

# The Julian Waybur House

## Historic Coxhead Shingle-Style Home with Presidio and Golden Gate Views

### A “Green” Renovation/Restoration Opportunity



**Location:** 3232 Pacific Avenue (west of Presidio Ave., “On The Wall”)

**Price:** \$2,500,000

**Year Built:** 1902

**Finished Sq. Ft.:** 3,400 (per Builder)

**Neighborhood:** Presidio Heights is one of San Francisco’s premier neighborhoods! This highly desirable neighborhood is bordered on the north by the Golden Gate National Recreation Area (which includes Julius Kahn Playground, the Presidio Golf Course and Crissy Field) and to the south by the Laurel Village/Sacramento Street boutiques, shops and restaurants. The brick-lined 3200 block of Pacific is distinguished by many beautifully maintained shingle-style homes which comprise a veritable “who’s who” of architecture. The well-published homes on the north side of the street are renowned for their position on the ‘Presidio Wall’ (GGNRA) which comprises their northern border. The Julian Waybur house has enjoyed considerable notoriety as evidenced by the numerous publications in which it has appeared (see following).

**Abstract:** The Julian Waybur House presents a unique renovation/restoration opportunity. Although the roof is new and the renowned façade is largely intact, the interiors are “to the studs.” Coxhead’s signature redwood paneling remains in the living room and the celebrated staircase has been restored off-site and is now ready for re-installation and finishing in place. Included in the offering are preliminary plans by Page and Turnbull to create a luxury “green home” consisting of: 3 bedrooms, 3 full- and two-half baths, living room, formal dining room, gourmet kitchen with breakfast area and recycling center, media room and study.

- Statement Continued on Reverse -

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### 2. Project Information

- a. Page & Turnbull Brochure which includes proposed floor plans and sustainable strategies
- b. Introduction of Lencioni Construction Company
- c. Brochure from Borrego Solar
- d. Estimate from Restoration Workshop (see end notes)
- e. End notes

### 3. Video of Richard Longstreth, author of On the Edge of the World, interviewed within the 3232 Pacific Ave. residence.

### 4. Excerpts from publications regarding this home:

- On the Edge of the World, Four Architects in San Francisco at the Turn of the Century (Richard Longstreth)
- Here Today, San Francisco's Architectural Heritage (The Junior League of San Francisco, Inc.)
- San Francisco - Building the Dream City (James Beach Alexander & James Lee Heig)
- San Francisco Victorians (Randolph Delehanty)
- Signature Architects of the San Francisco Bay Area (Dave Weinstein)
- Sotheby's Preview Magazine, Living Column (Janet Feinberg Schindler)