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■ NEWS

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Now an art school, it still offers mass

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THE NEW FILLMORE

SAN FRANCISCO ■ JANUARY 2015



Ladies only at the Fillmore

Poster by
CAITLIN GOWDEY

This month the historic Fillmore Auditorium will host yet another musical first, featuring all female performers on stage and behind the scenes on January 31. Artist Caitlin Gowdey, also a member of the Rainbow Girls band, created this vintage-flavored Fillmore poster to announce and commemorate the event.

MUSIC | PAGE 9

Fredericksen's Seeks to Rescue Sacramento St. Hardware Store

But broker's demands threaten to kill the deal — and the store

By CHRIS BARNETT

THE NEIGHBORHOOD is on the verge of losing another hardware store this month — the beloved Hardware Unlimited on Sacramento Street — unless the landlord and property manager can come to terms with the owner of Fredericksen Hardware & Paint in Cow Hollow, who says he is trying to honor a deathbed request from his friend to buy the 90-year-old shop.

Barring an 11th hour agreement, the late Dick Norwood's hardware and housewares emporium at 3326 Sacramento will wind up its liquidation sale and close its doors on January 18.

Tom Tognetti, Norwood's friend, owns Fredericksen's at 3029 Fillmore and two other hardware stores in the Bay Area. He claims property manager Victor Makras has refused to return his phone calls for four months, even though Tognetti has agreed to the financial terms of a monthly rental agreement to become the new tenant in the space.

Tognetti said he has agreed to pay for upgrades to the store to meet access

requirements mandated by the Americans With Disabilities Act. The retrofitting is estimated to cost around \$10,000, and typically the landlord pays for those property upgrades.

Fredericksen Hardware's owner said he is also willing to pay the \$10,000 leasing commission Makras is reportedly requesting from Norwood's widow. The original leasing fee was \$20,000, but the landlord, in a show of good faith, reportedly sliced it in half.

The stumbling block appears to be Makras's demand that Tognetti must be personally responsible for all terms, conditions and liabilities of the new lease — instead of the widely used approach of forming a limited liability corporation to take over the business.



Hardware Unlimited is now liquidating its inventory and many shelves are empty.

TO PAGE 11

THE NEW FILLMORE

and newfillmore.com

ARCHITECTURAL HISTORIAN

For many years, a favorite feature in *The New Fillmore* was Anne Bloomfield's Great Old Houses stories, many of which were later published by her husband Arthur Bloomfield in the book *Gables & Fables*. We're looking for Anne's successor: someone interested in and knowledgeable about the homes and buildings in the neighborhood who can research and tell stories about the people who built and lived in them.

FOOD & WINE ENTHUSIAST

We're not looking for reviewers or bloggers. We and many others already cover openings and closings. But we would welcome regular contributions from an informed writer who dines regularly in local restaurants and could point out a new dish on the menu, old favorites being done well, special talent in the kitchen and notable service.

FILMMAKERS

Our website offers opportunities to tell stories about local people and places with video and audio. Already we have begun to build a video archive, and hope to expand it in the new year. Your short videos, posted to YouTube or Vimeo, can be added to our site and highlighted in the newspaper.

GOOD IDEAS

Many of our best stories come from neighbors who call or write — or stop us on the street — to say, "Hey, what's the deal with..." or "Have you heard about..." or "Do you know..." We invite your suggestions. Email editors@newfillmore.com.

Help connect the neighborhood

A community newspaper is an old-fashioned idea, but one that still sparks discussion and encourages neighborliness — and helps people know what's going on in their own front yards. Join the conversation. We pay a modest honorarium to professional writers, photographers and filmmakers, but the real reward comes from being involved.

Barbara Kate Repa and Thomas R. Reynolds, EDITORS

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CORRESPONDENCE



The former home of Marcus Books — and Bop City — sits empty at 1712 Fillmore.

Dismantling What They Claim to Love

I LIVE IN the Fillmore and I love your paper. I'm standing in front of 1712 Fillmore — the purple building that used to house Marcus Books, the oldest African-American bookstore in the country — and it has been sitting vacant for months. There's still, in fact, a "for lease" sign.

The doors are open and it looks like there are men and crazy work going on in the apartments upstairs.

What in God's name were these people thinking? You did a fantastic job of covering the closure of the bookstore, and I think you should do a follow-up. This just galls the daylights out of me. (By the way I'm not African-American, not that it matters.)

I just find it repugnant in this day and age that people are moving to our neighborhood because they love the neighborhood, yet they're dismantling the neighborhood that they claim they wanted to move into. And this is a prime example.

And on top of it, the historical value of that bookstore was immeasurable. I used it. A friend of mine got married and they had everything I could want. They were wonderful people. They were a vestige of what made this neighborhood this neighborhood. And it's gutted.

What's going on?

EMILY JENE
VIA VOICEMAIL

Common Sense at Mayflower Market

THANK YOU Mayflower Market for your "No Dogs Allowed Inside" policy. (Are you listening, Mollie Stone's?)

It's refreshing to see a small business owner stand up for common sense. While we may well love dogs in general, and perhaps your pet in particular, that doesn't mean we want to shop for our food, some not even wrapped, while poochie runs around lifting his leg.

It's been more than once I have seen a dog sitting in a shopping cart at Mollie Stone's and gone running the other way. Dogs are primal in nature; unpredictable, even the best of them. They carry fleas, ticks and other parasites that can transmit some pretty nasty health issues to humans. I would no more take

a dog around food someone else is planning on eating than I would bring my toddler's dirty diaper around yours.

In recent weeks I have left two eating establishments on Fillmore Street with outdoor seating because dogs were tied up to the chairs (one in particular whining for his owner who was dining inside, completely oblivious to its distress and distraction to others).

Why are dog owners holding the store owners hostage? Where is our shared civility and respect for others' space? I applaud one establishment on Fillmore Street for showing bravery in the face of militant dog owners.

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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 thank you for your support and encouragement and welcome your ideas and suggestions.



newfillmore.com | updates, videos and an archive of back issues

■ STREET TALK

Juicy News looking for a new home

Juicy News, the newstand at the top of Fillmore near Jackson for the past 23 years, is scrambling to find a new home. The new owners of the building have given notice that Juicy News must vacate its longtime storefront at 2453 Fillmore by January 31.

Owner Mo Salimi says he has hired a real estate broker and made offers on two possible spaces, but has not yet secured a new location. "We'd like to stay on Fillmore," he says, but is also considering spaces on Union and Divisadero — and possibly in North Beach.

Salimi has set up a fundraising campaign on indiegogo.com seeking \$60,000 to help him move and set up a new store. So far he has raised more than \$13,000.

■ **MORE FILLMORE FASHION:** The parade of fashion boutiques onto Fillmore continues, with Rebecca Minkoff nearing completion of its interactive high-tech store at 2124 Fillmore, formerly home of Pure Beauty. Already the brand has generated lots of publicity highlighting its incorporation of technology into the store and dressing rooms, including an article in the year-end issue of *Time* magazine.

■ **THERE GOES THE NEIGHBORHOOD:** A December 18 posting on The Bold Italic website explored the changes rapidly remaking the neighborhood, noting: "In recent years, Fillmore Street has seemed set on an uninspiring mission to turn itself into the least-useful-street-to-live-on, with more and more high-end — and seemingly devoid of customers — clothing stores moving in."

NEIGHBORHOOD NEWS

Shell Garage Closing at the End of January

DESPITE AN outpouring of support from its customers in the neighborhood, Shell Auto Repair at 2501 California will close January 31.

The owners of the Shell station have submitted plans to the city that would eliminate the garage, add gas pumps and replace the current building with a two-story 24-hour Loop Marketplace convenience store and cafe. The proposal is expected to come before the Planning Commission early in the new year.

More than 200 people signed an online petition opposing the plans and dozens sent letters and emails to City Hall.

Mechanic Doug Fredell, who has leased the garage for the past decade, said he and fellow mechanic Chelse Batti have been overwhelmed by the support they received from the community.

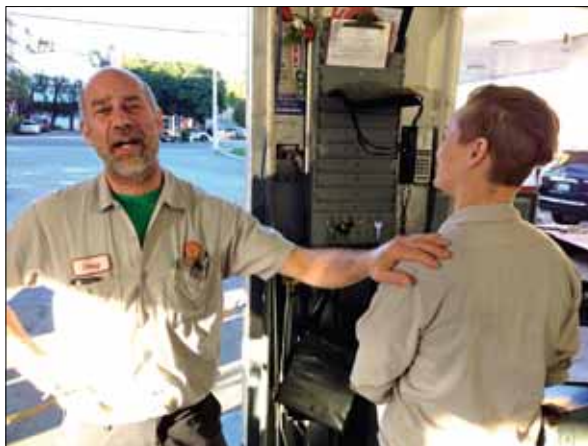
"The neighborhood really stepped forward," Fredell said. "It's pretty incredible to know people care that much."

Ultimately, that support appears to have backfired. When the owner of the station, Nick Goyal, learned that officials at City Hall were listening to neighborhood sentiment against his plans, he notified Fredell he had to be out by January 31.

"It's a lot cleaner to have the space empty for whatever they want to do," said Fredell, who had a month-to-month lease. He sought legal advice about his options and found he had none.

Fredell said he has hired a broker to look for another space, preferably nearby, but has found nothing so far.

"Anything that's a car repair shop is being turned into something else," he said. "Too bad there isn't a nice little place on



"Anything that's a car repair shop is being turned into something else."

— DOUG FREDELL
owner, Shell Auto Repair, with fellow mechanic Chelse Batti

Sutter Street, where everybody else is going."

Fredell said he remains hopeful a new location will surface — perhaps through a client — in the new year.

"We spent a lot of time building up a good business," Fredell said. "We wanted to be that place in the neighborhood that is indispensable to people."

He said telling customers the garage has a definite closing date has been tough.

"Customers get so outraged," he said. "They found a good place they liked and could trust."

The garage has operated continuously on that corner for decades. It was owned by Bud Martinez for nearly 60 years. After Fredell took over, Martinez continued to work part time until his death in 2012.

"Garage Under Fire"
VIDEO | newfillmore.com

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*U.S. Census Bureau, 2010 <http://www.higheredinfo.org/dbrowser/index.php?measure=82>

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CRIME WATCH

Driving With a Suspended License Post Street and Presidio Avenue December 1, 6:13 p.m.

An officer on patrol spotted a man driving a Mercedes with the headlights out. The officer carried out a traffic stop and learned the man's driver's license had been suspended. The suspect was cited for both violations.

Trespassing, Possession of Narcotics Paraphernalia Franklin and Gough Streets December 2, 7:10 a.m.

A man found a trespasser in the basement of his apartment building and called the police. The officers found a man sleeping in the basement-level stairwell, then ran a computer check and discovered an active warrant for his arrest. The man stated he had come into the building to sleep until it was time to go to work. Officers discovered a meth pipe and marijuana in the pocket of his pants, and booked him at Northern Station.

Robbery With Force, Delaying Police in Their Duties Van Ness Avenue and Eddy Street December 2, 10:05 a.m.

An employee of a drugstore saw a man taking razors from the shelves. When confronted, the shoplifter punched the employee in the face, then pulled out a knife and threatened him. After the assailant fled, the employee called the police.

When the police arrived, they broadcast a description of the suspect to assisting units. The employee helped officers search for the suspect, and he spotted the man. The officers ordered the suspect to stop, but he ignored all commands. The suspect produced a stolen razor from his pocket, which he tossed to the ground. Then he shouted to the police: "I didn't do nothing."

Because the man appeared extremely agitated and had brandished a knife earlier, the officers pulled out their firearms. The suspect removed his hands from his pockets, then said, "What, are you gonna shoot me for a razor, like Ferguson?"

Additional units arrived and he surrendered without further incident. Officers found a switchblade in his pants pocket. The suspect was booked at Northern Station.

Robbery With a Gun Fillmore and Post Streets December 6, 9:55 a.m.

A store employee watched a man enter the store, stuff numerous items into his coat pockets, then walk out without paying. The employee called the police, then confronted the suspect, telling him to either

return the items or pay for them. The man said: "Don't touch me, I have a gun." The employee grabbed the man's arm, while a second employee came to help. Once again they asked him to return the stolen items. This time he complied and left the store. Arriving officers detained the suspect and booked him at Northern Station.

Robbery With a Gun Sutter and Baker Streets December 8, 2:15 a.m.

A taxi driver dropped off two passengers. After they paid their fare, one of them approached the driver's side window and reached inside, snatching the driver's cell phone from the dashboard. The driver jumped out of the cab and struggled with the man. The passenger then pulled out a gray semiautomatic handgun and pointed it at the driver's chest. He ordered the cab driver to give him his cell phone and his money. The driver jumped back into the cab. The passenger reached inside again and tried to grab the cell phone, but the driver hit the accelerator and fled. The investigation is continuing.

Mental Health Detention Geary Boulevard and Masonic Avenue December 8, 11:33 a.m.

Officers received a call concerning a man wielding a knife. When they arrived, they discovered it was a dinner fork. After further investigation, the officers determined the fork wielder fit the criteria for a mental health detention. He was transported to the hospital for evaluation.

Threats Eddy and Divisadero Streets December 15, 12:15 p.m.

A man spotted in his store a shoplifter he knew from former incidents and called 911. When asked to leave, the suspect became agitated and threatened to kill the other man. The suspect fled before the police arrived. The incident is being investigated.

Shooting Eddy and Pierce Streets December 12, 7:39 p.m.

Police received a call about an individual who had been shot. They located the man and began rendering first aid. Fire Department paramedics then transported the man to a hospital for further medical treatment. The man is in stable condition and the incident is under investigation.

Community meetings are held the second Thursday of every month at Northern Station at 1125 Fillmore Street.

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Progress Comes to the Jazz District

State Bird Provisions owners open second act, plus other new options



State Bird's new big brother, The Progress, takes its name from the Progress Theater, which opened at 1525 Fillmore in 1911 and closed in 1925.

THERE'S A whole lot of shakin' going on with the dining scene on Fillmore Street just south of the Geary bridge.

The biggest news is the opening at 1525 Fillmore of **THE PROGRESS**, the new and more formal restaurant from chef-owners Stuart Briozza and Nicole Krasinski. Their next-door small plate phenomenon, State Bird Provisions, has been hailed as the best new restaurant in the country and attracts a long line of hopeful walk-ins stretching down the block every afternoon.

But State Bird was always a warm-up act for the couple's grander plans next door, which finally came to life the week before Christmas. The Progress — named for the theater that once operated in the building — serves dinner family style, and initial reviews suggest they have once again created a place that will make waves on the dining scene for years to come. There's also a full bar that opens

daily at 5 p.m. and serves as a waiting room for both The Progress and State Bird.

Across the street, **ZOOMAAK** opened in early December in the small space at 1552 Fillmore that previously — and briefly — housed the Holy Dog sandwich shop. Zoomaak is a cross-cultural wine and tapas bar whose name is a twist, owner Jade Kim says, on jumak, a traditional Korean tavern that served as a meeting place and provided food and alcohol, and sometimes lodging, to travelers. It also serves makgollie, said to be the drink of choice for young Koreans.

A block south, the husband-and-wife team of David Lawrence and Monetta White, owners of 1300 on Fillmore, have finally gone public with their plans for a second spot. At least a little. A liquor license application has been

posted at 1325 Fillmore, across from the mother ship. The working name is **BLACK BARK**, which has led to speculation it will be a barbecue joint. More details are promised soon.

Now that Brenda's Meat and Three is open at 919 Divisadero in the former home of the Blue Jay Cafe, Brenda Buenviaje can turn her attention to **BRENDA'S ORIGINAL PO'BOYS**, her long-promised place at 1406 Fillmore. She's acknowledged it's moving at "a snail's pace," with construction started on expanding the space now stopped.

After being plagued by flooding problems, **GUSSIE'S CHICKEN & WAFFLES** at 1521 Eddy Street, near Fillmore, has called it quits. Some reports say owner Michele Wilson may reopen in Oakland, but she's saying nothing. The phones have been disconnected and the website shut down.



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Academy students use the entryway to St. Brigid Church — now the Academy of Art Chapel — as the backdrop for a photo shoot.

The Academy of St. Brigid

It's an Art School Now, but Students Next Door Still Come for Mass

STORY & PHOTOGRAPHS
BY JENNIFER BLOT

AT FIRST, it felt like an ordinary Catholic mass. The chorus was comprised of strong, sweet voices. The robed priest offered communion and delivered a sermon on the theme of vocations.

But it became clear it wasn't a typical place of worship when he said, "We're standing in the chapel of Academy of Art University. Maybe you are promising artists."

There had been a very different scene a few weeks earlier when pews contained camera bags and lighting equipment and the aisles were filled with clusters of photo students taking light meter readings of the building's darkest corners and brightest patches of streaming light.

The light comes courtesy of stained glass windows that date back decades and

hint at the history of the structure at the corner of Van Ness and Broadway. Built at the turn of the 20th century, it was christened St. Brigid Church, a fitting name for a congregation of predominantly Irish Catholic immigrants. In time, tributes to their homeland were erected throughout

The building's past and present are intersecting in ways no one could have foreseen.

the building — from plaques commemorating Saints Brendan, Columcille, Patrick, Eithne and Munchin, to those vibrant stained glass creations by Harry Clarke Studios in Dublin.

The building had survived the earth-

quakes of 1906 and 1989 and served generations of San Franciscans from all parts of the city. But in June 1994, the Archdiocese of San Francisco shuttered the church, citing exorbitant seismic retrofitting costs.

Parishioners formed the Committee to Save St. Brigid and gathered on the steps of the closed church with signs that said "Save St. Brigid" and "Sold Out for 30 Pieces of Silver." The group met with local church officials, politicians and even representatives at the Vatican. But the archdiocese was unwavering — and the building remained vacant for nearly a decade.

In 2005, Academy of Art University purchased the building and invested in retrofitting and renovation to make it a multi-use space for classes, film screenings and community events.

These days, the building's past and present are intersecting in ways that no one could have foreseen.

One morning in the fall, the side door

of the church was propped open for the first time in years and in walked a wide-eyed new group of students: the K-8 students who attend St. Brigid School next door.

They were enchanted by the bright, spacious interior and an organ that accompanied their choir. It was a better fit than the cramped school auditorium they had been using.

When Academy of Art University President Elisa Stephens agreed to open the church for St. Brigid School's monthly masses, she didn't anticipate the outpouring of emotions and gratitude. But it was a gesture that would cement a bond between the elementary school, established in 1888, and the university, founded in 1929.

Malia Peterson, a third grade teacher and second vice principal at St. Brigid School, remembers the anticipation leading up to that first mass.

"We could hardly sleep — it was so exciting," she says. "The first time we saw it, one of my students walked up and said, 'Ms. Peterson, why would anyone not want to have mass in here?' I don't think it feels like less of a church to the kids, to any of the parents. It feels really special — just being in there."

A year has passed, but the novelty hasn't worn off. Parents, grandparents and a few core members of the Committee to Save St. Brigid often attend the masses.

As time has passed, St. Brigid School's second grade aide, Mary Baynes, is one of the only faculty members who remembers the old church. A few years after Baynes and her husband Ciaran emigrated from Ireland in 1986, they became active parishioners and, later, parents at the school.

"When we landed at St. Brigid's, it was kind of like, 'We're home.' It was our home away from home," says Baynes, who has worked at the school for 12 years and volunteered for more than a decade before that.

She was also one of the feistier members of the Committee to Save St. Brigid during those tumultuous years in the 1990s. Day in, day out, she would stand on the church steps during the morning commute holding a "Save St. Brigid" sign and her 1-year-old baby.

Baynes admits fighting "tooth and nail" to save the church, but seems to have come to terms with how things unfolded.

"When I walked in there again last year and sat down, I was looking at the altar, and there's this string that is going right across. It's where we hung the Easter banner in 1993 or '94," she says. "It made me happy. It was a sign that something still remained. It was original. I know it's only a string, but it meant so much."



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Third grader Sedona Famous gives art student Juan Ruiz her thoughts about the mural he and other students were creating.



Sedona Famous — dubbed the unofficial art director — shows the maquette for the mural.

A PLAYGROUND MURAL

ACADEMY OF ART University has given St. Brigid School a lasting gift in the form of *The Animal Race*, a colorful mural in the school's playground designed by students in School of Illustration instructor Carol Nunnelly's mural painting class. The painting features a dog, monkey, lion and other animals surrounding a majestic owl, who wears a rosary.

Nunnelly and her students visited the school twice a week throughout the fall to work on the mural. One thing she wasn't anticipating was another boss on the job.

Since the first stages of the mural, Nunnelly and her students have been visited regularly at recess by a vocal supporter: 8-year-old Sedona Famous, a vivacious third grader with coppery red hair, brown eyes and a sprinkling of freckles across her nose.

"Sedona is the unofficial art director," Nunnelly said. "She points out any color or design

areas in the big picture that need attention. This week she noticed the monkey's vest was missing a stripe. Her eye for color makes her a great fellow collaborator."

On one fall Friday, Sedona approached student Juan Ruiz to discuss her latest concern: the "creepy eyes" on the monkey.

"Yeah, we'll fix that," Ruiz promised, chuckling.

Sedona was clearly possessive of the painting crew, shooing some of her curious friends away.

"It's going to be a little bit hard for me, because helping them has been the best part of the school year so far," she said. "I usually take time off of the play system because it's more interesting watching someone painting something than playing with your friends. It's like a celebration for me."

The mural was dedicated on December 18.

— JENNIFER BLOT

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SALE

By JEROME TARSHIS

IT BEGINS like many a story of San Francisco's superheated real estate market: A small business, serving its neighborhood for years, is pushed out in favor of a clothing shop that could afford the higher rent.

Studio Gallery — sporting the slogan “local color by local artists” and originally housed on Polk Street — reflected the real lives of the couple who created it.

Rab Terry is an artist with a studio at Hunter's Point Naval Shipyard. Not having been taken up by the gallery system, he found alternative ways to sell his work, exhibiting at craft shows and inviting people to his studio. His wife, Jennifer Farris, began as an English major who eventually found herself working as a consultant with major corporate clients. That kind of experience can make people very ready to do something different; since the couple collected art, they decided to open a gallery together.

Part of their original space at 1718A Polk Street was devoted to a small-scale artist's studio, where Terry could meet with potential clients. The atelier-like setting offered the charm of visiting an artist without the trip to Hunter's Point. In the rest of the space, they showed other artists' work. The name Studio Gallery brought together both aspects of the business.

“We didn't have to worry about where we would find art to exhibit,” Farris explains. “We had so many artist friends. And they



The gallery's “Tiny” show includes more than 300 works, most no larger than 7 by 7 inches.

SMALL WORK, MODEST PRICES

Studio Gallery Finds New Life in a New Home

weren't afraid that if they consigned work to us they might not get paid. They knew us and we'd paid them for their art.”

As time passed, the atelier faded away and Terry's paintings on Venetian plaster took their place among the gallery's general inventory. The gallery, a going concern, popular in the neighborhood, moved to a space a block down Polk twice as large as the original location. It had a workable business plan: mostly representational art, landscapes and cityscapes, some glass and ceramics and some borderline media, such as humorous clock

faces and old books artistically modified.

Around the middle of 2013, they began making noises about looking for a new space. “Got to be out by the end of the year,” they said. “Hope to stay in the neighborhood.” So it was disquieting that the gallery closed before finding a new location. Its website noted the gallery was “on hiatus,” which sounded vaguely like going out of business, or going Internet-only.

But last July, the gallery reopened at 1641 Pacific, between Polk and Van Ness. The space was larger and more handsome than the previous location. It is the first

retail tenant of a new 39-unit apartment building designed with a strong emphasis on visual pleasure.

The postmodern architecture makes a serious effort to reflect pre-World War II style. And the public spaces of the building include works by local artist Zio Ziegler, a painter, illustrator and clothing designer located in Mill Valley, whose mural projects are located around the world. For the building on Pacific, he executed a sizeable mural on the inside wall of the building's back yard.

For the first half of January, the gallery will be on post-holiday break. It reopens with works from its holiday group show, “Tiny,” with a theme of artworks no larger than 7 by 7 inches, priced no higher than \$500. Yielding to caprice, Farris and Terry have added, under the title “Huge,” larger pieces they just couldn't hold themselves back from exhibiting. The show is an expanding annual event: This year's version runs to more than 300 pieces, mostly on the walls but some exhibited face-up on tables and cabinets.

“Tiny” is the epitome of the gallery's style: relatively small works at relatively modest prices. That leaves out the kind of art made to be seen in a museum or a showplace home, but it clearly serves artists and purchasers who are not so different from the business owners.

“We're having a ball doing this,” says Farris. “The art is the kind of art we collect — and the artists have become our friends.”

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■ FLASHBACK

The Grateful Dead at Winterland, 1977

After my summer trip to San Francisco in August '77, I was itching to get back to the Bay Area. The Grateful Dead provided the perfect excuse — their fabled year-end concerts at Winterland. As a young Deadhead who never got to see shows at the Fillmore, Fillmore West or Avalon Ballroom, Winterland represented the last of San Francisco's legendary venues.

Armed with my new camera — a Minolta SRT-101 with a 50mm f1.8 lens — and a load of film, I left New York City on Christmas day, taking Amtrak to Chicago and switching to a Greyhound bus that took me to San Francisco.

After arriving late at night, I lost my wallet in the San Francisco Greyhound bus terminal. My wallet contained all of my money, plus a pair of tickets to each of the three sold-out shows. I freaked out! What was I going to do now?

A hippie I met on the bus let me stay at his place that night, and the next morning, December 29th, he drove me to the corner of Post and Steiner Streets, home of Winterland.

It was a rainy, dreary morning and here I was standing outside the venue with no tickets and no money. Not only did I lose my own tickets but my friend Joel's as well. Fortunately I still had an ounce of Thai sticks that I had carried cross-country, and selling a few sticks gained me some cash.

When Joel arrived, I gave him the bad news about our predicament, and he wasn't very happy about it, to say the least. We decided to take a



Winterland | Steiner & Post Streets, San Francisco | December 29, 1977

cab to Winterland Productions' offices downtown, since that was where the tickets had been mailed from. I remembered the name of the woman who had originally helped me get them — Gloria Pulido — and asked for her when we got to the offices. She helped out again by selling Joel and me new

sets of tickets to the three sold-out shows.

The year 1977 was a great one for the band, and they closed it out in style with three fantastic shows at Winterland. The first night, December 29th, is one of my favorite shows, and it was released on CD as Dick's Picks, Volume 10.

Sadly, Winterland is no more, and condos now occupy the corner of Post and Steiner Streets.

— BOB MINKIN

From photographer Bob Minkin's new book, *Live Dead: The Grateful Dead Photographed by Bob Minkin*.

In a First, It's All Ladies Night at The Fillmore

THE FILLMORE AUDITORIUM has existed as the neighborhood's dance hall and rock emporium for more than a century. And in all that time, there has been one common characteristic among those performing and running the shows: They were all men. That will change on January 31, with *The First All Lady Show* featuring four Bay Area bands — all comprised of female musicians.

"We've been dreaming of playing at The Fillmore for a long time," says Erin Chapin, who sings and plays guitar and other instruments with The Rainbow Girls, one of the featured acts. "Even Janis Joplin never had a band of ladies playing with her."

The idea for the show was born out of condescension and fueled by frustration. Chapin says it's "clearly different" being in an all-female band and navigating through the music world, which is still very much dominated by men.

"On one hand, you have a leg up, so to speak," she says. "But you still have to smile and nod when people talk down to you. And too often, we get called a 'girl band.' It's unfortunate that term is degrading."

She has many stories of being underestimated by those in the business, especially the venue technicians, who seem to expect "a few singers with guitars" rather than a full-blown band.

"One sound guy even said to us: 'Can't you little ladies just share a microphone?'" she recalls. "I just wanted to kick him in his little man."

The Rainbow Girls, now five musicians strong, started as a quartet at a weekly underground open mike session in Santa Barbara about four years ago. When one of the women left to study in Rome, the others followed her there — and adventured and busked their way through six countries for the summer, stopping briefly to record a few demo tapes.

"We had a blast — and it showed us we had something special that we could



The Rainbow Girls: Cheyenne Methmann, Vanessa Willbourn, Savannah Hughes, Erin Chapin and Caitlin Gowdey.

take around the world," says Chapin.

The Rainbow Girls released their first 17-song album, *The Sound of Light*, in May of 2013, and will be releasing their second the night of the Fillmore performance.

Among them, they have mastered and perform with an amazing array of instruments — including guitar, ukelele, banjo, accordion, violin, harmonica, melodica, cajon, piano, glockenspiel, sitar, banjolele, kazoo, tamborines, washboard, dulcimer, recorder, djembe and kazoo. They describe their sound as folk-Americana-blues-gypsy-folk 'n' roll.

"Being an all-female band, we've always been asked if we fight. We don't," says Chapin. "And we don't compete with other bands — especially all-female bands."

The Rainbow Girls played at the Fill-

more last February, opening for the band ALO. "We thought it would be a cool idea to bring other all-female bands to come out as one solid force, not competing with one another," she says.

Through a friend of a friend, they found the San Francisco group The She's, whose members recently graduated from high school; the four girls started playing together as elementary school students. The She's, who play sweet pop numbers laced with nostalgia, have been recorded over the years by Converse Rubber Tracks studios.

Through another friend, they stumbled across The Hot Totties, comprised of three friends from Oakland who have been playing and writing music together since 2005, touring across the United States, Canada and the U.K.

They also recruited Kendra McKinley, a

Santa Cruz native recently transplanted to San Francisco who is noted for her sultry solos backed by acoustic guitar.

The four all-female Bay Area bands write their own music and lace their lyrics about finding and losing love with wry humor. Most of the musicians also claim the Beatles — and whiskey — as their inspirations.

The bands recruited female sound engineers, lighting technicians, bartenders and musicians for the show. And the Warrior Within Design studio will be fashioning onesies for the event. The owner, Jen Paten, sponsors all-women bands.

"Once we put out the idea, it's amazing how receptive everyone was," says Chapin. "It's a powerful, special thing that we get to do."

"Even Janis Joplin never had a band of ladies playing with her."

— ERIN CHAPIN
of The Rainbow Girls

A New Year's Cleanse? Oh Yes You Can Can

Teresa Piro's regimen focuses on seasonal juices

BY BARBARA KATE REPA

THOSE WHO doubt that juice cleanses work haven't met Teresa Piro, owner of Can Can Cleanse, who recently opened an outpost at 2864 California Street.

She practices what she preaches. When discussing two of her passions, nutrition and cleansing, listeners begin to feel and believe the exclamation points that populate the text on her website.

She preaches gently, coping to a personal penchant for coffee and red meat. "Cleansing is not a gimmick, but it's a commitment and requires mental discipline," she says. "If you don't feel up to it, don't do it."

Piro, who is slight and fit, says she inherited the family curse of high cholesterol at age 14, when doctors gave her the usual dictate to follow a low-fat diet and avoid red meat.

"That didn't do anything for my cholesterol level," she says. "So I began to explore the idea of whole foods at a very early age."

She honed that exploration after moving to San Francisco in 1999. She did a stint at Blue Barn Gourmet on Chestnut Street, a mostly take-out deli embracing slow, seasonal and sustainable food. And it was there that the idea for her business was born.

"Customers were telling me they got juice cleanses shipped across the country," she says. "And something about that didn't make sense."

Piro honed her knowledge of nutrition with studies in Berkeley and became a true believer in using cleanses to allow the body to do its own detox.

"I began guiding people on cleanses, but the feedback was that it was too stressful," she says. The time, effort and expense involved in sourcing and procuring fresh fruits



ASHLEY BATZ

"The new year — that's our season. People resolve to be healthier. We offer a tool that can help."

— TERESA PIRO
owner of Can Can Cleanse

and vegetables — and especially the drudgery of juicing them — got in the way for even the most motivated souls. "That's where I knew I could step in and help," she says.

Piro says her focus on seasonal cleanses makes special sense in Northern California, with its easy access to fresh produce. Can Can's juice offerings change each quarter, incorporating celery root, sage, purple grapes and pears in the fall; warming spices in winter; carrot and fennel in spring; and lighter, peppier flavors in summer, when the body craves coolness.

Can Can's cleanses also include some fats in soup and nut milk. "You need fat to keep up; you can't run on empty," Piro says.

The company offers several cleanse programs, from the 1-Day for those who want to try out the concept to the 10-Day Challenge, which includes some salad, for veteran cleansers. But Piro recommends the 3-Day Cleanse for most first-timers.

"Three days is the perfect amount of time for most people to monitor the changes going on and not feel too deprived," she says. "After three days, most people say they feel lighter and brighter, more energized. They stand taller. Their self-esteem is greater, and best of all, they're re-inspired to eat well and make healthy decisions."

While the 3-Day Cleanse is not a weight-loss program, most people typically lose a little weight: two to four pounds for women; six to nine pounds for men.

Piro describes Can Can juices as "food in liquid form." It takes 16 to 18 pounds of organic produce, fruit juices and nuts and vegetables to supply one 3-Day Cleanse.

All juices are made fresh to order at Can Can's processing kitchen in South San Francisco, each dose sealed in a jelly jar numbered and labeled with directions for how and when to ingest it; clients can place orders 36 hours in advance, then either pick them up on California Street or in Marin, or arrange for a delivery to home or office.

"Some people miss chewing — and I tell them: 'It's only three days,'" she says. "Or have an apple if you must chomp on something." That's on the list of "permissible eats" — along with half an avocado, a hard-boiled egg or cucumber for cleansers wavering in willpower.

And for both the waverers and stalwarts, Piro extends another unique feature that wins accolades from first-timers and repeat cleansers: personal support in daily email messages and phone calls if needed.

Piro admits that cleansing is not for everyone — and recommends against it for the very young or old, women pregnant or breast-feeding and those with compromised immune systems. But she's unswayed by the skeptics and naysayers, emphasizing that the cleanses contain a "giant dose" of vitamins, along with fiber and a minimum of 1,000 calories daily.

"The new year — that's our season. People resolve to be healthier. We offer a tool that can help, and set them on the right path," she says. "After one day you won't feel much different. But by day three, you'll feel different indeed."

For more information, go to cancancleanse.com. During January, get a \$20 discount on all 3-Day (regularly \$185) or 5-Day (regularly \$335) cleanses. Enter the special offer code at checkout: NEWFILLMORE15.

I PICKED THE best and worst of times to cleanse: the week before Christmas. But the holiday season had brought on some unseemly habits, such as snagging sugar cookies trimmed in bright blue icing that arrived at the office as holiday gifts. And I don't even like bright blue.

So the Can Can Cleanse's slogans called like siren songs: "It's time to jumpstart your health!" and "It's a spa retreat for your insides!"

I was all in.

A FEW DAYS BEFORE: Piro sends a chipper email, gently reminding me of the pre-cleanse warmup guidelines posted on the website designed to help ease the body and psyche into the cleansing days ahead. None of the rules seem onerous: cut back on caffeine, alcohol and nicotine and increase the intake of water and raw vegetables. Only one gives cause for pause: *Eliminate or reduce consumption of dairy.* That means cheese, my favorite food group. I repeat the Can Can mantra: It's Just Three Days.

DAY 1: The first can to be consumed is labeled Lemon Ginger Juice, with an advisory to drink it heated. It's got a goodly dose of cayenne that makes it feel like a jumpstart to the day. Piro urges doing something nurturing for yourself while kicking off the cleanse, but I'm slated by necessity to do the opposite:



The winter 3-Day Cleanse

STACY VENTURA

beginning to feel lighter and something palpable, although I can't quite give it a name.

DAY 3: I wake feeling a bit light-headed, but different. I'm firing on all cylinders, beating all comers at Words With Friends — even the guy in New York who seems to do nothing else. And I'm thinking optimistic and profound thoughts. Maybe America has something to learn from Cuba about public education and health care. And some disturbing ones — like maybe I'll never eat solid food again. I have identified the same feeling that was setting in yesterday: self-righteousness.

I barrel through both jars of Green Juice, and delight in the midday serving of Winter Orange Soup, warming it and eating it in a bowl with a spoon, just like solid food.

THE MORNING AFTER: That was definitely self-righteousness setting in, although not in a bad way. It's good to feel focused and disciplined and to accomplish a challenge. I've lost a couple of pounds, which also feels good. And I've gained a new resolve to eat and live more mindfully. That may sound grandiose, but 'tis the season. And now I have help — a sort of faint voice in my head. Just today I heard it whisper: "Step away from the blue cookies."

— BARBARA KATE REPA

DIARY OF A CAN CAN CLEANSER

Brave a trip to the post office on Geary Street during the holiday season.

There's a loose schedule for downing the eight cans of juice, one every hour or so. I have to tote five of them to work, and decline invitations to both a holiday office lunch and an afterwork drink with a friend. The biggest surprise is how busy I am monitoring and imbibing the jars of juice; I run out of time to quaff the assigned jars and opt to skip the white one labeled Mixed Nut Milk, which I later learn is a big mistake, since it's the most delicious of all, kind of like a milkshake.

DAY 2: Truth be written, I'm feeling just a wee bit churlish — not even cheered by the attaboy email message Piro sends

titled "Halfway!" The hardest part is downing the two jars of the aptly named Green Juice, which tastes kind of like grass. Piro later says that others also struggle with it, although its churned combo of 12 fruits and vegetables mean it's loaded with vitamins.

My husband exacerbates my mood by tucking into a carton of some newfangled gelato he heard about while standing in line at Mollie Stone's. It has the improbable slogan "Better ingredients make happy spoons" — and he keeps purring and making a crunching noise while eating it. Then I make the mistake of asking if he's proud of me — and his eyes roll the same way they did when I took boxing and painting and ice skating lessons. But I am

"Stores like this give the neighborhood character and utility."

With Buyer Lined Up, Hardware Store May Close

► FROM PAGE ONE

"All my stores are LLCs," said Tognetti, "but for some reason he wants a personal guarantee, which leaves me wide open to any lawsuit."

He added: "I've been trying to strike a deal with Victor (Makras) for months and he will not give me the time of day."

Asked to give his side of the story, Makras declined to comment. Pressed about the alleged dispute with Tognetti, Makras firmly repeated his response: "No comment."

Property records show the building has been owned by the M. Afshin Najafi Family Trust since 2008. Alex Najafi did not return numerous calls to the dry cleaning establishment he owns in San Rafael.

"My God, it's devastating."

MEANWHILE, Hardware Unlimited's customers are grieving both Dick Norwood's death — on August 22 after a heart attack — and the possible end of the store itself. An in-store petition quickly gathered more than 300 signatures in a quest to rally public support.

"My God, it's devastating," said Katherine Coleman, a frequent customer. "When I found out Dick died, I just lost it," she said, erupting into tears while shopping at Hardware Unlimited recently. "Dick and everyone here — Robert, Oleg, Nancy, Linda — have always been so good to me. I could tell them what I wanted and they didn't just sell it to me, they gave me tutorials. I had a house account. They're like family."

David Curtis, who was buying picture hooks and cleaning products at the liquidation sale, was also disappointed to see the store's possible demise. "Stores like this give the neighborhood character and utility," he said. "They're what keeps Sacramento Street lively."

Curtis said he still hopes Frederiksen's owner can buy Hardware Unlimited and continue the tradition of a "basic, old fashioned hardware store that has a helpful staff, but sells cutting edge products as well."

Another customer, Marie McNulty, who moved into the neighborhood in 1976, said: "This has been my hardware store. I could bring in something, almost anything, and ask them how to do it or use it and they would take the time to explain — whether or not I bought it here. I love this store."

Belen Norwood, the deceased owner's wife of 25 years, confirmed her husband loved to help customers. "He was a very kind man with a heart of gold — more like



Longtime customers are mourning both the death of owner Dick Norwood and his store.



a teacher," she said. "As much as it took him away from running the business, he would rather explain to the customer exactly how to use what they were buying. Nobody does that kind of hardware store customer service today except Frederiksen's."

Actually, Norwood worked at Frederiksen's at one point and that's where he met Tognetti, who was a salesman selling light bulbs and electrical products to independent hardware stores in the Bay Area. In 1985 he had the chance to buy the Sacramento Street store that was originally Superior Hardware and Electric. According to Belen Norwood, "Dick borrowed money from his mother and bought the place."

Hardware Unlimited flourished in the 1980s and '90s, along with the rest of San Francisco, but beginning in 2008 she said the economic crisis took a toll on the business and her husband. "When he came home, we used to play this game — we called it 'Guess what we did today' — and I'd guess \$1,500 or \$2,000. Even though things were shaky financially, Dick never showed it. My only clue was that he would wake up at 2 or 3 in the morning and pretend to watch TV," she said. "One day Dick whispered into my ear: 'If anything happens to me, call Tom Tognetti and offer him the business.' Tom was a good salesman who would take time to talk with people. And he has a great sense of humor."

"I just don't get it."

TOGNETTI ADMITS he didn't leap at the opportunity to add another link to his chain. "When Dick passed away, I was just going to send flowers, not get involved," he said. "But when Belen told me what Dick had said, I changed my mind. We put together a deal to purchase the store. That's when the problems started with Victor. I just don't get it."

Ironically, rent on the 2,800-square-foot building is not outrageous by current area commercial standards. Tognetti said he can live with the numbers: \$8,175 a month for the next two years and then a 5 percent increase for each of the next five years.

"Dick did a great job. I have the knowledge and know-how and three other stores that could support this one with more product," he said. "I can make this into a hardware store like no one has ever seen, even more of an asset to this neighborhood."

But as long as Makras is ducking him, Tognetti is convinced it's futile. "If I can't make the deal with what I'm offering," he said, "I don't know who can — unless it's another dress shop."

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A Love of Lighting and the Silver Screen



After a near-death experience in August 2010, the Clay Theater's marquee told the story: "The Show Goes On." Michael Blythe made the announcement to a sold-out crowd.

MICHAEL BLYTHE has worked at the venerable Clay Theater at 2261 Fillmore Street for nearly a decade. In that time he's had the opportunity to lavish his love of old theaters on the Clay, which is now more than 100 years old.

On New Year's Eve he helped launch a new venture as the Oasis nightclub on 11th Street began a new life. But he's not entirely leaving the Clay behind.

What first attracted you to the Clay Theater?

I come from a lighting background. When I was a kid I was obsessed with lights, and still am. I was a nightclub lighting director in San Francisco before I moved to Minnesota, where I honed my craft running large moving rigs for a couple of clubs downtown, including shows I did at the legendary First Avenue nightclub.

When I returned to SF I got the job at the Clay that allowed me to have the freedom to work shows, but also get into one of my other longstanding obsessions: old theaters.

How did you get interested in old theaters?

I grew up down in Burlingame. A little closed theater named the Encore was my first love. I never got to see the theater open, but I was friends with The Rev, who owned it in the late '80s and early '90s and

was fixing it up to open as a church. Sadly the city forced him out and the theater was condemned and torn down. It didn't need to be.

As I think about it, all the theatres I loved as a kid are gone: the Encore, the Millbrae, the Varsity, the Burlingame Drive-In, the Palm.

How did you get interested in lighting?

My love of lighting started as a kid. My parents knew this was an interest when we went to Great America. We went to watch a show and I was just watching the lights above the stage. This was confirmed on later trips to Disneyland and Universal Studios, where I talked my way backstage to see how things really work.

In school I was involved with drama and school dances. In junior high I knew all the names of the disco lights and would call the mobile DJ company that did our dances and request specific lights. Our dances were the best! In my sophomore year of high school I discovered raves. They offered me an escape from the bullies at high school and gave me many chances to share my lighting abilities. I got to help the guy who did the liquid light shows at the Fillmore and Winterland, and learned lots about lasers.

During this time I was also quite the "club kid" and was frequenting San Francisco nightclubs, including the DV8, 1015 Folsom, the End-Up, Club Townsend and the Oasis.

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You moved north, but eventually came back. Why?

I moved back because I missed the city I love and needed to get back home — that, and the winters are not so fun in Minnesota. When I got back I had already set up a gig with Peaches Christ at the Bridge Theatre on Geary for her show, *Midnight Mass*. Peaches' alter ego Joshua was the Bridge Theater's manager, and he recommended me to the Clay.

I was instantly thrilled when I showed up and discovered that the Clay is home to *The Rocky Horror Picture Show*, another of my dear loves.

What's so special about the Clay?

The first movie I watched at the Clay was *Elvira's Haunted Hills*. I instantly fell in love with the place. The Clay is the most charming theater in the city.

We have had a ton of big events. Getting to meet Weird Al Yankovic before a

screening of *UHF* has to be one of the tops. I met him at the back gate and got starstruck and said, "Oh my god, you are real!" And he said, "As far as I'm aware."

Or getting to work with the Godfather of Gore, H.G. Lewis, before a screening of his '70s masterpiece, *The Wizard of Gore*. And of course Tommy Wiseau from *The Room*. I host the midnight screenings every month.

What's your most special memory of the Clay?

My favorite memory is the night I got to announce that the theatre was not closing after all — August 28, 2010.

The weeks leading up to that night were some super dark days. We spent the time clearing stuff out and getting ready to shut the place down. I spent a lot of time crying and watching my favorite films. It wasn't until the morning of our last day that I got the news. It came in a phone call: The



"The crowd went nuts!"

— MICHAEL BLYTHE
(near right) on the night in 2010 he announced the Clay Theater would remain open after all and (far left) at his frequent post behind the concession stand.

theater would remain open! We decided to keep it a secret until later that night, which was to be the last screening of *Rocky Horror*. In front of a sold-out crowd, I got to make the announcement. I thought the roof was going to rip off the building — the crowd went nuts!

How's the Clay doing now?

The future for the theater looks good. Landmark has installed a new digital projector and done some renovations. But as always, the future is really up to moviegoers — and most of all the gentleman who owns the building.

What's pulling you away?

I've been doing side gigs all over town with various theater groups and nightclubs. For the last year the primary group I've been working with is led by Hekline, the legendary drag queen, and actor-playwright D'Arcy Drollinger. We've been

looking for a permanent home, and after a long struggle we found the long-shuttered Oasis nightclub at 11th and Folsom for sale. The Oasis is one of the oldest nightclubs in the city and was a founding anchor of the 11th Street club row. Many legendary DJs and musical acts have played within its walls, including Nine Inch Nails, Faith No More, L7 and Fillmore's own Etta James.

But you're not leaving the Clay behind entirely?

I'll still be at the theater a bit doing handyman work, helping keep the place charming and protecting it. Given how much I love this place, it's hard not to be here five days a week. While I'm moving on from day-to-day operations, I'll still keep the theater looking good.



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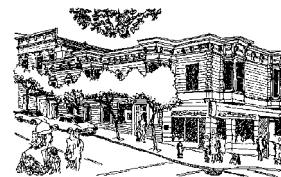
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CATHOLIC CHURCH**

MASSSES

5:30 pm (Saturday Vigil)
7:30, 9:30 & 11:30 am
1:30, 5:30 & 9:00 pm

WEEKDAYS

6:30 & 8:00 am & 5:30 pm

SATURDAY

7:40 am Rosary, 8:00 am Mass

PRAYERS & SACRAMENTS

The church is open for prayer all day
and into the early evening.

Liturgy of the Hours (Daily)

Morning Prayer 7:15 am/Sat 8:00 am

Evening Prayer 5:00 pm

Reconciliation Sat 5:00 pm,

Sun 7:00, 9:00 & 11:00 am, 5:00 pm

Adoration of the Blessed Sacrament

Mon & Wed 8:30 am & 6 pm

Tue & Fri 8:30 pm

2390 Bush St. (at Steiner) • (415) 567-7824 • Free Parking



The Friendship Line

A MULTI-LINGUAL TELEPHONE LINE FOR ADULTS 55 & OVER

Institute on Aging's Friendship Line reaches out to older adults, offering a wealth of emotional and well-being resources. In the comfort and privacy of their home, callers receive emotional support, reassurance, counseling, crisis intervention, abuse prevention help, medication reminders, well-being checks, and information and referral for additional care.

415.752.3778

Volunteer Opportunities: 415.750.4111x124

The Multi-lingual Friendship Line is not an emergency phone service. It is a community support project by Institute on Aging and Department of Adult and Aging services of the City and County of San Francisco, partially funded through the Mental Health Services Act.

Institute on Aging
Helping Bay Area Seniors Live Independently

NEIGHBORHOOD HOME SALES

Single Family Homes	BR	BA	Sq ft	Days	Date	Asking	Sale
1861 Pine St	3	1	1,390	19	11/20/2014	1,495,000	1,400,000
2113 Broderick St	4	2		10	11/26/2014	2,300,000	2,700,000
1948 Sutter St	4	3		8	12/15/2014	2,850,000	3,100,000
2418 Webster St	4	3	2,853	1	11/21/2014	3,350,000	3,350,000
212 Presidio Ave	4	5	3,589	58	12/9/2014	4,050,000	3,775,000
2629 Buchanan St	7	3		51	12/8/2014	4,250,000	4,095,000
2411 Broderick St	4	4		14	11/20/2014	4,499,000	4,850,000
2735 Baker St	5	4	4,300	31	11/20/2014	8,995,000	8,750,000
2040 Jackson St	5	6	7,100	78	11/21/2014	15,000,000	14,000,000

Condos / Co-ops / TICs / Lofts

1817 California St #212	1	1	537	40	12/5/2014	549,000	605,000
3051 California St #A	2	2		141	11/21/2014	675,000	643,000
1998 Broadway #402	2	2	1,035	31	12/5/2014	749,000	749,000
2200 Sacramento St #205	1	2	826	16	11/17/2014	725,000	805,000
2990 Jackson St #11	1		914	21	11/25/2014	775,000	890,000
3134 Washington St #12	2	2		1	12/12/2014	900,000	900,000
1770 Pacific Ave #102	2	2	1,200	35	12/15/2014	980,000	972,000
2200 Sacramento St #208	1	2	1,000	47	11/19/2014	999,000	990,000
3085 Clay St #102	1	1		64	12/2/2014	950,000	1,020,000
2451 Jackson St	2	1	1,123	39	12/11/2014	995,000	1,100,000
1738 Bush St	3	1	1,900	37	11/18/2014	1,150,000	1,123,000
2170 Vallejo St #202	1	1	1,236	42	11/17/2014	995,000	1,150,000
1800 Laguna St	3	1	1,439	14	12/1/2014	1,189,000	1,160,000
1700 Gough St #504	2	2	1,100	31	12/5/2014	995,000	1,170,000
1977 Pine St #1977	3	2		69	11/17/2014	1,145,000	1,175,000
2040 Franklin St #1101	2	2	1,468	8	11/21/2014	999,000	1,200,000
2155 Buchanan St #6	2	1	1,120	14	11/21/2014	895,000	1,300,000
1760 Pacific Ave #5	2	2	1,766	140	12/5/2014	1,395,000	1,349,000
1501 Filbert St #6A	2	2	1,220	5	11/25/2014	1,464,000	1,464,000
1979 Pine St	4	3		69	11/17/2014	1,395,000	1,475,000
440 Locust St	2	2		46	11/21/2014	1,495,000	1,525,000
2722 Sutter St	4	2	3,400	75	12/4/2014	1,595,000	1,600,000
1835 Franklin St #601	2	2	1,550	60	11/21/2014	1,545,000	1,611,395
2539 Clay St #6	2	2	1,550	16	12/9/2014	1,495,000	1,650,000
2154 Sutter St	3	2	1,921	13	11/25/2014	1,595,000	1,812,000
3141 Jackson St	3	2		7	11/26/2014	1,795,000	1,995,000
2327 Divisadero St	3	2		26	12/5/2014	1,950,000	2,000,000
2632 Laguna St	2	2	2,225	13	11/25/2014	2,195,000	2,475,000
1981 Clay St	4	3	3,588	39	12/5/2014	2,750,000	2,730,000
1501 Filbert St #PH 7F	2	2	1,634	1	12/15/2014	3,500,000	3,500,000

Prediction for the new year: more balance

The frenzied overbids that characterized neighborhood real estate in the first half of 2014 began to subside in the second half — one sign that the San Francisco housing market could move toward a more balanced state in the coming year.

Bidding wars in Lower Pacific Heights, Pacific Heights, Cow Hollow and Presidio Heights reached their zenith in May, when single-family home buyers paid an average of nearly 12 percent more than the original list price. By November competition had slowed a bit and buyers were paying about 1 percent below original list price.

More sellers reduced home prices in the second half of the year, which likely helped to increase the number of deals that closed. In the first two quarters, 45 single-family homes in the neighborhood changed hands. Between July 1 and the end of November, 52 homes had already sold, with a month still remaining in the year.

Looking ahead to 2015, expect more home price appreciation, though perhaps at a slower rate than during the past few years. Inventory is historically tight in January, so buyers will continue to have limited choices. Savvy sellers, however, might take advantage of this window and put their homes on the market.

— Data and commentary provided by PATRICK BARBER, president of Pacific Union. Contact him at patrick.barber@pacunion.com or call 415-345-3001.

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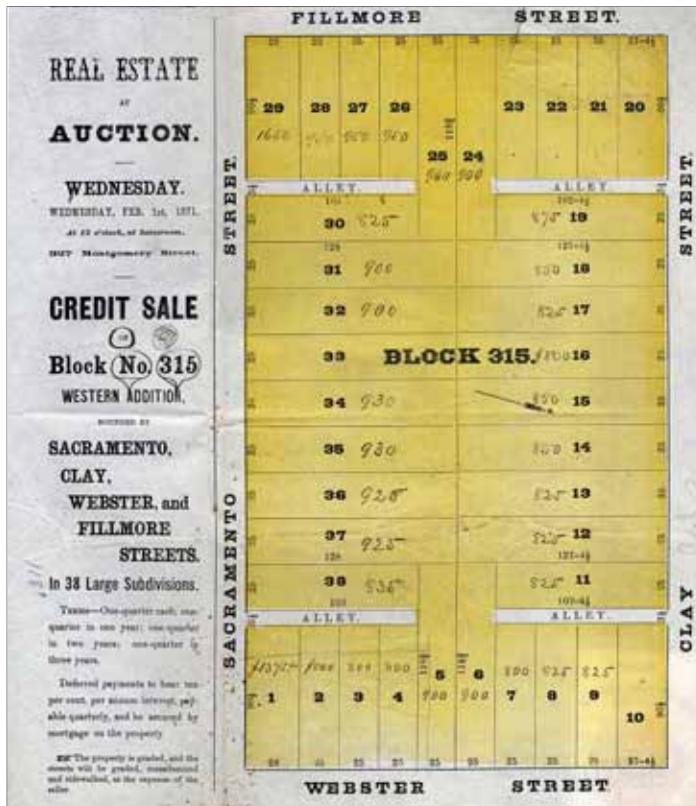
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FURTHERMORE



Neighborhood lots for less than \$1,000

Now it's the scene of a major construction project, with 76 new multi-million dollar condominiums being retrofitted into the University of the Pacific's former dental school. But in 1871 the block bounded by Fillmore, Sacramento, Webster and Clay Streets had just been graded and divided into 38 lots, almost all of them available for less than \$1,000.

The flyer announcing the auction is among the historical treasures on display in the new home of the Society of California Pioneers on the Main Post of the Presidio at 101 Montgomery. From January 23 to February 1, the Pioneers will exhibit daguerreotypes and ambrotypes from its archives — a short exhibition to limit their exposure to light.

For more information, call 957-1849 or go to californiapioneers.org.



Presidio Heights
Offered at \$2,195,000
Elegant Upper Level Condominium. Close to Sacramento Street and Laurel Village's shops and restaurants. This remodeled 3BD/2BA condo includes a remodeled kitchen, living room with fireplace and formal dining room. Shared garden, 1-car parking.
326Maple.com
Sandra Bagnatori
415.518.4865
Scott Brittain
415.321.4385



Forest Hill
Offered at \$1,495,000
Wonderful Mediterranean Home. Located in one of San Francisco's most beautiful neighborhoods, this 3BD/2BA home features a large formal living room with fireplace and high ceilings, formal dining room, eat-in kitchen and two sunrooms. Huge patio and level rear yard. Convenient to transportation hubs and routes.
159Castenada.com
Thomas Cooke
415.823.1624



Cole Valley
Offered at \$1,395,000
Stunning Top Floor 3BD/1.5BA Condominium. Located a few blocks from the shops and restaurants of Cole Valley and one block to the Google and Facebook shuttle stops. Beautifully updated while maintaining gorgeous period details. 1-car parking, large storage room, in-unit laundry.
263Carl.com
Missy Wyant Smit
415.321.4315



Pacific Heights
Offered at \$1,198,000
Prestigious Location! Enter this elegant building and ascend the stunning curved staircase to this charming top floor 2BD/1BA corner condominium. Offering a Pacific Heights lifestyle in an idyllic low-rise setting, this home features high ceilings with crown moldings and Edwardian architectural details. 1 deeded parking space.
2919PacificAve.com
Jacqueline NeJaime
415.321.4343



Diamond Heights
Offered at \$1,100,000
3BD/2.5BA View Home. This multi-level view home has great bones and is waiting for a new owner's cosmetic touch. The main living space has a combo living/dining room spanning the width of the house with beautiful vistas of the hills and bay. 2-car side-by-side garage.
179TopazWay.com
Beth Kershaw
415.260.2321
Don Gable
415.350.3854



Pacific Heights
Offered at \$699,000
Bright Remodeled Condominium. This 2BD/2BA condo is situated on the quiet backside of the building. It features a chef's kitchen that opens to the spacious combo living/dining room, a large master suite with big walk-in closet and adjacent walk-out deck, beautiful hardwood floors, storage and much more. 1-car parking.
1835Franklin403.com
Ron Sebahar
415.279.4579



Lower Pacific Heights
Offered at \$639,000
Immaculate Remodeled 1BD/1BA Condo. Spacious living room with charming bay window seat, original hardwood floors and lovely traditional detailing. Light-filled breakfast room, adjacent to remodeled kitchen and living room. Exceptional closet and storage space. Well-maintained and well-loved 12-unit building.
1730-Broderick-2.com
Donna Cooper
415.375.0208



Downtown/Nob Hill
Offered at \$445,000
Newly Remodeled Junior 1BD Condo. This condo offers everything you need for stylish, comfortable and convenient city living! The home features a west-facing city view. Smart use of space offers a sleeping alcove for bedroom privacy, allowing the main living space to be used for entertaining. Includes 1-car deeded parking.
tinyurl.com/1001Pine-908
Brooke Krohn, MA
415.321.4298

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Not many cities can boast a vibrant section of town that is upscale but approachable, fashionable but not elitist, comfortable without being boring. San Francisco's Fillmore is all these — and, best of all, it's not striving to be original. It just is. — *Gourmet magazine*



ART & ANTIQUES

Kuraya Japanese Antiques

2425 California 885-3313

Mureta's Antiques

2418 Fillmore 922-5652

Narumi Japanese Antiques

1902 Fillmore 346-8629

Thomas Reynolds Gallery

2291 Pine 441-4093

Walter Adams Framing

20198 Fillmore 922-6811

CLOTHING & SHOES

A City Obsession

1820 Fillmore 510-238-5122

Alice & Olivia

2259 Fillmore 813-2805

Asmby Hall

1850 Fillmore 567-5953

Athleta

2226 Fillmore 345-8501

Black Fleece

2223 Fillmore 931-2203

Cielo

2225 Fillmore 776-0641

Cotelac

1930 Fillmore 351-0200

Crosswalk Shoes

2122 Fillmore 921-0292

Curve

2360 Fillmore 885-4200

De Novo

2413 California 563-5937

Eileen Fisher

2216 Fillmore 346-2133

Elizabeth Charles

2056 Fillmore 440-2100

Ella Moss

1913 Fillmore 409-6197

Erica Tanov

2408 Fillmore 674-1228

Gimme Shoes

2358 Fillmore 441-3040

Heidi Says

2426 Fillmore 749-0655

Heidi Says Casual

2416 Fillmore 749-1144

Heidi Says Shoes

2105 Fillmore 409-6850

James Perse

2028 Fillmore 885 0300

Jarbo

2408 Fillmore

Jigsaw

2121 Fillmore 931-5520

Joie

2116 Fillmore 400-0367

The Kooples

2241 Fillmore

Lilith

2029 Fillmore 913-7600

Limu

2237 Fillmore 567-9500

Marc by Marc Jacobs

2142 Fillmore 447-9322

Margaret O'Leary

2400 Fillmore 771-9982

Mio

2035 Fillmore 931-5620

Mudpie

2185 Fillmore 771-9262

Paolo Shoes

2000 Fillmore 885-5701

Peruvian Connection

2326 Fillmore 513-1559

Prana

1928 Fillmore 590-3970

Rag & Bone

2060 Fillmore 416-3978

Ralph Lauren

2040 Fillmore 440-6536

Roberta Freymann

2055 Fillmore 563-8595

ruti

2119 Fillmore 441-4412

Sandro

2033 Fillmore 292-4841

Scotch & Soda

2031 Fillmore 580-7443

Steven Alan

1919 Fillmore 351-1499

sunhee moon

1833 Fillmore 928-1800

Toujours

2484 Sacramento 346-3988

2130

2130 Fillmore 563-1717

GIFTS & FLOWERS

Cottage Industry

2326 Fillmore 885-0326

Fillmore Florist

1880 Fillmore 929-5200

In Water

2132 Fillmore 359-1232

L'Occitane

2207 Fillmore 563-6600

Nest

2300 Fillmore 292-6199

Paper Source

1925 Fillmore 409-7710

Papyrus

2109 Fillmore 474-1171

HOME & GARDEN

Duxiana

1803 Fillmore 673-7134

Flor

2226 Bush 359-9790

Jonathan Adler

2133 Fillmore 563-9500

Music Lovers Audio

2295 Bush 345-8111

The Shade Store

1932 Fillmore 848-9179

Zinc Details

1905 Fillmore 776-2100

JEWELRY

Alexis Bittar

1942 Fillmore 567-5113

Elite Fine Jewelry

2480 Sacramento 931-9100

Eric Trabert Goldsmith

2420 Fillmore 567-8887

Gallery of Jewels

2115 Fillmore 771-5099

Hi Ho Silver

1904 Fillmore 771-4446

Surprise Party Beads & Shells

1900 Fillmore 771-8550

NEWS & BOOKS

Brower Books

2195 Fillmore 567-8027

Juicy News

2453 Fillmore 441-3051

PETS

Aqua Forest Aquarium

1718 Fillmore 929-8883

Barry for Pets

1840 Fillmore 346-8899

George

2512 Sacramento 441-0564

Pets Unlimited

2343 Fillmore 563-6700

Russian Hill Dog Grooming

2178 Bush 931-1108

RESALE

Crossroads Trading Co.

1901 Fillmore 775-8885

Goodwill Industries

1669 Fillmore 354-8570

Repeat Performance

2436 Fillmore 563-3123

Seconds to Go

2252 Fillmore 563-7806

SERVICES

Artists Inn

2231 Pine 346-1919

Copy.net

2174 Sutter 567-5888

Invision Optometry

1907 Fillmore 563-9003

Jet Mail

2184 Sutter 922-9402

R. Carrie Insurance

2140 Sutter 567-7660

S.F. Boot & Shoe Repair

2448 Fillmore 567-6176

Skyline Cellular

1920 Post 751-8282

UPS Store

2443 Fillmore 922-6245

Walgreens

1899 Fillmore 771-4603