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Japantown family keeps a tradition alive

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A couple helps create a sense of community

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# THE NEW FILLMORE

SAN FRANCISCO ■ JUNE 2017



MAURICE KAMINS

Workers lift a bucket of rivets up to Sherith Israel's dome (above) as part of the seismic retrofit project. Inside, workers reinstall one of the building's stained glass windows (below left) and get a lesson in the sanctuary about the building's rich history (below right).

## DOMESWEET DOMES

Sherith Israel completes long-running \$16 million seismic retrofit

**E**SPECIALLY SWEET MUSIC will rise up into the freshly repainted and retrofitted dome atop Congregation Sherith Israel's historic home at California and Webster on June 9 at a special Shabbat service celebrating the end of a long-running renovation.

"We did it!" exclaimed David Newman, co-chair of the seismic retrofit campaign. "The Sherith Israel community has risen to the occasion."

"We are in compliance with all of the city's seismic requirements," said former congregation board member Ellen Schumm, who has been involved with the project since its inception. "This building is so stable, it's awesome."

The \$16 million project to strengthen the 1905 building — which survived the earthquake and fire the next year and served as a temporary courthouse during the rebuilding — was spurred by new standards established after the 1989 Loma Prieta earthquake.

The first phase of the project, completed in 2011, included an innovative engineering plan to reinforce the exterior walls of the sanctuary without affecting the elaborately painted interior walls. It also stripped away the salmon-colored paint that had been unwisely applied to the sandstone walls half a century earlier.

The second phase, just completed, involved reroofing, repainting and waterproofing the dome, removing the last vestiges of salmon paint and returning the dome to the color of the sandstone on the base. It also added solar panels on the roof and included work on nearly every other part of the building.

"Our beautiful sanctuary will be here — and be strong — for generations to come," said senior rabbi Jessica Graf.



A crane hoists roofing material to the dome.

LISA ERDBERG



ELLEN NEWMAN



LISA ERDBERG

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## UPFRONT



## FLOWERS FOR PROM

**E**VERY YEAR in the late spring, we florists at Bloomers, over on Washington Street near Broderick, get to share in the time-honored, all-American ritual of prom.

For 40 years, Bloomers has been providing flowers for families in the neighborhood and beyond. The mother who got her wedding flowers may call for her son's corsage, the same son whose mom received a sweet bouquet the day he was born. Her daughter, who needs a boutonniere for her date, probably got a charming little nosegay for her ballet recital not that long ago. Or so it sometimes seems.



Now the son and daughter are ordering flowers, perhaps for the first time, to honor this special occasion in their own lives. Some of these high-schoolers are nervous about ordering wristlets and boutonnieres. Others are so self-assured that we marvel at their sophistication.

Making the boutonnieres and especially the wristlet corsages is labor intensive and time consuming, but the results are beautiful. And the parade of young women and young men — many with proud moms and dads — who come to pick up the prom flowers is endearing and great fun. Flowers for prom — a sweet tradition that endures.

— TEXT & PHOTOGRAPHS BY BARBARA WYETH



## THE NEW FILLMORE

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■ STREET TALK

**At long last, Blue Bottle opens**

Neighbors eager for the special brew from **BLUE BOTTLE COFFEE** — and for new life on the corner of Fillmore & Jackson — are finally about to get what they've been not so patiently awaiting for the past two years.

The grand opening is set for Tuesday, June 6. But first they'll host a Friends & Family Day on Sunday, June 4, and they're inviting the neighbors to stop by from 9 a.m. to 3 p.m. for a cup of coffee on the house. Pastries and Blue Bottle merchandise will be available for sale, with proceeds going to the **WOMEN'S COMMUNITY CLINIC** on Fillmore.

In still another sign of new neighborliness, Friends & Family Day will include afogatos made with Blue Bottle espresso and artisanal ice cream from **SALT & STRAW**, which just opened down the street at 2201 Fillmore and is drawing long lines.

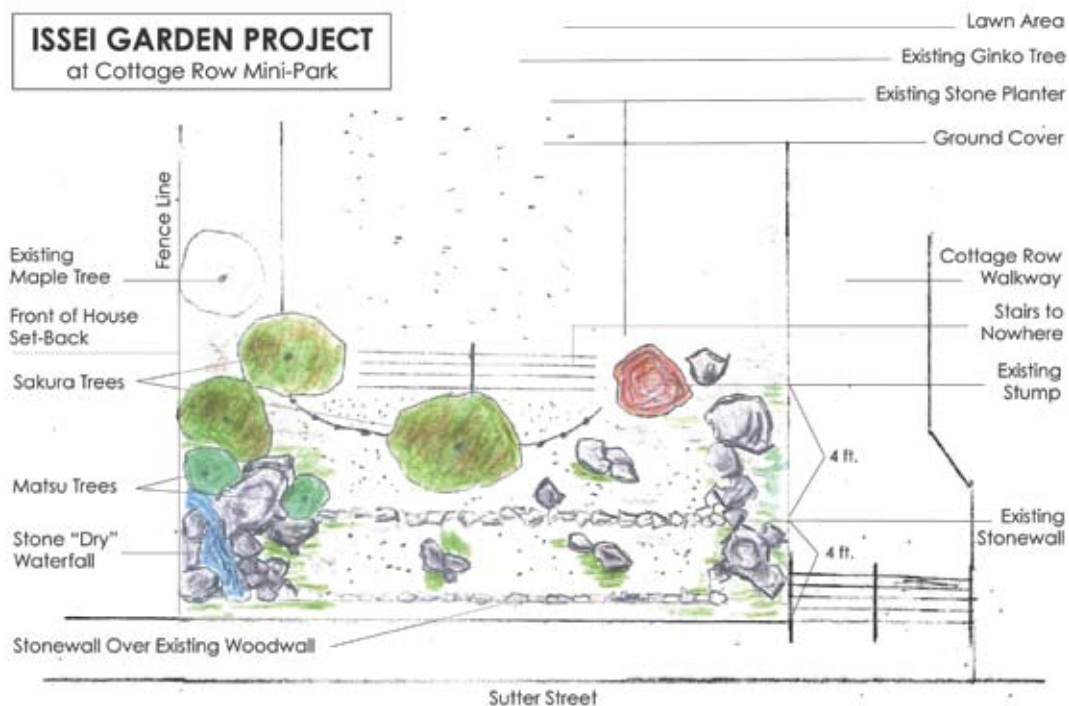
■ **WHITHER YOSHI'S:** Five potential new groups have reportedly submitted proposals to take ownership of the **FILLMORE HERITAGE CENTER** and operate the spaces that once housed Yoshi's restaurant and jazz club and an adjacent gallery and theater.

The groups met in mid-May with city staffers and a community review panel headed by Rev. Amos Brown.

"We are continuing the review and selection process and anticipate entering into negotiations with a finalist in the coming weeks," said a city spokesman. A final decision will be made by the board of supervisors, probably in the fall.

■ **NEARLY THERE:** After a total rebuild down to the underground gas tanks, the **SHELL** station at California and Steiner will soon reopen with a new Loop Marketplace store.

**ISSEI GARDEN PROJECT**  
at Cottage Row Mini-Park



The plan of the proposed garden at Sutter Street and Cottage Row.

# Cottage Row Zen Garden Moving Forward

**A** PLAN TO create a Japanese Zen rock garden at the foot of Cottage Row has been green-lighted by the Planning Department and is scheduled for a go-ahead vote this month.

The garden would honor the first generation of Japanese residents in San Francisco, the *Issei*, who established Japantown in its current location 110 years ago after the 1906 earthquake and fire.

The memorial was proposed last year by leaders and supporters of the nearby Japanese Cultural and Community Center, who enlisted renowned gardeners Shigeru Namba and Isao Ogura to create a garden on the Sutter Street side of Cottage Row

that would honor the *Issei* generation.

"Cottage Row is the only place in Japantown they would recognize," said Paul Osaki, director of the center, because the rest of the neighborhood was torn down and remade during redevelopment in the 1960s.


Osaki presented the proposal last year at a series of five sometimes raucous neighborhood meetings. Some neighbors disputed the Japanese heritage of Cottage Row and insisted that any memorial should honor everyone who had lived in the area.

A subsequent review of census records showed that Cottage Row was in fact occupied almost entirely by Japanese-Americans until they and the other residents of Japantown

were interned during World War II.

After committee review on June 1, the Cottage Row proposal is slated to come before the city's Recreation and Park Commission on June 15. The commission agenda describes the plan as "an in-kind grant valued at approximately \$56,000."

A staff report notes that the garden plan is supported by 100 nearby residents, 23 community organizations and 463 people who signed petitions, in addition to supervisors London Breed and Aaron Peskin. Five nearby residents and one other person oppose the plan.

 "100-Year-Old Bonsai" VIDEO | [newfillmore.com](http://newfillmore.com)

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Thornton Dial, *New Light* (detail), 2004. Wood, wire, twine, canvas, cloth, wire screen, cow bone, enamel, and splash zone compound on wood. Fine Arts Museums of San Francisco, Museum purchase and gift of the Souls Grown Deep Foundation from the William S. Arritt Collection. © 2017, The Stephen P. King Foundation. © 2017, Estate of Thornton Dial. Artists Rights Society (ARS), New York.



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## CRIME WATCH

### Delaying a Police Investigation Geary and 3rd

April 28, 12:50 a.m.

Officers received a report that a large crowd of people were involved in a street fight. When they arrived at the scene, a woman approached them to report that her purse had been stolen. She pointed toward the milling people and said the suspect was among them.

While the officers were searching for the suspect, they encountered a man who appeared to be starting a second street fight a block away. The officers were breaking up that fight when suddenly the belligerent man became physically aggressive, facing them in a fighting stance and refusing orders to cooperate. Eventually the officers used pepper spray to de-escalate the situation and detained the suspect.

Later it was discovered that the man who was sprayed was the same person who had attempted to help the woman recover her purse. He proved instead to be a hindrance to the police investigation, as the purse snatcher was not apprehended. The man was treated for pepper spray injuries, then cited and released for delaying a police investigation.

### Theft From Locked Vehicle Laguna and Fell

May 6, 7:30 p.m.

Officers received reports of an auto boost. A suspect had smashed the rear-right passenger window of a car and stolen personal belongings from the vehicle. Responding officers observed 12 indentations on the right front passenger window of the vehicle, which they believed were caused by an attempt to gain entry through that window. The car's surface was unsuitable for fingerprinting. Police have no suspects at this time.

### Battery Masonic and Oak

May 8, 9:11 p.m.

A woman found a group of people congregating in front of her residence and asked them to leave. When they refused to go, she picked up her garden hose and sprayed the ground near the group. One of the men got to his feet and approached her. Fearing for her safety, she sprayed the man with her hose. The man then grabbed her by the neck and pushed her against the exterior wall of the house, holding her there for a few seconds. The woman stated that she could not breathe while she was in his grip. She wanted to press criminal charges, but officers failed to find the suspect.

### Battery Stanyan and Oak

May 10, 7:16 p.m.

A woman was approached on the

sidewalk by a man who, without warning or provocation, punched her in the face, knocking her to her knees. She managed to get up and run from her attacker.

She called the police. When officers arrived, they met with a witness who indicated a Hispanic man lying on the ground next to a MUNI stop. He matched the description of the battery suspect given out by dispatch. The suspect was missing two front teeth, bleeding from his mouth and screaming incoherently. When the officer attempted to get more information about the incident, the suspect spewed a stream of profanities. He had bloodshot eyes and appeared to be under the influence of alcohol. The man was placed in handcuffs and the police called an ambulance.

The victim had dark bruises around her right eye but refused medical treatment; however, she did press charges against her assailant. The man was transported to SF General, where he was treated for injuries.

### Robbery With a Knife Geary and Palm

May 11, 8:40 p.m.

An employee of a local pharmacy heard the sounds of merchandise dropping on the floor. He went to investigate and came upon a man stuffing bottles of body wash into a paper bag.

Believing the man intended to leave the store without paying, the store employee tackled him, struggling to get the bottles away from him. The robber announced that he was going to take the items, and turned to leave the store. The employee grabbed the bag from him then, and bag and merchandise fell on the floor. The suspect fled.

A short time later, the same individual returned to the pharmacy. The bottles of body wash had been left at the checkout counter and the suspect made a second try for them, grabbing them and walking out. The employee intercepted him, but once again he ran off.

When the would-be robber was gone, the employee found a knife on the ground near the store's entrance. Then he reviewed the video surveillance footage and saw that the suspect had been holding the knife when he entered the store the second time and called the police.

The suspect was described as a black male between 30 and 40 years of age, approximately 6 ft. 2 in. tall, and weighing about 220 lbs. The incident is still under investigation.

**EDITOR'S NOTE:** All information in this month's Crime Watch comes from Richmond Station, which serves the neighborhood west of Divisadero Street. Again this month no information was released from Northern Station, which serves the area east of Divisadero.



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# A Facelift in Pacific Heights

By CHRIS BARNETT

**B**UILT IN 1903 by a gaggle of well-heeled businessmen as a hideaway for their mistresses, the discreet, elegant 48-room **HOTEL DRISCO** at 2901 Pacific is getting a costly facelift. Known locally as the guest house for Pacific Heights, its longtime general manager **JOHN SPEAR** promises many amenities after it reopens on July 1 — including daily breakfast, wine and hors d'oeuvres, a fitness center and passes to the Presidio YMCA.

Also shaking it up: The **PAYNE MANSION HOTEL**, a 10-roomer in a magnificently restored 17,000 square foot Victorian home circa 1881 at 1409 Sutter, is planning to add a cafe, private meeting rooms and even a co-working space. Husband and wife owners **YANAN SUN AND WILLY CHANG** let their rooms and suites out starting at \$200 a night. Wi-Fi's free.

Craving carne asada, or crazy for a camaron taco, but hate standing in line? Go online. **TACOBAR** impresario **JACK SCHWARTZ** — a brand new proud papa, by the way — has gone high tech and added digital ordering and catering. Click on 415tacobar.com, choose, then grab and go — or sit, schmooze and sip a fresh lime agave margarita on the high-visibility corner of Fillmore and California.

Sayonara to **THE GROVE** manager **WENDY KWONG**, who transfers to its Yerba Buena outpost. And so long to Harry's super-server **MICHELLE PIERSON**, who has departed to become a registered nurse — and a shout-out to her compadre, **KERRY WILEY**, who has this gift of remembering exactly what you drink and how it's made before you order. **HARRY'S BAR** is celebrating its 30th on Fillmore. **HARRY DENTON**, the jolly founder famed for dancing on his bar, is living up in Washington these days.

Hello Dali. That's what **SUSAN VAN BEEK** thought when a customer left a Salvador Dali litho to be framed at her **WALTER ADAMS** framery at 2019 Fillmore and vamoosed. There's also a Jasper Johns waiting to be memorialized, but the owner's not far away. Susan and husband Nicolas say their small Fillmore Street shop has the city's biggest collection of handmade photo frames — from Romania, Italy, France — many with museum glass.

Shoppers are not flocking to the new self-checkout stations at **MOLLIE STONE'S**, though they would seem to be timesavers. Many locals prefer a chat with the familiar faces running the registers. And some sleuthing reveals another reason. **SAHAR SIDDIQUI**, a chef at the hot ticket eatery State Bird Provisions, doesn't mind checking herself out, but had a six-pack of fine craft beers in her full basket. **BRIAN DLUHY**, a technology chap, is indeed a do-it-yourselfer, but he had a single bottle of imported Weihenstephan beer along with some vittles, so he also had to wait. **HENRI GJULIAN**, visiting from Brussels, was buying a bottle of Belgian ale and although he robo-checks out at home, not here. Why? California law does not allow alcohol through those scan-it and bag-it-yourself lines. But here's an inside tip: The checker standing by to help with the new-fangled machines will ring up your spirits separately, if you ask.

Another boulevard thirst parlor has gone retro. **THE ELITE CAFE's** bar manager and spirits historian **BRIAN NELSON** says that when Prohibition became the law of the land, bartenders became soda jerks. Makes sense, since many saloons became drugstores — and the bars, with all those stools, became soda fountains. So he's created two new, sinfully rich "boozy" milkshake dessert cocktails for summertime sipping.

The Oaxacan Chocolate starts with Straus organic chocolate ice cream, then a shot and a half of Vida organic mezcal, spiced blood orange liqueur, an ounce of Kalani coconut liqueur, 10 drops of ancho tincture chili, some acid phosphate for the soda fountain fizziness and two dashes of Straus chocolate, automatically shaken by the Elite's new milkshake machine and poured into a tall glass.

The Fat Palomino is inspired, says Nelson, by the always bizarre Fat Tuesday Mardi Gras parade in New Orleans. His concoction begins, again, with Straus ice cream — this time, vanilla bean — an ounce of Plantation Three Rum, an ounce of Cardamaro, an Italian bitter liqueur, an ounce of Lustau PX sweet sherry, a scoop of malt, a dash of chocolate bitters and six dashes of acid phosphate; garnished with nutmeg and coconut chocolate sprinkles. And the big news: The Elite now has a daily 5 to 6 p.m. happy hour with \$1 oysters, \$8 well cocktails and \$3 off all beer and wine.

*With humble apologies to the late, great Herb Caen: "Item, item, hoosegotta item?" Don't be bashful. Send yours to chris@cbarnmedia.com.*



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# Coffee Crunch Cake

A favorite San Francisco treat is still available inside a Japantown market

By FRAN MORELAND JOHNS

ASK ANY TRUE San Franciscan with a serious sweet tooth what tops the list of local culinary delights and the answer you'll likely hear: Coffee Crunch Cake.

For more than three decades, customers have found this delicacy at Yasukochi's Sweet Stop, tucked away inside Super Mira Market at 1790 Sutter Street in Japantown.

These days some voice concern about the fate of the fabled Coffee Crunch Cake should Sweet Stop owners Moses and Hatsy Yasukochi decide to retire. The Yasukochis have no imminent retirement plans, but even when they do, the future of the Coffee Crunch Cake is assured: Their grandson Kenji Yick, a graduate of the French Culinary Institute, vows he will carry on the tradition.

"I've been in and out of the bakery since childhood, so it was a good foundation," Yick says. "I had rudimentary knowledge of what I'd go on to learn." But the bad news? "You get tired of what you bake," he says. "Birthday? Coffee Crunch Cake. Thanksgiving? Coffee Crunch Cake. Christmas? Coffee Crunch Cake." The young baker would get little sympathy from Crunch Cake aficionados.

The Yasukochis grew up in the Bay Area — he in San Francisco and she in Oakland and Concord. Both spent time as children in internment camps during World War II.

"A friend of mine wanted to set us up on a blind date," Hatsy says. "I said, 'I don't go on blind dates. I would have to see him first.' And she said, 'He



PHOTOGRAPHS BY FRANK WING

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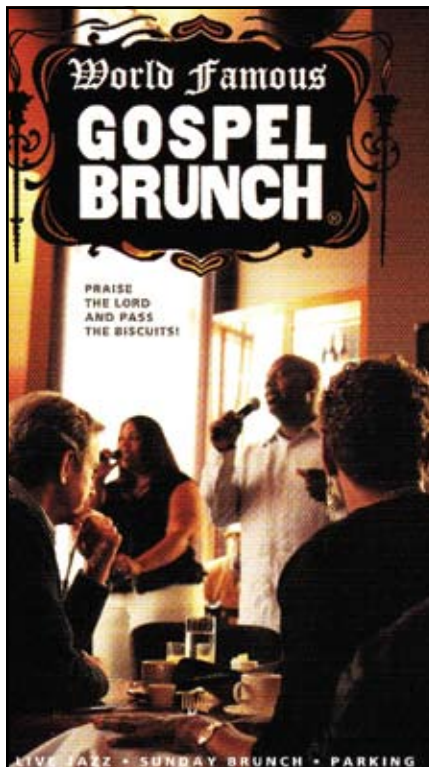


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Sweet Stop co-owner Hatsy Yasukochi and her grandson Kenji Yick — and the legendary Coffee Crunch Cake.

*The future of the Coffee Crunch Cake is assured: The Yasukochis' grandson Kenji Yick, a graduate of the French Culinary Institute, vows he will carry on the tradition.*

can't come out.' I thought, 'He can't come out? Is he in jail or something?'"

It eventually became clear that Moses couldn't come out because he was in the U.S. Army. A year or two later, when they wound up on the same bowling team, the two soon became a personal team. They were married in 1964. Hatsy and Moses Yasukochi raised three daughters in San Francisco: Stacey Nolan, a project manager at Hewlett Packard; Wendy Prigge, a nurse and director of the operating room at Stanford Hospital, and the mother of Kenji

and his sister Samantha; and Erin Yamamura, a San Francisco firefighter and the mother of Justin and Lindsay.

Before opening the Sweet Stop in 1974, the Yasukochis owned Antoine's Bakery in Lakeside Village. Tony, a baker hired to help out, came to Antoine's from the long-beloved Blum's pastry shop on Union Square, where Coffee Crunch Cake was the tried and true choice for San Francisco special occasions. Tony shared the recipe with Moses, who soon learned to create it with such perfection that the retired Blums gave

him their blessing to use the Coffee Crunch Cake name.

One slice costs \$3.95, and full cakes range from an eight-inch round, for \$35, to a flat cake that serves up to 100. Three-tiered wedding cakes can be created with two weeks' notice.

The Sweet Stop counter features much more than cake. Thanks to Moses, who arrives at seven in the morning to fire up the ovens by opening time at 10, there are also cookies, pies, donuts and enough pastries to wreck the most dedicated diet in town. But get there early for the Coffee Crunch Cake — or order in advance — because it tends to sell out. The shop is closed on Sundays and Mondays.

The Sweet Stop is inside Yasuaki Miura's Super Mira Market at the corner of Sutter and Buchanan, where a dazzling assortment of Japanese foods and goods line the shelves. It is helpful to read Japanese, but essential translations appear on most items. Or a smiling Mitoki Inagaki, who is usually found at the checkout counter, will translate for customers in need. Other than being owned by good friends who share adjacent space, the market and the Sweet Stop are not related.

One local non-Japanese customer frequently stops by for mysterious seafood items, which her husband enjoys with his nightly martini: Tako Sunomono (Japanese cucumber octopus salad) or Chuka Ika Sansai (squid and vegetables) or Shio Kazunoko (salted herring roe.) A worried-looking clerk recently warned her as she was purchasing the roe: "It's *very* salty." Still, she proceeded, reasoning that a cheese plate featuring sliced octopus and salted herring roe could certainly help enliven any cocktail hour.

Also at Super Mira are assortments of meats, fish, sushi and fresh-made dishes. Customers are often found at quiet tables in the corner after assembling a tasty snack or lunch — a unique way to enjoy a stopover in Japantown. More common than diners, though, are the regular shoppers who come to Super Mira for just about everything on their grocery lists.

Customers often top off their trips with detours to the Sweet Stop. And lucky ones get there in time for a slice of Coffee Crunch Cake.

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# A View of the Bay Helped Lure the Maestro

BY PAMELA FEINSILBER



TERRENCE MCCARTHY

## This month: Rigoletto

This month, San Francisco Opera music director Nicola Luisotti (above) conducts *Rigoletto*, the first of the summer season's operas, which will be followed by *Don Giovanni* and *La Bohème*. "I have a huge affinity with this opera," he says. "*Rigoletto* represents how dramatic life can be when people try to force fate."

ing. Four years later, when I was asked to become music director, I was in paradise.

### And back in Pacific Heights.

I fell in love with what the neighborhood first gave me — that view. Our apartment building in Pacific Heights was built in 1932, and I thought it was truly fate, since that was the year the Opera House opened. And Pacific Heights is so quiet, beautiful and elegant — just a perfect place for a musician to be inspired.

**You began your career at age 10, playing the organ in your village church in Tuscany, learning to read music by watching the priest — and a year later you were conducting the church chorus. How did you become an opera conductor?**

The first time I attended an opera, it was *Madama Butterfly*, when I was 12. But the first time I fell in love with an opera was *La Bohème*, when I was 21. When I saw it, I understood that one day, I could become an opera conductor. For sure, a bit of talent, a lot of work and some luck can contribute to achievement. Perhaps being Italian is why many theaters ask me to conduct Italian works, and so it can be said that I bring my Italian traditions to the music.

### What exactly does an opera conductor do?

My colleagues in the orchestra pit and on stage each knows his or her own role intimately. But the conductor brings his knowledge of the entire opera, acting almost like a medium, channeling the composer through the score. When everything works, we have magic.

### What do you enjoy on your time off?

Rita and I love to cook and we do not eat out very often, although we have been many times, either on our own or with visiting friends and family, to Pizzeria Delfina. We walk all over Pacific Heights and shop at Sur La Table on Union, the Apple store and Lucca Deli on Chestnut, and go to Whole Foods on California several times a week. We love the services of Deluxe Cleaners on Laguna, and Rita attends Pilates classes at the Dailey Method in Cow Hollow. We bike from home to Crissy Field and beyond and like to hike in the Marin Headlands.

### Alas, you'll be moving on after next season. What are your plans?

I have just been named *director asociado* at the Teatro Real in Madrid. I will also conduct a lot in New York at the Met, and in Paris, London, Munich, Rome, Turin and many other places around the world.

### What you will miss?

I will simply miss everything about this fantastic, charming city that gave me so much. But I will come back here as a guest, and sooner than expected. Remember that all who have lived in this city have left their hearts in San Francisco!

### You've worked in opera companies all over the world. What brought you to San Francisco?

I will never forget that important moment of my artistic life. I was in L.A. in 2005 conducting *Pagliacci*, by Leoncavallo. I'd been invited to conduct *La Forza del Destino*, by Giuseppe Verdi, in San Francisco, and I had to start the rehearsals. But I was so tired, I was close to canceling my engagement.

I decided to come here for two days; my wife, Rita, remained in L.A. When I entered the apartment the S.F. Opera had arranged for me in Pacific Heights, the windows provided a spectacular view of the bay and Alcatraz — a view I couldn't have had in any other neighborhood. I immediately called Rita and said: "You will love this city!"

And it was one of the best musical experiences in my life. The S.F. Opera orchestra and chorus were just amaz-



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# The Art of Neighborliness

Many say they want to shop local and know their neighbors. Suzanne and George Burwasser do it.

BY BARBARA KATE REPA

**L**ONGTIME LOCALS Suzanne and George Burwasser practice the fine and gentle art of neighborliness.

Together for more than half a century, most of that time only a few doors from Fillmore Street, they have made it a priority to shop local and get to know the people who live and work around them.

They wander into neighborhood shops and talk with the other customers and salespeople inside. In restaurants, they strike up conversations with other diners who seem amenable. Just recently they met a local doctor and her husband who were dining beside them at Florio on Fillmore — and promptly invited them over for dinner a few weeks later.

Suzanne has a secret weapon: She's a topnotch cook and an even better baker. "My mother was Irish and they're not known for their fine cuisine, so it was a defense mechanism," she says. "When we see someone new move in, I take baked goods over and say: 'Hi. I'm your neighbor down the street. You must be frazzled from moving and need a little something to snack on,'" she says. "Sometimes it works; sometimes it doesn't."

Many locals get quiet distributions of homebaked cakes on birthdays and soda bread on St. Patrick's Day. George says Suzanne is a master at sending hand-made Valentines and keeping in touch with more farflung friends by email. "She makes sure everyone and his pet duck gets a card on their birthdays," he says.

They met as undergrads in Ohio — he studying geology, she double majoring in biology and Russian history — and started out as "just buddies," Suzanne says, "watching the flotsam and jetsam going by at the student union."

One of their first bondings was over books. Early on, they threw down a challenge: She was to read his beloved Steinbeck; he to read her favored Dickens. Then discuss. Their literary tastes didn't always meld, and still don't. George proudly shows off a tome he just acquired — a gift Suzanne snagged for him at Browser Books. It's a compilation of the three novels Melville wrote before *Moby Dick*, which is still one of his all-time favorites.

"Chapter 13 is hilarious," he says.

"It's humorous now and then," says Suzanne. "I wouldn't call it hilarious."



Suzanne, wearing part of her collection by a local milliner, and George Burwasser.

*This month they'll celebrate their 50th anniversary with friends, family and nearby neighbors — including their mail carrier.*

"For Melville, it's hilarious," George insists.

They married when Suzanne graduated and loaded up all their worldly goods, including a motorcycle, into the car George's mother gave them as a wedding gift, the same gigantic model used as Checker cabs.

Over the years, their jobs and additional schooling took them to Canada, to Saskatoon and Toronto, posts they now refer to as "educational," especially when it came to the weather. "There was a lot of winter. And some summers were as unbearably hot as the winters were unbearably cold," Suzanne recalls. After a particularly punishing series of ice storms in 1980, they drew up a short list of places with friendlier weather patterns, and San Francisco was at the top. They claim their minds were made up to move here the minute they stepped off the plane at SFO. "We just said: 'Wow. It's so beautiful.' And whatever falls from the sky here, you don't have to shovel," George says.

Then began the search for a home that would eventually bring them to Bush Street, looking out at St. Dominic's. Ever the geologist, George was armed with detailed seismic and mudline maps of the entire city and refused to consider any place that lacked a solid concrete foundation he could

inspect. And Suzanne, ever the organizer, maintained a clipboard with a Venn diagram of requirements for a neighborhood they could call home, with shops, services and amenities within walking distance and public transportation nearby. They found all they wanted near Fillmore Street, delighting in discovering the interesting new local restaurants and shops beginning to sprout in the 1980s and '90s, and meeting the people who ran them.

For years they had a rule: After spending two hours or \$20 on the street, it's time to go home. But these days, \$20 doesn't stretch very far on Fillmore. They say they miss many of the spots they used to frequent back in those early years, especially Leon's Bar-B-Q, later Chez Nous, and now SPQR.

"We're still mourning the passing of Fillmore Hardware," Suzanne says. "If they didn't have exactly what you needed, they would know where to find it. And the Brown Bag — they sold nose-shaped pencil sharpeners!" She and a relative who was a teacher would buy them by the case as study incentives for students. "And I still have the world's last supply of carbon paper I got there," she says. "I'm waiting to go on *Antiques Roadshow* with it."

"We still give all the new stores a try, but there are fewer things of interest now," says Suzanne. Still, they keep hope alive by stoking their grand fantasy: They'll come into a windfall, buy up the commercial property on Fillmore Street — and reduce the rent to make it affordable for neighborhood entrepreneurs and "people who have great ideas and want to try them out."

"We would pop the bubble and do away with the crazed commercialism going on here now," says George.

They purchased their home, a three-flat on Bush Street facing St. Dominic's, in 1983. They live in the top flat, and the tenants they attract tend to stay. One was Richard Hillkert, the legendary bookseller and *bon vivant* who lived on the second floor for 27 years until he died three years ago. "Richard is still with us," says Suzanne, with a nod to the church outside their window, where he is interred in the columbarium. "He said he wanted to keep an eye on us."

Though both Burwassers are now retired from "paid work," maintaining the flat and nurturing friends and neighbors more than fill their time.

George also regularly gives blood every six weeks or so, a practice he started in high school. A couple of years ago, he gave his 600th donation at the Blood Centers of the Pacific. "It can be a little uncomfortable, but think about what you're doing: You have exactly what another person needs to stay alive," he says. "It's a way of returning value to the community, and almost anyone can do it."

The passing decades have only stoked their mutual admiration, their appreciation for bad puns and their sense of fun. "Come on, folks, it's life; it has to be silly," Suzanne says. "If you can't see some of the humor and irony in life, it's not worth living." She attributes their longevity together partly to advice from her mother: Have a decent bottle of Champagne in the refrigerator at all times. You'll need it for both good and bad days.

It has worked. George and Suzanne will celebrate their 50th anniversary this month. They've been brushing up on their dance steps and plan to celebrate with a tasteful bash in a classic San Francisco setting with friends and family from farflung countries, as well as nearby neighbors — including their mail carrier.

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# New Novel Was Born on Old Fillmore

BY MARK MITCHELL

**W**ALKING DOWN Fillmore Street, I often run into people who have lived here for a while, most of whom know me from my many years here. We'll chat about the Giants and the weather and then they'll ask, "How's the writing going?" Anyone who has spent any time around me knows that I am a writer.

Right now, I get to answer, "Just great!" My new novel just came out, and it's called *The Magic War*. If I have one with me, I hand them a flyer with the cover and a link to Amazon. (We're still working on getting into Browser Books.)



Local author Mark Mitchell is celebrating the publication of his new novel with a neighborhood party.

I've lived in this neighborhood for almost 40 years. Our first apartments were in the Sterling Apartments, above what is now Dino & Santino's pizza parlor. About 30 years ago, we moved down to California and Steiner.

Before Rag & Bone was at the corner of Fillmore and California — even before it was the much-missed Royal Ground coffee shop — it was a liquor store called Bi-Rite Liquors. I was behind the counter there from the late '70s to the early '90s. That was a special



neighborhood place that a few of the alumni refer to as the University of Bi-Rite. Long and learned wandering discussions went on far into the night — we closed at 2 a.m. A distinguished painter, the head of a local school's English department and a librarian-errant emerged from there. I was the literature and beer guru.

After that I spent 15 years at the corner of Fillmore and Sacramento at D&M Wines and Spirits, dispensing Scotch whisky and Champagne lore.

All this time I was writing. I write poetry — I have three chapbooks out right now — and, every now and again, novels. I like telling a story I want to read. *The Magic War* is my third to get into print. *Sir Gawain's Little Green Book* and *Knight Prisoner* can both be found on Amazon, too.

When the late David Ish founded the *New Fillmore* in 1986, he put me to work as the book columnist. I spent many years reviewing anything that caught my interest — and, of course, anything by neighborhood residents. David was even kind enough to publish my poems from time to time. One of the things that makes me happiest is that one of my *New Fillmore* readers told me she kept a poem of mine taped over her sink. That's the kind of thing that can happen when you live and work in the same neighborhood.

If our conversation goes on past congratulations, people will ask me what my book is about. If they really want to know, I try to tell them.

It's about the Scopes trial, I say. But it's not really — that's just part of the time and place in which the story takes place.

It's about Prohibition and bootleggers — well, sort of, but there's more to it than that. It's about a battle between two magicians, but they're not the lead characters.

It's a love story, a coming of age story and an adventure story. It's about magic and youth.

Oh, and I hope it's funny.

It's a story I composed in my head between conversations over the counter at Bi-Rite and while unloading cases of Champagne at D&M. It's a story that occurred to me as I walked around this neighborhood that has been my home for decades. But it's not set here. I've never been successful in capturing the flavor of this place in fiction, though I have tried. *The Magic War* takes place in a lost and imagined America.

The story has taken a long and winding path to publication. I wrote it almost 17 years ago. It was accepted by a publisher that closed its doors just before the book reached print. Last year it got picked up by Loose Leaves Publishing, and we spent a lot of time polishing it up. I hope it is shiny enough so that all the Fillmore folks who ask me how my writing is going can enjoy it.

To celebrate, I hope you'll be able to join me at a book launch party on Sunday, June 11, from 4 to 6 p.m. at the Thomas Reynolds Gallery at 1906 Fillmore.

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BY ANDREA CHASE

SF INDIE'S SATELLITE festival, SF DocFest, a scintillating and smart mix of documentaries from the whimsical to the profound, returns to the neighborhood's Vogue Theater at Sacramento and Presidio from June 9 to 15.

Opening night on June 9 will kick off at the Vogue at 7 p.m. and be followed by a party at Swank at California and Presidio.

The first film is **TANIA LIBRE**, the latest from San Francisco treasure Lynn Hershman Leeson, perhaps the first filmmaker to mix virtual reality with live actors in her groundbreaking film *Conceiving Ada* (1999). Known for her penchant for deconstructing narrative cinema with films that play with time, space and perception, Hershman's documentary about Cuban performance artist Tania Bruguera is a meditation on censorship, freedom and both the responsibility and the rights of the artist. Clips of Bruguera's works over the years mix with a stunningly frank conversation with psychiatrist Frank Ochberg about her incarceration by the Castro regime, and her complicated relationship with her father, a Castro true believer.

Leeson spoke recently about how and why she identifies with Bruguera's struggle for artistic expression: "I made a film called *Women Art Revolution* released in the U.S. six years ago, about the inequality that women suffered. Art galleries and museums did not show women at all. That they are starting to now is good, but it is very recent," she says. "I suffered from censorship and exclusion and the prison of omission. In San Francisco, I did not have an art review between 1984 and 2017 even



Lynn Hershman Leeson's new film, *Tania Libre*, screens at the Vogue Theater on June 9.

## DocFest at the Vogue

A mix of documentaries from whimsical to profound

though I showed regularly. There was enormous prejudice against women. I was also part of the free speech movement and that had an effect on this type of discrimination. So don't say there is freedom in the U.S.; that is riddled with exclusions."

Other DocFest films include Tomas Leach's **THE LURE** (June 10, 7 p.m.), which discovers the nexus of courage, madness, purpose and folly and finds something noble. The subject is a treasure hidden by an art dealer somewhere in the Rocky Mountains, and the disparate individuals who have made it their mission to find it using only the cryptic poem written by the dealer. The larger story, though, is the need to find meaning in life, from the police

officer medically retired from the only work that meant something to her to the visitor who came for a vacation and stayed indefinitely, much to her daughter's consternation. Leach uses a haunting score and exquisite cinematography to capture the beauty, expanse, and most significantly, the isolation of the wilderness through which these people wander, mirrored in their psyches.

It's followed by **THE GATEWAY BUG** (June 10, 9:15 p.m.), in which Johanna B. invites viewers to expand their culinary horizons in a lively doc that is a reasoned argument for achieving more efficient food production by overcoming the cultural aversion to eating insects. The eponymous bug is the cricket, and the advocates include ecolo-

gists, economists, entrepreneurs and, of course, Andrew Zimmern, who has made a career out of consuming "bizarre foods" on his television show of the same name. Will you come away wanting to snack on Chirps chips, or adding powdered crickets to your smoothie? Maybe, maybe not. But you will never look at those singing insects, or agriculture, in the same way.

Also highly recommended:

■ **THE SURROUNDING GAME** (June 11, 12:15 p.m.), exploring the magic and mystery of the ancient game of Go and the three Americans who want to be the first westerners to play professionally.

■ **SPETTACOLO** (June 11, 2:30 p.m.), in which a small town in Tuscany works out complex social issues by staging a play in which they play themselves.

■ **SHADOWS OF PARADISE** (June 12, 7 p.m.), which ponders the history and future of the Transcendental Meditation movement.

■ **CALIFORNIA TYPEWRITER** (June 14, 7 p.m.), a love letter to the analog way of committing words to paper, and to the determined Luddites who refuse to go virtual for reasons that might shift a paradigm or two in the viewer about automatically surrendering to progress.

■ **TAKE MY NOSE . . . PLEASE** (June 14, 9:15 p.m.), a seriously funny doc in which female comics talk about plastic surgery and the social pressures that made it seem less like a choice and more like a job requirement.

SF DocFest begins on May 31, with initial films shown at the Roxie Theatre at 16th and Valencia. For more information, go to [sfindie.com](http://sfindie.com).

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# A PAIR of COXHEADS

His own home and the one next door show his English influences

BY BRIDGET MALEY

**T**WO NOTEWORTHY HOUSES along the south side of Green Street, where it slopes steeply toward the crest at Scott, emulate the craftsmanship of the English townhouses and rural cottages that influenced their design.

The James McGauley House, located at 2423 Green Street, was built in 1891, two years before its neighbor at 2421 Green Street. Both were designed by architect Ernest Coxhead, a British transplant. The house at 2421 Green was Coxhead's own, which he shared with his brother, Almeric. Around the corner at 2710 Scott Street, the Charles Murdock house, also built in 1893, rounds out the grouping. This set of residences reflects Coxhead's transition from his earlier ecclesiastical work to the residential projects that shaped the second phase of his California career.

Leaving England together, Ernest and Almeric Coxhead opened an architectural office in Los Angeles in early 1887. Almeric



Coxhead's own home at 2421 Green (left) and his design next door at 2423 Green would have been new and somewhat daring within the Victorian landscape of the time.

PHOTOGRAPHS BY SHAYNE WATSON

was the business manager, while Ernest was the primary designer. For the next several years, a series of commissions for the Episcopal Church, which was expanding throughout California, occupied their partnership. Before immigrating, Ernest had apprenticed with a London architect known for extensive work with church restoration. The London ecclesiastical projects clearly influenced his subsequent California designs.

By 1890, the brothers had relocated to San Francisco. Remarkably, in that year Ernest designed three San Francisco Epis-

copal churches: the Church of St. John the Evangelist, perhaps the grandest of his California church projects, which sat at the corner of 15th and Julian Streets in the Mission, and was destroyed by the 1906 fire; the Church of St. Mary the Virgin, at Union and Steiner Streets, just a few blocks from his early residences; and the Chapel of the Holy Innocents on Fair Oaks Street in the Mission.

The following year, amid continued ecclesiastical work, Ernest secured the McGauley commission. His 1891 house for his friend James McGauley, a banker, relied

heavily on the rural English cottage and its more urban counterpart, the townhouse, as executed by British architect Richard Norman Shaw. In its roof form, small dormers, heavy masonry chimney, large multi-paned windows, half-timbering and overall rustic character, the McGauley house mingles everyday elements and materials with exceptional craftsmanship to create what would have been a new, somewhat daring facade within the Victorian landscape of San Francisco. While employing British vernacular architectural language and embracing what was developing on the

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The homes mingle everyday elements and materials with exceptional craftsmanship.



East Coast as the Shingle Style, Ernest Coxhead's early San Francisco houses helped establish a local, architectural language that would eventually be known as the First Bay Tradition.

Two years later, in conjunction with his brother, Coxhead designed a house for their own use on the lot immediately to the east of the McGauley residence. The Coxhead brothers took advantage of the narrow lot, creating an almost tower-like, slender facade rising to a steeply pitched roof. The roof of the McGauley house runs parallel to the street; the Coxhead house roof is perpendicular. This was an ingenious approach to creating a sense of separation between the two houses, which are actually in close proximity. It also allowed for a sequence of stairs and walkways accessing each residence. Both houses are set on significant masonry retaining walls, elevating them above the

pedestrian level of the steeply pitched street.

The understated exterior of the Coxhead cottage masks a phenomenal interior that commences from a long, glazed entrance gallery running the length of the west elevation. The entry begins with a set of stairs and landings and turns through an archway, up another set of stairs to a long gallery that defines both the interior and exterior space. At the outside, it forms a pathway along the rear garden of the McGauley house, while at the interior it serves an entry hall accessing the front living room at the north end of the house or a sitting area and dining room adjacent to the south facing garden. This unique configuration offers both intimacy and spectacle, as surely the western-facing windows of the gallery would have looked directly into the neighboring McGauley rear garden. The experience of this interior space has an almost religious feeling; yet the separation

of the space and the sequence of movement through it is clearly residential.

Both houses feature expertly placed windows of varying sizes and shapes that generally employ small panes covering a fairly large expanse. The fenestration breaks up the exterior shingled walls creating cut-out elements in the wall surface. In the Coxhead house, the front windows terminate at end walls, furthering the punched opening effect. Each house has cleverly placed dormers to interrupt the large expanse of roof surface.

It is unclear how Coxhead and McGauley met, but McGauley does not appear to have lived in the house for very long. He married Minna Hoppe in San Mateo in 1898. Five years later, a *Chronicle* article detailed the couple's rather shocking divorce, with Mrs. McGauley claiming much anguish over her husband's "aboriginal manner of dressing while at home" and

complaining that he is "either mentally unbalanced or that he is a crank and possessed of a monomania upon the subjects of food, hygiene and religion."

Ernest Coxhead also married in 1898. His bride, Helen Brown Hawes, was the daughter of an Episcopalian minister. According to the *Chronicle* on June 19, 1898, their San Francisco wedding was a most pleasant affair. Esteemed architect Willis Polk was Coxhead's best man at the ceremony at St. Luke's Church. Helen died in 1909 at their home in San Mateo. Coxhead's biographers have speculated he never recovered from her loss.

In 1893, the same year he designed his own house, Coxhead executed a residence for Charles Murdock, an eastern transplant, California intellectual and printer, who collaborated with and published the works of many of the state's best writers, including Robert Louis Stevenson and Bret Harte. Located on Scott Street, just uphill from the other two houses, the Murdock commission used many of the same elements as the two Green Street houses: a shingled exterior, a steeply pitched roof, quirky dormers, a deeply recessed front entry and an understated ribbon of windows at the front elevation.

The three houses at Green and Scott are Coxhead's earliest extant San Francisco residential experiments, a far cry from the Victorian houses that preceded them. They compete in significance with other First Bay Tradition residential assemblies, including the houses marching up the 3200 block of Pacific Avenue and the grouping at the apex of the Vallejo Street steps on Russian Hill.

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Hill & Co. Real Estate is proud of the recognition its agent Soni Goodman recently received from the San Francisco SPCA. Soni and her Bichon Frise, Lilli, were recently honored for 5 years of service, visiting the sick and elderly throughout our City.

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 REALTOR®

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### NEIGHBORHOOD HOME SALES

Single Family Homes	BR	BA	PK	Sq ft	Days	Date	Asking	Sale
2307 California St	3	3	1	1,933	10	4/26/2017	2,750,000	2,675,000
2637 Union St	3	2	1	2,540	22	4/27/2017	2,995,000	3,210,000
3951 Sacramento St	5	4	2	n/a	25	4/24/2017	3,590,000	3,350,000
2750 Lyon St	4	3	2	3,100	3	5/15/2017	4,995,000	4,990,000
125 Presidio Ave	6	3	2	4,700	42	4/28/2017	6,750,000	6,100,000
2864 Sacramento St	5	3	2	n/a	4	5/2/2017	5,995,000	6,300,000
2741 Greenwich St	5	4	2	5,682	58	4/28/2017	7,950,000	7,500,000
2700 Broadway	8	5	2	n/a	10	4/28/2017	13,900,000	13,900,000
3540 Jackson St	7	7	4	n/a	9	5/4/2017	15,000,000	15,000,000

#### Condos / Co-ops / TICs / Lofts

1450 Post St #416	1	1	1	718	13	5/12/2017	450,000	450,000
1817 California St #2F	2	1	1	787	19	5/8/2017	699,000	800,000
1990 Green St #302	1	1	1	690	18	5/5/2017	799,000	820,000
1649 Greenwich St	1	1	1	746	11	5/3/2017	775,000	860,000
1990 Green St #107	1	1	0	830	13	4/17/2017	899,000	877,500
1655 Greenwich St	1	1	1	723	13	4/20/2017	849,000	905,000
10 Harris Place	2	1	0	697	34	4/26/2017	750,000	955,000
1884 Bush St	2	2	0	934	7	4/28/2017	899,000	968,000
2090 Pacific Ave #306	1	1	0	916	9	5/10/2017	875,000	990,000
1895 Pacific Ave #306	2	1	1	1,165	56	4/28/2017	1,150,000	1,170,000
3136 Scott St	2	1	1	n/a	70	4/19/2017	1,195,000	1,195,000
2299 Sacramento St #7	2	1	1	n/a	10	5/11/2017	1,100,000	1,250,000
2655 Bush St #425	2	2	1	1,010	14	5/10/2017	1,299,000	1,309,000
129 Pixley St	2	1	2	907	7	5/1/2017	1,250,000	1,318,000
2415 Buchanan St #6	1	1	0	n/a	57	4/19/2017	1,295,000	1,370,000
2447 Vallejo St #3	2	1	0	1,325	12	4/24/2017	1,325,000	1,430,000
2090 Pacific Ave #305	1	1	1	n/a	3	5/5/2017	1,395,000	1,465,000
2040 Sutter St #301	2	2	1	1,231	12	4/28/2017	1,348,000	1,500,000
2655 Bush St #206	2	2	1	1,311	118	4/21/2017	1,575,000	1,520,000
1880 Steiner St #406	2	2	1	1,434	10	5/11/2017	1,349,000	1,550,000
3193 Washington St #4	3	1	1	1,390	28	4/24/2017	1,595,000	1,560,000
2200 Pacific Ave	2	2	1	1,850	23	5/5/2017	1,695,000	1,625,000
2421 Buchanan St #B	2	2	1	1,738	18	5/5/2017	1,450,000	1,625,000
3583 Sacramento St	3	2	1	n/a	4	5/4/2017	1,799,000	1,960,000
2855 Jackson St #102	4	2	2	2,098	24	5/8/2017	2,200,000	2,100,000
3233 Jackson St #2	2	2	1	1,850	212	5/9/2017	2,299,000	2,110,000
1702 Vallejo St	3	2	2	2,540	42	4/21/2017	2,250,000	2,250,000
2200 Sacramento St #906	1	1	1	1,070	18	5/2/2017	2,295,000	2,300,000
3316 California St #3	4	3	1	1,779	3	5/2/2017	1,995,000	2,400,000
2795 Laguna St	3	2	1	2,421	46	5/2/2017	2,485,000	2,650,000
2121 Webster St #604	2	2	1	1,451	80	4/28/2017	2,795,000	2,700,000
2121 Webster St #503	2	2	1	1,325	79	5/15/2017	2,895,000	2,800,000
2255 Washington St	3	2	1	1,731	1	5/2/2017	2,800,000	2,800,000
2241 Sacramento St #F	3	2	1	2,170	13	4/17/2017	2,195,000	2,900,000
1915 Vallejo St	3	3	2	2,442	14	5/5/2017	3,125,000	2,900,000
2466 Sacramento St	3	3	1	2,424	52	4/27/2017	3,195,000	3,050,000
2151 Laguna St #3	4	2	1	n/a	7	4/24/2017	3,995,000	4,297,000
2121 Webster St #401	3	2	1	2,112	41	4/30/2017	4,495,000	4,495,000
2230 Bush St	3	3	2	3,571	9	5/4/2017	4,995,000	5,250,000



The corner house at 2700 Broadway sold in late April for \$13.9 million.

#### A surge of spring sales

The weather typically has no effect on the pattern of local home sales. But this year was far from typical, as sales in San Francisco's northside neighborhoods surged during the height of the spring selling season, which followed on the heels of an uncommonly rainy period here.

There were 48 single-family home and condominium sales recorded in the neighborhood between the middle of April and the middle of May. That's a 50 percent increase from the same period last year, and the busiest spring since 2013.

The transactions included San Francisco's two largest single-family home sales so far in 2017: a \$13.9 million, eight-bedroom house at 2700 Broadway in late April and a \$15 million, seven-bedroom property at 3540 Jackson Street about a week later.

Local homebuyers may be motivated by the interest rates, which still remain low, but the wet start to 2017 certainly factored in to the robust sales. The seemingly nonstop rain in January and February hindered preparations for properties due to hit the market, and the pent-up supply coupled with strong buyer demand combined to create an exceptionally busy spring.

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

## FILLMORE HISTORY



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FILLMORE STREET, LOOKING NORTH TOWARD THE BAY FROM CHESTNUT STREET, ON MARCH 11, 1926.

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**Stephanie Ahlberg**  
415.321.4232



**Pacific Heights**  
Offered at \$7,450,000  
**Modern 4BD/5.5BA Masterpiece.** Light and bright with exquisite finishes and state of the art systems and appliances. The epitome of urban chic. 2 car garage. Close to top-rated restaurants, cafes, and boutique shopping. [2455Vallejo.com](http://2455Vallejo.com)  
**Lowrie MacLean**  
415.305.3326



**Presidio Heights**  
Offered at \$6,495,000  
**Exceptional 6BD/4.5BA Home.** This stately turn-of-the-century Victorian on 4 levels boasts spectacular Golden Gate Bridge views, mature garden, 2 car parking, and an unbeatable location - close to Laurel Village and the Presidio. [3382Clay.com](http://3382Clay.com)  
**Grace Shohet**  
415.385.5838



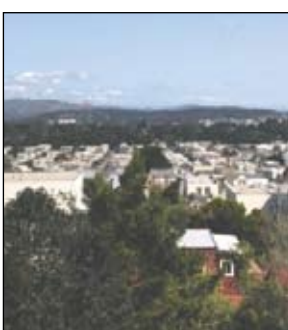
**Mission Dolores**  
Offered at \$5,900,000  
**Investment Property in a Great Location!** Nice balance of period details and modern living. This fourteen-unit investment property features two studios and twelve one-bedroom units. 2016 brought in a gross income of \$328,669 with \$90,482 of expenses. See website for financial details.  
**Brooke Krohn Dougherty**  
415.321.4298



**Pacific Heights**  
Offered at \$5,295,000  
**Spacious Two Unit Building.** Each of these two enormous remodeled units is on two levels with soaring ceilings and both are flooded with light. 4 car parking. [LuxuryOnLyon.com](http://LuxuryOnLyon.com)  
**Michelle Long**  
415.602.0307  
**Rachel Swann**  
Vanguard Properties



**Russian Hill**  
Offered at \$4,285,000  
**Luxury Loft Living - "The Garage on Hyde."** Stunning 2BD/2BA home with 1 car parking. This distinctive and spacious home with soaring 14' high exposed concrete ceilings offers a rare opportunity for luxury loft living in the heart of the Russian Hill neighborhood. [TheGarageOnHyde2.com](http://TheGarageOnHyde2.com)  
**Lucy Yeung**  
415.793.6859



**Golden Gate Heights**  
Price Upon Request  
**Fabulous Modern View Home.** This newly remodeled 4BD/4.5BA home has stunning views, an open floor plan, chef's kitchen, top of the line finishes, high ceilings, multiple view decks and a landscaped yard. 3 car garage. [432Moraga.com](http://432Moraga.com)  
**David Cohen**  
415.321.4345  
**Gosia Sroczynska**  
415.321.4221



**Glen Park**  
Offered at \$2,495,000  
**Spacious 3BD/3.5BA Home in Prime Location.** Large living room with soaring ceilings and great outlooks. Dining room, remodeled kitchen, family room, garden and patio plus 2 car garage. Easy BART and freeway access. Great for entertaining. [41Martha.com](http://41Martha.com)  
**Thomas Cooke**  
415.823.1624



**Pacific Heights**  
Offered at \$1,995,000  
**Elegant and Sunny Remodeled Condominium.** Located near Alta Plaza Park and Fillmore, this 3BD/2.5BA home has a gorgeous kitchen that opens to a formal dining room. Large private garage and extra storage. This home has it all, and is a must see! [2782Jackson.com](http://2782Jackson.com)  
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- Caroline Bunts-Campbell

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- Donna Perkins

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