

Open Homes

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Cole Valley Victorian features hand-printed ceilings

By Jordan Guinn

Grace, elegance and old-world charm radiate from 169 Beulah St. in Cole Valley. Vibrant white dentils and moldings decorate the facade of this trilevel Victorian, which is clad in a variety of blue hues and red accents. An arched portico opens to the five-bedroom home, which includes stained glass windows, hand-printed wallpaper and decorative fireplaces.

"The (sellers) truly have a love of Victorian architecture, and it shows in the work they've done," said Radhi

Beulah continues on page J5

HOT PROPERTY

Details

Address: 169 Beulah St.,
Cole Valley, San Francisco

Price: \$2.495 million

Features: Five-bedroom Cole Valley Victorian replete with period details and outdoor spaces on all three levels. The home is near tech shuttles and includes marble counters in the kitchen, hand-printed Bradbury & Bradbury ceilings and a south-facing garden.

Open home: Sunday, 2 to 4 p.m.



Open Homes Photography

The Victorian at 169 Beulah St. in S.F.'s Cole Valley features a double parlor with hand-printed Bradbury & Bradbury ceilings.

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ARDEN
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OPEN HOMES

Tri-level Victorian offers a deck on each floor

Beulah from page J1

Ahern of Pacific Union International, who is co-listing the home with Scott Kalmbach for \$2.495 million.

The sellers, Lucy Herman and Mark Herman, have painstakingly remastered the home since acquiring it in 1994. They restored the original staircase, revitalized period details and recovered an ornate fireplace surround in the dining room.

"In a way, Victorians make San Francisco special," said Mark Herman. "They're a big part of what makes our city different."

The ceilings of double parlor and formal dining room

are adorned with hand-printed wallpaper by Bradbury & Bradbury and hung by expert Peter Bridgman. The elaborate artistry uses metallic inks and mica for a luminous, reflective quality in the coved ceilings. They pay homage to the home's Victorian roots, as well as designs of the Art Deco and Arts & Crafts movements.

Contemporary design logic can be quick to dismiss Victorian interiors as boxy and compartmentalized, but pocket doors and wide entryways enable the public rooms to accommodate crowds while easily transitioning from one space to the next.

The rooms will definitely be



Open Homes Photography

The home in S.F.'s Cole Valley neighborhood includes outdoor spaces off all three levels and a south-facing garden.

emphasized at Sunday's open house, Ahern said.

"They are the 'Wow factor,'" she said. "The rooms are dramatic without being over the top."

Each floor includes an outdoor space, and the backyard includes a level lawn and south-facing garden with ma-

ture rose bushes, camellias and hydrangeas. The breakfast room off the kitchen opens to a deck through French doors, and a top-floor master suite hosts a deck of its own.

In addition to its proximity to Golden Gate Park, UCSF and Cole Street, the Victorian is near stops for tech shuttles.

The residence may also intrigue telecommuters, as it includes an au-pair on the lower level — an ideal space for a home office.

The au-pair could also be an ideal space for long-term guests or family. It includes its own entrance and directly accesses the sunny backyard.

In addition to the master suite, the top floor hosts two additional bedrooms and an office nook. Large windows and multiple skylights illuminate the level, and barrel vaulted ceilings add architectural intrigue to the rooms.

For more information, visit www.169beulahstreet.com

Listing agents:

Scott Kalmbach, Pacific Union International, (415) 350-7911, scott@ahern-kalmbach.com; Radhi Ahern, Pacific Union International, (415) 531-2981, team@ahern-kalmbach.com

OPEN HOMES GUIDE

 sfgate.com/realestate

SAN MATEO COUNTY

Hillsborough \$2,800,000 903 Tournament Dr Sat & Sun 1-4



The Patty Dwyer Group First Time Open! Don't Miss! Spacious, Secluded, Sensational

This 4 bedroom and 3.5 bathroom home is truly one-of-a-kind. It has a fabulous open floor plan composed for elegant entertaining or large informal gatherings. This one level home is nestled on a huge secluded lot with a 3 car garage. Ceilings are tall, walls of windows allow for flawless indoor out door dynamics to the spacious FLAT backyard. If you are looking for a property with an abundance of inspiration and a touch of individuality is important --- this home is for you! Patty Dwyer CB 650-403-1275

Hillsborough \$2,899,982 1385 Avondale Rd Sun 2-4 Updated 2889sf/- on 1+acre lot. 4BR, 3.5BA, office, gourmet kit w/granite island. 1000+sf of decking, 3000sf turf area & Bocce Ball court. 2 frplc. 4 flat panel TV's. Brazilian cherry hrdwd flrs. A/C. Security System. Room for a guest hse. CB DMBaldwin 650-598-9327

Hillsborough \$2,988,000 1790 Forest View Av Sat/Sun 1-4 5BR/4BA Lower Hillsborough 1-Lvl! Marilyn Porto, CB650.558.6800

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Hillsborough \$3,695,000 366 Hillsborough BL Sun 2-4



Brand new 4bd/4ba home w/ fully loaded DREAM kit/mahogany library, for liv, for din, amazing master suite...nice yard with covered decks and luscious landscape, award winning Hillsborough schools...
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Hillsborough \$3,998,000 585 Chelmsford Rd, Sun 2-4:00
The Buljan Group Presents

Elegant Mediterranean home located on one of the most charming streets in lower Hillsborough. Completely renovated in 2013 with gorgeous custom finishes and old world charm on a private and gated lovely setting. Features of home. Fabulous open Family Room/Chefs Kitchen Grand Living Room with Barrel ceilings and fireplace. Charming dining room with wine closet, private deck and patio off French doors. Main level Master suite as well as upper level suite. Lower level game room with easy conversion to additional suite if necessary. Possible lower level wine room or crafts room
Call Pierre - CB CalBRE# 00697572 650-400-1188

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Lower Hillsborough \$4,395,000 1157 Barroilhet Sun 2-4:30



4 bd/5.5ba, 4,600+ sq ft, flat 22,000+ sq ft lot, for liv, for din, DREAM Kitchen, tigerwood office, amazing master suite, sprawling sod, award winning schools. For More Info...
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CB-Cal BRE# 01011089

Millbrae \$788,888 318 Pine Street. Sunday 1-5pm. 3 Bedrooms/ 1 Bath Newly remodeled. Michael D'Ambra Agt. 650-863-7219

Millbrae \$899,000 377 El Paseo Sun 1-4 Great Value! Charming & bright, single lvl home, Prime location! CB-Mike Bohnert 650-504-2378

Millbrae \$899,000 643 Lomita Avenue Sat/Sun 1 - 4 2 BR 1 BA Westside - Move-in Ready! Maureen McLean, CB650.558.6800

Millbrae \$929,000 1140 FERNWOOD DR Sat/Sun 1:30-4:30 **1ST OPEN!** 3BR 2BA Nice 2-story home in The Meadows neighborhood. Refin hrdwd flrs, freshly painted mstr ste, full basement & "man cave". Jeff LaMont CB 650.558.6886

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Millbrae \$1,948,000 79 Conejo Drive Sat/Sun 1:30-4 **1ST OPEN!** 5BR 3BA Stunning Modern Home! Miriam Chirko CB 650.685.7659

PACIFICA \$1,075,000 1475 Perez Drive Open Sunday 2-4



Exclusive Willowbrook Estates Location. 4 BR's/3 BA's. Gourmet Kitchen. Sweeping Staircase. Gorgeous Finishes. 2 Fireplaces. 2850 SF on 5970 SF Lot. Built 2002 looks BRAND NEW. Mt View. Lisa Eccleston AGT. 650-238-7411

Palo Alto \$1,988,000 3851 Nathan Way Sat & Sun 1:30- 4:00 Beautiful 4 bedroom 3 bath home in fabulous location. Completely remodeled with high -end upgrades including hardwood floors, crown molding, dual pane windows, travertine finishes and a gourmet granite kitchen with all new high-end stainless appliances. Suited for outdoor enjoyment that backs up to Adobe Creek. Located on quiet cul-de-sac; close to 1-101, Shoreline and San Antonio Shopping Center. Agt. Gina (650)743-3369