Reimagined Italianate trilevel
Inner Mission home features restored details

The kitchen and dining area at 1221 York St. in Inner Mission opens out to a sunny backyard.

Sound Off: How can you help kids during relocations?
Julie Eizenberg adores the Mission District. The Southern California architect raves about its character and makeup, and she leaped at the chance to buy a home in the neighborhood. A few years back she purchased 1221 York St., a four-bedroom Italianate that she lovingly remodeled and has now put on the market for $2.898 million.

“It’s a sweet house, we reinvented it into something completely new,” said Eizenberg, principal of the firm Konig-Eizenberg. “What I like about the Mission is putting something new beside something old.”

The trilevel residence features painted hardwood flooring, a welcoming kitchen and a private deck off the owner’s suite. The landscaped backyard offers an Ipe deck and tall privacy fencing, while the upper level has three bedrooms and a swing-out window along the rear facade.

The home features a diverse material palette, especially in the great room, where timber, steel, concrete and glass converge. Floor-to-ceiling windows in the kitchen overlook the landscaped backyard, and a pair of glass doors open outside.

“In every house, we find the kitchen is where people do stuff — it’s where things happen. It’s a workspace,” Eizenberg said. “Here we did a riff on a commercial kitchen. There’s stuff to hang pots on and open shelves to store things. You can think of it as much as a potting shed as much as it is a kitchen.”

The home opens to a foyer that includes the main staircase and segues into a living room with wide baseboards and painted hardwood flooring. Recessed lighting illuminates that room whose front windows look out over York Street.

Keeping or replicating original design elements was important to Eizenberg. Many finishes couldn’t be salvaged, leading the team to reproduce accent pieces throughout the home.

“We wanted to keep the romantic ambience of it,” she said. An owner’s suite with a spa bathroom occupies the middle level. Here, the bathroom offers a floating vanity and a walk-in shower, and the sleeping quarters open to a private deck through a sliding partition.

Listing agent: Maryanne Diaz, Vanguard Properties, (415) 577-4873, mdiaz@vanguardsf.com; Kelly Ferguson, (415) 336-9749, keely@vanguardsf.com.