



PRESIDIO HEIGHTS  
ENGLISH COUNTRY MANOR

# 1 MAPLE STREET, SAN FRANCISCO

*Presented by:*



**MALIN GIDDINGS**

415.229.1211

***sf*properties.com**



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*Client Liaisons:*

**BOB GEE**

415.229.1341

**MAXIMILLIAN ARMOUR**

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**ENGLISH COUNTRY MANOR**

Neo-classic residence designed by renowned architect George Applegarth.

**OFFERED AT FOURTEEN MILLION DOLLARS**

**ABSTRACT**

- Built in 1928
- 4+ bedrooms & 6½ baths
- Custom kitchen/family room
- Library & study
- Multimedia room
- Home office
- Exercise room
- Sewing & wrapping room
- Garden level plant room
- 3 fireplaces
- 2 car side-by-side garage
- North & south gardens
- Lot size 8,433 sq ft (approx 143' frontage x 60' irreg) per Metrosan



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#### **DESCRIPTION OF THE PROPERTY**

This stately residence is located on an expansive parcel along a landscaped cul-de-sac adjoining the Presidio Wall. Its walled private gardens provide a country ambience with bucolic, serene views over the Presidio Park and east city lights.

The house was designed by George Applegarth and built in 1928. His best known works are the Palace of the Legion of Honor, Clift Hotel, Spreckels Mansion and a number of significant homes in Pacific & Presidio Heights.

The renovation was headed by the prestigious firm of Thayer Hopkins Architects. Improvements were undertaken to respect the integrity of the original house while reconfiguring interior spaces for today's lifestyle.

For detailed information about the project, please refer to the following located at the end pages of the Property Brochure:

- Profile of the Architect, George Applegarth
- The Project Team
- Key Elements of the Restoration & Remodel



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#### MAIN LEVEL

The inviting Foyer echoes the neo-Classic theme found in the vaulted ceiling, tall arched doorways and elegantly arched leaded transom windows. The exquisite oval skylight above the semi-circular staircase provides an abundance of natural light and reflects off the handsome dark-stained hardwood floors throughout the public rooms.

The beautifully proportioned Living Room adorned with deep crown molding and glorious center fireplace looks out to the landscaped south garden.

The formal Dining Room features handsome square paneling and a new ceiling embellished with classic English plaster tracery found in the great historic houses of England.

The spacious Kitchen/Family Room is now the heart of the house. It was transformed from a series of small rooms into a warm and generous space for today's family-inspired style of cooking and socializing. The sunny breakfast area looks onto the garden and the open family room provides ample seating for conversation; convenient built-in office wall system.

The original Arts & Crafts Batchelder floor accent tiles were preserved and reinstalled in the Gothic arched alcove backsplash. The floor is laid in Jerusalem gold limestone and stone surfaces are of exquisite marbles. All details of the cabinetry, island and moldings by Mueller-Nichols are in keeping in the English style.



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The carefully laid-out kitchen features:

- Ample counter and island space for the cook and caterer
- Thermador professional 6-burner cooktop, double ovens & commercial ventilator
- Sub-Zero refrigerator/freezer, refrigerated drawers & wine cooler
- Two Bosch dishwashers
- Convenient Laundry Room off the kitchen hall and back staircase to 2<sup>nd</sup> level

A newly built interior staircase of Napa Valley cast stone provides convenient access to the rear patio/garden which enjoys east and west sunlight throughout the day.

The Powder Room off the vestibule features a custom designed Saint Laurent marble vanity and silver leaf ceiling detail.

The very private Guest Bedroom and Bath are located in the sunny southwest corner of the house overlooking the front south garden.

#### **SECOND LEVEL**

Ascend the gracious curved staircase with exquisite oval skylight to the bedroom landing.

The Master Suite looks over the landscaped, south garden and receives splendid light from morning to evening. Classic Corinthian half pillars & stiles of scagliola marble provide an elegant accent.



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The spacious Master Bath features Jerusalem gold limestone surround, deep tub, double pedestal sinks, separate WC, shower and skylight. His & Her Dressing Rooms provide an abundance of wardrobe storage.

The sunny southwest corner Bedroom adjoins a large dressing room & a full bath.

The East Bedroom enjoys morning sunlight; adjoining remodeled Full Bath with Carrera marble surround.

The handsome Library with fireplace can house an extensive book collection; the north balcony overlooks the Presidio greenery and the garden. A pair of built-in glass display cases open to the adjoining Study or Bedroom with west balcony and Presidio outlook. Full Bath in Murgiano marble.

#### **LOWER LEVEL**

Newly constructed curved staircase leads to the lower level which once contained the original ballroom and unfinished utility and storerooms. The myriad of basement rooms were reconfigured and finished to the standards of the main house adding significantly to the liveable area.

Spacious Multimedia Room with new stone fireplace; lowered floor for increased ceiling height and new light wells for additional natural light.

Plant Room with slate floor, fossil limestone counter, custom copper sink, bar refrigerator and dishwasher; level walk-out to the delightful rear patio/garden.



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Mirrored Exercise Room, slate & limestone Bath with steam shower, and large Home Office with built-in cabinets & bookcases.

Handy Sewing/Wrapping Room, Wine Cellar, Boiler & Utility Rooms. 2 Car Side-by-Side Garage with inside access.

#### THE GARDENS

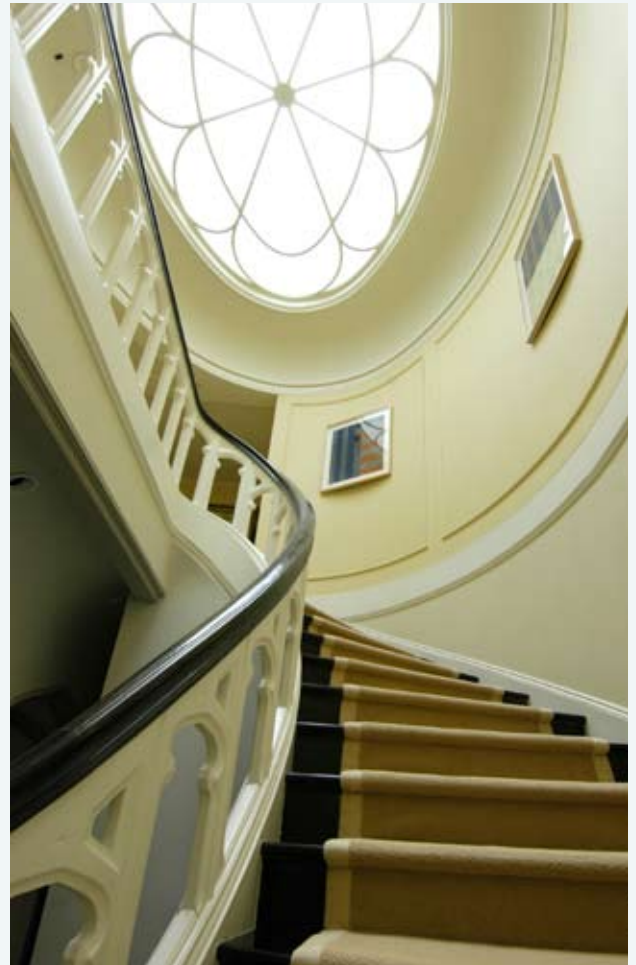
The elegant landscaping and manicured hedges and trees beautifully complement and accentuate the home's period architecture. The terraced rear garden is conveniently accessed from the front landing or from the lower level plant room for alfresco dining on the stone terrace and children's play on the spacious lawn.

#### OTHER

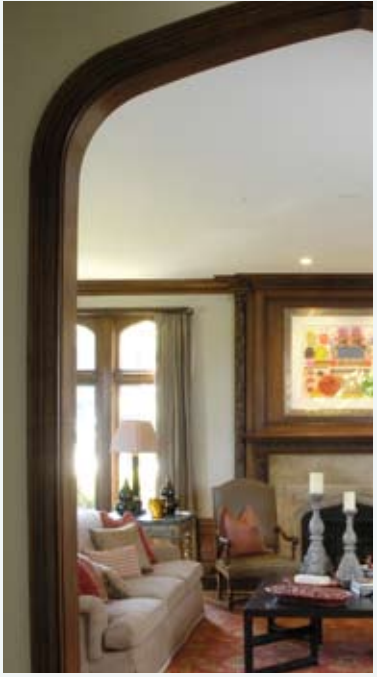
- Taxes will be reassessed upon the sale to approximately 1.14% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the "Seller's Disclosure Package" available on request with Listing Agents.
- The approved drawings for the house may be viewed on site.
- Exclusions from the sale of the real property include:
  - Powder Room: hanging light fixture
  - Living Room & Dining Room drapes
  - Kitchen: 2 hanging light fixtures above center island





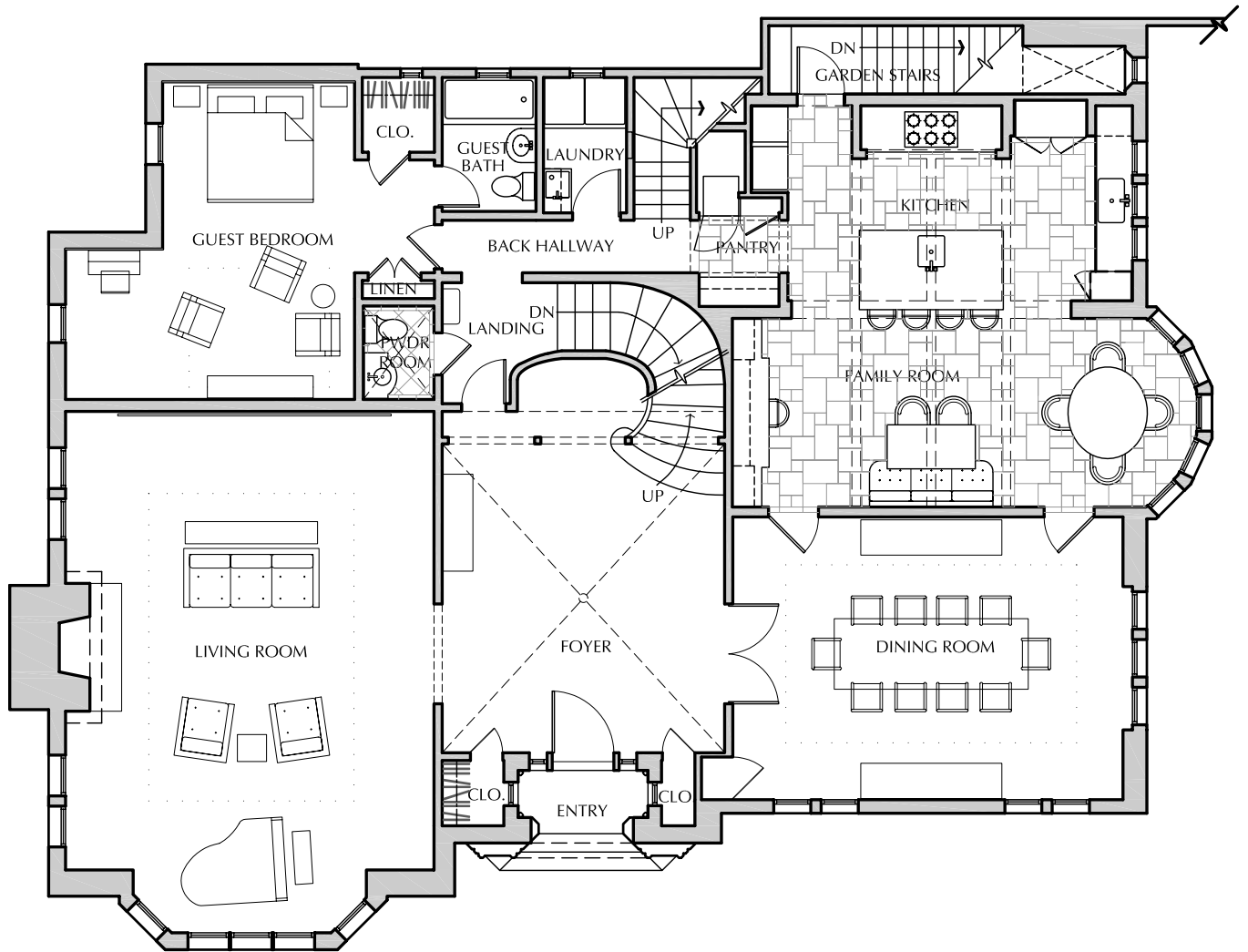
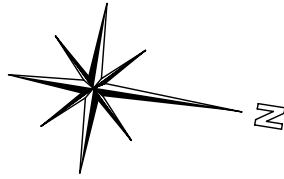








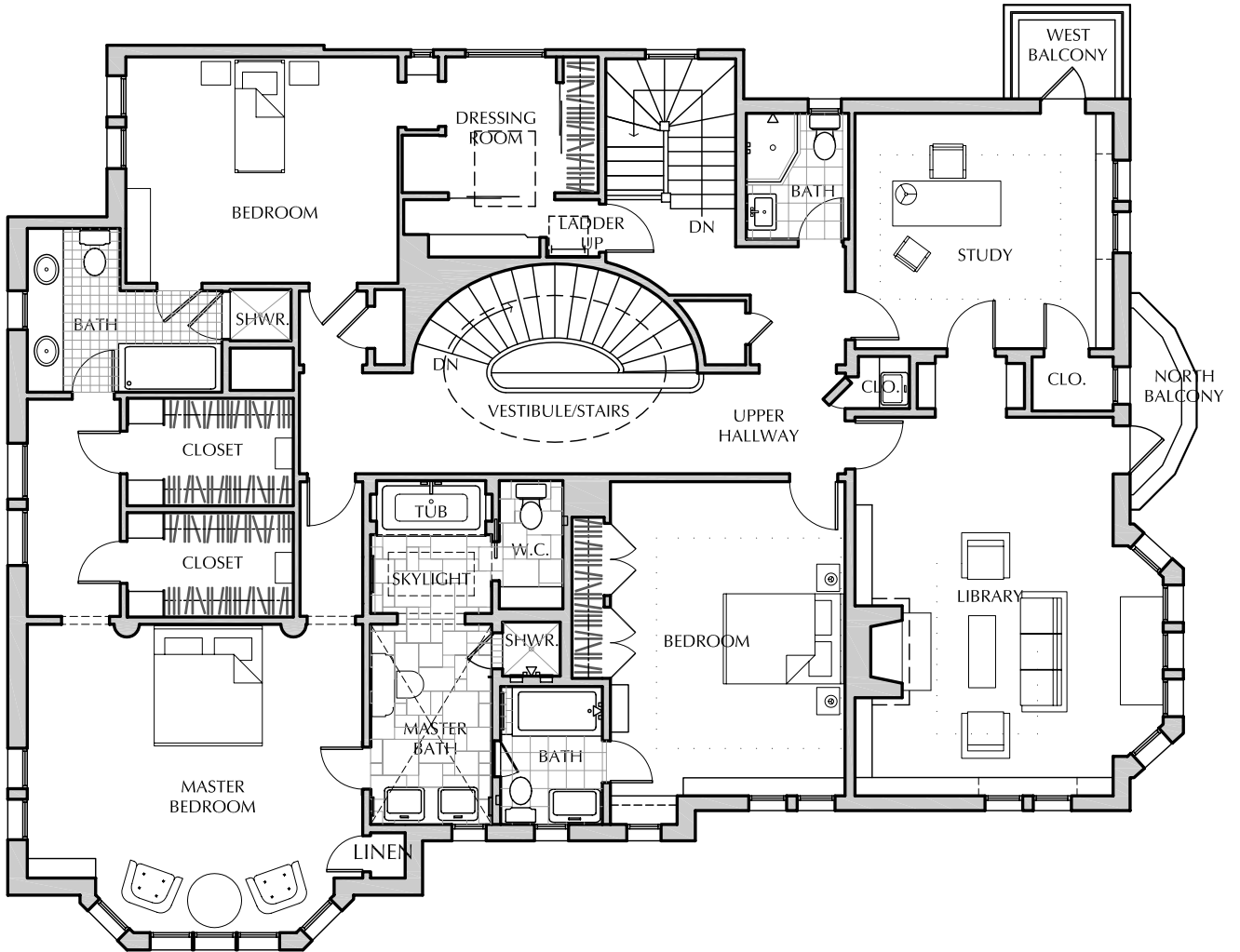
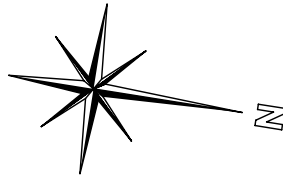
MAIN LEVEL



TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1211 Fax 415.563.3198

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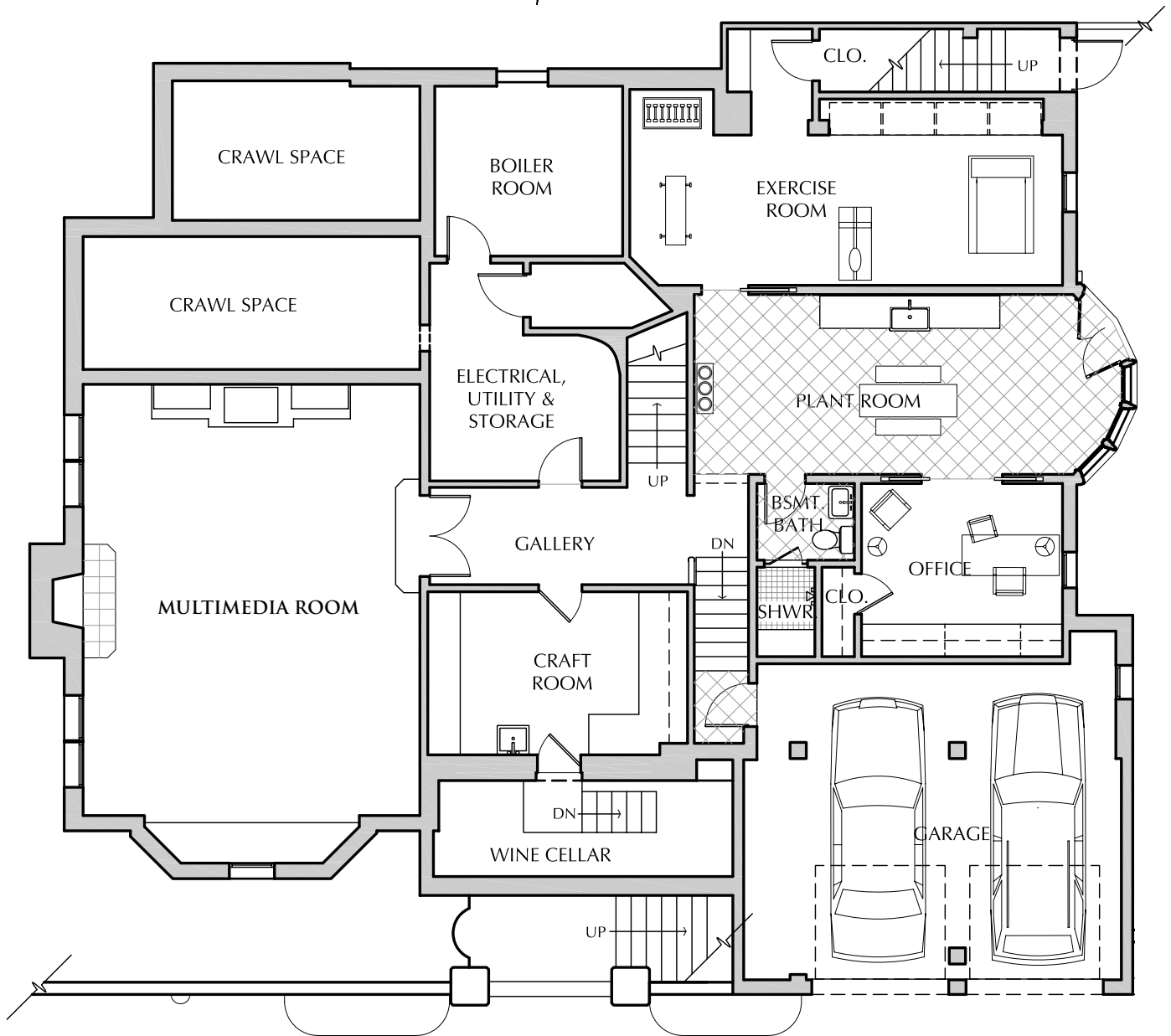
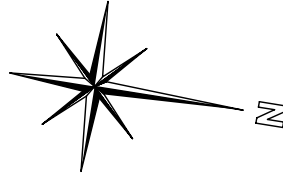
SECOND LEVEL



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LOWER LEVEL



PROFILE OF THE ARCHITECT

**GEORGE APPEGARTH  
(1875 – 1972)**

Applegarth studied under Bernard Maybeck at UC Berkeley in the early 1900s and trained at the renowned Ecole des Beaux-Arts in Paris. Shortly after the 1906 earthquake, he returned to San Francisco and formed a partnership with Kenneth MacDonald, Jr. He worked on his own after 1912.

Applegarth's commissions bear important contributions to the City's architectural heritage in the Beaux-Arts style with perfect symmetry & proportions, columned entries & coffered ceilings. The Spreckels Mansion (1913) and the Palace of the Legion of Honor (1916) are his most famous creations, among many fine residences and commercial structures in the City and Bay Area. He was active in residential & commercial work to the mid-1950s, the last of which was the pioneering curvilinear Downtown Center Garage.



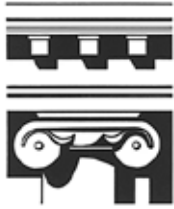
Palace of the Legion of Honor



Spreckels Mansion on Washington Street



THE PROJECT TEAM



**THAYER HOPKINS  
ARCHITECTS**  
500 MONTGOMERY STREET  
SAN FRANCISCO, CALIFORNIA  
94111-2528  
Tel: 415-434-8325  
Fax: 415-434-2403  
[info@thayerhopkins.com](mailto:info@thayerhopkins.com)

Bachelor of Fine Arts, 1974  
Bachelor of Architecture, 1975  
Rhode Island School of Design  
Registered Architect, California

Thirty years of experience in architecture, interiors & furniture design for corporate, commercial & educational clients, including Wilkes Bashford, Cathedral School for Boys, and over 60 prominent residential commissions in the City & Bay Area, including the homes of R. Dolby, P. Magowan & C.M. Swig.

PETER DOWNEY  
CONSTRUCTION COMPANY  
1224 Carlton St.  
Berkeley 94702  
510.913.6107

Specialists in custom, premium residential projects, both new work & renovations, in the City & Bay area since 1979. Forté is achieving architecturally & artistically stunning results with technically demanding designs. Expert in working with innovative materials, shapes, forms & colors; equally skilled in working with existing Craftsman, Victorian or other detailing to seamlessly blend an existing house style with a current project.



**ARTHUR TAN & ASSOCIATES**  
Consulting Structural Engineers, Inc.  
906 Arlington Avenue  
Berkeley, CA 94707  
Tel • 510.559.1038  
Fax • 510.559.1039

A small structural engineering firm established in 1995 with an emphasis in design of new custom homes and addition/remodel to existing homes. Services include planning and design of new construction and remodel of existing buildings & seismic evaluation and strengthening of existing buildings.

KEY ELEMENTS OF THE RESTORATION & REMODEL

**INFRASTRUCTURE**

- Substantial upgrading of the structural integrity of the house, including south exterior wall which was moved 20" and reinforced by steel moment frame behind kitchen wall, steel I-beams support of the north/south wall of house from ground floor through 2nd floor, and 2nd steel frame support of outer wall of new stairwell
- Old boiler/radiator heating system replaced with hydronic heating system and integrated 75 gallon hot water tank which operates in the main & lower floors and part of the 2nd floor
- Extensive rewiring with 400 amp service to main & lower levels and to 3 new bathrooms on the 2nd level; wiring on fuses in south rooms on 2nd level but is connection-ready from attic for future upgrade; south bathroom has not been replumbed but new system brought to the envelope of this space
- New sound system on main floor, Audio Excellence in-ceiling audio system with hard-drive music storage system, volume controls in public rooms and controllable from any computer in the house, speakers rear garden
- New PBX business phone system housed in lower level telecom center with cable, phone & DSL lines; currently 8 lines with expansion potential

**EXTERIOR**

- At entry, all stones replaced on front landings, all brick work replaced with limestone & brick, new waterproof membranes to prevent leaks
- Front garden completely relandscaped, new terrace with retaining wall, all new planting & new hedges, exterior retaining wall repaired, new French drainage system & additional lighting
- Rear patio/garden relandscaped, flagstone area, new trellis, additional water & electrical lines to all corners

KEY ELEMENTS OF THE RESTORATION & REMODEL (CONTINUED)

**SECURITY**

- Newly built iron fence around southern & eastern boundaries
- Airphone system (video & audio surveillance at front gate & front door)
- Upgraded security alarm system
- Newly installed steel core electro-magnetic door at lower level to staircase to main floor
- Ground floor windows replaced with 9/16" laminated security glass (without bars)

**OTHER  
IMPROVEMENTS**

- Canister lighting replaced with halogen lighting throughout main floor & lower level
- Glass in all exterior skylights and main interior skylight replaced
- Staircase from main floor to lower level replaced to add clearance
- Lower level concrete floors replaced by hardwood
- Expansion potential in the full attic space
- Underground utility lines installed in this block of Jackson Street

