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'It's my party, and I'll sing if I want to'

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'Frequently Wrong, But Never Dull'

Frank Pixley was an early gentrifier of Cow Hollow

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THE NEW FILLMORE

SAN FRANCISCO ■ SEPTEMBER 2015



Worship in the house of jazz

Photograph by
STEVE WERNEY

No. 92 in neighborhood author Floriana Petersen's new book of 111 don't-miss places in San Francisco is at 1286 Fillmore Street: "Behind a tinted storefront window is St. John Coltrane African Orthodox Church. Every Sunday morning the front door opens to the small space, decorated with murals of a black Mary and Jesus, and of the congregation's unique patron saint, John Coltrane."

"111 PLACES YOU MUST NOT MISS" | PAGES 8 & 9

Cathedral Hill Tower Pushes Height Limits

A key player in redevelopment, developer seeking 36 stories has outwaited ban on building

By FRAN MORELAND JOHNS

IT MAY BE a sleek luxury high-rise condominium bringing new life to Cathedral Hill. Or it may be a code-violating, too-tall tower adding traffic, wind, noise, parking and shadow nightmares — and opening the door for more spot zoning across the city.

New York developer ADCO Group's plan to build a 36-story residential tower at 1481 Post Street is drawing mounting concern and opposition from nearby residents. The project is expected to come before the Planning Commission this month.

The building would replace an above-ground parking structure, fitness center and tennis courts that adjoin Cathedral Hill Plaza apartments at Post and Gough, which ADCO also owns and plans to remodel. The new tower would rise to 416 feet, requiring an exception to the 240-foot height limit the city planning code sets for the site.

ADCO — a key player in the redevelopment of Cathedral Hill five decades ago — is promising its project will be beneficial to the neighborhood.

"Benefits to the community will include significant streetscape improvements," says ADCO's Linda Corso. "What is now a blank wall on Geary will become a glass-front building with an expanded fitness center," with a ground-level cafe and garden fronting 1481 Post and the apartments to the east. Adding pedestrian and residential activity and a mid-block crossing will enliven the area and increase safety, Corso maintains.

Corso says ADCO will also make extensive improvements to Cathedral Hill Plaza, the adjacent 14-story apartment building. Most significant would be a redesign of the entry from the current portico on Gough to an open entryway on Post.

But many neighbors aren't buying it.

An array of groups and individuals dubbed SOS Cathedral Hill, led by the Cathedral Hill Neighbors Association, opposes granting the exceptions required for both the height and bulk of the building.



Rendering of the proposed tower at 1481 Post Street.

ADCO GROUP

TO PAGE 10 ►

FRIDAY NIGHTS
AT THE **de Young**
GOLDEN GATE PARK



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Visit our permanent collection galleries free after hours on Fridays and enjoy cocktails, performances, dancing, and art making.

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Support for Friday Nights at the de Young is provided by Hanson Bridgett and the Koret Foundation. During Friday Nights, funding from The Hearst Foundations makes possible free general admission to the permanent collection galleries.


A discounted \$15 ticket is required to visit the special exhibition galleries.
Fees apply for dining and cocktails.


THE SAN FRANCISCO SWEDENBORGIAN CHURCH


**'Beautiful, peaceful and fruitful':
John Ruskin's Guild of St George
with Clive Wilmer and Aonghus Gordon**

Thursday, September 10th, 6:30 p.m.


Donations Welcome



Though the Swedenborgian Church's style and architecture is undoubtedly unique, the early designers were heavily influenced by John Ruskin, an art critic, social critic, economist, naturalist, artist, and philanthropist. Joseph Worcester, Bernard Maybeck, Willis Polk, and many others took inspiration from Ruskin's ideas about architecture and design, which helped to inform the California Arts and Crafts Style. Ruskin's influence can also be traced in the interest that many in the Arts and Crafts community took in civic affairs and in the desire to create a place that would foster community, fellowship, and respect for nature. In 1871, Ruskin set up a utopian body, the Guild of St George, with the aim of restoring the links between art and craft, social wealth and natural abundance.



Clive Wilmer is the author of eight books of poetry, including *New and Collected Poems*. He teaches English at Cambridge, where he is an Emeritus Fellow of Sidney Sussex College, and lectures on Victorian poetry. He has written extensively on John Ruskin and William Morris, notably as editor of *Ruskin's Unto This Last and Other Writings* and Morris's *News from Nowhere and Other Writings*. Since 2009, Wilmer has been Master of the Guild of St George, the charity founded by Ruskin in 1871.



Born in Gloucester, UK, **Aonghus Gordon** established the arts and crafts centre at Ruskin Mill in 1982 after traveling extensively and studying the History of Art. Since then, Gordon and colleagues have initiated seven centres across the UK in which John Ruskin's thinking is one of the platforms. Further centres and collaborations are underway in the UK, Norway, and the US. Gordon was awarded 'Social Entrepreneur of the Year' by Ernst & Young in 2005 and was elected a Companion of the Guild of St George in 2010.

San Francisco Swedenborgian Church
2107 Lyon Street • 415-346-6466

UPFRONT

Yoshi's Plan Still in the Works

CITY OFFICIALS are promising to move quickly to reopen the empty space that formerly housed Yoshi's jazz club and restaurant at 1330 Fillmore — although a long-term solution is still to come.

"For the benefit of the Lower Fillmore neighborhood commercial corridor, it is the city's objective to reactivate the space at the Fillmore Heritage Center as quickly as possible," said an August 20 statement from the mayor's office.

"It is the city's intention to create a review committee made up of both city officials and selected community members to review proposals that have met the city's minimum qualifications and provide recommendations on which proposals should be selected to negotiate a final agreement with the city," the statement said. "The final details of the process will be made available at the next community meeting to be held in the Fillmore during the month of September."

No date had been set by September 1. "There isn't a meeting planned yet in September," said Valle Brown, an aide to Board of Supervisors president London Breed, who represents the Fillmore. "We're waiting for the [request for proposals] to be completed before a meeting will be arranged."

At the end of a tempestuous July 27 meeting Breed and the mayor's staff held, developer Michael Johnson took the microphone and for the first time spoke publicly about the events that led from the creation of the Fillmore Heritage Center to the eventual closing of Yoshi's — and then to the spectacularly quick demise of The Addition.

Johnson noted that he was primarily a housing developer when he was asked to become involved by local residents who wanted an African-American in charge. He said only two developers — he and a team led by basketball great Magic Johnson — were willing to take on the project.

"No one else was interested," he said. "There were no other developers that don't look like me that were interested in coming into this community."

In hindsight, he said, it was a mistake for him to get involved in entertainment and restaurants.

"It was a bad decision to go down that road," he said.

After Yoshi's San Francisco declared bankruptcy, Johnson decided to run the club and restaurant himself.

"I made another mistake," he said. "We



The Fillmore Heritage Center now sits empty.

decided we were going to try to resurrect it and create The Addition."

He added: "We found out that operating that 28,000-square-foot facility was very difficult. We went six months. We couldn't make it work. We had to close."

Johnson said the only way to make the Yoshi's space work is if the city "takes a different approach to the financial structure of this building" to keep it from being "loaded down with debt payments."

Former mayor Willie Brown — who held the office when Yoshi's opened in 2007 — also spoke at the meeting, telling those assembled: "You know if I sat in the mayor's office, you wouldn't need to be here."

Brown insisted it is possible to create a profitable business with community involvement.

"It is achievable," he said. "There clearly is a way. Whether or not it remains a jazz facility, it needs to be within the confines of this community."

Breed said in concluding the meeting: "We want to try to figure out a way to make this work the way we want it to work based on the parameters that we have to work within. We can be creative with those parameters."

She added: "I remember working for Mayor Brown at Treasure Island. And part of what I loved about working for Mayor Brown was that — it wasn't that we did anything that was illegal, it was more that we had worked with the city attorney to figure out a way we could do what we wanted to do. I come from that school."



"City owed \$18 million"
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Connecting the neighborhood

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

For Jet Mail, the End Is Here

FAREWELL LIMU: This is the final month for one of Fillmore's classiest independent boutiques, Limu. Owner Simone Derayeh says she's calling it quits after 10 years because of an impending rent hike.

"We're losing a good neighbor," said Daniel Bahmani, who works nearby at Copy.net, which joined the move to Sutter Street. "It's going to quiet down this area."



KATHI O'LEARY

McGee has teamed up with Maryam Zadeh, owner of Copy.net, to throw a farewell party for Jet Mail's three-person staff on September 10 from 5 to 7 p.m. on

"I'm ready to move on," he said.

Royal Hawaiian Featherwork

Nā Hulu Aliʻi



Rare cloaks, capes, and lei of Hawai'i's monarchs radiate with color in an exhibition developed in partnership with the Bernice Pauahi Bishop Museum, Honolulu. Discover more than 75 examples of featherwork, each a masterpiece of unparalleled artistry, technical skill, and cultural pride.

This exhibition is organized by the Fine Arts Museums of San Francisco and the Bernice P. Bishop Museum. Presenting Sponsors: The Michael Taylor Trust and David B. Wilentz, Directors; Circle Akiko Matsuda, San Francisco, Chairperson; Circle Art Museum, Curators; Circle The Getty Foundation, Inc., Consponsors; Circle Bank of the West, Mrs. Daigle (Blossom) Strong, and the Thomas W. Stuebel Family Benefactors Circle; Mark and Carolyn Blackburn, Paula and Banded Carano, The Donald and Maureen Green Foundation, and Mr. and Mrs. Edward M. Smith. Support for education and public programs is provided by the Walter and Elise Haas Fund.

Amie (silk/cape), pre-1861, Yellow and black '90 (*Mohor* nobility feathers, 700/1989) (*Hestia* cocooned hair), and *oleña* (*Toucharde* latallón) fiber, Bernice Bishop Museum, Honolulu. Ethnology collection. Photographs by Lili Lum and Masayuki Suzuki. 2014.

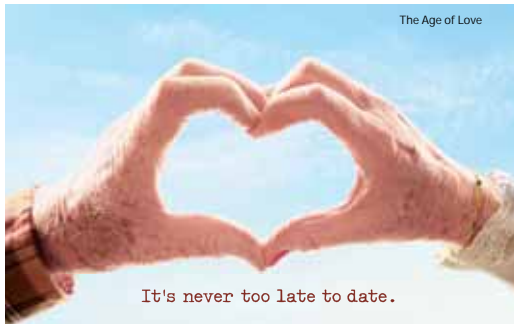
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PAID ADVERTISEMENT

California Parents Believe Tuition Insurance Can Protect One of their Biggest Investments

The cost of attending California's public four-year universities is at an all-time high. As college tuition costs continue to rise, parents have become increasingly concerned about what will happen to their tuition investment if their child has to suddenly withdraw from school. Fortunately for California residents, tuition insurance may provide the answer to these concerns.

A recent survey of parents with college-aged children – conducted by Allianz Global Assistance, a world leader in travel insurance, assistance and personal services, and a subsidiary of Allianz SE, one of the world's largest property and casualty insurers – found that 81 percent of respondents believed tuition insurance was important, given the current climate of rapidly rising tuition. Seeing an opportunity to assist parents and students in protecting their tuition investment, Allianz Global Assistance has launched its new tuition insurance product in California along with several other states.

"Our survey shows that parents and students are clearly worried about what will happen to their tuition investment in the case of a sudden withdrawal," said Joe Mason, chief marketing officer at Allianz Global Assistance. "We are very pleased that residents of California are among the first in the nation who can take advantage of the opportunity to purchase tuition insurance to protect their investment."

Allianz Tuition Insurance, which starts at \$29.95 a term, protects California residents for both in-state and out-of-state non-refundable tuition costs and fees, including room and board.

Allianz Tuition Insurance[®] is available in three different and distinct plans, including the Essential and Preferred plans, which cover withdrawals due to illness, injury or psychological issues that require hospitalization, and the Advantage plan, which covers these circumstances as well as almost any unforeseen reason. Additionally, each plan includes a round-the-clock Student Life Assistance service that assists families in the event that a student becomes ill or injured.



Allianz Tuition Insurance offers peace of mind with its new financial safeguard

With the rising cost of higher education and the strict guidelines many schools have in place for reimbursements, Allianz Global Assistance's Tuition Insurance offers additional peace of mind with affordable options.

For more information about this insurance, visit AllianzTuitionInsurance.com or call (888) 427-5045.

*Terms, conditions, reductions and exclusions apply. All plans not available in all states. For a complete description of the coverage and specific benefit limits offered under your plan, carefully review your declarations page and insurance policy. Insurance coverage is underwritten by Jefferson Insurance Company (NY, Administrative Office: Richmond, VA), rated "A+" (Superior) by A.M. Best Co., under Jefferson Form No. 107-P series. Allianz Global Assistance and Allianz Tuition Insurance are brands of AGA Service Company. AGA Service Company is the licensed producer and administrator of this plan and an affiliate of Jefferson Insurance Company. The insured shall not receive any special benefit or advantage because of the affiliation between AGA Service Company and Jefferson Insurance Company.

CRIME WATCH

Burglary Broderick and Pine Streets July 27, 3:30 p.m.

A woman returned home to find the door to her apartment ajar. Realizing someone could still be inside, she called 911. Officers arrived and searched her apartment. The intruder was gone, but the apartment had been burglarized. Police believe the suspect found the spare key in the woman's locked mailbox in the lobby.

Theft Geary Boulevard and Masonic Avenue July 28, 8:45 p.m.

A dozen people stormed into a beauty store, quickly stuffed perfume, cologne and beauty products into their bags, then fled. Store employees were unable to provide detailed descriptions, stating only that it was a group of males and females in their 20s. The matter is still under investigation.

Theft from Mailboxes Jackson and Broderick Streets August 1, 3:05 a.m.

A man was walking his dog when he saw a man and a woman pry open the mailbox of a multi-unit apartment building and steal the mail. One suspect was a black male from 20 to 30 years old, about six feet tall, weighing around 180 lbs. The second suspect was a black female from 30 to 40 years old, about 5' 4" tall, weighing around 200 lbs. They were driving a dark gray mini-van. Police suspect they were looking for documents to use in identity theft.

Assault With Pepper Spray Masonic Avenue and Geary Boulevard August 5, 10:27 p.m.

A man and a woman flagged down a taxi and asked to be taken to Masonic and Geary. They produced three different credit cards to pay the fare, and each was declined. They then fled into a nearby store. The taxi driver chased them. One turned and pepper sprayed the driver, then ran from the scene. One suspect is a black female in her early 20s; the second is an Asian male in his early 20s. The matter is still under investigation.

Medical Call Presidio Boulevard and Pine Street August 21, 12:48 a.m.

Officers responded to a 911 call from a man who claimed to have been robbed. They found the alleged robbery victim lying in a doorway. He said he was coming off heroin and needed an ambulance. When they asked him about the robbery, he told a vague story. The officers checked the surveillance video from a nearby business. It showed the man lying calmly in the doorway, waiting for the passing citizen who lent him a cell phone with which he had called 911. They determined that no robbery had occurred. Paramedics then took the man to the hospital.

Battery, Mental Health Detention Union and Webster Streets July 22, 3:30 p.m.

An officer was dispatched to Union and Webster regarding a battery. The man who had been assaulted told the officer he was walking down the sidewalk when a woman approached him and shouted at him, accusing him of giving her diseases. Then she flung hot coffee at him; he was not burned.

The man then followed the woman and saw her go into a shoe store. Here the officer made contact with her. She admitted to throwing coffee at the man and explained she had attacked him because he was giving her diseases. The officer determined that she was a danger to others and transported her to St. Francis Hospital for a 72-hour evaluation hold.

Burglary of Store, Forcible Entry Gough and Bush Streets July 26, 8:30 p.m.

A group of medics on duty watched as a man moved in and out of a store through a broken window. The suspect then saw the medics; he grabbed a bag and started to walk away. The medics called the police, who caught up with the suspect while he was on a bicycle at Golden Gate and Larkin. The officers found burglary tools inside his messenger bag and took him into custody.

Burglary of a Vehicle Laguna and California Streets August 1, 5:04 a.m.

A witness called 911 to report a man was peering into cars and testing door handles. Dispatch provided officers with a description. They found the suspect walking quickly away from the area. A computer check revealed three outstanding warrants for burglary. After placing him in handcuffs, they found pieces of broken glass in his pockets and inside his backpack. He was also carrying property stolen from the vehicle. The suspect was transported to Northern Station.

Burglary of Vehicle Laguna Street and Geary Boulevard August 4, 6:20 p.m.

Plainclothes officers in Japantown observed four black juveniles looking into vehicles parked on the street. One suspect carried a spark plug attached to a string, a tool commonly used to break car windows. After an hour, the officers observed that two of the juveniles were acting as lookouts while the other two inspected the cars. Finally one broke a car's window while another reached inside and snatched a bag. Both fled. The officers gave chase and took all four suspects into custody. Two were cited and released to their parents and two were booked at the Juvenile Justice Center.

Suspicious Person Broderick and Pine Streets August 22, 3:30 p.m.

As a woman approached her apartment building, she saw a man standing in front of the gate. She asked him what he was doing; he said he was there to visit a friend. She asked him the friend's name. When the man couldn't answer, she told him to leave. As he walked away the woman took pictures of him with her phone. She then went inside and closed the gate behind her. When she returned to the entryway a short time later, she saw the suspect again, now inside the gate. She shouted at him and called 911. The suspect fled.

The intruder was a Latino male from 20 to 25 years old, about 5' 2" tall, weighing around 140 lbs. He wore his black hair in a ponytail and had tattoos on his right arm. The matter is still under investigation.

Theft From a Store Geary Boulevard and Masonic Avenue August 23, 9:40 p.m.

Security guards watched while a man took miscellaneous items from the shelves of a store and then attempted to leave with them. They recognized him as the same individual who had stolen a laptop from the store the previous week and called the police.

The police searched the suspect, who was on probation, and found his car's remote key fob in his pocket. Using the key, the officers located his car in the parking lot. Searching it, they found a window punching tool often used to break into cars and two expensive bicycles. They suspected the bikes were stolen, but when they ran the serial numbers they learned neither bike had been reported as missing, so they were unable to seize them. The suspect was arrested for shoplifting.

He's Finding His Voice Once Again

Singing has helped Jerry Mapp battle Parkinson's disease

By THOMAS REYNOLDS

FOR 25 YEARS, Jerry Mapp raised money and cultivated donors to help build California Pacific Medical Center into the respected hospital it has become, with a state-of-the-art new home rising at Van Ness and Geary.

As president and chief executive of the CPMC Foundation, Mapp led a team that raised more than \$300 million and helped build a portfolio of assets and endowments.

Then he got Parkinson's disease.

Mapp retired in 2009, but has remained a regular presence in the neighborhood, often having lunch at the Grove, or his favored gnocchi for dinner at Via Veneto.

"It's my 'hood," he says, even though he lives out near the ocean.

The foundation now occupies the historic red brick building that once housed an early telephone exchange at Pine and Steiner Streets, which Mapp's fund-raising helped restore. He remains president emeritus, and he's still on the job, if not on the clock.

"I still go in almost every day," he says. While Parkinson's has taken its toll, Mapp has not had the major motor troubles many Parkinson's patients experience.

His main problem has been the diminished strength of his voice — his secret weapon in wooing donors. He was always a bit of a showman, acting in dramas and musicals during his college years and singing with the university stage band.

As a fund-raiser, he could always produce flowers or gifts at just the right moment, and show up bedside when friends of the hospital ended up there. He paid close personal attention to the hospital's major benefactors, including philanthropist Nancy Hamon, for one, who for many years divided her time between San Francisco and Texas. Mapp would sometimes pick her up at the airport and squire her around town. When she expressed surprise one day that he was driving her to



As an army chaplain in Vietnam, a young Jerry Mapp (left) led services in the field — often in clearings that had been defoliated, as this one was, by Agent Orange.

"I stumbled onto this, and it's a miracle. My voice has improved dramatically."

— JERRY MAPP
president emeritus, California Pacific Medical Center Foundation

pick up her laundry, he replied smoothly: "I love taking you to the cleaners."

In his own early life growing up in Texas, Mapp was on his way to becoming a Church of Christ preacher. But he eventually realized that was not his calling.

"I was doing it for my mother," he says now. "She wanted me to be a minister."

Three months after he left his religious studies, he was drafted. His preacherly past came in handy, landing him in chaplain school. By January 1970 he was in Vietnam, serving an 18-month tour as an assistant army chaplain.

Vietnam cast a long shadow for Mapp, as for so many others. But it hadn't occurred to him it might be connected to his Parkin-

son's disease until one afternoon in 2010 when he was at a car wash in Sunnyvale. He struck up a conversation with another vet, who told him about a new report from the Veterans Administration linking some kinds of Parkinson's to the Agent Orange defoliant widely used during the war.

"Go see my friend at the V.A.," the other vet told Mapp. He did, and eventually he got the medical and pharmacy benefits that have helped him battle the disease.

He went for speech therapy, but found it boring, and knew he needed a more engaging approach.

"Then it occurred to me," he says. "Maybe I could sing."

One day he was coming out onto Bush Street after lunch at Out the Door, and saw

a woman standing in the doorway of the nearby Unity Church with a songbook in her hands.

"I stopped," Mapp remembers, "and said, 'Excuse me, do you know anyone who teaches voice?' She said, 'I teach voice.'"

And so he began taking singing lessons with Unity's choir director, Danielle Kane, on Thursday afternoons at the church.

"It's worked," he says. "My voice has improved dramatically."

As added encouragement, he decided he'd throw himself a 70th birthday party in September — and provide the musical entertainment himself.

"It's my party," he says, "and I'll sing if I want to."

He's been practicing with noted pianist Billy Philadelphia and recruited the rest of his band in the neighborhood.

"One night I stopped by the Elite Cafe on my way home," Mapp says. He met Jeff Magidson, who plays guitar and harmonica at the Elite on Tuesdays. Magidson recruited friends to play bass and drums.

"Then one day I was picking up my mail," he says, and talking to Kevin Wolohan, an owner of Jet Mail. "Kevin told me I needed a horn player, and introduced me to Waldo Carter," a neighborhood resident

who played with Wolohan's father's band and many others, including Duke Ellington and Harry James.

The set list for the party includes songs from an album by Willie Nelson and Leon Russell, including "Heart-break Hotel" and "I Saw the Light." He started with jazz standards and show tunes, but as his singing lessons have progressed, he's come home to Texas.

"I don't want to live in Texas," he says, "but I like the music."

Now that his concert date is approaching, he admits, "I'm getting nervous. My teacher told me the other day: I've got bad news for you — Willie and Leon won't be here."

But it's friends he's inviting to the party and performance, and he knows they'll be kind.

"I stumbled onto this, and it's a miracle," he says. "This party is my therapy."



Jerry Mapp raised \$300 million for California Pacific Medical Center.

Local Anglican Archbishop Resigns

JAMES PROVENCE, the longtime rector of St. Thomas Anglican Church at 2725 Sacramento — who advanced to become archbishop of his entire break-away province in 2007 — has resigned following allegations of sexual misconduct with a former parishioner of St. Thomas.

In a July 20 letter to the church's governing body, Provence wrote that he had been advised "for reasons of my health and chronic medical condition to step down from my ecclesiastical duties. I am therefore submitting to you my resignation as archbishop. I am relinquishing my seat on the council of bishops, resigning as ordinary of the diocese of western states and as rector of St. Thomas Anglican Church, San Francisco."

His resignation followed a formal complaint alleging "pastoral misconduct within a counseling relationship" submitted for the parishioner by attorney Charles H.

Nalls, who is also an Anglican priest and executive director of the Canon Law Institute in Washington, D.C.

"We regard the matter closed," Nalls told Virtue Online, a website that bills itself as "the voice for global orthodox Anglicanism," after Provence resigned.

"We presented a detailed complaint with exhibits including photographic evidence," Nalls later commented on the website. "He resigned shortly after the complaint and accompanying evidence were presented without availing himself of procedure or even offering a defense."

The former parishioner, Kathy Webb, alleged in a public letter that Provence had engaged in improper sexual behavior with her and with another woman.

Calls and messages to Provence and St. Thomas Church seeking comment were not returned by press time.



Archbishop James Provence at St. Thomas Anglican Church



Turning a Parking Lot into Parks, Jobs & Affordable Housing

Dear Fellow San Franciscan,

We are the residents and small-business owners living and working closest to the proposed Mission Rock project and we are saying YES on Proposition D and we urge you to support it too.

Today, the area is a large surface parking lot known as Lot A. Proposition D will breathe new life into our community and help create a place worthy of this spectacular location.

Over the past eight years, the Giants have worked collaboratively with our neighborhood to help shape the plans for Mission Rock. Our community will be improved significantly by the new parks, waterfront access, recreational opportunities, a refurbished historic pier, affordable housing, jobs, neighborhood retail and restaurants, transit connections and replacement parking for Lot A.

Our neighborhood played an active role in the planning process and we are excited to see the transformation begin!

The Giants have consistently demonstrated a steadfast commitment to our City and our neighborhood. Proposition D is another example.

As neighbors of the project, we say YES on Prop D!

Please join us in improving our community.

Sincerely,

Bruce & Tara Agid,
Mission Bay Residents

Art & Sherrie Agnos,
Potrero Hill Residents

Cathy Akiyama,
South Beach Resident

William Cahill,
South Beach Resident

Shelley Carroll,
South Beach Resident

Derrick & Tricia Chu,
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Laura Nichol,
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Mimi Silbert,
President, Delancey Street
Foundation, South Beach
Resident

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Rincon Hill Resident

Jamie Whitaker,
Rincon Hill Resident

Corinne Woods,
Mission Creek Resident



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Paid for by San Franciscans for Affordable Housing, Jobs & Parks, Yes on Proposition D, a coalition of the San Francisco Giants, Mission Bay Residents, Labor and Small Business Leaders, FPPC #1377448. Major funding by the San Francisco Giants. Financial disclosures available at sfethics.org.

THIS MONTH the neighborhood will again host the Legacy Film Festival on Aging, presenting eight films from all over the world that inspire, educate and entertain audiences on the issues of aging — from the touchy but often comical reality of dating to dealing with memory loss and disease.

■ **Q & A** Formerly a taboo topic, aging is unavoidable for the growing number lucky enough to do it. Sheila Malkind, executive director of the festival, points out that every day in the U.S., 10,000 turn 65. And the average life expectancy increased by 30 years in the last century.

Malkind took time out from last minute festival preparations to answer a few questions about its serendipitous history — and what viewers can expect this year.

How many years has the Legacy Film Festival on Aging been running?

We began in 2011, so this is our fifth year. Before that, I curated a six-month series of films called “Daring to Age Well” for the Pacific Institute.

What inspired you to start it?

I’ve been in the field of aging in one way or another since I was 25, and I’m now 77. The life process, including the end of life, fascinates me. From 1999 to 2002, I was the director of the Silver Images Film Festival in Chicago. When I moved to San Francisco for a new adventure, I read about a workshop at the San Francisco Jewish Film Festival called “Images of Older People in the Media,” and saw the interest in aging, and thought: “Well, I can’t get away from this aging business just yet.” So



Olympia Dukakis and Brenda Fricker star in *Cloudburst*, screening September 19.

The Silver Screen

Film Festival on Aging returns to Japantown

I registered a business, Legacy Film Series (legacyfilmseries.com), and became a distributor of films on aging. The company’s still in existence, renting and selling films on aging, which are shorter and in a somewhat lighter vein.

What is your vetting process for the films you choose?

We have a volunteer board of six people, plus me. We search for the right films year round, through other festivals and through our call for entries, which allows filmmakers to enter their films on aging for consideration through an online link.

What do you look for?

We search for artistic depictions of older adults: those who have adapted with creativity, courage and growth. And we don’t veer away from topics that are serious: Alzheimer’s disease, care giving, end of life choices, physical disabilities and loss. This year, our themes also cover sexuality and love, intergenerational relationships, friendships and creativity.

We seek both shorts and feature-length narratives and documentaries. Experimental and animation films are also welcome. Films must be in English, or have clear and large English subtitles. We do not show

films that are disrespectful to older adults, or indulge in stereotypes.

Have the responses surprised you?

Last year was a nice surprise — it was the first year we broke even! We were sold out opening night.

Why do you present the festival at the New People cinema in Japantown?

It’s the place we held the very first festival five years ago. We love the location of New People because of the diversity of the population, its central location, its modernity, beauty and helpful staff. The theater seats 143, and we hope to fill it for each of the eight film programs we screen.

Is there a film or two that especially has your heart this year?

Opening night, which kicks off at 5:30 p.m. on Friday, September 18, is fun-filled. *Chum* is a 15 minute fictional film from Iceland about two old bachelor friends who become rivals. *The Age of Love* is the main film that evening: a 90-minute delightful documentary that follows the humorous and bittersweet adventures of 30 older adults who sign up for a speed dating event. And on the second night, there’s *Cloudburst*, with Olympia Dukakis and Brenda Fricker, two Oscar-winning actresses, in a hilarious and rowdy road movie.

We always leave time for a post-screening Q&A with the audience.

The Legacy Film Festival on Aging runs from September 18 to 20 at New People Cinema, 1746 Post. For tickets and more information, go to legacyfilmfestivalonaging.org.



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The Presidio Pet Cemetery

The gravestones include such names as Heidi, Willie, Trouble and Mr. Iguana. Heidi was a 10-year-old collie. Willie was a hamster. Trouble was nine years of "no trouble," but what species we'll never know. And Mr. Iguana? It seems the name speaks for itself.

These are just a few of the hundreds of interred animals in the city's most notable pet cemetery, which you'll find in the Presidio, directly under the new and "reimagined" Doyle Drive, that looming viaduct leading to and from the Golden Gate Bridge. In the last few years the causeway has been seismically retrofitted, and these days the pet cemetery is best seen in passing. Entry is forbidden — at least until the highway reconstruction is complete, no later than 2016.

The cemetery grounds, about the size of a small soccer field, have long been neglected and left to ruin. At one time, it was all quite elaborate and treasured, but now many of the gravestones have cracked or collapsed. The dilapidated white picket fence is no longer white and is made redundant by a chain-link enclosure. Even the jade plants have turned black. Only two palm trees enliven the landscape. Still, the fading headstones provide endearing tidbits about the beloved pets buried there, most of whom came from military families in the 1950s and 1960s. There is the stone that simply reads, "Sarge," and another that's inscribed, "A G.I. Pet, he did his time." There's the parakeet referred to as "Our Knucklehead," and the dog named "Sheesa-nut."

On one grave, the epitaph states, "George accepted us people." There are some stones with big red hearts to mark the unknown. And then there's the grave of "Bali Boring," a toy poodle belonging to "Major and Mrs. Boring."

The cemetery is also home to at least one living feline resident — a black cat, clearly feral, itching and licking, and no doubt content in this gopher heaven.

— From *111 Places in San Francisco That You Must Not Miss*

BOOKS



THE AUDIUM — A revolutionary setting at 1616 Bush Street where you can "experience" sound, not just listen to it, while sitting in absolute darkness.



KABUKI SPRINGS & SPA — Among the gifts Japanese immigrants brought to San Francisco was the art of sento bathing in a public bathhouse for both washing oneself and soaking communally with others.

A Local's Search

Designer's blog about unusual places grows

By FLORIANA PETERSEN
PHOTOGRAPHS BY STEVE WERNEY

FOR THE LAST few years, Miles, my beautiful Rhodesian Ridgeback, and I would walk through the neighborhood every morning. Down to Fillmore, up to Broadway, over to Lyon, back to Sacramento. I would point things out to him. I am a designer, by trade and by nature, and I am finely tuned to detail: the font in a logo, the frame on a window, the way a painting is lighted, the clasp on a woman's handbag.

I would remark at the details as we walked along. Sometimes Miles would look disdainful, as though to say, "Why are you so fascinated by that?" And so we would go on. He held to his mysteries; I held to mine. Then one day he died. He was 14.

It was Miles who first got me thinking about the nature of interesting places in the city. Our journeys led me to start

a blog about art, architecture and unusual places in the Bay Area, which led to my new book, *111 Places in San Francisco You Must Not Miss*, one of a series of 111 Places books published by the German publisher Emons Verlag.



I covered many of the customary places in the city, including such landmarks in our neighborhood as the Swedenborgian Church, the Lyon Street steps, the Gold Coast on outer Broadway, and the St. John Coltrane African Orthodox Church.

I also discovered new places around the city. Andy Goldsworthy's Building 95 at the Presidio was one, along with the Chinese Telephone Exchange on Washington

Street; Sunny Jim Rolph's "love nest" in Noe Valley; the Antique Vibrator Museum on Polk Street; the Interval, a bar opened by the Long Now Foundation at Ft. Mason; the extraordinary Warrior-Surfer mural on Noriega, on the walls above the Devil's Teeth Bakery.

The publisher's format called for only

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WOOD LINE — Soldiers in the Presidio would walk inland to visit their sweethearts along a meandering trail that became known as Lovers' Lane. The trail was one of the inspirations for artist Andy Goldsworthy's sculpture, *Wood Line*.



SWEDENBORGIAN CHURCH — In 1895, a Swedenborgian church was constructed in the heart of Pacific Heights. The great American poet Robert Frost regularly attended Sunday School there as a youth.

for City Secrets

into a new book that's part of a global series



Floriana Petersen — born in Slovenia, educated in European art history and practiced in the restoration of medieval frescoes — is an interior designer who lives in the neighborhood. For more information on her design work, visit florianainterior.com.

111 places, so some of my choice spots did not find their way into the book. One of those was the nearby Neptune Society Columbarium. It's a mix of whimsy and sentimentality. It's also a designated landmark with a fabulously rich history.

Some wild characters had to be left out of the book, too, including "Horsetrader" Ed Balatti, one of the original 49ers and the owner of a used car lot on the corner of Eddy and Van Ness. A Pacific Heights matron once said about him: "He was a football player, a crook and a con artist, and these people have a lot of aggressive energy, which is why he was such a draw in San Francisco society, where the women have been sitting around with men whose true love is for each other, (and) for playing dominoes down at the club. So along comes this man with real masculine energy, who for once wasn't like a brother or a pet."

Since Miles left I still take daily walks through the neighborhood. And I still remark on its fonts and shades.

111 Places in San Francisco You Must Not Miss is available at *Browser Books on Fillmore* and *Books Inc. in Laurel Village*.



Building 95 in the Presidio

Somewhere in the Presidio National Park, near Crissy Field, archeologists found a shell mound dating from A.D. 740. The location is undisclosed, but its existence goes to prove a point: This is old and hallowed ground. It is also a reminder of lost empires.

Among the Presidio's personalities is the art of Andy Goldsworthy, the British sculptor and environmentalist, whose use of natural materials to craft man-made forms defines his body of work. In 2011, he created *Wood Line*, a serpentine sculpture made of eucalyptus logs. In 2008, he erected a 90-foot tower of tree trunks called *Spire*, located on the Bay Area Ridge Trail. But perhaps his most resonant work is *Tree Fall*, which can be found in Building 95, also called the Old Stone Powder Magazine, on the Main Parade Ground. The one-

■ EXCERPT

room, windowless, single-story building dates back to 1863 and is one of the oldest structures in the Presidio. The 20- by 17-foot interior is surrounded by four-foot-thick walls; it was the central storage facility for gunpowder and ammunition when the Presidio was still an active military post.

Completed in 2013, *Tree Fall* is a site-specific installation that beautifully reflects Goldsworthy's ethos. It consists of a felled eucalyptus tree trunk suspended between "false" walls that were erected inside the historic building by the artist's team in order to protect the original walls from damage or modification. The branches and the dropped ceiling above them are caked with cracked dried clay (made from Presidio dirt), creating the impression of a mud "skin" that feels both ancient and timeless. The intimate space has a very earthy, pure smell, like an underground cellar or a cave. There is no artificial illumination, only the daylight that filters in from outside through the narrow arched doorway. All in all, it reminds you of a little subterranean chapel.

— From *111 Places in San Francisco That You Must Not Miss*



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EXISTING: Tennis courts and a garage now occupy the space to be developed.



PROPOSED: Plans call for a 36-story tower with 262 residential units on the site.

HELLER MANUS ARCHITECTS

1481 Post Neighbors Have a Plan of Their Own

► FROM PAGE ONE

In addition to concerns about traffic and shadowing, opponents say the size of the building would create safety issues for the hundreds of seniors who live in the immediate area.

"This proposed project would be out of scale and incompatible with the existing plan of our neighborhood," says Marlayne Morgan, president of the Cathedral Hill association.

The neighborhood plan in question grew out of the much-reviled redevelopment push in the 1960s that leveled Japantown and gutted the heart of the Western Addition.

One early segment of the redevelopment area, centered around a new St. Mary's Cathedral, became known as Cathedral Hill. Bordered roughly by Franklin, O'Farrell, Post and Octavia, Cathedral Hill was planned with residential buildings of varying heights up to 240 feet interspersed with open spaces — including the parking structure and tennis courts at 1481 Post. A restriction in the plan that prohibited building on the 1481 site expired after 40 years.

NEW YORK DEVELOPER Alvin Dworman, founder and chairman of ADCO, played a key role in redeveloping Cathedral Hill. In addition to Cathedral Hill Plaza apartments, he built the 240-foot residential tower at 1200 Gough Street, on the corner of Geary Boulevard, and helped the Catholic Church put together land for St. Mary's Cathedral. He also developed the Normandy apartments south of St. Mary's.

ADCO's promotional materials claim 1481 Post will be an especially important addition to the city's housing stock because



An alternative code-compliant plan proposed by neighbors would reduce the height of the tower and add townhouses.

roughly half of its 262 units are "family-friendly," with two bedrooms or more.

To get the variances it needs to exceed the height and open space requirements of the site, ADCO is touting the community benefits it is offering in exchange for code exceptions. "We are talking with organizations like the Buchanan YMCA, Boys and Girls Club, and groups in Japantown," Corso says, and conducting "listening sessions" to assess neighborhood needs.

Opponents argue that community benefits are elusive and negligible, and do not offset the adverse impact of the luxury tower.

"Cathedral Hill is already a densely populated neighborhood, with more than 10,000 people per square mile, many of them elderly," Morgan says. She points to the Martin Luther Tower on Franklin, the Sequoias and Nihonmachi senior housing projects, plus the Broadmoor, Coventry and Carlisle, which "have added hundreds

of units for seniors to the many long-time residents who have aged in place."

IT IS THE THREAT to the senior population that also concerns Carlisle resident Gabriel Gregoratos, a retired cardiologist.

"The shadowing of senior housing for extended periods poses a health problem for the elderly," Gregoratos says, "and the extra traffic will make Post a very difficult street to walk on." Citing plans for several hundred additional cars entering and exiting on Post Street, Gregoratos says there will be very real danger to the thousands of seniors regularly walking, driving or taking public transportation in the area. "When we purchased these units, we were told of the potential building," he says, "but we did not know ADCO would seek a variance to build a 36-floor tower."

Gregoratos points out that the new California Pacific Medical Center will

have entry and exit ramps for its emergency room two blocks away on Post Street.

ADCO's Corso notes that the draft environmental impact report for the project — not yet approved — says the impact on parking and traffic would be negligible.

Cathedral Hill's Morgan acknowledges changes in parking supply are not considered a significant environmental impact under current codes, but she says the impact will be real.

"The 442 parking spaces the developer proposes to build on this site will generate 3,182 net new trips per day," Morgan says. "Even with one to one parking for 262 new spaces, there will still be a shortfall of 33 street parking spaces per day and 77 per evening."

Neighbors have hired architects, lawyers and consultants to try to mitigate the effects of the new tower, and have submitted alternative designs to the Planning Commission. The consensus favorite pro-

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posed by Northern California Presbyterian Homes and Services, parent organization of the Sequoias, is within the 240-foot height limit.

"Our position has never been to oppose development of the site," says Kathie Cheatham, former president of the Sequoias Residents Association and a board member of the parent organization. "That is their right. Our proposed design, with a 240-foot tower and townhouses on Post and Geary, would certainly increase the 'eyes on the street' and help preserve the neighborhood character. We have only asked for a sympathetic view toward the negative effects on the neighborhood that could be mitigated."

CORSO SAYS HER company has no interest in a smaller building. "We could build a code-compliant building right now," she says. "There would be no community benefits."

Morgan notes that other developers have worked with community members to find acceptable compromises.

"ADCO should always have been providing benefits for the communities they displaced in the Fillmore and Japantown," Morgan adds. "Fifty years later, we need major commitments from them for affordable housing, not more luxury condos. And spot zoning for this one project opens the door to height and density exemptions both here and in the surrounding neighborhoods west of Van Ness."

There is a palpable sense of frustration on the part of SOS Cathedral Hill groups.

"The developer's unyielding position in the face of community opposition is impossible to understand in the current San Francisco environment of working with the community to reach accord," Cheatham says.

Back in the Spotlight, 50 Years Later

BEHIND THE PUSH-PULL of residents and developer battling over the proposed luxury condo at 1481 Post are a million stories.

On one side are the stories of how those residents came to live there and scars that remain from the redevelopment of the neighborhood. On the other is the story of one highly regarded, immensely successful New York developer at the center of it all half a century ago — and now in the spotlight again.

Alvin Dworman, chairman, founder and singular force of ADCO Group, is the longtime central figure in the redevelopment of Cathedral Hill. Dworman was already well on his way toward the billions of dollars he would make for himself and his investors with varied developments across the U.S. when he first learned of San Francisco's Western Addition Redevelopment A-1 project in 1960.

"I get this call saying you have to come to San Francisco right away, you can get the Western Addition," he recalled in a rare 2007 interview with the *San Francisco Business Times*. "I said, 'What the hell is that?' I don't think I had ever been in San Francisco before."

But he made the trip, soon becoming what ADCO's website describes as the Western Addition's designated developer. Among the major parcels he acquired when the neighborhood was bulldozed was one key lot bordered by Post, Gough, Geary and Octavia. He put up a 14-story apartment building, Cathedral Hill Plaza, on the Gough Street end, with an adjoining above-



"I get this call saying you have to come to San Francisco right away, you can get the Western Addition."

— ALVIN DWORMAN, chairman of ADCO Group

ground parking structure topped by tennis courts on the western half.

The western portion was protected from development for 40 years, designated as one of the open spaces planned into the new Cathedral Hill area. Now, 40 years after buying the property, Dworman is back with a proposal to build a 36-story luxury tower with 262 units offering multiple amenities and views.

"Alvin doesn't sell, he buys," his friend, former mayor Willie Brown, told the *Business Times*.

During the 40 years Dworman sat on the property, the community grew, and aged. Senior homes and assisted living facilities, mostly church-related, went up around Cathedral Hill — most significantly the Sequoias, which is adjacent to

1481 Post, with 300-plus apartments and a 50-bed skilled nursing section. There is also a 12-story retirement condominium, the Carlisle, directly across Post Street, plus multiple other senior residences within a few blocks.

Nearby senior neighbors have become a vocal force in questioning why the city should allow Dworman to build a tower that so massively exceeds the area's zoning.

Alvin Dworman claims his new project will create 262 "environmentally conscious, transit oriented homes and a more active and vibrant pedestrian experience." If he succeeds, it will confirm the reputation that brought him to the area more than 50 years ago.

— FRAN MORELAND JOHNS

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In this view from Vallejo and Scott Streets, circa 1893, the Pixley estate occupies the entire wooded block bounded by Green, Steiner, Union and Fillmore Streets.

An Argonaut in Cow Hollow

Frank Pixley — an unlikely benefactor — brought religion to the neighborhood

By SANDY STADTFELD

MORE THAN 120 years after Frank Pixley — California pioneer, businessman, former state Attorney General and longtime editor and publisher of *The Argonaut* — enabled the construction of a church on his family's property at Union and Steiner Streets, it remains the vibrant home of the Episcopal Church of St. Mary the Virgin.

Yet Pixley was an unlikely benefactor. Openly hostile toward churches and churchmen of any denomination, he described himself as "an agnostic with a touch of atheism."

After studying law in his home state of New York and practicing briefly in Michigan, Pixley came to California in 1849 in pursuit of gold. Learning quickly there were easier and more prestigious occupations than placer mining, Pixley entered legal practice and civic life in San Francisco. In 1853, he married Amelia van Reynegom, daughter of a merchant sea captain with extensive property in Marin County in what would become Corte Madera. Gaining stature as an attorney and politician, Pixley was elected California's Attorney General in 1861 and later served as a regent of the University of California.



Frank Pixley

Pixley inherited land just east of San Francisco's Presidio and was among the earliest gentrifiers of Cow Hollow, until then a bucolic enclave of laundries, vegetable gardens, breweries, tanneries and dairy farms. The Pixleys built their estate on the block bounded by Union, Steiner, Green and Fillmore Streets. The entire block was a forested compound, the gracious Pixley mansion screened from the outside world in a central grove.

In 1877, Pixley launched *The Argonaut*, a literary-minded weekly magazine that helped establish such writers and poets as Ambrose Bierce, Robert Louis Stevenson, Bret Harte and Ina Coolbrith.

It was said of Frank Pixley's own writing that he was "frequently wrong, but never dull." He wielded *The Argonaut* as a personal weapon, thrusting at individuals who slighted, discounted or disagreed with him, and slashing at such foes as organized labor, the Irish, the Chinese and the Roman Catholic church.

In 1890, at the age of 65, Pixley declared in one of his last columns: "The information is abroad that the writer had turned Roman Catholic and had conveyed a church lot on Fillmore Street for the erection of a Roman Catholic church; that he was making preparations to die and had

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A street in Cow Hollow recalls Frank Pixley.

'Frequently Wrong, but Never Dull'

► FROM PAGE 13

paid a sum of money to the Roman Catholic church for masses for the repose of his soul when dead."

Responding to rumors that Catholic Archbishop Patrick W. Riordan had approached him about acquiring property for a new church in Cow Hollow, Pixley wrote: "That we are making preparations to die is true, but it is to settle up our affairs in this world and not to prepare ourselves for escaping in the next world."

Pixley's denial he was trafficking with Catholics explained only part of the story. In 1890, he was approached by Episcopal Bishop Ingraham Kip, who wanted to lease property at Union and Steiner Streets as the site of a new Episcopal church.

Bishop Kip's agent for the transaction was Rev. William W. Bolton, educated in England at Cambridge University and recently arrived in San Francisco, who would become St. Mary's first rector. Bolton was an overt Anglo Catholic, a strain regarded by American Episcopalians as liturgically ostentatious, suspiciously Popish and condescendingly British. Bishop



CALIFORNIA HISTORICAL SOCIETY

A view from Russian Hill toward Cow Hollow and the Presidio in 1856, the year the Pixleys moved to the area. Washerwoman's Lagoon is in the center, and the unpaved Presidio Road, now Union Street, recedes into the distance at the left.

Kip had admitted Bolton to practice in California with grave reservation, and was happy to dispatch the Anglican to the secular frontiers of Cow Hollow. Pixley was the perfect lion to whom Bolton could be thrown.

Bolton's memoirs recount Pixley's response to his pitch for land on which to build a new church:

"I hate your ----- religion and all religions and you ask me for land to spread it . . . My wife has heard you in that ----- snob's church she goes to. I'll give nobody my land; you're too ----- poor

to pay for it, but I like your pluck in tackling that Hell's job in Cow Hollow; and ----- I can't refuse you flat. I'll speak to my wife. Come back here today week and I'll let you know. Good day."

During the week following Bolton's proposal, it is likely that Amelia Pixley exercised considerable influence on her husband. Frank Pixley never tired of antagonizing the Catholic church, and probably thought he outdid himself by planting Bishop Kip's new Episcopalian church down the hill — a full 10 years before Archbishop Riordan finally, in 1901,

established a new parish in the area when St. Vincent de Paul Catholic Church was built at Green and Steiner Streets.

Frank Pixley died in 1895 at the age of 70. Three years later Amelia Pixley died. Their cremated remains were interred in the crypt beneath the floor of St. Mary's, where they remain today.

An earlier version of this article appeared in the Cow Hollow Church News, the parish newsletter of the Episcopal Church of St. Mary the Virgin.



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Margaret Handelman, resident since 2011

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2101 Baker St #12	1	1	1	807	37	7/31/2015	779,000	825,000
1817 California St #209	2	1	1	n/a	20	7/17/2015	749,000	829,000
2121 Laguna St #7	2	1	1	n/a	31	7/17/2015	799,000	880,000
2653 Post St	2	1	1	1,060	30	7/24/2015	795,000	925,000
1885 Jackson St #201	2	2	1	885	27	8/4/2015	900,000	955,000
2040 Franklin St #1004	1	1	1	n/a	12	7/31/2015	880,000	960,000
1998 Broadway #807	2	2	1	1,200	48	7/17/2015	1,299,000	1,225,000
3117 Buchanan St	2	1	1	1,036	13	7/30/2015	1,048,000	1,280,000
2075 Sutter St #527	2	2	1	1,084	27	8/13/2015	995,000	1,300,000
1998 Broadway #904	2	2	1	980	52	7/21/2015	1,198,000	1,425,000
1998 Broadway #906	2	2	1	1,170	10	7/30/2015	1,278,000	1,490,000
1541 Filbert St #1	3	2	1	1,350	9	8/14/2015	1,595,000	1,750,000
2717 Sacramento St	3	2	1	n/a	14	7/30/2015	1,595,000	1,817,000
2121 Scott St	2	1	1	1,503	8	8/14/2015	1,795,000	1,950,000
2110 Pine St #B	3	2	1	1,707	29	8/4/2015	1,795,000	1,960,000
345 Locust St #2	3	2	1	1,504	13	8/4/2015	1,898,000	2,300,000
1960 Vallejo St #1	3	2	1	2,120	84	7/21/2015	2,850,000	2,550,000
250 Laurel St #301	4	3	1	2,290	70	7/28/2015	3,495,000	3,100,000
1810 Green St	3	3	2	2,000	45	7/24/2015	2,795,000	3,400,000
2288 Broadway #1N	3	3	2	n/a	13	7/21/2015	4,350,000	4,725,000

A late summer holiday

Demand for San Francisco real estate remains at a fever pitch, and confidence in the local economy is riding high. But that didn't stop home buyers from skipping town for a vacation in the late summer.

Only one single-family home — 2002 California Street — changed hands in the neighborhood between mid-July and mid-August. That's a pretty big slowdown, even for summer, compared with the same time period two years ago, when 10 homes sold. Late summer condo sales in Lower Pacific Heights, Pacific Heights, Cow Hollow and Presidio Heights have also diminished substantially over the past couple of years: 24 this year, compared with 41 two years ago.

— 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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Pacific Heights

Offered at \$3,995,000

Dream Home Opportunity.

This fully approved project is your chance to build your dream home in a coveted location. It's being sold with ALL approved structural, mechanical and building plans/permits for expansion to become a 4-level, 2 unit property with elevator. Could be used as single family home.

RussianHillDevelopment.com
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415.378.3120



Jordan Park

Price Upon Request

Beautifully Remodeled Condo.

This open full floor 2BD+ den/2 BA condo was recently remodeled from the studs up. 2 car parking and in unit washer/dryer. Large storage room. Shared Garden.

IWantToLiveInSF.com

David Cohen
415.321.4345
Joan Gordon
415.321.4344



Pacific Heights

\$1,795,000

Lower Pacific Heights Triplex.

Investment or owner-occupy with income! 3 full floor flats, each with formal living and dining rooms, eat-in kitchens and in-unit laundry. 2 flats are 2BD/1BA; 1 flat is 3BD/1BA. Full basement. Rear yard.

2706-2710Sutter.com

Stephanie Ahlberg
415.321.4232



NOPA

Price Upon Request

Hot NOPA Victorian.

This is a top 2 level condo in a 3 unit building. This home includes 2 bedrooms, a remodeled kitchen/family room, and upstairs a guest room/playroom, along with skylights.

753Baker.com

Mary Lou Myers
415.321.4244



Mission Terrace

Offered at \$989,000

Coming Soon in Mission Terrace!

This 3BD/2BA single family home was originally built in the 1930s and includes a family room, fireplace, and 1-car garage. Great access to highways 101, 280, Glen Park and Balboa BART.

611Cayuga.com

Vickie Tucker
415.271.1621
Joan Foppiano
415.806.4498



Mission

Offered at \$979,000

Hip Mission Condo!

2BD/1BA home with high ceilings, period details, and hardwood floors throughout. The kitchen and bathroom have been updated, and the home features a gas fireplace!

228Lexington.com

Patrick Vaughn
415.321.4364



Cow Hollow

Offered at \$899,000

Spacious Condo in Prime Location.

This 1BD/1BA, with office/den that opens to a patio, is set among lush landscaping and fountains. Upgraded kitchen, open living/dining room with skylight and fireplace leads to a large private deck, 1-car parking. Excellent location near Union, Chestnut and Polk Streets shops and restaurants.

1755Filbert-1D.com

Trent Fashimpaur
415.321.3112



Downtown

Offered at \$599,000

Classic Downtown Building.

Located on an upper floor this turn of the century 1BD/1BA condo hosts Brazilian hardwood floors, high ceilings, recessed lighting, W/D, storage unit and nearby parking. Common rooftop deck.

PaulaPagano.com

Paula Pagano
415.860.4209

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