



Glen Park News

Muni Adds Bus-Only Lanes in Glen Park

With the Covid-19 pandemic still raging after almost a year in which the city has been under a state of emergency, and widespread vaccination months away, more and more drivers have taken to their cars to avoid exposure to the virus.

Concerned about increased traffic congestion when the city reopens post-pandemic, SFMTA has developed a program it contends will expedite the flow of public transit through busy corridors, thus encouraging people to ride public transit.

It would protect people who rely on transit from increased exposure to Covid-19 on slow or crowded buses.

The plan calls for the creation of temporary emergency transit lanes, known in transit jargon as TETLs, to include buses, light rail and taxis. It's unclear whether private buses and hospital shuttles will be allowed to use the TETLs.

By the end of 2020 or early 2021, sections of the 44-O'Shaughnessy bus route will be striped and stenciled with white paint to indicate that they are bus-only lanes. One Glen Park bus-only lane will be activated along O'Shaughnessy from Portola to the Ruth Asawa School of the Arts, about 800 feet south of Portola. Also included is a stretch on upper Woodside Avenue. Another would run along Bosworth from Elk to Arlington.

The O'Shaughnessy-Bosworth corri-

dor is among eight thoroughfares that serve five critical bus lines. They were selected based on projected travel time savings, as well as the hospitals, essential workplaces and low-income, transit-dependent communities they serve.

The temporary lanes will be removed 120 days after the emergency order is lifted, unless there is a public process to make a lane permanent.

An irony of the timing of the program is that it was designated as an

emergency plan in June, and meant to be put in place quickly—as early as August—yet the implementation date for the 44 line is not until the end of 2020 at the earliest.

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Mosaic Project Gets a Step Closer



Detroit Steps work party volunteers Peter Myers, Ken Hollebeck, Taylor Hughes, Jenny Marabello and Rosaura Valle, at the corner of Joost Avenue and Detroit Street, prepare to move mulch down to the steps. Photo taken Sept. 20, 2020.

Photo Courtesy of Pam Parker Souza

GLEN PARK ASSOCIATION QUARTERLY MEETING

Thursday Jan. 28, 7 p.m.
Via Zoom

Find the Zoom link at:
glenparkassociation.org

The Detroit Steps Project is nearing culmination of its “2020 Drawing Contest.”

Launched in November 2018, the multi-year, multi-phase, community-led beautification project will add mosaic tiles to the outdoor stairs

on Detroit Street between Hearst and

Joost avenues in the Sunnyside neighborhood. All 186 steps, both below and above Monterey Boulevard, will be tiled with mosaic and other colored tiles.

“The contest is to derive imaginative stairway designs that can generate inspiration to an artist retained to move the work forward,” said Suna Mullins, a member of the DSP steering committee. There are already 30 entries.

Photographs of most of the step designs can be viewed at www.facebook.com/media/set?vanity=detroitsteps&set=a.109860110972697.

“Submissions of art began Nov. 22 and will culminate on Jan. 3,” Mullins told the *Glen Park News*. After Jan. 3, the steering committee will vote to select three winners via

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GLEN PARK NEWS

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❖ NEWS FROM CITY HALL ❖

More than 300,000 Americans have lost their lives during the Covid-19 pandemic. As Covid-19 surges to new records in California and throughout the country, San Francisco is experiencing a more significant and rapid rise in cases and hospitalizations than we've seen since the start of the pandemic, with approximately 900 Covid-19 cases diagnosed each week.

To prevent our hospital system from being overwhelmed and to save lives, the City has been forced to roll back our economic reopening and is urging San Franciscans to stay home. With the holiday season upon us, we can keep our families and our communities safe by avoiding gatherings, especially indoors, with other households. We owe it to our neighbors, our small businesses and ourselves to follow common-sense public health protocols and keep wearing our masks until Covid-19

is finally in the rearview mirror.

Creating a Place for All: I have introduced legislation (co-sponsored by Supervisor Sandra Lee Fewer) to require the Department of Homelessness and Supportive Housing to open a network of temporary safe sleeping sites with enough capacity to ensure that on any given night, any unhoused person who is unable to access a shelter bed, housing unit or hotel room can at least be offered an overnight stay at such a site.

It is unfair and wrong to leave unhoused people to find a place to sleep on our sidewalks, and it is unfair and wrong to ask neighborhoods to provide their sidewalks, medians and plazas as shelters of last resort. If we are to end camping in our neighborhoods, our humanity and our laws require that we find alternative safe spaces where they can be.

Safe sleeping sites are a tested and proven model that can be cost-effective and scalable. The best safe sleeping

sites function as pop-up outdoor navigation centers, with portable toilets, showers, security, food and other services. Since May the City has opened several of these sites as part of our Covid response, but I believe the City can and should commit to more than pilot efforts.

Building a Green Future: The Board of Supervisors passed my ordinance to require all-electric construction in new buildings that file permits, starting next year. With limited exceptions, this ordinance would prohibit new buildings from including natural gas, a leading source of greenhouse gas emissions and a serious public health and safety hazard.

Over the past year, I've worked with a broad coalition of community and national environmental organizations, labor, building and construction experts, and public health and equity advocates to craft a policy that will make San Francisco a leader in the building electrification movement growing across California, joining more than 30 cities that have enacted policies to limit natural gas construction. In a year marked by historic wildfires, repeated heat waves and a record string of hazardous air quality days, building a carbon-neutral future has never been more important.

Arlington Slow Streets Launch: The Slow Streets program expanded in Glen Park, with the addition of Arlington Street from Roanoke to Randall. The program limits vehicular access to local traffic only on certain blocks to provide additional space for pedestrians and cyclists to exercise or get to essential services with social distancing. It has been popular on segments like Sanchez Street from 30th to 23rd streets, which was one of the first to be implemented.

The Arlington Slow Street joins Chenery Street between Burnside and Lippard to serve Glen Park. The Municipal Transportation Agency is seeking feedback on the implementation of both these Slow Streets from area residents and businesses as they evaluate the future of the program and possible additional or modified segments via an online survey at sfmta.com/slowstreets.

Stay Connected: The best way to reach my office as we continue to work remotely is by emailing mandelman-staff@sfgov.org. ❖

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



GLEN PARK ASSOCIATION

working for you



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

❖ CHECK IT OUT AT THE LIBRARY ❖

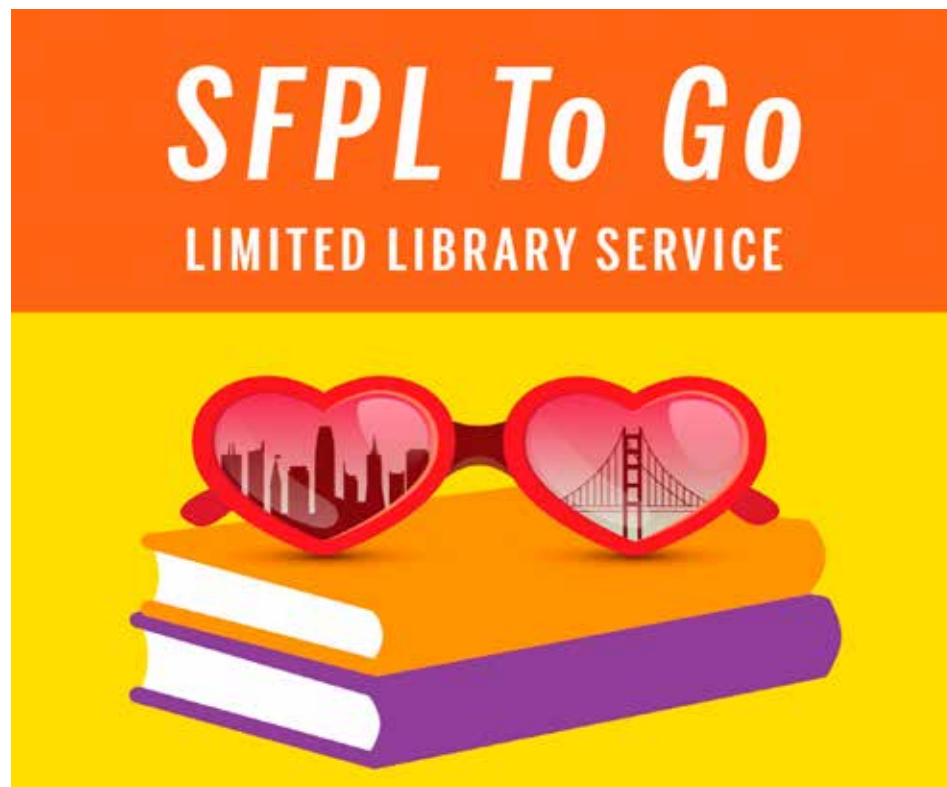
There is something for everyone this winter at the San Francisco Public Library. When colder weather keeps us indoors, kids and families can discover hands-on interactive programs to spark creativity at home with our Make + Do craft series,

featuring local artists and beloved children's librarians. Tune into our virtual storytime series, Sweet Stories, on the Library's Facebook page on Tuesdays and Thursdays (en español) at 11 a.m. and our new Sweet Stories for Babies on Mondays at 10 a.m., starting Jan. 4.

The annual T(w)een Winter Read is the time to cozy up with a good book during a much-needed Winter Break. New this year, tweens and teens ages 10–18 can track the time spent reading or listening to books on Beanstack, an online platform that can be accessed from a computer or mobile device. Track minutes and earn badges to hit 20 hours of reading. Finishers will receive a prize pack with a tote, books and other winter goodies. Complete a 500 word book review for your chance at a weekly \$100 deposit into a K2C or ScholarShare account.

Beginning on Martin Luther King Jr.'s birthday weekend in mid-January and throughout February, the Library champions Black history, culture and heritage with special virtual events. This celebration is titled More Than a Month, in an effort to emphasize that reflection, open dialogue, interdisciplinary education and shared advocacy needs to take place in our communities during Black History Month, as well as all year round.

On Jan. 28, the Library, in partnership with the French Consulate, SFMOMA and KQED, will present the third Night of Ideas. Sponsored by the French government, Night of Ideas takes place on the same evening



in cities around the globe. This year's virtual format was designed to spur contemplation on the 2021 theme Closing the Distance, an adaptation of the international theme *proche* or "close." Hosted by KQED Forum's Mina Kim, the program will present a variety of perspectives on how we can collectively move closer to a better future by reimagining our civic spaces to be more inclusive and by advancing racial equity. Expect to see performances featuring some of our most iconic scenery and tributes to our artists and essential workers who have kept our spirits up during these challenging times. Visit nighstofideassf.com to learn more.

Looking for something interesting to read? Our new Biblio Boutique service hooks you up with your very own book stylist to outfit you with a list of five titles. All patrons need to do is share their preferences, such as favorite books, authors, movies or TV

shows, and a librarian will tailor a list made to match personal tastes. This bespoke service is available in English, Chinese and Spanish.

SFPL is building a brand-new local music collection called Bay Beats! This online showcase will feature the exciting musical talent in our very own Bay Area backyard. Local musicians will have the opportunity to submit a selection of original tracks for inclusion in Bay Beats. A panel of music experts will review submissions and select albums that our library users will be able to stream and download. Upon signing a licensing agreement, musicians will receive an honorarium payment for their participation. More information is at baybeats.sfpl.org.

While many Public Library buildings, including our Glen Park branch, remain closed to the public, we are delighted that we can provide access to physical materials through our SFPL To Go front door and mobile pick-up service, now at 14 locations throughout the city. Glen Park patrons are encouraged to reserve and pick up materials at the two closest branches, Excelsior and Eureka Valley. Please visit sfpl.org/sfpl-to-go to learn more, or call our Tip Line, 415-557-4400, and one of our staff will be happy to walk you through the process. ❖

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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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.



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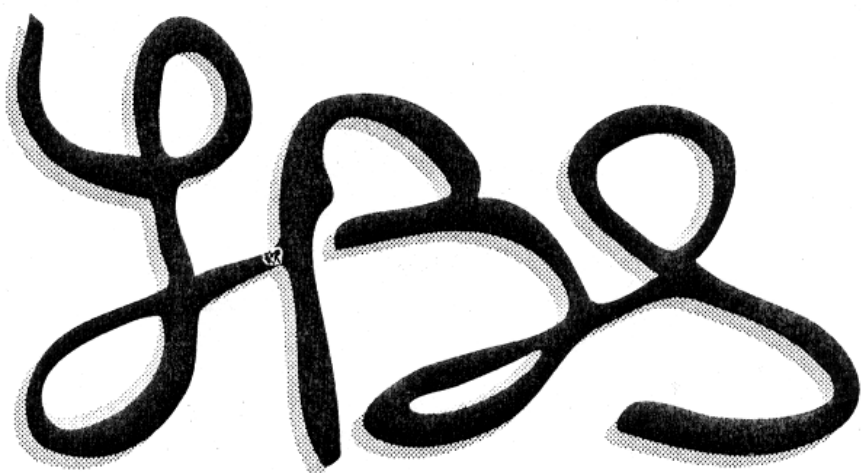
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I'm safely selling homes in San Francisco. Here is one of my latest Glen Park sales. I represented the seller and seamlessly managed the Compass Concierge Program, enabling the seller to restore her home to really shine which generated the best price! Compass paid upfront costs for painting, hauling, staging, etc- at no extra costs to the seller. If you're thinking of selling, or just curious about the market, please reach out! I am always happy to help.

Glen Park Market Updates:

The market is strong in Glen Park for single-family homes. Since SIP, around 60 homes have sold. Buyers are taking advantage of the record low interest rates and seeking more space. More homes have sold in 2020 (Jan-Nov 15) vs. 2019 same period. The average price of Glen Park homes has gone up 7% vs year ago.

2020 Glen Park Highlights:



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

"I met Renée when she was selling a house in Glen Park, and when it was time to sell my home, I chose her and couldn't be happier with her services. She explained everything clearly and patiently, laid out a plan and she was spot on. Her team did a great job prepping the house for sale and her plan for listing and showing was completed without a hitch. Her knowledge and experience are invaluable. She made a potentially stressful situation so easy! Wish I could give her more than five stars !! - Ann S.



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Renée Gonsalves is a real estate sales person licensed in CA affiliated with Compass. Compass is a real estate broker licensed in CA and abides by equal housing opportunity laws

❖ NEWS FROM GLEN PARK SCHOOL ❖

Greetings from Glen Park Elementary School! It's been a busy fall, and distance learning has taken some getting used to, but the Big Blue Whales are swimming strongly.

In November we learned that the San Francisco Unified School District has placed Glen Park in the first wave of schools to move into Phase 2 of the district's plan to return to in-person learning.

Phase 2 allows for a hybrid learning model where families can choose to allow their students to attend classes in person or can continue with distance learning. This phase is further broken down into two sub-phases: 2A and 2B. Phase 2A prioritizes students in the highest priority groups for return—moderate and severely disabled students in all grades, students attending prekindergarten and early education stand-alone sites, and younger students in the prekindergarten to second grade range. Phase 2B includes homeless students and those in foster care, regardless of grade level.

The return to in-person learning could begin as early as Jan. 25. Of course, with Covid-19 cases surging in San Francisco and elsewhere, these plans may be put on hold. You can find additional information, including reopening criteria and explanations of the various reopening phases and waves, on the district's website at sfusd.edu.

Also in November, we held elections for our Parent Teacher Organization (PTO) executive board. Co-President Seth Brenzel, Co-Communications Secretary Eric Kammerud and Treasurer Mike Clune all retain their current roles. We welcome new members Co-President Sarah Curran, Vice President Joe DiMento and Co-Communications Secretary Katie Hanrahan Pierce. Congratulations to all, and best of luck in the year ahead!

We also chose new members for our School Site Council (SSC), which consists of members of the school staff, parents and broader community and helps develop the School Plan for Student Achievement and school site budget. The parent and community members of the 2020-2021 SSC are: parent members Marcia Silva, Michael Mahoney, Jake Leos-Urbel, and Kerry Zobel; community member Susan Tramontana; and alternate Laura

Oppenheimer. The staff members on this year's SSC are: certificated staff members Kim Wong and Nancy Larin, with Irma Peinado and Christine Leishman sharing a single position with one vote; classified staff member Lisa Stoeltje; Principal Liz Zarr; and alternates Rebecca Sandford-Smith and Sheila Tenney.

The SFUSD enrollment season is in full swing. The district held a virtual version of its annual Enrollment Fair between Nov. 6 and Nov. 13. Glen Park Principal Liz Zarr, with the help of faculty, staff and parent volunteers, held four virtual sessions on Nov. 10 to introduce prospective families to our school community. Attendance was great, with more than 100 visitors tuning into the virtual sessions.

We will be hosting virtual events for families interested in joining the Glen Park family. Keep an eye on the PTO's website at glenparkschool.org or the school's Facebook page for details.

The application deadline for the 2021-2022 school year is Feb. 5. Visit the district's website at sfusd.edu to find more information and application forms.

During the week of Dec. 7, SFUSD celebrated Inclusive Schools Week. The week honors students with disabilities and gives educators and community members the opportunity to teach students about disabilities and how they intersect with other categories of identity, including race, gender and language preference. The district sponsored a panel discussion, virtual assemblies, a virtual workout session with San Francisco 49ers mascot Sourdough Sam, and an online art showcase with the goal of fostering discussion to improve learning and inclusion for all students. We're proud that Glen Park Elementary, with its strong record of inclusion, was chosen to host one of the virtual assemblies, with Special Olympics athletes speaking about their personal journey and the importance of inclusion and equity.

Of course, we're also looking forward to our winter break between Dec. 21 and Jan. 4. Happy holidays to everyone! ❖

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.

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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Bird & Beckett Navigates the Pandemic

With dire warnings from City public health officials that the coronavirus will continue through a dark winter, and with California in a statewide curfew, Bird & Beckett Books continues to keep Glen Park supplied with reading material for stay-at-homes and sold gifts for the holiday season.

Eric Whittington, proprietor of the bookshop and music venue, recommends that regulars and potential newcomers check the store's website, birdbeckett.com or up-to-date Covid status, or call them at 415-586-3833 to check on current restrictions before visiting the shop at 563 Chenery St.

"As long as the Covid numbers stay high, the store's hours have been shortened a bit and my limit of customers in the store has been reduced," Whittington told the *Glen Park News*. "If the City mandates something more restrictive, we'll comply."

Bird & Beckett has operated continuously since 1999, offering best-sellers

as well as used books, jazz LPs and compact discs, live jazz concerts and now streaming music to regulars and first-time customers alike. The website also has an up-to-date schedule of upcoming concerts.

"Since the pandemic began, we've continued to operate and sell books at the store gate or from the vestibule, while I relied for a while upon hand-delivering to customers who feared leaving their homes," Whittington said.

In mid-June, when restrictions were eased, the shop allowed limited numbers of customers to browse and make in-person purchases. Now the stricter limits have been reimposed—browsing is strictly limited to two customers at a time, preferably by appointment.

"I'm appreciative of everyone's understanding and cooperation," he continued, "as we strive to keep one another safe and healthy. Orders are always welcome by email, phone or in person."

During the spring, in Covid's early spike, Whittington delivered phone and email orders in person. Sometimes, during those trips, he saw firsthand

that not everyone is guaranteed safety and health, as the Tenderloin and other neighborhoods have seen impromptu encampments of the homeless and the hopeless. "I drove throughout the city and delivered books," he said. "Here we're insulated from what I saw north of Golden Gate Avenue."

Now, Whittington is even more vigilant in his effort to keep customers and staff safe. "This means I'll be working alone, paying my staff to stay home during the current surge," he said about employees Jenna Littlejohn and Michael Koch. "Or trying to, because Michael has continued to come in for his regular shift though I'm encouraging him to bail anytime he feels like it's time to duck and cover."

"As in the spring," he emphasized, "the gate will stay open during store hours so people can approach the Dutch door, one person or small family unit at a time in the vestibule."

Even with the second sequestration, Whittington has seen an uptick in business. Loyal customers who appreciate the sophistication he brings to

the neighborhood have plied him with orders, and with in-person sales after Mayor London Breed green-lighted store reopenings over the summer.

"There's been a significant bump in business," Whittington said. "I know it's because my customer base wants to support us."

"Building on good months between the last holiday season and March, when Covid hit, we've had a healthy cash flow and people seem to be buying books and reading them at a good clip," he said. "Now, with Covid, I've been selling lots of Toni Morrison and armchair travel, but few if any travel guides. Escapist fare such as Carl Hiaasen, too."

Dickens and Dostoevsky and Barack Obama's new memoir have also been selling well.

With librarians given temporary assignments as pandemic contact tracers, and with branch libraries closed or offering only curbside pick-up, independent book stores such as Bird & Beckett have taken up the slack.

"Hopefully, people will realize that

CONTINUED ON PAGE 7



The Scott Foster Trio: Matt Montgomery, bass; Omar Aran, drums; and Scott Foster, guitar, perform via live stream from Bird & Beckett on Sept. 18, 2020.

Pandemic Does Not Stop Bird & Beckett

CONTINUED FROM PAGE 6

it's more important than ever that they support the store with their book business and their donations to the nonprofit," Whittington said, referring to the Bird & Beckett Cultural Legacy Project he established to accept tax-deductible donations and to support his jazz outreach programs. "If that happens, I anticipate that we'll squeak through and come out the other side strong and not laden with debt."

But he's anything but naive.

"Some folks might think I have tech-industry riches that I'm spending on my hobby or that I'm a scion of a wealthy family," he said, "but that's not the case. This business has always been reliant on cash flow, debt and living on a shoestring in this expensive city."

"We're optimistic that when the pandemic is mostly just a bad memory, the store will have new status in San Francisco that will carry us forward due to the quality of our inventory, the pleasure afforded by virtue of our presentation of top-echelon local jazz musicians working for respectable guarantees, the support given from the generous Conner Family Trust, donations to our Cultural Legacy Project non-profit and grants from the Arts Hotel Tax Fund."

Since the day Bird and Beckett began featuring jazz in October 2002, Whittington has not skipped a single Friday evening performance. "When the pandemic hit, we began offering a live stream that is accessed through our YouTube channel and our Facebook page, and where patrons can 'pay the band' by making online donations," he said. "It was a bit primitive at first, since the technology isn't easy, but we're now operating with promise and what we experimented with through the early summer is now more sophisticated."

"We're streaming live music typically twice a week," he offered, "but given the November surge, we're making adjustments to increase the safety situation for

the musicians."

Whittington's affection for his bookstore and his loyalty to its working musicians knows few bounds. "The main thing from my perspective is that this is a difficult time for musicians figuring out how to make a living going forward," he said.

Yet Whittington spins a cautionary tale, aware that even at the best of times working jazz players usually make precarious livings, while these are the worst of times. "Somebody eventually has to get to City Hall and find a way to finance the artists on a realistic basis," he said.

Jen Campbell, author of *The Bookshop Book*, published in 2014, wrote about spaces such as Bird & Beckett. "These stores are time machines, spaceships, story-makers, secret keepers. They are dragon tamers, dream catchers, fact finders and safe places. They are full of infinite possibilities and tales worth taking home."

For the next months, maybe longer, B&B's vestibule will remain open. His customers will be able to purchase a book or two or three, even enter in safe numbers. And best of all there's always his jazz.

Now, he is gearing up for the holidays.

"Friday, Dec. 25, will be only the second time our regular jazz Friday will fall on Christmas Day," he said. "We'll figure something out!"

He always does. ♦

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As a Glen Park resident, I really do know how best to market your property. I can help you from preparing your home to put on the market through the close of escrow and everything in between.

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— MARC DICKOW —

"Marc did a phenomenal job selling our home!"

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"Marc is extremely professional..."

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



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

❖ (HI)STORIES OF OUR NEIGHBORHOODS ❖

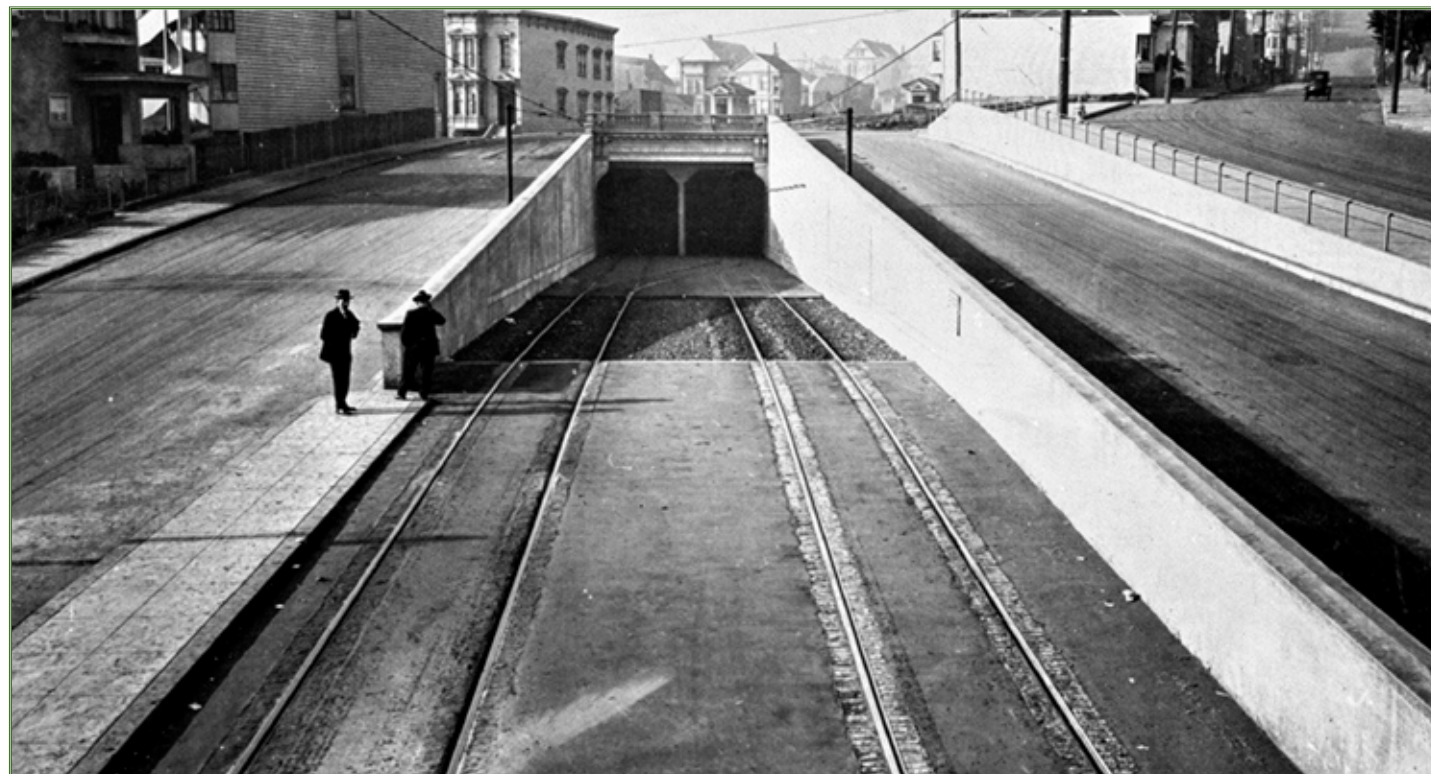
On your next mask-wearing amble through the neighborhood, be sure to look down before looking both ways to cross streets. On some street corners, you will find the embossed signature of street artists—specifically, the contractors who laid that sidewalk decades earlier.

by
Evelyn
Rose

One pair of contractors made their mark not only in Glen Park, Fairmount and Sunnyside, but also contributed significantly to what was embraced as 20th Century Progress throughout San Francisco and beyond. Their names were Eaton & Smith.

Clarence Burwell Eaton was the son of Amasa Eaton of Gardner, Worcester, Mass. The U.S. census of 1850 and 1860 list Amasa as being employed as a chairmaker in Gardner, widely recognized as “the chair capital of the world.” [Read more at the [Gardner Museum](#)] On his way to California, Amasa married Emeline A. Burwell, known as Emma, in Cuyahoga, Ohio, in 1866. The Eatons settled in San Jose, where in the 1880 census Amasa’s stated occupation was “capitalist.”

By 1899, he was on the board of directors of the Light & Power Company of San Jose. Because of its years-long utility monopoly in the region, the company was described in one newspaper account as “sort of a gold mine.” Clarence Burwell, the youngest of their three children, was born in San Jose in 1882. After obtaining a degree in civil engineering from Stanford, he married



In business less than 5 years, Eaton & Smith was successful in laying rail and conduit for major tunnel projects, including the Twin Peaks Tunnel, seen here from the Market Street entrance on January 8, 1919. The single-bore entrance was replaced by a double-bore entrance in the mid-20th century.
Photo courtesy of OpenSFHistory.org

Murl Patton of San Jose in 1910. They had two sons and a daughter.

James Michael Smith was born in San Francisco in 1890. His father, James H. Smith, a teamster, and mother, Catherine Casey, were natives of Ireland. The younger James graduated from St. Mary’s College in Moraga in 1910 with a degree in civil engineering. He would remain affiliated with St. Mary’s throughout his life, first as chairman of the college athletic board, and later as a regent and trustee.

While living on Cortland Street in

San Francisco, he fell in love with a neighbor, Minnie Imelda Sheehy. They married in 1912 and soon had two sons.

If one word could describe the corporation of Eaton & Smith when it was organized in San Francisco in 1914, “youthful” would fit the bill. Eaton was 32 and Smith just 25. Recognized in announcements as a “new firm of contractors” and “former employees of the public works department,” they were awarded their first contract in May that year—an exten-

sion the Municipal Railway line south from the new Van Ness line being constructed by the Mahoney Bros.

Scheduled to begin service in August 1914, it was to run from Market Street along 11th Street, then Potrero Avenue to 25th Street. Their first-ever bid of \$134,767.80 against four established contractors won by just less than \$2,600. They had 120 days to complete laying track and conduits; if the work was completed early, they would receive a \$400 bonus for each day saved.

The second-place finishers, the Mahoney Bros., protested the award. They complained that Eaton & Smith were a “couple of beginners,” and noted that Eaton had recently resigned from his role as an inspector at the Board of Public Works. The Mahoneys surmised that while performing the duties of inspector a few weeks earlier, Eaton must have looked up their records to familiarize himself with their plans and expenses as they worked on the Geary Street road.

In response to the Mahoney complaint, the City responded that “nothing was thought of it” when Eaton left Public Works to start his own business, then delivered the lowest bid for the project. The complaint eventually reached the office of Mayor James “Sunny Jim” Rolph. While there is no reported response from Rolph, the City never missed a payment to Eaton & Smith for the work. They completed the job but received no bonus.



Eaton & Smith made local street improvements on Arlington Street at Mateo Street in the Fairmount neighborhood in 1943.

Photo courtesy of OpenSFHistory.org.

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❖ (HI)STORIES OF OUR NEIGHBORHOODS ❖

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Because of delays encountered while trying to cross the Ocean Shore and Western Pacific railroad tracks, the city had given them an extension. Their work was completed one month late in September 1914.

This delay didn't impair their ability to win future contracts. With construction of the Stockton Street Tunnel nearing completion in August 1914, the City accepted the Eaton & Smith bid of just under \$10,000 to lay track and conduit of the municipal railway line through the tunnel between Sutter and Sacramento streets. Other contractors were hired to lay the railway along Stockton to Columbus, then to North Beach, terminating at Van Ness Avenue. When the tunnel was completed in December 1914 at a total cost of \$350,000, it was billed as the "widest tunnel in the world."

In the ensuing decades, Eaton & Smith secured municipal projects throughout the city. They also won projects beyond San Francisco, from Stockton to Fresno, to Niles, Monterey, Petaluma and several points in between. They expanded their portfolio of expertise: in addition to laying municipal railway lines, they added curbs and sidewalks, grading and paving of thoroughfares, installation of water and sewer lines, and construction of highways and bridges.

In June 1914, San Francisco approved construction of a new tunnel "under the elevation known as Twin Peaks Ridge." It had been noted five years earlier that "40,000 San Franciscans lived across the bay or in San Mateo county because of the lack of proper transportation," and that such a tunnel would enable "rapid transit to the outlying districts." First proposed by the Merchants' Association in 1909, the idea was opposed by the Glen Park Improvement Association. President Theodore A. Pinther, husband of Johanna Pinther, co-leader of America's first suffrage march [[Glen Park News, Spring 2018](#)], represented the association at a meeting of the Streets Committee of the Board of Supervisors. Pinther was acutely aware of the City's ongoing laggard response to requests for improvement of his district's infrastructure. He suggested that before the City granted a franchise for the tunnel, it should first mandate the improvement of all City street railways already in use, as well as build a new City Hall to replace the structure destroyed in the 1906 earthquake.

Glen Park's voice was lost among the



The name of Eaton & Smith was stamped into the wet concrete on the southwest corner of Mizpah and Surrey streets in Glen Park in 1931. Most of the concrete on this one-block stretch of sidewalk reaching up from Chenery Street remains, having faithfully served residents for almost 90 years. Photo by Evelyn Rose

chorus of 55 improvement clubs that enthusiastically supported the tunnel project, which would bring new residents to the still "uninhabited stretch of land" west of Twin Peaks. A recognized "pioneer of the movement" for the tunnel was A. S. Baldwin of the real estate agency Baldwin & Howell. In 1898, he had opened Glen Park and the Mission Zoo in today's Glen Canyon Park to attract prospective buyers to his new home lots in Glen Park Terrace [[Glen Park News, Summer 2016](#)].

Baldwin had a vested interest in the tunnel: He had plans to construct several new residential districts around the west end of the tunnel, including St. Francis Wood, Ingleside Terraces and Westwood Park. His business partner, Josiah R. Howell, was elected first vice-president of the combined clubs known as the Twin Peaks Tunnel Association. Once the project was approved, construction began in the summer of 1914 under the oversight of City Engineer Michael M. O'Shaughnessy, for whom O'Shaughnessy Boulevard is named.

With the digging of the Twin Peaks bore completed in June 1915, Eaton & Smith was awarded two projects by the San Francisco Board of Works. One was construction of a portion of the new scenic boulevard on Twin Peaks. Beginning near today's intersection of Clarendon Avenue and Twin Peaks Boulevard, the route up the northern summit was one-half mile in length (including the big horseshoe curve) with 70,000 square feet of pavement.

Eaton & Smith built an asphalt plant at Ocean Avenue and Tara Street,

immediately west of today's Interstate 280 between the Ocean Avenue off-ramp and the Geneva Avenue on-ramp on the site of Lick-Wilmerding High School. The remainder of the scenic boulevard, extending south to Portola Drive and encircling the peaks, was awarded to another contractor. No worries for Eaton & Smith, as it had also won the project to lay 12,000 feet of double-track rail through the Twin Peaks Tunnel, in addition to a half-mile section from the Market Street entrance along the surface to Church Street, and from the West Portal entrance to Junipero Serra Boulevard. The total contract just topped \$140,000 (about \$2.8 million today).

In other local work, Eaton & Smith improved Detroit Street between Hearst and Flood avenues in 1918 with brick catch basins and a "12-inch vitrified, salt-glazed ironstone pipe sewer," street grading and paving, and installation of concrete curbs and "artificial stone" sidewalks.

In 1922, Eaton & Smith improved Diamond Street between Chenery and Bosworth in Glen Park, at about the time Islais Creek [[Glen Park News, Spring 2020](#)] was rerouted to the underground water-sewer system. Their work included installation of ironstone pipe culverts and three underground brick catch basins with cast iron frames, gratings and traps, one each at the southeast and northeast corners of Diamond and Wilder, and one on the west side of Diamond, all still in place today. They also graded the street, and added concrete curbs and asphalt paving.

By 1930, Eaton & Smith had moved its offices to their asphalt plant on Ocean Avenue, where it is now also producing concrete. Yet the pinnacle for Eaton & Smith may have been its work in bridge construction. In August 1937 it won the bid to construct the electric train viaducts that would exit off the lower deck of the Bay Bridge at Rincon Street, then via Beale Street into the new Transbay Terminal. The winning bid was \$605,350 (about \$11 million today).

Four years earlier, Eaton & Smith had won the contract to construct the San Francisco approach to the Golden Gate Bridge, a viaduct that later became known as Doyle Drive (named for Frank P. Doyle, a Sonoma businessman who helped establish the Redwood Highway and whose idea it was to span the strait). Its winning bid was \$1.05 million (equivalent to about \$21 million today). Doyle Drive was completed in 1936. Likely because of heavy weight loads due to increasing traffic volumes and a brutal climate at the strait, Doyle Drive deteriorated over time and was demolished in 2012 to make way for the new Presidio Parkway.

In preparation for the Golden Gate International Exposition in 1939, Eaton & Smith won contracts for grading the fairgrounds and building "sanitary sewer laterals" on Treasure Island. Eaton also served on the executive board of the fair. When Eaton died in 1947, Smith continued as president of the company. Smith died in 1966. His two sons took over the business, but the tragic death of elder son, James, in a 1970 construction accident appears to have signaled the closure of the company's illustrious career.

So, that barely noticeable imprint in the sidewalk at Mizpah and Sussex packs some significant histories and represents the era of 20th Century Progress in San Francisco and beyond. ❖

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 pandemic. Join the mailing list: GlenParkHistory@gmail.com. The Glen Park Neighborhoods History Project is fiscally sponsored by Independent Arts & Media, a California nonprofit corporation.

Trees Inspire a Neighborhood Walking Tour

Glen Park neighbors have long experienced California wildflower walks through Glen Canyon Park, along with spider walks, and of course Glen Park Neighborhoods History Project history walks. But they have never encountered anything like what greeted them on Sunday morning, Oct. 25.

by
Murray
Schneider
and
Kay
Hamilton
Estey

Chalked on the sidewalk in front Bird & Beckett Books and Records on Chenery Street they read: START – Glen Park Social Distancing #COVID Tree Tour SFTrees.com.

The block lettering announced the first Glen Park street tree ramble, thanks to Kay Hamilton Estey, “Digging the Dirt” columnist for the *Glen Park News*.

“My longtime friend Dick Turner told me about sftrees.com, which highlights neighborhood tree tours, and I logged on, loved it, and saw there was a blank spot for Glen Park,” said Estey, a 30-year resident of Conrad Street. “I said, ‘That’s no good. I can think of two significant trees near my house.’ So I asked Dick, ‘How can I help organize a tree walk around Glen Park?’”

Turner, who was the editor for Pacific Horticulture for 20 years and is now retired, enlisted Mike Sullivan, author of *Trees of San Francisco* and Jason Dewees, author of *Designing with Palms*. Since the inception of the pandemic, they have orchestrated nearly two dozen similar city tours. “We’re like the Three Musketeers of trees,” said Turner.

The men follow a six-month regimen “tagging” sidewalks. After scout-



Jason Dewees, Dick Turner and Mike Sullivan stand by a Kwanzan flowering cherry tree on Sussex Street.
Photos by Murray Schneider

ing a neighborhood or following up a lead, such as Estey’s, they settle upon intriguing trees, then arm themselves with chalk and hairspray.

“Each tree gets chalked with three pieces of information on the sidewalk,” said Mike Sullivan. “Its common name, its scientific name and the geographic place of its origin. Sometimes we add tidbits, such as the water gum of Australia is the most common tree in San Francisco.”

That’s the chalk. But hairspray?

“Jason and I handle the description with white chalk,” Sullivan said, “and Dick brings blue chalk and gives the tree a number, then he grabs the hairspray, which acts as a fixative, and sprays the chalk.”

Alas, nothing lasts forever, certainly not a chalked sidewalk.

“Once we’re done, Dick types up the notes, complete with street addresses, and sends them to me,” Sullivan said. After Dewees reviews the details for accuracy, “I put them up on the website. That way, when the chalk fades, the tour will still be there.”

The trio have already toured Noe Valley, the Mission, Dogpatch, Bernal Heights, Potrero Hill, the Lower Haight, Sea Cliff, the Inner Sunset and Westwood Park. And now, Glen Park.

Sullivan says he does the tours for many reasons: “In part, I’d like people to know and appreciate the trees that they pass by every day; in part, because it’s delightful hanging out with Dick and Jason; and in part, because it’s fun to explore new a neighborhood every two weeks and make new discoveries.”

In his introduction to the Glen Park #COVID Tree Tour, Turner, the current editor of *Trees of Golden Gate Park*, nails our little neighborhood.

“Glen Park is one of the most charming and distinctive neighborhoods in San Francisco,” he penned. “Steep hills facing south, narrow winding streets, and jewel box homes characterize the neighborhood along with a good selection of trees. Combine that with a small but wonderful shopping district, and you’ve got a nearly perfect residential neighborhood.”

The three tree geeks, as they describe each other, were primed to begin their excursion on a warm Sunday morning. So, it was only fitting that they start their stroll at Bird & Beckett, which Turner described in his introduction as “one of the most popular independent

bookstores in town.”

“We want to make the tour a loop,” said Sullivan, “so no matter where you begin, by the end you’re back near your start.”

“We like to keep the walk to a little under two hours,” Turner added.

“And not too hilly,” said Sullivan, whose interest in the city’s 600 or so street trees began in the early 1990s when he started volunteering with Friends of the Urban Forest. He later joined FUF’s board of directors and served for 12 years, including a stint as president.

Before finishing that morning, the three men would mark 56 street trees. To Sullivan, a tree of interest “has to be large, it has to have a history, and it has to make a good photo.”

Across from Destination Bakery, the group stopped at 641 Chenery St. Dewees identified it, knelt and printed both Canary Island date palm and Phoenix canariensis, then Canary Islands/Spain on the sidewalk. Turner anointed the inscription with the number 3 in blue.

“Jason’s truly encyclopedic in his knowledge,” Sullivan said of Dewees, a horticulturalist at Flora Grubb Gardens who lives in the Inner Richmond. “There’s literally no tree, no detail, he doesn’t know.”

Canary Island palms line the medians of upper Market Street and Dolores Street. Sullivan said, “It’s one of the trees best adapted to our climate, but it’s under threat from a disease called fusilium wilt, which kills the tree once it is infected.”

They took a left on Castro Street and headed up the hill. At Laidley Street, they tuned right, walking a few blocks to Mateo before doubling back on the other side of Laidley, both sides of which held towering treasures.

Australia-born Kay Estey stood captivated in front of 554 Laidley. “These are called New Zealand tea trees,” she said, “and are planted in Glen Park gardens as they tolerate coastal conditions and summer drought.”

While Dewees and Turner worked wonders with their calligraphy, Sullivan added his own nugget. “Getting a tip from the Maori, Captain Cook used tea from its leaves to cure his sailors of scurvy when he visited New Zealand in 1769.”

“It is a compact shrub with dark leaves and oxblood red double blooms,” Estey said of the tree known as manuka on its home island. It is “admired for



The chalked sidewalk in front Bird & Beckett on Chenery Street announces the start of the COVID Tree Tour.

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Trees Inspire a Neighborhood Walking Tour

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its swooping, dramatic growth habits.”

Only a few doors away, in front of 535 Laidley, another New Zealand import stood, as anemic as the manuka was healthy. Sullivan identified it as a *Myoporum laetum*, commonly known as the mousehole tree in its home nation. It appeared emaciated, its branches thinning, its trunk a perforation of blemishes.

“Poor *Myoporum*,” said Estey. “It’s under attack by thrips, a nasty little sucking insect that is slowly wiping out the species.”

“This tree used to be one the best-adapted trees to San Francisco—every one of them in perfect health until this pest showed up a few years ago.” Now almost all are under attack.

“There is no cure except to cut the tree to the ground,” she concluded. “It is considered invasive in California and the leaves are toxic to animals.”

A couple of blocks away, in front of 371 Laidley, stood a group of *Kentia* and queen palms. “I don’t think the popularity of palms ever wanes,” Estey said. “The neighbors on the block have planted a sophisticated selection of *Kentia* palms.”

Sullivan was similarly impressed.

“The *Kentia* is a relatively rare palm for San Francisco. It’s native to tiny Lord Howe Island, off Australia,” he said. “When we planned the walk, this was our destination—we wanted to get to this little grove of interesting palm trees.”

Heading toward Sussex Street, the group executed a dogleg up Roanoke. A cathedral of overarching branches, acting like leafy umbrellas, beckoned them up the hill that ended at Bemis Street.

“The entire block of Roanoke is planted with deciduous London plane trees,” said Estey. “They were very popular in the early 20th century, but they are a problematic tree. They are naturally huge, and to prevent them from reaching their stature are often given an annual pruning that leaves the stumps to sprout shorter shoots in the next season. Their leaf drop is impressive in the fall, and their roots can be invasive.”

“Friends of the Urban Forest will gladly assist residents in determining which is the best tree to plant,” said Estey, a charter member of the Glen Park Garden Club, “ensuring the integrity of sidewalks and (underground) pipes.”

A city-wide street tree maintenance

program called StreetTreeSF, passed by voters in 2016, transferred responsibility for care of street trees from property owners to Public Works, she noted. “Trees are inspected and pruned block-by-block on a regular basis.”

Sussex Street was once a cow path, a narrow, winding, rutted dirt byway. The walkers stopped at 53 Sussex. “Wow,” said Estey. “A stunning huge yucca.”

The multi-trunked succulent is in the asparagus family and is widely grown in gardens where it has space for thick trunks. “It’s a sun lover and somewhat drought-tolerant,” said Estey. “In Central America, the flower petals and the tender stem tips are eaten, and the flower is the national flower of El Salvador.”

At 155 Sussex—behind a fence that practically begged for a Tom Sawyer paint-over—towered a Monterey cypress. “This is one of San Francisco’s most common trees, dominating our parks,” said Sullivan. “It’s not usually a street tree because it gets so big. It’s native to very small areas that aren’t contiguous in central California.”

Older Montereys develop striking flat tops, due to wind resistance, and spreading, contorted branches. The leaves grow in dense sprays that help trap water from the fog, which is important for the tree’s health and the health of the surrounding environment.

“The Monterey cypress, every tree,” said Sullivan, “is a carbon sink, absorbing carbon, and helps in battling climate change and global warming.”

Estey was thrilled to spot a fern-leaf Catalina ironwood, native to the Channel Islands, at 167 Sussex. “It is unusual to see such a splendid version of the ironwood here. And second, it blooms heavily in summer, when it is thickly covered in wooly white blooms—and the roots do not attack drains,” she said.

From Sussex they descended short, steep Swiss Street, then turned right onto Surrey Street, where Zoanne Nordstrom lives. There is something karmic about the tour circling Nordstrom’s house. She is a Glen Park legend, one of the three “Gum Tree Girls” who fought the planners who wanted to bulldoze Glen Canyon Park for a freeway. Nordstrom, Joan Seiwald and Geri Arkush did battle with and defeated these 1960s auto-centric types.

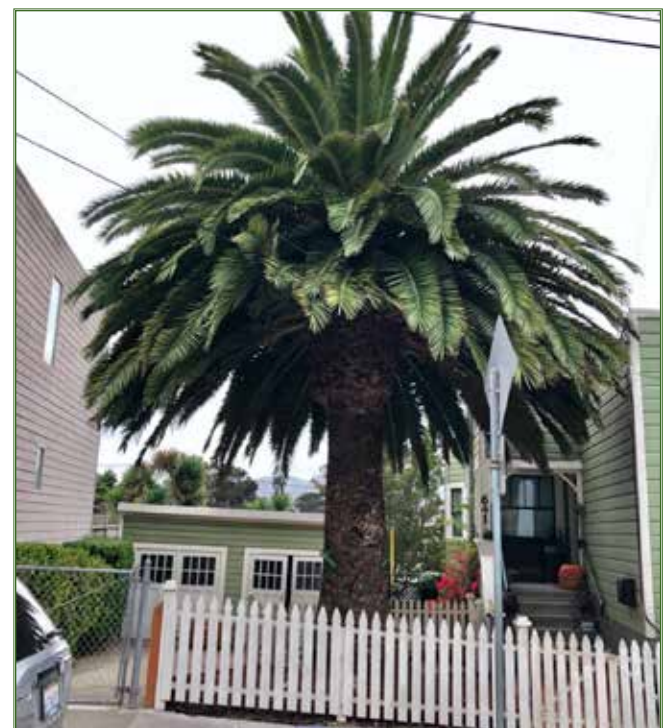
Now on Chenery Street, the group headed back toward Diamond. The Greenway paralleled their walk, but they ignored it to concentrate on the

trees along the street. At 828 Chenery, they stopped at a red flowering gum.

“This is a tree that I associate with Glen Park more than any other,” said Sullivan. “There are gorgeous specimens lining Bosworth on both sides of the street. The tree has spectacular red flowers and, interestingly, if you plant the seed of the tree, it doesn’t follow the color of the parent.”

Nearly done now, the group stopped in front of 757-763 Chenery and studied a New Zealand Christmas tree. They’d clocked in at a little over two

hours. It was past noon. The Esteys said their so-longs and headed back to Conrad Street, where they’d turn right onto unpaved Poppy Lane. Fifty feet on their left was a giant specimen of California buckeye.



The Canary Island date palm (*Phoenix canariensis*) on Chenery Street, was one stop on the tour.

Photo courtesy of Mike Sullivan

“It’s a stunning tree,” Kay Estey said. “We don’t need to travel to find the balm of nature, she said. Simply going on a walking tour of Glen Park trees allows us to ‘breathe in the beauty and mystery of our urban forests.’” ♦



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✿ DIGGING THE DIRT ✿

Winter is here and with it a few damp signals of the coming rainy season. Now gardeners can lay down their bypass pruners, picks, dibbles and hori-horis and enjoy a respite from their labors.

It is time to think of holiday gifts for the gardener in your life, or perhaps for the one hidden deep in your own soul.

What do gardeners really need? I think good tools are important, gardening books are always appreciated, or a fabulous container to brighten the garden. For the super-picky giftee, I recommend gift certificates, offered by most of the vendors I mention; they usually have an online presence for ordering.

First, here are suggestions from our Glen Park village merchants, who have a plethora of lovely garden-related goodies.

Bird & Beckett

Proprietor Eric Whittington had some great garden books in stock when I visited. (653 Chenery St.; 415-586-3733; birdbeckett.com)

• *Golden Gate Gardening*, Pam Peirce,

3rd edition. The bible of vegetable gardening in San Francisco and coastal communities. Just crammed full of information.

• *How to Grow More Vegetables*, John Jeavons. Forward by Alice Waters. Jeavons lives in Willits and is the founder of Ecology Action and the modern bio-intensive movement. He popularized intensive methods of vegetable gardening that double and triple output.

• *The Botany of Desire*, Michael Pollan. Another Bay Area writer. A view of the world through the evolution and cultivation of four fascinating plants shaped by our desires: the apple for sweetness, the tulip for beauty, marijuana for intoxication, and the potato for sustenance. After reading this book we may wonder exactly who is in control here—the plant or the cultivator.

• *The Half-Acre Homestead: 46 years of Building and Gardening*, Lloyd Kahn & Lesley Creed. A delightful compendium with 500 lovely photos of the Northern California couple's lifelong project to build a home and garden, never pay a mortgage and live out of their garden.

• *Portable Latin for Gardeners*, James Armitage. An enjoyable explanation of those technical plant names that crop up in nurseries and in this column. Geeky but fun.

• *The Landscaping Ideas of Jays*, Judith Larner Lowry. Backyard planning and restoration aimed at enhancing our abilities to create a wilder, less exacting garden that is kinder to the environment and exists for birds, insects, animals and people to enjoy.

Perch

Just across the street from Bird & Beckett, owner Zoel Fages has assembled a stylish collection of stocking stuffers for gardeners. I like the ceramic tiger and panthers by Jangal designed to be filled with water—self-irrigation-systems for container plants. Perch also has very smart water-misters, and child-sized pruners and clippers for the younger set. I particularly like the helpful Kikkerland Seed Garden Kit in a tin, with 20 seed bags, 20 seed markers and an indelible pen. (654 Chenery St.; 415-586-9000; perchsf.com)

Glen Park Hardware

Our neighborhood hardware store has a large selection of practical items for gardeners. They can order items as well. We agreed—buy the best garden tools that you can afford. Cheap tools break, don't work properly and can even be dangerous. Fiskars and Corona clippers, pruners and saws may cost more, but they work/perform correctly and last for years. (685 Chenery St.; 415-585-5761)

Critter Fritters

I know, I know, it's a store for our furry pets, but in the back is another gift suggestion—bird feeders and seed—to encourage wild visitors to the garden. (670 Chenery St.; 415-239-7387)

Shopping Online

• The Gardener's Supply Company (gardeners.com) has brightly colored, plastic, 11-gallon tubtrugs, or large buckets with handles, at about \$20. I drag my bright purple trug all around the garden—it's super-light. All gardeners need gloves. I'd like the good-looking goatskin gauntlet rose gloves from the same website—pricey but useful. For shorter gloves, I like the four-packs of washable nitrile gloves.

• Gardener's Edge (gardenersedge.com) has items for young gardeners, including small tools and standing beds for planting. For children, I recommend fast-growing plants such as radishes, lettuce, sunflowers, zinnias, beans and peas.

Shopping in person



The Hori-hori digging tool from Hida Tools in Berkeley.

Photo courtesy Hidatool.com

Flora Grubb Gardens is nearby. This nursery carries many unusual plants. It's also a great place to acquire large striking containers, such as smart gray or white lightweight fibreclay, or stoneware, or brilliantly colored ceramic pots. Check out the glamorous garden furniture from Fermob. This garden is a fascinating place to browse, gift certificate in hand. (1634 Jerrold Ave.; 415-648-2670; floragrubb.com)

Hida Tools in Berkeley has a full range of Japanese garden tools to die for. The Hori-hori is a fierce-looking, small and efficient digging tool much beloved by gardeners. I bought a small garden pick/hoe there, and 20 years later, after they reset the handle for me, it is still one of my favorite tools. The bargain Hoe Set A, which includes my favorite, now at about \$54—a lovely gift. (1333 San Bruno Ave., Berkeley; 510-524-3700; hidatool.com)

One more thing

I recommend hiring some garden help as a gift. Older and/or busy gardeners often need help just getting started or cleaning up. Contact me via email for recommendations from Garden Club members for arborists and gardeners. ♦

Kay Hamilton Estey is the Glen Park Garden Club columnist. For more information about the garden club, contact her at kay.estey@gmail.com.

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Muni Adds Bus Only Lanes in Glen Park

CONTINUED FROM PAGE 1

When this plan was announced, there were many comments on social media. The majority were negative, citing expectations of increased rather than decreased traffic congestion. Many thought it was unworkable and would cause gridlock, without the hoped-for increase in public transit ridership. Others were more willing to give the plan a chance.

The Glen Park Association weighed in before the vote by the Metropolitan Transit Board, questioning the process by which the SFMTA gathered data and made decisions about the bus-only lanes, and asking how the plan will be evaluated for its effectiveness.

In September, SFMTA had a virtual community meeting to get feedback on the proposed TETL in Glen Park. They explained that the metrics used to determine lanes were travel-time savings and passenger volumes. A comment was made that the decrease in overall traffic currently is not a good measure for future conditions. There was concern about how traffic might be stalled along these routes, spewing toxic fumes. Residents also made the point that more drivers would opt for alternate neighborhood streets that

can't handle extra traffic.

Most participants, however, supported the plan and thought that this is the time to experiment with novel approaches. They cited climate change and the priority for essential workers and those accessing medical care to be able to travel safely.

There was discussion about equity in transit accessibility vs. the need for private cars for those who can't use transit.

SFMTA's thinking can be summed up in a statement the agency made: "We don't have a crystal ball to see into San Francisco's future, but one thing is clear: a citywide economic recovery is dependent in large part on the transportation recovery. And while we work to come back from one crisis, we're looking to avert another—traffic gridlock."

The *Glen Park News* hasn't seen any updates to the TETL plan since SFMTA's last undated post on their website, and hasn't received a response to its request for an update. SFMTA Director Jeffrey Tumblin's description of the current financial situation could indicate some changes to the TETL program; read more at sfexaminer.com/news/sfmta-prepares-for-massive-potential-layoffs-as-budget-crisis-continues-to-build/

Stay tuned. ♦



The locations of approved temporary emergency transit lanes, top, and the backed-up traffic on Bosworth Street near Chilton Avenue, above. Photo by Dennis Mullen

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- Judy has ongoing contributions to Glen Park Festival and Larkin Street Youth Services.

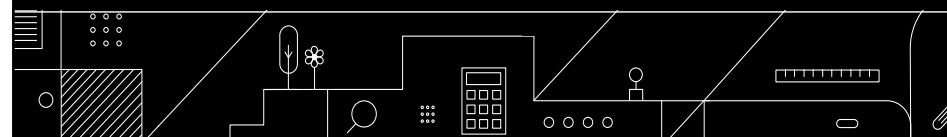
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Stairway Mosaic Project Gets a Step Closer

CONTINUED FROM PAGE 1

Facebook “likes” and balloting on the Detroit Steps Google and Sunnyside Neighborhood Association platforms.

To participate in the contest, each artist ponied up an entrance fee. “Given the pandemic, we couldn’t have a step-a-thon fundraiser such as the one we had last year where entrants paid to walk or run up and down the Upper Steps,” Mullins said, “so this year we asked adults who submitted designs to pledge \$25 and children under 12 to contribute \$15. The contest fundraising will allow us to purchase drought-tolerant plants that will adjoin and surround the steps,” she said. “So far, with a goal of \$1,500, we’ve raised \$2,000.”

While it’s early yet to determine contest winners, a simple mouse maneuver provides a glimpse of some of the possible prizes, which include a \$25 Mitchell’s ice cream gift card and two pounds of homemade Rocky Road candy. Readers who would like to find out more about the project (and additional prizes) can check this link, the brainchild of Joost Avenue’s Taylor Hughes: detroit-steps.squarespace.com/drawing-contest. ♦



Volunteers work to fill the Detroit Street step terraces with mulch.

Photo by Murray Schneider

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❖ NEWS FROM DIAMOND HEIGHTS ❖

Renovations for George Christopher Park are now scheduled for completion by the end of January 2021. The new black chain

by
Betsy
Eddy

link fencing for the baseball diamond looks terrific. An imagination garden is taking form, with a bridge, painted

blue stream and plants. Much of the new playground equipment has been installed. The tennis court will be resurfaced and the pathways around the park will be paved before the opening.

In January, Resilient Diamond Heights (RDH) will roll out a Block/Floor Champion Program sponsored by Daniel Homsey and the Neighborhood Empowerment Network. Volunteers will be recruited as “block companions” to help prepare their block or floor—there are at least 13 housing developments in Diamond Heights—for whatever emergencies may be in our future. Funds arranged by Supervisor Rafael Mandelman will provide \$10,000 in emergency supplies for the neighborhood and another \$10,000 for the block champion program. The money will provide training and the purchase of supplies that each block champion will store for their neighbors.

An Epidemic of Kindness program is being designed with support from RDH and the Diamond Heights Community Association (DHCA). Betty Peskin, DHCA board member, inspired by the Covid podcasts of Dr. Michael Osterholm, has suggested asking residents to join together online to find ways to have safe contact with those living nearby using social dis-

tancing and masks. Would neighbors be cheered with a quick check-in, a brief visit outside at the front door, or a park visit? It is hoped in this time of Covid that such a program will interest people, including children, to find new ways to connect with neighbors. Please send ideas and suggestions to the email address below.

The community association's board of directors is in transition. Mike Kramer now serves as co-president with longtime president Betsy Eddy. Pooja Sabharwal is the new vice president. Mike has a background in housing development and Pooja in marketing. New leadership will help expand the work of the DHCA and better incorporate concerns and ideas from a broader neighborhood base. If you are interested in receiving DHCA announcements and/or offering suggestions, please email the address below.

For more information, email dhcasf@gmail.com.

Happy Holidays! ❖

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



The new playground structure at Christopher Park.

Photo by Betsy Eddy

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❖ GLEN PARK REAL ESTATE ❖

The real estate market in the Bay Area has continued to weather this pandemic pretty amazingly. Single-family homes have been the strongest performers, and most continue to receive multiple offers and sell above the asking price. While we are all still adjusting to the “new normal” in our industry as well as our city and state, it certainly is not hindering homes being listed and sold.

Between Aug. 27 and Nov. 21, 30 houses were sold in Glen Park—a 20 percent increase from the previous quarter and an 80 percent increase compared to the same period in 2019. The median sale price for a single-family home was \$1,851,500. The median list price was \$1,695,000, which remained unchanged from last quarter. The average overbid was about 9 percent over asking. The median price per square foot was \$1,066. The average number of days on market was up to 27 for single-family homes.

As I write this, 13 homes are for sale in Glen Park, which is not far from where it was last year at this time, before the pandemic began. I will be doing my year-in-review in the next issue to see how this most unusual year compares to prior years. I think the results will be surprisingly positive.

Now let's delve into the recently enacted state Proposition 19, which governs property tax exemptions from reassessment. With the passage of this proposition, a homeowner who is over 55 years of age or severely disabled, or whose home has been substantially damaged by wildfire or natural disaster, may transfer the taxable value of the original primary residence to:

- A replacement primary residence,
- Anywhere in the state,
- Regardless of the value of the replacement primary residence (with adjustments if “greater” in value),
- Within two years of the sale,
- Up to three times (but without limitation for those whose houses were destroyed by fire).

Prop. 19 supersedes the old rules, which limited this exemption to the sale and purchase of a principal residence within the same county (Proposition 60) or between certain counties (Proposition 90), but only if the replacement property was of “equal or lesser value” and only for one transaction.

New Rules on Intergenerational Family Transfers: Prop. 19 also changes the rules on exemptions from reassessment for intergenerational transfers by limiting the exemption to the transfer of a primary residence to a child (or grandchild) only if the property contin-

Single-Family Homes					
ADDRESS	SALE DATE	DOM	LIST PRICE	SALE PRICE	SP/LP
151 Brompton Ave.	9/1/20	12	\$1,695,000	\$2,200,000	129.79%
382 Surrey St.	9/4/20	18	\$2,100,000	\$2,085,000	99.29%
165 Fairmount St.	9/15/20	10	\$1,379,000	\$1,470,000	106.60%
38 Lippard Ave.	9/21/20	16	\$2,075,000	\$2,210,000	106.51%
2371 Diamond St.	9/22/20	25	\$1,525,000	\$1,525,000	100.00%
1727 Sanchez St.	9/23/20	0	\$1,595,000	\$1,853,000	116.18%
129 Acadia St.	9/25/20	33	\$1,194,800	\$1,167,950	97.75%
252 Chenery St.	9/30/20	9	\$1,899,000	\$2,400,000	126.38%
518 Chenery St.	10/2/20	7	\$1,398,000	\$1,700,000	121.60%
443 Chenery St.	10/6/20	47	\$1,599,000	\$1,550,000	96.94%
70 Joost Ave.	10/7/20	9	\$1,999,000	\$2,175,000	108.80%
205 Beacon St.	10/7/20	5	\$2,495,000	\$2,863,000	114.75%
190 Hamerton Ave.	10/21/20	14	\$1,395,000	\$1,570,000	112.54%
354 Arlington St.	10/22/20	19	\$2,495,000	\$2,450,000	98.20%
390 Chenery St.	10/23/20	10	\$1,375,000	\$1,465,000	106.55%
248 Arlington St.	10/28/20	38	\$1,500,000	\$1,450,000	96.67%
256 Chenery St.	10/28/20	10	\$2,995,000	\$3,100,000	103.51%
326 Surrey St.	10/30/20	7	\$1,550,000	\$1,725,000	111.29%
257 Surrey St.	11/3/20	28	\$1,749,000	\$1,724,000	98.57%
151 Stillings Ave.	11/4/20	12	\$1,295,000	\$1,350,000	104.25%
1271 Bosworth St.	11/9/20	18	\$1,495,000	\$1,620,000	108.36%
101 Poppy Ln.	11/13/20	10	\$2,695,000	\$2,800,000	103.90%
135 Arbor St.	11/16/20	70	\$2,495,000	\$2,400,000	96.19%
167 Stillings Ave.	11/18/20	3	\$1,695,000	\$1,850,000	109.14%
8 Miguel St.	11/20/20	255	\$3,495,000	\$3,438,000	98.37%
26 Mizpah St.	11/20/20	26	\$1,995,000	\$2,000,000	100.25%
Condominiums/Multi Unit Buildings					
ADDRESS	SALE DATE	DOM	LIST PRICE	SALE PRICE	SP/LP
101 Randall St.	8/27/20	19	\$1,789,000	\$1,700,000	95.03%
921 Bosworth St. #7	9/9/20	31	\$949,000	\$946,500	99.74%
158 Everson St.	9/11/20	31	\$1,299,000	\$1,305,000	100.46%
53 Wilder St. #403	9/22/20	89	\$1,295,000	\$1,185,000	91.51%
DOM - Days on market		SP/LP - % over or under list price			

ues to be used as a family home by the recipient. Even then, if the divergence between the taxable value and the actual value is too great, a partial increase in the new taxable value will be imposed. These new rules apply to any purchase or transfer beginning Feb. 16, 2021.

The California Association of Realtors has put out a great Q&A regarding Prop 19. I've used that document as the basis for answering a few of the more relevant questions for this article:

Q: What are the most significant changes regarding the transfer of the taxable value of a principal residence?

A: Prop. 19 makes three significant changes to the portability of one's tax basis from the sale of a principal residence to a replacement principal residence. First, it allows a seller of a principal residence to transfer the tax basis of that home to the purchase of a replacement home anywhere in California. Under prior law, the seller was limited to transfers either within the same county or between a limited number of counties that specifically

permitted such taxable value transfers.

Second, it allows the transfer of the tax basis of the sold principal residence to the replacement regardless of value, with certain adjustments to the tax basis if the replacement home is of “greater value” than the sold principal residence. Under prior law, only transfers of “equal or lesser value” were eligible for the exemption. And third, Prop. 19 permits such transfers up to three times (but permits unlimited transfers for those whose homes were destroyed or substantially damaged by fire). Prior law allowed such transfers only once.

Q: Can the replacement property be of greater value?

A: Yes. Prop. 19 has two provisions regarding the value of a replacement principal residence. Since many longtime homeowners have seen an increasing divergence between the house's assessed valuation and its market value, this can amount to considerable savings for heirs.

•Equal or lesser value: The replacement primary residence is of equal

or lesser value, subject to an inflation index in certain cases. The tax basis of the original home may transfer to the replacement principal residence.

•Greater value: The replacement home is of greater value. The taxable value of the replacement primary residence is calculated by adding the difference between the full cash value of the original primary residence and the full cash value of the replacement primary residence to the taxable value of the original primary residence. For example, if your house has a taxable value of \$400,000, but you sell it for \$900,000 and then buy a new primary residence for \$1 million, the taxable value of the new house is \$500,000, which is the \$400,000 taxable value of the old one plus the \$100,000 in additional value you put into the new one. (The \$500,000 profit on the old house doesn't figure into the tax calculation for the new one.)

Q: If I pass my principal residence on to my children or grandchildren, will the property be reassessed?

A: So long as the property continues to be used as the heir's primary residence, and the transferee claims a homeowner exemption, the property tax basis will remain the same, although this is subject to some upward adjustments if the property value at the time of transfer is more than \$1 million over the original tax basis. If the property is transferred to a child or grandchild and used as a family home, and at the time of transfer the property value is less than \$1 million over the original tax basis, the new tax basis will remain the same as the original tax basis.

An important caveat: I am not a lawyer and I am not giving advice. If you have any questions regarding these questions or answers, you should speak to a qualified estate planning or real estate attorney.

I hope you all have a safe and healthy holiday season. Please continue to follow all social distancing protocols, including wearing masks, when out of your house. This is how we can best slow the virus until the vaccines now in the pipeline can be widely distributed.

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. ❖

Marc Dickow, a Glen Park resident, is the Broker/Owner at Core7 Real Estate. He is also the President of the San Francisco Association of Realtors for 2020. He can be reached at marc@opni.com, or by phone at 415-722-4018. His website is www.altrockrealtor.com.