

Real Estate

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Sound Off:
What home
projects add
value? **H6**

Sleek styling in Noe Valley

Dumican Mosey Architects built the home in 2014 **H4**



Photos by Olga Soboleva / Vanguard Properties

The lower level at 1612 Church St. in Noe Valley hosts a family room with built-in speakers and a projector.



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Hot Property

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COVER STORY

'Timeless' appeal in contemporary Noe Valley trilevel

By Jordan Guinn

Eric Dumican of Dumican Mosey Architects isn't interested in building a time capsule. Little could be worse than someone walking into a home he built and being able to tell exactly what year it was fashioned.

"I want to create something that is timeless," Dumican said.

In 2014 Dumican and his team completed 1612 Church St. in Noe Valley. The three-bedroom trilevel boasts a vertical facade of glass, stucco, steel and timber, and the terraced backyard includes a walled-in patio beneath a level lawn.

A deck rests off the main level, and the top-floor master suite enjoys a walk-in closet and spa bathroom.

The home's volume is visible from both the street and the entryway. From the outside, stacked windows allude to grand proportions and high ceilings within. Once inside, the three-story entryway comes into full view. Glass and rolled steel fashion an architectural staircase that guides the eyes along the home's clean lines.

"There's an initial 'wow' factor as you walk in because of the volume of the space," Dumican said. "That triple height space creates a visual and spacial connection."

A derelict single-family home occupied the lot when Dumican first approached the site in 2012. Taking the construction down to the studs allowed the team to construct a new foundation, reimagine the exterior and excavate the sloping backyard. Now a walled-in patio with a gas fire pit and hot tub resides off the lower level. A floor above, the main level steps out to a deck that descends to the synthetic lawn.

Dumican created a timeless look by embracing midcentury modern designs, he said. The



Photos by Olga Soboleva / Vanguard Properties

Above: The master suite at 1612 Church St. in Noe Valley opens to a private deck. Dumican Mosey Architects built the home in 2014. **Below:** The kitchen boasts an integrated cooktop, stainless steel appliances and a center island.

Details

Address: 1612 Church St., Noe Valley, San Francisco.

Price: \$4.2 million.

Features: Three-bedroom contemporary designed by Dumican Mosey Architects in 2014 features glass walls, clean lines and substantial volume. The family room on the lower level includes a wet bar and opens to a walled-in patio with an outdoor fireplace and hot tub. The home offers views of Sutro Tower, the East Bay and Twin Peaks.

fixtures and hardware selected embody that motif, and individual rooms play off the theme. A wood-paneled ceiling and a wet bar with display shelving accents the lower level, an open space finished with built-in speakers and a video projector.

Hardwood flooring graces the main level as a large mirror accentuates the living room. The gourmet kitchen enjoys a built-in cooktop and a central

island, while a gas fireplace warms the dining area nearby.

All three bedrooms reside on the top floor. The owner's suite awaits at the back of this level, housing a walk-in closet, a private deck and a spa bathroom with a soaking tub and skylight.

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