



Glen Park News

Glen Park Businesses Reopen at a Trickle

If Glen Park residents are looking a little less unkempt these days, we can thank the local hair and nail salons that have reopened—in a pandemic-conscious way—since the City eased its rules for hands-on businesses in mid-September.

by
Gail
Bensinger

“My day went really well. I was nervous at first but my clients were so happy to see me, so it’s great to be back,” Marian Dalere, owner of Dalere’s Beauty Salon, said about her first day open after a six-month-long closure to comply with local and state Covid-19 rules. “I’m taking one client at a time, and more time is needed to sanitize the salon after a client leaves, so my day was really long.”

Dalere is the second-generation owner of the 52-year-old salon, at 660 Chenery St., Glen Park’s oldest business. She said she was booked solid for the first weeks after the Sept. 14 opening with “shaggy and in-need-of-hair-color clients.” Slots in her schedule are available by appointment only—no drop-ins, and clients must wear masks. Still, she noted, “I’m glad to be moving forward.”

At Pono, a skincare and waxing spa at 2860 Diamond St., a one-client-at-a-time rule also is in place. Owner Debra Carvalho and her two assistants suit up in masks, face shields and gloves, and check clients’ temperatures. Stations are cleaned thoroughly between appointments using disinfectants and a UV light wand for extra sanitation.

Facials or treatments that require clients to remove their masks aren’t permitted yet, although Carvalho does offer “virtual facials” via Zoom. But other services are available in person—and in demand, Carvalho said. By opening day, they were fully

booked until the end of September, despite limited hours, via their on-line reservation service. But, she noted, “We always welcome texting if someone can’t find a time slot. We do our best to accommodate.” Check the website at ponoboutique.com.



Pono owner Debra Carvalho prepares for a client.

Photo by Marcello Waqued

Manicure and pedicure services are available now, too. Glen Park Nails, at 74 Wilder St., has room for four socially distanced customers at a time, and is open seven days a week, according to manager Kerry Van. All the previous employees are back, she said. “We’re doing the best we can. People don’t know we’re open.”

Most other hair and mani-pedi salons are open, too. Masks for customers and employees are required, of course. Park Salon, at 669 Chenery St., has socially distanced stations for three customers at a time. In the row of beauty businesses on Diamond Street across from the BART station, Mina Spa celebrated its opening with an array of balloons at the door. At the end of the block, Dior’s Hair Salon and Sunshine Nail Salon were both ready for customers.

Other businesses have made coronavirus accommodations. Tekka House sushi restaurant has a new street parklet in front of its home at 678 Chenery St., as does Glen Park Station at 2816 Diamond St. and La Corneta Taqueria next door. Tyger’s, the convivial breakfast-and-lunch cafe at 2798 Diamond St., has tables on the sidewalk along both the Chenery Street and Diamond Street sides, air quality permitting.

With good health on everyone’s mind, Dr. Kylie Rowe has taken over the space vacated by Little Artistas at 667 Chenery St., to open Living Healthy Physical Therapy. Rowe, a native of

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**GLEN PARK
ASSOCIATION
QUARTERLY MEETING**

**Thursday Oct. 22, 7 p.m.
Via Zoom**

Find the Zoom link at:
glenparkassociation.org

Mask Crusaders Come to the Rescue

“We’re in a major health emergency, and neighbors looked around and asked, ‘How can I get involved, how can I help my community?’” Joan Lasselle wondered. “How can I support those people most vulnerable, the people not well served?”

by
Murray
Schneider

Her answer was to get masks into the hands of hospitals and health facilities as soon as possible.

Lasselle, who has lived on Laidley Street since 1987, is a charter member of It Takes a Village, a nonprofit that credits its name to an African proverb prompting an entire community to interact with children so each can grow in a safe and healthy environment.

Now, many months into a pandemic that has claimed more than 200,000 American lives, the saying is as relevant as ever.

Lasselle collects about 175 to 200 masks a week, all of them sewn by Glen Park residents, for hospitals and medical facility first-responders throughout the region. Her 10 Glen Park mask-

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GLEN PARK NEWS

The *Glen Park News* is published quarterly by the Glen Park Association. Signed articles are the opinions of the authors and not necessarily those of the Glen Park Association.

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◆ GLEN PARK ASSOCIATION ◆

You may have noticed the new platform constructed in the parking lane outside Tekka House, at 678 Chenery St. just east of Diamond. Or maybe you've visited Valencia Street in the Mission, where several blocks are car-free and open for dining in the evenings. Both are courtesy of San Francisco's Shared Spaces program, which helps businesses operate safely during the Covid-19 pandemic.

A Shared Spaces permit is free, and allows shops, services, and restaurants "to use the sidewalk or parking lane for business operations, like seating, din-

ing, or retail pickup." Having access to outdoor seating is especially crucial for bars and restaurants, with eating and drinking indoors banned or limited by order of the Department of Public Health. To date, 89 applications have been approved in District 8, which includes Glen Park.

Here in Glen Park on the last weekend in August, Tekka House had started building its outdoor dining space on Chenery Street. I spoke with owner Andrew Chen, who hopes an inviting outdoor space will coax neighbors outside and promote foot traffic for all the merchants. He is grateful that the program has no permit fee, but noted that the business made an invest-

ment in construction and insurance. He looks forward to serving sushi and ramen to neighbors in the new outdoor space soon.

Next I visited the Glen Park Station bar, whose Shared Spaces permit has also been approved. The outdoor drinking space opened in late September, and I'm looking forward to enjoying a spicy michelada outside on Diamond Street in the coming weeks.

You can learn more about the Shared Streets program on its website: sf.gov/use-sidewalk-or-parking-lane-your-business. ◆

Hilary Schiraldi is vice president of the Glen Park Association.

◆ NEWS FROM CITY HALL ◆

Greetings Glen Park! More than half a year into the pandemic, with wildfires raging across the state, in the midst of a national uprising against systemic racism and police violence, and rapidly approaching the most consequential election of our lifetimes, we live in "interesting times." I hope that you and your family are healthy, and that we all get the chance to see each other in person in the not-too-distant future.

My office in City Hall remains closed to the public as we continue to shelter in place, but we are available by email at mandelmanstaff@sfgov.org. Most Fridays at 2 p.m., I host an informal Zoom update/conversation and Q&A with a special guest. Join us to share your questions or concerns and receive news from my office. Email erin.mundy@sfgov.org for more information.

Investing in the Needs of District 8: Covid-19 has had a huge economic impact on San Francisco, of course, and that impact has been reflected in our City finances. As a member of the Budget Committee, I worked with my colleagues, advocates and neighborhood leaders to make some hard choices while prioritizing important investments in this year's budget.

Some of my top priorities that we were able to fund include:

- Six new street crisis-response teams



Supervisor Mandelman speaks to small business groups protesting at City Hall. Photo Courtesy of Jeanne Eriksen

trail improvements on the Glen Park Greenway, George Christopher Park improvements, and support for the Diamond Heights Boulevard Median Project.

Supporting Our Small Businesses: In recent months my office has worked closely with merchant associations, small businesses, neighbors and City staff to assist businesses interested in participating in the Shared Spaces program. The program allows our local merchants to safely offer outdoor dining and retail by making use of sidewalks, parking spaces and street closures. While indoor dining remains limited throughout the city, businesses throughout District 8 have been able to reopen by expanding onto sidewalks and into parking spaces, with businesses on 18th Street in the Castro and Valencia Street in the Mission joining forces

to organize street closures. To support a safe reopening, my office continues to aid businesses applying to the Shared Spaces program in Glen Park and around the district, and we have also been able to secure personal protective equipment for district businesses and their workers. For assistance with the Shared Spaces program or to request PPE, businesses can contact my office at erin.mundy@sfgov.org. ◆

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

to respond to people in mental health crisis on our streets and divert 21,000 calls for service that would otherwise go to SFPD.

- An expansion of the Safe Sleeping Village program to move unhoused people from unregulated and unsafe encampments into safer and more appropriate spaces.
- Support for District 8 small businesses doing outdoor dining and retail through the City's Shared Spaces program.
- Funding for neighborhood parks and community spaces, including

Michael Rice: Letter from Portland

"Michael, now that you've moved to Portland, did you join the neighborhood association? Won't you dive right in and take on neighborhood issues?

You have so much good experience with Glen Park!"

After Jane and I moved to Portland last year, after 33 years in Glen Park, and 15-plus years with the Glen Park Association, I heard many versions of those questions from our San Francisco friends.

The short answer? No.

Neighborhood association activities were not top of my list. We were happy to settle in the Oregon city we had been visiting for years, where our grandchildren now live. Downsizing to an apartment with a view of the Willamette River, with no stairs to climb and no garden to maintain, we explored the city on foot or by light-rail and bus. We are in the Pearl District, former railyards and warehouses rebuilt with a range of housing and parks, and walking distance to Powell's, the largest independent bookstore in the United States. (Powell's just reopened after the necessary pandemic lockdown. With social-distancing, the line to enter is around the block!)

As we walked around Portland, many grid-pattern blocks of shingle bungalows felt like Berkeley or San Francisco's Ingleside. Other areas have early 20th-century apartments in brick, stucco or Art Deco designs, like Russian Hill. Laurelhurst or Willamette Heights here would compare with St. Francis Wood or Forest Hill. One neighborhood about 20 minutes from downtown, with older, modest homes on hilly streets above a busy commercial area, with cafes, a bookstore, and a branch library, feels a lot like Glen Park village. It's called Multnomah Village.

Everywhere, though, on residential streets, retail corridors and major streets, Portland's pro-housing planning policies are evident. Attached two- and three-unit row houses replace an older single-family home. Apartments of all shapes and sizes are infilled on parking lots, former gas stations or older one-story blocks. Also noticeable are new, larger single-family homes, often including an add-on dwelling unit, known bureaucratically as an ADU or accessory dwelling unit, replacing one-story houses. Their architecture brings a bigger bungalow style, or contempo-



Michael Rice on his balcony in Portland.

rary steel and window patterns.

My life in urban planning, San Francisco and Glen Park has not faded away. I've observed how land use plans and zoning codes work in Portland, in ways quite different from San Francisco. The local issues, though, are very familiar: neighborhood character and viable local business districts; traffic congestion and parking; housing affordability and density. How are the neighborhoods dealing with development changes and growth?

A five-person, at-large city council, including the mayor, governs Portland's 130 square miles. To balance the absence of district-based elected officials, the city codes set up a defined network of 50 mapped neighborhood associations and seven neighborhood coalitions. The coalitions have planning department staff support. All development proposals are referred to the local neighborhood associations for review and comment. The reviews are advisory, but developers understand that listening to these groups and adjusting their projects will move the approvals along.

Compared to San Francisco, Portland's process has fewer ways a group or opponent can appeal or delay a project. An infill project that meets zoning density, dimensions, setbacks and other codes can proceed with planning department approvals.

Our son's family lives in the Hollywood neighborhood, named for the Hollywood Theater, a restored movie place now run by a nonprofit. I attended a neighborhood outreach meeting for a proposal three lots away from our son's house. A five-unit apartment building was proposed on a stan-

dard 4,850-square-foot vacant site. The developer heard some design comments, and explained how no off-street parking is required or planned. Sandy Boulevard, a major transit and commercial corridor, like outer Mission Street, was a block away. Adding parking and driveways would push the plan down to two or three units. The zoning code supported the five-unit plan.

Some lessons to share with San Francisco friends:

- Portland's plans and codes allow well-designed higher density residential development based on clear requirements. That would be better than the 5,000-square-foot single-family units that have appeared around Glen Park.

- In Portland, there are no two-hour planning commission hearings with neighbors appealing an expanded deck or added floor within the height limit.
- ADUs within existing building or garage space with appropriate plans get over-the-counter approval. A Glen Park neighbor waited a year for City review of a good ADU plan on his ground floor.
- Portland's standard 4,850-square-foot lot is twice as large as a typical San Francisco 25-foot by 100-foot lot, so accommodating more units or an ADU conversion in a garage is easier. The larger lot size also leaves more curb space between driveways for street parking.

In these turbulent times, Portland's officials and community leaders are taking on other questions:

- Do neighborhood associations and their role in land use review reflect all segments of the community? Are there other ways to assure that renters or lower-income communities are heard?
- Affordability is a growing issue. Right now, large projects negotiate affordability components on a case-by-case basis.

San Francisco and Portland may be separated by 633 miles, but many of the challenges are the same. I'm still learning how my newly adopted hometown takes them on. It's been a welcome adventure. ♦

Michael and Jane Rice moved to Portland in 2019. He served 12 terms as president of the Glen Park Association, from 2005 through 2016.

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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.

Covid Forces an Entrepreneur to Pivot

If you had told me I'd be witnessing a full-fledged worldwide pandemic, would lose my office space and almost my livelihood and then be working as a front-line grocery employee—all within a matter of weeks—I would have laughed hysterically to the point of tears.

Well, that has all become a full-fledged reality and I'm not laughing.

I am, however, extremely grateful. Grateful that I have remained totally healthy. Grateful that I found a new office space. And grateful that I have multiple sources of income during a global public health crisis of epic proportions.

I had been working out of a sublet office space at 661 Chenery St. for many years—operating my private practice as a holistic health practitioner. On March 12, the medical doctor I leased my space from shut down the entire office due to the Covid-related health order restriction. Just like that, everyone in the office was suddenly trying to work from home in a line of work that relies on face-to-face human contact.

Stunned and scrambling for ideas, I needed a backup plan stat. Virtual consultations were an obvious solution, but much of my work and the work of everybody else practicing in the office involved personal and close contact. It was a strange and frightening reality for us all and I didn't know what was going to happen from one day to the next.

Three weeks in, I had to get really creative. The office wasn't going to reopen anytime soon and my livelihood was put on hold. I knew there had to be opportunity out there, and I came up with the idea that I could use my skills in a completely different way right in my neighborhood.

Back in 2006, when Canyon Market first opened, I met owners Janet and Richard Tarlov while writing a Glen Park News story about the market's grand opening. I maintained a relationship with them over the years and when I noticed there was rarely anyone working in the vitamin and sundries department since shelter-in-place orders were announced, I asked Richard if he could use some help there.

There was indeed a need, and with my 10-plus years' experience in the healing arts and nutrition field it was a good fit. It was also somewhat of a saving grace for me. Feeling very trapped at home, with diminished income and



Ashley Hathaway working at Canyon Market. Photo courtesy of Ashley Hathaway

paying monthly rent for an office I was unable to use for the very personal work integral to my practice, it was a no-brainer. By the third week of April, my days consisted of nutrition consultations by Zoom at home and part-time hours at Canyon Market as the health and beauty department buyer. Getting out of the house, interacting with people, and using my unique skills was a life-saver. I felt useful and my daily routine now had a good groove.

In early June, as I was settling into this new normal, another unforeseen challenge came into play: My office space would close permanently and I had 30 days to move out. Questions flooded my

dizzy head. Would I dissolve my private practice entirely? Should I put everything in storage? Would it make sense to look for a new space in the middle of a pandemic in a city with already-skyrocketing rents? It was a lot to digest and I found myself feeling overwhelmed with a monumental task looming on top of everything else. Never in my wildest dreams would I have imagined myself working a front-line job in grocery, in the middle of a global crisis, wearing a face mask for hours, while simultaneously trying to maintain a private practice from home and searching for a new office space.

Wildest dreams were now the reality

and I had to focus and get creative.

After looking at a few available spaces on Chenery Street, with rental prices far above my budget, I was totally discouraged and finding a storage unit was next on the list.

Then I suddenly remembered—a friend had recently renovated a flat over in Crocker-Amazon. I sent a text: "Hey, is that apartment space still unoccupied?" He texted right back "Yes, what's up?" Turns out he had been unable to rent the space due to the pandemic, and was willing to rent it to me for my offices at a greatly reduced rate. Done deal. Sigh of relief!

With no free time in my weekly schedule, I shifted into overdrive—maintaining my hours at the market, keeping up with nutrition client Zoom calls, and packing boxes for the move. My new normal was juggling two jobs, wearing an uncomfortable mask on my face, and uprooting my office location (which was a 7-minute walk from my Glen Park home).

We all now have our "new normal" and there isn't a human being on the planet who hasn't been profoundly affected by the multitude of tragic circumstances that continue to unfold day after day in every corner of our world. An international health disaster, economic collapse, community unrest, political strife, unemployment numbers akin to the Great Depression and wildfires destroying homes, lives and our landscape.

In these challenging times, many of us have come to realize that even though we seemingly have our lives under control with that steady job, a safe living space, our health and the health of our loved ones, we actually have very little control over any of it. Life is somehow secretly designed to be completely unpredictable. It can be a wonderful adventure one day, and a horrible nightmare the next.

At this juncture—one of the most difficult and unpredictable times of my life (and arguably for our history on this planet)—what I've discovered is a crystal-clear picture of what truly matters for me and the greater good of society. It's not a fancy car or a big bank account. It's not a cute haircut or an exotic vacation. It's striving for vibrant health and the health and love of friends and family. It's breathing clean air and having a job. It's helping people in need and appreciating the little things. I happen to think it's also knowing that we really don't know, and every moment of this impossible life is just a gift in disguise. ♦

I AM EXTREMELY GRATEFUL THAT
I HAVE REMAINED TOTALLY
HEALTHY. GRATEFUL THAT I
FOUND A NEW OFFICE SPACE.
AND GRATEFUL THAT I HAVE
MULTIPLE SOURCES OF INCOME
DURING A GLOBAL PUBLIC HEALTH
CRISIS OF EPIC PROPORTIONS.

ECOSF Farm Vandalized

The birds and the bees at the ECOSF student farm next to the School of the Arts atop Diamond Heights endured near-death experiences over the summer, when vandals destroyed a chicken coop and smashed an adjacent beehive.

The first to discover the damage was Glen Park resident Allan Pleaner, who visited the farm on July 7 and found the chickens roaming free and the honeybees circling their desecrated hive.

Pleaner coaxed the reluctant chickens back into the semi-destroyed coop, then barricaded the door and wire fence with spare pieces of scrap lumber. A more permanent reconstruction awaited the school's reopening in the fall.

As for the beehive, Fernando Aguilar, one of the farm's two resident beekeepers, found the damaged hive and arranged for repairs.

SOTA students operate the farm and sell produce, including honey, at a weekly farmers' market. ♦



The vandalized beehives at the ECOSF student farm.

Photo by Murray Schneider

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WE BRING YOU THE GLEN PARK NEWS

Our all-volunteer news teams write, publish (and deliver!) the Glen Park News to homes and businesses throughout the neighborhood. And, at www.glenparkassociation.org we keep up with the latest news, profiles and events.



WE MAKE GLEN PARK (EVEN MORE) BEAUTIFUL

We've secured more than \$500,000 in grants toward garden improvements for the Glen Park Greenway and the Arlington Street path.



WE KEEP OUR OFFICIALS ACCOUNTABLE

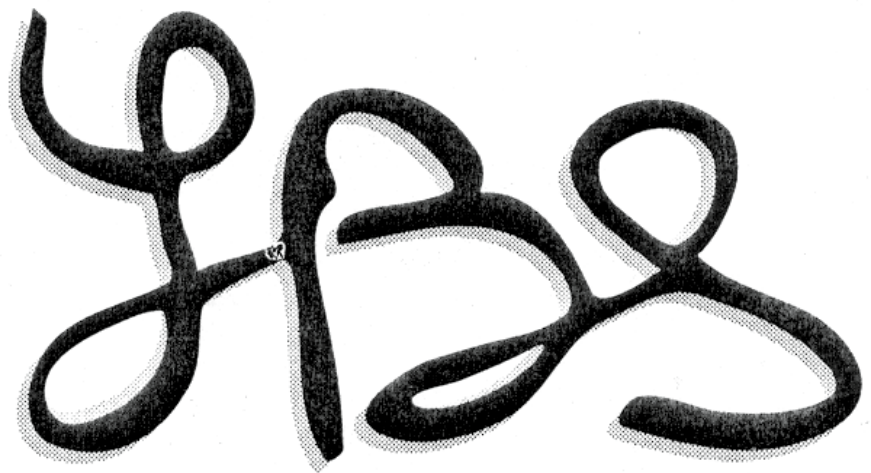
Our robust neighborhood association means the Glen Park voice is influential at City Hall, in the state capitol and with city agencies like SF Rec and Park and SFPD.

NOW, WE NEED YOU.

Glen Park Association membership is just \$10 per year.

We use membership funds to publish this newspaper, pay for our website, secure matching grant funds for our parks and open spaces, and pay for community events throughout the year.

Please join today at www.glenparkassociation.org/membership



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❖ (HI)STORIES OF OUR NEIGHBORHOODS ❖

There is little disagreement that San Francisco is one of the hilliest cities in the world. Exactly how many hills are there? Various sources place the range anywhere from 40 to more than 50, with some hills categorized as “official,” others by not so much. One hill that never appears on any list is Martha Hill in Glen Park. Immediately south of Glen Canyon, with an elevation of just under 400 feet at its peak near the intersection of Baden Street and Martha Avenue, Martha Hill has a colorful history.

After cattle were introduced into the San Francisco landscape by the Anza Expedition in 1776 (*Glen Park News*, Summer 2017), bovines would range through the district until 1940, with milch ranching (dairying) being the predominant industry.

In 1868, Alfred Nobel personally licensed his invention, dynamite, for manufacture and distribution at a site in Glen Canyon just north of Martha Hill. When the facility was destroyed in a massive explosion in late 1869 (*Glen Park News*, Winter 2007/2008; *Glen Park News*, Summer 2017), the land returned to the ruminators.

Cows were still roaming when realtor A.S. Baldwin of Baldwin & Howell opened his 145-acre Glen Park and the Mission Zoo in 1898, his plan to entice buyers to take a trip out to the country where his Glen Park Terrace home lots would go up for auction in 1899 (*Glen Park News*, Summer 2016). Attended by thousands of people each Sunday, Baldwin's park and zoo featured wind-



Cattle from New York Dairy range along Islais Creek in 1891 at the site of today's Glen Canyon Park Recreation Center. Martha Hill appears in the upper right. Image courtesy of the California Historical Society

ing roads and promenades for visitors to enjoy the attractions, wild animal displays and rolling landscape.

Over the past century, the existence of a funicular—a cable-driven rail system that navigates in a straight line up a steep incline—has been passed through generations of Martha Hill residents. In fact, the installation of a tramway at Glen Park and the Mission Zoo was announced in November 1898, but proof of its completion has not yet been found.

Moreover, there have been reports of evidence of a former bear pit in the backyards of certain residences on Martha Hill's Congo Street. It is possible a bear pit did exist on Martha Hill sometime after 1898, during the heyday of Glen Park and the Mission Zoo, and after 1901 when the Crocker Estate took over the pleasuring grounds as a private resort. Oral histories have provided evidence of exotic animals in the canyon as late as the mid-1910s.

Yet, until access can be gained to

the backyards in question, the answer remains elusive, as does the existence of a zookeeper having once resided on Congo. To date, no evidence of a resident with a stated occupation of “zookeeper” has been located.

The population boom in Glen Park following the 1906 earthquake would change the local landscape. New cottages began springing up as the Crocker Estate released home lots to earthquake refugees around the periphery of the Glen Park resort.

In 1898, Baldwin had constructed a large promenade that ran somewhat parallel to Bosworth and looped the northern face of Martha Hill. The far western edge of the loop nearly abutted the original terminus of Congo Street near Mangels Avenue, the former having extended north from Circular Avenue in Sunnyside. Today's tortuous configuration following the route of Congo Street at Bosworth Avenue to Martha Avenue to Stillings Avenue to Congo Street further up the hill may be an artifact of this loop.

The first residents of Martha Hill appear to have been Ada and Calvin Stillings (*Glen Park News*, Winter 2016), who constructed their home at the corner of Stillings Avenue and Nordhoff Street in 1908. As pioneer residents of Martha Hill, they apparently claimed naming rights for the hill and some of its streets. Certainly, that is the case with Stillings Avenue.

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In this map by Chevalier in 1911, the promenades of Glen Park are visible. The big loop of Glen Park and the Mission Zoo is visible just north of the terminus of Baden and Congo Streets. Courtesy of David Rumsey Maps

❖ (HI)STORIES OF OUR NEIGHBORHOODS ❖

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Ada's descendants believe Martha Hill and Martha Avenue were named for Calvin's beloved paternal grandmother, Martha Tuttle of New Hampshire (1790-1868), the daughter of Lt. Nicholas Tuttle (1708-1793) who had served in the American Provincial Army in Quebec during the French and Indian War (1754-1763). During the American Revolution, Tuttle furnished supplies to the Continental Army while serving as Selectman (mayor) of Nottingham, N.H.

Nordhoff Street was originally called Midway, a name that may be another artifact of the big loop ("Midway" had first been used as a term for a walkway or promenade at the 1893 World Columbian Exposition in Chicago). In 1909, Midway was changed to Nordhoff Street.

Ada Stilling's descendants believe Nordhoff was named for Calvin's favorite author, Charles Nordhoff. As a boy, Calvin had enjoyed a popular book of the time, *Man-of-War Life: A Boy's Experience in the U. S. Navy*, describing Nordhoff's adventures at sea. After joining the U.S. Navy at the age of 15, Nordhoff traveled around the world on the USS Columbus. Nordhoff died in San Francisco in 1901, his only known connection with the city. He was the grandfather of Charles Bernard Nordhoff, author of *Mutiny on the Bounty*.

Stillings Avenue, Martha Avenue and Midway Street first appeared in the San Francisco directory in 1908, with Midway changed to Nordhoff Street by 1910. But what about Congo?

After explorer Henry M. Stanley located Dr. David Livingston in the African Congo in 1871, hundreds of articles describing the little-known region as the "Dark Continent" appeared in the San Francisco newspapers over the ensuing decades, a period when the region's indigenous population and resources were being exploited for profit.

In San Francisco in December 1890, Stanley presented a talk about his experiences in the Congo, and he returned in March 1891 for a lecture in Oakland that was attended by 3,000 people.

Stanley's wife was a childhood friend of the



The house constructed in 1908 by Ada and Calvin Stillings on Martha Hill. Image circa 1915, Photo courtesy of the Ada Parker Stillings Family

daughter of Sir John Lubbock, who had married a financier by the name of Ferdinand van Zandt. The van Zandts lived in Menlo Park, and many of San Francisco's elite spent weekends on their property, including the Stanfords, Hopkins and Athertons. Such a gathering was reported when Stanley was in town in March 1891.

The next month, April 1891, Behrend Joost and the Sunnyside Land Company acquired 200 acres of the San Miguel Ranch that James P. McCarthy had recently purchased from Sen. Leland Stanford. To connect his new Sunnyside residents to downtown San Francisco, Joost concurrently built the San Francisco-San Mateo Electric Railway, the first of its kind in San Francisco.

Given Joost's wealth, much of it acquired through investment in the French phase of the Panama Canal in the early 1880s, it would not be out of the question that Joost may have met Stanley in person during his 1891 visit. Joost was a native of Germany, which had become a leading investor in the Congo region. Having either

met Stanley or at least known he had recently visited the Bay Area, Joost may have gotten the idea to name a Sunnyside street "Congo."

Congo Street did not extend all

the way over Martha Hill to Berkshire (later Bosworth) Street until 1911, so it appears that the derivation of Congo having been associated with legends of a zookeeper and exotic animals residing on Martha Hill is pure happenstance.

With this rich history in mind, whenever you come across a list tallying the number of hills in San Francisco, be sure to add "plus one" for the Glen Park hill named Martha. ❖

Evelyn Rose, director and founder of the Glen Park Neighborhoods History Project, is documenting the histories of Glen Park and nearby neighborhoods. To learn more about our local histories, visit www.GlenParkHistory.org. The Glen Park Neighborhoods History Project is offering intermittent virtual programs during the ongoing health crisis. Join the mailing list: GlenParkHistory@gmail.com. The Glen Park Neighborhoods History Project is fiscally sponsored by Independent Arts & Media.

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❖ CHECK IT OUT AT THE LIBRARY ❖

In Spanish, “viva” translates as “to live,” and this fall San Francisco Public Library is giving the public plenty of reasons to enjoy life

with its virtual fiesta, ¡Viva! Latino Hispanic Heritage Month.

Kate Patterson The Library is coming alive with a kaleidoscope of free online programs for youth, families and adults, including craft programs, a family cooking class, artist and author talks, Queer Latinx History, Latinx kid-lit panels, a concert and more. Many of the programs will be offered in Spanish as well as English.

“This year’s theme is Harvesting Hope,” said City Librarian Michael Lambert. “We want ¡Viva! to be a bright spot for the community during these challenging times. Each week, we will offer a fresh and engaging way to experience Latino Hispanic culture with some of the Bay Area’s most talented artists, writers and thinkers.”

Adults can look forward to a celebration of culture, art and authors, all available at the library’s website, sfpl.org.



On Oct. 21 at 5 p.m., the Library will host a talk with Celia Stahr, author of *Frida In America: The Creative Awakening of a Great Artist*, a riveting story of how three years spent in the United States transformed Frida Kahlo into the artist we know today. The Library will also take patrons behind the scenes for an intimate look at the art practice of Oaxacan-born Calixto Robles, a painter, printmaker and ceramic sculptor whose work is inspired by the Native Cultures of the World. This program will be presented in Spanish on Oct. 25 at 11 a.m.

On Oct. 23 at noon, enjoy an afternoon of ¡VIVA! poetry with Alejandro

Murguía, Leticia Hernández-Linares and José Héctor Cadena.

Cultural programs for youth and families abound, including a Selena and Cumbia listening and craft party on Oct. 9 at 3 p.m.; a Día de los Muertos Cempasúchil flower workshop on Oct. 16 at 3 p.m., and more!

Weekly Facebook Live storytimes in English and Spanish offer an early literacy foundation for caregivers of children up to 5 years old. For a full program of events and book recommendations for every reading level, visit sfpl.org/viva.

In other big news, the public can now check out physical materials

again via the Library’s contact-free front-door pickup service “SFPL To Go” now at the Main Library, Marina, Merced, Mission Bay and Excelsior locations. There’s no word yet on when the Glen Park branch will offer this service, but we hope you take advantage of the other branch locations to pick up materials. Visit sfpl.org/sfpl-to-go. ❖

Kate Patterson is director of communications of the San Francisco Public Library system. Michelle Waddy, the manager of the Glen Park branch, has been reassigned for the duration of the Covid-19 closure.

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Scoop: Mitchell's Ice Cream Back Open

Many things have changed about the legendary Mitchell's Ice Cream in its 67 years, but never the quality.

In 1860, Edward and Margaret Mitchell ran a dairy on 29th Street and grazed their cows on Red Rock Hill, just above what's now Glen Canyon Park. In 1953 their grandchildren Jack and Larry—A San Francisco firefighter—opened an ice cream store.

And now, in the midst of a global pandemic, the almost unthinkable is happening: no ice cream cones. But that doesn't mean no ice cream.

"We're scooping lots of Mocha Fudge again," Larry's daughter Linda Mitchell told the *Glen Park News* on June 22.

A City health directive shuttered the ice cream parlor at 688 San Jose Ave. for more than two months due to Covid-19. Within minutes of Mayor London Breed's mid-March edict, Mitchell's was locked up tight. "By 11:30 that morning we were closed," said Linda Mitchell, the current owner. "I furloughed all 38 employees."

But for Mitchell, such a wholesale dismissal left a sour taste. "My brother Brian and I paid each of our workers for two months, until the Payment Protection Program began," she said, "and we were happy to continue paying their full salaries. It took a lot of stress off us, knowing that they were receiving their paychecks."

"Brian and I received a card from Juan, our head cake decorator for 19 years," said Mitchell, "that indicated how thoughtful we were and how our support meant so much to him and his family."

The Mitchell siblings' generosity paid off in more ways than one. "Thirty-five employees are back on the job again," she said. "We lost several people, two to Oregon and one who had ill parents."

Mitchell's reopened on June 2. "And we're hiring now," she said then.

During the first months of the lockdown, Linda and Brian continued to work, supervising a small crew of ice cream makers. "Grocery stores hounded us for supply," Linda said. Mitchell's manufactures all of its ice cream in the back of the store, in a space barely 11-by-11 feet. The customer serving area in front is only a bit larger.

"The new normal has made for several changes," Linda Mitchell said by phone. "In order to maintain social distancing, we now have two lines outside the door—one stretches south on San Jose Avenue and angles onto 29th Street, the other directs customers to the north and into our parking lot."

When customers face the front doors, the line to the right is for purchasing pre-packed half gallons or picking up pre-ordered ice cream cakes. The line to the left is for everything else.

In perhaps the biggest change imaginable, the new normal means that everyone gets their ice cream in a cup. "Cones make people want to stay, and we don't want to endanger customers," said Mitchell, eying the two popular benches in front of her store. "We want customers to enjoy their ice cream safely, in their cars or at home."

Mitchell's commitment to social distancing also means, to her patrons' chagrin, no milk shakes and no ice cream sundaes. "Both shakes and sundaes tend to make people linger," she noted.

Nearly two years ago, the winter 2018 *Glen Park News* noted that "Mitchell's is more than an ice cream parlor. It's a third place, like a coffee shop or corner tavern. It's not home; it's not work. It's a place where strangers mingle, a place where people go to hang out." Mingling and



Employees take orders at the front door of Mitchell's Ice Cream.

Photos Courtesy of Linda Mitchell

hanging out are no longer options. "It's all take-out now," Mitchell said. "We feel responsible for what goes on here."

In the "old days," Mitchell's was staffed with six to seven behind-the-counter scoopers who dipped into the 40 ice cream flavors on sale each day. Customers herded up to take a number, then waited their turn.

Because of the close quarters, Mitchell's now limits counter service to just two or three masked scoopers. Customers wait next to the cashier, who communicates their orders to the scoopers. Behind Plexiglas barriers, the scoopers wear masks and disposable gloves that are repeatedly changed throughout a shift. Washing hands for at least 20 seconds is emphasized, and sanitizing and disinfecting take place around the shop throughout the day and after each customer uses the credit card terminals.

"Marlon, our assistant manager—who has been with us for 32 years—installed five touchless hand-sanitizing dispensers," Mitchell said.

As it did before the pandemic, the store produces 550 gallons of ice cream a day. Over-the-counter orders account for 75 percent of sales, and 25 percent of the ice cream goes to local grocers such as Canyon Market in Glen Park and Mollie Stone's on Portola Drive.

Linda Mitchell—like many San Francisco business owners—is still working out the details. "We've added GrubHub for delivery, along with Postmates, and we'll be adding DoorDash. We're also going to be adding online orders on our website so customers can place their order and pick up at set times," she said.

"We're trying to think outside the box. In the long run we need to become more efficient," she continued. "Bottom line, though, I'm happy and appreciative to be able to work, not just sit at home."

A graduate of Lowell High School, Mitchell has roots in San Francisco. Her business sits in a building at the crossroads of Glen Park and Noe Valley, with Bernal Heights and Mission Street just blocks away. Her comfort food bridges neighborhoods, transcending socio-economic divides. She serves hand-packed ice cream that truly reflects San Francisco's diversity: ube (purple yam) from the Philippines, lucuma from Peru, Mexican horchata and café serré from Vietnam.

"People have been wonderful, and it has been touching," she said. Cars drive by and honk when they see the line, and a scooper reported hearing a cry from one of them:

"Yay! Mitchell's is open." ♦



Carry-out customers line up outside Mitchell's Ice Cream.

✿ DIGGING THE DIRT ✿

Let's discover the outstanding street trees of San Francisco! Mask up, take a walk, meet some marvelous trees, wonder at their beauty and learn their common and scientific names. An excellent way to get rid of the Covid blues.

by Kay Hamilton Estey
Fortunately for tree lovers, Mike Sullivan of San Francisco has created a useful website (www.sftrees.com) just for this purpose. He has mapped the locations of outstanding trees by street address, and recommended various neighborhood walks for folks like us to follow.

First, read the list of San Francisco's Top 10 Landmark Trees to whet your appetite. Then keep the link on your phone, select Landmark Trees and start on your discovery journey. Each tree on the map is identified with an address, a common name and a scientific name. The trees were chosen for size, splendor, beauty, rarity and history.

One of my favorite choices is the six giant Australian blue gums in the 1600 block of Octavia Street, planted by Mary Ann Pleasant, born a slave, who rose to wealth and prominence in San Francisco. There is a sidewalk plaque where her house used to be, commemorating her work in creating the "Western Terminus of the Underground Railway for Fugitive Slaves." Her trees thrive to this day.

Another well-known favorite is the massive Monterey cypress at the Panhandle entrance to Golden Gate Park. Planted around 1880 and draped in lights each December, it is San Francisco's official holiday tree.

After exploring the website, I can't wait to visit the largest California buckeye in San Francisco, a gorgeous, huge flowering tree on the 2000 block of McAllister Street. The property owner



The Australian blue gum trees on Octavia Street. Photos courtesy of Mike Sullivan

has even contracted with Friends of the Urban Forest to preserve this historic tree.

Mike and fellow tree geeks Jason Dewees and Dick Turner have begun chalking information such as common name and scientific name on the sidewalk for trees on each self-guiding #Covidtreetour. You can start on your walk by going to www.sftrees.com/blog, where you will find instructions, maps, addresses and the names of the trees. Check out the one for a central Mission walking tour of fabulous trees.

Scroll down the blog to find a link to 11 other tree walks in our city.

Action item: There is no walking tour of Glen Park street trees (yet!), but Mike is aware of some splendid trees here. He mentioned the red flowering gums on Bosworth and Chenery, and the large Canary Island pines in the median strip of Bosworth. I recommend strongly that we make a list of sensational trees in the streets of our neighborhood and work with Mike and his team to get a Glen Park tree walk on the website. Without moving from my desk, I can think of two lovely trees on Sussex Street—a

Catalina ironwood and, nearby, a Marina strawberry tree with perfect form.

Email me with your suggestions (glenpark4trees@gmail.com), and I will work to help get that map available to Glen Parkers. If you can't identify your suggested tree, don't worry, send a photo and the address. It may take a while, but we will be doing our part to raise awareness and appreciation of street trees. They are breathing for us, and their mysterious, stately beauty is calming and supportive. Let's support them in return.

Resources:

- **www.sftrees.com:** San Francisco's urban forest with tree locations and suggested walks.
- *The Trees of San Francisco*, Mike Sullivan, Wilderness Press, 2013.
- *The Trees of Golden Gate Park and San Francisco*, Elizabeth McClintock and Richard Turner, editors, Heyday Books, 2001.
- **www.fuf.net:** Friends of the Urban Forest help select and plant street trees. Information clarifying the City's responsibility for street tree maintenance and how to select suitable trees.
- **www.sfpublishworks.org/trees:** "Trees ... are an essential component of the City's ecosystem... They help manage storm water, reduce air pollution, sequester carbon, save energy, increase property values, provide wildlife habitat, calm traffic, provide a more pleasant pedestrian experience and benefit human health." ♦

Kay Hamilton Estey is the Glen Park Garden Club columnist. For more information about the garden club, contact her at kay.estey@gmail.com. To participate in the Glen Park tree walk project, email glenpark4trees@gmail.com.



The California buckeye tree on McAllister Street near the University of San Francisco.

WASH AWAY ASH

Help your plants cope with smoke-filled air:

Dust and debris will block the ability of leaves to "breathe" through stomata, which, under a microscope, look like tiny mouths on the leaf surface. Lenticels on woodier plants also breathe. When it's safe to be outside, hose your plants down, wash that ash off the leaves and branches. It will help your plants survive the rest of this smoke-filled dry season.

Creative Outdoor Exercise During Pandemic

If you need a reason to be grateful to live in Glen Park during a pandemic, just think of all the opportunities you have to get in shape, or keep in shape, at absolutely no cost. Just put your

mask on, go out your front door and walk up a hill, or climb one of the many staircases that make our neighborhood a fitness panacea.

Controversy abounds as to the steepest street in San Francisco. (There's so much at stake!) Lo and behold, Glen Park or Sunnyside, depending on which reference is used, has gotten a nod. The nondescript half-block stretch of Baden Street above Mangels Avenue has garnered the honors. According to data nerd Stephen von Worley, the block has a grade of 34 percent, making it the fifth steepest in the city. Continue climbing after the pavement ends and enjoy the vistas from Dorothy Erskine Park atop Martha Hill.

Rushing out to investigate, and no disrespect to the folks who live on this perfectly fine residential street, there is no sense of revelation in arriving at the bottom of this block and then mastering this very brief stretch of concrete. That is, until, in the name of research, one trudges up this one block of doom. The legs cry out for mercy.

For insight into the pain, let's look into some light anatomy and physiology.

What muscles do we use to get up a hill? Basically, all the muscles in your legs work to get you up and down hills and stairs at different times and in different stages. The muscles used to climb hills and stairs are your:

- anterior thigh muscles (quadriceps)
- posterior thigh muscles (hamstrings)
- butt muscles (glutes)
- calf muscles (gastrocs, soleus and tibialis posterior—this last one functions to build our arches and raise our heels)

When you take a step up the hill, the leading leg pushes you up the hill using your quadriceps and glutes. While your leading leg works essentially to push you up, your back leg also drives you up by using your calf, quadriceps and glutes.

Which muscles engage when depends on the size of the steps you take, how much you lean forward, and whether you land on your heel or toe with the leading leg. Landing on your heel engages your hams and



Baden Street at Mangels Avenue in the Sunnyside neighborhood.

Photo by Bonnee Waldstein

glutes more, while landing on your toes engages your quads and calves more. Leaning forward more engages your glutes and hamstrings more, and walking more upright engages your quadriceps more.

In terms of mechanics, the most efficient and easiest way to climb uphill is by leaning slightly forward and taking smaller steps. In this way, all the leg muscles work together, and the joints are less strained. That is also why, when climbing stairs, many small steps are easier to climb than fewer big steps.

If you are having trouble climbing hills or stairs, you may have weakness in some, if not all, of the muscles in your legs. You should be able to go from sit to stand more than ten times in 30 seconds and do at least 10 single heel raises on each leg. If you are unable to do these exercises, you will have trouble with hills and stairs and would

benefit from a professional evaluation.

Going downhill is a different story. The same muscles work differently—think of it as controlled muscle lengthening or controlled falling. These are “eccentric” contractions, which work better when done quickly in small steps.

If possible, leaning slightly forward and keeping your hips and knees slightly bent allows gravity to assist the descent and reduce the impact on your joints. Think of it as sitting down slightly as you descend.

The trick is finding that happy balance of letting gravity do most of the work while allowing your muscles to control the descent without braking too much. That's why smaller, quicker steps work better going downhill. Less braking, more controlled descent.

Adding hiking poles can help by bringing your arms in to help your legs. It widens your base of support to help your balance and adds your

arm muscles to help your legs. They are useful if you are not strong, and/or your balance is not so good (which is key, especially when going down hills or stairs). Hiking poles are assistive devices, so the goal is to try to go without them, eventually.

In summary, all your leg muscles work to get you up and down hills and stairs. Which ones activate when are affected by the size of the steps, how far you lean into the step, whether you land on your heels or toes, and whether you are going up or down hill.

San Franciscans can be spotted anywhere in the world because they always walk leaning forward!

Back to Baden Street: Again, no disrespect, but it just seems like in all of San Francisco there must be steeper inclines that would snag fifth place in a contest. The point is, get out and walk, climb, and challenge those hams, quads, and glutes. You need go no further than a few blocks to find vertical nirvana in Glen Park ♦.

Dr. Kylie E. Rowe, PT, is a local physical therapist, owner of Living Healthy Physical Therapy.

ALL THE MUSCLES IN YOUR
LEGS WORK TO GET YOU
UP AND DOWN HILLS AND
STAIRS AT DIFFERENT TIMES
AND IN DIFFERENT STAGES.

Local Gym Reopens with New Protections

After a six-month shutdown and a long, frustrating fight with the City over how to admit members safely, fitGLENfit gym was finally cleared to reopen—with restrictions and in limited capacity—as of Sept. 14.

by
Bonnee
Waldstein

FitGLENfit, at 666 Chenery St., has been a popular small neighborhood gym since it opened in 2013. Sunporch Yoga, under the same business umbrella, has its studio space there, too. A second gym, fitBERNALfit, on Cortland Avenue, opened in 2009. The website for all locations is www.fitlocalfit.com.

All three facilities are owned by Dean Eriksen, 44, and Jeanne Eriksen, 42, parents of an 8-year-old daughter, Charley.

To review some painful history, beginning early in the cursed year of 2020:

The first signs of trouble began in late February, when Covid-19 became a clear threat. Dean Eriksen took additional steps to keep the gyms sanitized and began rethinking operations. On March 16, everything changed definitively, for everyone. The gyms had to close, along with other businesses deemed nonessential. As time passed, conditions loosened for some types of

businesses, but gyms remained shuttered by City decree.

In order to promote a phased reopening of neighborhood gyms in San Francisco, Eriksen and a number of other operators joined forces to develop a strategy to get their voices heard by the City and their message out to the public.

They formed an organization—the San Francisco Independent Fitness Studio Coalition—of about 70 fitness businesses with 700 employees to lobby the City, including the mayor's office, the Office of Economic Workforce Development (OEWD) and the Department of Public Health (DPH). Dave Karraker of MX3 Fitness in the Castro was a driving force behind the coalition.

Small independent gyms are treated the same way as big-box gyms regarding reopening strategy, which the coalition contended was holding them back, despite their ability to alter their procedures to operate more safely.

The coalition presented a model for ensuring a safe environment, at every step, that exceeds state requirements for fitness centers. They've detailed, for example, a member reservation system, enforced occupancy limits, face covering requirements, workout zones incorporating physical distancing,

strict sanitizing practices before and after equipment use, enhanced ventilation systems, and contact tracing procedures if a member reports exposure.

To complicate matters further for the Eriksens, they are four years into the process of developing a third gym location, in the Outer Sunset. The project is 90 percent complete, but further progress was at a standstill.

"Keeping up on payments for three locations and other related costs is daunting," Eriksen said as the city-wide gym lockdown neared its end. "Even though they're closed, we're faced with a number of operational expenses to retain memberships and general business practices."

He added, of the City's seeming foot-dragging, "We've invested 10 years of our life, paid our taxes on time, developed value for the community, acted ethically—and this is the support we get? This is by far the worst scenario I could have imagined on March 17."

Eriksen was frustrated by what he felt was the City's misunderstanding of the risks and benefits of phased reopening of the gyms. He thought officials misinterpreted gym safety. As to why the City took its position, he said, "I honestly don't know. Pre-Covid, gyms were a completely different operation. Post-Covid, we've addressed all of the

risk points identified to date."

The Glen Park Merchants Association was helpful, Eriksen noted. They kept neighborhood business owners notified about City initiatives and available government relief funds, as well as information from the state and the federal government.

All the staff, except for the manager, Jim Wolff, had been let go. (Fortunately, many of them were able to make other plans.) While the facilities remained closed, membership dues were suspended, unless the member had offered to continue being billed. To help fill the workout gap, the gyms offered livestream classes.

The coalition engaged a law firm that submitted a formal public records request to the City for documentation and scientific evidence showing that a gym cannot be a safe environment with the proper measures.

By law, a City agency must respond to such a request within 10 days. After an additional two-week deferral, a lot of content was sent in response, mainly in a generic PowerPoint about reopening various business sectors. "There was no information related to our question regarding scientific evidence to support keeping the fitness industry closed," said Eriksen.

Sen. Scott Wiener, D-San Francisco, supported the coalition and helped line up a meeting for them with San Francisco's health officer, Dr. Tomas Aragon. At a meeting between the coalition and the Small Business Commission on Aug. 10, Aragon was asked why small fitness studios cannot operate in the same safe way physical therapists and hair salons are allowed to operate. Aragon responded: "I can't give you a rational reason why a physical therapist can do this and someone who does personal services, who I know can mitigate risk, can't."

On Aug. 25, the coalition joined with other small business groups, including nail salons, massage and tattoo parlors, in a peaceful protest at City Hall. They were there to call attention to their demands that the City prioritize small businesses and provide immediate financial relief, and that they formulate plans for when and how these business sectors could reopen.

District 8 Supervisor Rafael Mandelman was there to lend his support. He committed his office to work with other supervisors and the



Dean and Jeanne Eriksen at fitGLENfit during their reopening.

Photo by Michael Waldstein

CONTINUED ON PAGE 13

Local Gym Reopens With New Protections

CONTINUED FROM PAGE 12

coalition to get a response from DPH to their reopening proposals.

At the end of August, the City announced that gyms could open for outdoor activity on Sept. 9, but that wouldn't have helped the Glen Park location, which lacks useable outdoor space.

Despite the many proposed labor-intensive workarounds, there's no substitute for the indoor gym experience. With the rainy season approaching, outdoor alternatives will become limited. Wildfires have already brought air-quality challenges. In any case, many people with health issues cannot exercise outdoors; many gym members join mainly to use treadmills and other heavy equipment that can't be used outdoors; and many streets in San Francisco aren't conducive to sharing space in this manner.

Eriksen was particularly incensed that indoor gyms operated by the City for its employees, including the Police Department, Coroner's office and Public Works, had obtained waivers to open from Cal OSHA. When this hit the news on Sept. 2, it wasn't long before health officer Aragon announced they would be closed "effectively immediately."

According to Joe Eskenazi of the online news site *Mission Local*, "Dave Karraker [of the coalition] says he feels the cops' ongoing indoor gym usage has, inadvertently, made his case for him. 'If these SFPD fitness centers have been open the entire time, then they are the perfect case studies to prove that indoor fitness is safe,' he said. 'If none of them closed because of a Covid outbreak, that suggests that other gyms could operate indoors with the exact same protocols and be safe.'"

A sudden turnaround happened Sept. 10, when the mayor announced that gyms could reopen at 10 percent capacity, consistent with state guidelines, on Sept. 14.

During the lockdown, the Eriksens had deep-cleaned and repainted the gyms, redefined the overall layout, and relocated or removed equipment. However, it was a 72-hour scramble to reopen the Glen Park and Bernal locations.

The result is a more sparsely furnished and populated space, consistent with the new Covid reality.

Staff counts toward the occupancy

limit, so for now, Eriksen will be supervising the flow and staffing the front desk.

He's ecstatic with the turn of events that, after six months, came suddenly: "[We'd] had a call with OEWD and a few supervisor offices and the outlook was not favorable at all. This triggered a massive contact blitz by all coalition members to their respective supervisors and [the reopening] news was a complete and uplifting shock to all of us. I was out salmon fishing in Bodega Bay and almost jumped off the boat in excitement!"

Eriksen credits Supervisors Hillary Ronen, whose district includes Bernal Heights, and Mandelman and the OEWD for putting gym reopening on the front burner. Ronen emailed Eriksen that the coalition had been instrumental in convincing the City that gyms were safer venues than others that had been allowed to open earlier.

The coalition is working on their next round of questions about future occupancy increases. The City hasn't defined what would trigger another lockdown, so the future is a big unknown. "We've learned the importance of persistent communication with City officials," Eriksen noted.

The City has advised caution. "Today, as we prepare to reopen additional businesses indoors for the first time in months, it's important to remember that our progress is not automatic or inevitable," said Joaquín Torres, director of the Office of Economic and Workforce Development. "In June, we had to pause our reopening due to an alarming uptick in spread of the virus. Today, we're able to move forward again, for the second time in less than a month, thanks to the personal sacrifices of so many San Franciscans to slow the spread. Let's honor those sacrifices by continuing to do what's necessary to stop this virus and keep reopening. Our small businesses are counting on us."

Exercise is an important way to boost the immune system, Eriksen pointed out. One of the coalition's goals was that small independent gyms be recognized as essential health and wellness businesses. In the meantime, Eriksen encourages everyone to focus on their health and well-being.

For gym-goers, that is now a little easier. ♦

Born and Raised Glen Park Native, Neighbor, and Real Estate Resource

Having grown up on Chenery Street, I know how just special this neighborhood and community is. My wife and I attended Glenridge Nursery School and are now raising our two young children here.

One of my recent contributions to our community was working with Evelyn Rose and my Parlor at the Native Sons of the Golden West to raise 100% of the funds needed to purchase and install the plaque dedicated to the historic dynamite factory in Glen Park. Other local memberships include The Glen Park Neighborhood Association, SPUR, The Small Properties Owners Institute, The Residential Builders Association, and The Olympic Club.

As a real estate agent at Compass, my business specializes in buying and selling a mix of residential, commercial, multifamily and new construction properties. Please do not hesitate to reach out if you have any needs, questions, or just want to chat regarding real estate.

Client Testimonial

"Kevin was our agent for our rental property that we purchased in San Francisco. We interviewed 4 agents and we quickly realized that Kevin had much more knowledge of the SF market compared to the others. This is the 7th real estate transaction that my husband and I have done and Kevin is by far the best agent we have encountered. He was professional, patient, courteous, and extremely knowledgeable. He was extremely organized and ensured that we found a place within 90 days of working with him in order to avoid paying massive fees through our 1031 Exchange."

—Glen Park Neighbor, Vidya B.



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Trumpet Man Honors Essential Workers

If you've been in Glen Canyon Park at 7 p.m. and wondered where the haunting strains of "America the Beautiful" came from, it's Geoffrey Gallegos playing on his front steps over on Congo Street.

He's been playing since early April to honor essential workers—grocery clerks, public transit employees, physicians, sanitation workers—who have helped us through the current catastrophe that so far has killed about 200,000 Americans.

For July 21's performance, the San Francisco-born musician stood on his front porch and tuned up for another unaccompanied performance. After greeting a group of 10 socially distanced and seriously spread out neighbors, he let loose with "My Way," a Frank Sinatra standard.

"This seems appropriate," he said. After all, he's been performing his way more than 100 times since the pandemic began.

Gallegos first picked up a trumpet as a 9-year-old while attending Glen Park Elementary School. "I was 4 when we moved to Congo Street from Noe Valley, and was in the fourth grade when I began playing the instrument," he told the *Glen Park News* by telephone.

Eventually, Gallegos went on to become music director and conductor of the Golden Gate Philharmonic in 2001, and artistic director and principal conductor of the San Francisco Youth Orchestra in 2018.

On the evening when he played "My Way," he was dressed informally, in a black sweater and blue jeans. He was announced by Dave Stout, a neighbor who lives at the Stillings Avenue corner and bangs on a pot each evening, alerting neighbors that Gallegos's performance is only moments from beginning.

Christophe Pouchard, a front-line Laguna Honda Hospital administrative nurse, has lived with his wife and son directly across the street from Gallegos since 2010. He listened, then observed that the 1969 Sinatra song actually has French origins. Gallegos responded yes, explaining that the music owes a debt to "Comme d'habitude" by the late French songwriter Claude Francois.

Rehana Abbas, another Gallegos neighbor, chimed in. "In March, I emailed neighbors a Congo Street spreadsheet," she said. "It has brought us out each evening to thank workers such as Christophe.



Geoffrey Gallegos plays the trumpet from his front steps. Photos by Murray Schneider

"We began by banging a drum and ringing bells in support of essential workers," she said. "A few days later, Geoffrey volunteered to start serenading us each night with musical selections. When someone on our block has a birthday, Geoffrey entertains us with 'Happy Birthday.' He played a beautiful 'Bolero' in honor of Bastille Day, and when I told him I loved Hamilton he did the King George III parts. And when Mary Ann lost her mother, he performed Leonard Cohen's 'Hallelujah.'"

Gallegos has showcased selections from the Great American Songbook, renditions of jazz, blues and folk, as well as music from the classical and operatic canon. Neighbors and strollers have been treated to the likes of Gershwin, Kern, Porter, the Beatles, Simon and Garfunkel, Rodgers and Hammerstein, Ellington, Ravel, Dvorak and Bizet.

"The silver lining in all of this," said Abbas, "is while we're sheltering-in-place, Geoffrey's real-time trumpet allows us to experience life, not just Zoom it.

"Best of all," she was quick to add, "he takes requests."

Gallegos's notes waft down and across Bosworth Street, along Chenery Street and up to the top of Mizpah Street, where Ashley Hathaway first heard Gallegos in mid-April. "The question then became, 'Who is this person and where is he playing?'" Hathaway said by email. "My husband Tim and I pondered this for several weeks."

They began exploring, thinking early on that the music emanated from Glen Canyon's softball field. "The mystery was spontaneously solved one night in mid-June," she wrote. The couple was returning from Joost Avenue, cresting Congo Street and about to

dogleg down its steep 700 block to Bosworth when Hathaway experienced her epiphany.

"At exactly 7 p.m. we drove right by Geoffrey," she said. "In a split second I was able to lean out the car window with an enthusiastic hand wave and shouted, 'No way, it's YOU! THANK YOU, Trumpet Man!'"

"We found him! It was a glorious moment," she said.

Hathaway left a handwritten thank you note at Gallegos's house. "After a couple of visits to watch Geoffrey, I decided to deliver the personal note to his doorstep on the afternoon of July 6," she said. "That was also the day [Italian movie composer] Ennio Morricone had passed away. In my note I thanked Geoffrey for his gift of nightly music and for sharing his talents with all of us. I also requested he play a tribute to Morricone, and that evening my request was granted.

"A few days later I received a wonderful hand-written note in my mailbox from Geoffrey, and since then we've exchanged several emails," she said. "I frequently send him requests and he indulges me if it's a tune he hasn't played."

Hathaway's neighbor, Evelyn Rose, the director of the Glen Park Neighborhoods History Project and author of the *Glen Park News* history column, has communicated with Gallegos, too. "We love how your trumpet echoes over us on Mizpah," she emailed him on July 28, "and how incredible that it's coming all the way over the southern portion of Glen Canyon from Congo Street."

On July 23—opening day of the abbreviated 2020 major league baseball season—Gallegos performed wearing a Giants cap. "The hat's a little bit of a giveaway," he announced, segueing into a rendition of "Take Me Out to the Ballgame."

Next, he performed a rendition of Dvorak's "Humoresque," composed in 1892. The piece had been requested by a neighbor. Afterward, he passed along a bit of Hollywood trivia, telling his audience that in the film *Humoresque*, John Garfield's solo pieces were performed by virtuoso violinist Isaac Stern, a San Francisco native.

On Aug. 3, as the city experienced a "major resurgence," Gallegos told his audience: "Over the last week or so, knowing people are staying-in-place, I've embarked on a cross-country road show of tunes." His musical map

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Trumpet Man Honors Our Essential Workers

CONTINUED FROM PAGE 14

included “Viva Las Vegas,” “Route 66” and “On the Trail” from Ferde Grofé’s “Grand Canyon Suite.”

“So, we’re going to travel to New Mexico,” he said. “O Fair New Mexico’ is the state’s official song.”

When he’s not playing, Gallegos has had ample time to reflect.

“There’s not an orchestra in the country that hasn’t undergone a systemic change over the last several months, and live performances, at least for a while, are not happening,” he said. “In this moment, it’s kind of an irony that sheltering-in-place has actually brought us closer. Even with neighbors who don’t come out to listen, there’s now a greater awareness of one another,”

“IT’S A BEAUTIFULLY
PROFOUND WAY FOR HIM
TO SHARE HIS PASSION FOR
MUSIC ... ALL THE WHILE
DOING SOMETHING
CREATIVELY POSITIVE FOR
HIMSELF AND OTHERS.

he said. “And picking up the trumpet again, well, playing has been fun.

“Besides, at 7 p.m., before all this difficulty I’d be driving to rehearsal,” he said. “Now I look forward to these

evenings that can bring a little cheer.”

“I believe what Geoffrey is doing goes far beyond acknowledgement of front-line workers and the current health crisis,” Hathaway said. “It’s a beautifully profound way for him to share his passion for music, to renew and refresh his con-

nection to playing the trumpet, all the while doing something creatively positive for himself and others around him.

“Geoffrey is shedding lots of beautiful light on one of the darkest, most challenging times in our history,” she said. “What a gift.” ♦



Neighbors Dave Stout and Christophe Pouchard listen to Geoffrey Gallegos.

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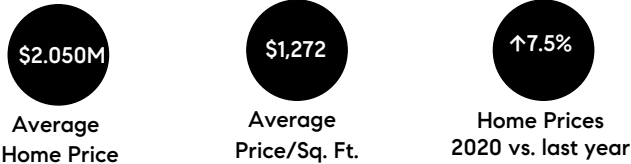
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Glen Park Market Updates:

The market still remains strong in Glen Park for single-family homes. Since SIP, 22 homes have sold. Buyers are taking advantage of the record low interest rates and seeking more space. Although not as many houses have sold compared to 2019 (Jan-Aug), prices have gone up 7.5%.

2020 Glen Park Highlights:



Here is what my recent Glen Park client had to say:

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Glen Park Mask Crusaders Come to the Rescue

CONTINUED FROM PAGE 1

makers, or “sewists,” as she calls them, have been working since March.

“During the week of Aug. 17, we sent 825 face masks to hospitals throughout San Francisco, San Mateo and Alameda counties, with a portion of last week’s effort finding its way to Salinas farm workers.”

In her pre-pandemic life, Lasselle traveled to Silicon Valley, where her IT company provided tech support to Bay Area businesses. But since the mid-March lockdown began, she has instead delivered sewing kits throughout Glen Park and surrounding neighborhoods. “Each kit is made up of cut cotton fabric, elastic and nose wire.”

It Takes a Village was begun in March. Its mission is to assemble a volunteer community that fashions and delivers masks

to health care workers who support underserved populations.

“We were founded by Shelly Wong, an Alameda entrepreneur, who pulled in me, Eva Camp, Julia Chin and Sheryl Stuart to form the leadership team,” said Lasselle. “Like all startups, everyone does what’s needed to keep things going. Julia manages the sewing, including putting together kits; Eva manages assembly of face shields, packaging and coordinating deliveries; Sheryl focuses on marketing and com-

munications, and Shelly and I coordinate to whom we donate.”

Since its inception, ITAV has delivered to its Bay Area recipients a staggering 46,149 masks and 13,465 face shields. To date, ITAV has enlisted 240 volunteer sewers and raised \$38,000 through GoFundMe, with a goal of making 1,000 masks a week.

It has even been on the receiving end of Coca Cola largess. The soft drink behemoth and other companies donated polycarbonate to ITAV so it can fabricate its protective face shields, using Boy Scout troops to staff the production line.

Susan Tauber, who with her husband Hal owned Glen Park Hardware until their retirement in 2016, is one of Lasselle’s neighborhood volunteers.

“I collect Susan’s masks on Friday, then launder them with others at a

high temperature, then press each,” said Lasselle. She then counts, sorts and eventually delivers them to hospitals and health care providers. The masks go to essential workers, and sometimes to discharged patients or patients coming in for routine doctor’s appointments.

Tauber said that she’s been stitching since early June. “At first I was an amateur, so I clicked on a YouTube video and learned how to make them,” she noted. “I had to retrieve my sewing



Masks made with fabric from Berkeley’s Bryn Walker.



Dot Adams and her dog, Monkey, greet friends on Laidley Street.

Photos by Murray Schneider



UCSF social worker Meher Singh receives It Takes A Village protective Covid-19 masks. Photo courtesy of UCSF

machine from Melissa, our daughter, and early on I managed only 15 masks a week, but now I’m up to 30.”

Tauber said she was slow at first, but now she takes just 20 minutes to complete a single mask. Asked why she took on the sewing gig, Tauber’s response was simple: “I had the skills and the tools and I wanted to be useful.”

Lasselle and Wong are both entrepreneurs, and organizational know-how is second nature to them.

Lasselle filled her Glen Park roster of eager volunteers the old-fashioned way. “It’s really nothing more than word of mouth and Sales 101,” said Lasselle. “It’s a lot of networking, and our leadership team meets regularly.”

She cited the contributions of three student volunteers. “Chelsea Camp, Eva’s daughter, is a high school eleventh grader in Oakland and she designed, built and continues to maintain our ITAV website” (www.it-takes-a-village.org). Jack Chan, Julia’s son, a high school junior, coordinates volunteer efforts with his Boy Scout troop in Piedmont. And Tyler Markovich, a

film student at Tufts University, created a promotional video to tell the ITAV story.”

“We operate on in-kind donations,” said Lasselle, who culls discarded linens from Peninsula hotels and gets new fabric from Bryn Walker in Berkeley. “We’re all about being volunteer, rapid-response and grass-roots.”

Some of the neighborhood mask-makers are solo practitioners. “I’m not a seamstress, and the last time I’d used my sewing machine was 12 years ago to make throw pillows,” Laidley Street resident Dot Adams said. “Making masks made sense to me right away, despite the government’s assertion at the time that they did little to fight the coronavirus spread.”

The first mask she made was for her husband. It was by no means perfect, but a point of pride nevertheless, given that she had to scrounge for materials. “Elastic was difficult to find,” she said. “So I improvised and used the elastic from one of my old bathing suits.”

That’s when she, too, decided to go

CONTINUED ON PAGE 17

Mask Crusaders Help Stop Covid Spread

CONTINUED FROM PAGE 16

online for a YouTube tutorial.

“I realized that in order to be more effective, I needed to dust off my sewing machine,” she said. “The first week of mask-making was a huge learning curve. My machine’s ‘footer’ broke and wouldn’t engage, and I broke three needles.”

Next, Adams made masks next for her seven siblings spread across the country. Then she put a brief post on NextDoor Glen Park: “It is now required to wear a mask in most circumstances when outside. If you need a mask I can make one for you.”

Denis Wade, a longtime *Glen Park News* editor and an octogenarian, read Adams’s message and made contact. “Dot and I connected by phone, and she immediately hopped into her car and brought me two masks, complete with HEPA filters,” Wade said by email from his home on Diamond Street.

“Having a mask with a filter makes me feel better about taking BART to my next dental appointment,” said Wade, who sharpened his journalistic skills in the 1960s at the San Mateo Times and NBC News.

As the fires ravaging Northern California caused public health officials to urge seniors to remain indoors, Wade found that Adams’s HEPA mask kept smoke at bay, too.

“To cope with cabin fever, I have a ‘mental ankle bracelet’ I’ve slipped off a couple of times to sneak out to the supermarket,” he admitted, “but

always wearing Dot’s mask.”

Those masks are made of double-layered quilting cotton, with a pocket for a filter and a bendable metal piece at the nose bridge. Since she began working at her sewing machine she has fashioned 160 of them, dipping into her own purse to the tune of \$500 for the fabric, and refusing to take payment for them.

“I wash my hands before and after I deliver, and put each mask in a Ziplock bag and place each in a designated mailbox, or reach through the passenger seat window and hand them off.”

She’s delivered nearly 100 masks to Glen Park residents. On her daily walks with Monkey, her 12-year old poodle-mix, she sometimes leaves masks on doorknobs.

A step or two from her front door hangs a chalkboard where she’s in the habit of placing several of her masks each day. By sundown, they’re gone.

“For me it’s all about community, making connections,” she said. “I feel a compulsion to get people to wear a mask.”

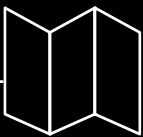
“You protect me, I protect you.”

Not that long after she began fashioning protective masks, Adams borrowed a thought from Herman Melville: “We cannot live only for ourselves. A thousand fibers connect us with our fellow men; and among those fibers, as sympathetic threads, our actions run as causes, and they come back to us as effects.” ♦



Susan Tauber receives her weekly sewing kit and delivers 30 protective Covid-19 face masks. Photo by Murray Schneider

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❖ NEWS FROM GLEN PARK SCHOOL ❖

Greetings from Glen Park Elementary School! The 2020-21 school year is under-way and, as with many other aspects of our lives, the current coronavirus pandemic has required a new way of going about our everyday lives.

by Eric Kammerud
The San Francisco Unified School District announced in August that all classes would start the year in distance-learning mode, meaning that students are attending classes virtually rather than on campus.

Our teachers, staff and families have been working hard to adjust to this new way of teaching and learning. While the exact structure varies a bit by grade, students attend multiple sessions of online learning with their teachers and classmates each day and have additional work to complete and hand in electronically.

It's taking some getting used to, but we appreciate everyone's patience as we adjust. The road to reopening is a long one, and it remains to be seen when SFUSD schools will be able to put in place all of the necessary accommodations to allow for in-person learning.

To make sure all of our students have the tools they need to complete their classwork from home until in-person learning can resume, we have held several technology and materials distribution events on the Brompton Street schoolyard. At the start of the school year, students received Big Blue Bags containing books, learning tools and school supplies like pens, pencils, crayons and markers. Students in need of technology assistance have also been able to receive Chromebooks and Wi-Fi hotspots from the school district.

Teachers are sending additional materials home throughout the year. To accommodate the continued flow of materials and supplies, we'll hold additional distribution dates as the year goes on. Families who can't attend the pick-up events because of health, work or other concerns can request delivery. Keep an eye on our website, glenparkschool.org, or email communications@glenparkschool.org for

more information.

Of course, none of these events would be successful without the help of school faculty and staff and parent volunteers. Thank you to all who pitched in!

In addition to supporting our school community, the Parent Teacher Organization has been working to help the greater Glen Park community as

well. We're doing our part to support local businesses like Cheese Boutique, Bird & Beckett Books & Records and Mitchell's Ice Cream by buying gift certificates to give out as teacher appreciation gifts and contest prizes.

Among the beneficiaries of those gifts at Big Blue were the winners of last year's Rainbow Create-athon. Students requested donations from family and friends and showed off their creativity by making, doing and playing along with a different theme each day during the four-day event. The Create-athon was a substitute for our annual Rainbow Runathon event—a

fundraiser that is particularly popular with our students—during distance learning in the Spring.

Each student who raised more than \$100 dollars or collected more than 10 donations received a \$10 gift certificate to Mitchell's. Additionally, two top fundraisers in each grade—one with the largest number of donations collected and one with the most money raised—received Bird & Beckett gift cards. In all, the event brought in more than \$24,000 to help fund the projects and staff positions the PTO supports.

Finally, we'd like to welcome some folks to the Glen Park School team. We have a new third-grade teacher, Cinthia Conlon, in our Spanish biliteracy classroom. She replaces Ilze Castellani, who moved into one of the general education rooms. Jabril Rollins will fill in for April Atencio, the school social worker, who is on sabbatical this year. And Mary Ogike has joined us as a paraprofessional. Welcome to Big Blue!❖

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

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❖ NEWS FROM DIAMOND HEIGHTS ❖

Amid smoke, Covid-19 and our usual summer fog, Diamond Heights carries on. In a bit of good news, the renovations for

George Christopher Park are scheduled for completion in fall 2020. Though much more of the park will open, the City will decide when the fabulous new playground structures will be permitted for use, because of the Covid-19 restrictions. We are grateful to the San Francisco Recreation and Park Department for adding funds for new baseball fencing and for resurfacing the tennis court. A big thank you to Supervisor Rafael Mandelman for advocating for these improvements.

The Diamond Heights Boulevard Median Project will soon have money for the Vincent Buchanan Internship Program to continue ongoing care of the plants on the median islands between Duncan and Diamond streets. Funding is being provided by Supervisor Mandelman and from a Community Challenge Grant to the project's fiscal sponsor, the San Francisco Parks Alliance. In May and June, the Median Project installed new plants on the median islands. We will soon be able to enjoy the plants without so many weeds.

Since the start of the pandemic, Urban Angels San Francisco, founded by Nelson Barry and located in his law office in the Diamond Heights Shopping Center, has greatly stepped up its service to unhoused people,

mainly in the Civic Center area. Formerly, the nonprofit made "Angel Runs" to provide burritos to persons living on the streets once a week, but now they provide hot meals, water, clothing, face masks, hand sanitizer and chocolates six times per week.

Since its creation in 2015, Urban Angels has continued to sort and provide donated clothing to people in need. In July, Urban Angels conducted a Sock Drive, resulting in 1,400 pairs of socks for the unhoused. In August, Urban Angels provided 240 backpacks filled with school supplies for children living in family homeless shelters.

The energy and motivation of Nelson and his volunteers continues to expand and add new, important programs that need volunteers to accomplish its good works. To volunteer at the office on the second floor in the Diamond Heights Shopping Center, or to volunteer to make Angel Runs, contact Barry at urbanangelssf@gmail.com, or 415-952-0711. Please go to the Urban Angels website to see a full accounting of its services: urbanangelssf.com. At the website, consider donating to this awesome local program or mail a check to Urban Angels, 5228 Diamond Heights Blvd., San Francisco 94131. Donations are needed for the dramatic increase in service, from 3,000 homeless people in all of 2019 to more than 15,000 already in 2020. ❖

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



The play structures during construction at Christopher Park. Photo by Betsy Eddy



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

Glen Park Businesses Reopen at a Trickle

CONTINUED FROM PAGE 1

Australia, has been a physical therapist for more than 30 years and holds a PT doctorate from the University of South Dakota. Before the lockdown began, she was associated with fitGLENfit and Sunrise Health and Fitness, two neighborhood gyms in the heart of downtown Glen Park. She also makes house calls and phone consultations.

The new location is wheelchair-accessible and has an airy open space behind the building, Rowe noted. Until the health rules change, she is seeing one person at a time, and also offering online classes and consultations.

She sees clients of all ages, especially the over-50 age group. Neck and back issues are her specialty. “I love helping people who struggle with problems they have had for a very long time,” she said.

Rowe says she is a Medicare provider and an out-of-network service provider

for other insurance plans. Check her website at drkylirowept.com.

Since mid-March, Bird & Beckett, the neighborhood's beloved bookstore and jazz joint at 653 Chenery St., has switched to streaming jazz twice weekly instead of offering live music

**BIRD & BECKETT, THE
NEIGHBORHOOD'S BELOVED
BOOKSTORE AND JAZZ
JOINT, HAS SWITCHED
TO STREAMING JAZZ
TWICE WEEKLY**

to a live audience three days a week. Recently, owner Eric Whittington said, the shop has made “significant improvements in technology, so the images and sound are stable and of much

higher quality.” The \$5,000-plus cost represents a big investment for a business with a narrow profit margin at the best of times.

You can tune in to birdbeckett.com to hear the music being performed live at 7:30 p.m. on Thursdays and Fridays, or hear past performances on YouTube (go to YouTube and type in Bird and Beckett) or the store's Facebook page (search for Bird and Beckett on the Facebook home page). Occasionally Whittington slips in something extra, such as the recent Labor Day marathon that had 11 bands playing in 15-minute sets for nine hours, or classical music by the San Francisco Opera Chamber Quartet on Oct. 1. But mostly it's jazz in 90-minute or 2-hour increments.

Whittington is passionate about both the music and the musicians who are struggling to earn money when live music is one of the pleasures on hold during the pandemic. “The economic issues for musicians are a big thing,” he noted. “Professional musicians are performers and not buskers.”

He asks for donations from the live-stream audience, and is planning a fundraising campaign in October. He pays

the musicians via his non-profit foundation, which gets small donations from music lovers and slightly bigger ones from a range of sources, including the City's hotel tax fund for the arts. Check the bookstore's Calendar at birdbeckett.com for upcoming performances. ♦

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❖ GLEN PARK REAL ESTATE ❖

What a summer! So many ups and downs—personally, professionally, with family and in our community.

The past three months have been just crazy busy in the real estate world. Activity in Glen Park was no exception. Between May 26 and Aug. 26, 25 homes were sold in Glen Park. That's a 66 percent increase from the previous quarter, which should be no surprise to anyone, considering the big hit the market took during the first couple of months of shelter-in-place due to Covid-19.

The median sale price for a single family home was \$1,900,000, up from \$1,770,000 since the last quarter. The median list price was \$1,695,000. The average overbid was just over 7 percent over asking. The median price per square foot was \$1,190. The average days on market dropped to 10 for single-family homes. However, the average days on market for condominiums was 39. More on that in a moment.

As I write this, there are 14 homes for sale here in Glen Park, which is up quite a bit. Much more of a healthy market. I would expect quite a bit of activity for the rest of the year as well. We are still seeing the results of pent-up seller and buyer demand from Covid 19.

While we are all still adjusting to the “new normal” in our industry, it certainly is not hindering homes being listed and sold. As of this writing, traditional open houses are still not permitted in San Francisco, and we are all following protocols on doing in-person showings of property. It's a little more paperwork and juggling of schedules, but Realtors, sellers and buyers all have been adjusting.

There has been a lot of media coverage saying that everyone is fleeing San Francisco for various reasons: work from home, the homeless on the streets, the cleanliness of the city, etc. But honestly, we just aren't seeing that in general.

Yes, some people are leaving the city for various reasons. Many of them are renters who are able to work from anywhere and are relocating to less expensive areas. Rents are said to be down by around 10 percent since the pandemic hit. We may see additional shifts in both the rental and sales markets this fall.

However, the numbers don't lie and people are buying homes here. Prices have remained very steady or have increased slightly during the pandemic.

Single-Family Homes					
ADDRESS	SALE DATE	DOM	LIST PRICE	SALE PRICE	SP/LP
38 Chenery St.	6/3/20	5	\$1,195,000	\$1,628,000	136.23%
53 Martha Ave.	6/25/20	2	\$1,625,000	\$1,775,000	109.23%
538 Laidley St.	6/25/20	12	\$3,095,000	\$3,045,000	98.38%
1768 Sanchez St.	6/26/20	10	\$2,500,000	\$2,550,000	102.00%
170 Stillings Ave.	7/7/20	8	\$995,000	\$1,300,000	130.65%
86 Whitney St.	7/10/20	1	\$2,500,000	\$2,515,000	100.60%
380 Laidley St.	7/14/20	8	\$2,995,000	\$2,900,000	96.83%
1812 Church St.	7/15/20	18	\$1,695,000	\$1,900,000	112.09%
26 Roanoke St.	7/15/20	18	\$2,395,000	\$2,450,000	102.30%
311 Surrey St.	7/24/20	7	\$1,395,000	\$1,670,000	119.71%
152 Fairmount St.	7/24/20	24	\$2,195,000	\$2,400,000	109.34%
2563 Diamond St.	7/27/20	0	\$2,245,000	\$2,245,000	100.00%
55 Laidley St.	7/30/20	15	\$1,400,000	\$1,255,000	89.64%
258 Sussex St.	8/10/20	6	\$1,398,000	\$1,625,000	116.24%
272 Arlington St.	8/17/20	7	\$1,349,000	\$1,700,000	126.02%
72 Harper St.	8/18/20	11	\$1,795,000	\$2,100,000	116.99%
124 Miguel St.	8/21/20	28	\$1,395,000	\$1,465,000	105.02%
Condominiums/Multi Unit Buildings					
ADDRESS	SALE DATE	DOM	LIST PRICE	SALE PRICE	SP/LP
82 Malta Dr.	6/17/20	76	\$1,595,000	\$1,445,000	90.60%
178 Randall St.	7/15/20	11	\$1,695,000	\$1,900,000	112.09%
152 Everson St.	7/16/20	70	\$1,298,000	\$1,107,893	85.35%
1843 Church St.	7/27/20	50	\$1,795,000	\$1,790,000	99.72%
40 Chenery St.	7/31/20	21	\$999,000	\$1,252,000	125.33%
158 Laidley St. #3	8/13/20	19	\$895,000	\$930,000	103.91%
131 Charles St.	8/21/20	43	\$1,125,000	\$1,090,000	96.89%
49 Miguel St. #A	8/21/20	22	\$1,175,000	\$1,275,000	108.51%
DOM - Days on market		SP/LP - % over or under list price			

This is a testament to the strength of San Francisco real estate. Normally the summer months, particularly August, are a bit slower, but we certainly did not see that this summer. We saw the market bounce back from the early months of the pandemic.

If we look at San Francisco as a whole, there are some interesting things happening in the condominium market. While Glen Park doesn't have a large inventory of condominiums, there are areas of the city that do—South of Market, South Beach and Downtown in particular. There has been a large increase in inventory of condos in these markets. We've seen as much as a 46 percent increase in inventory of condos year over year. That seems like a huge increase, but consider the actual numbers.

At the end of July 2020, there were 469 new condo listings as compared to 320 in July 2019. That's only 149 more condos on the market. In a city of 881,000 people that's not a whole lot more. However, because of the increase in inventory in condos, we are seeing them moving more slowly.

The average days on market for the condos in Glen Park in the past quar-

ter was 39. If you look at the city as a whole, the average days on market for condos is currently 25, which is considerably higher than a year ago at this time. Compare that to the average days on market for single-family homes in the city: 13 days. That is actually down by almost 10 percent from last year at this time.

This is partially a matter of supply and demand. More inventory in condos means more choices for buyers, so the properties are going to take longer to sell. I have spoken with many sellers and other agents who tell me that their condominiums were investment properties that they were renting out. Some landlords have had a more difficult time renting out their places or have had to reduce their rents. Some are deciding it's time to sell them. It's not easy being a landlord in San Francisco, which has some of the strictest rent control and eviction laws in the country.

Another reason may well be that due to the pandemic, buyers are looking for more space, particularly some outdoor space that is their own, as well as space for a home office. Single-family homes offer such amenities, while

many condos do not. It may also be that in the year of social distancing, some buyers are looking for their own space as opposed to living in a high-rise building.

Having said all of that, this could all be temporary—no one really knows. There will be many factors in play over the next few months, not the least of which is the presidential election in November. Interest rates are certainly a factor in increased buying power. We are seeing rates as low as 2.75 percent on fixed loans for single-family homes. That is not likely to change much over the next year or two.

I am very interested to see what the rest of 2020 has in store for us all. I believe this real estate market will remain very strong and the year won't end up as bad as some feared when the pandemic started.

While I'm writing this, the wildfires here in California are still raging and so many people have been affected. My heart goes out to those who have lost their homes and especially their loved ones. I hope that by the time you read this, most of the fires will have been contained, although reports that this year is already the worst on record for fires are not encouraging.

Last, I urge every one of you to vote in the November election. To say that our democracy is at stake is, I believe, an understatement. Enough said.

I hope that you all are staying safe and healthy. Please continue to follow all social distancing protocols including wearing a mask when out of your house. That is how we will overcome this pandemic until a vaccine is found.

You may have been wondering where your last paper copy of the Glen Park News was. The summer issue was only online, so if you missed it, you should check it out on the Glen Park Association website. So many people come together to get this wonderful paper done and out to you. I want to thank everyone involved. I'm always happy to be a part of it.

I'm pleased that this is an interactive column answering questions that you have and writing about topics that are of interest to you as a reader. You can send any questions or topic requests to me at marc@opni.com. ❖

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