

THE NOE VALLEY VOICE

Picture an Art Festival in the Square in October

Art and Art-making Brought to You by Creative Friends

By Kit Cameron

After being derailed by Covid, the long-planned Noe Valley Art Festival will fill the Noe Valley Town Square with work by more than 20 artists, from Noe Valley and beyond, on Sunday, Oct. 2, from 10 a.m. to 2 p.m. Organizers Peggy Cling, Linda Lockyer, Jennifer Cooper, Michelle Echenique, and Debra Reabock are excited that local artists will finally have a chance to share their work with the community. The project evolved out of the annual Noe Valley Garden Tour, sponsored by the group Friends of Noe Valley. Local artists were added to the spring garden event in 2019, and the response was overwhelmingly positive.

Now, their creations will also add sparkle to 24th Street. “I want to support the revitalization of Noe Valley,” says 30-year Noe Valley resident Reabock, who will be showing her abstract photographs at the event. “Twenty-fourth Street was pretty sleepy,” she says, recalling the years when a large empty storefront across from Whole Foods was the most visible landmark. Reabock says the murals at the Noe Valley Town Square and on the building next to the parking lot between Castro and Noe streets are now the attractions for visitors and locals. “Bringing art makes [the neighborhood]



Noe Artists Will Gather and Show their creations at the Noe Valley Town Square on Sunday, Oct. 2. Ceramics, fiber arts, painting, and photography, such as this architectural abstract by Debra Reabock titled “Take Me Higher,” will be on display.

more of a destination.” Her work involves photographing buildings “in the Financial District, South Beach, and all over,” then printing them in a special dye-infused process on aluminum. She shares them through local galleries and on her website (www.debrareabock.com). She invites other artists to join in the upcoming festival. “Since [art] is a passion and I’m a member of a community, I want to support that community as an artist.” For fiber artist Robin Fragner, the festival will be a way to bring her raw-edge appliqué hangings out of the studio. “I don’t show my work a lot [and] I decided it was worth the risk to put myself out there.” Fragner started embroidering in high school, and 15 years ago she began

making quilted pieces about her family. The work evolved to become less finished and “to make my ‘quilting weaknesses’ into my strengths,” she says. She recently discovered (on Instagram) a whole tribe of fiber artists like herself using repurposed materials and fabric. “I’m happy to have found my people.” She also enjoyed the feedback she got from participating in an August show at Gallery Sanchez in the Noe Valley Ministry. “Just putting my work outside—and talking to people I don’t know—is pushing me in a good way,” Fragner says. The Noe Valley Art Festival, she anticipates, will be another “very friendly environment.” Ceramic artist Carol Koffel (www.carolkoffel.com) plans to create a

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Noe Valley Challenger in D8 Supervisor Race

Political Novice Kate Stoia Takes on Incumbent Rafael Mandelman for ‘Gay Seat’

By Matthew S. Bajko

From pickleball player and disgruntled parent to political candidate, Kate Stoia is channeling the complaints many San Francisco residents have about the city’s lack of affordable housing, crime, and entrenched homelessness as she challenges District 8 Supervisor Rafael Mandelman on the Nov. 8 ballot. The longtime Noe Valley resident admittedly faces a rough road to victory against a seasoned politician and candidate like Mandelman. “It is a super uphill battle,” Stoia acknowledged to the *Voice* during an interview at one of the outdoor parklet tables shared by Philz and Firefly with her 6-year-old Bernese mountain dog Rufus and 10-year-old Labrador Abbey in tow. Nonetheless, she said she would not have jumped into the race if she hadn’t thought she was qualified to serve. “I certainly hesitated to declare my candidacy. But I wouldn’t have declared my candidacy if didn’t think I had something to bring to the table,” said Stoia, 55, a former attorney who now serves on the boards of several nonprofits, including the San Francisco Bay Area Theater Company. “I have spent 30 years living here and trying to

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Back to Black: Noe Mystery Author Revisits The City of Love in Two Novels

By Julie Zigoris

Local mystery author Cara Black knows the meaning of the word prolific. Her latest book, *Murder at the Porte de Versailles*, the 20th in a series she began writing back in 1999, was released in March. And she is already slated to release another book—*Night Flight to Paris*—next March. *Murder at the Porte de Versailles* features Aimée LeDuc, a half-French, half-American detective who runs a computer security agency. Every book in the series is set in a different arrondissement, or neighborhood, of Paris. The Parisian setting is essential. “The crimes that happen are specific to that area. It’s really set there. It has that flavor and is pertinent to what’s going on, and organic to what LeDuc would do and why she’d be there.” Black’s fans often walk around the neighborhoods featured in her books,



Noe Valley Writer Cara Black still has stories to tell, and her many fans are eager to snatch what lands in bookstores. Meticulous research and eyes and ears for that “Parisian vibe” propel Black to craft her tales.

Photo by Art Bodner

CONTINUED ON PAGE 11



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CRIME SNAPSHOT

After a month-long Crime Snapshot vacation, the *Voice* is reporting crime data for two months this issue: June and July. According to the San Francisco Police Department's digital map of incident reports, there were 94 incidents in June and 90 in July reported in Noe Valley in the 10 categories we track monthly. As in past tallies, the majority were property crimes classified as "larceny/theft" by the SFPD.

Twenty of the 45 larceny/thefts in June involved goods stolen from cars. The rest were a mix of package, tool, and license plate thefts. Only one bicycle theft, though. Among the 37 such incidents in July were 17 thefts from cars, eight bicycle thefts, three vehicle strips, and two stolen license plates.

Burglary activity also was high, with 28 incidents reported in June and 18 in July. Almost all involved break-ins of homes or apartments.

Vehicle thefts were widespread as well. In June, four cars, five motorcycles, one truck, and one unspecified vehicle were taken from Noe Valley streets. That total rose to 14 in July—10 cars, two motorcycles, and two trucks.

While violence is rare in Noe Valley, there were at least two robberies the night of July 4. A robber armed with a gun held up two people at 12:05 a.m. July 5 at Dolores and 25th streets. The incident report noted that another person had been robbed two minutes earlier a block away at Church and 25th streets.

To see approximate incident locations, go to "A Digital Map of San Francisco Police Department Incident Reports: 2018 to Present," found under Public Safety at [Data.sfgov.org](https://data.sfgov.org). "Noe Valley" on the SFPD map is an area bordered by 21st Street, San Jose Avenue/Guerrero Street, 30th Street, and Grand View Avenue/Diamond Heights Boulevard.

The *Voice* collected the June and July data on Aug. 19, 2022. If you witness a crime in progress, call 911. For non-emergencies, call 311 or 415-553-0123.

—Corrie M. Anders, Sally Smith

Noe Valley Incident Reports January to July 2022							
Incident Type	Jan22	Feb22	Mar22	Apr22	May22	Jun22	Jul22
Larceny/Theft	38	28	24	22	41	45	37
Burglary	18	9	21	25	17	28	18
Malicious Mischief	16	3	8	12	10	4	0
Motor Vehicle Theft	18	16	7	6	7	11	14
Assault	0	3	2	0	5	0	0
Robbery	0	3	1	0	0	1	3
Other Misc.	7	0	0	9	2	3	5
Fraud	8	4	3	4	2	2	5
Family D.Violence	0	0	1	0	0	0	8
Vandalism	1	1	1	0	0	0	0
Totals	106	67	68	78	84	94	90

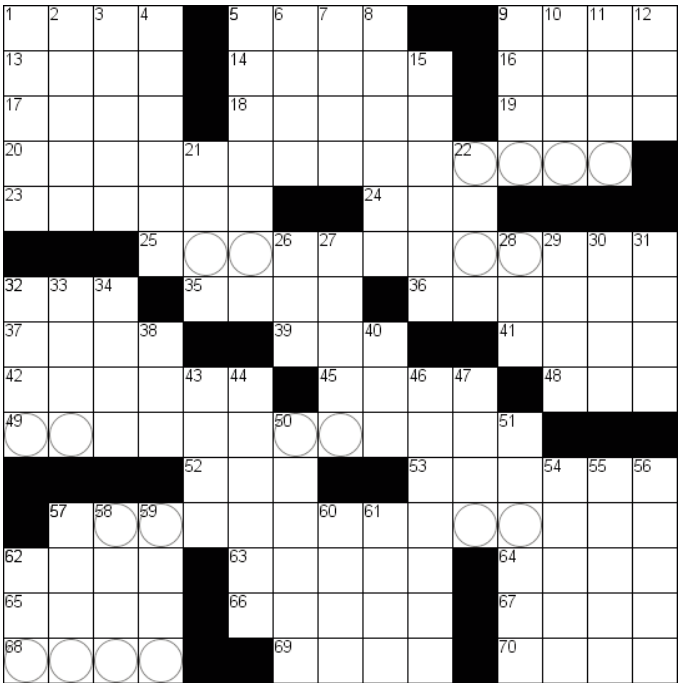
Source: Dataset titled "Map of Police Department Incident Reports: 2018 to Present" at [Data.sfgov.org/Public-Safety/Police-Department-Incident-Reports-2018-to-Present/wg3w-h783](https://data.sfgov.org/Public-Safety/Police-Department-Incident-Reports-2018-to-Present/wg3w-h783). This dataset includes 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 or updates are completed.

THE CROSSWORD BY MICHAEL BLAKE

Do As the Romans

ACROSS

- "Oh, very funny!"
- Vegan Mob menu lack
- Dreaded high school spots?
- Age, in Acapulco
- Freud colleague Alfred
- Warm winter wear
- New Rochelle, N.Y., college
- Justin Bieber's wife, to Mr. Baldwin at 7-Down
- Effortless gait
- Line from a 90s Taco Bell ad with a Chihuahua and a frightened man
- Ab ____ (from the beginning)
- Sundial numeral
- Kids' overnighter
- Flow partner
- Friends of the Urban Forest planting
- Hermosillo's state
- Plenty
- Guard dog's warning
- "All ____ is divided into three parts": Caesar
- Impressionist Pierre-Auguste ____
- Take a breather
- ____ Martin and Phyllis Lyon
- About 6 liters of air, for most people
- Air-quality agency: Abbr.
- ____ the line (conforming)
- Drafter's drawing medium with an ammonia smell
- King of Shakespeare
- Cosmetics magnate



- | | | |
|---|--|--|
| Lauder | 9. Org. defending the Bill of Rights | 38. Dress up, with "out" |
| 64. Former Dolphin kicking star Yepremian | 10. Place to pick up chicks | 40. VCR button |
| 65. Big name in pet food | 11. Where it now costs \$40 to taste a few wines | 43. Frozen treat brand |
| 66. Discourage | 12. French summer | 44. Emulated Dr. Dre |
| 67. What may justify the means | 15. Broadcasts again | 46. Date night hires |
| 68. "A Visit To Rome In The Heart Of Noe Valley" eatery | 21. Pinball fail | 47. 'Vette roof option |
| 69. Covers with pre-grown grass | 22. Slimming procedure, briefly | 50. Analyzes grammar |
| 70. Tampa Bay team | 26. Actress Ryan | 51. First person to travel faster than sound |
| DOWN | 27. Quotable Yogi | 54. Bucky Beaver's toothpaste |
| 1. <i>Project Runway</i> host Klum | 28. <i>Brokeback Mountain</i> director Lee | 55. Dweebish |
| 2. Deck out | 29. Kerouac's <i>On the ____</i> | 56. "Ewww!" |
| 3. Capital of Vietnam | 30. Not false | 57. Sweetheart |
| 4. Makes adjustments | 31. "____ come back now, hear?" | 58. Magic item for Aladdin |
| 5. Work unit (with a sexist tinge) | 32. Basketball's "The Pearl" ____ Monroe | 59. Bear in the sky |
| 6. Actress Falco of <i>Nurse Jackie</i> | 33. ____ cheese dressing | 60. Leave ____ Beaver |
| 7. Mr. Baldwin | 34. Former German capital | 61. Depend on |
| 8. Computer whiz | | 62. '____ Abner' |

Solution on Page 22
Find more Crosswords at www.noevalleyvoice.com

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Editor's Note: In June, the Voice published a story headlined "Slow Sanchez Eases on Down the Road." Jeff Iacono, representing the group Sanchez Residents, sent us this response:

Slow Sanchez Is No Utopia
Editor:

Slow Sanchez is not the utopia that the SFMTA or special interest groups would have you believe. I expect most readers to see this opening line and think, *I love walking on this street. What issues could there possibly be?* The short answer is Slow Sanchez has many unaddressed safety problems and has caused continual issues for residents who live on the street.

For the past two years, a group of Sanchez residents and the Upper Noe Neighbors community group have reached out to residents to understand what challenges this program has created. The SFMTA has refused to help address safety and quality-of-life issues that have been continually raised, instead telling us to "police ourselves."

When we've tried to engage with groups who claim they're here to help the community, we've been met with extreme resistance, because fixing problems requires acknowledging they exist. This breaks from their narrative of everything being completely fine that they've been popularizing. The so-called community groups, like Friends of Slow Sanchez, are not solving community problems. Instead, they are only focused on what furthers their cause. They are in fact a special interest group, not a community group.

The main issue we've not been able to get support on addressing is establishing basic safety rules. Simply put: there are no rules. It is unclear how walkers, bikers, scooters, and cars are supposed to mix. It is a daily occur-

L E T T E R S 5 8 ¢

rence to have small children in the street who are sometimes unmonitored. They can be in the street drawing with chalk or on bikes and scooters, while road bikes and cars are also actively using the road. Several residents have had scary situations where they've almost hit children because there is a perception that this street has the safety and rules of a park, when it is still an active road that residents and other vital services need to use.

Various objects, like boxes of trash, benches, tables, and flower planters, are also freely placed in the streets and not removed by any city agency that would otherwise ensure roadways and walkways are clear. These objects cause a safety hazard for any emergency vehicles that need to get down the street and are supposed to be able to drive over the flexible signs. We need common-sense rules for Slow Sanchez before someone is severely injured or worse.

The lack of rules also creates unnecessary contention within our community. Cars, scooters, and bikers are often yelled at by pedestrians using the street, and vice versa, because everyone has their own take of what you can do.

As an example, the Sanchez Residents group shared feedback from a resident who lives on Sanchez and Duncan at a SFMTA Slow Street design review: *"Ever since Sanchez was closed to through traffic, I have suffered many abuses. I have lived here almost 30 years and I'm a disabled person over 70 ... I am required to use my car for medical appointments and food shopping. I have been attacked and assaulted by strangers who are not my neighbors, brought into the neighborhood by this slow street misguided policy, just for parking in front of my home. My car has had objects thrown at it by threatening people telling me I can't drive to my garage."*

We asked the SFMTA to help address this and similar issues. However, the SFMTA explained it was up to us to set rules and act as the enforcement. This is not something that should be left up to residents, in our opinion. The government agency that created this needs to take responsibility for managing it.

Our latest effort was to form the Slow Sanchez Committee through the Upper Noe Neighbors, where we drafted guidelines to address the safety and other issues, most notably an increase in noise due to the massive influx of traffic onto a single street, an increase in trash and waste, and increased loitering on private property. (See top right.)

We shared these requested guidelines broadly with the government agencies and groups that are associated with Slow Sanchez, and were told these issues didn't exist, or didn't matter. We think they do matter.

We've tried to go through all the

proper channels for the past two years, and are hopeful that this plea can motivate action on the San Francisco government's side. We realize this might not be your experience if you just use Slow Sanchez and don't live on the street, or even if you do. Our hope is we can acknowledge these issues and work together to fix each that is impacting members of our community so Slow Sanchez is a success for everyone.

Jeff Iacono
Sanchez Street resident Jeff Iacono invites Voice readers to contact him at sanchez.residents@gmail.com.

Tenants Need Their Balconies Fixed and Scaffolding Gone
Editor:

Noe Valley tenants living at 4220 Cesar Chavez St. would like to bring to the attention of the community an ongoing struggle with Gaetani Real Estate to complete work on the building's facade. Raggedy scaffolding has been a part of the 36-unit property for almost 14 months.

We have safety concerns for ourselves as well for those going through this block, as it is a cul de sac whose public stairway serves as a gateway to the last three blocks of Cesar Chavez going west. Concerns because the scaffolding structure rests on the stairs and takes up at least half the space, leaving little walking area. Moreover, a cursory glance at the structure reveals old bars, rusted in places, and footpads that are very splintered. Neighbors and tourists maneuvering the scaffolding possibly risk a bump that might displace it enough to result in a crash.

Tenants first formally complained to Gaetani in April 2021 about the visible deterioration of balcony and non-balcony areas and pushed for remediation. Our phone calls and petition to the company were ignored. We then turned to the city's Department of Building Inspection for help. They sent an inspector, who took photographs and said he would be in touch with Gaetani.

The inspector arranged a meeting between tenants and Gaetani's management agent, who failed to show up at the agreed upon time. He then sent the agent a letter saying she had to meet with him or face a fine. This led to scaffolding rising in July 2021. A black netting went over the building, which tenants began referring to as "the shroud." While only about five people had precarious balconies, more were affected by the gloomy shadow from the netting that fell over their windows. Some of the tenants got rent reductions for a decrease in services.

Work had barely begun when it abruptly stopped without explanation. Finally, after many phone calls, Gaetani revealed that dry rot had been discov-

While on Sanchez Street

Jeff Iacono's letter at left included a set of guidelines developed by the Sanchez Committee within Upper Noe Neighbors. Here is a slightly edited version:

1. Parents and caregivers are urged to provide supervision to ensure that children use Sanchez Street in a safe manner.
2. Please remember that vehicles retain the right of way on Slow Streets. Vehicles accessing the immediate block (e.g., residents leaving/returning home, delivery trucks or service vehicles conducting business at a building located on the block) must be allowed to use the road unimpeded.
3. Please deposit your trash (including pet waste) in city trash receptacles.
4. Please keep noise to a minimum, particularly after 6 p.m. Talking in groups should be done away from neighbors' windows.
5. Please be respectful of residents' property and frontage. (For example, do not congregate on neighbors' stoops, set up sales in front of homes, or post signs on trees without the homeowner's consent.)
6. Events on Sanchez Street (subject to required city permitting where appropriate) should occur on weekends between noon and 6 p.m.
7. Please do not congregate or place furniture or other obstructions in the road.
8. Exercise caution and be aware of swiftly moving but silent bicycles, electric cars, e-bicycles, and e-scooters.

ered in the beams and a structural engineer would have to assess the situation.

By November 2021 we were still waiting for work to continue. We had no idea then it would not resume until May of this year. The DBI ordered the real estate company to hearings in December 2021 and on Jan. 22, to determine why no progress had been made regarding the structural engineer's report. The company was fined \$50 a month for this failure. There may have been other fines but apparently not sufficiently painful to get the property managers to follow the city's orders.

However, we later discovered a document that showed Gaetani had signed a request for proposal with structural engineers W. Charles Perry & Associates in November 2021, meaning our efforts and those of DBI had pressured them to act. Lack of honesty and communication created anger among the tenants, who felt disrespected and treated to water torture for standing up for our rights to a safe building.

It would be helpful for readers to call Chief Housing Inspector James Sanbonmatsu or Jim Lawrie at 628-652-3370, as well as Marcus Gaetani at 415- 668-1202. If any neighbors have ideas or want to help, please call me at 415-641-1997.

Thanks for listening.
Kathy Lipscomb


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The *Voice* welcomes your letters, photos, and stories, particularly on topics relating to Noe Valley. All items should include your name and contact information, and may be edited for brevity or clarity. (Unsigned letters will not be considered for publication.) Unsolicited contributions will be returned only if accompanied by a self-addressed, stamped envelope.

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Bill Yard Memorial Fund

Writer and editor Bill Yard died this year unexpectedly at age 70. In much of the decade prior to his death, he had been living in Ecuador and had fallen in love with a woman named Victoria Condor and her four daughters. They got married and lived happily together in Ecuador for several years. However, when his sister began to approach the end of her life, he came back to the states to help care for her, and brought his wife, his youngest stepdaughters Emily and Melissa (now 19 and 25), and his now 5-year-old granddaughter Rebecka.

Around this time, the pandemic decimated Ecuador's economy (like many other similar countries) and Bill saw how many more possibilities were available to his stepdaughters if they grew up in the states. Although he would have preferred to live out his remaining years in Ecuador, he decided to stay and work as hard as he could (still sending work emails from the hospital the day before his death) to give them these options. He submitted the paperwork for a green card, but due to a lost divorce document from 1979, the application was denied, and before he could rectify the situation, he passed away.

Now these kind, loving and hardworking young women are without Bill's income (he had been the primary breadwinner), and with considerable hurdles to accessing the future that Bill had dreamed for them. Rebecka starts Kindergarten in the fall.



Bill Yard and Victoria Condor in 2016.

All donations will go directly to Bill's widow Victoria. Any support you can give will help them to put food on the table, get legal support, and access educational programs. Thank you for considering.

— Samantha Yard

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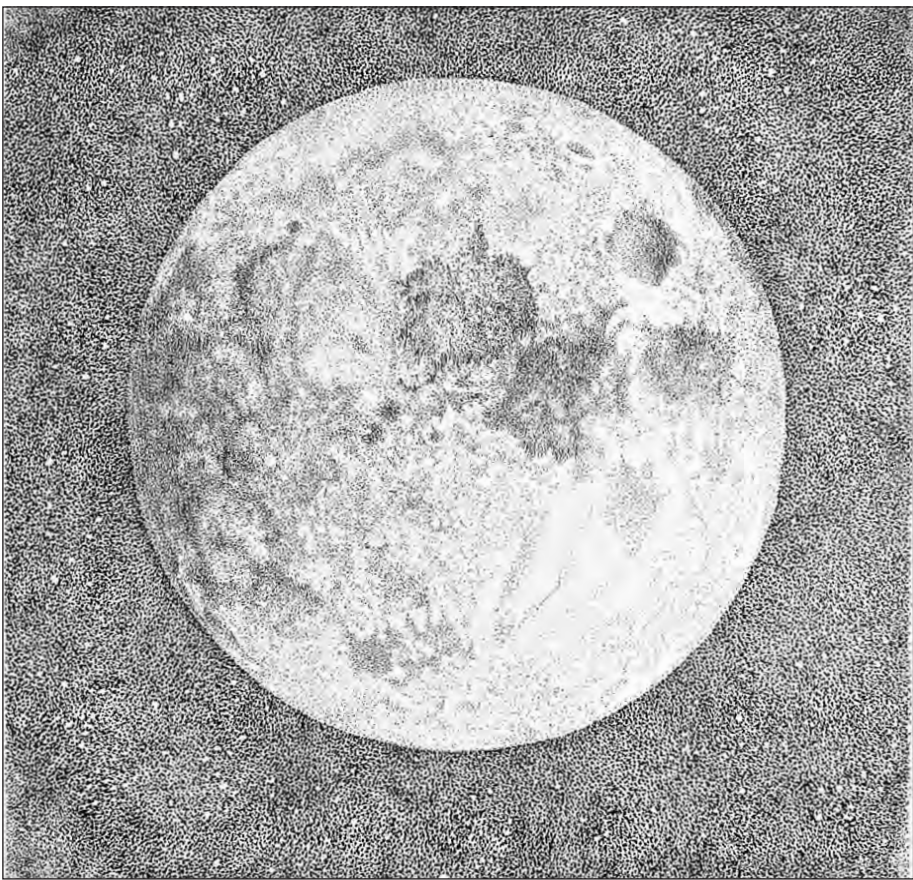
Noe Valley Art Festival to Be Held In October

CONTINUED FROM PAGE 1

social art-making event at the festival. “I’ve been making flat porcelain beads, and I’m going to invite people to [sit and] make necklaces.” She plans to set up her tent, some chairs, and piles of beads and string, and teach a simple knotting technique.

“I’m really interested in art as a social practice,” Koffel says. “I like the idea of doing beads as a way to feel they’re in a community. I’m interested to see what happens.” She adds, “Maybe kids will get involved. I think people enjoy making things. It’s kind of for me to see how people engage.”

Koffel mentions that as a working professional in another field, she doesn’t feel the pressure to make money from her art. “I make art to keep



There will be a world of art at the Oct. 2 Noe Valley Art Festival, including this pen and ink piece by artist Jack Tipple, titled “The Moon We Made.”

myself healthy, sane, and engaged.” For Elizabeth Dekker of Art Haus, the festival is a chance to share some of the art activities she teaches in her 24th Street studio. She plans to set up some easels for painting and to entice some of her young assistants to pose (clothed) for mini-life-drawing sessions. “I’m going to have bookmaking too, a mixed-media project,” she says. Dekker stresses that her art-making station is for both adults and children, as are her classes at Art Haus (www.arthausf.com).

The festival organizers are hoping this will be the first annual art festival at the square, located on 24th Street between Sanchez and Vicksburg streets. “We’re trying things out for the first time,” says Cling.

Certainly, the presence of art lovers and wanna-be collectors will add to the festivity. You can find out more information at www.friendsofnoevalley.com.



M A D E I N N O E V A L L E Y

ADAM CHIN

solo exhibition

curated by DeWitt Cheng

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a man eating sushi

Front & Profile

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Political Novice Kate Stoia Seeking Mandelman's Job

CONTINUED FROM PAGE 1

make the city a better place. This is another way I think I can contribute. If I don't get elected, my life doesn't end. I am going to be perfectly fine."

Stoia's main pitch to District 8 voters is: If they are happy with the status quo, then reelect Mandelman. But if they aren't pleased with how the city is being managed and feel the issues they care about aren't being adequately addressed, then she hopes they will vote for her. (William Jackson, a Republican who also qualified for the race, is no longer actively seeking the supervisor seat.)

"I feel there is so much more this city could be doing for the citizens here and just everyday life here in ways huge and teeny," said Stoia.

On the issue of housing, Stoia said, more needs to be done to keep people from blocking or delaying projects that adhere to city zoning rules. She questioned the merits of Mandelman's push to restrict monster homes in District 8 and praised Mayor London Breed's veto in July of his legislation on the construction of fourplexes, arguing it would have allowed neighbors to block such projects rather than ease their being approved.

"Yes, I am glad she vetoed it. I thought it was garbage legislation," said Stoia, who holds a master's degree in public policy.

Her goal would be to increase the



Longtime 23rd Street resident Kate Stoia believes she has the grit and stamina to tackle homelessness and housing scarcity and maybe even the city's bureaucracy.

supply of housing at all income levels, and to speed up the permitting process for new businesses as well, to no more than 30 days.

In His Defense

Mandelman counters that he has a proven track record over the last four years of working to address the myriad issues confronting the city, from high housing costs to upticks in car break-ins and home burglaries. As for his fourplex housing legislation, he called the mayor's veto "extremely disappointing," and although he did not support many of the amendments his board colleagues had made, he felt it was a "step in the right direction" toward building more housing in the city.

It would have been, said Mandelman, "a historic move to eliminate single-family zoning in San Francisco and [would have] allowed the development of small apartment buildings in neighborhoods across San Francisco."

He believes he has delivered for his

constituents and residents citywide and deserves a second term to continue that work. Mandelman points to investments the city has made in the local transgender, queer, and HIV-positive communities, as well as its designating the now city-owned property at 1939 Market St. for a third affordable housing project aimed at LGBTQ seniors, as just a few examples of his accomplishments during his first term.

"I think I have a record of working hard every day on issues of greatest concern to my constituents. They are frustrated, and I am frustrated too," said Mandelman, 48, who formerly worked as a deputy city attorney in Oakland and had served on the board that oversees City College of San Francisco before being elected to his supervisor seat. "I think lots of people have a role to play in solving these problems. It is not going to be solved in a day and not solved by a single person. I hope to be able to continue to play a role as supervisor and hope my opponent will remain engaged and also try to work on these problems."

An Established Seat

Not only does his having incumbency bolster Mandelman's confidence in his being reelected. Stoia is running against several electoral precedents that have been set since the return of district elections in 2000. The District 8 seat, due to its inclusion of the Castro District, is considered the "gay seat" on the Board of Supervisors and has been held by five consecutive gay men over the last two decades, Mandelman being the latest.

Though Stoia has long and deep ties to the LGBTQ community, as her late father was gay and his partner is a stepfather to her three children, one of which is a foster son, she is straight and is married to her husband, Ronen Maoz, a developer who rehabs dilapidated houses in the city.

Stoia said she understands if voters feel it is important to continue seeing an LGBTQ community leader serve in the District 8 seat.

"I think people should evaluate the candidates in any way that feels comfortable to them. If the most important thing is having a gay, lesbian, or transgender person in that seat, then that is absolutely not me," said Stoia, who grew up on the East Coast and moved to the Bay Area in 1989.

Incumbent Usually Wins

Also confronting Stoia is that no elected District 8 supervisor has been defeated at the polls. The lone officeholder to not win was Jeff Sheehy, who had been appointed the District 8 supervisor in early 2017 to fill a vacancy but lost to Mandelman in the special election held on the June primary ballot in 2018.

Mandelman served out the remainder of the term through the end of the year and easily won election to a full four-year term that November. It marked eight years since he had first sought the District 8 seat in 2010 but lost to Scott Wiener in that contest. It was Wiener's election in 2016 to the state Senate that set the path for Mandelman to eventually serve in the supervisor seat that also includes Noe Valley, Diamond Heights, Glen Park, Twin Peaks, and Duboce Triangle.

Due to the recent redistricting process sparked by the 2020 census, District 8 now also includes Cole Valley and portions of Ashbury Heights. It lost much of the Mission Dolores neighborhood but was drawn in such a way as to continue to include the block of Mission Street between



Rafael Mandelman (center) poses with Katya Smyrnoff Skyy (left) and Juanita More, the judges at last year's pumpkin-carving contest at Noe Courts park. Mandelman is seeking a final four-year term as supervisor representing a newly re-drawn District 8. Photo by Art Bodner

24th and 25th streets, where Mandelman resides. (Stoia and family live on 23rd Street.)

'The Best Job'

When he first sought the seat in 2010, Mandelman was seen as too progressive for the historically moderate District 8. More than a decade later, he is seen as one of the more moderate members of the board and often aligns on issues with Mayor London Breed.

Yet, he continues to draw support among progressive-led groups. Mandelman in August picked up the endorsement of both the local Democratic Party and the Harvey Milk LGBTQ Democratic Club. It is named after the gay progressive supervisor who represented Noe Valley and the Castro in 1978 until he was assassinated that November.

"There has been a lot of work we have done and we are proud of it. I am glad to see that work being recognized," Mandelman told the *Voice* about securing the endorsements.

Even with the complications wrought by the Covid pandemic and the myriad demands of being a supervisor, Mandelman said being supervisor is "the best job" he's ever had and is hopeful his constituents will elect him to a second term.

"It is endlessly interesting," he said. "I am able to help people with problems they may be having with the city, and I am required to try to figure out problems and answers to the bigger city challenges."

His top priorities remain homelessness and the mental health needs of those living on the city's streets. He has been pushing for zoning changes aimed at seeing more affordable housing built throughout his district and the city, though he has faced opposition to his

proposals from his board colleagues.

And Mandelman has been a vocal proponent for a new approach and increased funding for how the city addresses the needs of unhoused people. It is an issue that has long bedeviled city leaders and only grown more pronounced during the pandemic.

"Their needs are a real challenge, not just for themselves but for the small businesses trying to operate and residents," said Mandelman.

Stoia Remains Confident

Yet, to Stoia, that is exactly why she argues voters in District 8 should consider sending her to City Hall. The status quo in the city's politics hasn't worked for some time, she contends.

Despite her being among the parents with students in the city's public schools who voiced complaints about how the school board was failing to reopen schools at the start of the school year last fall, Stoia told the *Voice* she doesn't see herself as being qualified to run for a school board seat. Rather, she is "100 percent confident" of her ability to be an effective supervisor and bring about change to the city.

"To any person in San Francisco, I ask that they look around. If you are happy with the way city government is going, then vote for the people in office," said Stoia, adding that what she sees is "a really dysfunctional city government" at City Hall. "We are not housing people and we are not keeping the streets clean." ■

Rafael Mandelman and Kate Stoia will face off in a debate hosted by the Noe Valley Democratic Club on Sunday, Sept. 18, 3 to 5 p.m., at the Noe Valley Town Square on 24th Street between Sanchez and Vicksburg.

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Black Is Back Home in Her Noe Arrondissement

CONTINUED FROM PAGE 1

particularly her debut novel *Murder in the Marais*, looking for the streets and businesses her characters frequent—some of which are no longer there.

Black typically travels to Paris twice a year to immerse herself in the sights and sounds of the neighborhoods, though the pandemic threw her off schedule for a couple of years. She did, however, visit the city last spring.

While Black's background is not French, she's always had a fascination with the culture, and was educated by French nuns as a child. She's picked up some French and a lot of Parisian friends along the way.

Black was originally inspired to write the Aimée LeDuc series back in 1984, when she took a trip with her family to Paris. A Jewish Parisian friend took her to the Marais, where the friend's mother had lived in hiding during World War II. Black couldn't get her friend's story—or that street—out of her mind. When she later visited the neighborhood, she put herself in the place of a young mother and tried to imagine how she would hide or get food.

"I had a story to tell," Black said. Her dad encouraged her to try writing it. Black doesn't come from a traditional writing background, but she's always been an avid reader and researcher.

There is only one arrondissement—and so one book—left in the Aimée LeDuc series, and Black is not sure

what will come after that. In case you were hoping for it, she doesn't plan on setting any of her future mysteries in San Francisco. Being an outsider comes with its advantages, according to Black. "As writers, we need to be observers. You get into another way of seeing," she said. "I wouldn't observe here because I live here. I take it for granted."

Black's next release slated for March, *Night Flight to Paris*, is a standalone historical thriller. It's a follow-up to *Three Hours in Paris*, which came out two years ago.

"It's been great to spread my wings, use the extra muscle," Black said of the historical thriller. "My editor really encouraged me to do that."

Black is excited to tackle a project that highlights women's often under-discussed role in World War II. "They were in the Resistance. But they didn't make a big deal about it. The women didn't seem to have much of a voice," Black said. "I'm really interested in giving voice to people who don't ordinarily get heard."

The mystery author appreciates writing in Noe Valley, which has its own Parisian vibe. “I like the fact that I can walk out and say hi to somebody and get my baguette. We have our own bookstore. We can have coffee at Bernie’s. We have a good fishmonger.”

**"It's a neighborhood," Black said.
"Like France."**

To receive updates from Black about her books and events, you can sign up for her newsletter at www.carablack.com. She also offers archived virtual events and a streamed seminar called “Five Things I’ve Learned About Crafting a Sense of Place.” New classes will start in September. ■

Excerpt from *Murder at the Porte de Versailles* by Cara Black

(Soho Crime: March 2022)

November 2001 • Sunday • Late Afternoon • Paris

Directrice Bécard's work phone vibrated on the crowded café's zinc counter in a frenetic burst. On the blaring télé, sports fans shouted "10 ... 9 ... 8 ..." in the championship game's last seconds just as she answered.

She strained to hear, her wine glass still in hand. Silly idea to come here for peace and quiet after a long day of meetings at the anti-terrorist unit. Cigarette smoke spiraled to the ceiling. People jumped and cheered. She pressed the phone tighter to her ear.

"Hate to bother you, Madame la Directrice, but you said you wanted to know the latest."

Her stomach clenched. Had the threat level been raised since she'd left work?

"Of course. What's happened?"

“Police reports of stolen explosives, possibly military-grade or industrial, just crossed my desk. Purportedly taken last night. We’ve been kicked into high alert.”

She almost choked on her wine. Merde. She'd feared those words since 9/11.

Protocol kicked in. Trained for emergencies—as if one could ever really be prepared—her brain scrambled to the next step. She dropped a five-franc note and rushed out into the late afternoon.

Once outside, she gulped the chill fresh air and hit redial. "Give me more on the threat level status."

“What’s your ETA?”

"I'm across the street. Is this confirmed? Do you have a location?"

"Confirmed." Castel, her department colleague, sighed. "But no location."

She ran on rue de Dantzig past the wall plaque—a memorial to a local *résistant* shot here in the war. A faded bouquet tacked onto it shriveled in the shadows. Through the tall metal and glass Deco door, she entered the building complex home to the bomb squad, the laboratories and scientific police, and arson investigation. She crossed the lobby, nodding to the duty clerk, who gestured her upstairs.

Fluorescent lights flickered on the scuffed vanilla walls and brown tiled stairs as she padded to the top of the building to what they used for a situation room.

Panting, she looked down the glass-windowed hallway reflecting the ribbon of the Seine, backlit by a sky lush with burnt orange.

"Here's the latest," said Castel, handing her a printout from the ministry. Five or so desks occupied by techs sat near hastily mounted wall maps.

Just as she'd feared.

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SHORT TAKES

A Block Party for the Ages

It's time to get "Up Close & Personal" at the Upper Noe Block Party 2022 on Saturday, Sept. 24, from 11 a.m. to 3 p.m., at Upper Noe Recreation Center, 295 Day St.

The neighborhood festival is free and open to the public, and promises to pull out all the stops in celebrating the spirit of Upper and Lower Noe Valley.

Children will delight in the kids' zone with a big bouncy house, Imagination Playground building blocks, face painting, and arts and craft activities. On stage will be live music from Lunarville, a dance performance by MoBu/DancEsteem, and a Zumba demonstration.

Games for all ages will fill the field with family fun. And there will be prizes, prizes, and more prizes, as free dinners, shopping sprees, pet care, haircuts, and more are given away throughout the party. Grab some pizza or a few sweets from the bake sale. And, of course, there'll be free popcorn and lemonade.

"This is a great opportunity to reconnect with our neighbors and to learn what is going on in the community," says event organizer Chris Faust. "We did parties like this before, but these last couple of years have been tough. We have been through a lot and emerged strong. Never has the need been greater for us to come together and celebrate our resilience and our spirit."

Participants will include local schools, community groups, merchants, artists, and civic leaders, such as State Senator Scott Wiener and Supervisor Rafael Mandelman.

The block party is co-sponsored by Upper Noe Neighbors, Friends of Upper Recreation Center, Upper Noe Merchants, and the San Francisco Rec and Park Department.

"Neighbors can support the event by first and foremost showing up and having a good time," says Faust. But donations to cover the extras are always welcome, as are volunteers at the party. You can donate online at <https://upper-noerecreationcenter.com/donate/> or make a contribution at the event.

To reserve a table at the party or volunteer, email info@uppernoerecreation-center.com.

Mandelman Versus Stoia

The Noe Valley Democratic Club is hosting an outdoor debate and political discussion at the Noe Valley Town Square on Sunday, Sept. 18, from 3 to 5 p.m. The public is welcome. Chairs will be provided.

The debate, between 3 and 4 p.m., will give voters a chance to compare the two candidates for the newly reconfigured Supervisorial District 8, incumbent Rafael Mandelman and challenger Kate Stoia. Carrie Barnes, club president, will moderate. Says Barnes, "My goal for the debate is to promote dialogue."

Changes to political boundaries were required after the 2020 census. Noe Valley, Glen Park, Diamond Heights, and the Castro remain in District 8. Cole Valley has been added. Small parts of the Mission and Mission Terrace went to other districts.

Mandelman was elected in 2018. Prior to that, he was a trustee on the City College Board and an Oakland

deputy city attorney. Stoia is an activist and attorney and also holds a masters' degree in public policy. (For more on the race, see story, page 1.)

The second hour of the program, from 4 to 5 p.m., will be a discussion between spokespeople for competing affordable housing measures D and E on the Nov. 8 ballot, led by *San Francisco Chronicle* housing and real estate development reporter (and Noe Valley resident) J.K. Dineen.

"We thought these ballot measures had the most friction" and might need some clarification, Barnes said.

Mail-in ballots are due to be go out by Oct. 10. For more information on early voting and day-of-voting options, go to <https://sfelections.sfgov.org>. The Town Square is on 24th Street between Sanchez and Vicksburg streets.

Encanto Returns to the Square

Family favorite *Encanto* returns to the outdoor cinema at the Town Square in September. Join Mirabel and the rest of the magical Madrigal family on Saturday, Sept. 17, from 7:30 to 9:30 p.m. Be sure to bring your own blankets or beach chairs, snacks, and beverages.

Encanto is an animated musical comedy that won the Oscar this April for Best 2021 Animated Feature. It tells the story of a family that lives in a place called Encanto, hidden away in the mountains of Colombia. Each member of the family has superpowers except the daughter Mirabel. The day comes when their way of life is threatened, and someone must save the day. Guess who? For more information on all events at the square, go to <https://noe-valleytownsquare.com>.

Live Poetry and Short Stories

Odd Mondays returns Monday, Sept. 5, with in-person readings by three Bay Area authors from 7 to 8 p.m. Richmond poet Donté Clark will read from his latest collection, *Close Caskets*. Daniel Coshnear from Guerneville and San Franciscan Kim Magowan, both short-story writers, will read from their respective collections, *Separation Anxiety* and *How Far I've Come*. All three books will be on sale at the reading, to be held at Bethany Methodist Church, 1270 Sanchez St. The books will also be available at Folio Books, at 3957 24th St.

Clark's *Close Caskets* includes poetry and song lyrics that depict the fears and joys of being young, male, and Black. In the nine stories of *Separation Anxiety*, Coshnear explores how pervasive the disorder is in our lives and the surprising good that can come of it. Magowan navigates fractured relationships—whether love, family, or friends—in the flash fiction and longer pieces of *How Far I've Come*.

Admission is free. Beverages will be served. Masks are required for health safety. For more information, go to the Odd Mondays' Facebook page or sign up for emails at oddmondaysnoevalley@gmail.com.



Donté Clark, author of *Close Caskets*, will visit the Odd Mondays series at Bethany Church on Monday, Sept. 5, at 7 p.m.



Noe Valley Girls Festival founders (clockwise from top left) Ella Marks, Charlotte Kane, Caitlin Kane, and Maggie Marks had no idea in 2016 when this photo was taken that they would launch a seven-year tradition. The next event, on Sept. 10 at the Noe Valley Ministry, will have as its special guest Sabine Koch O'Sullivan, a co-producer of the 2022 Pixar animated film *Turning Red*. Photo by Pamela Gerard

Girls Film Fest Coming to You Live Sept. 10

On Saturday, Sept. 10, at 4 p.m., the organizers of the seventh annual Noe Valley Girls Film Festival will roll out the red carpet for their first live event since Covid shooed the festivities online two years ago.

Much to the delight of the team of young producers, they and their fans can watch the winners in this year's film competition once again in the spacious upstairs hall at the Noe Valley Ministry Presbyterian Church. And the neighborhood—well, the whole world—is invited to the screening.

"We can finally get together with one another," said team member Caitlin Kane, 16. "It's a community event, and being able to be with everyone is good."

The girls are also excited because they have coaxed Pixar celebrity Sabine Koch O'Sullivan to be their guest speaker this year. O'Sullivan was a producer on Pixar's animated hit *Turning Red*, which is about a 13-year-old Chinese-Canadian girl who turns into a giant red panda whenever she starts feeling emotional.

O'Sullivan, a Bay Area native, also helped produce the Pixar films *Incredibles 2*, *Brave*, *Inside Out*, and *Monsters Inc.*

"We all liked the film," Kane said about *Turning Red*, and "we are really excited to hear about behind the scenes and about a woman in the film industry."

Before the Noe Valley event went to Zoom in 2020, the festival drew packed audiences to the church, located at 1021 Sanchez St. near the corner of 23rd Street. The event typically features a dozen five-minute films made by girls 15 and younger from countries around the globe, including China, Iran, India, Germany, Spain, France, the United Kingdom, Canada, and the United States (and of course Noe Valley).

The NVGFF offers cash prizes for the top three films in two age groups—ages 11 to 15 and ages 10 and under. The movies can be silly or serious, and topics run the gamut—from recycling tips and skateboarding feats to ghost stories and school dramas.

Since its inception in 2016, the festival has been organized, produced, and run entirely by San Francisco middle and high school girls, whose stated goal is "to encourage young female filmmakers to make fun and creative movies."

The group has grown from six founders to this year's team of 15 members, including Clair Kane (age 12), Scarlett Sedwick (age 12), Lucy Fraga (age 13), Eleanor Borek (age 12), Emmanuelle Seguritan (age 12), Ashni Singh (age 12), Paloma Edgeworth (age 12), Annabelle Garfinkel (age 12), Avery Kim (age 12), Louise Roadcap (age 12), Olivia Roadcap (age 12), Zoya Sarangan (age 13), Marissa Higgins (age 12), Margaret Smith (age 12), and Charlotte Furey (age 12).

The festival presenters will screen the top submissions, hand out awards, and hold a raffle with prizes donated by the community. The event is free, though small donations will be accepted. For more information, go to <http://www.nvgff.com/>.

—Corrie M. Anders

SHORT TAKES

Famed Julliard Quartet in Noe

Noe Music returns this month for its 30th anniversary season, which will feature five Mainstage concerts, a three-concert Beethoven sonata series, and Noe Kids concerts throughout the fall, winter, and spring.

In a real coup, co-artistic directors Meena Bhasin and Owen Dalby have scheduled the famous Julliard String Quartet for the Sunday, Nov. 13, Mainstage performance in the upstairs hall at the Noe Valley Ministry, 1021 Sanchez St. The fabulous four will be playing two Beethoven pieces and new work by Jorg Widmann inspired by Beethoven.

Other Mainstage concerts, all on Sunday afternoons at 4 p.m., will include the season-opening Merz Trio on Sept. 11, Sam Reider and the Human Hands acoustic collective Feb. 26, the 30th anniversary string chamber music concert March 26, and a Mother's Day premiere May 14 of pieces created by new mothers partnering with local musicians in Noe Music's Lullaby Project. Also scheduled for the Mother's Day event is the premiere of a choral and instrumental piece by Cara Menzies, to be sung by the San Francisco Girls Chorus.

Pianist Stephen Prustman and co-director Dalby on the violin will play the complete Beethoven sonatas for violin and piano, on Sundays Oct. 16, Jan. 8, and April 16. Dates for the Noe Kids concerts have yet to be

announced.

If you would like to attend all eight adult concerts, the price for reserved seats is \$350. Non-reserved seating for the five-concert Mainstage series is \$200 and \$120 for the three-concert sonata series. Individual concert tickets are \$45, while they last. Go to www.noemusic.org for more information and ticket purchase.

Welcome Back to the Library

Noe Valley Library Manager Jack Tilney will welcome neighbors to the library's first open house in two years on Saturday, Oct. 1. That's also the day the Noe Valley/Sally Brunn Library returns to its seven-day-a-week schedule.

The open house will start off with face painting from 10:30 to 11:30 a.m., with Joanie Helgeson from Fog City Faces doing the honors of painting col-



At the Noe Valley Library Open House on Saturday, Oct. 1, at 1 p.m., you can learn how to make a yarn mandala inspired by God's eye weavings called Ojo de Dios.

orful designs on kids' hands and arms. Jewels and unicorn horns may be included.

From 1 to 2 p.m., Julieanne Randolph, Adult Services Librarian, will host an all-ages family craft time. She'll show how to make a yarn mandala inspired by the art of Ojo de Dios, traditional God's eye geometric weavings. All materials will be provided.

The day will finish with a performance by Bel Canto Flutes, a San Francisco group led by flutist Gail Edwards. The repertoire will include classical, pop, and Latin music.

The library will be open as usual from 10 a.m. to 6 p.m. on Oct. 1 for book browsing and checkout, periodical reading, and computer use.

Beginning Oct. 1, the seven-day schedule is Monday, noon to 6 p.m.; Tuesday, 10 a.m. to 8 p.m.; Wednesday, noon to 8 p.m.; Thursday, 10 a.m. to 6 p.m.; Friday, 1 to 6 p.m.; Saturday, 10 a.m. to 6 p.m.; and Sunday, 1 to 5 p.m.

Fernando Marti's Futuros Fugaces

The work of artist and housing activist Fernando Marti, longtime resident of 23rd Street, is the centerpiece of ¡VIVA!, a yearlong celebration of Latinx cultures and traditions by the San Francisco Public Library. Marti's participation includes the installation of his huge project, *Futuros Fugaces: Mission-Aztlan*, outside the main library in Civic Center, a capsule exhibit of the project (also at the Main Library), and an artist talk on Zoom Wednesday, Oct. 5, at 7 p.m.

The mixed-media installation explores what it means to reclaim ancestral knowledge and re-imagine the future, in particular, within the Mission-



Noe Valley artist and activist Fernando Marti will be among the heroes feted in ¡VIVA!, a yearlong celebration of Latinx cultures at the San Francisco Main Library.

Excelsior communities he has worked with for 30 years as a housing activist. Marti says of his work, "In imagining a Latinx futurism, the project took me beyond a literal extrapolation to a mythical layering of Mesoamerican imagery as a way to connect past and future cosmic time."

To find out more about Fernando Marti and see his art, go to <https://justseeds.org/artist/fernandomarti>. For complete information on all ¡VIVA! celebrations, go to <https://sfpl.org/events/special-programs>. Scroll down to register for Marti's Zoom talk.

This month's Short Takes were compiled and written by Richard May.



JB JESSICA BRANSON

- Top 2 All San Francisco Listing Agent, 2022 so far
- Top 4 Overall Agent City Wide, 2022 so far
- Noe Valley Property Owner
- Stellar marketing, intelligent strategy, amazing results!

The real estate summer doldrums took hold, as the Fed raised interest rates again in July in an effort to further cool off the economy and to balance historically low unemployment and high consumer spending with a slow supply chain, and higher prices on goods. The increased rates have pushed many potential home buyers to the sidelines, and a cooling can be felt in the market here, with some homes staying on the market longer and more price reductions. However, while the market shifted underneath our feet, my summer listings all sold for over asking, because we adjusted pricing and strategy in real time. August is traditionally a slow time for our market, I don't put listings on the market in August — and this August was no different from the rest. How will our typically strong fall market fare? I am working right now to prepare and price my fall listings to be highly desirable and competitive. One thing's for sure, it's a good time for buyers to get active. Based on SF's history, any deals for buyers will likely not last long!

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SOLD

254 Valley Street | \$4,000,000
www.ModernNoeMasterpiece.com

SOLD

BeautifulInNoe.com
4015 25th St \$3,025,000

SOLD

LibertyHillBeauty.com
20 Hill St \$4,040,000

SOLD

BuenaVistaVictorian.com
235 Divisadero St \$3,885,000

SOLD

ViewsOnBonview.com
160 Bonview St \$3,600,000

SOLD

LuxeMissionModern.com
917 Florida St \$3,510,000

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BernalBliss.com
101 Santa Marina \$3,177,000

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The Cost of Living in Noe

A Drop in Temperature

By Corrie M. Anders

Noe Valley’s usually temperate summer real estate market took a dramatic turn this year. It was hot in June and cold in July.

According to data supplied to the *Noe Valley Voice* by Corcoran Global Living San Francisco, residential shoppers purchased 12 single-family detached homes in June, paying an average 18 percent more than the sellers’ asking price. The gold rush included one buyer who tacked on an extra quarter million dollars to nab a Castro Street showplace for \$6,150,000.

But a month later, the fog had blown in. Buyers and sellers appeared to have gone on vacation.

Only five homes changed hands in Noe Valley in July. And four of them sold for *below* their seller’s asking price. Suddenly, overbidding was



A showcase house on Castro Street sold in June for \$6,150,000. The home’s main features were five bedrooms, six bathrooms, a gourmet kitchen, and glass walls—all the better to enjoy views from San Francisco to Mt. Diablo in the East Bay.

oh so yesterday.

“There were fears over inflation and fears over the economy,” making buyers more hesitant, explained Corcoran President Randall Kostick after reviewing the data.

The average price of a detached home went from \$3 million in June to \$2.8 million in July (though five sales does not a statistically significant survey make, we agree).

A cool breeze also wafted through the local condominium market. But the volume of condo sales was more than double that of single-family homes.

Buyers purchased 24 condos in June, then 13 in July. Prices stayed the same month to month, with the typical condo fetching \$1.6 million.

“Interest rates are affecting what people can spend, and condos are the alternative to houses,” Kostick said. “If they can’t buy houses, they buy condos.”

The most expensive house sold in June was—you guessed it—the one selling for \$6,150,000, 5.3 percent



This home on Duncan Street sold at 10 percent below its asking price. Still, at \$5.4 million, the five-bedroom mansion with breathtaking views of the downtown skyline was the most expensive property sold in Noe Valley in July.

Photos by Corrie M. Anders

Noe Valley Rents**

Unit	No. in Sample	Range July/August 2022	Average July/August 2022	Average June 2022	Average July/August 2021
Studio	2	\$2,075 – \$2,500	\$2,287 / mo.	\$2,148 / mo.	\$2,001 / mo.
1-bdrm	35	\$2,150 – \$5,000	\$3,139 / mo.	\$2,976 / mo.	\$2,713 / mo.
2-bdrm	36	\$3,400 – \$6,950	\$4,338 / mo.	\$3,153 / mo.	\$3,560 / mo.
3-bdrm	23	\$4,395 – \$12,000	\$7,013 / mo.	\$6,009 / mo.	\$5,571 / mo.
4+-bdrm	13	\$5,895 – \$19,500	\$10,226 / mo.	\$10,058 / mo.	\$8,123 / mo.

** This survey is based on a sample of 109 Noe Valley rental listings appearing on Craigslist.org from July 12 to Aug. 11, 2022. In July/August 2021, there were 120 listings. NVV9/2022

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						
July 2022	5	\$1,670,000	\$5,400,000	\$2,799,600	22	97%
June 2022	12	\$1,900,000	\$6,150,000	\$3,056,534	18	118%
May 2022	10	\$1,900,000	\$7,800,000	\$4,205,000	26	109%
July 2021	17	\$2,030,000	\$6,300,000	\$3,337,948	15	108%
June 2021	24	\$1,495,000	\$7,600,000	\$3,142,042	24	108%
Condominiums/TICs						
July 2022	13	\$900,000	\$3,595,000	\$1,583,423	36	101%
June 2022	24	\$1,015,000	\$2,750,000	\$1,604,729	18	110%
May 2022	11	\$850,000	\$2,750,000	\$1,529,091	19	114%
July 2021	8	\$1,310,000	\$2,500,000	\$1,650,625	19	114%
June 2021	10	\$1,000,000	\$1,765,100	\$1,364,110	21	117%
2- to 4-unit buildings						
July 2-22	2	\$1,800,000	\$2,415,000	\$2,107,500	48	111%
June 2022	3	\$2,150,000	\$2,760,000	\$2,436,667	55	100%
May 2022	7	\$1,550,000	\$2,800,000	\$2,160,714	31	110%
July 2021	3	\$2,200,000	\$4,050,000	\$2,820,000	59	98%
June 2021	3	\$1,900,000	\$2,600,000	\$2,366,667	41	90%
5+ unit buildings						
July 2022	0	—	—	—	—	—
June 2022	0	—	—	—	—	—
May 2022	1	\$1,250,000	\$1,250,000	\$1,250,000	150	84%
July 2021	0	—	—	—	—	—
June 2021	1	\$1,670,000	\$1,670,000	\$1,670,000	11	95%

*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. NVV9/2022

more than its asking price (\$5,898,000).

Built in 2017 on the lofty 2400 block of Castro between 30th and Day streets, the home featured five bedrooms, six baths, and 4,390 square feet of living space. Amenities in the three-level, ultra-tech dwelling included floor-to-ceiling glass walls, a gourmet kitchen with marble counters, radiant heat, a wet bar, skylights, a backyard fireplace, views from the Bay Bridge to Mt. Diablo, and two-car parking with an EV-charging station.

The costliest property in July was a five-bedroom, four-bath house in the 700 block of Duncan Street between Diamond and Douglass streets. The property sold for \$5.4 million—9.9 percent below its listed price (\$5,995,000).

Boasting 4,250 square feet of living space, the hillside home situated on an oversized lot offered views from all levels, a chef’s kitchen with stone counters, abundant light throughout, rear decks and patios, a “sunporch lounge,” a private guest suite, lush

landscaping, and a two-car garage.

A three-bedroom, 3.5-bath Victorian townhome in the 1000 block of Dolores Street, between 23rd and 24th streets, was the most expensive condominium sold in June. Buyers paid \$2,750,000 for the renovated beauty, or 2 percent over the asking price (\$2,695,000). With 2,360 square feet to play with, the home had a spacious living and dining area that opened onto a terrace with a garden, radiant heat, two gas fireplaces, Jacuzzi tub, wine cellar, and two-car parking.

In July, buyers paid the \$3,595,000 asking price for a four-bedroom, three-bath condo in the 1000 block of Chattanooga Street, between 22nd and 23rd streets. Designed by Zack de Vito Architects and built in 2004, the four-story residence included 2,880 square feet of living space, a top-of-the-line kitchen with marble counters, radiant heat, skylights, deck, and deeded patio, and two-car parking with EV charging. ■



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Flag football players scramble to catch the ball and gain yardage on the Upper Noe Rec Center field at Day and Sanchez streets. Photo by Chris Faust

Catch Fall Activities at Upper Noe Rec

The fall schedule at Upper Noe Rec Center keeps your favorite sports and activities while adding more fun throughout the park. Catch the excitement as flag football takes the field on Tuesday and Thursday afternoons. In 2019, our co-ed Upper Noe teams were the citywide **flag football** champions. Can they repeat this year? Indoors, girls' **volleyball** rules the court while, outside, seven sessions of **beginning tennis** give more to love.

The free, family-friendly music series **Concerts in the Park** will continue on first and third Saturdays from 10 a.m. to noon. September features musicians **Ken Newman (Sept. 3)** and **Tracy Ruggles (Sept. 17)**.

Don't forget the **Upper Noe Block Party** on **Sept. 24**, 11 a.m. to 3 p.m., a park-wide celebration, with schools, community groups, and local businesses providing music, food, and fun for everyone. Call the office at **415-970-8061** or visit www.uppernoerecreationcenter.com for more information.

The rec center and park are at 295 Day St., at Sanchez Street.
—Chris Faust, Chair, Friends of Upper Noe Recreation Center

Upper Noe Fall Session Sept. 6 to Nov. 17, 2022

Rec Center Hours: Tues.–Fri., 10 a.m. to 8 p.m.; Sat., 9 a.m. to 5 p.m.
Sun. & Mon. closed; outside activities only. Park Grounds: Daily, 7 a.m. to 10 p.m.

Auditorium Free Play

10 to 11:30 a.m. weekdays
1 to 4 p.m. Saturday

Tuesday

10 a.m. to 1 p.m. Pickleball FREE
Noon to 1 p.m. Pilates (all levels)
2 to 5 p.m. Open Gym (Youth)
4:30 to 5:30 p.m. Flag Football, Senior Division
4:30 to 5:30 p.m. Tennis, Beginning
5:30 to 7:30 p.m. Open Gym (Adult)
6 to 7 p.m. Tennis, Beginning
6:30 to 7:30 p.m. Yoga Hatha

Wednesday

Noon to 1 p.m. Feldenkrais FREE
2 to 5 p.m. Open Gym (All Ages)
5:30 to 7:30 p.m. Adult Drop-in Volleyball (advanced only)

Thursday

10 a.m. to 1 p.m. Adult Pickleball FREE
Noon to 1 p.m. Pilates
2 to 5 p.m. Open Gym (Youth)
4 to 5 p.m. Karate Kidz – Little Kickers
4:30 to 5:30 p.m. Tennis, Beginning
5 to 6 p.m. Flag Football, Junior Division

5:15 to 6:15 p.m. Karate Kidz
5:30 to 7:30 p.m. Open Gym (Adult)
6 to 7 p.m. Tennis, Beginning
6:30 to 7:30 p.m. Boot Camp
7:30 to 8:30 p.m. Tennis, Beginning

Friday

10 a.m. to 2 p.m. Open Gym (Adult)
2 to 4 p.m. Open Gym (Youth)
4 to 5 p.m. Volleyball League – Upper Noe Team
4:30 to 5:30 p.m. Tennis, Beginning
5 to 6 p.m. Volleyball League – Upper Noe Team
6 to 7 p.m. Tennis, Beginning
6 to 7:30 p.m. Girls Play Sport – Instructional Volleyball

Saturday

9:30 a.m. to 4 p.m. Open Gym (All Ages)
9:30 to 10:30 a.m. Family Zumba FREE
Tuesday
10 a.m. to 1 p.m. Pickleball FREE
Noon to 1 p.m. Pilates (all levels)
2 to 5 p.m. Open Gym (Youth)
5:30 to 7:30 p.m. Open Gym (Adult)
6:30 to 7:30 p.m. Yoga Hatha



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- Eureka Valley Buyer

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SEPTEMBER EVENTS AT OMNIVORE BOOKS

TUES
SEPT
13

BOOK PARTY + FUNDRAISER! • ANNA VOLOSHYNA • BUDMO: RECIPES FROM A UKRAINIAN KITCHEN • 6:30 P.M. MUST PRE-PURCHASE A BOOK ONLINE TO ATTEND! Celebrate the release of *Budmo!* There will be food, drink, book signing, and a brief talk by Anna. 20% of sales will be donated to Ukrainian relief.

THURS
SEPT
15

BRIAN LEVY • GOOD & SWEET: A NEW WAY TO BAKE WITH NATURALLY SWEET INGREDIENTS • IN CONVERSATION WITH ALICE MEDRICH • 6:30 P.M. FREE! Recipes for desserts sweetened entirely by fruit and other natural sweet ingredients from a pastry cook who's worked at acclaimed restaurants in New York and France.

FRI
SEPT
16

MADHUSHREE GHOSH • KHABAAR: AN IMMIGRANT JOURNEY OF FOOD, MEMORY, AND FAMILY • 6:30 P.M. FREE! A food memoir and personal narrative that braids the global journeys of South Asian food through immigration, migration, and indenture.

SAT
SEPT
17

ODETTE WILLIAMS • SIMPLE PASTA: PASTA MADE EASY. LIFE MADE BETTER • 3:00 P.M. FREE! A gorgeous collection of simple, tasty pasta recipes you'll return to again and again, any night of the week, from the author of the beloved *Simple Cake*.

SUN
SEPT
18

RELEASE PARTY FOR CASA OJO'S COCTELES DE TEMPORADA: SPRING/SUMMER 2022 • 3:00 P.M. FREE! Join the Casa Ojo team in celebrating their very first bilingual seasonal cocktail book for Spring/Summer '22 - an international collaboration between designers, sponsors, featured bartenders, and chefs.

SUN
SEPT
25

ANITA JAISINGHANI • MASALA: RECIPES FROM INDIA, THE LAND OF SPICES • 3:00 P.M. FREE! Following the tenets of ancient Ayurveda, *Masala* teaches readers to think like an Indian chef, cooking with fresh whole spices and much more.

THURS
SEPT
29

JENNIFER REICHARDT • THE WHOLE DUCK: INSPIRED RECIPES FROM CHEFS, BUTCHERS, AND THE FAMILY AT LIBERTY DUCKS • 6:30 P.M. FREE! Remove the mystery of cooking waterfowl with more than eighty recipes from the owners of the farm along with over fifty top chefs and butchers from around the country.

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Playland at the Beach
(A noir sestina)
By Daniel C Murphy

People waiting in line for the Ridee-O ride at Playland at the Beach" (1953 Nov. 27). Photo AAK-1555 from the San Francisco Public Library Historical Photos archive.

I
San Francisco. Another foggy night
In the year nineteen hundred and fifty-two,
As Mike Brown, the patrol cop, drives his beat
Through the dense fog along the Great Highway,
From the City Zoo to the Cliff House.
“Quiet night,” he thinks, as he nears Playland.

II
When there’s trouble, it begins at Playland,
Sailors and drunken kids: they fight at night.
A crowd stands at the Mexican Hot House,
Wolfing down a tamale, maybe two,
Fun seekers edging out onto the Highway.
This is Mike’s lonely life, this is his beat.

III
Not another cop wants this mournful beat.
Sully’s kid runs from the crowd at Playland.
Waving to Mike, the boy enters the Highway.
Just a kid in khakis framed by the night.
“Mike, there’s a body at Windmill Two!
Murphy’s Mill, the body’s behind the house.”

IV
“Jimmy, hop in. We’ll go up to the house.”
(Jimmy’s dad, Sully, had worked this same beat.
So, Mike knew Jimmy from the age of two.)
Poor Sully had been gunned down at Playland.
It’s a cop’s job to risk his life at night,
Cruising the fog along the Great Highway.

V
They find the body close to the Highway.
It’s Snap, the bookie, who runs the betting house.
“Looks like Snap had a stroke, walking at night.
This makes the first time this crook has been beat.”
In the darkness, a distance from Playland,
Mike searches Snap’s pockets, one then two.

VI
He counts bills worth ten thousand, times two:
Cash enough to get the kid off the Great Highway,
Free Sully’s kid from Laughing Sal and Playland.
It would be like buying a drink for the house.
Maybe, at last, the system will be beat.
Mike gives the kid Snap’s money that same night.

Dear Mike,
Thanks to your gift that night on the beat,
I could leave the Highway and Playland.
I have already spent two terms in the House.
Best regards,
James P Sullivan
Member of U.S. Congress

Daniel C Murphy is a retired attorney who lives on Church Street with his wife Lloyd, a retired school teacher. Dan has been a longtime literary contributor to the Noe Valley Voice.
The sestina form consists of six stanzas. Each stanza uses the same six end-words, in a varying, but fixed order. The final envoi of three lines carries all six end-words.

STORE TREK

Store Trek is a regular feature of the Noe Valley Voice profiling new shops and businesses in Noe Valley. This month we spotlight an art gallery that has had a recent change in ownership.

CHUNG 24 GALLERY
4071 24th St. between Noe and
Castro streets
415-795-1643
chung24gallery.com

Having marked her gallery's first anniversary Aug. 3, owner Diane Chung took a well-deserved break after the closure of her latest exhibition, "Alternative," on Aug. 20. It showcased a number of artists and debuted new works by well-known photographer Andy Mattern.

While enjoying the last weeks of summer, Chung spent time preparing the new show she is opening Sept. 14, "Machine Learning," featuring surrealist photo images by local artist Adam Chin.

"Each body of work is showing him using a machine-learning neural network to generate part of the image. It is a photography show about found objects and automatism," Chung told the Voice during an interview in mid-August. "In the 1920s and '30s when the surrealist movement was going on, there was this whole idea about the subconscious. Artists would create these machines and have them draw things randomly. What Adam is doing is somewhat akin to that movement." But Chin is contrasting A.I.-drawn images with human ones.

Last August, Chung and Emmanuelle Namont, a French-born artist-curator, took over the oblong storefront at 4071 24th St., formerly the home of the Psychic Eye and, prior to that, the card and gift store Rare Device.

The gallery, which concentrates on photography, is ideally situated between Noe Valley Bakery and Chocolate Covered, noted Chung, and stands to benefit from the foot traffic both food businesses bring to that block.

"It is tough, especially for a new gallery, to develop a collector base and introduce new artists. Part of why I wanted to be in Noe Valley in the first place was because of the location," said Chung, 51, who since 2001 has lived in Glen Park with her husband, Peter So.

For some time, she had thought about opening a gallery space, and she scouted several neighborhoods. She feels she lucked out in landing a two-year lease for the Noe Valley storefront.

"A lot of the feedback I get from neighbors is how appreciative they are at having an art gallery on 24th Street and that it is so unexpected," she said. "I think it's because, for the most part, 24th Street has a lot of boutiques and personal services and real estate offices and mortgage brokers. I think there is a perception an art gallery, especially the type I am running, elevates the neighborhood."

Dogs are welcome inside, as is anyone wishing to merely behold the artwork without purchasing a piece. One visitor joked to Chung that she had "opened up an art museum" in Noe Valley, which suited Chung fine, since it's the reason she wanted to become a gallery owner. Her main priority is to "make art accessible" to people



Diane Chung invites local residents, dogs included, to come in and browse the art in her gallery on 24th Street, conveniently located between Noe Valley Bakery and Chocolate Covered. A new show featuring the work of Adam Chin, opens on Sept. 14. *Photo by Art Bodner*

whether or not they are in the market to buy artwork.

"I think it is a lockdown effect. Humanity needs more art. It is good for the soul. It is great for engagement," said Chung. "Art needs to be engaged in person. Online is a good platform to browse, but it is a completely different experience when you can be face to face with the artwork."

With most shows she presents Chung aims to pair an up-and-coming artist with one who is more established. The price point for pieces tends to range from \$500 to upwards of \$7,000, which she has found to be a good mix for the one-time buyer and more serious art collectors.

"The shows we have had this year we negotiated with artists on prices. We were very forthcoming about what we could move in the gallery," said Chung.

Born in Hong Kong to a family that worked in the city's garment industry, Chung immigrated to Southern California when she was 13. After high school she enrolled in the Fashion Institute of Design and Merchandising

in San Francisco.

She graduated with a degree in merchandise marketing but determined she wasn't interested in such a career and pivoted to business. She graduated from Golden Gate University and went on to work as a regulator at a stock exchange and then as a managing director at a private equity firm.

Following the 2008 financial crisis, Chung left her career in private equity and stopped working for the next decade. She spent a year traveling to Las Vegas each week to play poker. She would stay for free at the Venetian casino or at its sister property the Palazzo Tower.

"Was I good? Probably not by professional standards, but it was an experience. I know it is not for me," said Chung, who does still play poker with friends.

She then pivoted to photography, eventually meeting Namont, who became a mentor and teacher to her. The women eventually decided to go into business together and, at Chung's urging, to open an art gallery.

Initially it was called the Chung[Namont] gallery, but Namont decided to depart as a co-owner earlier this year. Chung renamed it the Chung 24 Gallery, and her husband came on board as a silent partner. But she is the sole proprietor, booking artists and overseeing the day-to-day operation of the gallery.

Running such a business isn't often commercially successful, noted Chung, pointing to statistics she found that said most galleries run at a 30 percent loss. Those that do well pull in a 6 percent profit margin, she said.

"It is a labor of love. Every single former gallery owner who has come to talk to me has said, 'Yeah, you do it for love.' You do not go into the art business to make money. It is why most artists have day jobs," said Chung.

Still, she is "cautiously optimistic" about the gallery's future. Her husband's employment in the power industry allowed for Chung to take the gamble.

"Good thing he has a good day job! There is no money in an art gallery," she said, noting that "art buying is not an impulse purchase for the most part. Most of the time people just love to see the artwork." So also serves as the installer for all of the gallery's shows and its all-around handyman.

Chung credits surviving her first year in business to her tenacity and resourcefulness.

"What I didn't know I would try to go find the answers for or learn to do it myself. I have a little bit of an entrepreneurial spirit," said Chung. "I've never owned my own business but have run other people's businesses. I try not to be overwhelmed. Most important has been the unconditional support of my husband."

Chung 24 Gallery is open from 1 to 6 p.m. Wednesday through Saturday. It is also open for appointments that can be made via its website at <https://chung24gallery.com/bookings>.

—Matthew S. Bajko

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Noe Valley Neighbors are Quitting Carbon this Fall

Our climate crisis isn't going to solve itself. We *all* must take action - and now it's *your* turn. This Fall, Noe Valley families are joining together to kick fossil gas out of their homes - with *free* help from QuitCarbon. QuitCarbon.com/NoeValley (You are going to need a new water heater / stove / furnace / car soon anyways - why not make it clean, efficient, and electric?)

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(on the corner of 24th near Church Street)

Sept. 1-29: AL-ANON meets at Bethany Thursdays, 7:15 to 8:30 pm. 1270 Sanchez (use Clipper side door). 845-3203; bethanysf.org

Sept. 3 & 17: CONCERTS in the Park hosts Ken Newman (Sept. 3), and Tracy Ruggles (Sept. 17). 10 am to noon. Upper Noe Rec Center, 295 Day. uppernoerecreationcenter.com

Sept. 3-24: Noe Valley FARMERS MARKET is open 8 am to 1 pm. 3861 24th. 248-1332; noevalleyfarmersmarket.com

Sept. 3-24: NOE WALKS saunters to Duncan and back, Saturdays, 10 am. Meet at 24th and Sanchez. Christopher.n.Nanda@gmail.com

Sept. 3 & Oct. 1: Learn to knit at the Noe Valley KNITTING Circle. 10 am-12:30 pm. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org

Sept. 4 & 5: The SF MIME Troupe closes its season with performances of *Back to the Way Things Were*. 2 pm. Dolores Park. sfmt.org

Sept. 5: ODD MONDAYS features "Poems & Stories," readings from Donté Clark, Daniel Coshnear, and Kim Magowan. 7 pm. Bethany UMC, 1270 Sanchez. facebook.com/OddMondays

Sept. 7: Noe Valley Democratic Club holds an anniversary PARTY at Valley Tavern, 4054 24th. 6-9 pm. Sign up at noevalleydemocrats.org

Sept. 11: ACTION SF holds virtual monthly meetings, open to all, from 12:30 to 2 pm. Email actionsolidarity@gmail.com for the link.

Sept. 11: ACOUSTIC SUNDAY features Out-of-Town Couple (2 pm), and Liberty Street (3 pm). 3861 24th. noevalleytownsquare.com

Sept. 10 & 11: NOE MUSIC hosts performances by the Merz Trio: for kids, Sat., 10:30-11:15, and grownups, Sun., at 4 pm. Noe Valley Ministry, 1021 Sanchez. noemusic.org

Sept. 11 & 25: The Town Square offers Moxie YOGA from 11 am to noon. 3861 24th. noealleytownsquare.com

Sept. 12: Kim Shuck hosts VIRTUAL POETS! at Bird & Beckett. 7-9 pm. 653 Chenery. 586-3733.

Sept. 13: Omnivore Books gives a Book Party and fundraiser for UKRANIAN relief, featuring Anna Voloshyna's *Budmo! Recipes From a Ukrainian Kitchen*; buy the book to attend. 6:30 pm. 3885 Cesar Chavez. 282-4712; omnivorebooks.com

Sept. 14-Nov. 5: Chung 24 Gallery presents "Machine Learning," a solo exhibit of PHOTOGRAPHY by Adam Chin. Reception Sept. 17, 2 to 5 pm; Wed.-Sat., 1-6 pm, or by appointment. 4071 24th. chungnamont.com

Sept. 15, 25 & 29: Cookbook AUTHORS Brian Levy (*Good & Sweet*), 6:30 pm, Sept. 15; Anita Jaisinghani (*Masala*), 3 pm, Sept. 25; and Jennifer Reichardt (*The Whole Duck*), 6:30 pm, Sept. 29, give talks at Omnivore Books. 3885 Cesar Chavez. 282-4712.

Sept. 16: The Noe Valley Library screens the 1954 FILM *Salt of the Earth*. 2-3:30 pm. 451 Jersey. 355-5707; sfpl.org

Sept. 16-Nov. 5: CREATIVITY EXPLORED hosts "Fabricave," an immersive group exhibit of fiber art. 3245 16th. Tues.-Fri., 10 am-5 pm. 642-1000; creativityexplored.org

Sept. 17: RASA GUSTAITIS reads from *Flight: A Memory of Loss and Discovery by an Aviator's Daughter*. 2 pm. Far Out Gallery, 3004 Taraval.

Sept. 17: Noe Valley Town Square screens *ENCANTO*; bring snacks, chairs, and blankets. 7:30-9:30 pm. 3861 24th. noevalleytownsquare.com

Sept. 18: Noe Valley Democratic Club hosts a DEBATE between Rafael Mandelman and Kate Stoia, 3 pm; and a discussion of housing measures D and E, 4 pm. Noe Valley Town Square, 3861 24th. noealleydemocrats.org

Sept. 21: The Noe Valley BOOK CLUB discusses *Every Note Played*, by Lisa Genova. 4-5:30 pm. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org

Sept. 24: An ORIGAMI workshop at the Noe Valley Library, for ages 8 to 13, runs from 10 to 11:30 am. 451 Jersey. 355-5707; sfpl.org

Sept. 24: The Upper Noe BLOCK PARTY features a bouncy house. 11 am-3 pm. Upper Noe Rec, 295 Day. uppernoerecreationcenter.com

Sept. 24 Rhythm & Motion offers a DANCE workout, 4-5 pm. Town Square, 3861 24th. noe-valleytownsquare.com

Oct. 1: OPEN HOUSE at the Noe Valley Library features face painting by Joanie Helgeson, 10:30 am, and a performance by Bel Canto Flutes, 3 pm. 451 Jersey. 355-5707; sfpl.org

Oct. 2: The 2022 Noe Valley ART FESTIVAL features 22 local artists, plus art activities for all ages. 10 am-4 pm. Noe Valley Town Square, 3861 24th, noealleytownsquare.com

Oct. 2: LIEDER Alive! hosts a rescheduled live concert featuring soprano Heidi Moss Erickson and pianist John Parr. 5 pm. Noe Valley Ministry, 1021 Sanchez. liederalive.org

Oct. 5: Noe Valley artist FERNANDO MARTÍ discusses his installation in the Civic Center, *Futuros Fugaces: Mission—Aztlan*, on Zoom. 7 pm. sfpl.org/events/special-programs

Email your listings for **October 2022** to Calendar@NoeValleyVoice.com. Thank you.

and now for the
RUMORS
behind the news

We're So (Literally) Cool

By Mazook

WELCOME BACK: I had a nice vacation on my month off from *Rumors* in August. I went nowhere, thank goodness. This past month, San Francisco had early morning and late afternoon fog rolling down Twin Peaks from the ocean. Whew! All points east were sweltering, from the East Bay to the Central Valley all the way across America to the Jersey shore.

In Noe Valley, the lows were in the 50s and the highs were in the 60s, with a rare day in the 70s. I became more and more smug every time I saw a weather report. I just love that fog!



PIE IN THE SKY: The rumors Noe were hot, however. Most of you have eaten at Haystack Pizza over the years. It opened in 1972, when George Kouloulis bought the building at 3881 24th. He moved upstairs, and opened the restaurant at street level. Haystack has been managed by “Kostas” for the past 18 years, and the chef, Tommy Phan, has worked there for nearly 20.

The restaurant’s fate is now uncertain. Kouloulis has put the property on the market. The asking price for the building, built in 1900, is listed at \$3.5 million. Will the pizza parlor survive?

Speaking of pizza, at June’s end while on my daily stroll, I saw a very closed Patxi’s Pizza (4042 24th) with an eviction notice posted on the door by the San Francisco Sheriff, warning all to keep out.

Patxi’s was founded in 2004 by Bill Freeman and Francisco “Patxi” Azpiroz in Palo Alto, and opened on 24th Street in 2011. The next year, the partners pledged \$24,000 to help fund the Noe Valley Town Square. More recently, Freeman and Azpiroz sold out to a restaurant group. At one point, Patxi’s had four San Francisco locations. Now the Hayes Valley spot is the only one left.

The Noe Valley Paxti’s restaurant space is for rent.



MEGA META: Famous area resident Mark Zuckerberg reportedly sold his mansion at 3450 21st St. (near Fair Oaks Street) in July for \$31 million. The current scuttlebutt is that the four-bedroom, four-bath home, which spans 7,368 square feet, was sold to an LLC, and the sale was “the largest residential deal in San Francisco this year.”

In 2012, when the meta mogul bought the property, the *Voice* reported, “The purchase price extrapolated from the county transfer tax records translates into exactly \$9,999,000, a new record price for single-family dwellings in these parts...” We also noted, “The house has 14 rooms with over 5,000 square feet, and sits on one of the larger lots in the neighborhood, a 9,800-square-foot lot (that’s .225 acres).”

I’ve heard that, as part of the “remodel,” the outside walls are armor plated.

The real rumor, say the neighbors, is that Zuckerberg and his wife, Priscilla Chan, are not leaving Noe Valley at all, but rather will move into an enormous house being built right next door.

AUF WIEDERSEHEN: Closing in Upper



Say goodbye to Lehr's. Photo by Corrie M. Anders

Noe Valley is Lehr’s German Specialties, located at 1581 Church St. since 1963. The current owner, Bridget Lehr, is retiring after 48 years and selling all the inventory at a discount. The shop was expected to close its doors at the end of August. The space is now for rent. Said Jennifer Weil, the store’s clerk for the past three years, “I can remember going there with my parents every weekend as a kid... We would go to Speckmann’s deli first, then cross the street and shop here for canned goods and German newspapers and magazines.”

Also closed, after 20 years on the corner of Church and 25th, is Purely Physical Fitness. It shut its doors in March 2020, when Covid hit, but it never reopened. The building (remember when it used to be Patch County?) is now for sale by Laurel Realty, with an asking price of \$3 million.



24TH STREET BEAT: Finally opened in August, after waiting for permit approval since May (having been leased eight months ago), is Trad Bone Broth, located at 3903 24th at Sanchez. The soup purveyor was created by brothers Johnathan and David Kim, and is open every day 9 a.m. to 7 p.m.

“Business has been really great,” says David Kim, “and has far exceeded all of our expectations. People from all over San Francisco have been showing up, but [also] an amazing number of Noe Valley neighbors and people working on 24th Street. Some twice a day.”

He says they use “regenerative agriculture organic, pastured chicken and beef bones from farms practicing regenerative agriculture, which makes a nutrient-dense food, which is slow simmered up to 48 hours to produce an exceptionally high collagen and mineral profile.”

The most popular broth, Kim says, is the Sweet Serenity, which consists of bone broth with coconut milk, raw honey, and lavender. It is made to order in the blender, and he says many are asking for extra honey and lavender. You can order a small, medium, or large (\$8, \$10, and \$12). And they hand out free samples. I went the serene route and my taste buds were jumping off my tongue. Wow!

Also a huge hit on Saturday mornings has been Bloom’s End, a “traveling bakery” popping up at 24th and Vicksburg. The line of customers goes all the way down Vicksburg for the fantastic croissants created by Mary Denham, Bloom’s End’s owner and pastry chef.

Denham says she is fully booked at various locales around the Bay through October. “I hope to be in Noe Valley on Halloween weekend (Oct. 29), if the weather permits.”

In other food news, Azalina Eusope, a renowned Malaysian chef who closed her restaurant Mahila at 1320 Castro (now Birch and Rye) in March of last year, has just opened a new restaurant at 499 Ellis St., in the Tenderloin. She also has been active in her catering business, serving her Malaysian cuisine at pop-ups at Outside Lands and Bottle Rock, and her jarred goods at Rainbow Grocery.

Noe Valleon Marina Chentsova Eckman

popped up on Noe and 24th Street with a bake sale to benefit Ukraine, her homeland, on Saturday, Aug. 20. “We did much better than expected and raised over \$5,400,” she reports. That’s a lot of dough.

She wants to thank all her friends, including permission from When Modern Was for allowing her to open in front of the store, and also Noe Valley Bakery and Starbucks for their pastry contributions. Eckman says, “This is such a great neighborhood.”



RENTAL ROUNDUP: The commercial space at 3862 24th, next to Martha’s Coffee, is for rent. It was last occupied by Spectacles for Humans, which moved up the street two years ago to 4110 24th, just above Castro. That move, after 12 years at 3862 24th, was prompted by a seismic retrofit of the building.

Realtor Ava Szeto, who has been the building’s owner since 1988, would not disclose the asking rent. Szeto says, “People should call my realtor for that information.” That would be Blatteis Realty Co.

Just rented is the space at 4037 24th, which for many years was When Modern Was, which moved to the corner of Noe Street over a year ago. The Stroller Spa occupied the space briefly, but was unable to negotiate a lease with the building owners. The new tenant, a children’s daycare center yet to be named, has already started an interior remodel. The owner, Miranda Pan, says the daycare expects to open “at the end of the year or early next year, once we get all of the permits and licenses from the State of California and the City of San Francisco.”

Commercial space is now for rent at 4089 24th St., which for 30+ years was a Gallery of Jewels. You might recall that a truck crashed into the store last year, causing structural damage to the building and causing owner Bill Hoover to close the popular jewelry store for good.



KUDOS GO OUT to filmmaker Steven Pressman, who has produced a documentary film, *The Levys of Monticello*, now playing at film festivals around the country for the past few months.

“It tells the little-known story about a Jewish family that owned and preserved Thomas Jefferson’s home for nearly 90 years, throughout the decades following Jefferson’s death,” says Pressman. “The film also tells a broader story about the long history of antisemitism in the United States and the bitter legacy of slavery and racism that is part of the Monticello history.”

A longtime Noe Valleon, Pressman is a print journalist turned movie maker (10 years ago). This is his third documentary. His other films, *Fifty Children: The Rescue Mission of Mr. and Mrs. Krause* and *Holy Silence*, about the Vatican during WWII, have been featured in the April 2014 and February 2019 issues of the *Voice*.



READING OUR MIND: Folio Books reports, through co-owner Katerina Argyres, the local bestsellers these days. In fiction, there’s *Mercury Pictures Presents*, a novel by Anthony Marra, and *Night Crawling* by Oaklander Leila Mottley. In the nonfiction category, there’s *River of the Gods: Genius, Courage, and Betrayal in the Search for the Source of the Nile*, by Candice Millard, and *Agent Josephine: American Beauty, French Hero, British Spy*, a biography of Josephine Baker by Damien Lewis.

Argyres also says, sparked by the Diego Rivera exhibit at SFMOMA (continuing to Jan. 2), readers are clamoring for books about Rivera and Frida Kahlo. “We have had to reorder!”



NOE VALLEY SAID GOODBYE to William Edward Clark, better known as “Bill,” who was born in Noe Valley in 1942 and lived here all his life. He passed away on July 22, 2022. Bill was a devoted patron of The Peaks bar on Castro. He visited every day from 4 to 8 p.m., sitting on the stool reserved for him at the end of the bar (and he made sure everyone knew that). His drink was always Bushmills Irish Whiskey with a Coors Light back. Now there’s a plaque at the stool saying, “Reserved—Bill’s Corner—Gone But Never Forgotten.”



THAT’S 30. Ciao for now.



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Email: ActionSFsolidarity@gmail.com
Meetings: Usually first Sundays, 12:30-2 p.m.
Virtual meeting. 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.

THE NOE VALLEY VOICE
editor@noevalleyvoice.com
All phone numbers are in the 415 area code, unless otherwise noted.

MORE GROUPS TO JOIN

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 (FUNDOG)
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, MI7-6290
Email: dave@schweisguth.org
Website: meetup.com/Juri-Commoners
The group is on hiatus and seeking a new leader. Contact Dave.

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
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 Democratic Club
Contact: Carrie Barnes, President
E-mail: noevalleydemocrats@gmail.com
Website: www.noevalleydemocrats.org
Meetings: Monthly at the Valley Tavern, 4054 24th St., with dates publicized on 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.NoValleyMerchants.com

Noe Valley Parent Network
An e-mail resource network for parents

Contact: Mina Kenvin
Email: minaken@gmail.com
noevalleyparentssubscribe@yahoogroups.com

Noe Walks
Contact: Chris Nanda
Email: christopher.n.nanda@gmail.com
Website: NoeWalks.com
Meetings: Saturdays, 10 a.m. Starts 24th and Sanchez. Ends Noe and Duncan for photo.

Progress Noe Valley
Facebook: [ProgressNoeValley](https://www.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: <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 classes will be commencing soon. Visit the SF NERT website for more information.

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 Merchants
Contact: Info@UpperNoeNeighbors.com
<https://uppernoeneighbors.com/merchants/>

Upper Noe Neighbors
Contact: Chris Faust, President
Email: Info@UpperNoeNeighbors.com
Mail: 235 30th St., SF CA 94131
Meetings: Bi-monthly on third Wednesday. Confirm Zoom link by email.



For Sale
4132 3RD STREET #4
Luxury Condo | 3bd/2.5ba/1pkg



For Sale
199 TIFFANY AVENUE #410
Contemporary Condo | 2bd/2ba/2pkg



For Sale
150 SOUTHWOOD DRIVE
Charming craftsman bungalow | 2bd/1ba/1pkg + sunroom



For Sale
29 WESTWOOD DRIVE
Stunning 2bd/1.5ba w/ huge flex space/office/garage



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415.971.4414 | HughGrocock.com
hugh@hughgrocock.com

COMPASS

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Two Hot New Properties Coming Soon to NOE VALLEY



An Oasis with Panoramic Views

This entertainer's oasis boasts modern architecture, panoramic views, incredible ceiling height and luxury indoor-outdoor living. The generous glass-lined great room has a soaring fireplace and sprawling deck access. Sunrises and sunsets are truly incredible from this vantage point! The kitchen is the heart of it all and flows seamlessly to the living and dining areas, and features built-in luxury appliances.

- * 5 BED | 4.5 BATH | 4,304 SQFT.
- * OUTDOOR SPACE ON EVERY LEVEL
- * GLASS WINE VAULT
- * SOPHISTICATED CITY OASIS



Unparalleled Indoor-Outdoor Living

This stately home is a masterful mix of Victorian details and modern upgrades. It boasts beautiful panoramic city and hill views. The main level boasts views from the living room bay windows, built-in cabinets, a generous view bedroom, bath and kitchen. The eat-in kitchen has been recently updated and has a large pantry and overlooks and flows to the expansive, low maintenance manicured yard with custom built-in bench, turf, succulent gardens, and a fire pit.

- * 2 BED | 1 BATH
- * PANORAMIC VIEWS
- * EXPANSIVE MANICURED LAWN
- * BONUS | FLEX ROOM



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