RETAIL REPORT

Brooks Brothers spinoff approved



1300
A saloon with a soul
—and a gospel brunch

FOOD & DRINK

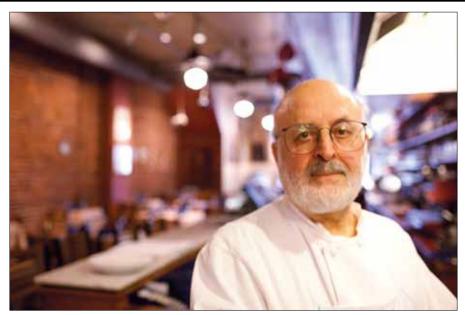


A local's guide:
Breakfast
on Fillmore

PAGE 1

# THENEWFILLMORE

SAN FRANCISCO ■ JANUARY 2010



# Arrivederci, Vivande

For Carlo Middione, the last supper came on New Year's Eve

OUDDENLY, although perhaps not for them, the owners of Vivande—one of Fillmore's longest-running establishments—decided at the end of the year to close the restaurant.

After 29 years at 2125 Fillmore, Vivande served its final meal at dinner on New Year's Eve.

"The decision o close Vivande is based on several factors," said co-owner Lisa Middione, "but the chief cause is that Chef Carlo Middione sustained injuries to his sense of taste and smell in an auto accident in the spring of 2007. We hoped the problem might improve with time, but it has not."

Vivande Porta Via opened in December 1981 as an Italian-style gastronomia, featuring authentic artisanal food for take-out and catering, along with specialty products imported from Italy.



Lisa and Carlo Middione photographed September 22, 2009

BY DANIEL BAHMANI

Restaurant service was soon added, but only at lunch. A more formal dinner menu finally came in 1995.

Vivande became known especially for its fresh pasta dishes. The restaurant also offered special dinners featuring the food and wine of different regions of Italy, but those were curtailed in recent years after the chef was injured.

"Quite simply, Carlo could not be replaced," Lisa Middione said. "This has led to the fact that Vivande is no longer a viable business, and it cannot withstand the economic impact of the current recession."

Said Carlo Middione: "We will miss coming to Fillmore Street every day. We have rich memories of the good times at Vivande. We will especially miss Vivande's customers, among whom we have found many warm friends."

Future dentists of America in the neighborhood now fancy bow ties on Thursdays.

### Aspiring Dentists Tie One On

O THE EDITORS:

Enjoy a signature cocktail, views of the

music styles that thrive in the Bay Area

Fri Jan 15 8pm Just nominated for his fifth Grammy-Award\*, John Santos leads his sextet in a night of fiery

"Brilliant, revolutionary. . . One of the Bay Area's hottest discoveries."-OAKLAND TRIBUNE

Concert at Davies Symphony Hall. Programs, artists, and prices subject to change

ing city, and discover parallels en classical music and other I enjoyed the article about Ken Keep and his fantastic tie collection. ["The Ties That Bind," December 2009] It inspires me to send some news about the latest fashion trend at the University of the Pacific, Arthur A. Dugoni School of Dentistry on Webster Street.

Our students and faculty wear ties as part of their professional dress code. Some students recently started "Bow Tie Thursdays" to popularize the bow tie around campus as a unique and practical accessory that doesn't hang down and get in the way of a dental procedure. So if you see people sporting bow ties walking around the neighborhood, there's a good chance they're dental students.

A picture of students on a recent "Bow Tie Thursday" is attached. It was taken by Jon Draper, our school photographer.

DAN SOINE
Director of Marketing
& Communications

### Local Subject, Local Author, Available Locally

O THE EDITOR

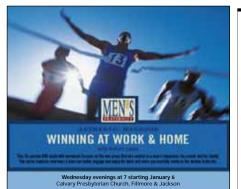
It was such a beautiful surprise to open the New Fillmore and find your beautiful presentation of my new book, Orlando Diaz-Azany, recently published by Rizzoli. [\*Life at the Top,\* December 2009] The book has been remarkably successful, with readers around the U.S. and internationally. It recently went into a second printing.

I am happy to highlight Orlando, who lives in Pacific Heights. He and I both patronize the shops, magazine stores, floriss and restaurants on Fillmore Street. He is an extraordinarily talented designer, and it's wonderful for your readers to see inside one of the apartments in the neighborhood.



Please let your readers know that there are signed copies of the book at Browser Books and at Juicy News, and these friendly shops can also order the book. Kindest regards and thanks.

DIANE DORRANS SAEKS



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### Connecting the neighborhood

Every month, 20,000 copies of the New Fillmore are delivered to homes and businesses in the Fillmore, Pacific Heights and Japantown. We focus solely on people and issues in the neighborhood and invite your contributions.

Archive of recent issues: www.NewFillmore.com
We welcome your comments and letters about our small town in the big city.

By Chris Barnett

T WAS OPENING NIGHT November 10 at Uptown Joe's, the new neighborhood othhobouse at the Majestic Hotel, and into the gold-and-white dining room strode assistant U.S. attorney Abraham Simmons. Heads turned, and not only because he had four massive briefing books under his arms.

"I'm going for it," he announced to his dinner companion.

He had just come from a meeting with some political types. He had made up his mind to run for the District 2 seat on the Board of Supervisors that comes open this year. In mid-December he publicly declared himself a candidate

District 2 includes most of the neighborhood north of California Street, plus parts of Russian Hill and Seacliff.

The hard-charging federal prosecutor might have chosen a different path. His experience in a corporate law firm working on complex financial litigation and a decade in the U.S. attorney's office made him a strong candidate for a judgeship.

But two years ago he was appointed to the city's civil grand jury, the public watchdog responsible for rooting out misconduct and finding ways to streamline city government. For the past year he has also been the grand jury's appointee to the committee that oversees the city's general obligation bond funds, which gives him front-row insight into the city's finances.

Äs he has spent more time in City Hall, he has become more concerned about the city's \$6.6 billion annual budget. "In fiscal 2009, we received \$600 million less in revenues than projected," he says. "In 2010, we're projecting about another \$530

### The Stealth Candidate

You may not know him, but Abraham Simmons plans to be District 2's next supervisor

million drop. We've eaten through our reserves and have just \$25 million left. We've set ourselves up for a perfect storm of fiscal Armageddon."

And he doesn't buy the argument that the city has to choose between eliminating jobs or raising taxes.

"We give the city enough taxes and fees," he says. "We need a greater return on our money with improved city services."

In addition to his experience in analyzing and resolving complex financial issues, Simmons brings a collaborative approach and a broader vision.

"Now that we have district elections, the emerging model says each supervisor should scrape, grab and take what can be taken at the expense of everyone else," Simmons says. "I don't subscribe to that approach. We have city-wide problems."

"I'm for a new collaborative model where every district recognizes a problem, puts forth its own interest and compromises where possible in finding a solution to the common problem." he says.

the common problem," he says.

The first-time candidate is already behind in name recognition. Janet Reilly, a former television personality and the wife of political kingmaker Clint Reilly, is in the running for the District 2 seat; she lost a race for the state Assembly in 2008. There's also a longshot chance incumbent supervisor Michela Alioto-Pier who's termed out and running for insurance commissioner might still try to hold on to the seat, but it would take some legal wrangling. Political scion Joe Alioto-Veronese and realtor Meagan Levitan are said to be in the wings And there is a host of other candidates, including architect Frank McCullough, who calls himself Captain Democracy.

It won't be the first time Simmons has faced long odds.

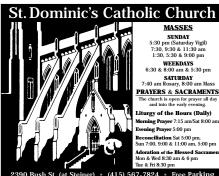
"Growing up, I lost three of my siblings to extraordinarily difficult diseases," he says. "It taught me two things: first, it's a sin to waste a minute of your life; second, be happy, don't complain and appreciate the beauty of being healthy."

Simmons, 45, and his wife, marketing consultant Nancy Sur, have three children and live in the inner Richmond.

Even though Simmons seems not to be the typical glory-seeking politician, he's never been shy about the spotlight.

"Every Sunday, my mother's Cuban relatives—sometimes 20 or 30 aunts, uncles and cousins—gathered at our house for dinner," he says. It was a musical family, and all the kids played instruments. "We pretended we were the Jackson Five. I was happy when I got to play Michael."





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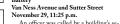
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### Shoplifting California and Franklin Streets December 3, 8:22 p.m.

An officer responded to the Whole Foods Market, where security guards had detained a suspected shoplifter. The individual entered the store and placed several grocery items, totaling \$54.95, in his pockets. He then walked past several registers, making no attempt to pay and walked out of the store. A security guard signed a citizen's arrest form and the suspect was transported to Northern Station.

### Geary Boulevard and Van Ness Avenue December 5, 12 p.m.

Officers received a call regarding a bathad been struck, who told them that he them, so he threw them away in a garbage can. The suspect retrieved the crackers and started eating them, then spit the crack- of the suspect, and within minutes he was ers onto the floor and hit the victim in detained without incident. The officers disthe face with his right fist. The man who covered that the woman and the man were had been assaulted walked away and called friends who had known each other for a the police. He pointed out the suspect to long time. The suspect wanted to further the officers, and stated that he wanted the man arrested. The officers transported the

#### CRIME WATCH

### California and Fillmore Streets November 11, 4:30 p.m.

Officers received a call from a teller at Wells Fargo Bank, who told them a man had attempted to withdraw \$5,000 from someone else's account. When the teller false ID and was unable to provide the correct PIN number. The suspect was booked

### Pine and Laguna Streets November 26, 12:09 p.m.

Officers received a report that a man was leaning out of a window and shouting. When they approached the suspect, he holted down the street. The officers chased him for several blocks, eventually taking him into custody. A witness informed the officers that the man had been arguing with his girlfriend and was looking for her inside the building. A search of the susnect revealed he was carrying a concealed knife in his pocket. He was transported to

#### Vandalism Fillmore Street and Geary Boulevard November 29, 1:52 a.m.

Officers responded to a report of an individual vandalizing a parking meter. The witness told them a man shook the meter about 10 times, attempting to get coins from it. Eventually he tore the meter from the ground and started walking away with it. The man who observed the attempted theft called 911 and pointed out the suspect to the police, who took him into custody without incident. He was booked at county jail.

### Van Ness Avenue and Sutter Street

curity service and informed that one of the guards had detained an individual for choking a woman. The woman told the officer that she had been standing in line waiting for a concert when she was approached by the male suspect. The man shoved her against a fence and attempted to choke her. The woman fought the man off with the assistance of bystanders. Security personnel on the scene called police. The woman signed a citizen's arrest form and the suspect was taken into custody.

tery Officers interviewed the man who had been eating crackers and didn't like suspect to Northern Station, where he was

#### Burglary Octavia and California Streets December 5, 2:54 p.m.

A woman told a patrol officer that her scooter had been taken from the gated area of her building. No physical evidence was left at the scene, and she had no descripasked for identification, the man provided a tion of the suspect. A few hours later, the same officer was on patrol near Geary and Gough Streets when he spotted a scooter that matched the description the woman had given him. The officer approached a man standing near the scooter and asked if it belonged to him. The man stated that the scooter was his. The officer checked the serial number and it matched the number of the scooter reported stolen. The officer took custody of man and the scooter. A search of the suspect revealed he was carrying a knife in his waistband, and that he was on parole. He was booked at county jail.

#### Shoplifting Van Ness Avenue and Sutter Street December 5, 5:20 p.m.

Officers responded to the Bev Mo store regarding an individual who had beer caught shoplifting. A security officer told police that, one week earlier, the store had captured a man on its video camera as he took two bottles of brandy from the shelf and left the store. When the man returned to the store, a security guard recognized him and detained him. The man admitted that he had taken the brandy. He was

### Van Ness Avenue and Washington Street December 6, 7:11 a.m.

An officer recognized a man from prior contacts who was lying in a doorway with a no trespassing sign posted nearby. The officer detained the man and did a computer check on him. He had an outstanding warrant for his arrest out of Los Angeles The officer transported the man to Northern

### Geary Boulevard and Gough Street December 12, 4:43 p.m.

Officers received a report of vandalism on a Muni bus. The bus driver directed the officers to two male juveniles who were inside the bus drawing with a purple marking pen After further investigation, the officers learned that only one youth had vandalized the bus and released the other iuvenile. The officers transported the first youth to Northern Station, where they located a purple marking pen his pocket, and seized it for evidence. The subject was cited and released to his parents.

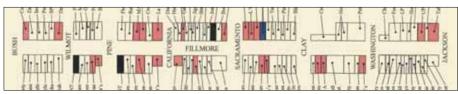
### Van Ness Avenue and Pine Street December 19, 1:44 a.m.

Officers on patrol spotted a woman who was a known prostitute loitering in the area They detained the woman and checked her for warrants. She had two, both for prostitution in another county. The woman was transported to county jail.

### Washington and Franklin Streets December 24 1:50 a m

Officers responded to a report that a woman had been choked until she lost consciousness. The officers summoned an ambulance and provided medical treatment. The woman provided a description their relationship. When the woman refused, the suspect became angry and attacked her. He was transported to Northern Station and later booked at county jail

#### RETAIL REPORT



A map of the street submitted by Black Fleece—not entirely current—shows chain stores in red. About a quarter of the stores in the neighborhood are part of larger chains

### Brooks Brothers Spinoff's Store on Fillmore Approved

HEY HOPED to be welcoming holi-day shoppers to their new store on Fillmore Street, but instead staffers from Black Fleece-a new brand from Brooks Brothers-were at City Hall December 17 seeking permission to proceed.

Because it is part of the Brooks Brothers chain, the opening was delayed by the city's formula retail ordinance, which requires a conditional use permit before the store can renovate the former home of Simon Pearce at 2223 Fillmore.

The Planning Commission praised and unanimously approved the Black Fleece store, but not before some members voiced and seeking their support. concerns about chain stores

"I think we're rapidly approaching a point where additional formula retail, as nice as they may be, may become a concern," said commissioner Hisashi Sugaya, pointing to a map of the Upper Fillmore Neighborhood Commercial District showing about 25 percent of the businesses in the area are chain stores. "I'm not saying it's here right now, but at some point."

There were no limits on chain stores in stores

# Black Fleece favored despite chain store fears fabric of the neighborhood," said store manager Robert Oren, who pointed our he lived nearby on Washington Street for 10

the neighborhood before voters changed or more outlets must be approved by the Planning Commission

Brooks Brothers argued that it didn't fall under the new restrictions since this will be only the second Black Fleece store. The first opened in New York a year ago.

But city planners said otherwise, and the company set about introducing itself to neighborhood residents and merchants

"I have spent the last three and a half months on Fillmore Street with my team," Brooks Brothers' chief real estate officer Kathy Self told the Planning Commission. She sported a red carnation on her lapel, as did a number of supporters, making themselves visible in the audience.

Self acknowledged that the Black Fleece brand, created by designer Thom Browne, had initially been sold in Brooks Brothers

"We tested it in several of our stores," the rules in 2006. Now companies with 11 she said. But now Black Fleece stands alone, she said, and no other Brooks Brothers products will be sold in the store. Self said the Fillmore store will primarily sell menswear, with only about 15 percent of

its merchandise for women. "We believe this store will be an asset menswear store on Fillmore."

No one objected to Black Fleece's

store in the United States," said commissioner Michael Antonini. "I think they picked a great place for it."

Ralph Lauren's promises to be involved in from his wife, who seeks out unusual shops the community when it became the first chain store on Fillmore approved under the new ordinance. She asked whether Black careful," Miguel said. Fleece would make a similar pledge.

"We definitely want to be a part of the March.

Moore said Fillmore Street plays a spe cial role in the city.

"It is really a seam between the most affluent neighborhood of San Francisco and those who have been marginalized," she said, "and I think it's a healthy mix."

Moore said a recent trip to Bostor she said. "At this time, there is not a true brought home the downside of chain

"It is deplorable," she said of the proliferation of chain stores in Boston, even "We're honored to have only the second in historic districts "Go to Boston and see what it does. It totally sucks the energy out of a beautiful city."

Planning Commission president Ron Commissioner Kathrin Moore recalled Miguel said he hears similar sentiments when she travels, but now finds the same stores wherever she goes."We do have to be

Black Fleece is expected to open in





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### Kimbell Park Playground **Finds Friends**

New group catching up to nearby athletic projects

No projects now under way in the Western Addition promise improved recreational facilities for the neighborhood in the new year. Kimbell Park's athletic fields and the Hamilton Recreation Center-which face each other across Geary Boulevard at Steiner Street-are both expected to be ready for ribbon cuttings by spring.

And now a new community group is working to revive the play area between the two projects which has been largely ignored for years.

Friends of Kimbell Park was organized in 2009 by local teacher Callen Taylor, who was spurred to action after the birth of her two sons when she found that local families stayed away from the park because of its poor conditions and

"I would go to the playground with my boys and be the only family there all morning," Taylor says. "Besides the few dog walkers, the park was often deserted."

Although the athletic fields have always been heavily used, the rest of the park has been plagued by trash, poor maintenance and vandalized playground equipment.

"The playground was almost unusable due to broken equipment and trash," Callen says. "The meadow was mostly a patch of dirt and the benches were falling apart." The park was also

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attracting people who ignored the city ban on alcohol and overnight encampments.

The formation of Friends of Kimbell Park coincided with other improvement projects across Geary. The Western Addition branch library had just been renovated and a new own and swimming pool were in the works at Hamilton Recre ation Center. The athletic fields at Kimbell Park were scheduled for a \$3.8 million transformation-now in progress-that includes replacing

the grass with artificial turf and is expected to be completed in April.

"There was a lot of positive change happening in our neighborhood and I saw the park as a way to bring everyone together," Taylor savs.

While there is no shortage of community groups in the Western Addition, Taylor saw Kimbell Field as a unifying project that could bring together nonprofits, churches, families, schools and others. So she posted a flyer seeking volunteers to help rescue Kimbell Park.

About a dozen nearby residents responded and they met at the Fillmore Street Cafe and declared the formation of Friends of Kimbell Park in January 2009.

"Our goal was to clean up Kimbell Park and make it an inviting recreational hub and neighborhood oasis for all people of all ages," Taylor says. "As we began our efforts we couldn't help but see that the Hamilton Recreation Center was undergoing a complete makeover on the north side of Geary, Friends of Kimbell Park had to ge moving.

Friends of Kimbell Park has established close ties with city leaders and other neighborhood groups, and now \$3.3 million in city park bond funding has been sest aside to restore the Kimbell Park meadow and the children's playground, with work beginning in February.

The Friends are also exploring a site for a comnunity garden and a mural project for children. Members of the group volunteer one Saturday each quarter to work with city gardeners to clean up the park and plant flowers.

With its goal now within reach, the group is inviting other neighbors to join the crusade to improve the park and playground. Friends of Kimbell Park meets on the second Tuesday of every month, from 6:30 p.m. to 7:30 p.m. at the Marcus Garvey/MLK Jr Co-op on Eddy Street at Pierce For more information email friendsofkimbellpark@googlegroups.com.





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# A Pastor Finds His Church in the City

By Fran Moreland Johns

s HE contemplates retirement at the end of January after 16 years as senior minister at Calvary Presbyterian Church, Laird Stuart has a hard time picking highlights. But among his favorite memories of his time at the top of Fillmore Street are events that allowed the church to partner more fully with the community.

"I wanted very much to have Calvary interact with its neighbors," he says, and as soon as he mentions one connection—the open houses during the Fillmore Jazz Festival—he thinks of another—the weekly programs for neighborhood seniors.

For the indefatigable pastor and head of staff of the historic church on the corner of Fillmore and Jackson, the last 16 years have been filled with satisfying activities, many of which helped knit the church ever more indelibly into the life of the neighborhood.

TUART and his wife Virginia met on a blind date on New Year's Eve in 1967 just as he was finishing Princeton Theological Seminary. They were married the following January, and through the years pastorates took them to Connecticut, New Jersey, Michigan and Pittsburgh, Pennsylvania, before they came to San Francisco in 1993.

"We were hoping to move from a large suburban congregation to a church in a city," he says, "although we thought it would be an east coast city. You never know."

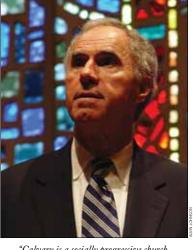
Most Presbyterian pastorates tend to last about a decade, but the Stuarts were widely supported and admired at Calvary, and so they stayed on. Then in the fall, Stuart announced he would retire in early 2010

As the new year approached, the Stuarts were looking forward to a quieter life with their children and grandchildren in a home they have purchased in Saugatuck, Michigan, a thriving small town on Lake Michioan with a vibrant arts community.

But their retirement plans were shortcircuited just before Christmas when Stuart was named interim president of the San Francisco Theological Seminary in San Anselmo beginning March 1.

"This was an unexpected development," Stuart says. He had been active in the seminary and served on its board, including two years as chair. "I will be the interim until they find a new president," he says. "They hope that will happen in a year or so."

A MAJOR PROJECT at Calvary during Stuart's pastorate—"I hope it won't be my main legacy," he



"Calvary is a socially progressive church. It is not a church that excludes."

- LAIRD STUART, senior minister of Calvary Presbyterian Church

church undertook after the 1989 quake, which came just after a million-dollar renovation had been completed. It took time to raise more money, so a plaque went up outside warning that the building might not survive a major earthquake. Stuart remembers that some parishioners grew fond of the plaque, taking it as a public proclamation of their faith.

Eventually the congregation opted not just to retrofit but to improve, adding safety features and meeting rooms, and creating an atrium that exposes the old bricks carefully marked and brought from Calvary's earlier location on Union Square, where the St. Francis Hotel now stands.

The lofty sanctuary, with its excellent acoustics, is often used for concerts and special events in addition to regular worship services. And many public and community meetings are also held at Calvary. It

laughs-was the earthquake retrofit the has become, in many respects, a civic meet ing grounds for Pacific Heights.

"Calvary is a Christ centered, biblically based, socially progressive church," Stuart says. "It is not a church that excludes, but a church committed to justice and kind-

Gender equality has always been among the things for which the Stuarts worked, both locally and in the wider world. Calvary's congregation includes a broad range of views but has tended to blaze its own trails, so it has been a good fit for Stuart's leadership. In 1978, the church called Deborah Wright as associate pastor-the first woman pastor in San Francisco and the first associate for a major U.S. Presbyterian congregation.

A dozen years later, the struggle was not for women's rights but for the rights of gays and lesbians. It is a struggle that continues still, and one in which Stuart remains a

leading advocate of inclusion, both locally and nationally.

"When the denomination voted for the first time on the issue, we had a small group draft a statement as to why we want to be an inclusive church," he says. "It was approved by the session [the church's governing body] and presented to the congregation in an open discussion."

HE OUTCOME was uncertain. "We had no idea how it would go," he says. "But it was a great moment. I was proud of the congregation, and grateful for the indication that they were

During the AIDS pandemic in the 1990s, Calvary's HIV support group-in which both Stuart and his wife Gini were active-ministered to many people, both church members and others from the community, who were suffering from AIDS.

Such stands have not always met with

"Once when I preached about the war in Iraq," Stuart says, "one listener left with a parting comment at the door: 'I'm never coming back."

Responses of this kind exemplify "a kind of rigidity, an intolerance of differing points of view," that Stuart says he is sad to find becoming more prevalent.

"Particularly in the past 10 years, there's been a tendency of people to gather in churches that express their partisan preferences," he says. "Traditional conservatives and traditional liberals could live with each other, but now there's a particular kind of conservative who only wants to be in churches of his own views."

But there are signs of hope, he says: "I think it's getting better."

s THEY MOVED toward retirement, the Stuarts were looking forward to a much different life in Saugatuck, with time to catch up on readingand sailing, even if it's on Lake Michigan not San Francisco Bay. "I learned as a kid in Iowa, and both Gini and I love to sail," Stuart cave

"It will be fun to be in a small town," Stuart was saying before his retirement was postponed. "We have very good friends close by, and Chicago is just a two-hour

But retirement heaven can wait, Beginning on March 1. Stuart will assume his new responsibilities as head of the Presbyterian seminary in San Anselmo For this year at least, the Stuarts will divide their time be-





### Raising Funds So That Man —and Others —May See

Small local nonprofit is having a big impact

By Anne Paprocki

A cozy neighborhood office overlooking the plaza at the Fillmore Cen-Lter, three women run a small nonprofit with a big goal: making it possible for evervone to see.

Because of their efforts in securing contributions to That Man May See, local babies receive contact lenses after cataract surgery, doctors develop new treatments for glaucoma and macular degeneration and, in Ethiopia and India, corneal infections that cause blindness are treated

The modest staff of That Man May See has a major impact. The group's president, Kathleen Rydar, annual fund manger Danielle Pickett and development associate for individual gifts Nettie Fedor have raised more than \$29 million for cutting edge vision work at the University of California in San Francisco.

two UCSF orbithalmologists. Mike Hogan and Sam Kimura, both now deceased. The two realized that government funding alone would not cover the costs of all of the research and treatment they wanted should run the organization, and people all gery at UCSF. to pursue. So they created an organization over suggested me," Rydar says. "I felt like to raise money to support residents, patient care and research.

"Today, That Man May See not only provides vital education for future ophthalmologists, but also funding for vision research crucial to developing advances in the field," says UCSF ophthalmology resident Brett Shapiro.

Rydar, the groups reacter and a neighborhood resident, has a deep personal connection to the organization of the organization neighborhood resident, has a deep cure blindness?" nization. Six years ago, she was walking in Pacific Heights with her husband, Thomas Wood Boyden, then president of That Man May See, when he collapsed and died of a heart attack

When a national search was conducted to find a new president for the group, "If I had but two loaves of bread

I'd sell one and buy hyacinths

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"Who wouldn't want to prevent and cure blindness?"

-KATHLEEN RYDAR, president of That Man May See

The nonprofit was founded in 1971 by Rydar-who had been running a fundraising consulting business-applied for the

> "The board of directors called around the country to ask for advice about who my husband was leading me to the position

Rydar's passion and ability to connect trying economic times. It maintained its donors last year as many other nonprofits

"It's hard not to support this cause," she

offices were located near UCSF's Parnassus campus. When the lease ran out six years ago, the group made the move to Fillmore and O'Farrell

many are neighborhood residents. Staffers

are especially excited by a recent gift from Pacific Heights resident Aline Sinai, whose \$50,000 donation will help fund contacts for babies from economically disadvantaged families who undergo cataract sur-

"When patients are born with cataracts, it is very important to rehabilitate their visual system not only by performing prompt and sometimes immediate cataract surgery with donors has helped That Man May See but also by restoring the focusing ability of become even more successful, even during the eye to prevent permanent vision loss," says UCSF ophthalmologist Alejandra de Alba Campomanes.

Infants who have corrective eye surgery are fitted with special contact lenses that allow oxygen to pass through the cornea.

Insurance policies often do not cover the costs, and de Alba Campomanes notes that N ITS early years. That Man May See's each lens costs from \$150 to \$250—and that the average child goes through eight lenses per eye during the first year of wearing contacts. Sinai's gift has already paid for contacts for five babies with congenital Though donors come from all over, cataracts whose families would not otherwise have been able to afford them.

Betty Toal, a 79-year-old Mill Valley resident, is both a patient at UCSF's oph-thalmology department and a donor to That Man May See. She receives treatment for macular degeneration at UCSF-making the trip across the bridge because, she says. "Without a doubt, the care there is better than anywhere else."

Toal is especially thankful for her ophthalmologist, Jay Stewart, who oversees the treatment program to stop further macular degeneration

"If not for Dr. Stewart, I wouldn't be seeing today," Toal says. Her gratitude inspired her to contribute to That Man May

NAT Man May See's fundraising also supports the community of ophthalmology residents at UCSF. Five new residents arrive each year selected from 400 applicants. All of the new residents come from the top 5 percent of their medical school classes. Money from That Man May See covers their books, travel and graduation expenses, allowing them to focus fully on the residency.

"That Man May See's funds have significantly strengthened the academic and professional stature of the department," says current resident Shapiro. "More residents are engaged in research, which may lead to new treatments for blinding eve disease. The group made it possible for him to attend a conference and take research trips to India and Ethiopia.

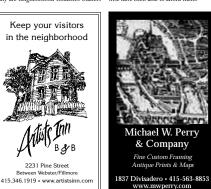
Money provided by That Man May See also furnishes a microsurgery lab where residents learn and develop new techniques, including working with porcine and human cadaver eyeballls.

HOUGH That Man May See's staff is small and its office is tucked away over Panda Express, its presence can be felt in the neighborhood.

Local seminars on macular degenera tion are in the works, with the talks led by UCSF ophthalmologists who will share the latest breakthroughs in the field. The staff also produces a free quarterly newsletter Visions, full of articles about groundbreaking eye research and treatment. In fact, supporter Betty Toal first became aware of the group through the newsletter.

"I read articles in Visions in the waiting room at UCSF and found out about all the great work That Man May See does," she

For more information about That Man May See, call 476-4016 or go online to www.ucsfeve.net/tmms.shtml





### 1300 on Fillmore: A Saloon With a Soul

By Chris Barnett

IS COOLNESS, former mayor Willie Brown himself, walks in around the cocktail hour, making 1300 on Fillmore the first stop on his nightly round of drop-bys to schmooze with friends and cronies. Tonight it's a reunion of some of the 150 revelers who flew to Paris to celebrate his 75th birthday. Brown, wearing a perfectly fitted charcoal pinstriped Brioni and sporting his signature mile-wide smile, nods toward barman Matthew Frantin-and instantly a vodka tonic appears.

"Normally I drink vodka on the rocks with a little cranberry juice," he says in that familiar silky voice tinged with Texas drawl. "And if it's not Skyy"—distilled in San Francisco-"then it's Grey Goose." Brown quietly greets others in the bar and then pays his respects to 1300's owners, British-born chef David Lawrence and his wife, Fillmore native Monetta White, who works the front of the house.

"This is one of those bar-restaurants that instantly became a landmark of this

great city," says Brown, sounding as if he's street just south of Geary return to its roots still campaigning. "When visitors ask me as the city's jazz district, thanks largely to where they should go, I used to say here or 74 million redevelopment dollars during Brown's reign in City Hall. But this time there, but now I say, 'Grab a cab and tell the cabbie to take you to 1300 Fillmore." Then around, the Harlem of the West has some he disappears into a private dining room to seriously stylish saloons and restaurantsplus five live music clubs-instead of the 1300 is no secret to Fillmorenhiles music lovers and serious foodies who've seen the vestervear. And on the corner untouched

by change is the late Bill Graham's shrine to rock, the Fillmore Auditorium.

In designing 1300, Lawrence and White wisely sidestepped making it a trendy hangout or a replica of the old jazz joints that made the street famous. The look and feel is a retro early 50s jazz and blues gritty bars, nightclubs and speakeasies of lounge—the musical and cultural DNA



"This is one of those bar-restaurants that instantly became a landmark."

-FORMER MAYOR WILLIE BROWN



relive his birthday bacchanal.



▶ FROM PAGE 9

of Fillmore past. Lawrence sees it as the permanent home for his "soulful American cuisine." Think maple syrup slow-braised beef short rib and caramelized sweet onion ham hock braised greens-hardly at all like the pickled pigs feet from days gone by.

But I'm on a barstool, not in the restaurant, looking for a libation, a friendly greeting and a place to catch up with a pal or enjoy a cocktail solo without feeling

The lighting is seductively low, not dark. The color scheme is mocha, the bar top a sleek walnut and the back bar is smoky tinted mirror with a gold-framed big screen television embedded in the glass, the volume kept at a level where a conversation can be conducted without shouting. Says Lawrence: "Everyone said, 'You've got to have a TV,' but I didn't want this to be a of expert mixology and gracious service. sports bar."

Lawrence, who manned the stoves in Michelin three-star restaurants in London

■ ON DA 'MO | ROCHELLE METCALFE

### Get the Spirit at 1300's Weekly Gospel Brunch

AKE UP everybody—get a pep in your Sunday step. Come run with me to all of Fillmore and Eddy Street, where the elegant 1300 on Fillmore restaurant is located. It's known for the mouthwatering cuisine of co-owner and extraordinary chef David Lawrence whose continental soul entrees are to die for.

Now you can enjoy their unique gospel brunch every Sunday. The spirit flows throughout the restaurant during two seatings-at 11 a.m. and 1 p.m.

I stopped in and was stirred by the performance of lead vocalist Michael Cheadle, featuring his daughter Mickala Cheadle, accompanied by six soulful musicians. It's said the most segregated hour of the week is Sunday morning in church-not so at 1300. A diverse gathering of diners patted their feet while holding on to a fork, enjoying their entrees. I was happy to hear gospel sounds I loved and remembered growing up and throughout my life.

Cheadle's deep alto vocalizing on "Amazing Grace" is held back somewhat, not doing it like you

"FRFF"

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**ON SPECIAL** 

**EVENTS** 

## Looking for a Libation? 1300 Is a Lucky Number

the Bank of America building on California deemed a libational muse for writers, poets Street, has created a list of 20 classic and and artists and outlawed in the U.S for the some original cocktails priced a dollar or last 50 years. The 1300 Hurricane one-ups two under some of Fillmore's better known its birthplace-the notorious Bourbon barrooms. Thankfully, he's mostly avoided Street saloon Pat O' Brien's—with a the current cocktailing craze of dreaming mixture of Bacardi Superior and Gold up drinks as if they were exotic appetizers or entrees in a glass. Another cocktail with Southern roots, the

Take it from an experienced saloon columnist: Too many barmeisters today tart and tasty Key Lime Pie, blends Stoli fancy themselves as top toques when they should stick to perfecting the fundamentals

1300's drink repertoire includes America's first cocktail, the New Orleansborn Sazerac, made with Jim Beam Rye, Absinthe and Pevchaud's Bitters, \$10. The in his 20s and was executive chef at the Absinthe is the potent, pure 19th century small and selective and all California. The and order anything on the menu while you Carnelian Room and Bankers Club atop spirit, long known as the Green Fairy, 2005 Tremani pinot gris from the Russian

River Valley is the lowest priced white at \$8; the 2005 Paul Dolan 100% organic zinfandel starts at \$10 Still, as a nice neighborly gesture in

these recessionary times, 1300 has launched a three-hour happy hour Monday through Thursday from 4:30 to 7:30 p.m. Beer are \$3 and house wines and cocktails are a mere \$5. Sundays are virtually a daylong party, starting with the Gospel Brunch with gospel bands and singers, bottomless Mimosas and a three-course meal for \$39 Cool and vintage jazz and blues flood the lounge from 6 pm to 9 pm Sundays with trios like Jaz Sawyer, Lady Memphis and Allegra Brandy performing. No cover

Have a Monday morning deadline and you don't want to crank it out at home Bring your laptop in, curl up on a sofa in 1300 has Lagunitas IPA from Petaluma the lounge with its backlit history wall, and Trumer Pilsner from Berkeley on tap, order the bourbon-braised pork belly appetizer and something cold, log on to the free WiFi and let some sweet sounds serenade your imagination. Or sit at the bar



rums, Gosling's rare Black Seal rum from

Bermuda and a variety of fruit juices, \$10.

vanilla vodka, fresh pineapple and hand-

plus two Oregon craft brews and Heineken

in the bottle, \$5 apiece. Wines by the glass

are pricey, but the vineyards are mostly

squeezed lime juice, also \$10.

Michael Cheadle invites the audience to sing along at 1300's weekly Gospel Brunch—with or without the support of friends.

would hear a Baptist choir sing it on a Sunday morning that would have you moaning, jumpin' to your feet, shouting amen. Cheadle told me he wants his selections to be inspirational. "We don't want to overpower you, but leave room for

Listening to the stirring hymn "Goin' Up Yonder" as I sat down to partake of barbecue shrimp and grits, champagne and lemon tart. I thought about the traditional black churches where worshippers dressed

"FREE"

VALET

**PARKING** 

in their Sunday best-ladies in hats and gloves, children abounding, men taking the leadership role, the minister laying down a sermon. Can I get an amen?

Monetta White, 1300 co-owner with her husband the chef, was all smiles as she greeted many of the guests. I asked what gave birth to the gospel brunch. She said it had always been her plan, especially because there are so many churches in the immediate area. As a member of Imani community church in Oakland,

where Michael Cheadle also worships and performs, she firmed up the ideaoriginally just once a month, now every Sunday. Her face glowed, saying the music "absolutely gets my spirit on-I want others to feel the same."

Everyone surely leaves 1300's gospel brunch with renewed spirit.

Rochelle Metcalfe has been covering the Fillmore scene for decades. Her column is posted Wednesdays at www.beyondchron.com.

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By Jodi Liano

TILLMORE is brimming with places to grab that first cup of coffee in the morning or have brunch on weekends. But there are also plenty of local spots that offer a real kick-start your workday

Out the Door

2232 Bush Street (near Fillmore) Opens at 8 a.m. every day

On weekday mornings, Out the Door tends to be pretty calm. You'll often see owner Charles Phan drinking his coffee and reading the paper at the bar. The frequently changing menu is a mix of sweet-savoy and east-west dishes, some resembling the familiar, such as buttermilk pancakes with Fuji apple butter and smoked bacon maple syrup; and some new to the American breakfast table such as chicken porridge with rau ram, crispy shallots and black pepper. A favorite you will always see is the coconut pull bread: tender dough filled with a caramelized coconut filling, making you feel as if you just slathered your breakfast bun with the top of a German chocolate cake. Even the soft scrambled eggs are special, drizzled with a bit of extra rich soy to give them just the right salty punch. With Blue Bottle Coffee and outstanding teas, it's easy to become a regular at Out the Door.

### The Grove

2016 Fillmore Street (near Pine) Open 7 a.m. weekdays 8 a.m. weekends

Any list of breakfast places on Fillmore would be incomplete without mentioning the Grove. Its hippie-meets-ski chalet decor packs in everyone from post-yoga moms to laptop-loving techies. The menu ranges from coffee shop fare such as lattes and scones to warm breakfasts of scrambled eggs with rosemary-tinged hash browns and steaming hot oatmeal topped with fresh-cut fruit, honey and cinnamon. Try the Healthy Eggs Pomodoro-chopped tomatoes studded with basil and loads of garlic and topped with two poached eggs. Grilled zucchini and crispy toast help soak up all the flavors and together it makes a meal that really could be breakfast, lunch or dinner. Plus, breakfast is served all day-so no matter how late you sleep, the Grove will serve just what you need to start your day.

Gussie's Chicken and Waffles 1521 Eddy Street (near Fillmore) Opens at 8 a.m. Tuesday to Sunday

With a huge menu full of breakfast items and daily specials, Gussie's Chick-en and Waffles is all about choices in the morning. This spacious restaurant just off right: crisp on the outside and still tender inside. The food is prepared by a chef with a huge smile and pride in what he's doingmaking each dish one at a time, with care,

Curbside Cafe

The signature chicken and waffles comes in

a variety of combinations, letting you pick

crispy fried wings, legs, thighs or breasts with a homemade waffle. The generous

plates come with house-made brown sugar

syrup and seasonal sweet potato syrup. We

had two chicken thighs with a waffle, plus

orits with eggs and a biscuit and a plate

of buttermilk fried chicken livers. For the

more adventurous, there's fried catfish with

grits and eggs, or a chicken liver omelet

with onions, cheese and gravy. Gussie's is

full of locals, giving the place a great neigh-

Totally and completely unassuming de-

spite its French name, Croissants Cafe is

a perfect respite in the morning. With no

ambiance to speak of, the 10-table joint is

full of regulars stopping in for the house-

made breakfast pastries and doughnuts. While a spot like this might seem more

of a greasy spoon than anything else in the

neighborhood, the small kitchen actually

puts out a wide range of fresh breakfasts

at incredibly reasonable prices. They have

basic egg combos, with bacon or sausage

and good old-fashioned shredded hash

1840 Geary Boulevard (near Fillmore) Opens at 6 a.m. Monday to Friday

Croissants Cafe

2416 California Street (near Fillmore) Opens at 9 a.m. every day

There's something almost peculiar about the Latin-leaning breakfast menu at the Curbside Cafe, which at lunch and dinner is distinctly French But the combination of culinary cultures works. Things like perfectly poached eggs, silky hollandaise sauce and springy omelettes are hallmarks of French cooking. They're all done just right at the Curbside and often given a Mexican twist with salsa, chorizo or black beans. The French toast, made with baguette, is spiked with bourbon and baked, almost like bread pudding. The place is small and intimate with a warm feel. Weekend waits can be lengthy, which is why the Curbside is perfect for a weekday breakfast. Skip the lines, walk right in and take your pick-huevor rancheros or a brie omelette

Crepevine 2301 Fillmore Street (at Clay) Opens at 8 a.m. every day

While you might choose a crepe named

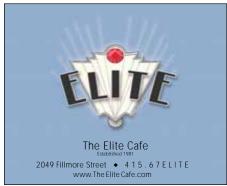
spinach) or Santa Fe (chicken apple sausage with eggs and salsa), your choices at the Pacific Heights outpost of Crepevine extend far beyond the flat French pancakes. Instead of Eggs Benedict, Crepevine makes "Benedictions," piled high with your choice of vegetables, breakfast meats, corned beef hash or crab cakes—topped with hollan-daise, of course. Crispy fried house potatoes and fresh baby greens come with many of the breakfast dishes, making these plates abundant, lovely and filling. They also have a kid's menu with several choices under \$4 If a sweet breakfast is more your thing, try a crepe filled with caramel rum bananas or cherries and ricotta. French toast, omelettes and scrambles round out the breakfast menu-which you can order any time

There are plenty of other places to try if you want something less than a full break-fast. There's LA BOULANGE, at 2043 Fillmore, for buttery French pastries from the Bay Bread boulangerie, plus homemade granola with yogurt. There's CAFE MURANO, a hidden local favorite at 1777 Steiner, for fully loaded bagels and espresso drinks. FRAICHE, newly opened at 1910 Fillmore has artisanal yogurt, fresh or frozen, plus pastries and natmeal And IURIU at 1515 Fillmore offers a parfait of frozen vogurt and your

January 2010 NEW FILLMORE 11



### To go with that first cup of joe, Asian porridge or fried chicken livers? Fillmore on Eddy serves big, hearty Southbrowns-plus fresh waffles cooked just for San Francisco (with salmon, capers and ern breakfasts every day except Monday.





10 NEW FILLMORE January 2010

By IEFF STABEN AND TRISH MIHALEK

T's A crisp morning in the neighborhood's historic Cottage Row-a cluster of cottages built in the 1880s fronting on a red brick walkway that spills out into a small park.

The sun is rising in the east, peeking over the rooftops of Japantown. Birds chirp in the trees of the park-including the green, squawking flock of parrots from Telegraph Hill. We draw down the window shades and in the distance hear the bells of St. Dominic's and the Muni lines rolling across Fillmore Street.

We're baby boomers and empty nesters born and raised between the be-bop and hip-hop generations. According to several studies, we'll account for more than 26 percent of the total U.S. population in the coming decades, sometimes living with chronic pain and disabilities while the costs of medical care and treatment continue to skyrocket

Fueled by a desire to maintain our bodies and enhance our abilities by keeping active both mentally and physically, we looked for resources that promote preventive care. We found them right here in the neighborhood.

Nestled between Alta Plaza and Lafayette Parks, at 2300 California Street, is the Institute for Health and Healing. As its name implies, the institute promotes health and well-being by offering a wide range of preventive care. Classes are taught in a historic building across



are fans of the local Institute for Health and Healing

the street from the clinic in a room surrounded by inspirational sayings and soft colorful murals of nature on the

This is where our journey began. Our first steps led to yoga. Under the gentle guidance of Kathryn Keller, we began our mind-body transformations. Keller's class is a compilation of yoga styles. Although her approach is non-dogmatic, she incorporates meditation, chanting and visualization in developing mindfulness

Class begins with an invitation to set an intention or a theme for reflection while creating the poses. Warm-up asanas ensure that joints are lubricated and muscles are engaged. The focus is on the body, but the mind plays an

essential role, too. After a day of physical challenges and negativity, we look forward to yoga to help find the mind-body balance again. Yoga with Keller has been a journey of self-discovery for inner peace and body awareness.

Also at the institute, master Ko Wong offers an introductory program in chi kung. Chi kung practice, like yoga, is deeply rooted in the eastern tradition. Sifu, as he is known to his students, offers and teaches the principles of yin and yang, the three treasures and mind-body cul-

Classes are offered three times a year, corresponding to the seasons of spring, summer and fall. During an eightweek period, we learn to rebalance, develop and strengthen chi energy through meditation, body movement, meridian self-massage and Buddha-laughing. Sifu's practice is designed to improve health by removing toxins, strengthening the immune and digestive systems, lowering blood pressure and reducing stress. Throughout his classes, Sifu prescribes two simple messages while guiding students to relax the body and calm the mind: "Let it come, let it go," he says, and "Discover your potential."

For pain management and other ailments, we see

Helen Ye, a licensed acupuncturist, who reminds us, "You only have one body and you need to take care of it." After a comprehensive review of individual medical history pulse measurements and tongue diagnosis, Ye prescribes a treatment for ailments, expertly inserting needles at a particular depth into the skin. As the needle stimulates the meridian channels, the flow of chi is no longer stagnant. Vital energy is restored, and we leave these treatments feeling relaxed, rejuvenated and at peace.

Now, in our 50s, we cannot deny that our knees and backs ache and our joints stiffen at times. However, we never thought we would be able to touch our toes, stand on our heads or breathe so deeply-and never pictured ourselves chanting, meditating, Buddha-laughing or balancing our vital energy through acupuncture.

It is one of the many joys of this great neighborhood.



opened Yogic Motion—a yoga studio at 2410 California, near Fillmore nearly two years ago. In these timorous economic times, he's remaining flexible, listening to clients' needs and riding out the wave.

### and California in the spring of 2008. Why?

life. I spent three years building a profitable business in the Russian Hill area. I had a solid group of loval clients, money in the bank and a bustling little studio. But it was time to move to a bigger space-and a look at the records told me 95 percent of my clientele

came from the 94115 zip code. I also wanted to be a part of the vibrant Fillmore community where I live-the hotbed of activity and good blend of smaller and larger

### Any surprises—pleasant or not—about the move?

I laid down a business plan and tried to come up with every scenario that could keep me from being successful. What would I do if my clients didn't follow me? How would I handle more overhead? Where would the monev for the first six months come from? I thought I had planned for everything. Then came the fall of 2008-and I found the only thing I didn't count on was the worst

#### How did you adjust?

As a start, I adopted a new pricing structure-membership-based rather than selling class cards or individual

sessions. I now offer three months of prepaid unlimited yoga or six months in automatic pay installments. That helps remove some of the guesswork about income. Helpful-very helpful. And the new system also makes clear that membership has its privileges in the form of exclusive or free and discounted workshops-like one that's coming up soon on body rolling, aimed at reducing tension in legs and hips.

### Any other changes to your business plan?

I also chose to use my customers as references for new business. Using social networking websites such as Yelp and Facebook, my customers built my new business though word of mouth. And I put out a monthly newsletter in which I blatantly ask members to review me and to bring their friends to the studio to try a class. The process was slower than I wanted. There have been times

when I considered moving to a cheaper area of the country and starting anew. But every time, my customers suddenly would rally and turn everything around. If they want me to survive, they have to help, too-and they have. Out of the 60 or so reviews on Yelp, all but one or two are very positive.

#### And you just changed the name, too-from Yogic Motion to California Yoga Company.

Frankly, one thing that prompted that change was that no one could say Youic Motion. So it became like a rock band with a bad name. I wanted a name that reflects the neighborhood-I'm on California Street after all. And the new name is not as adolescent, which is a better reflection of me being more experienced in business and my clients becoming more experienced in yoga. The new name has also helped capture more Internet traffic—the Google analytics just went through the roof. As a tech geek, that is very appealing to me.

#### That must be a boon for business

This year I'm up about 50 percent over last year at this time.

### And there's something more at work than the

name change? At last people are starting to get jobs again-and to get better jobs. I think the worst of the economic storm has passed, and people are taking better care of themselves. They're starting to get back to what they love to do, what makes them feel good. My goal for this neighborhood is to he like Dino's or Fillmore Hardware—a presence and

### That's optimistic. But it still seems like a scary time to be

part of the history of the street.

After being in business for five years, I don't get as freaked out as I used to. Now I just keep remembering what the great teacher Bikram said when I took a class from him many years ago: "Life is like waves in the ocean. You can't gloat when you're at the crest, since a downturn is sure to come. But when you're at the bottom, you can look forward to the next upward surge."



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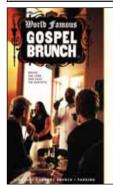
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12 NEW FILLMORE January 2010 January 2010 NEW FILLMORE 13



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1909 Vallejo St	3	3.5	1	2900	11/18	2,595,000	2,352,500
1711 Broderick St	4	3.5	2	3886	12/15	2,695,000	2,910,000
2460 Washington St	4	2.5	2	4308	11/30	3,500,000	na
3424 Jackson St	5	4.5	1		11/17	5,450,000	4,800,000
3855 Washington St	6	6.5	2		11/25	8,000,000	na
2505 Divisadero St	8	8.5	2	9057	12/11	8,995,000	na
Condos / Co-ops / TICs / Lofts							
2945 Baker St #4	0	1	0		11/25	240,000	225,000
1450 Post St #612	1	1	1	715	12/3	270,000	235,000
1450 Post St #601	1	2	1	724	12/1	320,000	285,000
2999 California St #53	0	1	0		11/25	365,000	355,000
2415 Van Ness Ave #302	0	1	0		11/19	419,000	400,000
1818 Broadway #402	1	1	1	630	11/18	453,500	425,000
2145 California St #5	1	1	0		11/20	424,000	436,000
1865 California St #1	1	1	0	660	12/10	437,500	450,000
1600 Webster St #309	1	1	1	719	12/8	571,500	565,000
2279-A Sutter St	2	2	1	1300	12/9	599,000	565,000
2217 Pacific Ave #2	1	1	0	816	12/10	599,000	575,000
1800 Washington St #212	1	1	1	745	12/1	579,000	583,000
2937 Scott St #1	1	1	0	946	11/20	629,000	602,000
2295 Vallejo St #202	1	1	1		11/24	599,000	610,000
1701 Jackson St #802	1	1	1	743	12/4	618,000	614,000
2040 Franklin St #1003	2	2	1		11/25	695,000	660,000
2101 Baker St #11	1	1	1	808	11/19	699,000	684,000
2279 Sutter St	3	2	1	1506	12/9	699,000	706,000
1835 Franklin St #1101	2	2	1	1550	12/11	899,000	830,000
3192 Sacramento St	2	2	2	1272	12/3	919,000	885,500
2919 Pacific Ave #11	2	1.5	1	1175	11/17	899,000	905,000
1940 Sacramento St #2	3	2	2	1700	12/10	1,095,000	na
3097 California St	3	2.5	2		12/10	1,145,000	na
2536 Franklin St	3	2	1	2199	12/9	1,295,000	1,265,000
2235 Jackson St #2	3	2	1		11/25	1,295,000	1,295,000
2121 Scott St	2	1.5	1	1477	11/17	1,350,000	na
2597 Sacramento St	3	2	1	1900	12/11	1,695,000	1,635,000
2253 Franklin St	4	3.5	2	2564	12/10	1,695,000	1,655,000
2002 Pacific Ave #4	3	3.5	3	3291	12/10	2,595,000	2,400,000
1940 Vallejo St #8	3	3.5	2		12/10	3,495,000	3,300,000
2127 Broadway #3	3.5	2	2	2800	12/2	3,695,000	3,375,000



square feet 2608 Sutter (right) is a single family home listed for \$399,000.

### Prices are down, but houses are selling briskly

■HF local market continues to remain active, with 39 closings during the past month. Last year at this time, in a period of heightened economic uncertainty, there were only 17 closings. Not only is that an increase of more than 100 percent, but it's also on par with the pre-recession volume of December 2007. But housing prices in the neighborhood are still down from 2007 levels. The median home price during the past month was \$857,000; in December 2007 it was over \$1 million.

CLOSINGS: Last month I mentioned an extensively remodeled home at

1711 Broderick I expected to attract attention. The property immediately received four offers and recently closed at \$2.91 million—nearly 10 percent over the asking price. However, that continues to be the exception. It's still more typical to see homes stay on the market for an extended period of time and sell under the initial asking prices. Such was the case with 3424 Jackson. Listed at \$5.45 million, the 5-bedroom home—with approved expansion plans to substantially increase its square footage—closed for \$4.8 million after nearly seven months on the market. Perhaps the most dramatic example is the 8-bedroom mansion at 2505 Divisadero, which was originally listed in December 2005 for \$12.5 million. The price was reduced to \$10.5 million in April 2007, then again in October to \$8.98 million. Four years and three agents later, the property finally sold at an undisclosed price—said to be substantially below the most recent asking price.

NEW LISTINGS: Not surprisingly, there were few new listings during the

holidays, but a couple are notable. It doesn't get much more attractive in this neighborhood than a 1-bedroom, 1-bath single family home listed for \$399,000. Tax records show 2608 Sutter has only 720 square feet. Still, I can't remember the last time I saw a single family home priced below \$400,000. So I looked it up: 1708 Broderick sold for 370,000 in January 1999. There is also a very large home-5,475 square feet, according to tax records-that just came on the market at 3150 Jackson. The 6-bedroom, 3-bath home needs a lot of work, but it is priced quite respectably just shy of \$3 million.

— Data and commentary provided by JOHN FITZGERALD, a partner in the Byzantium Brokerage and an agent at Pacific Union, Contact him at ifitzgerald@pacunion.com or call 345-3034.

### **PHOTOGRAPHY**







## A Cache of Images from Fillmore in the '50s Sees the Light

HEN CERALD RATTO was a student at the recalls. "He took all 52!" Which meant Ratto had to get California School of Fine Arts in the 1950s, them all framed—a pricey proposition. But he did, and when the fillmore with his camber of the fillmore with program of the heritage center, sniffing: era and a bottle of brandy, which sometimes made it easier center's gallery for several weeks at the beginning of the to make friends.

"I wasn't documenting anything," he says. "I was just photographing the people who lived there."

Ratto went on to become an admired architectural photographer and hadn't thought much about those Fillmore photos since 1952, when he made them, until a few months ago when he stopped by Tadich Grill for dinner. He struck Gallerist Robert Tat, who specializes in photography, up a conversation with two men stitting alongside him at saw the work and invited Ratto to show the Fillmore sethe counter. It came up that he was a photographer.

"Ever take any pictures in the Fillmore?" one of them asked between bites of his sand dabs.

Ratto said he had, as a matter of fact. He was encouraged to show the photographs to Peter Fitzsimmons, head of the new Fillmore Heritage Center, who was organizing exhibitions exploring the neighborhood's history.

"I figured maybe he'll take two or three pictures," Ratto

year. It was the first time the images had been shown.

Along came B&W Magazine, which showcases photography, and spotlighted Ratto's work. "Ratto's Fillmore series captures a unique time and place in the history of San Francisco," the magazine reported alongside a portfolio of

ries at his gallery. The exhibition opened downtown at the Robert Tat Gallery on November 5.

Into the gallery came a critic from The New York Times, who also visited the exhibition of Dan Dion's rock photographs from the Fillmore Auditorium now hanging at the Fillmore Heritage Center. Her review on Sunday, December 6, was headlined "A Vanished San Francisco, Black, at the Robert Tat Gallery at 49 Geary Street. For more White and Colorful" and included two of Ratto's Fillmore

"Nostalgia for a bygone era ultimately isn't very helpful to a neighborhood like the Fillmore."

Ratto was mostly amused

"They spelled my name right," he says, "and published two nice pictures." But he was also annoyed.

"People didn't have attitudes then," he says. "The area was not dangerous. It was real. I don't need some white liberal bitch to come in and explain it to me. All in all, it has been quite a year for Gerald Ratto, now

77, and his images of the Fillmore in 1952. "It was that dinner at Tadich that started it all." he says "It just snowballed from there."

"Children of the Fillmore" continues through January 30 information, call 781-1122 or visit www.roberttat.com







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