



# Glen Park News

## Glen Park Bike Share Still Not in Gear

Scores of surprised neighbors weighed in on a proposal to convert automobile parking spaces into shared-bike docks in Glen Park, causing the City to postpone its plan to expand the bicycle rental program into the neighborhood.

by  
Heather  
World

Representatives from the San Francisco Municipal Transportation Agency, which issues permits for the bike docks, and Motivate, the company managing the program, will attend the Oct. 18, 2018, Glen Park Association meeting to address neighbors and hear their opinions.

The proposed locations—on Randall Street, extending east in front of Dolores Huerta/Fairmount Elementary School and on Arlington Street, north from Miguel toward the community garden—went to public hearing July 6. A third site, proposed for the Glen Park BART plaza, would not remove parking but it was not listed in the hearing because BART, rather than SFMTA, decides its fate.

SFMTA received 108 comments in favor of the two sites and about 75 comments against, according to agency spokesman Ben Jose. Immediate neighbors fell into both camps.

The bulk of the opposition centered on the Randall site, which many described as congested and chaotic, owing to school traffic, the narrow street and the rush-hour crush of

commuters accessing southbound Interstate 280. Others decried the loss of parking.

Written testimony supporting the sites cited the need for more diverse modes of transportation and the need to maintain the integrity of the bikeshare network. A handful specifically disagreed that the dock on Randall would add to the congestion they see there.

### Short-Term Notice

Short-term bikeshare allows riders to rent bright blue two-wheelers at one location and return them at another. The system requires that docking stations be placed about one-quarter mile apart to mitigate inconvenience if one is full or empty. Ford Motor Co. pays for the installation of the docks, which is why the bikes have its logo.

Started as a pilot program of 350 bikes downtown, San Francisco's bike-share is slated to grow more than 10-fold as the docking stations find homes in residential neighborhoods.

Motivate, the management company, first approached the neighborhood at the January 2017 Glen Park Association meeting. Following its

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A nuthatch sits on a tree limb a few feet from its Douglas fir nest.

Photo courtesy Richard Craib

### A Nuthatch Family Makes A New Home

Richard Craib raised his family on Turquoise Way, his backyard abutting the upper reaches of Glen Canyon. This summer he oversaw a family of white-breasted nuthatches by the house he built and has lived in since 1962.

Craib recently sat in his living room, which overlooks a mini-forest of pines, cypresses and redwoods. A barn owl box he'd fastened to a backyard pine stared back at him.

It's now empty.

But a Douglas fir beam that runs along his inside ceiling and

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### GLEN PARK ASSOCIATION QUARTERLY MEETING

Thursday October 18, 7 p.m.

Glen Park Recreation Center

#### AGENDA

- Motivate/SFMTA – Bike share program update
- Capt. Hart, Ingleside Station – Halloween street closure
- Assemblyman David Chiu

## Local Author on Sheep, Wool and Life

Glen Park resident Stephany Wilkes, vice president of the Glen Park Association, has managed to pull off a coup: taking a niche, arcane subject by Bonnee Waldstein and writing a page-turner of a book about it.

*Raw Material: Working Wool in the West* (Oregon State University Press) has a scheduled

publishing date of Oct. 4. Wilkes will give a reading and book signing on Sunday, Nov. 18 at 2 p.m. at Bird and Beckett Books, where the book will be for sale.

Wilkes, now 41, is one of those people who end up doing things that weren't on their original life trajectory. She didn't grow up on a farm—she was born and raised in Detroit—and didn't even have any pets: "Absolutely none!"

There was, though, one connection to wool: Her hobby was knitting, taught to her by her grandmother.

Her initial life path was charted early. When she was 4, her grandfather, who'd been a programmer for the Department of Defense, started to teach her programming. By the time she was 18, she worked full-time in tech. She had three jobs in college

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# GLEN PARK NEWS

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## ♦ GLEN PARK ASSOCIATION ♦

**H**ousing may be the hottest topic in Glen Park. Whether it's sky-high sale prices, displacement of dear neighbors, a basketball court on Everson or the future of the BART lot, the Glen Park Association hears about nothing quite so much as housing.

Opinions vary—and strongly—from one person to the next, but there is at least one point on which Glen Park residents express unusually strong unity, even when they occupy very disparate positions on the NIMBY-to-YIMBY spectrum. It sounds like this: “Look, I know a parcel zoned for housing is going to be housing. But do we really have to have all these urban McMansions?”

This concern may seem trivial at first, even laughably so, but I don't laugh when I hear it. Over time, so-called mega-houses shift public opinion against new housing, like so: “If every new house is going to be 4,000 or 5,000 square feet, maybe we don't need housing so much after all.” The more cynical YIMBYs among us may say these folks are just NIMBYs looking for an excuse, but no matter their motives, the outcome isn't helpful. Ultimately, these on-spec houses create more people who fight housing more, at exactly the same time when more people need more housing.

The GPA mission is not to oppose housing outright, which disappoints some folks. Part of our mission is, however, to help neighbors work with City agencies, including those related to housing development, and to help people most affected by new construction to engage with agencies in ways that may help them achieve the design outcomes they want. This is why you may see GPA board members, especially those who serve on our Zoning and Planning Committee, at 311 pre-application meetings with architects and developers; pursuing enforcement of posted permits with the Department of Building Inspection, and working with Public Works to help neighbors preserve significant street trees before and during construction.

In five years serving on the GPA, I have learned that neighbors who succeed in obtaining design changes by architects, developers and/or the Planning Commission are well organized, with clear, articulate suggestions. They also use certain tools, three

of which you should know about.

The first tool is the Glen Park Association ([glenparkassociation.org](http://glenparkassociation.org)) website. Heather World monitors the posted agendas of City agencies for hearings and other developments that affect Glen Park. She then posts her aggregated, filtered findings on our website. It's an immensely helpful service, and saves each of us having to wade through each agency's postings for activity that affects Glen Park.

The San Francisco Planning Commission website has a Permits In My Neighborhood map ([sf-planning.org/active-permits-my-neighborhood](http://sf-planning.org/active-permits-my-neighborhood)) that displays permits by Zip code, and

“LOOK, I KNOW A PARCEL ZONED FOR  
HOUSING IS GOING TO BE HOUSING. BUT  
DO WE REALLY HAVE TO HAVE ALL THESE  
URBAN McMANSIONS?”

allows you to zoom in and find nearby permits in your immediate area and beyond. When you hover or click on the dot for a permit associated with a particular property, project status information and supporting documents appear on the right side.

The third, more extensive tool is the 63-page Residential Design Guidelines ([sf-planning.org/sites/default/files/FileCenter/Documents/5356](http://sf-planning.org/sites/default/files/FileCenter/Documents/5356)), also provided by the Planning Commission. The document describes the Commission's own strategies for preserving neighborhood character while adding housing. A section on Page 4 reads, “... all residential permit applications must comply with both the Planning Code and the Residential Design Guidelines” (emphasis mine). I am a fan of “both, and” language, and the design guidelines assure us we can have trees, backyard space, light between houses, internal block integrity, and more housing. I think there are times that the design guidelines could use some advocates, though.

While reading them, including a particularly helpful appendix of specific questions to ask of proposed projects, I considered four, new single-family spec houses near ours. They range in size from 3,309 to 3,685 square feet. By other neighborhood measures, however, we don't have much to complain about. Nearby, one new single-family construction came in at 4,410 square feet, while a whop-

ping 4,940 square feet is proposed for forthcoming single-family construction on Diamond Street. That's a lot more than the less-than-1,000-square-foot tear-down it would replace.

I did not oppose or try to influence construction of any of the new houses around ours. (Okay, I did ask that they not be painted gray, a trend that makes Glen Park match the fog.) Personally, I want more housing, and was pleased that four single-family homes were replacing two, adding at least some density. I do wish each of these giants could house more people, though: If buildings must be so massive, at least let them be zoned to house more neighbors (which is not legal right now).

But in retrospect, if I'd known about the design guidelines sooner, how might they have affected feedback I could have given to project architects and developers? Page 14 indicated that a gut-remodeled house across the street should

not have removed landscaping and added pavement, without adding new landscaping. I did not care for the stark look after shrubs were taken out, but it wasn't just a subjective matter of taste: it's a design guideline.

Pages 16-17, which cover rear yards, privacy, and light, brought two neighbors to mind, as did Page 26, about the height and depth of new buildings into the rear yard and their impacts to mid-block open space. While each of the two housing projects adjacent to our neighbors' homes perhaps met design guidelines on their own, the cumulative effect between these projects cut our neighbors off from the rest of the block. Their homes are boxed in by high, new walls, with serious loss of both privacy and light.

These are all, it turns out, legitimate concerns I could have raised if I'd reviewed the plans in light of the design guidelines. That also would have helped me to articulate questions in language shared by stakeholders in new construction. We can't always get exactly what we want, but these tools are worth a look anyway. They can support effective engagement with architects, developers and City agencies, and help the sometimes-subjective Planning Commission enforce its own standards. That is to the benefit of us all. ♦

*Stephany Wilkes is vice president of the Glen Park Association.*



## ❖ NEWS FROM CITY HALL ❖

**G**reetings, Glen Park! It's been two months since I was sworn in as your District 8 Supervisor, and I want to update you on what we've been working on since taking office.

Homelessness: My office has been keeping track of every call, every email and every visit from

our constituents. Of the more than 250 contacts we've received so far, the issue that

comes up most often is homelessness. With thousands of people sleeping outside every night, the homeless crisis impacts all of us, including here in District 8. That's why I've made it my top priority.

In a search for solutions, our office has spent the past six weeks trying to gain a better understanding of what the City is currently doing to address homelessness, what works and what needs to change. We've conducted more than 20 site visits, tours and meetings with homeless service providers, behavioral health workers, shelters and City agencies.



Supervisor Rafael Mandelman visits Cafe Bello.

At Episcopal Community Services, the city's largest shelter provider, we learned that more than one-third of the 4,675 homeless individuals served by ECS last year were seniors. On our outreach walk with the Coalition on Homelessness, we learned that many people living on the streets face enormous difficulty navigating government assistance programs that would provide an income to help pay rent or buy groceries. At the 24-hour medical respite center in SoMa, we learned that 90 percent of clients there suffer

from triple diagnoses of medical health, mental health and substance abuse issues.

At every stop on our route, the challenges were daunting, but the success stories left me with hope. If there's any city with the resources, talent and compassion to make serious progress in getting people off the streets, it's San Francisco.

Looking ahead, I've been encouraged to see progress on the state level when it comes to conservatorships, and I am committed to carrying the torch here in San Francisco when it comes to helping sick and mentally ill people get off our streets. There's a lot of work to be done, but that's what I see as the most important place to start.

Keep in touch: If you have a question or concern, I encourage you to drop by my office at City Hall (Room 284), call us at 415-554-6968, or send an email to [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org). ❖

*Rafael Mandelman represents District 8, which includes Glen Park, on the San Francisco Board of Supervisors.*

## Glen Park Association Meeting Roundup

**A**t the Glen Park Association summer meeting on July 26, residents heard updates on some perennial neighborhood problems, and reports on some bright spots.

Diamond-Bosworth Intersection: Britt Tanner, senior engineer with SFMTA's Sustainable Streets program, spoke about recent Diamond and Bosworth signal updates.

Changes to the troubled intersection began in 2015, and are focused on reducing congestion and enhancing pedestrian safety, starting with widening the sidewalks. That was followed by a westbound left-turn arrow on Bosworth, then a northbound left-turn arrow on Diamond, then changing the timing of lights on Bosworth—all changes aimed at relieving the choke points caused by shuttle buses, ridesharing services and the usual traffic entering the freeway or headed toward BART.

The changes have been criticized for not solving the problems or, indeed, for making them worse. Tanner said some solutions are not good—but are the least bad.

Many people were interested in a “pedestrian scramble.” That's a pattern in which all vehicular traffic stops at

one time, allowing pedestrians to cross in all directions including diagonally. Tanner said this causes traffic to back up even more, and is not actually safer for pedestrians. It causes sidewalk crowding at peak times, and pedestrians become impatient if they have to wait through another walk signal and might try to cross against the signal.

Since the quarterly meeting, SFMTA has made several traffic and safety tweaks, including changing signal timing and adding red and green turn arrows. The agency will continue to fine-tune the signal, after more analysis during the school year, and will report back to the group during the fall meeting.

Kern Alley Lot: Patty Hayes explained her family's short- and long-term plans for their property between Kern Alley and Bosworth Street. It's been an informal parking lot for many years and has always looked neglected. Eventually the family wants to develop the property.

Before leaving office, former District 8 Supervisor Jeff Sheehy pushed through legislation to permit improvements. It allows 19 to 22 parking spaces to exist for six years, after which presumably there would be a plan for final development.

Fix-It Team: Sandra Zuniga, of the

mayor's office Fix-It Team, reported on projects in Glen Park. We now have two Street Ambassadors who keep the commercial area clean and maintain the street planters. The BART plaza flower stall has been repainted. The Greenway got help with clearing and clean-up events. The Arlington Street open space near the San Jose Avenue exit to Wilder Street has gotten some intensive care.

BART Update: BART Director Bevan Dufty reported on system-wide BART issues, then talked about the possibility of a community garden on BART's property on Wilder Street. The land has the potential for about 25 plots of 4-by-4-feet. Canyon Market's Janet and Richard Tarlov are leading the effort.

Supervisor Rafael Mandelman: Our new District 8 supervisor received a warm welcome on his first appearance at a GPA meeting since his election in June. His top concerns are inter-related, and citywide: Homelessness, encampments, “scary people,” dirty streets, unsafe public spaces and lack of affordable housing. He promised to track particular Glen Park concerns, and said his goal is to answer all emails within 24 hours. He urged constituents to contact him at [rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org). ❖

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The mission of the Glen Park Association is to promote the collective interests of all persons living in Glen Park, to inform and educate about neighborhood and citywide issues, to promote sociability and friendships and to support beneficial neighborhood projects.

# A Nuthatch Family Makes a New Home

CONTINUED FROM PAGE 1

continues on the other side of his sitting room window wasn't.

As Craib watched, a nuthatch exited a cavity it had burrowed in the exterior part of the dark-stained beam. It moved acrobatically, twisting its head, searching for an insect or meaty seed, then flew off, alighting on a pine branch.

"There was a hole in the wood," Craib said, "but the nuthatch made it larger."

While Craib studied the outside beam, a second nuthatch peeked from the hole. It stepped out, then decided sanctuary was more important than scenery. Its plumage was warm and blue-gray, its under-parts whitish.

"This has been going on for three weeks now," Craib said.

Nuthatches, typically four inches long with a wingspan of nearly eight inches, range from British Columbia through the western United States and as far south as Mexico. They are songbirds that weigh, on average, well below an ounce. They commonly nest in dead conifer stubs, lining the bottoms of cavities with pinecone scales, plant duff and animal renderings.

Craib stood and walked onto his deck. Below, in the park, a dog walker trailed his unleashed pet up the slope, stepping beneath Craib's vacant owl house. Soon he and his dog were lost to view, swallowed by deciduous tree limbs.

"The birds stopped excavating and started housekeeping," Craib said. "The female may be laying eggs."

Females lay from four to nine eggs, depositing them in tree cavities and doing most of the incubation, which lasts for approximately 16 days. Young



A Nuthatch holds a twig, ready to place it in its Douglas fir burrow.

Photo courtesy of Richard Craib

nuthatches leave the nest about 22 days after experiencing daylight.

Their lifespan is on average 18 months, according to the Cornell Lab of Ornithology. The species is gregarious, nesting in pairs, and they typically roost communally, a hundred of them capable of huddling in sequestered crevices. Adults and young remain together, nesting at night for warmth and protection. This cooperative behavior is rare among birds.

"I think they may be building a condominium for friends," Craib said of his resident birds.

Clamorous stuttering—bit, bit, bit—echoed throughout his living room. "It begins about 6 o'clock each morning," he said about the chorus, "and ends at dusk."

Hyperactive in its behavior, the nuthatch's incessant and staccato vocalization is a consequence of its culinary appetite.

The bird gets its common name, according to Andy McCormick, in an article on the pygmy nuthatch in the Eastside Audubon newsletter, from jamming large nuts and acorns into long-needed ponderosa pine forest habitat. After wedging large nuts and acorns into tree bark, they peck and whack them with sharp bills, "hatching" out the seed from the inside.

This makes a racket, the nuthatch version of perennial city street construction jackhammers.

twigs to feather their arboreal dugouts.

Nuthatch existence is threatened not just by cold and predation; the high-strung birds "are endangered in the wild by logging, forest fire and fire suppression," McCormick wrote.

Craib is the former president of Friends of Glen Canyon Park, and helped establish the Little Red Hen Community Garden adjacent to the Police Academy. Living next to Glen Canyon, he is familiar with noisy critters.

"I've shared my backyard with raccoons, possums and skunks," he said. "I've had beehives back there, 17 mallards that would fly around and land in my kids' wading pool, even 25 laying Leghorn chickens."

"In 1983, I donated the last of the chickens to the (Randall) Museum after raccoons made a meal of them."

The nuthatches were muffled only by the length of the Douglas fir beam running from the living room out to a hummock of shrubs and trees.

Ha, ha, ha! the aerial homesteaders' serenade began each morning.

Like clockwork.

Then, having enjoyed their visit to the edge of Glen Canyon, the nuthatches moved on, restoring a modicum of serenity. ♦

## GREENWAY NEEDS WATERERS TO HELP NEW PLANTS THRIVE

The Glen Park Greenway needs volunteer waterers who can give an hour or two twice a month to help new plants thrive in the public open space below Bosworth Street between Brompton Street and Glen Canyon Park.

About 50 new trees were planted along the Greenway last December, and this August volunteers planted 120 new shrubs. Now they need to grow the group of people who water the new plantings, from the present eight to at least a dozen.

The volunteers work in pairs, and can schedule their watering with their partner whenever it suits them both. Responsible older children are welcome. The group uses a Google Calendar to share watering schedules to ensure that all the watering tasks are covered.

Most of the plants on the Greenway need to be watered every week, or less often in rainy weather. In the fall of 2019, the new plants should be established well enough to survive without irrigation.

Using \$4,500 from a Community Challenge Grant, the Greenway irrigation equipment has been improved so that watering takes less time, is easier and more enjoyable and requires less frequent volunteer participation.

If you—and maybe a friend—are interested, contact Nicholas Dewar at [ndewar@ppcollab.com](mailto:ndewar@ppcollab.com). ♦

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## ❖ CHECK IT OUT AT THE LIBRARY ❖

**H**i from your friendly neighborhood library. We want to announce some wonderful news!

*Library Journal*, the venerable trade publication, has named the San Francisco Public Library the Library of the Year for 2018. Awarded since 1992, the prize recognizes the library that best serves its community through innovative programming and has done the most to draw patrons into the library community.

During September, the San Francisco Public Library is presenting city-wide programs honoring the diverse cultures, traditions and histories of Southwest Asian and North African heritage. Throughout the month, enjoy lectures, films, cooking demonstrations and performance programs for all ages at every library location.

On Saturday, Oct. 13, 3–4:30 p.m., local author Shanta Nimbark Sacharoff will discuss her latest book, *Cooking Together: A Vegetarian Co-op Cookbook*, including the basics of cooking, planning well-balanced vegetarian meals, and the importance of cooking and

eating together with friends and family. The author is an original member of Other Avenues Food Co-op, a worker-owned food cooperative that started in 1974 in the Outer Sunset.

On Thursday, Nov. 15, 6–6:45 p.m., Ashima Sarin—poet, blogger, kundalini yoga and Qigong practitioner, and a lover of the Sufi tradition—will speak about her new book, *108 Blessings: Alchemy for the Mind, Body and Soul*, and get us all into a thankful spirit for the holidays.

On Saturday, Dec. 1, please hold the date for Our Open House. We will be celebrating a branch that has been in this neighborhood since 1927 with music and light refreshments.

The library is a lively community center ready to serve the Glen Park community. Please pick up our Glen Park monthly calendar, to keep up with what is going on at your local neighborhood library, or the *At the Library Newsletter* to discover what exciting programs are happening citywide. Visit your local branch and see why SFPL was named the 2018 Library of the Year! ❖

*Michelle Waddy is the branch manager of the Glen Park Library.*

## GLEN PARK LIBRARY HOURS

Monday/Tuesday 10-6

Wednesday 12-8

Thursday 10-7

Friday 1-6

Saturday 10-6

Sunday 1-5

All San Francisco Public Libraries will be **CLOSED** on:

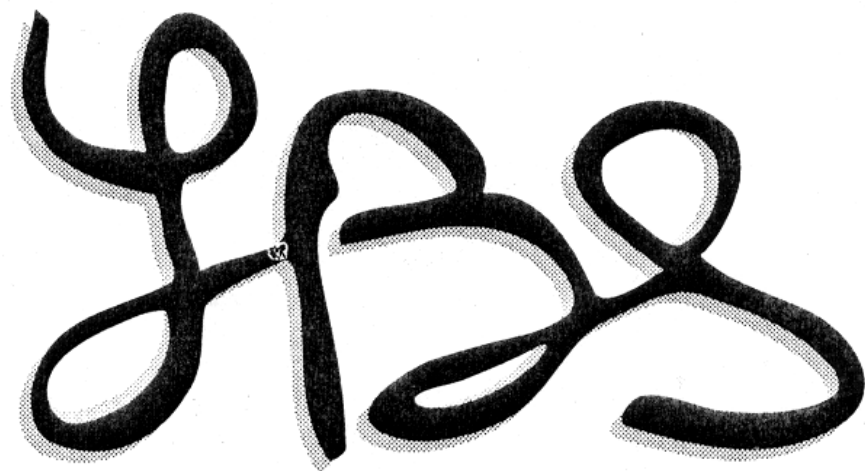
Monday, Oct. 8, Columbus Day.

Sunday, Nov. 11, Veterans Day. (The Glen Park Branch will be open on Monday, Nov. 12.)

Thursday/Friday Nov. 22-23, Thanksgiving holiday.

Tuesday, Dec. 25, Christmas.

Tuesday, Jan. 1, New Year's Day.



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## ✿ DIGGING THE DIRT ✿

Gardeners are inclined to be stoical. We react with amused resignation to failure. Once in the ground, plants do what they will, thrive or not, lean in the wrong direction, grow twice as large as advertised, or refuse to bloom. Therefore we try to carefully calculate amounts of water, compost and mulch, and plant sensible, well-chosen plants that we know will succeed. Maybe.

by Kay  
Hamilton  
Estey

But now it is time take a few risks, break out and plant some really brilliant, frivolous and delightful plants that will fill us with joy when they bloom. So let's plant peonies!

Lovely divided foliage with enormous palm-sized, multi-petal flowers that almost outdo roses in intensity of color, size and enticing form. Seductive, fragrant and expensive, but worth every penny, they are easy to grow once you understand their needs.

Here is some information to help you pick the kind of plant that will actually grow and bloom in Glen Park conditions.

There are many kinds of peonies, but three well-known varieties are widely available:



The Peony Itoh "Bartzella" has yellow fragrant blooms.

Courtesy of F.D. Richards/Flickr

- Herbaceous peonies (*Paeonia lactiflora*) need lots of sun and winter chill—therefore they will not thrive in Glen Park. Do not buy them!
- The tall and elegant tree peonies

(*Paeonia suffruticosa*) are much less fussy and can be successful here. They can get rangy, and the gorgeous flowers are short-lived.

•The champions for us are the new crosses between herbaceous and tree peonies. They are called intersectional or Itoh hybrids. They grow into attractive low mounded plants and come in some new colors—yellow, copper and orange.

Look for peony plants clearly identified with the words "tree" or "Itoh" on the label. If you buy them now they will be bare-root or dormant in a pot. In the spring you can purchase blooming plants. The Itoh hybrids are often in 5-gallon containers and will cost \$50 to \$100. Perhaps these costs will drop as Itoh hybrids become more available.

Both tree and Itoh peonies can be grown in containers or in the ground. Pick a sunny spot (not baking hot). These plants tolerate some shade, but you may find they bloom less. They are disease-free and do not need spraying.

My Glen Park neighbor has grown Itoh hybrid peonies in containers on a sunny deck for six years. The plants died back each fall to a few dark branches. Then, when the buds of new growth appear on the old wood, he trims back to those buds. At this time he fertilizes with a high-phosphorus fertilizer and again perhaps once a month during the growing season. Now and then he puts coffee grounds

on these acid-loving plants.

Regular water is a key. He enjoys the lacy foliage and the first appearance of the delightful, plump, rounded buds, which eventually burst into bloom. His plants produce multiple buds over a period of weeks. The blooms are spectacular, almost hard to believe. Once the blooms are over, the leaves color in the fall.

He has planted peonies in his garden soil, but he doubts they get enough sun there, so a warm deck spot is the key for him. He notes that San Francisco Botanical Garden grows Itoh and tree peonies in the ground, and they do well in that environment. He regards this plant as easy, almost foolproof once in the right location.

Overall, a spectacular plant that is easy to care for, very resistant to disease and pests, and a reliable bloomer once established.

Here are some popular peonies and resources to find more:

- Peony Itoh "Bartzella": huge yellow fragrant blooms.
- Peony "First Arrival" (Itoh hybrid): large lavender-pink semi-double blooms.
- Peony "Pink Double Dandy" (Itoh hybrid): large semi-double fragrant blooms.
- Peony "Yellow Doodle Dandy" (Itoh hybrid): large, lovely soft-yellow blooms.

Chateau CharMarron Peony Gardens, 5335 Sierra Rd., San Jose; 408-251-7048; [www.4peonies.com](http://www.4peonies.com). The friendly and informative owner encourages visits during spring when the peonies are blooming. Right now the plants are dormant (i.e., nothing to see), but you can order through the website all year.

Orchard Nursery, 4010 Mt. Diablo Blvd., Lafayette; 925-284-4474; [orchardnursery.com](http://orchardnursery.com). They will have Itoh and tree peonies in the spring.

Many websites offer peonies for sale—make sure they are Itoh or tree peonies. I prefer sites that are local or in the Bay Area.

Do a Google search for articles on peonies by Kathleen Brenzel, editor, Sunset Magazine, author of at least 14 gardening books, and Pam Peirce, author of many gardening books and articles for this climate. ♦

Kay Hamilton Estey is the Glen Park Garden Club columnist. For more information about the garden club, including its activities and lecture series, contact her at [kay.estey@gmail.com](mailto:kay.estey@gmail.com).

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## ❖ (HI)STORIES OF OUR NEIGHBORHOODS ❖

**T**he year 2018 marks the 110th anniversary of the Glen Park Branch of the San Francisco Public Library. Established through the advocacy of Glen Park suffragists, the branch stands today as a testament to determined community activism and an indefatigable love for books.

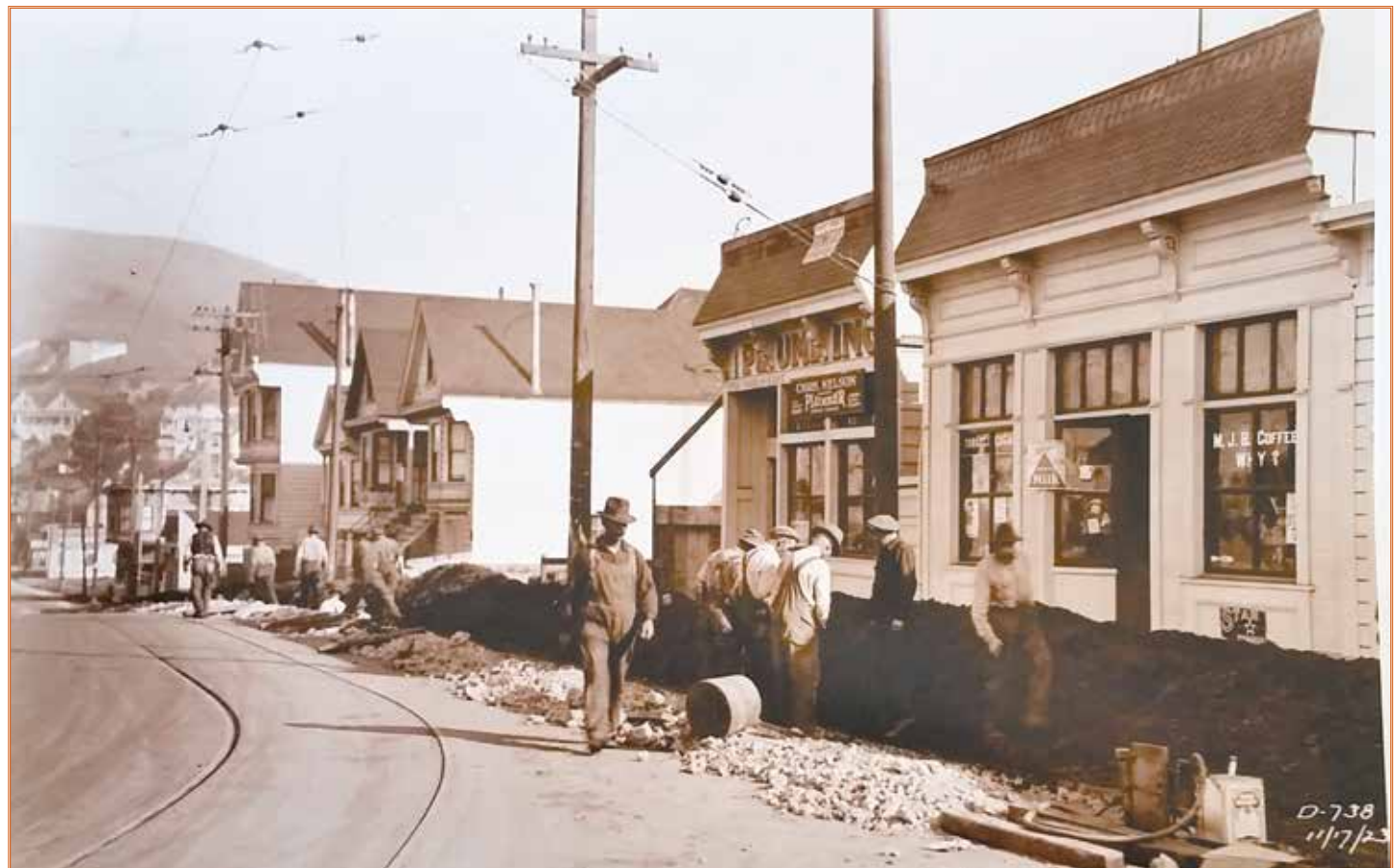
**by Evelyn Rose** The new residence district of Glen Park boomed in the years immediately following the Great San Francisco Earthquake of 1906. By February 1908, 40 civic-minded women working to achieve the right to vote had organized the Glen Park Outdoor Art League, the first of its kind in the “suburban” districts of the city. Part of their stated mission was to advocate for funding of basic community infrastructure for the primarily working- and middle-class residents. Led by President Ada Parker Stillings, in August of that year League women successfully campaigned for the first library in Glen Park.

Not yet designated as a full branch of the library, Delivery Station F opened in September 1908 at 2975 Diamond St. (the site of today’s Glen Park BART station) in a dry goods store owned by Mary Bridget Mullally Hamilton. An activist and organizer in her own right, Hamilton was also moving up the ranks of civic leadership by founding the California Auxiliary of United Spanish War Veterans and, by 1915, rising to the presidency of the organization’s National Auxiliary.

Later named Glen Park Deposit Station F, the branch library relocated several times over the next 85 years. The first occurred in June 1914 when it moved to 598 Bosworth St. at Diamond, and again in February 1918 when it moved next door to 596 Bosworth. There it remained until January 1927, when Glen Park Deposit Station F became a full-fledged regular branch of the San Francisco Public Library, in response to a request from the Glen Park Community Club.

Located at 700 Bosworth St., at the northwest corner of Lippard Avenue, the new branch offered reading material for both adults and juveniles. By 1953, the City was paying \$65 in rent monthly to building owners Nickolaos and Madeline Paxinos for the library space.

The Glen Park branch reached its highest circulation during this era in May 1939, with a distribution of 5,075 books and periodicals. In the post-war years 1946 to 1952, the aver-



One of these buildings, on the block of the future BART station near Diamond Street and Joost Avenue in Glen Park, was likely the site of the first Glen Park Branch of the San Francisco Public Library, Deposit Station F, in Mary Bridget Mullally Hamilton’s dry goods store. Image courtesy of Evelyn Rose, from a private collection.

age monthly circulation decreased to 3,723, and by 1957 to 2,890. With costs for circulation now at 31 cents per book—twice the citywide average—concerns arose that keeping the Glen Park branch open would become cost-prohibitive. As a result, it was considered for closure.

During this period, the Library’s Bookmobile began making stops at the branch on Mondays, Wednesdays and Fridays between 1 and 2:30 p.m. Yet, despite the threat, the branch remained open.

Then, in the summer of 1964, the building at 700 Bosworth, along with many others on the north side of the street, was slated for demolition. With the threat of the Circumferential Expressway bisecting the neighborhood and Glen Canyon Park, Bosworth Street was slated for widening from two to four lanes. After nearly 40 years at this location, the Glen Park branch moved to 2909 Diamond St. at Bosworth, also the site of today’s BART station.

Four years later, in July 1968, and despite protests from local residents, the BART District purchased the block for \$100,000. This caused the branch to move again in 1969 when construction of the BART station began, this time to the corner of Diamond and Kern Alley, the location of today’s Gialina pizzeria.



Site of the Glen Park branch of the San Francisco Public Library at 2909 Diamond St. near Bosworth Street, circa 1964.

Image courtesy of the San Francisco Public Library.

In 1970, William “Bill” Tietz, a Glen Park native, and his wife, Val, endowed their land at 653 Chenery St. to the San Francisco Public Library. They demolished the old hardware store the family had operated for years and constructed a new building expressly to house a library, where the branch remained for the next 27 years (today, it is the home of Bird & Beckett Books and Records).

Finally, in 2005 and for the first time in the branch’s history, the City moved the Glen Park branch into a City-owned, non-rental property at 2825 Diamond St., in a new building it shares with Canyon Market and residential condominiums.

Today’s branch, constructed at a cost of \$5.5 million, opened on Oct. 13, 2007; then-Mayor Gavin Newsom cut the ribbon. It stands today as a monument to the 110-year history of neighborhood book-loving, thanks initially to the civic leadership demonstrated by the ladies of the Glen Park Outdoor Art League and dry goods store owner Mary Bridget Mullally Hamilton. ❖

*Evelyn Rose, project director and founder of the Glen Park Neighborhoods History Project, is documenting the histories of Glen Park and nearby neighborhoods. To learn more, visit [www.GlenParkHistory.org](http://www.GlenParkHistory.org). To join the mailing list, contact [GlenParkHistory@gmail.com](mailto:GlenParkHistory@gmail.com).*



## Renée Gonsalves

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As a Glen Park resident, real estate specialist and enthusiast, I enjoy promoting all the special benefits of Glen Park to potential buyers every chance I get. I am raising my family here, my son attends Glen Park School, and we love the Glen Park Village community.

I have lived in Glen Park for 15 years, sold more than 40 homes here, and over 250 homes in San Francisco.

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# Glen Park Bike Share Is Still Not in Gear

CONTINUED FROM PAGE 1

advertised protocol, the company collected suggestions and winnowed those based on criteria for successful bike-share: Ideal locations are close to the city's bikeway network, near "destinations," such as stores and schools, and complement regional transit connections, among other factors.

The City also assesses suggested sites, looking at such factors as whether they would hamper emergency response.

Final selections are then vetted by neighbors. Glen Park was Motivate's first

expansion into an area of predominantly single-family homes, said outreach coordinator Justin Nguyen. That posed outreach challenges. In business districts, the company can easily contact business owners during business hours. In denser neighborhoods, it can reach rental property managers or developers. For schools, the company works through the school district rather

than approaching schools directly.

In Glen Park, Motivate mailed a flyer in February to the Arlington Street property in front of which the bike dock would be located, then visited the house in April. No one was home, so the proposal was left at the doorstep.

Motivate gave the Glen Park Association preliminary information in the fall of 2017, but that information changed and the company did not confirm the final sites and their sizes until mid-June. The GPA then publicized the sites through its blog, listservs and social media.

Finally, Motivate sent mailers to residents within a city block of the proposed sites as soon as the company learned the public hearing date—about two weeks prior, Nguyen said.

### Give it a Ride?

In the event a site does not work out, the dock easily can be removed, as often happens for street work, Nguyen said. In fact, two stations—including one dock "removed at the request of the adjacent school principal"—have been removed to date, according to Jose of the SFMTA. If the SFMTA decides to nix the two Glen Park sites, the neighborhood will wait another six or seven months for new proposals, Nguyen said. ♦

*Editor's note: Heather World, who reported this story, supports the sites and did so publicly, both in written notice to the SFMTA and on social media.*

- Randall site would accommodate 19 bikes and remove three parking spaces.
- Arlington site would accommodate 23 bikes and remove three to four parking spaces.
- BART plaza on Diamond Street would accommodate 27 bikes.

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Work has begun on the little lot at 2783K Diamond St.

Photo by Liz Mangelsdorf

## A Case Study in How to Create a Housing Crisis

Our headline is straight from an editorial in the March 18, 2018 Las Vegas *Review-Journal*, Nevada's largest-circulation newspaper.

by Denis Wade  
“Communities across California have a history of using zoning, environmental and other procedural obstacles to block housing projects,” the text began. “The perfectly predictable result is a housing crisis of major proportions.”

The “case study” turned out to involve development of a tiny 914-square-foot vacant lot in, of all places, the center of Glen Park. Not exactly a crisis of major proportions—and not a project anyone expected would draw national attention.

Our reporter Zachary Clark told readers about the proposed new house in the Spring 2017 issue of the *Glen Park News*: The Planning Department had approved Architect Troy Kashanipour's plans to build a slim, four-story, 1,740-square-foot home on the tiny lot at 2783K Diamond St., a few doors north of Chenery Street, where the Glen Park Garden Club had been nurturing a garden.

Neighbors had objections. Hearings ensued. Endangered garter snakes were mentioned. Kashanipour worked with the City, listened to the neighbors, and revised his plans. Among other changes, the structure's height was lowered to three stories.

“Having designed other homes for clients in San Francisco, I knew there

would be some sensitive issues and concerns to work through and that neighbors and community groups would have a chance to raise their concerns at public hearings,” Kashanipour said. “Although the project was code compliant, and conformed to the Residential Design Guidelines, the Planning Commission decided to eliminate the top floor third bedroom and bathroom, reducing the size to approximately 1,300 square feet, based on neighbor appeals.”

The home, as finally approved, will have two bedrooms with a small lower-level den space.

With all permits issued, preliminary work began this August. The lot was cleared, and excavation began for the single-car garage, using a small Bobcat front-loader appropriate for the lot's Lilliputian size. To minimize interference with the buses, trucks, emergency vehicles and cars that squeeze through the narrow curve of Diamond Street in front of the property, Kashanipour decided to haul dirt away in a small trailer, with no debris box or huge hopper trucks.

As in the original plan, the mature street tree will remain. So will the hundred-year-old concrete steps leading to a 5-foot-wide pedestrian easement along the north side of the property.

The architect hopes to move into his new family home by next summer, saying, “I look forward to being part of the Glen Park community.”

One less housing crisis for the out-of-state press to worry about. ♦

### FREE COMMUNITY FESTIVAL



**SATURDAY-OCTOBER 13, 2018**  
**DIAMOND HEIGHTS: 10AM-2PM**

Little Folkies • Pat Wilder • Eric Beattie & The Party Ants  
Charlie's Corner Storytime • Little Artistas Community Art  
Supervisor Mandelman • Assessor Chu  
Doggie Fashion Show • Photography Contests  
Tree Frog Treks • DJ Jack & Johana Soulful House  
Bubble Ball & Bounce Houses • Community Resource Tables  
Glen Canyon History Walk • MC Ned Buskirk  
Let's be Frank Food Cart

#### SCHEDULE OF EVENTS

10:00 - Charlie's Corner Story Time with Puppets  
10:15 - Little Folkies Children's Music  
10:45 - Doggie Fashion Show & DJ Jack Dance Party  
11:00 - Tree Frog Treks Animal Ambassador Reptiles  
11:30 - Glen Canyon Park History Walk  
11:45 - Eric Beattie & The Party Ants  
12:40 - Photo Contest Awards & Bubble Ball Field Games  
12:50 - Pat Wilder  
1:40 - DJ Jack & Johana Soulful House  
2:00 - Kite Flying After Party

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# Hiking from Glen Park to Yosemite Park

In June, Ora Prochovnick decided to take a walk to the park.

Not Glen Canyon Park, which is a few blocks from her Cuvier Street home.

But Yosemite National Park, some 310 miles away.

On June 11, by Murray Schneider Prochovnick closed her front door, ensured that her Merrell walking shoes were laced, and headed for a ferry that took her to Jack London Square. The next morning, she departed on a 39-day ramble, following the same route naturalist John Muir took in 1868.

Prochovnick arrived in Yosemite on July 19.

"I got to Yosemite along with the fires," she said, nursing a cappuccino at Destination Bakery three weeks later. "It was smoky by the time I descended into the valley."

A law professor at JFK University in Pleasant Hill, Prochovnick, in her early 60s, left nothing to chance. Working from a detailed spread sheet, she identified each motel and campground she'd stay in.

She hiked on average eight to 10 miles a day.

The mother of two grown daughters, one of whom works for the National Forest Service, Prochovnick was trailed by her spouse, Rena Frantz, in their Ford C-Max Hybrid. Except for one night in the Stanislaus National Forest and another in Yosemite Valley, she rendezvoused with Franz at the end of each day.

She had canine company, as well. "I had my weimaraner mix and my black Lab for companionship," she said, "but in the valley it was too hot for them, so Nadav and Hidalgo remained in the car with Rena."



Ora Prochovnick waves goodbye as she continues her walk in the Fremont Wildlife Refuge. Photos courtesy of Ora Prochovnick

Prochovnick followed what has become known as the Muir Ramble Route, envisioned in 2006 by Peter and Donna Thomas. The couple's goal was to use urban trails, bike paths and greenways to create a backpacking route that would mirror Muir's marathon.

John Muir, an immigrant from Scotland, left his Wisconsin farm three years after the Civil War. He walked 1,000 miles from Kentucky to Florida, writing that he wanted to experience "the wildest, leafiest and least trodden way I could find." Afterward, he booked a ship to New York, ticketed passage on a boat to California via Panama, and on March 27, 1868,

arrived in San Francisco Bay in sight of Alcatraz Island. Wasting little time, he took a ferry from San Francisco to Oakland, then walked south through the Santa Clara Valley, east over Pacheco pass, across the San Joaquin Valley and up the foothills to Coulterville, arriving at Yosemite Valley on May 22.

Muir, later a co-founder of the Sierra Club, wrote, "In every walk with nature one receives far more than one seeks."

Prochovnick, born in Chicago and a veteran of hiking the Ozarks in her youth, wanted to experience nothing less.

"I was fascinated and intrigued by the Thomases' experience and wanted to recreate both their route and Muir's," she said. "I wanted to have a taste of the wild that Muir was so passionate about, and which is now so important to preserve."

Much of where Muir walked has been paved over with blacktop, or parallels California viaducts where sleep options are either illegal or at least minimal. As Prochovnick walked country and irrigation roads south through Fremont, Milpitas, San Jose and Morgan Hill, then east toward the Sierra Nevada, she observed that much of wild and rural California has given way to urban density and suburban sprawl.

Like Muir's odyssey, Prochovnick's journey was as much an internal monologue as it was a dialogue between her

and the Golden State.

"I wanted to slow down, to see what I noticed at walking speed, to get to know fly-over California," Prochovnick said. "I wanted to spend time with myself, which I did since I'd go days without seeing another person on the trail. I'm meditative and my own good company, but I also wanted bonding time with my spouse of 35 years."

She found traveling by foot serendipitous: "You can't fall into it unless you pass it."

She's fond of quoting J.R.R. Tolkien, who wrote in *The Hobbit*, "All who wander are not lost."

On one singular day, as she moved through the other California, the inland one that is not on a coast, the one that has 100-degree heat and a reddish hue, the one that boasts polarizing signs about water wars, she realized she'd walked too far.

"I knew I was in Trumpland because there was a pole sporting a flag with 'Make America Great Again.'" On the day Prochovnick recounted her trip, she was wearing a T-shirt bearing a "Resist" logo. "Nobody pulled over until an elderly couple finally did, with their two grandchildren in the cab. They helped me into the flatbed, even though we may have been on opposite sides of our isolated bubbles."

Earlier, at the Hayward Regional Shoreline, she had experienced the only



The pack of wild pigs that appears every evening at Coyote Lake near Gilroy.



# With Dogs and Spouse for Support

frightening moment of her five-week trek. “A man, probably mentally troubled, yelled, ‘Don’t come any closer. I have a stick!’” she said. “I kept my distance.”

“There were the wild pigs, too,” she continued. “The campground at Coyote Lake Harvey Bear Ranch County Park, between Morgan Hill and Gilroy, is on a lake, and seemed to be in control of a pack of pigs that showed up every evening. Before Rena and I learned to store our food, they ransacked it—my vitamins, too. I like to think that now the Santa Clara County wild pigs are healthier!”

She came across feral hogs again at the Cottonwood Creek Wildlife Area, just over the Pacheco Pass. “There was a small family of them grazing in the high grass near the trail,” she said. “I was initially nervous, but they seemed equally shy of me, and we all just agreed to stay away from one another.”

“And the cows! They seemed to take over the national forests, usually behind fences,” she said. “But on one occasion, in the Stanislaus National Forest, they didn’t. The animals were large and some had big horns, which made me nervous. Again, I tried to be very meek and polite, and they graciously let me pass with little interest.”

On July 10 she entered Coulterville, and two days later she bedded down at Kowana Valley Folk School and Lodge, formerly known as Black’s after AG Black, a Gold Rush entrepreneur who outfitted tourists in the 1850s as they traveled by stagecoach to the Yosemite Valley. Kowana is a Miwok word for music. John Muir used this rutted path, and a century later

Prochovnick trod it, too.

Muir was known to place nails in his boots, the better to scale rugged precipices. Legend has it that on his backcountry excursions, Muir would sling a coat over his shoulder, carry a cup, toss into it a ration of tea, stuff some bread and a copy of Emerson into a rucksack, and head off.

Prochovnick assembled provisions not all that dissimilar. “It’s all about ‘light.’ I wore shorts and a T-shirt through the valley and carried a lightweight backpack, a High Sierra small daypack I’ve used for 20 years. It has an air mesh back and a water reservoir with a tube.”

She carried a tent and a sleeping bag. When she began to climb the Mariposa range, she exchanged her Merrells for sturdier Salomon hiking boots—but without nails in the soles.

Like Muir, while on the trail she ate “cheese and nuts for breakfast, and apples, washed down by two liters of water, for lunch.” She added, “While camping I’d eat rice and beans, cooked over my camping stove—a Pocket Rocket.”

She reached El Capitan on July 18; the next day, her final day, she sighted the Le Conte Memorial Lodge. Because of the Ferguson Fire, air quality was poor, with thick haze blanketing Yosemite valley.

After John Muir reached Yosemite, he’d find himself returning to scratch his itch for glaciers and plants. Nearing 40, he met Louisa Strentzel, the daughter of a Diablo Valley physician, a prosperous Contra Costa rancher who owned a 2,600-acre orchard in Martinez. They married in 1880



Ora Prochovnick and her dogs are happy to arrive in Coulterville.

and had two daughters. With the Carquinez Strait as background, Muir practiced his beloved “botanyizing,” growing fruit with his horticulturalist father-in-law.

Through the next decade, though, he remained restless. When domesticity wore on him, “I’d shoo him back up to the mountains,” Strentzel later wrote.

John Steinbeck, another Californian, wrote a half a century later, “People don’t take trips, trips take people.”

“Travel is hard work, and I enjoyed every minute of my trip,” Prochovnick said. “But it was hard to take such a chunk of time from involvement in the social justice movement.”

Prochovnick specializes in tenant law. She’s the director of the JFK University Housing Advocacy Clinic and instructs law students in how to keep renters housed.

Back in Glen Park, in a house she’s lived in for 27 years, she’s appreciative of the aesthetics surrounding her.

“I think one of the takeaways from this trip was that a lot of the early part of my route was in beautiful places, particularly in my own neighborhood,” she said, “and some of the

‘wild beauty’ is literally in my backyard, including the walkway along the Bernal Cut.”

Prochovnick didn’t take with her a copy of Ralph Waldo Emerson’s essays, as Muir had. Instead, she read about Muir.

“Rena gave me *The Wild Muir: Twenty-Two of John Muir’s Greatest Adventures*, she said. “Reading it was one of my pleasures.”

Ora Prochovnick, lacing up, ready for another adventure, is ready to ramble. ♦



Ora Prochovnick and Rena Frantz with dogs Nadav and Hidalgo at Coe Ranch.



The sun shines through the smoke from the Crane Flat fire in Yosemite National Park.



# Glen Park Resident Nancy Keane – Poet,

**G**len Park lost a Mission High School “old girl” on June 12.

Nancy Mifflin Keane, who lived in the heart of Glen Park village, graduated from Mission, Class of 1954.

On the first full day of summer, her daughter, Theresa Keane-Lama, sat in their Diamond Street home and reminisced about Keane, who was born in Noe Valley on July 9, 1936, one of nine sisters.

The Keane house fronts Diamond Street, a few doors up the hill from Manzoni restaurant. Its back entrance faces Thor Avenue. “My mom preferred that my sister Christine and I enter the house from Thor,” said Keane-Lama. “It was easier coming home from elementary school.”

Nancy Keane was an active parent at St. John Catholic School on Chenery Street, coordinating fund-raisers and chauffeuring children around the city. She worked into the 1990s at Wells Fargo Bank. Earlier, she attended San Francisco State University and, when parenting permitted, she wrote poetry, painted watercolors, took European sojourns and delighted relatives with family lore, gilded with bits of Celtic blarney.

After losing her husband, Jack, whom she met at the Russian River and married in 1957, Nancy turned her attention in 1990 to running the family saloon, the 3300 Club, at 29th and Mission streets. The tavern, below the Graywood Hotel and next to Cole Hardware, had been a Bernal Heights fixture for 60 years when it burned on June 12, 2016, a casualty of a four-alarm fire that destroyed several businesses and left 58 people homeless.

“My dad opened the bar in 1956,” Keane-Lama recalled, “and it remained open year-round except for Election Day and my father’s funeral.”

The watering hole attracted a ragtag tangle of working stiffs who’d routinely stake out bar chairs, then nurse drinks while watching sports on wall-mounted television screens. Some customers hunkered in solitude or gathered to banter over social drinks, while others strategized progressive Bernal politics.

“The tavern could probably be called a dive bar,” said Keane-Lama. “It wasn’t pretentious, wasn’t fancy, and certainly wasn’t gentrified. It had wobbly chairs and an ice machine that never worked.”

After Jack’s death, Nancy Keane—during her productive second act—attempted to bring a little refinement



Nancy Keane with her watercolor brushes.

Photos courtesy Keane Family

to the joint while simultaneously bur-nishing her poetic chops.

“My mom started poetry sessions, as well as bringing in an Irish band on St. Patrick’s Day,” said Keane-Lama. “The readings occurred every month, on Tuesdays, but never on Fridays and Saturdays, when they’d have killed business. My mom’s open mic was the only time some of these poets had an opportunity to read in public.”

The tavern veterans weren’t initially fans.

“Nancy was tickled and impressed with her poetry sessions,” said Eric Whittington, owner of Bird & Beckett Books and Records on Chenery Street. Whittington has hosted Geri DeGiorno, Keane’s sister and former Sonoma County poet laureate, at his bookstore’s poetry slams. “But eventually the regulars stopped groaning and became charmed.”

Nancy Keane’s customers were a hodgepodge, and given her sense of inclusivity, she embraced her colorful habitués’ eclecticism.

“There were characters, for sure,” said Keane-Lama. “Fritzy, for one. He painted murals on the 29th Street walls, ocean scenes that included whales and deep-sea fish.”

But Fritzy’s pièce de résistance was found indoors. “Fritzy painted a voluptuous Rubenesque nude over the men’s urinal,” said Keane-Lama. “My dad wouldn’t have stood for it, but my

mother loved it.”

Fritzy wasn’t without his idiosyncratic peers in an establishment rife with eccentricity.

“Everyone had nicknames,” said Keane-Lama. “There was Trapper and Connie the Baker. There was Werewolf and Dirty Eddy, Sharky, Ed the Fed and Budweiser the Plumber.”

Arguably, Howie was the standout, since he was rarely encouraged inside. Decamping from a south-of-the-slot flophouse, Howie took up residence atop the firefighters’ street-corner go-to fire plug. Howie became Nancy Keane’s muse, as her poem, “Howie’s Post,” would have it:

*Howie’s post is the fire hydrant  
outside Jack Keane’s bar.*

*He stands on it, sits on it,  
Swings his sword at motorists  
And passersby, his mouth never  
stopping.*

*He visits Safeway in his trench  
coat, filling his pockets with filet  
mignons,*

*Selling them on his corner to  
any willing buyer.*

*Howie only takes the best.*

*When Howie died, no one took  
his place!*

Fernando Aguilar, a Bernal Heights resident, recalled the saloon’s ambience as he sat one summer evening at Emmy’s Spaghetti Shack on Mission Street: “I like bar culture, and I’d drop by the 33 twice a week around

4 o’clock,” he said. “It was dusty, the jukebox was not updated, and the ice machine was the worst in town, but the regulars loved it. I knew I’d always find a friend there.

“It was like a community center for adults, but adults who drink,” he continued, while spearing a meatball the size of a small boulder. “There were retired lawyers sitting next to lowriders, sitting next to journalists. It was a hole-in-the wall dive, but that’s what gave it its charm. Everybody was welcome.”

Aguilar recalled a favorite 3300 anecdote: “I’m sitting in my usual spot, in front of the bar, and hear a crash. I get up, go outside and see a regular, a retired patent lawyer, on the pavement. He’s lying next to his bike, where he’d collided into a car. On the ground, he’s rummaging around. ‘I lost my tooth,’ he says. So the guys hop off their stools and help him find it!”

Theresa Keane-Lama has memories of such camaraderie, too.

“After my dad died, my mother would make corned beef and cabbage for St. Paddy’s Day and tuna fish sandwiches for her poetry gatherings,” she said. “The customers were like family. There was a guy, a veteran, who had no relatives we knew of. My dad would drive him to the VA hospital, and when he eventually had to go into an assisted living facility, the customers rallied and helped him make arrangements.”

The saloon veterans showed their generosity in other tangible ways.

“Customers would bring in food, prepared in crock pots,” said Keane-Lama, “and when my mom needed a new television, the regulars chipped in and bought one for the bar.”

On the other side of Thor Avenue, Nancy Keane’s neighbors weighed in with similar memories.

“Every holiday I’d see Nancy filling her car with food,” said Vicki Saltzer-Lamb, a social worker. “She’d take it to the bar, where she’d embrace everyone from the mayor to down-and-outers.”

Nancy Keane wrote a poem on Aug. 23, 2016, two months after her bar went ablaze, called “3300 Mission Street – 1897 to 2016.”

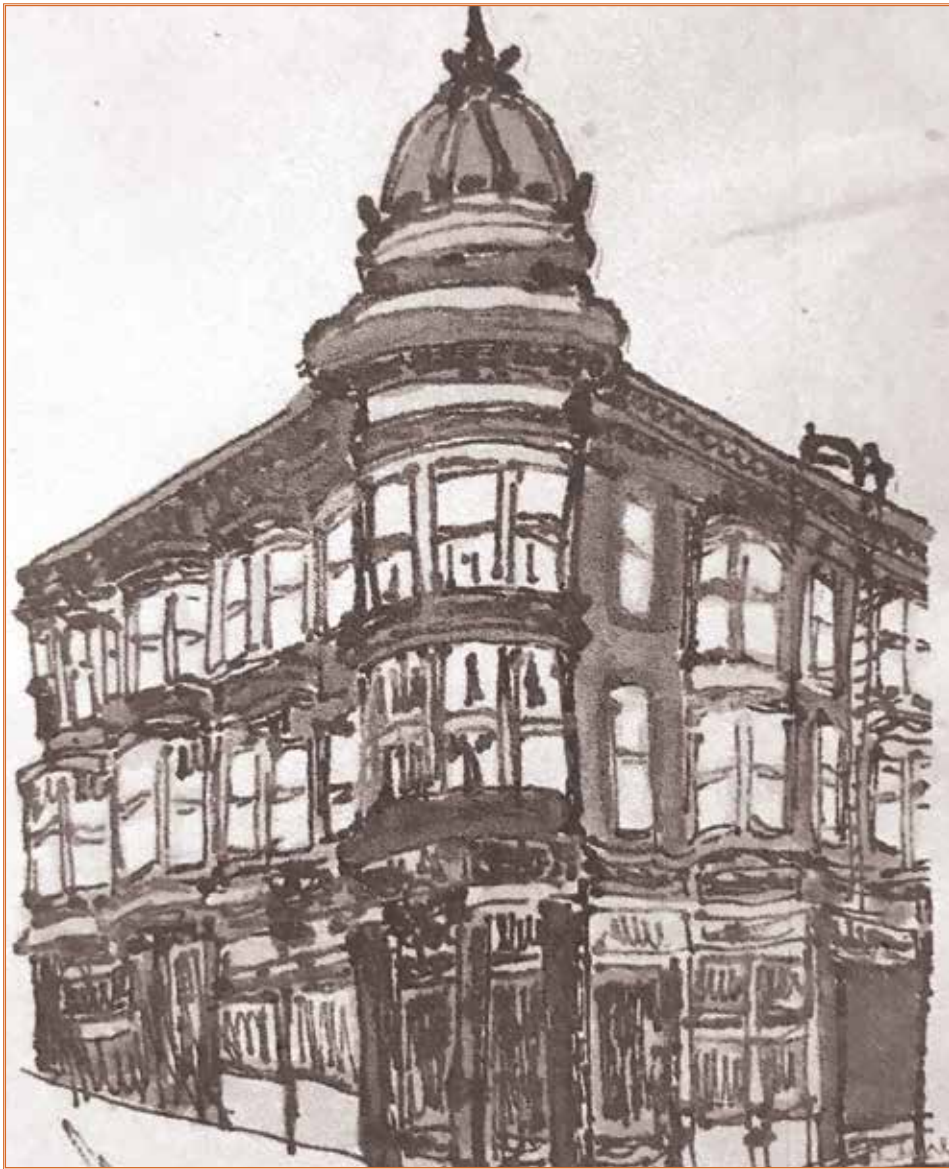
*The year is 1956.*

*Gleaming mahogany walls join  
plush carpeted stairs reaching toward  
stained glass ceiling and lobby of the  
Graywood Hotel.*

*Fritzy and Connie the Baker  
exit the hotel followed by two men  
wearing Homburg hats and vested*



# Artist, Saloonkeeper



Nancy Keane's watercolor of Hotel Graywood at 29th and Mission streets.

wool suits with white carnations in the lapels, a lasting tribute to Mayor Sunny Jim Rolph.

The four men pass beneath 3300 Club neon. It is 6:00 a.m., and this neighborhood bar is rapidly reaching capacity.

An inviting aroma of strong coffee, freshly baked strudel, and distilled spirits floats upwards to high Victorian ceilings.

Jitneys line up outside 29th Street. Shop girls bump knees with politicians as jitneys move towards City Hall.

Big, burly union workers tip their hats to nuns passing in front of the 33 on their way to St. Paul's Church.

Inside the 33, Merchant Seaman, Trapper Jack and Bricklayer Johnny McCaffrey borrow money to pay their union dues.

Mario Scardena needs a couple of hundred in cash to bring his new Sicilian bride and baby boy home from St. Luke's Hospital.

This generosity and true sense of community would forever exist in

the 3300 Club.

Chick Rowan inspects racing form, while the Professor and Ed the Fed play a game of chess. Johnny Foley serenades them with an ancient Irish song.

Inclusive warmth of the 3300 Club morphs with Mission District sunshine in this "City by the Bay."

"My mother was truly a Renaissance woman," summed up Theresa Keane-Lama. "She was a banker and a bartender, a poet and an artist, in between and ever after."

Nancy Keane didn't have a long third act. She died two years and four days after the loss of her bar, where three generations of the Keane family had worked.

The loss of her saloon may have knocked some of the wind from her sails, some contend, but it didn't diminish her adoration for writing. She asked that donations in her memory be made to 826 Valencia, a non-profit organization dedicated to helping children and young adults develop writing skills and to assisting public school teachers who'd been such a help to her. ♦

## Neighborhood Organizations

### Diamond Heights Community Association

**Contact:** Betsy Eddy, 415-8675774  
**Address:** P.O. Box 31529, SF, CA 94131  
**Website:** [www.dhcasf.org](http://www.dhcasf.org)  
**Meetings:** First Thursday, 7:30 p.m. Call for location

### Friends of Glen Canyon Park

**Contact:** Richard Craib, 415-648-0862, or Jean Connor, 415-584-8576  
**Address:** 140 Turquoise Way, SF, CA 94131  
**Meetings:** Call for details.

### Friends of 30th Street Senior Center

**Contact:** Marianne Hampton, 415-601-7845  
**Address:** 225 30th St., SF, CA 94131  
**Meetings:** Call for details.

### Glen Park Association

**Contact:** [Info@glenparkassociation.org](mailto:Info@glenparkassociation.org)  
**Website:** [glenparkassociation.org](http://glenparkassociation.org)  
**Address:** P.O. Box 31292, SF, CA 94131  
**Meetings:** See website for details.

### Glen Park Neighborhoods History Project

(Glen Park, Glen Canyon, Sunnyside, Fairmount Heights and Diamond Heights)  
**Contact:** [Glenparkhistory@gmail.com](mailto:Glenparkhistory@gmail.com)  
**Website:** [Glenparkhistory.wixsite.com](http://Glenparkhistory.wixsite.com)  
**Meetings:** See website for details.

### San Francisco NERT (Neighborhood Emergency Response Team)

**Contact:** Glen Park coordinator Susanna Russo, [sgrdvm1@me.com](mailto:sgrdvm1@me.com)  
**Website:** <http://sf-fire.org/neighborhood-emergency-response-team-nert>  
**Meetings:** See website for training schedules.

### Sunnyside Neighborhood Association:

**Contact:** [info@sunnysideassociation.org](mailto:info@sunnysideassociation.org); voice mail: 415-937-1305  
**Website:** [Sunnysideassociation.org](http://Sunnysideassociation.org)  
**Address:** P.O. Box 27615, SF CA 94127  
**Meetings:** Quarterly. See website for details.

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# School Renamed for Dolores Huerta

**"D**id you have fun at school today? Did you learn anything new?" he asked.

"Yeah . . . I lost my ham sandwich," the little girl responded.

"How'd you do that?"

"I don't know," she said, and they continued walking down Chenery Street.

by Susan Sutton Around the corner, another little girl was being picked up from school.

¿Cómo te fue en la escuela hija?

"Bien," she replied.

"A ver cuéntame."

"La maestra . . ." And her voice trailed off as she unhooked her Frozen backpack from her shoulder and entered the car parked on Randall Street.

Fairmount School, founded in 1864, and at its current location since 1867, sits at the crossroads of Chenery and Randall streets, on the outskirts of Glen Park in the Fairmount Tract. After more than 100 years educating students under the name of Fairmount, the San Francisco Board of Education voted in August to change the school's name to Dolores Huerta Elementary.

Huerta, a living civil rights icon, spent most of her life as a political activist, fighting for better working conditions for farmworkers, and then expanded that fighting spirit to advocate for the rights of all workers, as well as equality for women.

"The motivation for the name change was an organic process that began after the 2016 election," said Principal Luis Rodriguez. "There was a period of reflection with different people regarding the intense, discriminatory and xenophobic atmosphere enveloping our country before and after the 2016 election; [we began] thinking about the absence of several members of our student community because their parents were afraid of what might happen to them on their way to and/or from school."

He continued, "The question came up of how could we send a message of solidarity, of acceptance, of normalcy to those whose existence in such a disparate and uncertain era in our society was marked by much more than simply rhetoric. How to send the message that their service to the greater school community, their presence, was not only welcomed, but also valued?"

"What better way to show appreciation for getting their children up every single day to bring them to school so



Fairmount School is identified at the front of the school.

Photo by Susan Sutton

that the Spanish part of the Spanish immersion aspect of our school thrives proudly? With those questions in mind, the idea of honoring service and commitment to a community, to the betterment of a society, began to take shape, and that led us to think about changing the name to someone who represented our Latino community."

The process took about a year, which included presenting the proposal to parents, teachers and community members, as well as talking to students. Then school board trustees Hydra Mendoza-McDonnell and Mark Sanchez sponsored the resolution that led to the name change. On Aug. 28, the board voted unanimously to rename the school to honor Huerta.

Rodriguez said the school plans to use the renaming as a teaching opportunity.

"The rationale behind the name change was never simply a matter of superfluous aesthetics," he said. "Our school librarian, Maureen Sullivan, and I, along with other faculty members, will work on developing curricular units that will incorporate the principles and convictions of Dolores Huerta into our instructional plan as well as the implementation of a community service learning project for all grades."

Arianne McCarthy, whose daughter is in the fourth grade at the school, said her child is "aware of Dolores Huerta. She has had plenty of social justice teachings at this school. She, like everyone, respects Dolores Huerta."

Still, McCarthy is not in favor of the

name change. "That is too bad that the district approved an unnecessary name change of the school. I understand there is passion for Dolores Huerta. It will not change a thing except for adding costs for the change that could have been used elsewhere," she said.

Evelyn Rose, project director and founder of the Glen Park Neighborhoods History Project, was not completely on board with the name change either, but had a change of heart.

"When I first heard of the proposed name change to Dolores Huerta Elementary, I had trepidation over the potential loss of the school's historic significance to the neighborhood," she said. "However, while attending a community meeting about the proposal organized by the principal, I learned that the school had been serving as a Spanish dual immersion program for an ethnically diverse student body from across San Francisco for nearly 20 years. As I learned more about the hardships many of the students face during these rather unsettling political times and saw the compassion for both the students and the program displayed by Mr. Rodriguez and his teaching staff, it seemed changing the school's name to Dolores Huerta Elementary was the right thing to do."

For now, the name "Fairmount" is still prominently etched into syellow concrete and traced in purple paint on a triangular slab pointing toward the sky. But, plans are in the works to remember the old and celebrate the new name.

"We are forming an honorary transition committee whose first order of business is going to be to help design a plaque that will commemorate the legacy and significance of the name Fairmount," Rodriguez said. "Secondly, or concurrently, we are going to work on designing the logo for the new name so we can provide that to our facilities department. We are hoping to have a ribbon-cutting ceremony for the renaming in the spring."

Fairmount is not the only school to be renamed recently, or ever. Rose added, "At the same school board meeting, the Chinese Education Center, a one-year transitional program for recently arrived Chinese-speaking residents, was renamed Edwin and Anita Lee Newcomer School in honor of the late mayor and his wife, who shared a home in Glen Park."

About 20 years ago, Douglass Elementary in Eureka Valley, was renamed the Harvey Milk Civil Rights Academy. No one thinks of that change now, but back then, it did result in some very divided comments. "As generations change in the future, changing the names of public schools for new historic figures who are pertinent and relevant to that generation will likely continue," Rose said.

Rodriguez said some name changes also provide an opportunity to right a wrong. For example, two men tied to racism had their names stripped from San Francisco public locations. Phelan Avenue near City College became Frida Kahlo Way, and Justin Herman Plaza is now known as Embarcadero Plaza. "Sometimes communities right wrongs with and through someone many consider a heroine," he said. "Similarly, by recognizing the contributions and acknowledging the positive impact that a heroine has had on a community, by honoring them, we right some wrongs."

Rose concurred, saying, "While there is no direct link between Ms. Huerta and Fairmount Heights, there are certainly parallels. Many histories of Fairmount can be used as lessons to help teach students and neighbors about the legacy of Ms. Huerta's lifelong, tireless work as an advocate for immigrants, workers, women, children and the environment."

As for the future, Rose said "The teaching of these important histories of Fairmount, along with the legacy of Dolores Huerta, will continue for generations to come." ♦



# Local Author Writes About Sheep, Wool, Life

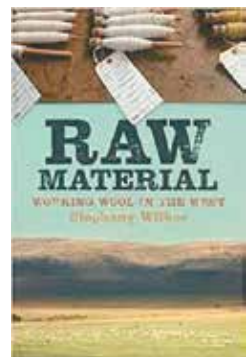
CONTINUED FROM PAGE 1

while taking a full credit load, then earned her Ph.D. in information technology.

In the run-up to the housing crash, Wilkes worked for hedge funds in Chicago, and was dismayed by observing so much financial fraud. In 2007 she and her husband Ian moved to San Francisco.

“The tech sector was horrible in Silicon Valley, the sexism was horrible,” Wilkes said. Pay disparities between men and women for equal work were the norm. “I was super-miserable. I had to get out of that world.”

It took until 2015 for Wilkes finally to leave. But in 2012, she went to a wool symposium, where she heard about a shortage of sheep shearers. So she enrolled in the UC Hopland Research and Extension Center, where she learned the skill.



By the following year, Wilkes was shearing sheep as a side gig. There was high demand; the shearers are a

close community, and she got referrals easily.

This year was her sixth season, which ran from January through July; she traveled all over the West shearing sheep. She generally does about 2,000 animals a season; others do up to 30,000.

Wilkes says she loves being outdoors, engaging in physical activity and getting away from people. Sometimes it's lonely working in a barn by herself. Other times she's on a big job, with a crew of five or six together for a week, traveling and some bringing their kids along.

It's backbreaking work, and dirty. The sheep weigh much more than she does, and handling them is strenuous. “Only your fellow shearer can know how really hard it is, driving long distances to strange places in the middle of nowhere.”

A really good day of shearing goes something like this: “Everything is set up well, I sleep in a bit, the weather is decent, the wool is just peeling off, and I didn't get too beaten up. A smooth, fun day.”



Stephany Wilkes shears a sheep.

Photos Courtesy of Stephany Wilkes

She tries to have a working vacation every year, going to a job in some remote place and seeing something new. Her current favorite spot is Creede, Colo., located in a valley on the Continental Divide.

Closer to home, the counties of the Bay Area are her territory. She even has a couple of gigs in San Francisco, at the Waldorf and Montessori schools, where the students enjoy taking care of a few sheep on school grounds.

When she gets in a bind, like the car breaking down, Wilkes can rely on her CB radio and her fellow shearers. She was once stuck for two days in eight feet of snow in the Sierra when her chains broke. She keeps a sleeping bag and enough food and water for a week in her car, and does back-country camping in remote areas.

Most of all, Wilkes says, “Camaraderie transcends everything. I can call on any shearer, anytime, and they'll come and get me.”

In her book, Wilkes candidly admits her fears, shortcomings, and naivete about her new life. She also writes about the nitty gritty of surviving without job security and benefits.

Yet to her, the opportunity to work in an environmentally sustainable way

is paramount.

“Sheep get a bad rap,” she says. They're different from other livestock that are transported hundreds of miles to feedlots. Flocks of sheep grazing the land emit a tiny fraction of the methane that animals on factory farms produce.

“When I was out working, I was meeting people who were doing the most important work there is, intentionally or not.”

As she explains it, they're taking

CO2 out of the atmosphere, using carbon farming methods established by the National Resources Conservation Services. Sheep are a part of the cycle that removes CO2 from of the air, decreasing greenhouse gases.

Plants suck CO2 from the atmosphere, and it goes into the soil. Treating the soil with compost helps the process along, and actually increases the soil's ability to capture carbon for a hundred years. This can help defer global warming. The rich pasture requires little or no tillage. It acts as a windbreak and stops soil from blowing away.

Grazing is important ecologically. As animals move from place to place, their manure feeds nutrients into the soil and their hooves stomp the nutrients further in. That means fertilizers

aren't needed. In arid climates, the soil gets compacted and animal hooves break up the crust, allowing native grasses to put roots into soil.

Grazing keeps all these systems in check. Sheep help it along more than heavier animals because they don't compact the soil as much. Grazing sheep eat the stored carbon, sequestering it, so that the wool and the garment made from it is “carbon sink,” or carbon negative. Less CO2 is released, which is positive for the climate.

With the number and severity of recent wildfires, Wilkes contends, we should have grazing everywhere to reduce the fuel for the massive conflagrations.

At the consumer level, sheep are a bonanza. People appreciate their meat and cheese. Wilkes wishes people cared as much about where their clothing comes from.

Today most clothes are made from fabrics that are oil-based, extractive and synthetic, made in the lab, using chemicals and toxic dyes. Wool and other natural fibers produced with sustainable methods, in contrast, help keep the environment in balance.

Wilkes laments an historic lack of infrastructure for processing California wool and the economics that conspire against a healthy wool-processing industry. That means our wool is mostly shipped out of state or overseas for processing into clothing before returning here or heading elsewhere.

When she's not shearing sheep, Wilkes still works on sheep and wool—lectures, fiber workshops, freelance writing, ghostwriting for business executives—and hoof trimming.

She's also president of an agricultural co-op, the Fibershed Marketplace ([www.fibershed.com](http://www.fibershed.com)), an Etsy-like, certified organic platform for farmers. Right now, there are a few dozen members. They'll be selling wares that have been produced with documented carbon farming practices, natural dyeing, and with local labor and textiles. She hopes that people will be willing to pay more for things that are good for the climate.

In the off season, Wilkes does Pilates and a lot of exercising at the gym. Though she'd like to drink beer and knit, she needs to build up her strength to be ready for the next season. Those sheep don't shear themselves. ♦

I WAS A CLICHÉ, THE  
BURNED-OUT CITY DWELLER  
WANTING TO GET ‘BACK TO  
THE LAND’ I’D NEVER EVEN  
BEEN ON IN THE  
FIRST PLACE.



## ❖ ELEMENTARY SCHOOL NEWS ❖

**G**reetings from Glen Park Elementary School! The 2018–19 school year is off to a roaring start, and we're looking forward to an exciting year ahead.

Opening week kicked off the Saturday before classes started with our Annual Garden and Maintenance Workday. Volunteers spent the day making the school ready for the first day of classes—pruning and trimming plants, picking up litter around the campus, cleaning and organizing the kitchen. They also laid new pavers over a dirt patch alongside the ramp in the lower yard to reduce dirt and mud issues.

Visitors to the Brompton Street yard might also notice a new art installation, celebrating the Mission blue butterfly and its habitat, on the fence along the ramp between the upper and lower yards. The work, comprising more than 100 hand-decorated pieces of reclaimed wood, is the culmination of a project involving every student at Glen Park School, in partnership with the Green Art Workshop, span-

ning the last school year.

We finished off the week with a Back-to-School Barbecue and Ice Cream Social. Students, families and staff were treated to hot dogs, veggie burgers, salad, watermelon and ice cream.

Each new year brings changes, and this year is no exception. We welcome new staff members Nancy Alvarez to the first-grade Spanish biliteracy classroom and Belinda Aguilar, resource specialist program teacher. Antonia Tremblay joins the Glen Park team as the new physical education teacher, our new Education Outside Corps member is Patti Pauchnick, and Margeaux Huang is a new speech and language pathologist.

In addition, some familiar faces are moving into new roles. Patty Sheiring assumes the role of literacy support teacher. Rebecca Sandford-Smith now splits time between the fifth-grade biliteracy pathway and literacy support. And we are welcoming back two teachers returning from sabbatical: Kacey Nakashima, kindergarten, and Kimberly Long, fourth grade.

To top it all off, two new hens—Jean

and Elzie—have joined the Glen Park School chicken flock.

Interested in seeing firsthand what Glen Park School is about? Please join us for our annual Fall Carnival on Saturday, Sept. 29, from 11 a.m. to 3 p.m. in the Brompton Street yard at Glen Park School. We'll have games and prizes, a raffle, face painting, live

music, food and more! Admission to the carnival is free and open to the entire community. ❖

*Eric Kammerud is the communications co-chair of the Glen Park Parent Teacher Organization. For updates on school events, go to [glenparkschool.org](http://glenparkschool.org). Follow us on Facebook at [facebook.com/glenparkschool](https://facebook.com/glenparkschool).*

## Glen Park Festival Grants Fund Youth Programs

**T**he annual Glen Park Festival celebrated its 20th anniversary this year—and two decades of enriching the community by funding grants to local children's programs.

Attendees at the April 29 street fair flocked to family activities, danced to live music, purchased T-shirts and jumped in bouncy houses to help raise \$14,000 for children's and community causes in and around our Glen Park neighborhood. Special thanks also go to the festival's sponsors and donors.

Here are this year's Glen Park Festival beneficiaries:

•Miraloma Co-op: \$1,300 for parent education on talking to children about privilege, and parent-child communication classes.

•Glen Park Elementary School: \$2,000 for math, STEM, art and inclusive PE supplies.

•Miraloma Elementary School: \$628 for chicken coop tunnel for "teaching chickens," and planter boxes.

•Centro Los Olas Elementary School: \$800 for creative activities and art supplies for "roots of learning" foundation

in learning experiences.

•Commodore Elementary School: \$1,462 for remodeling the lower play yard and revamping the metal buddy bench and wooden pony wall.

•Glenridge Co-op: \$400 for storage shelving.

•Golden State Philharmonic: \$500 to rent buses for yearly family musical event, where students perform.

•Holy Family Day Home: \$1,899 for new garden and chicken coop supplies.

•James Lick Middle School: \$2,000 for new instruments for band.

•St. Aidan's Church: \$500 for six-month supply of disposable diapers for nine families.

•Sunnyside Elementary School: \$2,000 for printing The Ray: Literacy Magazine—an educational literacy project.

•Synergy School: \$500 for beginner reader books, chapter books and diversity books.

Follow news about the Glen Park Festival on Facebook at <https://www.facebook.com/Glen-Park-Festival-Association-309438762188>.

For more information, call 415-729-4059 or email the festival at [inquiries@glenparkfestival.com](mailto:inquiries@glenparkfestival.com). ❖

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Festival goers enjoy the music at the Glen Park Festival.

Photo by Rachel Gordon



## ❖ NEWS FROM DIAMOND HEIGHTS ❖

Things are grand in Diamond Heights—despite the few drivers who blow through stop signs, thoughtless people who throw trash and cigarette butts on the sidewalks and median islands, and people who dump items in parks, on sidewalks and along the boulevard.

by  
Betsy  
Eddy

The Walter Haas Park Dog Play Area looks totally grand after renovations that installed artificial turf, a new water fountain for people and canines and a new fabric fence screen. State Sen. Scott Wiener and former Supervisor Jeff Sheehy each threw out the first green tennis balls to waiting dogs at the opening of the Dog Play Area on July 1, a typical cold, foggy, windy summer day.

Our medians on Diamond Heights Boulevard look absolutely amazing, thanks to the diligent work of our first summer intern, Vincent Buchanan. In addition, Paul Matalucci, project leader for the Diamond Heights Boulevard Median Project, has guided a host of volunteers who have spread huge hills of wood chips, weeded and collected trash. The Median Project is currently awaiting irrigation repairs from Public Works. Once those repairs are complete and water is available to supply the proposed drip irrigation system, low-growing, drought-tolerant plants will be installed with the help of volunteers and employees of Public Works.

The Diamond Heights Gateway Safety Wall/Redwood Sculpture is also looking grand. The Public Works Bureau of Urban Forestry cut down the gigantic pine tree growing inches from the artwork, with branches inter-

twined amid the wooden posts. Now more light shows through the artwork, as the artist intended. The sculpture is now part of the Arts Commission list of official City artworks. The Arts Commission will provide the conservation needed to maintain the sculpture for future generations.

A major shout-out to the Diamond Heights Village at Diamond Heights Boulevard and Duncan Street. The new landscape plan is beautifully designed and very attractive.

Resilient Diamond Heights (RDH), our neighborhood disaster preparedness group, is working on a very serious project. We are trying to get the attention of City officials to do more fire mitigation in our neighborhood parks, and to alert people near parks that there is a potential for a fire on a windy day that could reach homes in Glen Park, Diamond Heights, Miraloma Park and Noe Valley. RDH has developed a one-page flyer to distribute to homes in Diamond Heights and beyond. The flyer alerts people to plan for immediate evacuation not only from fire spreading from a park, but also from gas leaks, earthquakes and other hazards.

The DHCA is excited to work with new Supervisor Rafael Mandelman. He has been generous with his time, meeting with us and offering to help with fire mitigation concerns, renovation needs at Christopher Park and many other neighborhood projects. Erin Mundy, his legislative aide assigned to Diamond Heights, has been a great help and resource as well. ❖

*Betsy Eddy is president of the Diamond Heights Community Association. Contact her at dhcasf@gmail.com.*



New median plantings enhance Diamond Heights Boulevard.

Photo by Betsy Eddy



Ziggy, a neighborhood dog, enjoys the artificial turf at the Walter Haas Dog Park.

Photo by Isabel Gordon

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### "Marc is extremely professional..."

"and well-organized. He was also very considerate and patient in answering all of my questions. In addition, he is well-connected, which allowed me the opportunity to get a special, personal tour of a beautiful historic building, and a sneak peak at units before they were about to be listed. I never felt pressured. I highly recommend him to anyone who is buying or selling a home, and looking for an experienced, professional, knowledgeable, friendly, and patient real estate agent." —E.W., Buyer

A portion of each of Marc's commissions go to fund projects for his Core Concern:  
**LOCAL SCHOOL MUSIC AND ART PROGRAMS**



# Christopher Park Festival Is Back for a Second Year

The Where in the World is Christopher Park? Festival is back for a second year on Saturday, Oct. 13, 10 a.m.–2 p.m.

The annual event is intended to bring attention to this charming hidden park on the rim of Glen Canyon, tucked between the shopping center and the Police Academy, on the 5200 block of Diamond Heights Boulevard. Last

year's festival drew nearly 800 people to the park, which is slated for a complete playground replacement in spring 2019.

This year's festival will introduce bubbleball and some donation-based activities to raise money for the new playground. There will be food carts, reptiles, bounce houses, kites and display tables by local organizations and businesses.

Local ensembles the Pat Wilder Band and Eric Beattie & The Party Ants will be performing. Glen Park's Little Artistas will lead a community art project, and Critter Fritters, the pet emporium on Chenery Street, will present a doggie fashion show. Prizes will be awarded for photography celebrating the park, Glen Canyon and the park's furry patrons. The Glen Park Neighborhoods History Project will lead a walking tour into Glen Canyon (see the Community Calendar on Page 20 for details).

For more information, visit [www.sfparksalliance.org/friends-christopher-park](http://www.sfparksalliance.org/friends-christopher-park) or contact [friendsofchristopher-park@gmail.com](mailto:friendsofchristopher-park@gmail.com). ♦



A young girl enjoys last year's festival.



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❖ GLEN PARK REAL ESTATE ❖

Several clients over the past few years have told me they were tired of getting outbid on properties, so they would wait until the market cools off. Buyers who said that by three years ago are now looking at prices that are 20 to 30 percent higher than in 2015, depending on the area. For sellers who are waiting, I have a few key points for you to consider.

We also have a couple of important housing ballot initiatives in November that I talked about last issue, which we should go over again.

Before we dive into those topics, let's do the numbers:

What we saw in the last three months is the typical summer slowdown. Between May 21 and Aug. 23, 20 properties were sold in Glen Park. Twelve were single-family homes, seven were condominiums and one was a two-unit building. That's down from the 32 properties that sold in the prior quarter, which was the largest quarter in a couple of years.

Inventory overall is still pretty low in the city. Competition is still stiff for most well-priced properties.

The median sale price for a single-family home in Glen Park hit an all-time high this quarter, coming in at just over \$2 million. The median list price was \$1,895,000, also a new record for the quarter. The average overbid stayed at around 15 percent over the seller's asking price. The average number of days on market was 15, which is pretty consistent with the city as a whole.

Just for comparison, in the city as a whole the median sales price is at \$1,622,000 for single-family homes and \$1.2 million for condominiums. The very low inventory will keep us in a seller's market for a while. The Federal Reserve did raise interest rates again since I wrote last, although rates are still very low, at around 4.51 percent for a 30-year fixed loan and 4.0 percent for a 15-year fixed loan.

This leads us to the cost of waiting to buy or sell.

For buyers, it's easy to figure. Home prices in the Bay Area, especially San Francisco, continue to increase. Appreciation is going to level out to a more normal 3 to 5 percent per year rate soon enough. But those who are holding out for the market to fall may be in for a very long wait.

Granted, there is no crystal ball. But consider that the median sale price

Single-Family Homes					
ADDRESS	SALE DATE	DOM	LIST PRICE	SALE PRICE	SP/LP
150 Arlington St.	5/21/18	31	\$1,595,000	\$1,817,000	113.92%
174 Arbor St.	5/24/18	8	\$995,000	\$1,425,000	143.22%
47 Malta Dr.	6/5/18	4	\$1,995,000	\$2,450,000	122.81%
75 Van Buren St.	6/6/18	13	\$1,795,000	\$2,310,000	128.69%
2330 Diamond St.	6/8/18	11	\$2,295,000	\$2,350,000	102.40%
172 Chilton Ave.	6/11/18	19	\$948,000	\$1,268,000	133.76%
130 Swiss Ave	6/15/18	12	\$1,295,000	\$1,660,000	128.19%
2598 Diamond St.	7/2/18	28	\$1,495,000	\$1,650,000	110.37%
283 Bemis St.	7/6/18	5	\$1,995,000	\$2,450,000	122.81%
1740-42 Dolores St.	7/19/18	1	\$2,000,000	\$2,000,000	100.00%
1858 Church St.	8/9/18	42	\$1,995,000	\$2,030,000	101.75%
11 Hiliritas Ave.	8/10/18	52	\$3,500,000	\$3,500,000	100.00%
Condominiums/Multi-Unit Buildings					
ADDRESS	SALE DATE	DOM	LIST PRICE	SALE PRICE	SP/LP
33 Chenery St.	5/21/18	12	\$849,000	\$1,125,000	132.51%
103 Randall St.	5/25/18	15	\$1,249,000	\$1,800,000	144.12%
53 Wilder St. #402	6/27/18	0	\$1,300,000	\$1,300,000	100.00%
1731 Noe St.	6/29/18	6	\$1,395,000	\$1,665,000	119.35%
1845 Church St.	6/29/18	4	\$1,350,000	\$1,700,000	125.93%
54-56 Monterey Blvd. - 2-unit building	7/30/18	12	\$1,750,000	\$1,850,000	105.71%
285 Randall St.	8/7/18	8	\$995,000	\$1,400,000	140.70%
418 Arlington St. #1	8/8/18	22	\$1,299,000	\$1,500,000	115.47%
DOM - Days on market		SP/LP - % over or under list price			

in San Francisco in 2017 was around \$1.4 million, and now it's around \$1.6 million. Let's say you put 20 percent as a down payment and finance the rest. First, in order to put down 20 percent, you have to come up with \$40,000 more than you did in 2017. Second, your mortgage payment is now about \$700 more a month than it was a year ago.

Also consider that interest rates are likely going to rise, and each rate raise will cost you more per month. I won't even go into the equity and forced savings potential that comes from owning instead of renting. It is still an amazing time to buy because interest rates are so low.

For sellers, it's a little more complicated. Many of us simply aren't going anywhere anytime soon. But for those who are on the fence about selling, you should consider that we are long into a cycle of large year-over-year sales price increases. That trend is historically cyclical, so it's going to level out at some point. Again, we can't see into the future, but we can look at historic patterns. Interest rates are rising, which historically slows markets down. If you are considering selling, this is your market—and has been for the past few years. In addition, Proposition 5 (see

below), if passed, will help those worried about selling because of increased property taxes. Enough said about that.

Here is a quick update on Proposition 5 and Proposition 10, which will be on the November ballot:

Prop. 5: In a nutshell, this measure, called the Property Tax Fairness Initiative, would give homeowners 55 and older the ability to transfer their current property tax base to the purchase of another home in any of California's 58 counties. Presently, older homeowners can transfer that tax only if they buy a new home in the same county as the one they sold. The new property tax for that individual would be based on their original home's assessment, in addition to an adjustment consisting of the difference in value between the sale price of the original home and the sale price of the new home.

This could help boost the housing inventory in existing neighborhoods, as older homeowners move out of single-family homes that no longer meet their needs, and free up housing for younger generations. There is more to it, of course, so please investigate before you go to the polls. Here is a link from the Legislative Analyst's Office about Prop 5: <https://lao.ca.gov/BallotAnalysis/>

Proposition?number=5&year=2018.

Prop. 10: This proposition is an effort to repeal the landmark Costa Hawkins Rental Housing Act. It would repeal the law that limits the ability of local governments to impose aggressive rent control. The real estate industry considers any threat to Costa-Hawkins as a threat to private property rights.

Academic experts from the University of Southern California, UC-Berkeley and Stanford maintain that passage of Prop. 10 would drive up rents, while discouraging new construction and reducing the availability of affordable and middle-class housing. The state's nonpartisan Legislative Analyst has found that passage of Prop. 10 would both discourage new construction and result in existing rental units being taken off the market, reducing availability of rental housing.

Many people argue that the current rent-control laws in San Francisco have contributed to the dramatic increase in rent prices over the past few years. Instead of letting the market control rent prices, the rental laws push landlords to increase rents as much as they can when a tenant moves out, on the grounds that whatever rent they set today will be controlled by the City until the new tenant moves out.

Of course, there is the other side, which says rent control enables tenants to stay in their homes without fear of unexpected rent increases. I understand this is a very sensitive and controversial issue, and I urge you to study it carefully before voting in November.

Here is a link from the Legislative Analyst's Office about Prop 10: <https://lao.ca.gov/BallotAnalysis/Proposition?number=10&year=2018>.

I'm hoping that when you are reading this we will be having our lovely warm late-summer weather, and that the fires that have been raging throughout our state will be under control. See you around the neighborhood!

I'm pleased that this is an interactive column that answers your questions and covers topics that interest you. You can send any questions or topic requests to [news@glenparkassociation.org](mailto:news@glenparkassociation.org), [marc@opni.com](mailto:marc@opni.com), or The Glen Park News, 2912 Diamond St., #407, San Francisco, CA 94131. ❖

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## ♦ COMMUNITY CALENDAR FALL 2018 ♦

**Mondays****Family Storytime and Storytime**

Every week, 4-5:30 p.m.,  
Glen Park Library

Books, songs and fun for children of all ages.

**Poetry with Open Mic**

First and Third Monday of the month, 7-9 p.m.  
Bird & Beckett

Poets read, followed by open mic. See Birdbeckett.com for more details.

**RJAM Jam Session**

Second Monday of the month, 7 p.m., Bird & Beckett

2nd year! Students in the SF Conservatory of Music's "Roots, Jazz & American Music" BMUS degree program host their peers from Bay Area colleges and high schools. No cover charge, but donations appreciated.

**Tuesdays****Drop-in Rock Climbing**

Every week, 6-7 a.m. and 7-8 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**Glen Park School Prospective Family Tours**

Every week, 9 a.m., Glen Park School, (beginning Oct. 9)

Interested in joining the Glen Park School community for the 2019-2020 school year? Attend one of our weekly Prospective Family Tours. Reservations are not needed, and we encourage prospective parents to attend our lively morning welcome in the Brompton Street yard at 8:40 a.m. It is an excellent time to see our school in action. Please check in at the school office when you arrive on campus. See [www.glenparkschool.org](http://www.glenparkschool.org) for more information.

**Basketball**

Every week, 9 a.m.-8:45 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**Family Storytime**

Every week, 10:15-10:45 a.m. and 11-11:45 a.m., Glen Park Library

Books, songs, rhymes and fun for children of all ages.

**Knitting and Crochet Circle**

First and Third Tuesday of the month, 1-2:30 p.m., Glen Park Library

**SFPD Community Meetings**

Third Tuesday of the month, 7-8 p.m., location varies

(March 21 meeting will be held at the SFPD Academy, 350 Amber Drive)

Ingleside Station's commanding officer, Capt. John Hart, hosts a Community Relations Forum. Keep up to date on neighborhood police issues, get acquainted with the dedicated people who keep our neighborhood safe. For information, visit the website at [InglesidePoliceStation.com](http://InglesidePoliceStation.com) or call 415-404-4050.

**Wednesdays****Drop-in Rock Climbing**

Every week, 6-7 a.m., 4-6 p.m. and 7-8 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**Friends of Glen Canyon Park Work Parties**

Every week, 9 a.m.-12 noon. Meet behind the Rec Center off Elk Street, Glen Canyon Park  
Volunteers are welcome to work in the canyon with the Recreation and Park Department's Natural Areas Program staff. To join Friends of Glen Canyon Park, or for more information about the park, interpretive walks, and volunteer activities, contact Jean Conner at 415-584-8576.

**Basketball**

Every week, 9 a.m.-1 p.m. and 3-8:45 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**California Native Plant Society Work Parties**

Every week, 12-3 p.m., Glen Canyon Park  
Volunteer activities include weeding, planting, and general maintenance. Please wear closed-toed shoes, long pants and layers. The event will occur rain or shine. To RSVP, email [recparkvolunteer@sfgov.org](mailto:recparkvolunteer@sfgov.org) or call 415-831-6333.

**Book a Librarian**

Every week, 2-3 p.m., Glen Park Library  
Computer/technology assistance. Call 415-355-2858 for an appointment.

**Lego Free Play**

First Wednesday of the month, 2-4 p.m., Glen Park Library

**Diamond Diners Lunch and Social Hour**

First Wednesday of the month, 12 noon-1 p.m., St. Aidan's Church

**Bird & Beckett Book Club**

Second Wednesday of the month, 7-9 p.m., Bird & Beckett

A book is discussed each meeting. Participants choose the next month's book. See Birdbeckett.com for more details.

**Thursdays****Drop-in Rock Climbing**

Every week, 6-7 a.m. and 7-8 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**Basketball**

Every week, 9 a.m.-3:30 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**T(w)een Time**

Every week, 3-5 p.m., Glen Park Library

**Decorate the Refridgerator**

Every Week, 10-11:30 a.m., Glen Park Library  
Fun and age-appropriate crafts as an introduction to the world of preschool crafts. Dress in your oldest pre-stained clothing. Ages 18 months to 4 years.

**Resilient Diamond Heights**

Fourth Thursday of the month, 6-8 p.m., St. Aidan's Church

For information, call 415-285-9540, ext. 3.

**Fridays****Drop-in Rock Climbing**

Every week, 6-7 a.m., 4-6 p.m. and 7-8 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**Basketball**

Every week, 9 a.m.-5 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**Food Pantry**

Every Week, 1-2 pm,

St. Aidan's Church, 101 Gold Mine Dr.

Volunteers run this free food pantry for low-income and disabled clients who live in the 94131 area code. This is just one of the many activities St. Aidan's hosts. Others include yoga, AA, Al-Anon, Overeaters Anonymous, and other community groups. For details, visit [www.staidansf.org](http://www.staidansf.org) or call 415-285-9540, ext 3.

**Jazz in the Bookshop**

Every week. 5:30-8 p.m.,

Bird & Beckett, 653 Chenery St.

A neighborhood party every week, with live jazz. \$10 per adult suggested donation; kids welcome and free! See [birdbeckett.com](http://birdbeckett.com) for performers.

**The Late Show**

Every week, times vary, Bird & Beckett

**Saturdays****Basketball**

Every week, 9 a.m.-4:45 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**Family Playtime**

Every week, 10 a.m.-noon, Glen Park Library

**Rock Climbing**

Every week, 10 a.m.-12 noon and 2:30-4:30 p.m., Glen Canyon Rec Center

Schedule subject to change. Contact Rec Center for more information.

**Andre Custodio's Audible Method**

Every week, 11 a.m.-1 p.m., Bird & Beckett (through November 24)

**Jazz Club**

Every Week, 7:30-10 p.m., Bird & Beckett

Jazz concert series. \$10-\$20 cover charge. Free food at the break; wine and beer available. See [birdbeckett.com](http://birdbeckett.com) for performers.

**Habitat Restoration Work Parties**

Third Saturday of the month, 9-11:30 a.m. Meet at the Glen Canyon Rec Center off Elk Street

Join the the Friends of Glen Canyon Park and SFRPD gardeners for a monthly volunteer work party of weeding, pruning and occasional planting. For more information, email [recparkvolunteer@sfgov.org](mailto:recparkvolunteer@sfgov.org) or call 415-831-6333. Registration required.

**Sing-a-Song Storytime**

Fourth Saturday of the month, 11-11:30 a.m., Glen Park Library

**Sundays****Guitarist Jerry Ferraz**

Every Sunday, 11:30 a.m., Bird & Beckett

**DIY Kids**

Every Sunday, 2-4 p.m., Glen Park Library  
Craft program geared for children 7-12.

**Which Way West?**

4:30-6:30 p.m., Bird & Beckett, 653 Chenery St.  
A weekly concert series offering jazz, acoustic Americana, world, and classical music. \$10 per suggested donation; children free. No one turned away for lack of funds! See [birdbeckett.com](http://birdbeckett.com) for performers..

**Walker Talks!**

Last Sunday of each month, 2:30-4 p.m., Bird & Beckett

Walker Brents III discusses his investigations into topics literary, mythological and otherwise.

**Wednesday, September 26****Movie "Feminism Inshallah"**

6:30-7:30 p.m., Glen Park Library

This groundbreaking documentary recounts Arab feminism's largely unknown story, from its taboo-shattering birth in Egypt by feminist pioneers through viral internet campaigns by today's tech-savvy young activists during the Arab Spring.

**Thursday, September 27****Stop the Bleed Training**

6:30-9 p.m., St. Aidan's Church, 101 Gold Mine Road

This free program is intended to cultivate grassroots efforts that encourage bystanders to become trained, equipped, and empowered to help in a bleeding emergency before professional help arrives. Light snacks will be served. Email [betsy.eddy@gmail.com](mailto:betsy.eddy@gmail.com) to register.

**Radio Theatre: 12 Chimes, It's Midnight**

7-10 p.m., Bird & Beckett

Aimey Pavey & Co. dive deeper into the radio frequencies of the past and the past present.

**Saturday, September 29****St. Finn Barr Annual Festival**

11 a.m.-5 p.m., St. Finn Barr

Live music, a DJ, BBQ, international food, bingo, a cash raffle, auction, and an assortment of games and activities. Open to the public with free admission.

**NEW! Monumental, Inspiring, and Rooted in History: The Public Art of City College of San Francisco**

10: a.m.-12:30 p.m.; meet at the foot of Science Hall steps, 50 Phelan Ave/Frida Kahlo Way

On this debut history walk, explore the major public artworks at City College, including a famous mural by Diego Rivera, works that reveal its unique and inspiring history. Moderate, with several stairs. Rain cancels. Suggested donation \$10. RSVP: [SunnysideHistory@gmail.com](mailto:SunnysideHistory@gmail.com).

**Fall Carnival**

11 a.m.-3 p.m., Glen Park School, Brompton Street Yard

Join us for Glen Park School's annual fall carnival. We'll have games and prizes, a raffle, face painting, live music, food and more! Admission to the carnival is free and open to the entire community.

**Middle Eastern Food Festival**

12 noon-10 p.m., St. Nicholas Church, 5200 Diamond Heights Blvd.

Great food and entertainment. For more information, contact 415-648-5200.

**Sunday, September 30****Middle Eastern Food Festival**

12 noon-8 pm, St. Nicholas Church, 5200 Diamond Heights Blvd.  
(See September 29)

**Tuesday, October 2****Aloha Uke Squad Play Along**

7:30-9:30 p.m., Bird & Beckett

**Saturday, October 6****Glen Park Neighborhoods History Project Meeting: The Quest for Flight in San Francisco**

2:30-4:30 p.m., Glen Canyon Rec Center Meeting Room 1, 70 Elk St.

We celebrate Fleet Week 2018, special guest Dr. Craig Harwood will share the unknown history of aviation in San Francisco. Suggested donation \$10.

**Wednesday, October 10****Monk's 100th Birthday with the Hugh Schick/Danny Brown Quartet**

7:30-10 p.m., Bird & Beckett

**Saturday, October 13****Where in the World is Christopher Park? Free Community Festival**

10-2 pm, Christopher Park (between Diamond Heights Shopping Center & Glen Canyon)

Children's activities, local musicians, bubble ball, doggie fashion show, photography contests, community art, reptiles, bounce houses, local history walk, interactive display tables. Parking available in the adjacent Police Academy parking lot, 350 Amber Dr. [www.friendsofchristopherpark.org](http://www.friendsofchristopherpark.org)

**Lions and Tigers and Bears, Oh, My! A Glen Canyon Park History Walk**

11:30 a.m. to 12:45 p.m.; meet at the Christopher Park Festival, at the green bleachers

Join Glen Park historian Evelyn Rose as we celebrate Glen Canyon Park's 120th year! Learn about the realtor who conceived and planned Glen Park and the Mission Zoo in the late 19th century and how the realtor hoped his plan would drive the sale of home lots in the new residential district he called Glen Park Terrace. Moderately strenuous 1 mile. RSVP at GPNHP's display table at the festival. Group limited to 20; well-behaved dogs on leash welcome. Suggested donation: \$10.

**The Southern Boundaries of Sunnyside: The Wild 1890s, the Jail Next Door, & the Making of City College**

11 a.m.-1 p.m.; Meet at CUP Café, 6 Monterey Blvd.; ends at Ridgewood and Monterey (Muni lines 23 and 43)

On this 2-mile walk with local historian Amy O'Hair, hear about Sunnyside's rough beginnings, from the county jail nestled up next to houses, a reservoir that was never filled, and more. Moderate, 2 miles, with hills. Suggested donation \$10. RSVP: [SunnysideHistory@gmail.com](mailto:SunnysideHistory@gmail.com).

**Author Shanta Nimbark Sacharoff**

3-4:30 p.m., Glen Park Library

Local author Shanta Nimbark Sacharoff will discuss her latest book, *Cooking Together: A Vegetarian Co-op Cookbook*, including the basics of cooking, planning well-balanced vegetarian meals, and the importance of cooking and eating together with friends and family.

**Thursday, October 18****Glen Park Association Quarterly Meeting**

7-8:45 p.m., Glen Canyon Park Rec Center

**Saturday, October 27****Open Art Studios in and around Glen Park**

11 a.m.-6 p.m.

SF Open Studios, the oldest and largest open studios program in the country, is an annual, month-long art event in October and November that showcases over 800 emerging and established San Francisco artists in their studios. Free. See [artspan.org](http://artspan.org) for more information.

**Lions and Tigers and Bears, Oh, My! A Glen Canyon Park History Walk**

11 a.m.-12:30 p.m.; meet at the cow sign, Glen Canyon Park Elk Street entrance

RSVP: [GlenParkHistory@gmail.com](mailto:GlenParkHistory@gmail.com)

**Sunday, October 28****Open Art Studios in and around Glen Park**

(See October 27)

**Monday, November 5****Sunnyside Neighborhood Association Quarterly Membership Meeting**

7-8:30 p.m., St. Finn Barr Community Room, 415 Edna Street

**Saturday, December 1****Glen Park Library Open House**

Time TBD, Glen Park Library

We will be celebrating a branch that has been in this neighborhood since 1927 with music and light refreshments.

**Wednesday, December 5****Poets read their new work**

7-9 p.m., Bird & Beckett

Mia Ayumi Malhotra (Isako Isako) and Julia Bouwsma (Midden)