

THE NOE VALLEY VOICE

A Few More Hurdles for Slow Sanchez Street

Tweaks Could Help Residents All Get in the Same Lane

By Matthew S. Bajko

Thrown together at the start of the Covid epidemic to provide easy-to-access recreational space for cooped-up residents sheltering in place, the city's Slow Streets Program kicked off to wide acclaim last April.

In Noe Valley, transit officials closed down Sanchez Street between 23rd and 30th streets to vehicular through-traffic. Bikers, joggers, walkers, and children in need of exercise and fresh air quickly turned the roadway into an urban park setting.

Musicians flocked to the street to perform outdoor concerts, their normal venues closed because of the health crisis. Dog owners also embraced it as a way to stroll with their canine companions.

But over time, issues began to crop up. Some residents of the street objected to the higher noise levels, unpicked-up dog poop, and aggressive pedestrians who falsely assumed car traffic was banned on those blocks of Sanchez and yelled at drivers trying to access their own driveways or garages. (The reality is residents, delivery trucks, people looking to park, and shared-ride vehicles picking up or dropping off passengers are allowed to drive on Sanchez Street. Still, everyone—whether driving, walking, running, or biking on the roadway—should be mindful of their own safety.)

Even with the extra precautions, though, many residents love the new amenity and would like to see it remain in place. They have come together to advocate that the 14 blocks that Slow Sanchez Street comprises be made permanent and to recruit residents to address the complaints they and others have raised. Volunteers have worked to keep

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That's a Good One! Bar co-owner Damon Bell (right) jokes with customers Atiuh and Ricardo Cervantes (left) at his Bar on Dolores. After 14 months of pandemic stress, Bell is ready to relax and celebrate a June easing of health restrictions.

Photo by Art Bodner

Bars Hope to Raise Spirits in Summer Reopening

Parklets, Patios, and Outdoor Comedy May Do the Trick

By Corrie M. Anders

Their normally festive environs put under a Covid-induced slumber for much of the past year, nightlife venues in Noe Valley are experiencing a reawakening, now that the health crisis is largely under control in the city. It couldn't come sooner for bar owners, who have seen their sales plummet because of the changes to their business operations.

They are looking forward to a June 15 easing of health restrictions, which currently limit drinking and eating establishments respectively to 25 and 50 percent

capacity. They also are musing over plans for live music and entertainment and a return to pinball, pool, and trivia nights as customers cross their portals.

Meanwhile, the pubs are embracing a European style of outdoor drinking and eating at their newly built parklets. City officials are working on how to make what was dubbed the Shared Spaces program a permanent part of the streetscape, while ensuring people with disabilities can still navigate the sidewalks and the city's transit agency can recoup the millions of dollars in lost revenue expected from the loss of metered parking spaces.

Here's a look at what bars have gone through during the pandemic, and what customers can expect when San Fran-

cisco fully lifts its Covid-19 health orders.

The Peaks: "An Old-School Hangout With an Upbeat Atmosphere"

The Peaks, a self-described dive bar that's been around since Prohibition, is a survivor. It got through a break-in and other vandalism in the early days of the pandemic. It endured, even though revenue dropped 70 to 80 percent as customers stayed home. Then its newly installed parklet wasn't quite the panacea imagined, what with dust and noise from weeks of unrelated street repair.

But as wife and husband co-owners Keli Leal and Robert Spencer marveled

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Lyon-Martin House Landmarked

City Votes to Preserve Noe Home of Lesbian Activists

By Matthew S. Bajko

The home of pioneering lesbian couple Phyllis Lyon and Del Martin has become the sixth property in Noe Valley to be deemed a city landmark. It is also the first local LGBTQ historical property protected solely for its ties to lesbian history.

The San Francisco Board of Supervisors and Mayor London Breed in May approved a measure landmarking the two-story cottage that Lyon and Martin called home for more than five decades. The landmark designation for the 651 Duncan St. structure, built in 1908, will be official in late June, toward the end of

Pride Month, due to a 30-day window for city ordinances to become law.

Lyon and Martin co-founded the Daughters of Bilitis, the country's first lesbian rights organization, in the 1950s. Over the years they hosted countless events and meetings for the group at their hilltop home, which they purchased in 1955.

The journalists had first met at a construction trade magazine in Seattle in 1952. They were active in myriad civil rights causes and also fought for freedom of the press.

Lyon died last April at the age of 95. Martin died in 2008 at the age of 87, weeks after the women made history by becoming the first same-sex couple to

CONTINUED ON PAGE 11



Historical Site: The house at 651 Duncan St. that was home to Del Martin and Phyllis Lyon for more than five decades currently sits vacant, surrounded by shrubbery. Photo by Art Bodner

Pride Events at Bethany

Book Study: "Staying Awake -- the Gospel for Changemakers" by Tyler Sit, Tuesday Nights on Zoom at 7pm, starting June 8, and **Reading & Discussion with Tyler Sit** July 13 at 6:30pm on Zoom

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Church Street Sweets. In the 1950s the corner of 29th and Church streets was the place to satisfy all your cravings for baked goods.

Photo and information courtesy OpenSFHistory.org / Western Neighborhoods Project / David Gallagher

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** Source: San Francisco Association of Realtors (SFARMLS) 2021*

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COMING SOON



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2 BED / 1 BATH
COMING SOON



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COMING SOON



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THE NOE VALLEY VOICE

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THE CARTOON BY OWEN BAKER-FLYNN



CRIME SNAPSHOT

Fewer Burglary Reports in April

Burglary incidents in Noe Valley took a dive in April as part of an overall decline in crime in the neighborhood. According to the San Francisco Police Department's digital map of incident reports, there were 11 break-ins at local residences and businesses—35 percent fewer in April than in March (17). Targets included private homes, apartment buildings, and one business, in the vicinity of Church and Day streets. Larceny/thefts, in fact almost every category the *Voice* is tracking, also were

down. Starting at the end of last year, burglaries appeared to be rising at an alarming pace, with 54 reported in February 2021. In response, police adopted several new strategies, including a beefed-up contingent of plainclothes officers working at night, when most burglars tend to prowl. Noe Valley merchants and residents installed additional lighting and other security features around their properties to help deter would-be lawbreakers. Mission District Capt. Rachel Moran credited their combined actions with slowing the number of incidents ("Combating a Rise in Burglaries," *Voice* April 2021). All in all, there were 64 incidents reported in April in our 10 crime categories, down from 82 in March (and 130 in December 2020). The table below shows incidents reported November 2020 through April 2021. The numbers were culled from a dataset titled "A Digital Map of San

Francisco Police Department Incident Reports From 2018 to the Present," under Public Safety at Data.sfgov.org. That map sees Noe Valley as an area bordered by 21st Street, San Jose Avenue/Guerrero Street, 30th Street, and Grand View Avenue/Diamond Heights Boulevard. The *Voice* compiled the April numbers on May 17, 2021. Note digital incident reports are continuously updated. Noe Valley falls under two police jurisdictions, Mission and Ingleside. To reach Capt. Moran at Mission Station, call 415-558-5400 or email rachel.moran@sfgov.org. Contact Ingleside Station Capt. Nicole Jones at 415-404-4000 or by emailing nicole.h.jones@sfgov.org. Police say the best way to get attention for recurring problems is to file police reports when incidents occur. Call the police non-emergency number, 415-553-0123, or file a police report online at sanfranciscopolice.org. In an emergency, call 911. —Corrie M. Anders, Sally Smith

CRIME SNAPSHOT DATA

Noe Valley Incident Reports November 2020 – April 2021

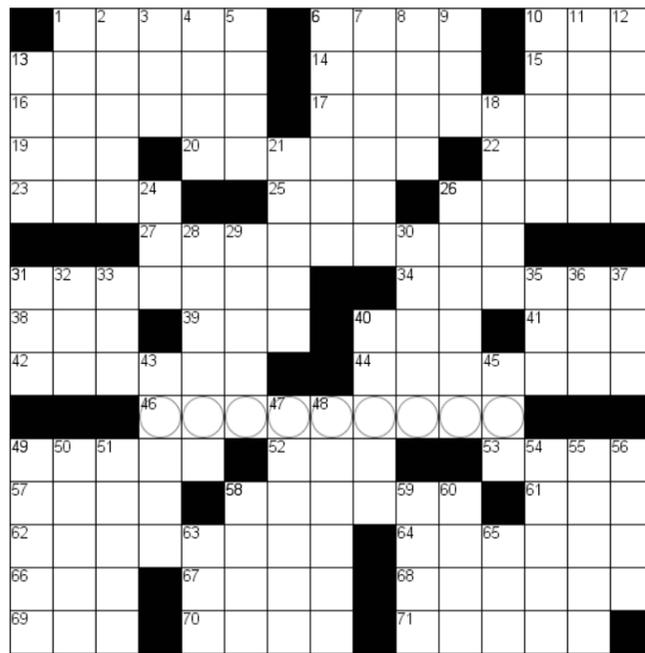
Incident Reports	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
Larceny/Theft	38	45	33	27	29	24
Burglary	20	30	36	54	17	11
Malicious Mischief	4	8	13	13	11	5
Motor Vehicle Theft	18	25	18	12	15	12
Assault	3	4	4	4	2	1
Robbery	0	7	1	0	0	0
Other Miscellaneous	8	6	8	8	3	7
Fraud	2	4	3	3	2	2
Family Dom. Violence	3	1	1	0	2	0
Vandalism	0	0	0	0	1	2
TOTALS	96	130	117	121	82	64

Source: Dataset titled "Map of Police Department Incident Reports: 2018 to Present" at https://data.sfgov.org/Public-Safety/Police-Department-Incident-Reports-2018-to-Present/wg3w-h783. This dataset includes police incident reports filed by officers and by individuals through self-service online reporting for non-emergency cases. Disclaimer: The San Francisco Police Department does not guarantee the accuracy, completeness, timeliness, or correct sequencing of the information, as the data is subject to change as modifications and updates are completed. April numbers were compiled by the *Noe Valley Voice* May 17, 2021.

THE CROSSWORD BY MICHAEL BLAKE

Hidden Hills

- ACROSS
- Goethe character who makes a pact with the devil
 - Consumer
 - Cigar residue
 - Swiss granola
 - Hockey disk
 - Flowery island welcome
 - Part of A.S.A.P.
 - Sent to Adda Clevenger
 - Cpl. or Sgt.
 - L.A. Law and NYPD Blue creator Steven
 - ___ Girl: 2014 Affleck film
 - Klutzy's interjection
 - Tic-tac-toe winner
 - ___-Detoo (*Star Wars* robot)
 - Adjudicate out of court
 - Battery type
 - All-around X-ray device
 - "Rocks" at The Dubliner
 - Family gal
 - Sine ___ non
 - Paper towel thickness
 - Topeka native
 - Outdated, in dictionaries
 - Where Noe Valley's sun sets (**Draw it by connecting the 15 O's in this puzzle**)
 - Borders
 - Birth control option, briefly
 - Carton sealer
 - Lion's den
 - Hard-to-read writing
 - ___ Salameh, one-



- time "Good News" guy on 24th Street
- DOWN
- Last name of Rolf, Lance, Al, and Lars, in the comics
 - Famous fable writer
 - Entertainment provider for GIs
 - Hardly a neatnik
 - Martinez of baseball
 - Final result
 - Aid and comfort
 - Canyon effect
 - Early MGM rival
 - Assign, as a portion
 - "I ___ reason why not"
 - Pitcher Nomo
 - Hand, in the Mission
 - Fairy tale monsters
 - Mattress innards
 - Cul-de-___
 - "Sic 'em, Rover!"
 - Cuts wood again
 - Pancakes served with sour cream
 - High-end Honda
 - Hägar the Horrible cartoonist Browne
 - "His Master's Voice" co.
 - Desire
 - Apr. 15 adviser
 - "The Greatest" in the ring
 - JFK and LGA locale
 - Al-___: jihadi group
 - ___ Grove in the Sunset District
 - President after F.D.R.
 - Dime's partner
 - Most unadulterated
 - Borden's cow
 - Sunrises
 - San Francisco ballplayer
 - Actor's whisper
 - St. ___: Noe Valley church
 - Oscar relative
 - Epic story
 - "Kapow!" cousin
 - S.F. jeansmaker Strauss
 - Vegas opener?
 - Ignited

Solution on Page 22
Find more Crosswords at noevalleyvoice.com

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3835-3837 26th Street | \$3,600,000
3,600 Sq Ft | 2 units | 5 Bed | 4 Bath



BUYER REPRESENTED
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BUYER REPRESENTED
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SELLER REPRESENTED
446 Collingwood Street | \$3,600,000
Condo | 3 Bed | 2 Bath | 1,570 Sq Ft



BUYER REPRESENTED
1678 46th Avenue
\$1,100,000 | 2 Bed | 2 Bath | 600 Sq Ft



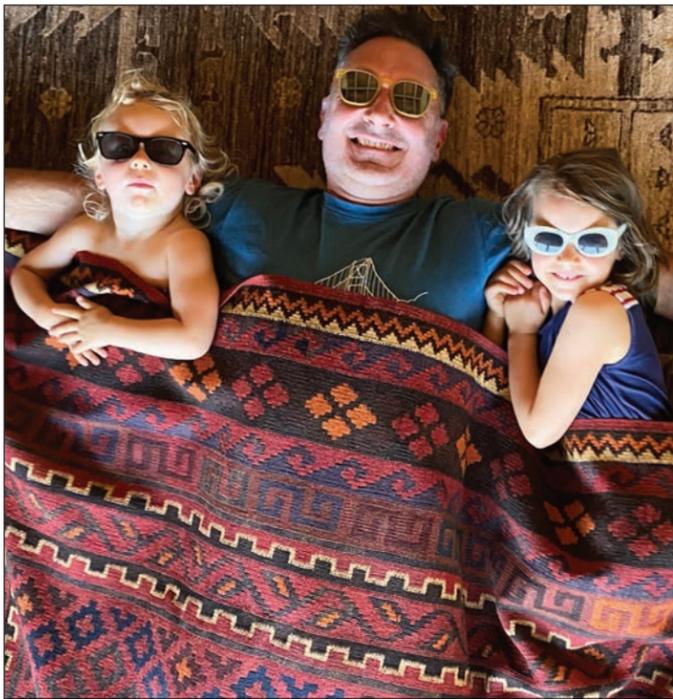
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\$1,100,000 | 1 Bed | 1 Bath | 1,000 Sq Ft

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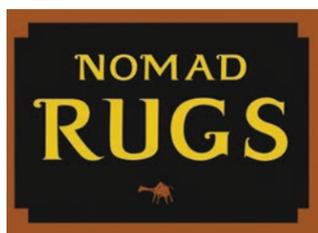
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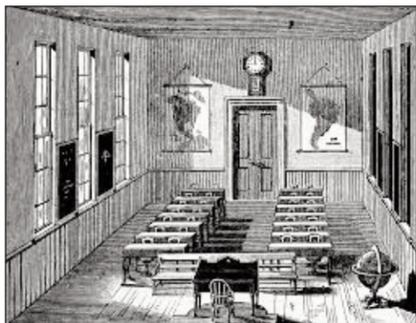
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The elected San Francisco Unified School District Board of Education's inexcusable failure to reopen schools this year is only one example of its inability to address long-standing shortfalls in our public schools: glaring achievement gaps city-wide as barely 50 percent of students are proficient in reading and math at their grade level; a district that is unable to manage a budget, secure stable financing, spend wisely, and plan accordingly; and a board that accepts a dilution of the curriculum (no eighth-grade algebra), all while supposedly advocating for "social equity." There is nothing *more* inequitable than a closed or failing school!

I have taught ESL, life skills, and citizenship to immigrant women in the Tenderloin for 10-plus years. They experience these failures firsthand in their neighborhood schools and yearn for better schools for their children. Even pre-pandemic, these schools have had some of the worst student outcomes in the city.

But rather than face another year of distance learning, in September a surprising number of these families chose to return with their children to Yemen. Imagine, a country at war and experiencing famine is preferable to another year of lost learning in San Francisco!

I believe an appointed school board will be the first step toward resolving these many problems. Candidates would be chosen based on their training and skills and should have a proven record of improving student achievement and



managing complex budgets while meeting the needs of all stakeholders: students, families, and communities.

Prior to 1971, San Francisco did have an appointed board. But in the misguided attempt to avoid the mandate to desegregate schools, the city charter was amended in hopes that an elected board would be the way to achieve that end. However, since then we have had an elected board populated by a number of members whose main objective is attaining higher political office. This system has surely eliminated better qualified candidates who do not seek

the "campaign spotlight" but who prefer to just get things done for students and families.

There are many people who believe that elected boards are "democracy in action" and that the elected system works well in smaller cities, where candidates may be better known to voters. But in a large, diverse, and multi-lingual city like San Francisco, it's not possible for voters to truly "vet" competent candidates or even find enough reliable information to make an informed

OTHER VOICES

fiction, poetry, opinion • the noe valley voice

Why I Support an Appointed vs. Elected School Board

By Christine Cordaro

decision. That is why in the last few decades many large cities around the country have shifted to making their school boards appointed.

I have enjoyed several careers: as a scientist, research analyst, investor, and now teacher, and I believe in data-driven policy choices and decisions. We must identify and investigate alternative school board structures that will deliver

better outcomes for our students and their families, ensuring they receive a high-quality education that will prepare them for 21st-century careers as informed citizens who will shape our society to be a more equitable and just place.

Our schools are our most valuable institutions and should not be treated as "political" theater or a training camp for future politicians. Let's return to appointed, competent, and accountable leadership.

Christine Cordaro is program manager for the Women's ESL (English as a Second Language) and Life Skills Program. In 2019 she was honored for her community leadership by the national organization NeighborWorks America.

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Deadline: July 1st

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Thank You!



Silvia Zeng

Pete Brannigan



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While transit officials ponder new signage to slow cross-traffic on Sanchez, neighbors find other attention-grabbers, like potted plants at the 26th Street intersection.

Photos by Jack Tipple

Sanchez Strolls Toward a More Livable Slow Street

CONTINUED FROM PAGE 1

the street clean and ensure the signage denoting it as a Slow Street is maintained.

The San Francisco Municipal Transportation Agency board of directors is expected to vote in late July on whether Slow Sanchez Street will remain in place. Staff members of the transit agency have been surveying residents and holding meetings to gauge the neighborhood's support for making it permanent.

Among the nearly 400 respondents to a survey the SFMTA conducted in February about Slow Sanchez Street, 82 percent said they supported making the slow street permanent. According to the agency, 65 percent of the 120 Sanchez Street residents it heard from were among those in support.

Open House Till June 11

The SFMTA launched a second "virtual open house" and round of public comment at the end of May. Running through June 11, this survey will gather neighborhood input about the design of a permanent Slow Sanchez Street and hear about the traffic safety issues residents have encountered over the past year.

At a meeting held in early May about making the program permanent, Slow Streets Program manager Shannon Hake noted that the city has long eyed Sanchez Street for improvements to make it more usable for pedestrians and bicyclists. Pre-pandemic, the SFMTA had identified Sanchez Street as a slow neighborhood street suitable for its Livable Streets program, which deploys various traffic-calming measures to make roadways safer for people crossing or walking and biking on them.

Under the initiative, the transit agency has deployed speed humps, traffic circles, crosswalk upgrades, and restrictions on through-traffic on various streets deemed to be "neighborways." Hake stressed that no matter what is decided about the future use of Sanchez Street, the roadway will not be closed off to all vehicle traffic.

"We do want to make sure it is maintained as a transportation corridor," she said. "We want to make sure the street is still usable by vehicles."

'Harrowing Experience' for Some

Reaction was mixed among the 26 participants at the virtual meeting. Some expressed their frustrations with having to live on a slow street for the last year.

"This whole presentation is focused on pedestrian/biker experience and nothing in terms of those who live on this street," said Dan Garibaldi. "Noise issues as well as privacy issues, not to mention backing out of one's garage is a harrowing experience with runners, bike riders, kids on scooters. Maybe I am the only one, but I did not choose to be on a park."

Paul Sullam, who lives on 26th Street near Sanchez, asked that the transit planners take a more extensive approach to reconfiguring the roadway.

"I am concerned driving a block on it. The design needs to be rethought if it is to be for cars and pedestrians," Sullam said. "My main concern is the noise. It sounds like a festival."

To Others It's Community

Others praised the program for fostering a sense of community during the health crisis, when most social interactions had to be curtailed.

"I absolutely love Slow Sanchez and the community it has created," said Cat Crockett, who lives in the area. "It is more about building community here in Noe Valley."

Julie Freeman, who has lived on Sanchez Street with her husband for nearly two decades, expressed a desire to see the slow street designation remain.

She noted that vehicle drivers passing through the neighborhood could easily do so via Church Street.

"We have never had a problem getting in and out of our driveway when we need to. The noise has never been a problem," she said. "This is city living. If I wanted it to be quiet, I would have moved back to the suburbs. It gives people an opportunity to interact."

Freeman suggested it was incumbent upon the neighborhood to be proactive in ensuring that people using Slow Sanchez Street remain respectful to the residents of the street, people driving on it, and those taking advantage of it as a recreational corridor.

"I don't think it is the transportation agency's responsibility to make people be respectful. It is a personal thing we must do for our neighbors," she said.

Bad Behavior Bewildering

Hake acknowledged that traffic plan-

ners had struggled to explain the concept of a slow street and were focused on finding ways to ensure it is seen as a community resource and not a burden.

"We are struggling with how to encourage good behavior on Sanchez. We certainly didn't expect to see behavior both good and bad on the street when we implemented it," said Hake. "There are things we can do as a transportation agency and help with the community on messaging good conduct and rules of the road, so certain neighbors don't have to bear the brunt of what you were describing."

New Purple Signs

The transit agency is installing some upgrades along Sanchez Street to improve pedestrian safety.

New temporary signs, referred to as delineators, are going up along the roadway to alert drivers that it is a slow street. The signs are a deep purple color with images in white of a parent walking with two children and a stroller, a person in a wheelchair, and people jogging, biking, and riding a scooter.

Enhanced crosswalks are planned at seven intersections along Sanchez Street that have not been upgraded in recent years. They include the intersections at 24th, Jersey, 25th, and Cesar Chavez.

Other ideas being explored are installing directional signage along the street promoting bike riding and painting pavement markings onto the roadway that would say "SLOW" in big letters under images of people walking and riding a bike. Transit planners also have been reviewing the signs other cities use for their slow streets programs.

"We don't have final approval yet but have some ideas for how to best indicate a slow street to cross traffic," said Hake.

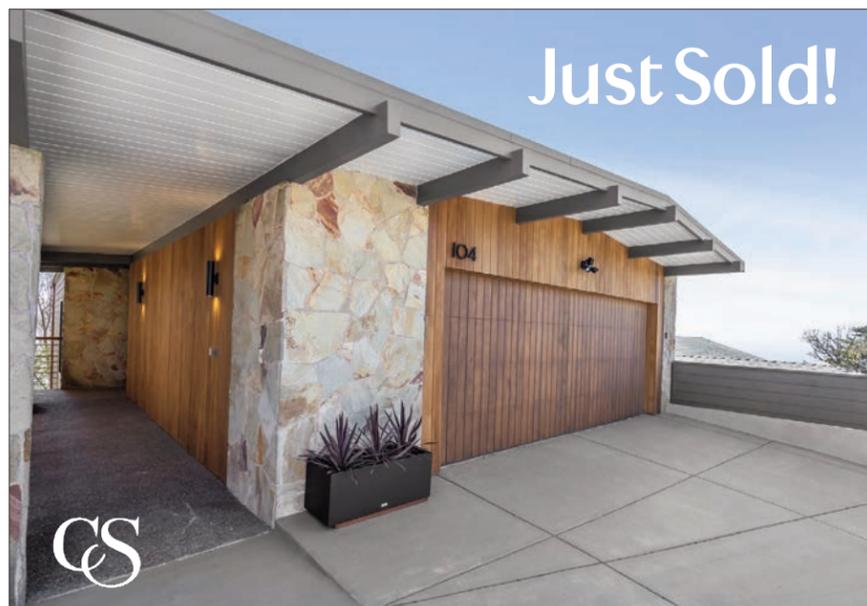
Design in the Mail

Mailers detailing the proposed design for Sanchez Street were to be sent out in late May to all residents along Sanchez, Noe, and Church streets. The Slow Streets Program staff also planned to host two virtual meetings in early June to gather feedback about the design proposal.

In early July, the Slow Streets program staff expected to present the plan at an engineering public hearing before the SFMTA's Sustainable Streets Division ahead of a hearing later that month before the SFMTA board.

"We will review the feedback and refine the design in June," said Hake.

To follow the approval process or attend the virtual open house, visit <https://www.sfmta.com/projects/permanent-slow-streets>. For information about the Friends of Slow Sanchez group, visit <https://www.slowsanchez.com/>. ■



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Lyon-Martin House Deemed an Official Landmark

CONTINUED FROM PAGE 1

legally marry in California (June 16, 2008).

“Phyllis Lyon and Del Martin were queer activists before queer activism was a thing. The modern LGBTQ rights movement is built on the foundations laid by these women and their contemporaries, and it is fitting that their home is the first San Francisco historic landmark dedicated to lesbian history,” said District 8 Supervisor Rafael Mandelman, a gay man who is the only LGBTQ member on the Board of Supervisors and represents Noe Valley at City Hall.

“They shared this home for more than half a century, and it has clear historic value that should be preserved and celebrated,” said Mandelman. “Early LGBTQ leaders like Phyllis and Del changed the world for the generations of queer people that would follow.”

Spearheaded by Mandelman

Mandelman initiated the landmark process for the Lyon-Martin house after the 5,700-square-foot property, which also includes a garden plot in front of the home and an undeveloped adjacent lot, sold last summer for \$2.25 million. He did so at the request of preservationists, who feared seeing the historic structure torn down. Because of it being declared a city landmark, the house now has some protection, in that any development plans for the site will require city review.

“The Lyon-Martin House is not only one of the most significant queer sites in the city, but a place of international im-



portance—truly a birthplace of LGBTQ-rights movements worldwide,” said Shayne Watson, a lesbian and architectural historian who co-founded the Friends of the Lyon-Martin House group to advocate for its preservation.

Initially, the preservationists and Mandelman sought to landmark the entire hillside site. But the new owners, Paul McKeown and his wife, Meredith Jones-McKeown, lobbied for the landmark designation to cover solely the Lyon-Martin house and yard. They were concerned the fuller historical recognition for the property would curtail their ability to construct their family home on the vacant parcel, which has a street address of 649 Duncan St.

Earlier this year, the city’s Historic Preservation Commission sided with the family and recommended landmark status just for the residential structure. Mandelman chose to move forward with the landmark for 651 Duncan St., but, as a

tradeoff, he also expressed interest in having the city rename the nearby Duncan/Castro Open Space in honor of Lyon and Martin. It’s a small natural area reachable via a stairway at Castro, 27th, and Newburg streets.

Though it’s hard to dispel the myth that Del Martin and Phyllis Lyon carved their initials in the sidewalk in front of their mailbox at 651 Duncan St., one of Lyon’s volunteer caregivers during her final years claimed responsibility for the deed in a June 2020 interview with KALW Radio. Now that the home has won historic status, the city will mark the site with a bronze plaque and may even honor the couple by renaming a nearby open space. *Photos by Art Bodner*

for many more people to learn about them and the work they’ve done,” Jones-McKeown said during a hearing before a supervisor committee about the landmarking of the Lyon-Martin home.

The private residence is the fifth site in San Francisco to receive city landmark status specifically for its importance to LGBTQ history. It also joins the four private properties in Noe Valley that already were deemed city landmarks in the 1980s and the Carnegie Noe Valley Branch Library at 451 Jersey that was declared a city landmark in 2008.

The quartet of homes includes the Ax-ford House at 1190 Noe St.; the David Lewis House at 4143 23rd St.; the Frank G. Edwards House at 1366 Guerrero St.; and the Oakley Residence and Flats at 200-202 Fair Oaks St. ■

Possible Activist-in-Residence

Discussions between the property owners and preservationists are ongoing as to how to document the home, its place in LGBTQ history, and its use going forward. Because the small house (756 sq. ft.) is in a residential area, it is unlikely to be opened to the public as a museum. One idea being explored is for a historic preservation group potentially to buy the home and use it as an activist- or artist-in-residence program.

The new owners have said they are open to such an offer and to other ideas on how to use the site and to honor Lyon and Martin.

“We hope this will be an opportunity

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Bars Reawakening From Long Covid Slumber

CONTINUED FROM PAGE 1

last month, the 83-year-old-bar at 1316 Castro St. “is still hanging on.” The couple have been revising their operations to conform to the city’s guidelines.

Leal said for the foreseeable future all bartenders and employees are wearing masks. “I’m going to keep that going because I feel it’s a little safer,” Leal said.

Patrons won’t have to wear them, although the bar will provide a face covering to any customer who desires one. Customers also will be encouraged to continue using bar-supplied hand sanitizer.

The bar plans to be open daily from noon to 2 a.m. “We are going to try it and see if we get the customers back,” she said. “As of now, we are doing about a quarter of pre-Covid business.”

Fortunately, the Peaks has a partially covered rear patio, encircled by plants and trees, an electric fireplace, and heat lamps for chilly evenings. The patio can accommodate about a dozen people.

And the parklet out front is now in business. There’s room for 24 customers.

The Peaks doesn’t serve food, however. “People can order whatever they like and bring it here,” said Leal, noting she has menus from nearby sandwich and pizza shops. “And we’re more than happy to let people eat sushi here.”

Leal noted that the bar is animal friendly. “Lots of people come with pets and sit in the parklet,” she said. Some come with “a little dog that sits on their lap in the back patio.”

A GoFundMe that was started in the first month of the pandemic has brought in more than \$7,000. And in late May, Peaks’ regulars were cueing up for the pool table.

Leal has a message for her Noe Valley fans: “Welcome back and thank you for your support throughout the years.”

The Dubliner: “The Most Established Irish Bar in Noe Valley”

For the Dubliner, a crowd-pleasing pub at 3838 24th St., the last 14 months have been like a never-ending roller-coaster ride.

The bar has had to navigate shifting

rules, a drop in revenues to the barely break-even point, and a scramble just to figure out how to get hot food safely to both indoor and outdoor diners. (Serving food was a stipulation for selling alcohol, during the early months of the pandemic.)

“It was very tough,” says Ken Yeung, the Dubliner’s manager.

But he is feeling optimistic about June 15. “We hope to be back to normal in the near future,” he said.

Till then, Yeung said, Dubliner bartenders are covering their faces while working. Customers can sit unmasked at designated spots inside, but are “not allowed to move around the bar without a mask on.”

The bar is relying on its heated, latticed parklet, which is the length of two parking spaces. It’s divided into three sections—one for singles or couples, one for groups up to five, and the third for larger groups, he said.

The Dubliner also has reactivated the jukebox and made all 12 wide-screen TVs available for sports aficionados. (The bar earlier had limited the number of screens, because running a dozen TVs could cost up to \$1,000 a month, according to Yeung.)

If all goes well, the bar will resume its Thursday night trivia contest, which drew large crowds pre-Covid.

“The only things we haven’t switched on is the pinball machine,” he said.

It may be a while, however, before the Dubliner returns to San Francisco’s traditional 2 a.m. closing time. That’s because many bar customers have gotten used to being homebodies, said Yeung.

“It’s a habit,” he said. “There’s nothing to do at night and the day ends early. Seven to eight p.m. is pretty much when the city dies. So having us open till two in the morning doesn’t work because people have to adjust their habits back to what they were.”

And “some people are still hesitant about coming out,” he said. “As more and more people get vaccinated, they will feel more comfortable.”

Food was a dilemma for the Dubliner at the beginning of Covid because the bar doesn’t have a kitchen. It partnered with Haystack pizza restaurant to bring meals and snacks to patrons.

“And then we had to buy all these other supplies, like warmers and containers,” Yeung said. “That was like a whole new type of business we had to pivot off just to survive.”

Luckily, the bar got a couple of PPP



Owners Robert Spencer and Keli Leal take time to give a smile on what was becoming a busy Friday in May at the Peaks Bar on Castro Street.

Photo by Sally Smith

(Paycheck Protection Program) loans, which helped it weather the storm, said Yeung.

Thanking the feds, as well as his customers, for their support, he said he’s looking forward to “putting it all past us.”

The Dubliner is currently open Thursdays from 3 to 10 p.m., Fridays and Saturdays from 1 p.m. to midnight, and Sundays from 1 to 10 p.m.

The Valley Tavern: “Where the Neighborhood Meets”

Another popular bar, the Valley Tavern at 4054 24th St., also has had its difficulties.

“It was a struggle for sure,” said owner Declan Hogan. “We operated 365 days a year and it was an absolute shock to us to be shut down. An absolute shock.”

Still, thanks to a crowd-funded loan and a colorful beer garden, the bar is bouncing back. Supporters loaned the Tavern \$90,000, Hogan said, which helped pay expenses as the pandemic rolled on. Hogan said those benefactors were being repaid over five years at 5 percent interest.

Bars and restaurants had strict limits on indoor service during the pandemic. The Valley Tavern was able to utilize its backyard garden—with its more permissive outdoor rules—to serve customers. The patio space, with television screens all around, is approximately the same size as the interior of the bar.

“That was our saving grace during the shutdown,” Hogan said.

The owner said that because of these and other factors, the bar has been totally closed just 31 days since last March 2020, when the city initiated the first health orders.

“The neighborhood really came out and supported us,” he said.

Customers inside looking for a beer or a cocktail must wear face coverings.

“Unless you are seated, you must have a mask on, vaccinated or not,” Hogan said. “We are pretty strict about the mask wearing.”

The staff wears masks at all times, Hogan said, adding that all employees have been vaccinated.

The bar currently is open for indoor

service Sunday through Thursday, noon to 11 p.m., and Friday and Saturday, noon to midnight. It plans to extend its hours to 2 a.m. June 12 to July 13 for the World Cup soccer competition.

The beer garden has more modest hours, closing at 8 p.m. Sunday through Thursday and remaining open an hour longer on Friday and Saturday.

The bar also has a three-booth parklet that stays open until 10 p.m. each day, Hogan said. Each four-seat table comes with a heat lamp and TV, so guests can watch sporting events.

For hungry customers, the pub is continuing its partnership with nearby Patxi’s Pizza. The Tavern has a live entertainment license, though it may be a while before music or comedy returns.

“Hopefully one day we will return to live music,” Hogan said, “but not in the moment.”

The Bar on Dolores: “Where Good Sports Come to Watch Great Sports”

Damon Bell, a co-owner and bartender at The Bar on Dolores, at Dolores and 29th streets, says he is happy his sports-themed business may soon be allowed to reopen without restrictions.

“But we are also still nervous,” he said. “A lot of bars and restaurants in San Francisco have racked up a nice amount of debt trying to maintain and be able to open again. I’m still a little nervous about what the future holds for small neighborhood businesses in San Francisco.”

The worry is, “Will we be able to get our customers back? We understand that some people are not ready to come out... not 100 percent sure that they’re ready to integrate themselves back into their old habits.”

The bar has built a large parklet and adopted flexible hours to fit customers’ needs. It’s currently open Wednesday through Sunday, 2 to 10 p.m.

“But we will extend our hours if necessary,” said Bell, especially if there is a big sporting event, like a late Giants game.

“We are ready to go till 2 a.m.,” he said. “We are rolling with the public on



It’s been a year of upheaval for Dubliner manager Ken Leung. But he’s got the jukebox playing, and he hopes the pub and its customers can all be reunited soon. Photo by Art Bodner

CONTINUED ON PAGE 14

Nightlife Slowly Returning

CONTINUED FROM PAGE 13

they are willing to do and how late they are willing to stay out. As that changes, so will we.”

One of the bar’s top attractions has been its Outdoor Comedy, held on the sidewalk in front of the parklet on first and third Thursdays and the last Sunday of the month. The comedy showcase may move inside in the future, Bell said. Still, he likes the outdoor venue and won’t hesitate to bring his TVs outside—he’s got 12 HD flat screens.

That “gives customers the chance to talk, have a cigarette and get some fresh air,” Bell said. “But with San Francisco’s weather, it’s always an iffy thing sitting outside, so we always give them the option.”

Indoors, bar employees wear face coverings. Customers do not have to wear masks—except when they order drinks. “Once you step to the bar to order, you have to wear a mask,” Bell said. “Once you finish ordering and go back to sit, there are no mask restrictions.”

Bell said he was “erring on the side of caution, trying to keep our bartenders safe.”

The saloon does not serve food. “So people are more than welcome to bring their food,” he said, or purchase vittles from the food trucks that show up most weekends. On a recent Saturday, Bell said, a Bacon Bacon truck served patrons everything from burgers and fries to mac and cheese.

Bell said he was glad to have gotten through the rough patch—the longest one



A group at the Bar on Dolores shares a toast, perhaps to their good fortune in finally getting together in a warm congenial environment. Photo by Art Bodner

he’d ever see.

“It was boring. It was nerve-racking. It was a combination of almost every emotion you can think of,” he said of the Covid shutdown. “There were moments that I sat down and smiled and said this is nice to have a breather, [but] that would change the very next day when a bill would come in and you’d have no money coming in.”

With the worst of it seemingly in the rear-view mirror, Bell said he was happy “we’ve made it this far and can go and enjoy our lives again.”

Mr. Digby’s: “A Neighborhood Staple Where We Know Each Other by Name”

As its name proclaims, the newly minted Mr. Digby’s Bar & Restaurant,

which opened April 6 at 1199 Church St., is both a bar and a restaurant. (It was featured in the Store Trek column in the May Voice.)

The restaurant-bar is currently serving dinner Tuesday through Sunday from 5 p.m. to 9 or 10 p.m. The kitchen may shut down “a bit earlier” if business is slow, said co-owner Mike McCaffery.

Diners and bar patrons may wish to stay longer.

“We can legally stay open till 2 a.m.,” said McCaffery. “We’ll stay open as long as people are having a good time—up until last call.”

McCaffery said Mr. Digby’s, named after an Old English sheepdog, would kick off its weekend brunch in June, serving such comfort food as corned beef hash browns, burgers, and fried chicken and waffles from 11 a.m. to 2:30 p.m.

Like other establishments, it is following the mask guidelines for San Francisco.

“If you’re not eating or dining inside, you are required to have a mask on,” McCaffery said. At the bar area, patrons can sit or stand as long as the 6-foot social distance is respected.

There also is outdoor dining at a curbside “streatory” for about 30 guests. Each table has its own heat lamp. But there are time limits for both indoor and al fresco dining: 1½ hours for a party of two, 1¾ hours for a group of six, and 2 to 2½ for larger crowds. McCaffery said the time limit was designed to accommodate other patrons, but it would only be enforced if necessary.

Mr. Digby’s has obtained an entertainment permit from the city and is exploring when and what type of live music the bar will offer in the future.

“It will be nothing crazy,” McCaffery said. “Just kind of fun entertainment and a good ambience.” No date has been set, however.

McCaffery and his wife and co-owner, Kristen, took control of the former Noe’s Cantina in January 2020. Then the coronavirus hit and the city shut down two months later.

The couple used the time to renovate the property—though there were periods of frustration as the city tried in fits and starts to allow shuttered businesses to resume operations.

“It was a test of patience and also a test of frankly boredom,” McCaffery said. “There was so much to do, but nothing that was immediately actionable.”

“We were just waiting to hear what was possible.” ■

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MARKET UPDATE | APRIL 30 - MAY 27 2021

SINGLE FAMILY	YoY CHANGE	CONDO/ COOP/TIC	YoY CHANGE
NEW LISTINGS	NEW LISTINGS	NEW LISTINGS	NEW LISTINGS
13	-24%	10	-33%
LISTINGS IN CONTRACT	LISTINGS IN CONTRACT	LISTINGS IN CONTRACT	LISTINGS IN CONTRACT
25	+108%	9	+200%
NUMBER OF SOLD	NUMBER OF SOLD	NUMBER OF SOLD	NUMBER OF SOLD
17	+325%	15	+400%
MEDIAN DOM	MEDIAN DOM	MEDIAN DOM	MEDIAN DOM
6	-45%	7	-83%
MEDIAN \$/SQ FT	MEDIAN \$/SQ FT	MEDIAN \$/SQ FT	MEDIAN \$/SQ FT
\$1,271	-10%	\$1,119	+7%
MEDIAN SALES PRICE	MEDIAN SALES PRICE	MEDIAN SALES PRICE	MEDIAN SALES PRICE
\$2.95M	+35%	\$1.67M	+7%



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The Cost of Living in Noe

A Flood of High-End Home Sales

By Corrie M. Anders

Residential shoppers in Noe Valley continued their springtime spending spree, purchasing 16 single-family detached homes in April, even as the average price sailed above \$3.4 million.

The brisk activity matched March sales figures and totally eclipsed that of April a year ago, when only two single-family homes in Noe Valley were sold, largely due to the citywide lockdown imposed by Covid-19.

Buyers this April also picked up keys to nine condominiums, according to data supplied to the *Noe Valley Voice* by Corcoran Global Living San Francisco.



This modern home on a Victorian-filled block of Fair Oaks Street, designed to enhance a “fusion of indoor-outdoor living,” sold for \$6,625,000 in April.

Not surprisingly, home values remained strong, with house sales riding a nine-month wave in which they averaged \$3 million or more.

The numbers were buoyed by sales of luxury homes.

Five properties sold for between \$2 and \$3 million, seven broke the \$3 million barrier, and three cost more than \$4 million, including one topping \$6 million, according to Corcoran President Randall Kostick. Only one home sold for less than \$2 million.

The most expensive property was a five-bedroom, 4.5-bath house in the 200 block of Fair Oaks Street, between 23rd and 24th streets. The \$6,625,000 final price was 2.5 percent below what the seller had sought (\$6,795,000).

The home was a contemporary renovation and expansion that took five years to complete. The four-story remodel featured abundant floor-to-ceiling glass, oversize doorways, a gourmand kitchen with Miele appliances and a 10-foot waterfall island (where the countertop marble or porcelain “cascades” over the sides), two fireplaces, a media room with wine cellar, an indoor-outdoor sound system, a two-car garage



A two-bedroom, two-level condominium in this building on Cesar Chavez Street had an original price tag of \$1,948,000. Its hilltop location and luxury features raised the final price to \$2,250,000. Photos by Corrie M. Anders

Noe Valley Home Sales*						
Total Sales	No.	Low Price (\$)	High Price (\$)	Average Price (\$)	Avg. Days on Market	Sale Price as % of List Price
Single-family homes						
March 2021	16	\$1,450,000	\$6,300,000	\$3,054,563	23	105%
February 2021	9	\$1,788,000	\$6,600,000	\$3,637,556	30	101%
March 2020	8	\$1,876,544	\$4,950,000	\$3,242,818	13	115%
Condominiums/TICs						
March 2021	15	\$491,500	\$1,822,888	\$1,381,626	46	106%
February 2021	7	\$1,190,000	\$2,230,000	\$1,625,000	24	107%
March 2020	7	\$780,000	\$2,300,000	\$1,564,286	23	112%
2- to 4-unit buildings						
March 2021	3	\$1,750,000	\$4,900,000	\$2,950,000	38	98%
February 2021	1	\$1,750,000	\$1,750,000	\$1,750,000	9	103%
March 2020	4	\$1,900,000	\$7,538,938	\$3,447,235	52	101%
5+-unit buildings						
March 2021	0	—	—	—	—	—
February 2021	1	\$12,950,000	\$12,950,000	\$12,950,000	136	76%
March 2020	0	—	—	—	—	—

*This survey includes all Noe Valley home sales completed during the month. Noe Valley is loosely defined as the area bordered by Grand View, 22nd, Guerrero, and 30th streets. The *Noe Valley Voice* thanks Corcoran Global Living San Francisco for providing sales data. NVV6/2021

with electric-vehicle charging, nearly 800 square feet of terraces, and a pent-level room with views of the Mission, downtown, and East Bay.

The average cost of a condominium in April was nearly \$1.6 million. But that was 7.2 percent less than the \$1,715,000 the typical buyer paid one year earlier (again during the first months of the pandemic).

The priciest condo, located in a six-unit building constructed in 2008 on the crest of a hill overlooking Noe Valley, was a two-bedroom, 2.5-bath unit in the

4100 block of Cesar Chavez Street, a cul de sac off Castro Street. Buyers overbid, handing over \$2,250,000, 15.5 percent above the list price (\$1,948,000).

The payoff was an exceptional unit with an open floor plan, an elevator that opened directly into the home, a chef’s kitchen with Thermador appliances and Caesarstone countertops, radiant heat, a master suite with soaking tub and balcony, a guest bedroom with access to the common garden, and one-car parking. ■

Noe Valley Rents**					
Unit	No. in Sample	Range May 2021	Average May 2021	Average April 2021	Average May 2020
Studio	17	\$1,695 - \$2,360	\$1,882 / mo.	\$1,974 / mo.	\$2,571 / mo.
1-bdrm	87	\$1,795 - \$4,195	\$2,714 / mo.	\$2,619 / mo.	\$3,218 / mo.
2-bdrm	63	\$2,350 - \$6,000	\$3,491 / mo.	\$3,516 / mo.	\$4,672 / mo.
3-bdrm	17	\$3,595 - \$10,500	\$5,183 / mo.	\$5,442 / mo.	\$5,630 / mo.
4+-bdrm	14	\$3,995 - \$21,500	\$7,418 / mo.	\$6,396 / mo.	\$9,126 / mo.

** This survey is based on a sample of 198 Noe Valley rental listings appearing on Craigslist.org from May 3 to 10, 2021. In May 2020, there were 98 listings. NVV6/2021



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 http://www.action-sf.com/
 http://resistrypac.org
 Email: ActionSFSolidarity@gmail.com or ActionSFTeam@gmail.com
 Meetings (virtual): First Sundays, 11-12:30 p.m. All welcome.

Al-Anon Noe Valley

Contact: 834-9940
 Website: al-anonsf.org
 Meetings: Wednesdays, 7:30-9 p.m.
 St. Philip Church, 725 Diamond St. (park on Elizabeth Street side; enter on 24th Street)

Castro Community on Patrol

Website: castropatrol.org
 Email: info@castropatrol.org

Castro Merchants

Contacts: Masood Samereie, President; Dave Karraker, 415-710-0245
 Email: Dave@mx3fitness.com
 Address: 584 Castro St. #333, SF, CA 94114
 Meetings: Email info@CastroMerchants.com

Diamond Heights Community Association

Contact: Betsy Eddy, 867-5774
 Address: P.O. Box 31529, SF, CA 94131
 Website: www.dhcasf.org
 Meetings: Second Thursday, 7 p.m. Call for location.

Dolores Heights Improvement Club

Email: info@doloresheights.org
 Website: www.doloresheights.org
 Meetings: Third Thursday of every second month. Bank of America, 18th and Castro.

Duncan Newburg Association (DNA)

Contacts: Deanna Mooney, 821-4045; Diane McCarney, 824-0303; or Sally Chew, 821-6235. Address: 560 Duncan St., SF, CA 94131. Meetings: Call for details.

Eureka Valley Neighborhood Association

Website: https://evna.org
 Address: P.O. Box 14137, SF, CA 94114
 Meetings: See website calendar. Castro Meeting Room, 501 Castro St., 7 p.m.

Fair Oaks Neighbors

Email: hello@fairoaksneighbors.org
 Address: 200 Fair Oaks St., SF, CA 94110
 The Fair Oaks Street Fair is traditionally held the day before Mother's Day.

Friends of Billy Goat Hill

Contact: Lisa and Mo Ghotbi, 821-0122
 Website: www.billygoathill.net

Friends of Dolores Park Playground

Contact: Nancy Gonzalez Madynski, 828-5772
 Email: friendsofdolorespark@gmail.com
 Website: friendsofdolorespark.org

Friends of Glen Canyon Park

Contact: Jean Conner, 584-8576
 Address: 140 Turquoise Way, SF, CA 94131
 Plant restoration work parties, Wednesday mornings and third Saturday of the month.

Friends of Noe Courts Playground

Contact: Laura Norman
 Email: lauranor@yahoo.com
 Address: P.O. Box 460953, SF, CA 94146
 Meetings: Email for dates and times.

Friends of Noe Valley (FNV)

Contact: Todd David, 401-0625
 Email: info@friendsofnoevalley.com
 Website: friendsofnoevalley.com
 Meetings: Two or three annually.

Friends of Upper Noe Recreation Center

Contact: Chris Faust
 Email: info@uppernoerecreationcenter.com
 Website: uppernoerecreationcenter.com
 Meetings: Email or check website.

Friends of Upper Noe Dog Owners Group (FUNDG)

Contacts: Chris Faust, David Emanuel
 Email: info@fundogsf.org
 Website: www.fundogsf.org

Glen Park Association

Contact: info@glenparkassociation.org
 Website: glenparkassociation.org
 Address: P.O. Box 31292, SF, CA 94131

Juri Commoners

Contact: Dave Schweisguth, M17-6290
 Email: dave@schweisguth.org
 Website: meetup.com/Juri-Commoners
 Meetings: Most last Saturdays, 9-noon.

Liberty Hill Neighborhood Association

Contact: Dr. Lisa Fromer, president
 Email: efromer3@gmail.com
 Meetings: Quarterly. Email for details.

Noe Neighborhood Council

Contact: Ozzie Rohm or Matt McCabe, Co-founders
 Email: info@noeneighborhoodcouncil.com
 Website: noeneighborhoodcouncil.com
 Meetings: Quarterly at Sally Brunn Library, 451 Jersey St., with date publicized on website and Nextdoor.com.

Noe Valley Association—24th Street Community Benefit District

Contact: Debra Niemann, 519-0093
 Dispatch: To report spills or debris on 24th Street, call Billy Dinnell, 802-4461.
 Email: info@noevalleyassociation.org
 Website: noevalleyassociation.org
 Board meetings: Quarterly. See website.

Noe Valley Farmers Market

Open Saturdays, 8 a.m. to 1 p.m., and Tuesdays, 3 to 7 p.m.; 3861 24th St. between Vicksburg and Sanchez.
 Contact: Leslie Crawford, 248-1332
 Email: info@noevalleyfarmersmarket.com

Noe Valley Merchants and Professionals Association (NVMPA)

Contact: Rachel Swann, 225-7743
 Meetings: Last Thursdays, Old Republic, 4045A 24th St., 9 a.m. Call to confirm.
 Website: www.NoeValleyMerchants.com

Noe Valley Parent Network

An e-mail resource network for parents
 Contact: Mina Kenvin
 Email: minaken@gmail.com

Noe Valley Parents, San Francisco

Listserv contact: noevalleyparent-owner@yahoogroups.com. Subscribe: noevalleyparentssubscribe@yahoogroups.com

Outer Noe Valley Merchants

Contact: Jim Appenrodt, 641-1500
 Address: 294 29th St., SF, CA 94131
 Meetings: Call for details.

Progress Noe Valley

Facebook: facebook.com/ProgressNoeValley
 Email: progressnoe@gmail.com
 Website: progressnoe.com
 Meetings: Check Facebook page for current meeting and event schedule.

Resilient Noe Valley

Contact: Antoinette
 Email: resilientnoevalley@gmail.com
 Newsletter signup: http://eepurl.com/gYuCD5
 Website: www.resilientnoevalley.com

San Francisco NERT (Neighborhood Emergency Response Team)

Contact: Noe Valley NERT Neighborhood Team co-coordinators Maxine Fasulis, mfasulis@yahoo.com; Carole Roberts, carole_roberts@faludi.com
 Website: https://SF-fire.org
 New training classes to be scheduled soon. Please check the NERT website for details.

San Jose/Guerrero Coalition to Save Our Streets

Contact: Don Oshiro, 285-8188
 Email: contact@sanjoseguerrero.com
 Website: sanjoseguerrero.com
 Meetings: See website.

Friends of Slow Sanchez

Contacts: Christopher Keene, Andrew Casteel
 Email: info@SlowSanchez.com
 Website: SlowSanchez.com

Upper Noe Neighbors

Contact: Olga Milan-Howells, 756-4455
 Email: President@UpperNoeNeighbors.com
 Meetings: Bi-monthly on third Wednesday. Upper Noe Recreation Center, 295 Day St. Call to confirm.

THE NOE VALLEY VOICE
 editor@noevalleyvoice.com

All phone numbers are in the 415 area code, unless otherwise noted.



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MONDAY – FRIDAY	10 a.m. – 5:30 p.m.				
CHINATOWN 1135 Powell Street	<p style="color: red; text-align: center;">OPENING JUNE 21</p> <table style="width: 100%; border: none;"> <tr> <td style="padding: 5px;">ORTEGA 3223 Ortega Street</td> <td style="padding: 5px;">VISITACION VALLEY 201 Leland Avenue</td> </tr> <tr> <td colspan="2" style="padding: 5px;">RICHMOND 351 9th Avenue</td> </tr> </table>	ORTEGA 3223 Ortega Street	VISITACION VALLEY 201 Leland Avenue	RICHMOND 351 9th Avenue	
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RICHMOND 351 9th Avenue					
TUESDAY – SATURDAY	10 a.m. – 5:30 p.m.				
MISSION BAY 960 4th Street	<p style="color: red; text-align: center;">OPENING JUNE 22</p> <table style="width: 100%; border: none;"> <tr> <td colspan="2" style="padding: 5px;">EXCELSIOR 4400 Mission Street</td> </tr> </table>	EXCELSIOR 4400 Mission Street			
EXCELSIOR 4400 Mission Street					

SFPL To Go FRONT-DOOR PICK-UP		
MONDAY – FRIDAY	10 a.m. – 5:30 p.m.	
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	GOLDEN GATE 1801 Green Street	WESTERN ADDITION 1550 Scott Street
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EUREKA VALLEY 1 José Sarria Court	PARK 1833 Page Street	
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Questions? Just ask! Call (415) 557-4400 for general assistance.

STORE TREK

Store Trek is a regular Voice column profiling new stores or businesses in Noe Valley. This month, we feature a place where kids and learning intersect.

MATHNASIUM

3813 24th Street at Church Street
415-855-7997
<https://www.mathnasium.com/NoeValleySanFrancisco>

When his son was in elementary school struggling with math, Andre Kvitka at first tried to help him with his homework. But his assistance didn't seem to work.

"I used to fight with him every single night," recalled Kvitka.

He and his wife decided they needed outside help and located a Mathnasium near the family's home in Belmont on the Peninsula. It proved to be the right choice.

"To this day, we don't talk math. He just gets good grades," said Kvitka, 55, who grew up in Kiev, Ukraine, and immigrated to the United States in 1980.

He was so impressed with the tutoring his son, now a high school student, received from Mathnasium, Kvitka decided to end his career in the tech industry and become a franchisee of the chain. About 30 months ago, he signed the paperwork to buy a territory cover-



Andre Kvitka was so impressed with the Mathnasium tutoring his son received a few years back, he decided to leave the tech industry to promote the company's unique math-learning technique.



Tonia Pizzato and son Felix meet with Andre Kvitka to hear the pluses and minuses of Mathnasium of Noe Valley, which opened in May at 3813 24th St. Photos by Art Bodner

ing several of San Francisco's eastern neighborhoods.

It includes Noe Valley, where he and his wife used to live when they first met. Because of his familiarity with the neighborhood, Kvitka knew he wanted to find a storefront in the area.

He took over the vacant space at 3813 24th St. formerly occupied by Cardio-Tone (from 2010 to 2018). Last year, Kvitka received the special planning commission approval needed for Mathnasium, which is classified as a "formula retail" business, one with 11 or more outlets.

Launched in 2002 in Los Angeles by educators David Ullendorff and Peter Markovitz using a teaching technique created by fellow co-founder Larry Martinek, a math teacher, the company now has more than 1,000 math learning centers in the United States and Canada.

Mathnasium works with students in kindergarten through high school. Each student is assessed on their math skills, then given a learning plan individually tailored to them. Instructors will work with just three to four students at a time. Sessions run an hour, and most students come at least twice a week.

"It is not your typical tutoring. Mathnasium is really a methodology for how we teach math. Each child is assessed, and we identify knowledge gaps in mathematics with that child," said Kvitka. "We work on eliminating knowledge gaps, because one concept builds on another. Once you get the concept, everything else you missed starts making sense."

Students work at their own pace to build up their skills. As an incentive, they rack up points when they complete their assignments without any mistakes and can exchange them for prizes, from toys to candy to iPads and game con-

soles.

"We help them understand mathematics in a way that it makes sense in their head. We don't pigeonhole them into one way to learn," said Kvitka.

The Noe Valley location is the fifth Mathnasium in the city. Kvitka completely gutted the 1,455-square-foot space to rebuild it with all new electrical and ventilation systems and install a new blue-hued carpet. The walls sport a bottom red border with black and yellow stripes, and above is a white background populated with various cartoon math characters. One represents an ellipsoid, defined as a closed surface of which all plane cross-sections are either ellipses or circles (like a football), while another is a frustum, the portion of a cone or pyramid that remains after its upper part has been cut off by a plane parallel to its base.

Tables with chairs for students and

their instructors run the length of both sides of the room with space for more to be set up, depending on demand. Kvitka started assessing prospective clients' math skills in May and expected to be fully open by the end of the month.

"Fully non-Covid, we can have up to 30 kids in here," Kvitka said.

For the time being, Kvitka is maintaining a set of protocols to protect his employees' and young clients' health. Because children under the age of 12 have yet to be given vaccinations for the virus, Kvitka is asking everyone to wear a mask while onsite and will be checking students' temperatures when they arrive.

Since April, Kvitka has been looking to employ at least four part-time instructors, and high school students are welcome to apply. In addition to being able to work up to 20 hours a week, applicants have to pass a math test in order to be hired.

"My son wants to work here now," said Kvitka, adding he may bring him on next summer as an instructor.

He isn't planning any opening celebration but is offering several pricing specials. The first 25 families who come in will get a free assessment (typically \$199) and free enrollment (typically \$99). For the summer, a package of 17 sessions can be purchased for \$999. Depending on how often a student goes in for sessions, the cost per month will vary from \$200 to \$300.

Mathnasium is open Monday through Friday, 3 to 7 p.m., and currently closed on weekends. Should there be enough demand for tutoring on Saturdays and Sundays, Kvitka will consider opening on those days.

—Matthew S. Bajko



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For over 40 years *The Noe Valley Voice* has told the stories of many of the people, merchants and animals who make this neighborhood one of the most sought after places in San Francisco to live, work and shop. During that time, the *Voice* has become known as the best community resource of its kind.

Local businesses, institutions, and individuals who have purchased advertising space help us pay production costs and many of our contributing writers, artists and photographers. We are forever grateful to them.

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SHORT TAKES

Back in the Bookstores Again!

Our neighborhood bookstores, Omnivore Books on Food and Folio Books, are taking steps in June to open to the public more, as Covid-19 vaccinations increase and infections decline.

Omnivore, at 3885A Cesar Chavez St., returns to in-store readings with Dianne Jacob, author of *Will Write for Food*, Sunday, June 13, 3 p.m., and Carolyn Phillips, who will discuss her memoir (with recipes) *At the Chinese Table* Saturday, June 26, 3 p.m. Attendance is limited at each reading to the first 15 people who pre-purchase a copy of the book. Attendees must be fully vaccinated and wear a mask.

Omnivore is open for browsing Monday through Saturday, 11 a.m. to 6 p.m., and Sundays, noon until 5 p.m. Find out more at www.omnivorebooks.myshopify.com.

Folio Books, at 3957 24th St., is open for in-store shopping starting June 1. One still-virtual June event has been scheduled: Odd Mondays June 7, at 7 p.m., via Zoom. Ethel Rohan will read from her new story collection *In the Event of Contact*, Yang Huang from her new novel *My Good Son*, and Adrian Ernesto Cepeda from his 2020 poetry collection *La Belle Ajar*. Get the Zoom link from oddmondaysnoevalley@gmail.com.

Folio Books' hours are 10 a.m. to 6 p.m., Sunday through Thursday, and 10 a.m. to 7 p.m., Friday and Saturday. The store website is www.foliosf.com.

Queer Pride Fun to Do

June is Queer Pride Month, which usually culminates with a parade downtown and a festival at Civic Center. This year, due to the Covid-19 pandemic, the parade and festival are out. But there still will be plenty of ways to get your Gay on. Here are a select few.

In Noe Valley, Bethany United Methodist Church at 1270 Sanchez St. is holding festive events throughout June. Gay Trivia Night will be Thursday, June 17, at 7 p.m., on Zoom. Sign up at <https://tinyurl.com/3zej36zb>. Pride Sunday, June 27, Bethany will host a Pride booth outside the church on Slow Sanchez Street from noon to 3 p.m., with giveaways and activities. Wednesday, June 30, is the annual Drag Show at 7 p.m. on the church patio. All events are free and open to all. For information, see Bethanysf.org or call 415-647-8393.

Frameline, the LGBTQ+ film festival, runs June 10 through 27 in person



Author and journalist Dianne Jacob will kick off in-store events Sunday, June 13, at Omnivore Books, 3885A Cesar Chavez St.



Popular romance novelist Anne Shade appears virtually June 16 as part of Perfectly Queer's LGBTQ+ reading series.

at the Castro Theatre, Roxie Theater, Oracle Park, and the West Wind Solano Drive-In. Pride Movie Nights at the Giants' ballpark will feature *In the Heights*, the just-out movie version of Lin-Manuel Miranda's Tony-winning musical, at 6:30 p.m. Friday, June 11, and *Everyone's Talking About Jamie* from London's West End at 6:30 p.m. on Saturday, June 12. General admission seats are \$24.99, plus booking fee, for each screening. Go to frameline.org for more information, including Covid-19 precautions. According to SFpride.org, a Black liberation event has been tentatively set for June 18, most likely at the African American Art & Culture Complex on Fulton Street.

Perfectly Queer San Francisco's LGBTQ+ reading series, based in the Castro, celebrates Queer Pride Month Wednesday, June 16, with readings in LGBTQ historical fiction. Lance Ringel



If all goes well, Folio Books at 3957 24th St. will be open for in-store browsing starting June 1.

and Chuck Muckle will read from Ringel's Independent Book Publishers Gold Medal-winning World War I novel *Flower of Iowa*. They will be joined by Anne Shade, whose novel *Masquerade* is set in the Roaring Twenties, and Alan E. Rose. His novel *As If Death Summoned* is set in 1930s Australia and 1990s America during the AIDS crisis. Showtime is 7 p.m. via Zoom. Get the link from perfectlyqueersf@gmail.com.

Budding Beethovens

Have you ever wondered how music is put together, i.e., composed? Are you 6 to 10 years old? No? Well, it doesn't matter. According to Noe Music, its project "The Composer's Playbook"—a "crash course in musical creation"—is suitable for curious minds of all ages.

San Francisco composer Danny Clay

stars in four lively videos of 22 to 27 minutes each, which lead the viewer through the process of making music. The course is free, thanks to grants from local government.

An accompanying colorful zine reinforces each session. Performances by musicians and singers like the Kronos Quartet, Volti, and the Friction Quartet illustrate and enhance the videos.

Meena Bhasin, Noe Music's co-executive director, says, "Danny expertly guides us through loads of fun activities that tap our inner creativity. Before you know it, you're a composer! No prior musical experience required."

Bhasin also says, even though San Francisco set to reopen June 15, no in-person concerts or performances are planned by Noe Music until fall 2021, but the good news is there will be a 2021–22 season!

To view the Playbook, go to www.noemusic.org. While there, you can also browse the archive of the Noe Listening Club and learn about the Lullaby Project, which links new or expectant moms with composers to create a lullaby for their baby.

Topics: J-Church and Slow Sanchez

At its next virtual meeting, on Wednesday, June 16, at 7 p.m., the group Upper Noe Neighbors will update residents on two issues of great local interest: the permanence or not of Slow Sanchez Street and the buses or not of the J light-rail line on Church Street.

Also on the agenda is the official installation of the Neighbors' new board, which includes Olga Milan-Howells, president; Christopher Faust, vice president; Erin Zielinski, treasurer; Bryan Klofas, secretary; and board members David Emanuel, Marianne Hampton, Tony Harris, Andy Levine, and Michael Shpizner.

To get the Zoom link, go to info@UpperNoeNeighbors.com. To learn more about the organization, go to <https://uppernoeneighbors.com>.

The Future of Education

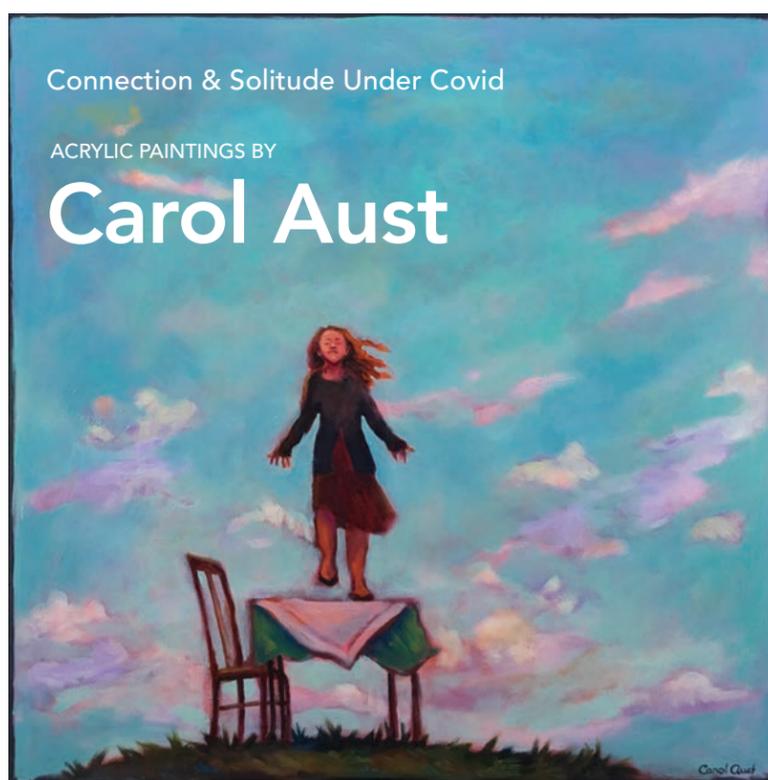
A free three-day online conference for high school students will be offered June 21 to 23 by Ed100, a non-profit working to boost student leadership across California.

The Ed100 Student Academy will kick off with a two-hour session hosted by Zaid Fattah, the current student representative on the California State Board of Education. Fattah, who graduated this year from Monte Vista High School in Danville, will talk about the ins and outs of the state educational system.

Other speakers at the conference include Sal Kahn, founder of the free Kahn Academy; Justin Reich of the MIT Teaching Systems Lab; Irene Rivera, Education Advocate for the ACLU; Andrew Sutherland, founder of Quizlet; and Kathryn Rickard of the State PTA. There are 24 class sessions in all.

Opportunities beyond the classes include peer-support groups, civic engagement credit, leadership opportunities with conference sponsors and organizations, and perhaps the chance to replace Fattah on the state board. (He's off to Yale.) California high school freshmen, sophomores, and juniors are encouraged to apply.

To learn more, go to www.ed100.org/blog/student-leader-academy.



OPENING RECEPTION

Friday, June 4th
5 – 7pm

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Short Takes were compiled and written by Richard May.

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JUNE CALENDAR 2021

June 1-15: LITQUAKE is accepting submissions for the 2021 Litquake Festival, scheduled for Oct. 7 to 23. For guidelines: litquake.org.

June 1, 8, 15, 22 & 29: The San Francisco Public Library offers "Sweet Stories for Families," virtual STORYTIMES, from 11 to 11:15 am. 557-4400; sfpl.org.

June 1-30: Noe Valley OVEREATERS Anonymous at St. Aidan's meets via Zoom, Monday through Saturday 7 to 8 am. 314-0720 or 779-6273; oasf.org.

June 1-30: The On Lok 30th Street SENIOR CENTER offers takeout lunches for people over 60, weekdays and Saturdays. 9:30 am-1:30 pm. 225 30th. 550-2226.

June 2-30: The Castro FARMERS' MARKET is open Wednesdays 2:30 to 7 pm March 17 to Nov. 17. 290 Noe. pcfma.org.

June 3: LITQUAKE's Epicenter hosts a free online book launch for *Tokyo Ever After*, featuring author Emiko Jean in conversation with Gloria Chao. 5-6 pm. Register at litquake.org.

June 3-24: TOWN SQUARE Thursdays features the band Hipsteria and "Tender" Tim playing jazz, swing, and blues, noon to 5:30 pm. 264-9380; hipsteriac.com.

June 3-28: The 30th Street Senior Center offers FALL PREVENTION classes on Mondays and Thursdays, from 1:30 to 2:30 pm. 225 30th. Sign up with Luz Villanueva. 550-2265.

June 4-25: Bird & Beckett bookstore hosts Friday JAZZ live-streaming from the shop. 7:30-9 pm. 586-3733; birdbeckett.com.

June 5: The RECOLOGY Artist-in-Residence program offers a free webinar featuring the artists of the ADA-DADA residency. Noon. Recology.com.

June 5-12: The SF Historical Society hosts a VIRTUAL AUCTION, to benefit the re-opening of the Museum, starting at 12 am. phoenixrising.amfundvip.org/#/index.

June 5-26: Noe Valley FARMERS MARKET is open 8 am to 1 pm (8 to 9 am for seniors). 3861 24th. 248-1332; noevalleyfarmer-smarket.com.

June 6: Political group ACTION SF hosts virtual meetings, open to all, from 12:30 to 2 pm. Email ActionSFteam@gmail.com or actionsfsolidarity@gmail.com to receive Zoom meeting link.

June 7: ODD MONDAYS features readings by authors Yang Linda Huang, Ethel Rohan, and Adrian Ernesto Cepeda. 7-8 pm. The Zoom link is on the Odd Mondays Facebook page, or email oddmondaysnoevalley@gmail.com

June 7: The Left Coast Chamber Ensemble performs a virtual CONCERT, "Sonic Luxury." 7:30 pm. RSVP required: 617-5223; leftcoastensemble.org.

June 7, 14, 21 & 28: The San Francisco Public Library offers "Sweet Stories for Babies," virtual STORYTIMES, from 10 to 10:15 am. 557-4400; sfpl.org.

June 8: Bethany UMC hosts a Zoomed BOOK STUDY on Tuesdays at 7 pm, discussing Tyler Sit's *Staying Awake: The Gospel for Changemakers*. 1270 Sanchez. 647-8393. bethanysf.org.

June 8: Former Lusty Lady dancer Jenny Worley discusses *Neon Girls*, her book about the creation of a STRIPPERS' UNION. 7-8 pm. 557-4400; sfpl.org.

June 23: The de Young Museum's VIRTUAL WEDNESDAYS pro-

gram presents "Narrative Engines and Digital Fictions: The Future of Storytelling, AI, and the Creative Economy." 5 pm. famsf.org.

June 9: The San Francisco Public Library and the Asian Art Museum present a SLIDE LECTURE, "The Goddess: Images of Power." 7-8 pm. 557-4400; sfpl.org.

June 9: The virtual "Face to Face with the Filmmaker" series from Bernal Heights Outdoor CINEMA features Nicole Foley's documentary short *Couper Was Here*. 9-10:30 pm. bhoutdoorcine.org.

June 10: RESILIENT Noe Valley meets at 8:30 am. Noe Valley Ministry, 1021 Sanchez. 282-2317; confirm with Pastor Brown at sfrevdb@gmail.com.

June 10: Chef Yan's virtual cooking series, "YAN Can Cook," brings Chinese tofu recipes to On Lok's 30th Street seniors. 4-5 pm. Sign up at 550-2210 or onlok.org.

June 10: SF POET LAUREATE emerita Kim Shuck brings special guests to a SF Public Library virtual poem jam. 6-7:15 pm. 557-4400; sfpl.org.

June 10-27: Frameline LGBTQ+ FILM FEST opens at various Bay Area venues, including the Castro and Roxie theaters; Lin-Manuel Miranda's *In the Heights* movie will be screened June 11 at Oracle Park. For tickets: frameline.org.

June 11: The Museum of the African Diaspora hosts Joan Steinau Lester discussing her MEMOIR, *Loving Before Loving: A Marriage in Black and White*, with writer Sarah Ladipo Manyika. Noon-1 pm. moadsf.org.

June 12: LADYBUG GARDENERS tidy the grounds at Upper

Noe Rec Center. 9 am-noon. 295 Day. Contact Joan at info@uppernoerecreationcenter.com.

June 12: The Asian Art Museum offers free online MEDITATION on second Saturdays. 10:30-11:30 am. asianart.org.

June 12, 13, 18, 20, 26 & 27: Eye Zen presents "Out of Site," a live performance-driven queer HISTORY TOUR of the Haight-Ashbury. 11 am & 3 pm. eyezen.org.

June 13: OMNIVORE Books hosts an in-store discussion with Dianne Jacob, author of *Will Write for Food*, a guide to writing cookbooks. 3-4 pm. Free for the first 15 people who pre-purchase the book. 3885A Cesar Chavez. 282-4712; omnivorebooks.com.

June 15: SF Camerawork hosts an online ARTIST TALK with gay Chinese photographer Guanyu Xu. 6-7:30 pm. sfcamerawork.org.

June 16: LGBTQ+ READING series Perfectly Queer zooms historical fiction by authors Lance Ringel, Chuck Muckle, Anne Shade, and Alan E. Rose. 7 pm. perfectlyqueer@gmail.com.

June 16: UPPER NOE Neighbors covers Muni and Slow Sanchez at its June Zoom meeting. 7 pm. Sign up at uppernoeneighbors.com.

June 17: Hear "Lockdown COMEDY" by Lisa Geduldig, Kate Willett, Rabbi Bob Alper, and Sammy Obeid. 6 pm. cityboxoffice.com.

June 17: Bethany Methodist Church sponsors a Gay Trivia GAME NIGHT on Zoom. 7 pm. bethanysf.org; 515-8815.

June 17: Sarah Schulman discusses her book *Let the Record Show: A Political History of ACT UP*

New York, 1987-1993 with activist Mattilda Bernstein Sycamore on YouTube Live. 7-8 pm. 557-4400; sfpl.org.

June 18: SF Public Library hosts a virtual presentation, "Coexisting with COYOTES in the Presidio." 11 am. 557-4400; sfpl.org.

June 18: Mission Cultural Center premieres its second DOCUMENTARY, *Shamanes el la Ciudad*. 6:30-8 pm. 2868 Mission. 643-2785; missionculturalcenter.org.

June 22: TOM AMMIANO discusses his autobiography, *Kiss My Gay Ass: My Trip Down the Yellow Brick Road Through Activism, Stand-up, and Politics*, with reporter Tim Redmond, on YouTube Live. 7-8 pm. 557-4400; sfpl.org.

June 25: OMNIVORE BOOKS hosts an in-store discussion with Carolyn Phillips, author of *At the Chinese Table*. 3-4 pm. Free for the first 15 who pre-purchase the book. 3885A Cesar Chavez. 282-4712; omnivorebooks.com.

June 25: VIOLINIST Josepha Fath performs at the virtual Community Music Center. 5:30-6:30 pm. 647-6015; sfcmc.org.

June 29: Catherine Accardi discusses the former Julius's Castle via Zoom link at the SF HISTORY Association. 7 pm. For password the morning of the meeting go to sanfranciscohistory.org.

June 30: Bethany UMC hosts a DRAG SHOW on its outside patio, 7 pm. 1270 Sanchez. 647-8393. bethanysf.org.

An Abundance of Events!

The next *Noe Valley Voice* will be the **July 2021** issue, distributed the first week of July. The deadline for items is **June 15**. Email calendar@noevalleyvoice.com. Events in Noe Valley receive priority. Thank you.

and now for the RUMORS behind the news

Case Almost Closed

By Mazook

DATELINE NOEVALLEY: During the past 15 pandemic months, I, like many of you, have been pounding the pavement of our quaint urban village on almost-daily strolls through our streets and alleys. And since late May, the city has said the vaccinated among us can gather outdoors in groups without wearing masks. I have learned that I can hear everyone much better when I can also read their lips.

The one bad thing that I've seen all too frequently on the streets of Noe Valley is shards of glass from broken car windows. Sometimes the car is still there, and its owner is not yet aware they've been vandalized and thieved. Has this happened to you or your neighbor?

As you can see in our Crime Snapshot on page 7 in this issue, Noe Valley in April was down in almost all categories of crime reported. However, the last time my car was broken into and my smelly gym bag was taken, I did not report it to the police (I know) and I grudgingly paid many dollars to have the car repaired and replaced.

So that crime was not in the tally.

Also, I saw this on Nextdoor in May, posted by Su Schartz: "I counted eight car windows shattered on Sanchez Street (between 27th and 28th streets) the past two mornings. This vandalism happens at night. 311 says, Call local police station, in this case Ingleside Police Station, 415-404-4000... and request increased police presence at night, more passing calls, ... so police cars or unmarked police vehicles [can] drive by the vicinity if there's nothing more pressing going on.

I came out to my shattered car window on Monday morning. I have nothing valuable in the car and leave nothing showing. The glove compartment was flung about but nothing taken. It seems they may be looking for garage openers in order to enter garages for bigger-ticket items."

My advice is leave nothing anywhere inside your car, tell friends who visit you to do the same, and always report the incident to the SFPD.

But I have a gripe: why haven't the auto manufacturers figured out how to make the car alarm beep when somebody breaks the window?

☎☎☎

A CARNAPPING: It was last January that yours truly was talking to my neighbor—we live on Sanchez Hill—and he told me his car had been stolen the previous night. After commiserating with him and saying my 2000 Honda Civic had been stolen two years ago, I walked around the corner where my Civic was parked, to jump in and make a quick run to Whole Foods.

That's when I saw my very beat-up car was gone, steering-wheel lock and all! I got a ride to Mission Police Station to make a report and then notified my car insurance carrier of the event. They told me my car (make and model) was one of the most frequently stolen vehicles in San Francisco. They also reminded me that SFPD has a high percentage of recoveries (they had recovered mine after the last theft) and that the police would let me know if they found it.

After almost a month of hearing

nothing, I concluded that my dear car was chopped down and sold for parts. But a clue as to its fate soon arrived by way of my mail carrier: a notice from the SFMTA stating my license plate number had received a street-cleaning parking ticket at an address in Precita Heights.

I immediately called Ingleside Station to tell them the news and that I was going to this address to see if my Civic was there, and if it was, I would be calling them again to ask they dispatch an officer to meet me there. Perhaps the thief would be lurking behind a curtain in a nearby house.

As my wife and I drove up this one-way, very narrow street and we got over the crest and looked down the hill, there the car was, covered with leaves and dirt. It was happy to see us.

I called Ingleside and we were happy to see two officers respond almost immediately. After they fully inspected the interior and trunk, we gave them the key to start the motor so we could happily drive home.

Not so fast. The battery was dead. The police summoned a jump-starter from Ingleside Station and tried to get the car going. Nada. "There's no gas," said one officer. "But we will stand by while you go down to Cesar Chavez to get some gas."

"Aye, aye," said I, and got a gas can and filled it up and returned to the scene of the crime. The officers put the gas in the tank, hooked up the jumper cables, and bingo. They took my Civic off the "hot car" list and released it to me. Hooray. We were home in time for dinner. I really have to thank the SFPD guys for their extraordinary help.

What I found the next morning was an eye-opener. The steering-wheel lock had been bent and thrown in the back seat, which also was filled with many Mars Bars wrappers. The trunk was stuffed with pieces of cardboard and other remnants of packing materials, apparently from the boxes the thieves had stolen off Noe Valley doorsteps.

We found one opened box whose contents would only be of value to its addressee, and were happy to deliver it back to some folks who lived on Fountain Street.

☎☎☎

MOVIN' ON IN & OUT: As predicted, French Tulip Flowers has now officially moved from 3903 24th St., where it had been located for over 30 years, next door to 3909 24th St., the spot vacated by Astrid's Rabat Shoes last year near the corner of Sanchez Street. Look for a "For Rent" sign to be posted soon at 3903.

Last month, I reported that the building that had long been the home of Castro Computer, at 1500 Castro at 25th, had been extensively remodeled this past year and, according to public record, would become a childcare center owned by Noe Valley Kids, Inc. However, in mid-May I noticed that an "Available" sign had gone up on the front window. Sorry, kids.

According to seemingly surprised

David Nguyen, the realtor representing the property owner, "That group [Noe Valley Kids] was interested about a year ago, but [declined to pursue] their interest in taking the space." He said currently there were "a couple of groups interested," who wanted to set up office space. "We are still in negotiations."

Over at the former Toast, at 3991 24th St., the construction work you see going on is not because somebody is moving in, at least not any time soon. The restaurant's insides have been dismantled and removed. What is being done now is a seismic retrofit of the entire Elvira building, quite a job for the 9,180-square-foot Mission Revival Edwardian built in 1911 (thank you, SFdailyfoto.blogspot.com).

A "For Sale" sign has gone up on the two-unit residential house located at 3965-67 24th St., directly across from Whole Foods. The building was erected in 1900 and for many years, from the 1980s into this century, there was a flower stand in front operated by Barbara Bischoff. Bischoff, known affectionately as "the Flower Lady," died in 2015.

The building owner died several years ago, and now the family has put the house on the market. It was listed in April at \$1,098,000, and then the price was raised to \$1,475,000 in May. It is a probate sale, meaning it's subject to court approval or the property can be put up for auction by the court.

The real estate agent representing the estate, Tim Hewko, says there has been "much interest in the property," but there have been no firm offers yet.

The latest rumor in Upper Noe Valley is that the once popular Douglas market on the corner of Sanchez and 29th (1598 Sanchez), vacated last August after its owner and Douglas could not come to terms, has been re-rented and will open soon.

As many of you know, Douglas morphed into a successful online restaurant meal service called Benne, and expanded from Noe to other neighborhoods in the Mission, Inner Richmond, and Russian Hill. The Noe Valley pickup spot for the meals is in front of Omnivore Books on Cesar Chavez near Church Street. Orders are on a weekly schedule, with Noe pickups on Wednesday and Thursday from 4 to 6 p.m., Friday and Saturday 4:30 to 6:30 p.m., and Sunday 4 to 6 p.m.

By the way, Azalina's kitchen partners with Benne, offering select Malaysian dishes. Azalina Eusope closed her Noe Valley restaurant, Mahila, two months ago after having issues with her landlord, but she has a large commissary and catering service located off Third Street in the Bayview. Last month, a Maven Retail real estate "Available" sign went up in the window at 1320 Castro St.

☎☎☎

KID STUFF: There was an extremely soft opening on Memorial Day weekend at the corner of 24th and Vicksburg. Flexa, a company specializing in children's

furniture, posted a logo (in gold leaf) on the front window of 3848 24th St. It includes the words "Kids interiors since 1972, created by Flexa: SLEEP-PLAY-STUDY."

This is the third Flexa opened in the Bay Area by Caroline Krogh-Jensen, the U.S. representative for the Danish furniture maker. "We started at the Design Center [25 Division St.] and opened a store in Berkeley [1799D Fourth St.] and are excited we have found a wonderful location in Noe Valley," says Krogh-Jensen, who resides in SoMa.

In May, Krogh-Jensen was informally introducing herself to the neighborhood by putting some of the Flexa furnishings and toys on display. "The soft opening will be sometime mid-June," she said, "but I wanted to open the front door as soon as possible to say hello to everyone, since this neighborhood is known for its strong sense of community among the families living here." Hours will be 10 a.m. to 6 p.m.

Meanwhile, the neighborhood bid farewell to Nancy Guettier, owner of Nancyland Kids, formerly at 3920B 24th St. She lived around the corner from the store on Sanchez.

Guettier left a message on the front window (which has been removed by the building owner): "Due to the challenges of 2020, I had to make big moves. I relocated my family from Noe Valley to Pacifica, and now it's time for my shop to follow me so I can be close to home for my kids. As I leave my heart in SF with you all, I can't thank you enough for all the community support..."

She has reopened Nancyland in the Linda Mar Shopping Center (1223 Linda Mar Road) in Pacifica.

☎☎☎

SPEAKING OF COMMUNITY: Local resident and Noe Valley Farmers Market spokesperson Peter Gabel is quite pleased with the market's efforts to feed other neighborhoods during the pandemic. He wants to send a message out: "Thanks to the neighbors of Noe Valley, the Farmers Market has now raised over \$15,000 to fund the purchase of healthy fruits and vegetables from our farmers for food-insecure families in Bayview/Hunters Point, Sunnysdale, and Potrero Hill, exceeding our \$14,000 goal. Our partnership with Friends of Children (FoC) now assures that these families will receive our Farmers Market food, bought by us and distributed by FoC, for the next 20 weeks.

"It's a great example of inter-neighborhood solidarity, and we should create more of it. We should never let each other lack adequate food or housing. I say!"

At press time, Gabel reported that donations made at his table in front of the market had exceeded \$18,000.

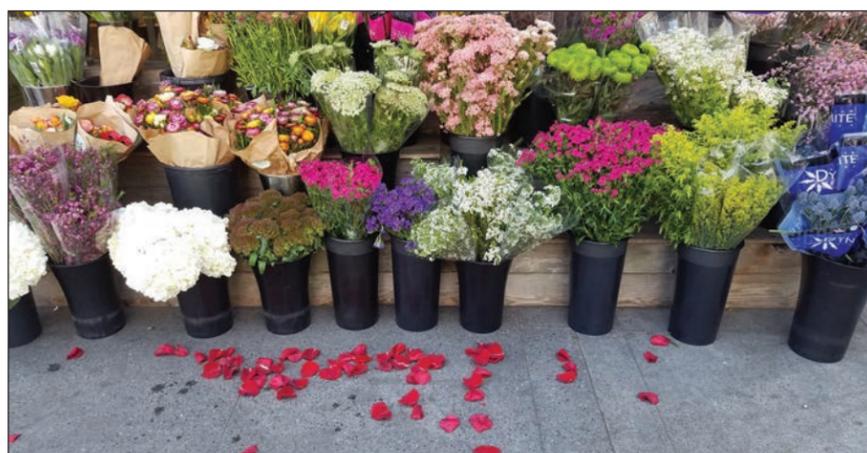
☎☎☎

THAT'S ALL, Y'ALL: It looks like the Summer Solstice on Sunday, June 20, will bring some semblance of normality to Noe Valley, after our pandemic swoon. Maybe we can meet near Lola's Art Gallery at 1250 Sanchez, where Lola is exhibiting art by Carol Aust with the theme "Connection and Solitude Under Covid."

Tell your friends and relatives visiting from "back east" to leave nothing in their cars and make sure they bring some warm clothing, since as we all know, the forecast is fog and wind rolling over Twin Peaks and down into our valley.

Remember the words of that unknown person (who wasn't Mark Twain): "The coldest winter I ever spent was a summer in San Francisco."

Ciao for now. ■



Petals on the Meddle: The French Tulip flower shop has budded in the big storefront next door at 3909 24th St., once the home of Astrid's Rabat Shoes. Now it can blossom. Photo by Charlie Spiegel



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The Congo Treehouse

4 BED | 3.5 BATH | \$3,495,000

The Congo Treehouse is a city oasis perched directly above Glen Canyon Park, a residence of incredible craftsmanship, built-in 2013. Sophistication, design, and nature layer together to create lofty perfection in a home that seamlessly blends form, flow, and relaxation. The modern floor plan delivers a sexy main level boasting a high end, custom kitchen and dining and living areas that flow to the view deck.

The Penthouse

3 BED | 2 BATH | \$1,650,000

Welcome to the Penthouse. Sophistication and luxury combine to create this urban, entertainer's dream - a visual masterpiece framed by 3 spacious bedrooms, 2 bathrooms, impeccable finishes with custom design throughout. From the European White Oak flooring to the handsome custom walnut cabinetry, no expense was spared during this multi-million dollar renovation.



Jones Street Trio

6 BED | 3 BATH | \$3,300,000

Rarely available vacant 3 flat building on Nob Hill's best block surrounded by luxury condos and coops, with three car garage. Flexible use - rentals, owner collection or go grand with preliminary plans from architect John Lum that were developed for the owner who wanted to transform this three-unit building into a Nob Hill Classic.

Sunny Mission Flat

1 BED | 1 BATH | \$609,000

Unparalleled amenities and attention to detail throughout. Extensive remodel from replaced foundation to roof, all systems replaced & upgraded. Ultra-energy-efficient construction. Fiberglass windows, heat and A/C (whisper silent, efficient, modern), gas throughout. Stylish bathroom features floor-to-ceiling large format porcelain tile with marble sinks.



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