

OPEN HOMES



Green theme in the Marina

By Heather Boerner

SPECIAL TO THE CHRONICLE

When Regina Callan began to remodel the house in the Marina District, she wasn't aiming to create a model of ecological design. She just wanted to give the future buyer everything he or she might want.

In San Francisco, that includes sustainably harvested, recyclable and recycled building materials; air purification systems; and nontoxic paints. Because of her dedication to renovating this 1932 home from the ground up, the house at 1771 North Point was selected as Home Magazine and Remodeling Magazine's show home, to be included in Home Magazine's November/

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Photos by LEA SUZUKI / The Chronicle

The backyard, left, has a deck on each level. There is a touchless faucet, above, in the kitchen work sink.

Green theme permeates this remodeled home

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December issue.

Today is the last day visitors can pay \$20 to tour the 5,000-square-foot house and admire the ways in which Callan made environmental design enchanting.

The house was a showplace for the annual Pacific Coast Builders Conference, held recently at Moscone Center. All the money raised from entrance fees and a \$75 party and auction held Saturday will benefit the Northern California Cancer Center. The house, listed with McGuire Real Estate, is on the market at \$4.995 million.

"The idea of this house is that everyone has a wish list for what they want in a house — they want four bedrooms on the same floor, indoor-outdoor living, a great outdoor space, a master suite, plenty of storage, off-street parking, a healthy and safe home, gourmet kitchen, both casual and formal living spaces, and bonus rooms," said Callan, who has been buying



and renovating homes in San Francisco since 2000.

"My mother, Barbara Callan, is a Realtor and she says it can be difficult to find everything you want.

So with this house, we set out to give the home buyer everything they want. We didn't want to compromise on anything."

The house has three stories,

five-car parking, two air purification systems, 17 skylights, 34 photovoltaic solar panels, formal living and dining rooms, a large, open kitchen and family room, a



Photos by LEA SUZUKI / The Chronicle

The living room, left, has spacious windows and includes the home's original fireplace mantel. There are 17 skylights, above, and six of them open to provide ventilation. Two purification systems filter the air.

washer and dryer in the master suite as well as in the first floor mud room, two steam showers, three balconies and decks, a 515-

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bottle wine cellar, a media room with a rolling barn door and blackout curtains, and a wood-paneled elevator.

Most people don't think they're looking for a green house when they go house hunting, Callan said. "But they would say they want a healthy home and air. They know they don't want chemicals in their house if they can avoid it. And now they can."

To do that, Callan installed a new kind of insulation from Johns Manville called Spider. It's formaldehyde-free fiberglass that, Callan said, "never settles," so there are no drafts or gaps in temperature control. The insulation was installed in the walls and between the floors, making the home both quieter and better temperature controlled. To complete the well-sealed and environmentally friendly shell of the house, Callan selected double-paned Jeld-Wen high-performance windows encased in solid pine frames that resist wood decay, water absorption and termite infestation.

The house is open today from 10 a.m. to 4 p.m. There is a \$20 per person fee that benefits the Northern California Cancer Center.

Address: 1771 North Point, San Francisco

Web: inthecity.homemag.com

List price: \$4.995 million

Square feet: 5,000

Bedrooms: 6

Bathrooms: 4

Amenities: Three decks/patios, elevator

Parking: Five cars

Listing agent: Barbara Callan, McGuire Real Estate

The house has heating and cooling systems, but Callan said good insulation allows residents to use them less often. And to keep the home well ventilated, six of the 17 skylights open, allowing for air circulation, and the two air pu-

rification systems filter out fine particles from the air.

To top it off, the house is equipped with solar panels that on a sunny day store enough power that it can potentially get all its electricity from the solar panels.

The house is designed with an eye toward making any home buyer comfortable. Throughout the house are concrete and wood floors. The wood floors are wide-plank, hand-scraped oak floors that come from sustainably harvested forests.

The pale green glass subway tiles in the kitchen, the burgundy penny tiles in the wine cellar and all the other Ann Sachs tiles in the house are either recycled or recyclable. The gourmet appliances and engineered quartz countertops from CeasarStone are both trendy and recyclable.

Callan also made the house beautiful — and green — by salvaging some of the house's original design features. Chief among these is the fireplace mantel in the living room. "We took care with that," she said. "We boxed it up and were careful not to hurt it."

There are four fireplaces in the



LEA SUZUKI / The Chronicle

The master bedroom suite in the Marina home includes a washer and dryer and opens to the outdoors.

house; only one burns wood. The other use natural gas. As the lore goes, the house's original owners loved the fireplace so much that they refused to light a fire in it.

"They thought it was so beautiful that they couldn't bear to dirty it with a real fire," Callan said. "So

when I came to see the house the first time, there were wood logs in the fireplace with a cord running from an outlet and lights in the fireplace."

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