BIOGRAPHICAL OVERVIEW
Professor John V. Mutlow FAIA, AA Dip. (TP), M.Arch (UD) UCLA, is a teacher, researcher and architect who has focused a majority of his academic and professional life on the design of affordable housing and community settings for the less economically advantaged. He is a Professor of Architecture at the University of Southern California, where he is currently the Chair of Graduate Studies and was the Director of the Advanced Undergraduate Program from 1991-94. He also practices architecture in Los Angeles where his office specializes in affordable housing for the less advantaged with emphasis on the social consideration of its occupants. Professor’s Mutlow is nationally known for his leadership, work, and lectures on Affordable Housing and related social issues, an area he has specialized in for the past 35 years.

PIONEER, DESIGN AWARDS AND RECOGNITION
Professor Mutlow is a pioneer in affordable housing in Southern California since the 1970s. His interest in balancing education and practice has led to several distinct honors and awards. He was recognized by Residential Architect magazine in 2006 as being one of only 10 residential architects “Making a Difference”. In 2005 his Fiesta House affordable seniors apartment’s project received Project of the Year from Multi Family Executive, and a Grand Award from Builder magazine. He received an Excellence in Education Honor Award from AIA/CC in 2001, and the Community Housing Assistance Honor Award in 1995. The People in Architecture Award in 1989. Prof. Mutlow received the coveted “Peoples Choice” Award, and the “In the Public Interest” Design Award from Architectural Record in 1989, and Time Magazine recognized Cabrillo Farm Worker Village as one of the “Ten Best Designs” of 1982. He also received from the City of Los Angeles and Mayor Tom Bradley commendations for his dedicated services to the Pico Union Community, and for services to the City of Los Angeles. He has received national recognition through the publication of his projects in national and international magazines and books; and for the receipt of numerous design awards for his socially responsible architecture.

In 1973, his work as a technical consultant (Director of Planning and Housing) to Pico Union Neighborhood Council and the Pico Union inner-city Latino Neighborhood, was recognized in a public television (KCET) 30 minute documentary film that was aired on Television several times. As a result he was invited to teach at USC and lead the discussion the topic “Community Participation in the Design and Planning of Neighborhoods”.

SOCIALLY RESPONSIBLE HOUSING - FUTURE RESIDENTS
His thesis explored the “Effects of Informal Human Interaction on the Physical Form in Small Communities” was the commencement of a continuing interest in societal values and their potential effect on residential space. His work with Professor Fred Case at the UCLA Graduate School of Management augmented his knowledge of housing and participatory planning by introducing techniques that involved community participation, a key stone in his own philosophy of architecture and housing for the less advantaged.
Socially responsible housing includes, at a minimum, three elements: 1) Participatory architecture – the involvement of future residents in the design of their dwellings. Surveys were completed in both Pico Union and Cabrillo Village, and the importance of participation can be seen in the before and after designs of family courtyard housing in Pico Union. 2) Post occupancy evaluations, visiting with owners, occupants, and management agents to obtain feedback on the occupied building; and 3) Societal and cultural values of future occupants – the development of an occupant profile. This may result in a design that encourages the possibility of informal social contacts, larger kitchen storage areas for dried goods for Hispanic / Latino families, or a mandate to include patios or gardens, for families or farmworkers.

Professor Mutlow has extensive experience working with community-based organizations and governmental agencies and is committed to the design of buildings that will raise the sense of pride of the community and will endure the test of time. Projects of note that have been extensively recognized include, the design of two Farm worker communities that include community/childcare/kindergarten buildings and recreational facilities (soccer and baseball field). Affordable housing projects have also been completed overseas in less advantaged communities such as the Philippines. His notable projects in the Hispanic and Latino communities of Los Angeles have led to professional exchanges with students and architects in Mexico.

EDUCATION AND TEACHING PHILOSOPHY - A TEACHER’S TEACHER

Prof. Mutlow believes that an education should contain the essential elements of life and society with the physical realm. When a student in the graduate program at the Architectural Association, he concentrated on the societal issues and the philosophy of Team 10, “If validity of the form of a community rests in the pattern of life, then it follows that the first principle should be continuous objective analysis of the human structure and its change” (Team 10, Holland).

His teaching evaluations by students regularly place him among the upper quarter of the faculty. He is well known as a mentor, as well as a stimulating and knowledgeable teacher. Together with Dean Robert Harris, he developed a housing studio syllabi that is now a required studio for all students in the B.Arch accredited program.

His studio classes specialize in design of various forms of housing. And are a medium in which an explicit set of conceptual and social ideas are examined and tested. They provide an opportunity to explore and investigate aspects of architectural meaning that are sensitive to time, place, and experience. This becomes the medium to inspire and motivate young professionals to begin to seek their own forms of expression and to increase their sensitivity to humanity and context. He developed an upper division theory and research seminar on the ideology of space. Louis Kahn believed that “Architecture is the thoughtful making of spaces”. The course focuses on experiential design, with study visits to buildings. Experiences are essential to the students’ perceptions of the built environment and understanding of space.

AN ADVOCATE FOR HIS STUDENTS, AS TEACHERS AND PROFESSIONALS

Over 900 students have graduated from Professor Mutlow’s courses at the University, which includes studios on affordable and workforce housing, and seminars on case studies and social considerations and their effect on physical form. Former students who have achieved positions of leadership within the profession, with several giving back to education with whom I continue to work:

Sarah Dennison, FAIA - Associate, Co Architects, and studio critic, whose interests include the formation of social interaction spaces in campus science buildings.

Cory Ticktin, AIA - Design Principal, AECOM, and studio teacher whose primary responsibilities include international architecture with interests reflecting the influence of various cultures on architecture.

Albert Huang - Former Mayor and Councilman of the City of San Gabriel, and
seminar lecturer, whose foray into the minority political forum has resulted in the rethinking of Community Plans.

**Gary Kamemoto, JIA** - Director, Maki and Associates, Tokyo, who was the project manager for the Media Lab at MIT.

**Andrea Cohen Gehring, FAIA** - Principal, DLR Group / WWCOT, and Architectural Guild Board member, whose interest spans the integration of design with the user.

**Jay Clark, AIA** - Vice President, RTKL Shanghai, and Architectural Guild Board member, whose interests include the social ramifications of retail and entertainment complexes.

**Paul Tang** - President, Verse Design in Shanghai, China, and Adjunct Associate Professor, USC American Academy in China, who integrates design with the mass market.

**SCHOLARSHIP AND PUBLICATIONS**

Professor Mutlow was the editor of the *American House, Design for Living* published by the AIA press and the Images Publishing Group 1991; is the author of *Ricardo Legorreta Architects* published by Rizzoli 1997; and author of *The New Architecture of Mexico* published by the Images Publishing Group 2005.

Prof. Mutlow has authored/edited books and numerous articles and chapters dealing with various aspects of housing and community planning for the less advantaged. With his appointment as Chairman of the editorial board of LA Architect in 1981, and then an editorial board member from 1986 to 1990, he improve the scholarly quality, discussion, and content of this magazine and reorganized LA Architect towards a policy of thematic issues. L.A. Architect is the monthly magazine of the Los Angeles chapter of the American institute of Architects, has become an integral part of the architectural profession in Los Angeles and recently transformed itself into a magazine called FORM.

Writing articles for L.A. Architect led to the assembling and editing of the book, “The American House: Design for Living”. The objective of this book was to elevate the level of design discussion in the field of multi-family housing through the illustration of exemplary design projects in a comparative format. The cause of architecture requires both informing and educating people.

**RESEARCH**

As an academic and professional he has directed research projects dealing with diverse topics such as the behavioral impact of the environment on residents. Prof. Mutlow was a Borchard Foundation Faculty in Residence Research Scholar in France, 2002. This led to co-organizing a colloquium in France together with Prof. Victor Regnier which compared elderly housing and integral support services in USA with elderly housing and integral support services in Europe. In Phoenix, together with Arizona State University, he consulted on a research project that developed “Neighborhood Development and Infill Design Guidelines” for affordable housing. In the Latino Inner City Pico Union community he established the guidelines for a structural survey for CRA/LA of 987 buildings, a majority of which were low income multi-family dwellings. And whose primary objective was to identify rehabilitation and retention options for social and historical purposes. His community participation work in the Pico Union community was funded by an Andrew Norman Foundation grant with technical expertise provided by UCLA.

**COURTYARDS**

One of Prof. Mutlow’s present areas of research in his practice is through the exploration of a sequence of projects that concentrate on the thematic investigation and evolution of a series of ideas or design elements. The courtyard is one such element. The climate of Southern California encourages the use of external spaces as an extension of and an integral part of architectural space. It alternatively serves as a unifier, a social; generator, a place of protection, and an area that can provide for the needs of the users. The courtyard is then layered with social and physical issues. This continues the history so well established in Los Angeles by Arthur and Nina Zwebell and recorded in the book, “Courtyard Housing in Los Angeles.”
Prof. Mutlow has completed a substantial body of work in the public realm, having completed the design of over sixty social affordable housing projects, with an emphasis on the needs of the occupants.

A series of design approaches form the basis of Prof. Mutlow’s philosophy toward affordable housing. These philosophies cut across several projects, are progressive over time and may change according to the priorities and objectives of each project. Certain design elements, such as social and cultural values of future occupants, are fluid.

Prof. Mutlow is committed to the search for an architecture that provides a sense of inspiration to its inhabitants. Underlying each project is the basic philosophy of searching for a timeless solution whilst encouraging a synthesis of human values and aspirations. The common occurrence is recognized and elevated to a special occasion. To accomplish this transformation, a delicate balance between a set of performance criteria, a mixture of appropriate aesthetics, efficient space utilization and social interaction is obtained. As the priorities of these issues are re-distributed from one program and/or context to the next, the solutions achieve uniqueness.

Projects in his office are used as a test bed for ideas that are often generated from and explored in the academic studios. The basic nature of architecture is found within a cultural context, an understanding of user needs and the seeking of a richer personal interpretation. In practice, the orientation is ideological, the exploration of a set of ideas and principles and the formulation of alternative solutions. Practice is also research, as ideas and thoughts constantly evolve and are tested. With the building of projects, he attempts to discover the importance of local traditions, adaptability to the environment, and issues that affect affordability. Built projects also synthesize and enrich his understanding of architecture, and therefore, his ability to teach.

The movement toward affordable basic shelter requires the examination of smaller, more efficient spaces and an analysis of repetitive prototypes. As private dwelling unit configurations reduce in size, the communal spaces require greater attention as special places. The underlying priority remains constant, a balance between the humanization of space and the creation of a sense of place and well being for the residents.

ACHIEVING AFFORDABLE DESIGN

In affordable housing there is rarely a budget for “design”. This means that the architect not only needs to understand the cost involved in construction, but also how to build in efficient ways. This allows the architect to incorporate design features such as stepped walls because the repetition of this feature in every unit plan types may reduce the cost to the point that it becomes a standard feature (see Cabrillo Village I), and the development of a series of prototypical multi-unit designs for Daito Trust, a Japanese development consortium, where the small-unit plans, designed on a grid based on a tatami mat, are repetitive, but the elevations are contextual in both materials and form.

TEACHING AND PRACTICE - A CONTINUUM

The substantiation of intellectual inquiry characterizes both his teaching and practice philosophy. He believes that to expand one’s understanding and knowledge, we must study the essence and the significance of architecture within a critical framework of theory, history and human aspirations. The basic nature of architecture is found within a cultural context and the pursuit of a richer inner mental attitude that demands quality, even for those who cannot afford it.
BOOKS PUBLISHED

The American House
Design for Living
Editor: John V. Mutlow
The AIA Press, Washington D.C. and Images Publishing Group, Australia, 1992

The recognition of and a collection of diverse multi-housing projects from the fifth AIA National Housing Committee design award program, coordinated by John V. Mutlow, an appointed member of the housing committee, that has now evolved into a regular AIA Housing Awards and recognition program, separate from the National AIA Design Awards program.

The New Architecture of Mexico (Book)
Author: John V. Mutlow, FAIA
The Images Publishing Group Pty Ltd, 2005

“Modern Architecture in Mexico, an Introduction”

“Author John V. Mutlow, FAIA, has selected a series of buildings by a diverse group of Mexican architects in order to establish a dialogue and to identify and articulate the complex diversity of modern architecture that is Mexico today. The selection exemplifies the quality of design, of spacial and tectonic exploration, and of the different perspectives that coexist. The underlying ideas and ideological positions that place architects in the modern architectural movement are explored.”

Ricardo Legorreta Architects
Author / Editor: John V. Mutlow
Rizzoli, 1997 (USA)

Legorreta Arquitectos
Author: John V. Mutlow
Editor: Gustavo Gili
1997 (Mexico)

The Architecture of Ricardo Legorreta
Author / Editor: John V. Mutlow
Thames and Hudson, 1997 (UK)

“My Father taught me spirituality, social conscience, and a deep love for Mexico.” - Ricardo Legorreta
A Sense of Community
Yorkshire Terrace
Author: John V. Mutlow
Residential Architect Magazine. September, 2000

"John Mutlow devotes his Los Angeles practice to socially responsible affordable housing."

Designing Cabrillo Village 2
Cabrillo Village II
The Scope of Social Architecture (4 Pages)
Author - John V. Mutlow
VAN NOSTRAND REINHOLD COMPANY, INC., 1984

"The critical design element was the farm workers' request that the size of the single family plot (60'x70') be retained in the new development."

10 Architects Making a Difference
John V. Mutlow; Affordable Housing
Author: Megan Drueding

"Mutlow modestly attributes his professional success to a combination of luck and perseverance. But in these compromised times, it’s his staunch idealism and commitment to social justice—also legacies of the '60s—that set him apart."

Caring Design of Assisted housing
Author: John Pastier

To provide shelter for eighteen low income families in an inner city Mexican-American neighborhood. The project is designed to reinvestigate an old Los Angeles urban form, the courtyard, and to fit into the existing inner-city urban fabric of large scale old houses. The front elevation establishes both the individuality of each unit and reflects the scale of the surrounding context. The family dwelling units are all grouped around the courtyard for social gathering, with entrances located directly off the courtyard. Each entry is delineated to provide individual identity and a small projecting bay window to the living room provides visibility along the courtyard.
L.A. Neighborhoods
Christopher Megowan
The Crucial Role of Steel in Creating a Livable Density Under Los Angeles’ Small Lot Ordinance
Arch 501 Spring 2008

Transitional Housing for Women & Children
Megan Dietz
Arch 502 Thesis Design Studio
Spring 2007

Multi-Use Multi-Income Housing
Bryan Kim
Arch 502 Thesis Design Studio
Spring 2007

The Latino Reinvigoration of Regional Los Angeles Architecture
Nicolas Sowers
Arch 502 Thesis Design Studio
Spring 2004

Knuckled Lattice - Residential High Rise
Austin Murray
ACSA : AISC Steel Competition
Arch 502 Thesis Design Studio
Spring 2008
HONORS / COMMENDATIONS

**Excellence in Education Honor Award**
California Council, The American Institute of Architects, 2001

**Community Housing Assistance Honor Award**
California Council, The American Institute of Architects, 1985

**Low Cost Housing Projects, Los Angeles, CA**
42 Leinster Gardens, London W2

**People in Architecture Award**
Cabrillo Village, Saticoy California
California Council, The American Institute of Architects, 1989

**21st Century manufacturing Facility**
1987 Design Research Competition
General Motors / Association of Collegiate Schools of Architecture

**Certificate of Commendation**
City of Los Angeles
Los Angeles AIA / Olympic Architects, 1984

**Certificate of Appreciation**
City of Los Angeles, 1989
Jury Comment

"He’s amassed a formidable, constantly evolving body of knowledge about the subtle ways in which housing affects the daily lives of everyone from seniors to families to special-needs resident.”

"But in these compromised times, it’s his staunch idealism and commitment to justice—also legacies of the ’60s—that set him apart. —M.D.”

Multifamily Executive Magazine Design Award
Fiesta House Senior Villas
Hanley Wood, LLC, June 2006

An infill urban housing project in Reseda, California. The deep, linear site has a narrow frontage to the street, its dimensions dictating a linear building. The apparent length of this linear building is reduced by the creation of two design parts: 1) residential wings that form social “clusters” together with a series of courtyards, and 2) an accelerated-perspective circulation spine, which is wide at the main street entry and gradually narrows in width.
25th Anniversary Builder’s Choice Awards
Fiesta House Apartments
Builder Magazine
Hanley / Wood Magazine, October 2005

The sense of the cluster and the functionality of the courtyard is reinforced with direct access from the central circulation spine. Natural light from the courtyards floods the central circulation spine and reflects the color of the clusters. These colors are derived from the culture of the local Hispanic community and provide an identity for each cluster.

Affordable Housing: Grand Award
Residential Architect Magazine Design Awards
Villa Flores, (Affordable Elderly Housing)
Hanley Wood, LLC, May 2000

Villa Flores is a 75 unit Affordable Senior Housing project, located in South Park, a new inter city community. A master plan has been developed for the block with buildings that provide a continuous edge to the street, and a lower 2 story wing that edges a series of courtyards and allows sun access to courtyards. The floor slabs express on the exterior a sense of stacked space and an articulation of floor plane as differentiated from the wall plane. The triangular glass curtain wall identifies the entrance on the ground floor, and the elevator lobbies on the upper floors. The recessed windows and projecting floor slabs provide shade to the windows and glass doors. Informal social contact is important to elderly residents, so the entry lobby is enlarged to also serve as a lounge and meeting place and connects the street to the courtyard.

Affordable Housing: Merit Award
Residential Architect Magazine Design Awards
West Boulevard, (Affordable Family Housing)
Hanley Wood, LLC, May 2000

The building is designed to reinforce the context, continue the buildings edge along the street, and to respect the adjacent buildings height, stucco materials and colors. The main entry is covered and celebrated at the scale of the street, and the yellow/red colors and change of materials (metal roof) reinforce the notion of entry, with a handicap parking space immediately adjacent. Within the building mass is an expression of individual dwelling units, and the corners as building anchors. A mix of dwelling unit types, 2 bedroom townhouses, with 1/2 bedroom apartments, further enriches the project. The courtyard is the central social space, with direct access to all the dwelling units.

The American House, Design for Living (Book)
Cabildo Village
THE AIA PRESS, WASHINGTON D.C. AND IMAGES PUBLISHING GROUP, AUSTRALIA, 1992
The Farm Worker Camp includes existing cabins, a pre-school, a cooperative food market, a chapel and new farm workers housing. The focal point of the design is a central green which acts as a social space. All the unit entrances and community building face onto this green. The repetitive nature of the two storey 2, 3 and 4 bed dwelling unit plan allows for a more varied design. The facade detailing of the projecting sun shades, the off center corner windows and the column porch all reinforce the focus of the front elevation to the unit entrance. Aesthetically, the flat roofs and solid walls reference the appearance of the houses of Mexican Adobes. their massing, sun shades and earth-related colors suggest traditional architecture.
If one emphasizes the identity of the individual unit and multiplies this by 100 dwelling units, one achieves repetition, not identity. Therefore, the idea of the new farmworkers camp was designed as a series of identifiable small neighborhoods, by identifying each building and its expression as a set piece. Although economies of budget allowed only three unit types, (2, 3, and 4 bedroom units), eight different buildings were developed by varying the mix, the arrangement, and the number of dwelling units in each building, i.e. 2, 3, 3, 2; 3, 4, 4, 3; 4, 2, 2, 4; 3, 3. A central pedestrian spine connects all the neighborhoods to a major courtyard, which provides the focal point and acts as a central place. Anchoring the spine is a community building and 60 student child / care center, designed as a farmyard.
**Building in Wood, Construction and Details**  
Manhattan Place (Affordable Senior Housing)  
Prof. Gotz Gutdeutsch, Editor  
BIRKHAUSER VERLAG, Germany, 1997

"The architect John V. Mutlow has for many years been designing housing for senior citizens on a low income. Such buildings must be as cost-effective as possible but still create a feeling of home. Mutlow's designs take maximum advantage of the standard design specifications, and the housing units are standardized to a great extent. This allows the communal rooms, internal courtyards and other special facilities to be incorporated at a favorable price - "extras" which, however, are indispen-sible if the occupants are to enjoy an acceptable standard of living. Small differences, e.g., in the design of the balconies, give the apartments an individual character, despite the standardization."

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**Verdugo Hacienda (Affordable Senior Housing)**  
Architectural Drawing - Fourth Edition  
Editor/Author: Rendow Yee  
John Wiley & Sons, Inc., 2012

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**Rancho Sespe (Farmworker Housing)**  
Graphic Drawings of 11 Projects  
Architectural Drawing  
Rendow Yee, Editor  
MC GRAW HILL, 1997

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**Good Neighbors: Affordable Family Housing**  
Yorkshire Terrace (Affordable Family Housing)  
Tom Jones, William Pettus, Michael Pyatok  
Mc GRAW HILL, IMAGES PRESS, 1997

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**SOCIAL HOUSING AND COMMUNITY DESIGN**  
PUBLISHED PROJECTS
Manhattan Place (Senior Housing)
“Using Housing to Build Communities”
ARCHITECTURAL RECORD, June 1993

The project is designed to contextually fit into the existing inner city urban fabric of large scale older apartment buildings. The “L” shaped project edges the street with the ground level community spaces at the apex anchoring the corner, externally linking the project to the street and increasing the sociability of the tenants.

The facades are broken down into a series of smaller articulated pieces to reduce the scale, increase identity and eliminate the monotony of repetition. Each cluster of six units forms a single design element through the articulation of the projected balcony’s. This retains the economy of the slab configuration behind. The central courtyard internally links the projects three wings.

Cabrillo Village II (Farmworker Housing)
Los Angeles: The Contemporary Condition, Book
James Steele: Author
PHAIIDON PRESS, LONDON, 1993

Cabrillo Village (Farmworker Housing)
Wohnen Heute. Housing Today, (Book)
Arno Lederer, Jorunn Ragnarsdottir (eds.)
KARL KRAMER VERLAG, STUTTGART & ZURICH, 1992

Arbeiterhauser - Workers’ Housing
Cabrillo Village (Farmworker Housing)
Author/Editor: Arno Lederer & Jorunn Ragnarsdottir
Karl Kramer Verlag Stuttgart + Zurich, 1992

Yorkshire Terrace (Affordable Family Housing)
Author: Sam Davis
UNIVERSITY OF CALIFORNIA PRESS, BERKELEY, 1995

“Housing the Elderly”
Maywood Manor (Affordable Senior Housing)
ARCHITECTURE, October 1994
“Community Housing”
Cabrillo Village (Farmworker Housing)
Art Today
Editors: Faulkner, Ziegfield, Smagula
HOLT, RINEHART WINSTON, 1988

Yorkshire Terrace (Affordable Family Housing)
Entre el terremoto y la sequía by Diane Ghirardo
A&V MONOGRAFIAS DE ARQUITECTURA Y VIVIENDA
Spain 1991

Cabrillo Village (Farmworker Housing)
ADPSR, USSR Union of Architects
PRINCETON ARCHITECTURAL PRESS, 1990

“A group of permanent workers at the Rancho Sespe citrus company in Piru, California, is developing its own housing. Confined to row house style structures by the FHA, architect John V. Mutlow devised a two-phase scheme of stucco-clad, two-story row house clusters, with a shed roof as the unifying element.”

SOCIAL HOUSING AND COMMUNITY DESIGN
PUBLISHED PROJECTS
To provide affordable shelter and a socially interactive environment in the hot arid climate of the San Joaquin Valley, Central California, for sixty five low income elderly tenants. The architectural pati is the celebration of movement through a sequence of circulation spaces. Above this central sequence are arranged a series of efficiency spaces (dwelling units) that pay homage to the minimalism typology of the Bauhaus. The enclosure envelope that surrounds these spaces expresses the regional vernacular and reinforces the visual awareness of the entrance sequence by stepping the stucco color and texture change towards the entry recess.

“Overcoming H.U.D.”
Plymouth Place, Elderly Housing
PROGRESSIVE ARCHITECTURE, July 1984

To provide affordable shelter and a socially interactive environment in the hot arid climate of the San Joaquin Valley, Central California, for sixty five low income elderly tenants. The architectural pati is the celebration of movement through a sequence of circulation spaces. Above this central sequence are arranged a series of efficiency spaces (dwelling units) that pay homage to the minimalism typology of the Bauhaus. The enclosure envelope that surrounds these spaces expresses the regional vernacular and reinforces the visual awareness of the entrance sequence by stepping the stucco color and texture change towards the entry recess.
SOCIAL HOUSING AND COMMUNITY DESIGN

PUBLISHED PROJECTS

“British Architecture” (2 pages)
Pico Union Villa, Elderly Housing
Plymouth Place, Elderly Housing
Cabrillo Village Farmworkers Co-operative Housing
ARCHITECTURAL DESIGN, England 54 3/4 1984

TIME MAGAZINE, January 3, 1983
Cabrillo Village (Farmworker Housing)
Selected as one of the ten best designs of 1982

“Farmworker Housing in California, USA”
A.P. ARHITEKTURA, Poland
THE POLISH REVIEW OF ARCHITECTURE, No. 3/409, 1982

“Harvest the Sun” - Energy Concious Design
Cabrillo Village (Farmworker Housing)
PROGRESSIVE ARCHITECTURE, April 1982

Pico Union Villa, Affordable Senior Housing (4 pages)
A & U: ARCHITECTURE AND URBANISM, Japan
No. 133, October, 1981
SOCIAL HOUSING AND COMMUNITY DESIGN

PUBLISHED PROJECTS

- Pico Union Villa, Affordable Senior Housing (4 pages)
- A & U: ARCHITECTURE AND URBANISM, Japan No. 133, October, 1981
  
  “The building was conceived as a system of components, which include the facades, the basic unit, vertical circulation, sunshade elements, support spaces and entry component. There are four variations on one twenty-five foot square basic unit type. Thirty modules form a wing, with four distinct winds enclosing the courtyard.”

- The Annual of American Architecture 1980
- Pico Union Villa, For the Hispanic Elderly (Senior Housing)
- THE AMERICAN INSTITUTE OF ARCHITECTS, 1980
  
  “Three Phenomena - Multichrome
  By Donald Canty

  “The bright blooming of the buildings on these pages may be a trend’s unfolding or me be a coincidence but it is undisputably cheerful.”

- ARTS and ARCHITECTURE: California Today
- Pico Union Villa, Elderly Housing
  
  Arts and Architecture Magazine, Inc., Fall 1981 Vol 1 Number 1
As everyone knows, the British Invasion of the 1960s brought John, Paul, George and Ringo to American shores. But the United States welcomed another talented U.K. import around the same time: John V. Mutlow, FAIA. The young Architectural Association graduate arrived in Los Angeles in 1967—and never left. Today dozens of his exuberantly modern affordable housing projects speckle the Southern California landscape.

After finishing grad school at UCLA in 1969, Mutlow spent more than three years working in Pico Union, a working-class, mostly Latino L.A. neighborhood. As director of planning and housing for the Pico Union Neighborhood Council (PUNC, an acronym whose subversive connotation he relishes), Mutlow guided the area’s development process. The job helped him learn the importance of communicating with a building’s end users—of essentially becoming an advocate for them in dealing with outside forces like governments and lending institutions. “They didn’t trust me,” he says of the Pico Union community. “But they saw I was representing them, and after about six months they turned around and trusted me.”

Over the next 30 years Mutlow, who started his own firm in 1976, built on the record he established at PUNC. He’s amassed a formidable, constantly evolving body of knowledge about the subtle ways in which housing affects the daily lives of everyone from seniors to families to special-needs residents. And he’s learned the all-important (and all-too-rare) skill of getting projects constructed the way he wants them. “You have to understand the language of the people providing the goods,” he says. “You don’t just go in there—to HUD, say—and start talking in architectural language. You talk in HUD language. You have to understand their goal.” Teaching housing design at USC and writing—most recently The New Architecture of Mexico (Images Publishing, 2005)—give him further opportunities for intellectual engagement.

Mutlow modestly attributes his professional success to a combination of luck and perseverance. But in these compromised times, it’s his staunch idealism and commitment to social justice—also legacies of the ’60s—that set him apart.—m.d.
a sense of community

John Mutlow devotes his Los Angeles practice to socially responsible affordable housing.

While working in London after my 1967 graduation from the Architectural Association there, the first project I was engaged on was the design of council housing, low-income housing owned by the local borough or city authority. The architectural departments of several London boroughs were at the forefront of council housing design at that time, and discussion about the social and design aspects of this type of work was intense.

One local firm that left a personal imprint on me was Nicholas Grimshaw Architects. In particular, the firm’s design for an apartment tower block clad in anodized aluminum and overlooking Regents Park in west London (1968) ingrained in my memory the potential power of new materials and of existing materials used in different ways.

Later, after moving to America and attending graduate school at UCLA, I became involved in improving the dilapidated housing conditions of Pico Union, an inner-city, predominantly Latino immigrant community adjacent to downtown Los Angeles. My interest in social housing was rekindled; today it is a mainstay of my private practice in affordable housing.

Talking Tenants

Before taking on an affordable housing project, architects need to decide on a basic premise. Are we providing housing for tenants to live in, or are we providing a sense of community? If we are providing a sense of community (my preference), we need to see the tenants—and the tenants need to see themselves—as participants who are important to the success of their housing project. Then they are more likely to consider the housing as their home and take pride in their place of living. This will not only elevate their sense of well-being—it will also reduce maintenance costs, because it gives them more reason to take care of their home. Good design responds highly to the functional and psychological needs of the user.

Involving tenants in the design process has been vital to the success of such affordable-housing projects as Yorkshire Terrace (above), says the author (left). The most critical issue with the client, design is at the forefront of all my affordable housing work. I strive to see yesterday’s and today’s projects as stepping-stones to future housing projects and to address issues of appropriateness, place, time, and function.

Yorkshire Planning

An examination of a particular project, Yorkshire Terrace in Los Angeles, may help to clarify several elements of my design approach. Yorkshire Terrace includes many of the processes and procedures that I customarily follow in the design of a project and is, therefore, fairly representative of my work.

This affordable infill family housing project is located in Pico Union. It was developed by a local community group, Pico Union Neighborhood Council (PUNC), and is situated within one of L.A.’s Neighborhood Development Districts. PUNC received financial assistance from the local Community Redevelopment Agency in the form of a land “re-use appraisal,” a euphemism for a lower land cost, with HUD providing construction insurance and rental assistance (subsidy) through the 236 program.

The site was three contiguous standard lots, but the existing traditional and historical community was made up of single lots with two-story, single-family