

\$2,395,000 - 1430 Avon Terrace, Los Angeles

MLS® #25626481

\$2,395,000

3 Bedroom, 1.00 Bathroom, 1,361 sqft

Residential on 0 Acres

N/A, Los Angeles,

John Lautner, FAIA, Architect | Jules Salkin Residence, 1948 | Los Angeles
Historic-Cultural Monument No. 1111 |
Renovation by Barbara Bestor, FAIA,
Architect. Here on more than a third of an acre
in the hills of Echo Park, with panoramic views
down the canyon all the way to the ocean in
Santa Monica, this early mid-century modern
work by the architect incorporates elements
learned during his six-year apprenticeship with
Frank Lloyd Wright, in addition to the bold
experimentation that would come to define his
personal oeuvre. On one hand, Wright's
principles of the low-cost Usonian house are
clearly visible: a small footprint, an emphasis
on horizontality, a restricted palette of
materials, the principles of compression and
release, and the use of board-and-batten
redwood siding. On the other hand, Lautner
was playful in his expression of the overall
form: seven pairs of triangular Douglas Fir
timbers create a spine for the house,
supporting an upside-down triangular truss
roof with little need for structure at the
perimeter, lifting the ceiling plane up toward
the sky, and allowing glass walls and sliding
doors to connect directly to the landscape.
Commissioned speculatively by polymath
(concert violist, contractor, developer,
architect, and attorney) Jules Salkin, one of
the four studio musicians that founded the
Crestwood Hills architectural community in
Brentwood, the home was lost to history
through decades of ownership by the original



family, including additions and remodels that made the home almost unidentifiable.

Fortunately, in 2014 the home was rediscovered by the current owner, who painstakingly researched the property's pedigree, removing additions and reducing square footage, to restore the property to its original condition, in collaboration with architect Barbara Bestor. The result is a successful marriage of old and new, where original details have been preserved, alongside new finishes that have been introduced compatibly. Butt-glazed clerestory window conditions have been recreated, woodwork has been stripped, the fireplace and chimney details have been corrected, and the Cherokee red concrete floor retains its patina. Simultaneously, contemporary kitchen and bathroom finishes give the home new life, with black phenolic resin countertops, hand-made ceramic tile, new built-in appliances, and attention to detail throughout. Historic landmark status may allow for Mills Act application in the future, with the possibility of substantial property tax savings.

Built in 1948

Essential Information

MLS® #	25626481
Price	\$2,395,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,361
Acres	0.36
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian Linder
Listing Office	Compass

Community Information

Address	1430 Avon Terrace
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90026

Amenities

Parking Spaces	8
Parking	Driveway, Uncovered, Attached Carport, Carport, Oversized, Side By Side
Garages	Driveway, Uncovered, Attached Carport, Carport, Oversized, Side By Side
View	City Lights, Canyon, Ocean

Exterior

Exterior	Stucco, Block, Wood Siding
Lot Description	Landscaped
Construction	Stucco, Block, Wood Siding
Foundation	Slab

Interior

Interior Features	Breakfast Bar, Separate/Formal Dining Room
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	December 6th, 2025
Days on Market	2
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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