

## 2160 MONTEREY BLVD: HISTORY OF AN ICON

The precursor to the more widely known Midcentury Modern style of architecture, Internationalism developed in Western Europe in the 1920s and 1930s before crossing the Atlantic Ocean to North America. Defined by the emphasis of volume over mass, the rejection of ornamentation and the use of industrial materials, the International school of thought replaced clutter with clean lines, mirroring a collective wish that a time of simplicity and peace would soon displace the recent chaos of World War I.

One of the best-kept examples of this retro-futurist hopefulness sits just steps from the sand in North Hermosa Beach, California. Now offered for sale for the first time in 36 years, 2160 Monterey Boulevard has been lovingly maintained and thoughtfully maximized by the current owner. This careful curation has resulted in a resort-quality home of impossible-to-match quality and design.

Noted Internationalist architect Earl Heitschmidt (a personal friend of 2160 Monterey Boulevard's original owner) designed the property in his timeless signature style in 1938.

Heitschmidt began his career in 1912 in Portland, Oregon as a draftsman for Whitehouse & Foulhoux, then spent several years hopping between firms based in Boston, New York City and – finally – Los Angeles. By the time he designed 2160 Monterey Boulevard, he was already a member of the AIA (American Institute of Architects), and would later become president of its Southern California chapter.

Heitschmidt designed dozens of iconic buildings in the International style, including the original CBS Studios in Hollywood (1938), the El Monte Theater (1939) and downtown Los Angeles' iconic Biltmore Hotel (1923) in Pershing Square. His most iconic work, however, is undoubtedly the world-renowned, three-story Wrigley Mansion in Phoenix: a 24-room mansion given as a 50th anniversary gift from William Wrigley, Jr. to his wife, Ada.

The Wrigley Mansion is one of only two residential structures designed by Heitschmidt over the course of his 60-year career. The other, of course, is a commanding, irreplaceable estate located at 2160 Monterey Boulevard.

