

Irving J. Gill, Architect
Horatio West Court, 1919



140 Hollister Ave #2, Santa Monica, CA. 90405

First offering since 1993: Horatio West Court, 1919. Irving J. Gill, Architect. The first building in the City of Santa Monica to be listed on the National Register of Historic Places in 1977, and subsequently designated a Santa Monica Historic Landmark in 1979. Thomas Hines' seminal book on Gill's work catalogues Horatio West Court as a work of "Completion" in that it was designed during the period in Gill's career when he was most mature (1910-1920).

His groundbreaking early modernism focused on the bare honesty of the "simple cube house with creamy walls, sheer and plain, rising boldly into the sky," stripped of ornamentation other than what was provided by nature. His medium was concrete, which is used here. This extremely rare masterwork is only 1/2-block from the beach, and just steps to a community garden, and Main Street Dining.

Includes: Living room, dining room, updated kitchen, upstairs master bedroom and sunroom with direct access to a private outdoor sundeck, additional downstairs bedroom, 2 baths, adjoining living and dining room patio, parking for 2 cars, garage storage, original artisan tiles surrounding the fireplace, original built-in cabinets, and skylights. Ownership at the complex also includes a 1/4-shared interest in two units at the rear of the property as well as a separate residence. Significant Mills Act Tax Benefits will transfer to the new owner.

\$2,150,000

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