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Transitional Craftsman remains rooted in Venice's history



The breezy two-story was built in 1906 and renovated and expanded in 2006.

[Neal J. Leitereg](#)

Tucked behind hedges and fences on a Venice walk street, this Transitional Craftsman was built more than a century ago by area founder and conservationist Abbot Kinney for his son, Thornton.

The breezy two-story was later renovated and expanded in 2006 by local architect Michael Hricak, who added a new wing while preserving much of the original details. Among the versatile spaces is a whitewashed living room with built-in benches around the fireplace. The rooftop deck takes in sweeping ocean views.

Asking price: \$2.985 million

Year built: 1906

House size: 2,825 square feet, three bathrooms, four bedrooms

Lot size: 4,809-square-foot lot

Features: Courtyard entry, original built-ins and molding; updated kitchen; breakfast area; sunroom, living room, family room, rear patio with built-in barbecue, two master bedrooms, rooftop deck, parking for seven cars

About the area: In the 90291 ZIP Code, based on 20 sales, the median sales price for single-family homes in November was \$1.763 million, according to CoreLogic. That was a 9% increase in median price year over year.

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<http://www.latimes.com/business/realestate/hot-property/la-fi-hp-home-20170128-story.html>