

Vallejo

2950
VALLEJO
STREET

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2950 Vallejo Street

PACIFIC HEIGHTS
View Georgian Residence

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Overview:

Offered at \$19,500,000

The property is located just east of the Vallejo Street cul-de-sac and Presidio Park. This block of Vallejo is considered on par if not superior to Broadway's Gold Coast due to the enclave of fine residences on a quiet dead end street. It enjoys splendid views of the Bay from the Golden Gate Bridge and Palace of Fine Arts to Alcatraz and Angel Islands.

The handsome brick façade in the Georgian style features red tile work above the cornice line, running dentils and balanced window placements of varying sizes. The impeccably landscaped GARDEN with its gated brick walkway, manicured hedges, bushes and climbing violets provides a warm welcome to the ENTRY TERRACE. It is graced with a handsome balustrade, large planter urns and three graceful arches supported by marble columns.

The house was framed entirely in steel, which was rather unusual for residential construction at the time, to better resist earthquake and fire. The structure's massive steel and concrete underpinning can be seen two levels below the basement and garage. This voluminous space affords framed expansion opportunities for a new owner's wishes and imagination and adds greatly to the potential of this grand house in San Francisco's finest location.

ABSTRACT

- Built in 1927
- Three main floors & lower levels
- 8 bedrooms, 5 baths, 3 half baths
- Living room/fireplace
- Formal dining room
- Kitchen/breakfast area
- Library
- Family/media room
- Au pair room & bath, extra half bath
- Laundry/utility & ample storage
- 2-car garage & driveway
- Multi-tiered lower elevations awaiting new owner's wishes for expansion and customized living/play space

Main Level:

The ENTRANCE HALL, with polished creme marble floor with black patterned inlay, coffered tall ceilings with medallion insets, carved arched doors to the public rooms and gracious main staircase, captures the Bay view to the right.

The stunning view from the LIVING ROOM is framed by three arched picture windows and balcony. This grand scale view room features stone fireplace, hand painted tall ceiling and hardwood floors.

The south facing DINING ROOM overlooking the entry garden seats a large dinner party.

The light filled KITCHEN enjoys a country ambience with its beamed and plank ceiling. The original brick arch above the stove has as its focal point a functioning large clock with Roman numerals, adding a bit of whimsy to the white glaze mosaic backsplash. Ample custom cabinets, countertops and name appliances will please the cook and caterer alike.

The sun filled BREAKFAST AREA enjoys the entry garden outlook through the leaded glass windows of the round bay.

The POWDER ROOM off the entrance hall and secondary staircase complete the main level.





Second Level:

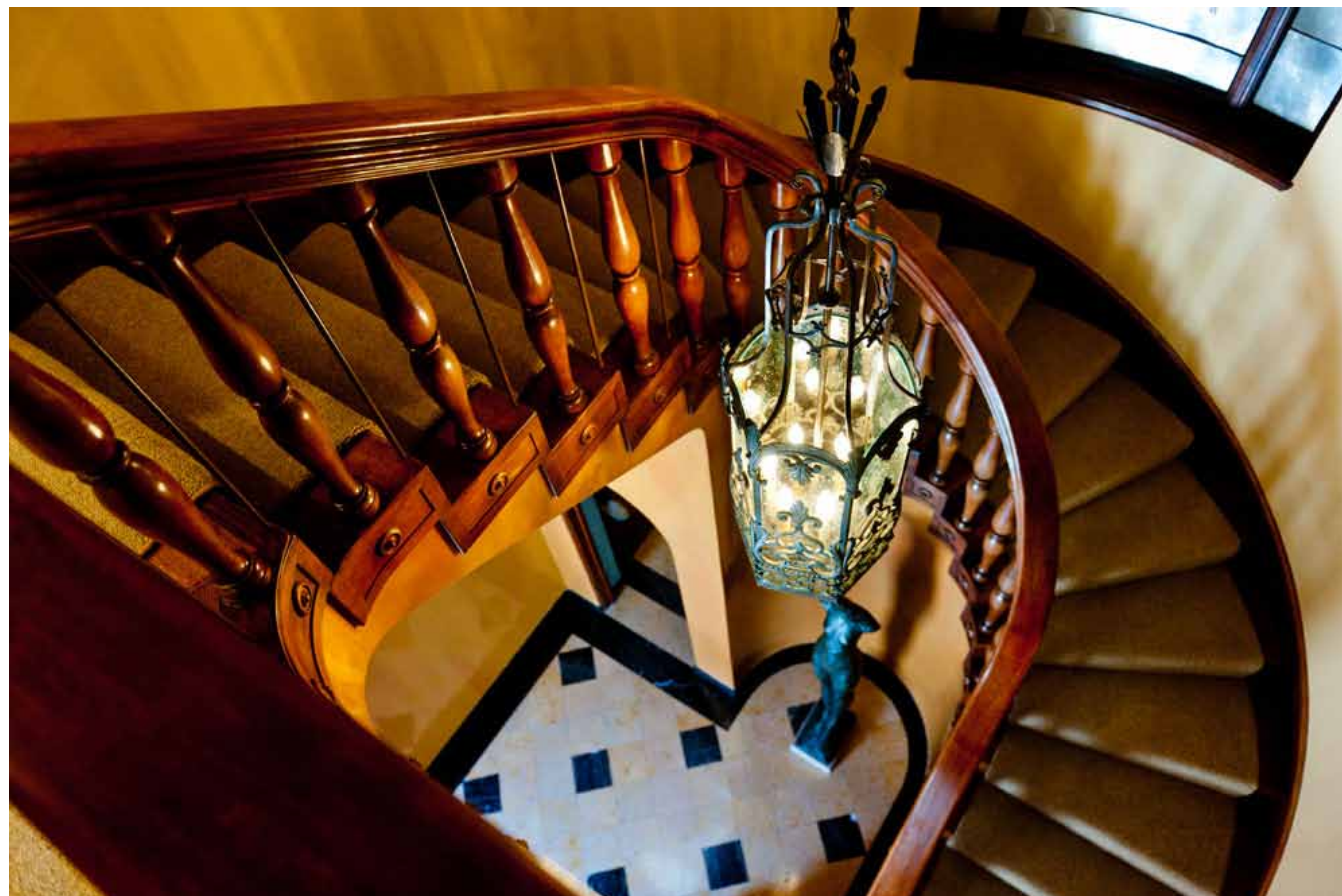
Ascend the gracious staircase to the upper landing.

The view LIBRARY with bay window seating captures its warmth from the limestone fireplace, classic bleached wood paneling and ornamented ceiling.

A secondary BEDROOM also enjoys the north view. A marble BATH with shower adjoins.

The sunny and spacious MASTER BEDROOM looks out to the pretty tree-lined street and east/west vistas to city lights on one side and park on the other. Two large walk in closets house wardrobes and accessories.

The luxurious MASTER SPA/BATH features a handsome freestanding tub fabricated by Sonoma Cast Stone Co., double pewter concrete vanity top, onyx stone flooring, separate shower and WC. A pair of built-in cabinets with glass shelves house bath linens and toiletries.



Third Level:

The oversized VIEW FAMILY ROOM with two large skylights is the room to be enjoyed by the entire household — from media entertainment to table games and at-home study.

A view BEDROOM with BATH, two sunny front BEDROOMS with BATH and extra storage complete the upper level.



Lower Level:

The lower level houses the AU PAIR ROOM with BATH, 2 additional staff BEDROOMS, 2 HALF BATHS, LAUNDRY/UTILITY ROOM, WORKSHOP, additional storerooms and the spacious two car side-by-side GARAGE with inside access.

Stairs lead to the lower elevation from which part of the massive steel and concrete foundation can be seen and the rear of the parcel can be accessed. This huge area on two levels exposes the impressive steel and concrete supports and foundation of the house awaiting a new owner's wishes for exciting expansion.

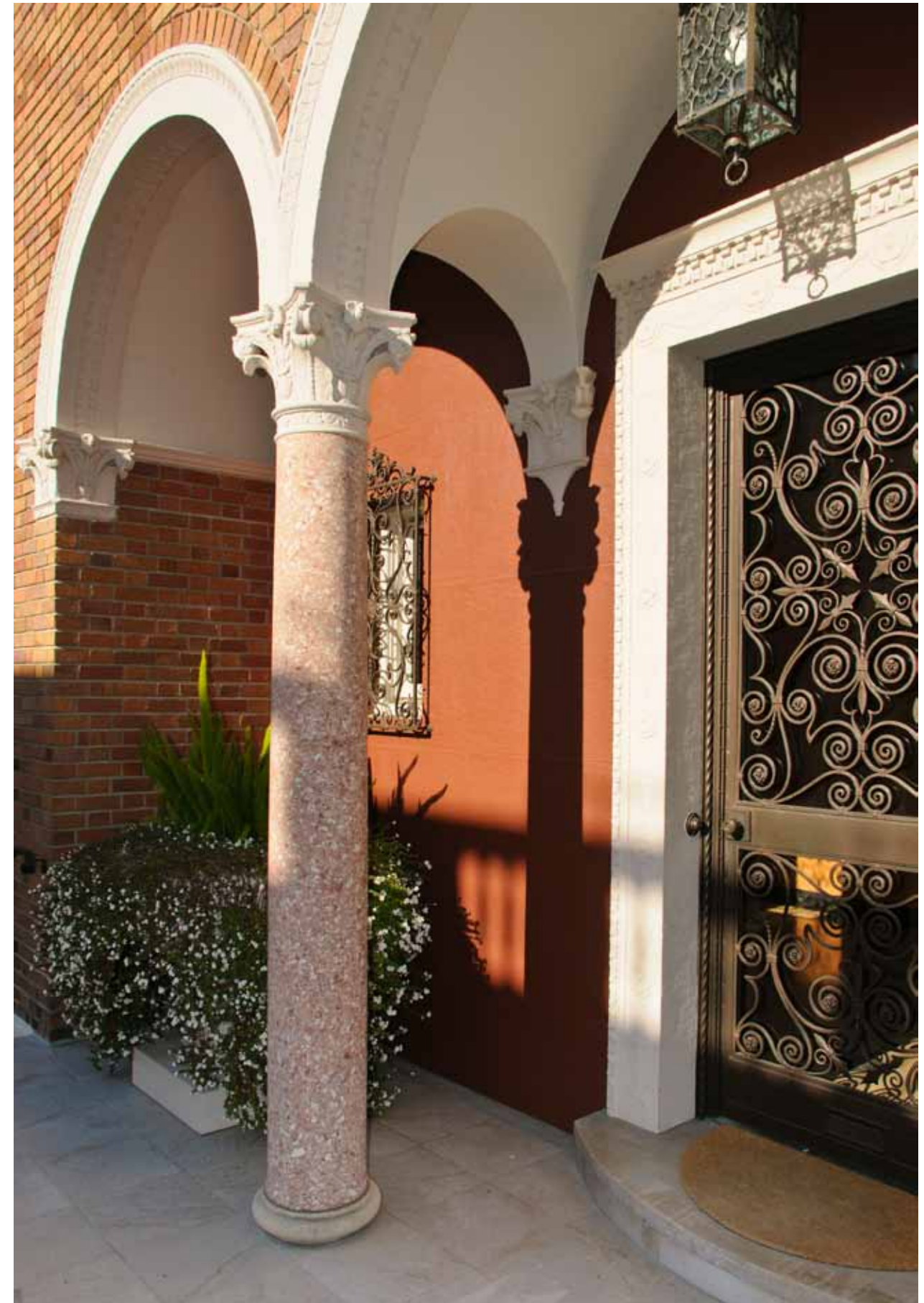


History of the House:

The original owner of 2950 Vallejo Street was Wm. R. Clark, a successful paving contractor who commissioned the firm of Gottschalk and Rist to design this fine residence in 1927. Charles E. Gottschalk was noted for his design of numerous office buildings in the City. Earlier in his career, he partnered in the firm of Curlett-Gottschalk which designed the Villa Montalvo in Saratoga for entrepreneur/Mayor/Senator James D. Phelan in 1912-14. The expanded property and facilities are now known as the Villa Montalvo Arts Center by this generous benefactor.

Subsequent owners of the Vallejo Street residence have hailed from industries in lumber, steel, mining/shipping and politics/government. Several are noted for their contributions to civics and philanthropy, the last of which was entrepreneur Joseph P. Tarantino and his wife Nancy. He was a cousin of Major Joseph Alioto and she was descended from Bank Of America founder A.P. Giannini. The home has been in the Tarantino family since 1975.

The residence was featured as the San Francisco Decorator Showcase in 2011.



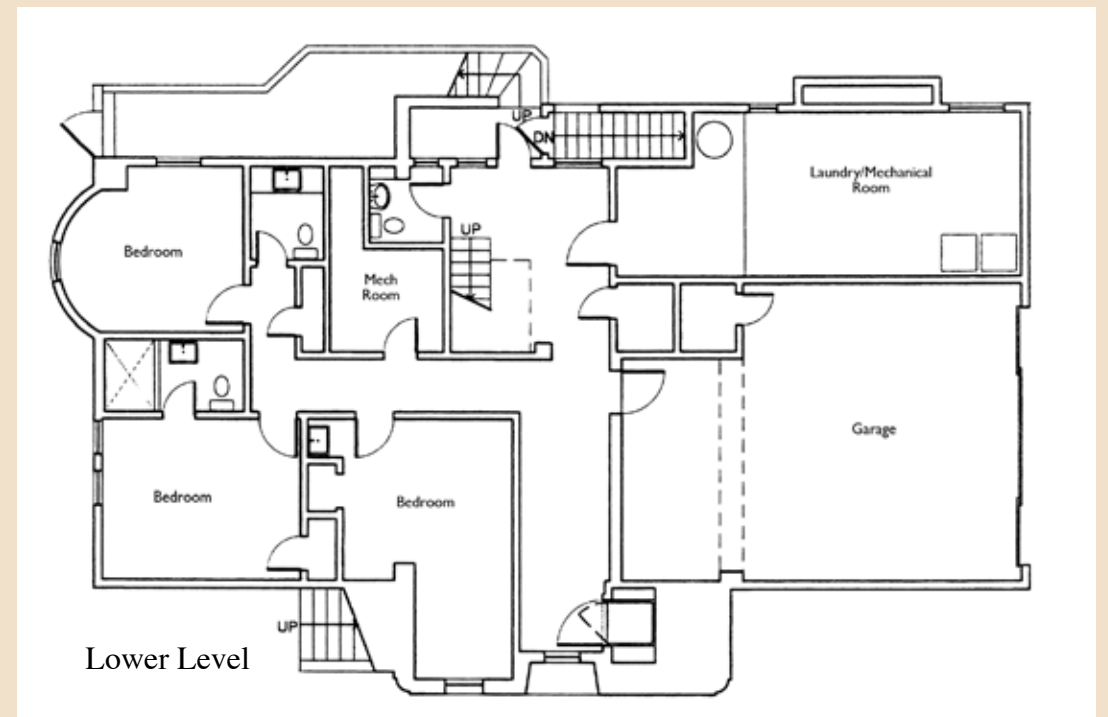
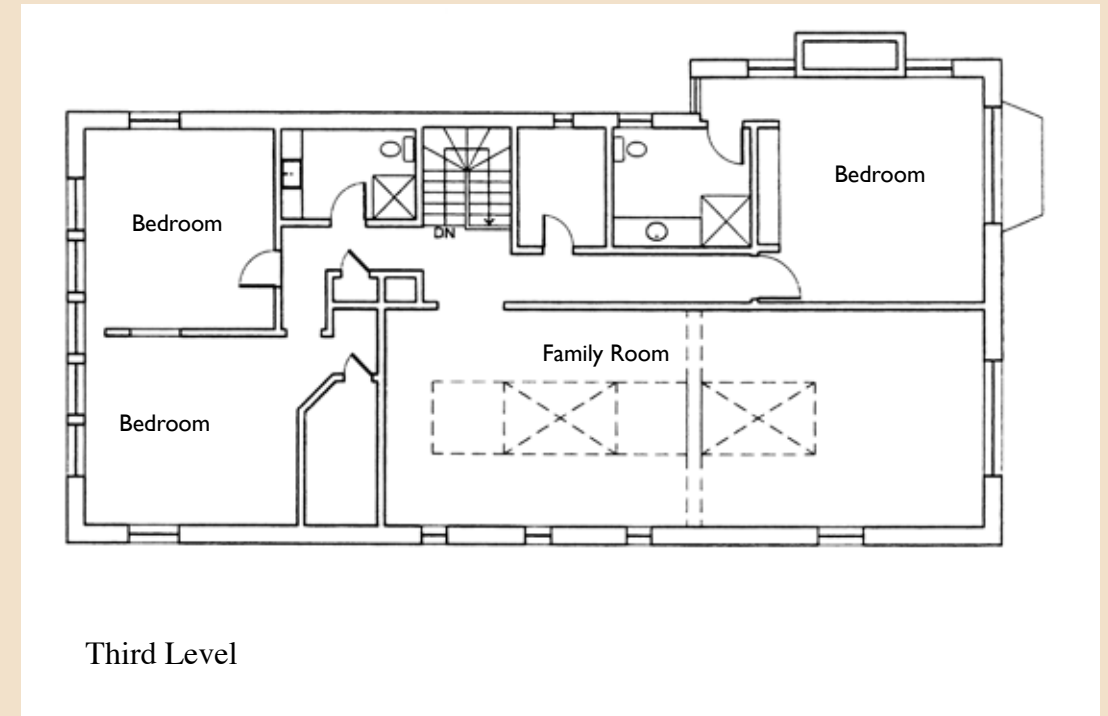
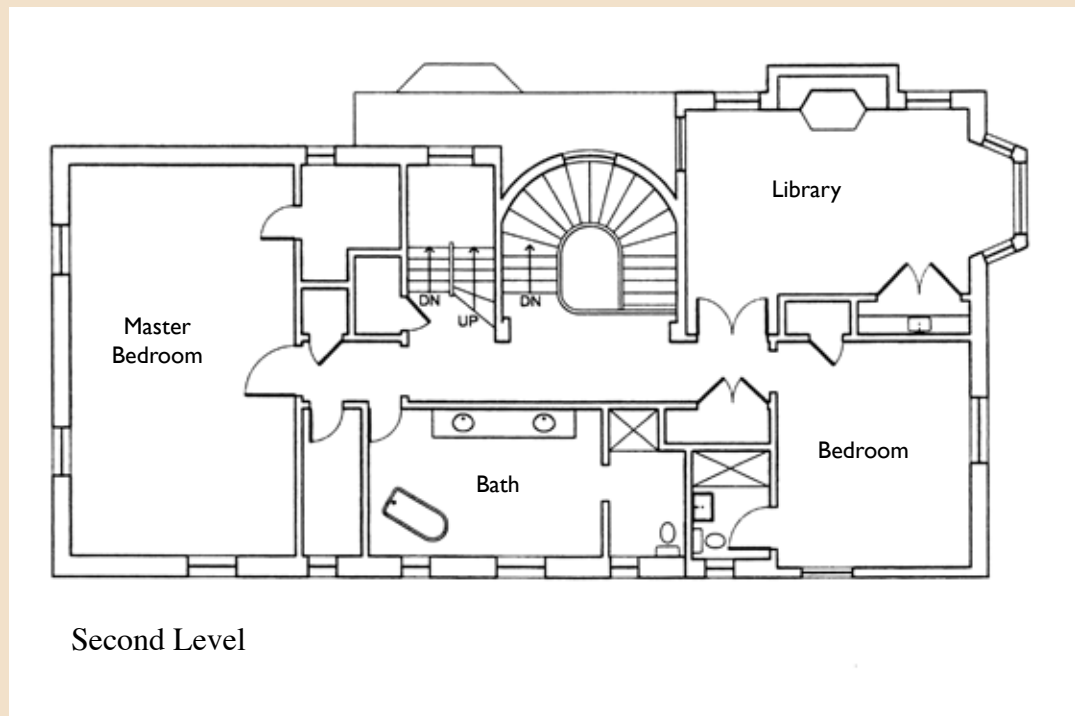
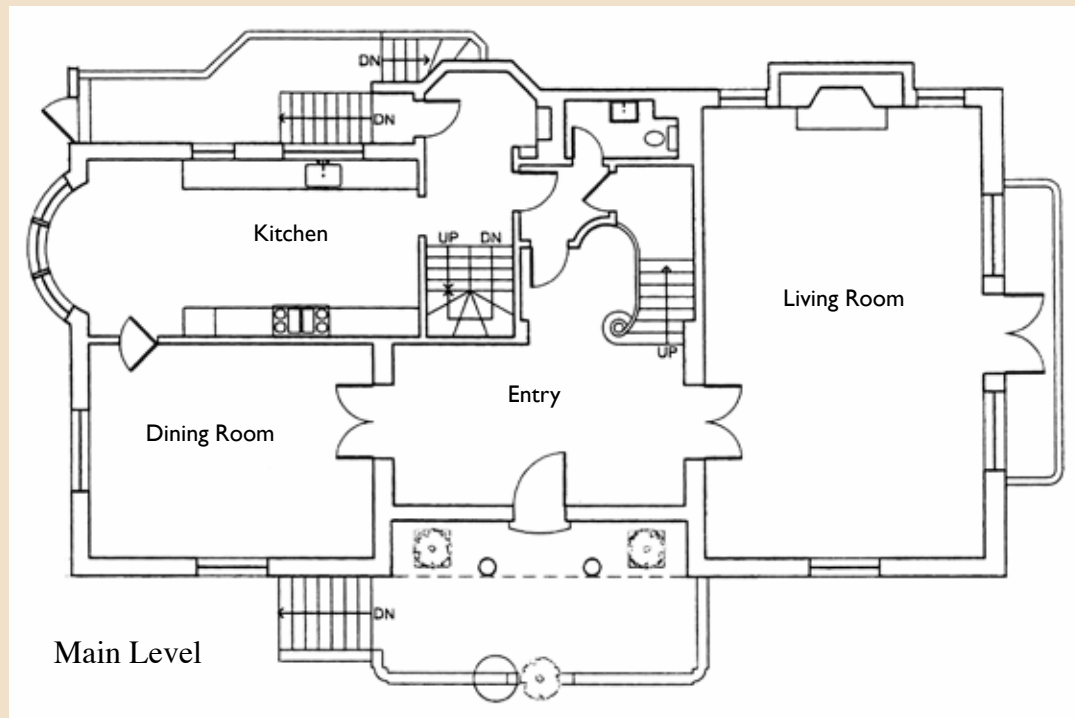


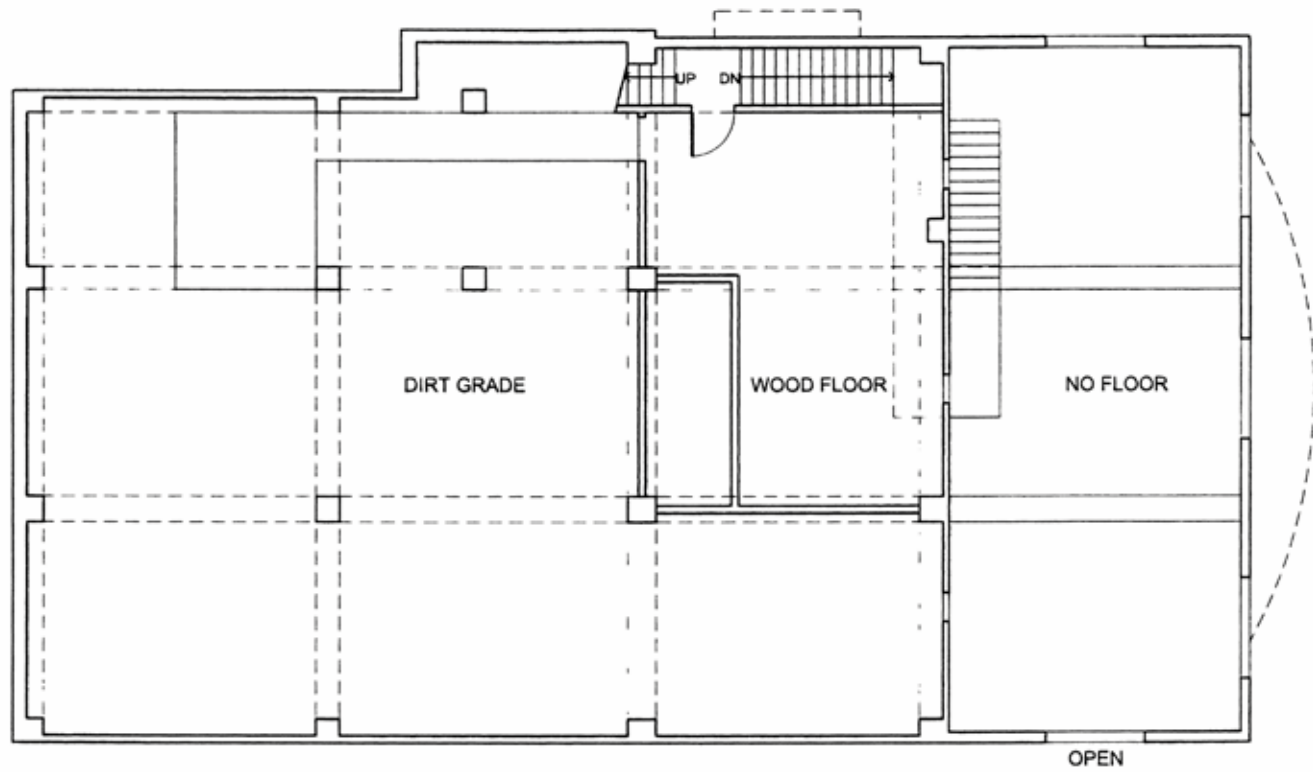
Other:

- Taxes will be reassessed upon the sale to approximately 1.1718% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- Proposed floor plans for enlarging the home are available on request.
- Excluded from the sale:
 - Dining room chandelier
 - Mark Adams window in the stairway

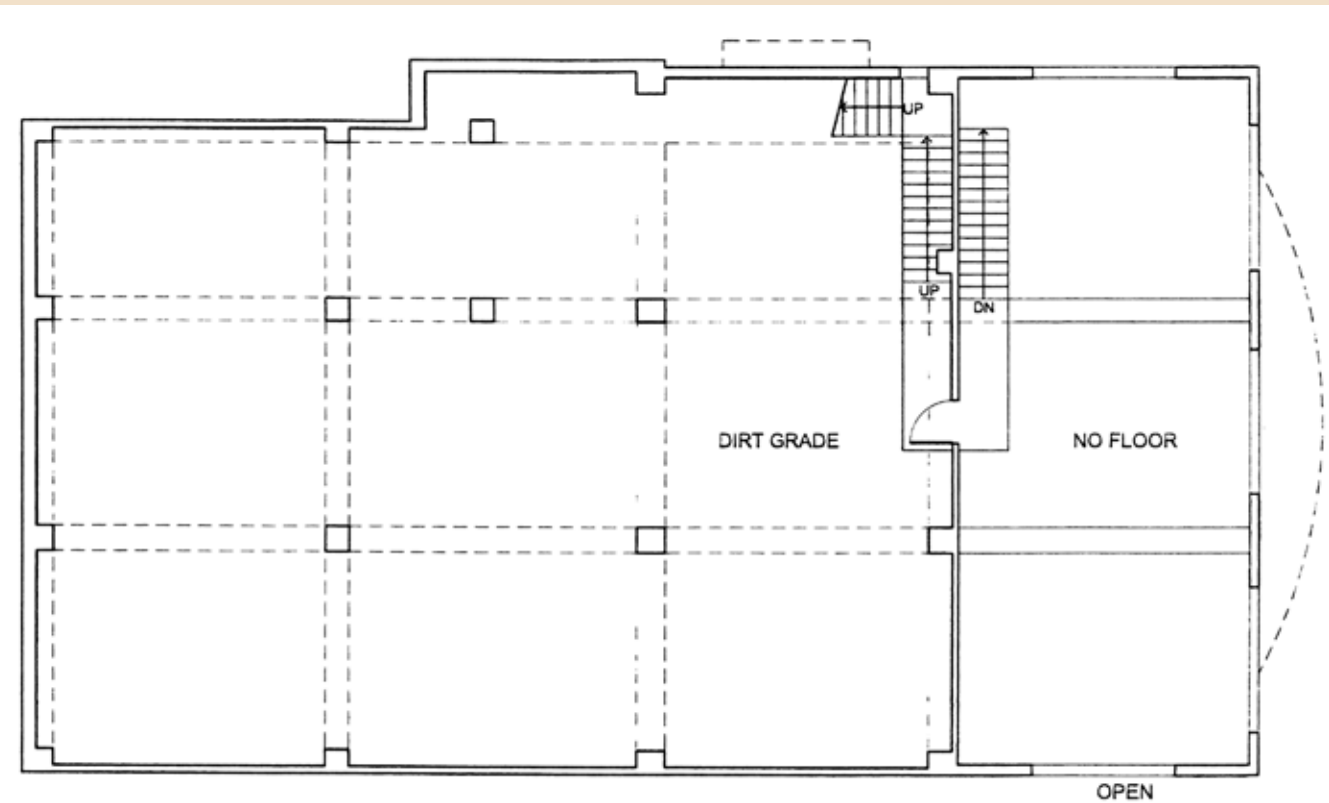


Floor Plans:

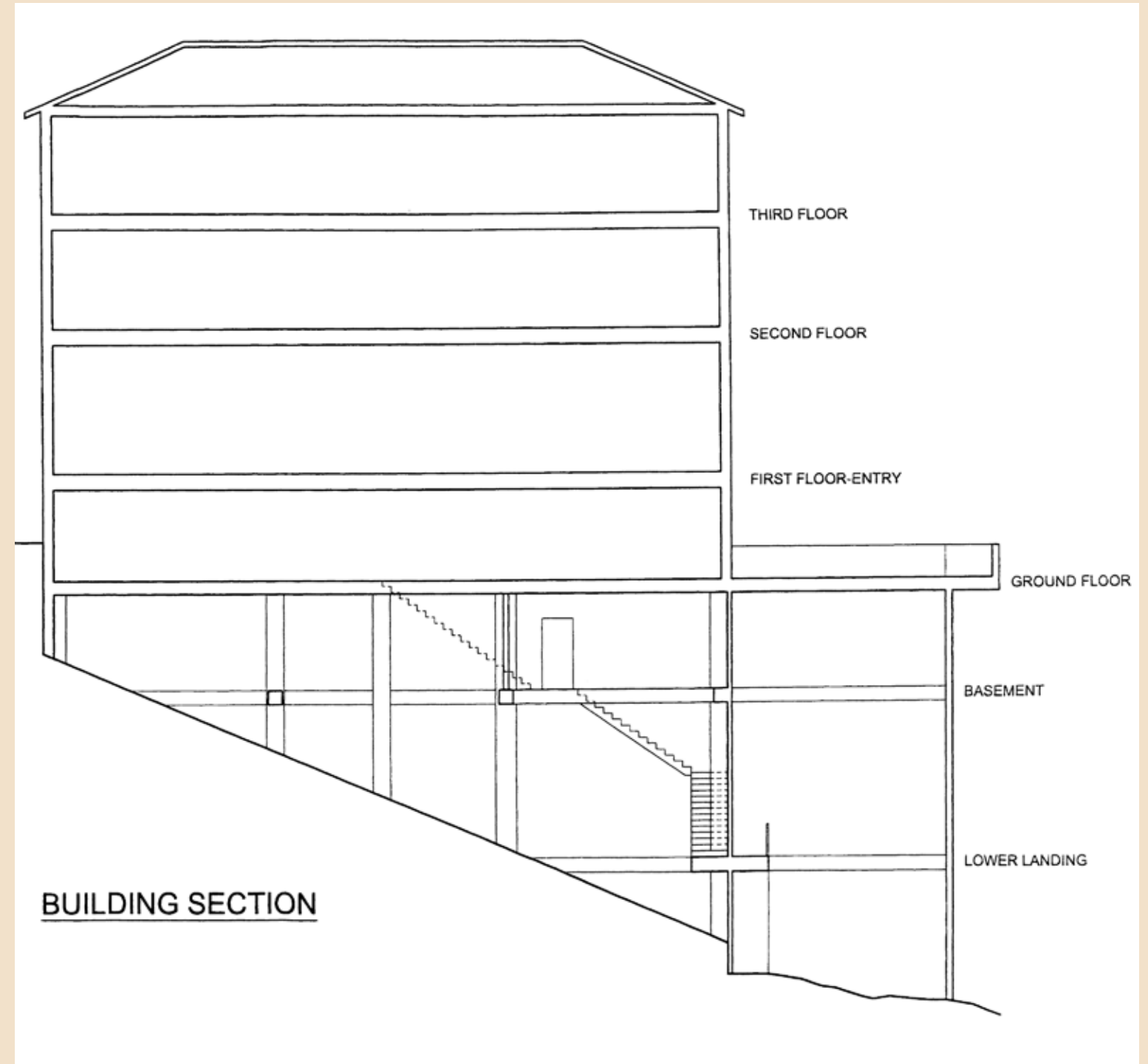




Basement



Lower Landing



BUILDING SECTION



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