

PROFESSOR JOHN V. MUTLOW F.A.I.A

University of Southern California

University Park
School of Architecture
Los Angeles, California

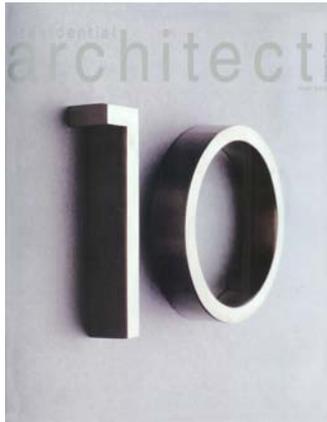
OFFICE ADDRESS

John V. Mutlow Architects, Inc.

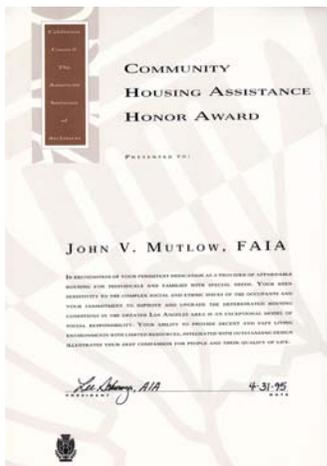
2536 North Vermont Avenue

Los Angeles, CA 90027

Tel: (323)664-4373



MAKING A DIFFERENCE



COMMUNITY HOUSING



IN THE PUBLIC INTEREST

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

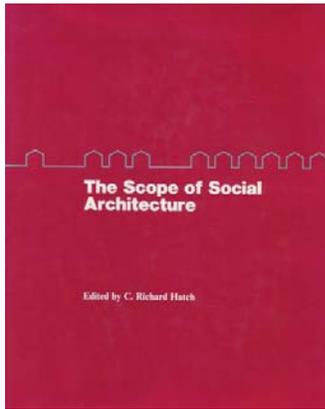
PIONEER, DESIGN AWARDS AND RECOGNITION

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. And 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.



SOCIAL ARCHITECTURE



BEFORE AFTER



COMMUNITY PARTICIPATION



SHELTER FOR THE DISPOSSESSED



EDUCATION HONOR AWARD

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.

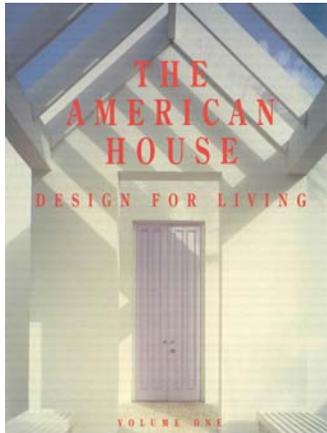
AN ADVOCATE FOR HIS STUDENTS, AS TEACHERS AND PROFESSIONALS

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



COURTYARD - SENIOR



THE AMERICAN HOUSE



ARCHITECTURE OF MEXICO



ASIAN CULTURE

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*.

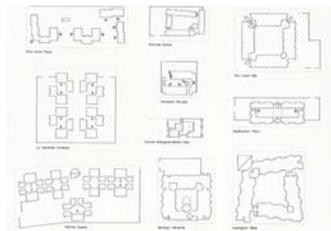
Writing articles for *L.A. Architect* led to the assembling and editing of the book, "The American House: Design for Living". The objective of this book was to elevate the level of design discussion in the field of multi-family housing through the illustration of exemplary design projects in a comparative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

RESEARCH

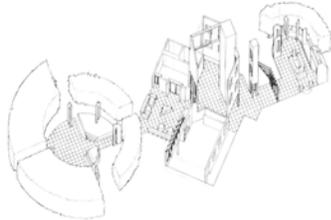
As an academic and professional he has directed research projects dealing with diverse topics such as the behavioral impact of the environment on residents Professor Mutlow was a Borchard Foundation Faculty in Residence Research Scholar in France, 2002. This led to co-organizing a colloquium in France 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

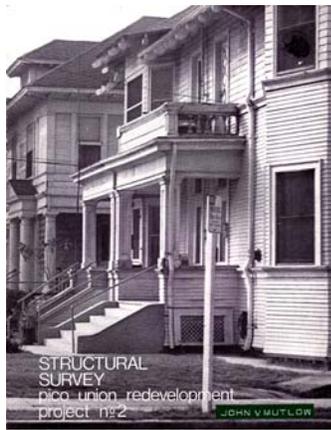
One of Prof. Mutlow's present areas of research in his practice is through the exploration of a sequence of projects that concentrate on the thematic investigation and evolution of a series of ideas or design elements. The courtyard is one such element. The climate of Southern California encourages the 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."



COURTYARD SERIES



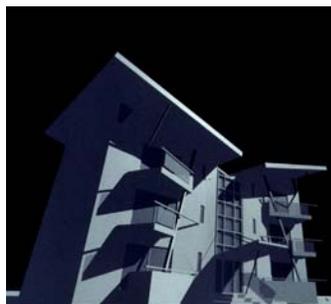
COURTYARD DETAIL



PICO UNION-A SOCIAL SURVEY



REPETITIVE ELEMENTS



SMALL UNIT - DAITO TRUST

SUBSTANTIAL BODY OF WORK

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.

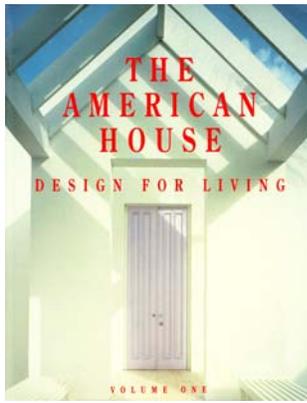
ACHIEVING AFFORDABLE DESIGN

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

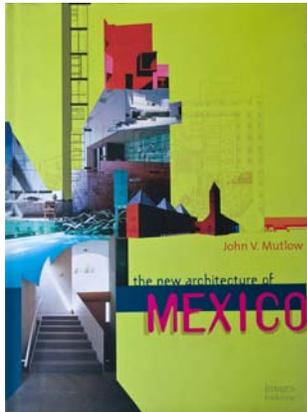
The substantiation of intellectual inquiry characterizes both his teaching and practice philosophy. He believes that to expand one's understanding and knowledge, we must study the essence and the significance of architecture within a critical framework of theory, history and human aspirations. The basic 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

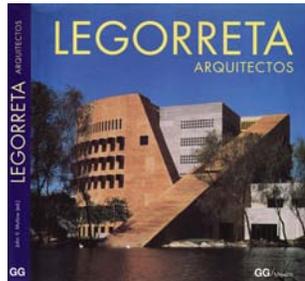
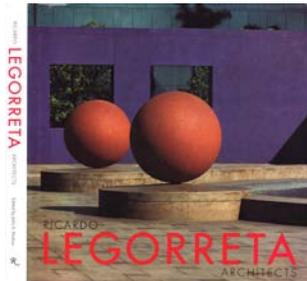
The recognition of and a collection of diverse multi-housing projects from the fifth AIA National Housing Committee design award program, coordinated by John V. Mutlow, an appointed member of the housing committee, that has now evolved into a regular AIA Housing Awards and recognition program, separate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

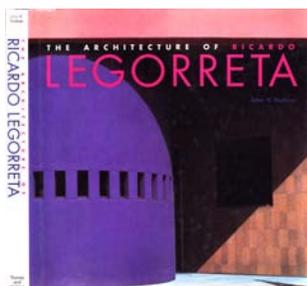
“Modern Architecture in Mexico, an Introduction”

“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 Architectos
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

PUBLISHED ARTICLES BY OR ON JOHN V. MUTLOW

perspective
a sense of community
John Mutlow directs his Los Angeles practice toward affordable housing.



When John Mutlow, FAIA, founded his Los Angeles-based firm, John V. Mutlow Architects, in 1982, he was determined to create a practice that would focus on affordable housing. He believed that housing was a fundamental right and that architects had a responsibility to create quality, affordable housing for all. Over the years, his firm has completed numerous projects, including Cabrillo Village 2, a large-scale affordable housing development in Los Angeles. Mutlow's approach to affordable housing is rooted in a commitment to social justice and a belief that good design is essential for creating a sense of community and quality of life for all residents.

perspective



The floor plan illustrates a multi-unit residential building with a central courtyard. The layout includes various room types, such as bedrooms, living areas, and bathrooms, arranged around the central open space. The design emphasizes a sense of community and provides access to outdoor areas for all residents.

A Sense of Community
 Yorkshire Terrace
 Author: John V. Mutlow
 Residential Architect Magazine. September, 2000

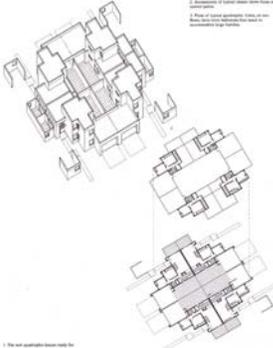
“John Mutlow devotes his Los Angeles practice to socially responsible affordable housing.”

Designing Cabrillo Village 2
 John V. Mutlow, FAIA
 Los Angeles



Cabrillo Village 2 is a large-scale affordable housing development in Los Angeles. The project was designed by John V. Mutlow and his team at John V. Mutlow Architects. The development consists of several multi-story residential buildings with a mix of architectural styles and colors. The design focuses on creating a sense of community and providing high-quality, affordable housing for low-income families. The project includes a variety of unit types and amenities, such as a central courtyard and outdoor spaces.

2. A courtyard of 100-foot-wide blocks
 A central courtyard provides a sense of community and outdoor space for all residents.



The site plan shows the layout of the Cabrillo Village 2 development. It features a central courtyard of 100-foot-wide blocks, which provides a sense of community and outdoor space for all residents. The plan also shows the arrangement of the residential buildings and the surrounding streets.

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



This article highlights John V. Mutlow's work in affordable housing. It features a photograph of a modern residential building with a prominent red facade. The text discusses his commitment to social justice and his approach to creating high-quality, affordable housing for all.

10 Architects Making a Difference
 John V. Mutlow; Affordable Housing
 Author: Megan Drueding
 Residential Architect Magazine. June, 2006



This article features a photograph of a modern residential building with a mix of colors and architectural details. The text discusses the challenges of affordable housing and the role of architects in creating quality, affordable housing for all.

“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
 Architecture Magazine. July, 1988



The floor plan illustrates a multi-unit residential building with a central courtyard. The layout includes various room types, such as bedrooms, living areas, and bathrooms, arranged around the central open space. The design emphasizes a sense of community and provides access to outdoor areas for all residents.

Caring Design of Assisted housing
 Author: John Pastier
 Architecture Magazine. July, 1988



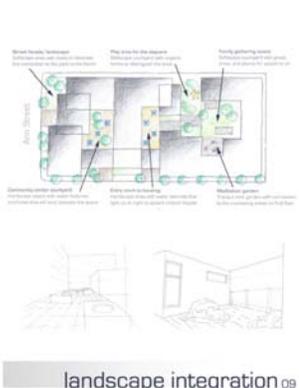
This article features a photograph of a modern residential building with a prominent white facade and a central tower-like structure. The text discusses the challenges of assisted housing and the role of architects in creating quality, affordable housing for all.

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.

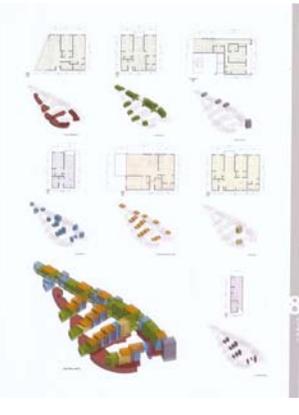
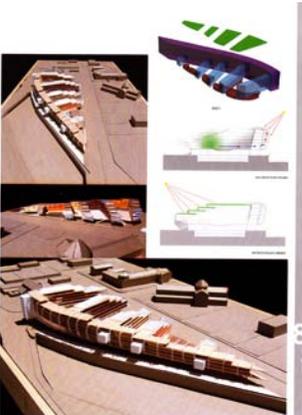
STUDENT EXPLORATIONS • A TEACHER'S TEACHER



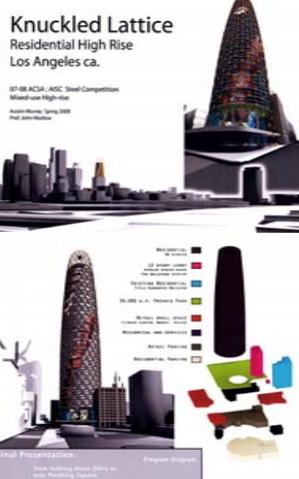
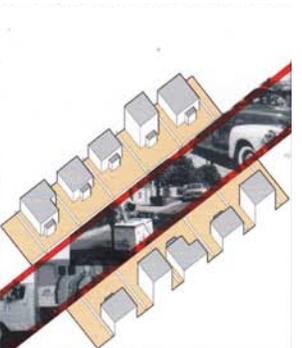
L.A. Eighorhoods
 Christopher Megowan
 The Crucial Role of Steel in Creating a Livable Density Under
 Los Angeles' Small Lot Ordinance
 Arch 501 Spring 2008



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



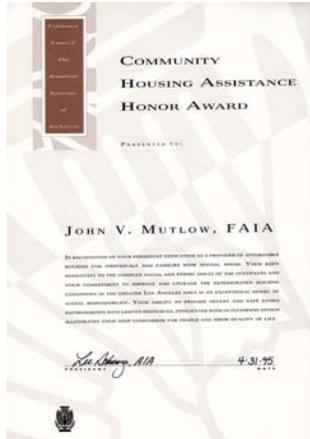
The Latino Reinvigoration of Regional Los Angeles Architecture
 Nicolas Sowers
 Arch 502 Thesis Design Studio
 Spring 2004

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
Architectural Design Project Awards 1983. London, UK



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

DESIGN AWARDS



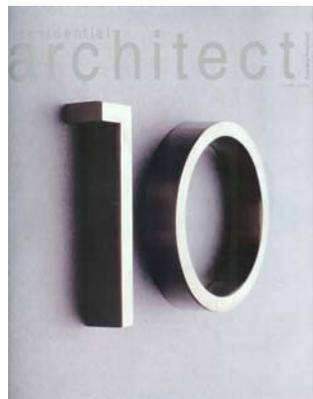
Westside Prize 2012
Westside Urban Forum The Courtyard at La Brea - Mixed Residential Unit Types
Mutlow + Tighe Architects, 2011-2012

La Brea is a busy street with several Art Deco buildings iconic architectural elements. The La Brea facade is a reference to the architectural statements of its neighbors. The remaining street facade is faced with a layered screen with minimal detailing to heighten the importance of the curved entry facade. The design of the building is centered around a courtyard, a traditional residential building feature in West Hollywood. Sustainability elements are incorporated throughout the building. The Courtyard at La Brea serves Senior residents, emancipated youths, and residents with AIDS and special needs.



Stovall Villa - Affordable Senior Housing
Award of Excellence - 2012 Los Angeles Architectural Awards
Los Angeles Business Council
2010-2012

Stovall Villa is a four-story, 32-unit affordable senior housing project built on the former parking area of the adjacent affordable senior housing project, Stovall Terrace. Social considerations are the project's most significant contribution to the quality of life at Stovall Villa. The provision of gathering spaces for residents and their guests include a two-story Entry Lounge with a mezzanine on the ground floor, a television room and a rooftop terrace overlooking the second floor and courtyard. Residents benefit from a high proportion of common outdoor space for a project of this size.



10 Architects Making a Difference
Residential Architect Magazine
Fiesta House / Cleveland Villa / Villa Flores
Hanley Wood, Llc, June 2006

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 Vol. 10. Issue 11, November 2005

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 partis, 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.

DESIGN AWARDS



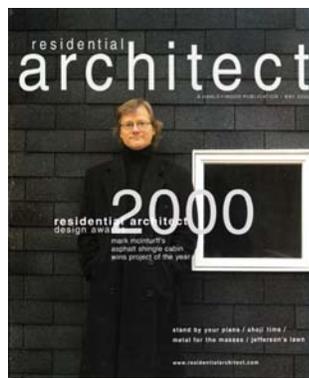
25th Anniversary Builder's Choice Awards
 Fiesta House Apartments
 Builder Magazine
 Hanley / Wood Magazine, October 2005

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.

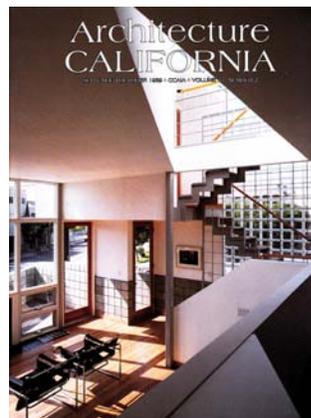


The American House, Design for Living (Book)
 Cabrillo Village
 THE AIA PRESS, WASHINGTON D.C. AND
 IMAGES PUBLISHING GROUP, AUSTRALIA, 1992

DESIGN AWARDS



The American House, Design for Living (Book)
 Manhattan Place
 THE AIA PRESS, WASHINGTON D.C. AND
 IMAGES PUBLISHING GROUP, AUSTRALIA, 1992



AIA/CC 1989 Honor Award and **People in Architecture Award**
 "Low Income Housing With Style"
 Cabrillo Village Farmworker Housing
 ARCHITECTURE CALIFORNIA, September/October, 1989

Jury Comment:
 "this is a unusually restrained and sensitive use of materials and form. it is also unusual in a low budget project like this to see such elegant use of a very inexpensive material, stucco. The grouping of buildings around a courtyard makes it truly seem to be designed with the users' need for both privacy and community in mind."



Cabrillo Village Farmworker Housing (Cover)
 Migrants No More
In The Public Interest: "A New Awards Program"
 Architectural Record Magazine
 A MCGRAW-HILL, November 1988

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 Mexaican Adobes. their massing, sun shades and earth-related colors suggest traditional architecture.

SOCIAL HOUSING AND COMMUNITY DESIGN



Los Angeles, California
Toy Factory Lofts



Architects and Affordable Housing

PUBLISHED PROJECTS

Toy Factory Lofts (Industrial Building Conversion)
Real Estate and Construction Review Magazine
Construction Communications Vol. 6, 2005

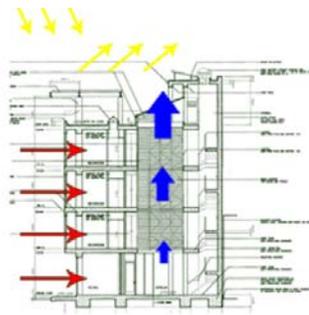
Architects and Affordable Housing
Cleveland Villa (Affordable Senior Housing)
L.A. Architect. House and Home
Balcony Media (Press), November / December 2004



Villa Flores



International Architecture Yearbook
Villa Flores, (Affordable Senior Housing)
Image Press. Australia, Spring 2001



Single Room Occupancy Housing
La Pensione (Villa Geronca) - Mixed Use
Bacolod City, Philippines, 2001

Atrium
Villa Geronca (La Pensione) was one of the first new buildings to be built in the inner city community adjacent to the northern edge of downtown Bacolod. The client requested a mixed-use housing project with SRO Housing, Office, and Retail that would create a new sense of community. This donut shaped building is wrapped around an atrium that encourages natural ventilation and is environmentally friendly. The roof screen shades the building from the tropical sun rays.



Rancho Sespe Farmworker Housing



Good Neighbors: Affordable Family Housing
Rancho Sespe (Farmworker Housing)
Tom Jones, William Pettus, Michael Pyatok
Mc GRAW HILL, IMAGES PRESS, 1997

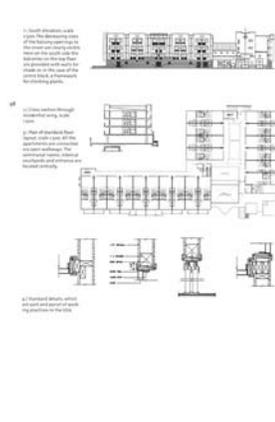
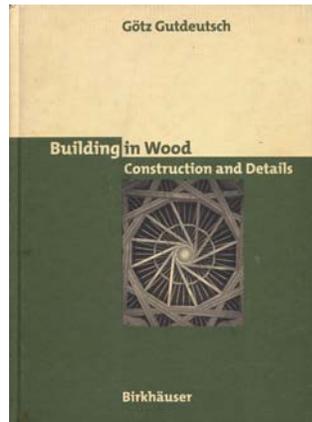
If one emphasizes the identity of the individual unit and multiplies this by 100 dwelling units, one achieves repetition, not identity. Therefore, the idea of the new farmworkers camp was designed a series of identifiable small neighborhoods, by identifying each building and its expression as a set piece. 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; 3,3,3. 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.

SOCIAL HOUSING AND COMMUNITY DESIGN



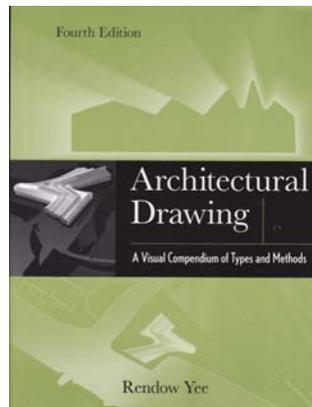
PUBLISHED PROJECTS

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

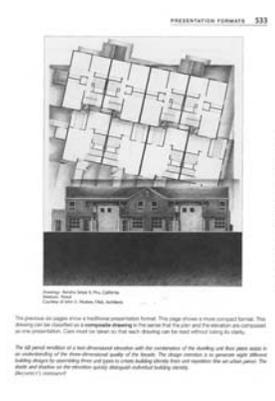
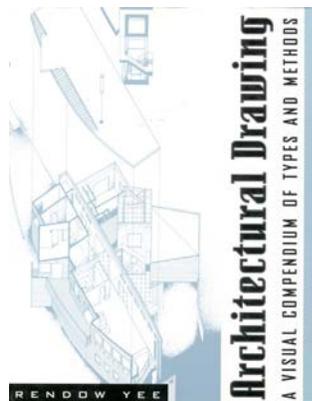


Building in Wood, Construction and Details
 Manhattan Place (Affordable Senior Housing)
 Prof. Gotz Gutdeutsch, Editor
 BIRKHAUSER VERLAG, Germany, 1997

"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 indispensable 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."

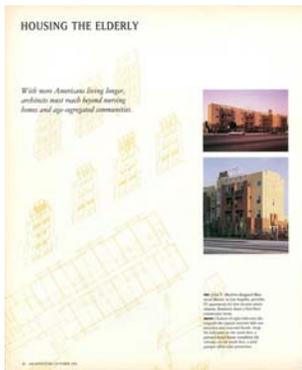


Verdugo Hacienda (Affordable Senior Housing)
 Architectural Drawing - Fourth Edition
 Editor/Author: Rendow Yee
 John Wiley & Sons, Inc., 2012



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

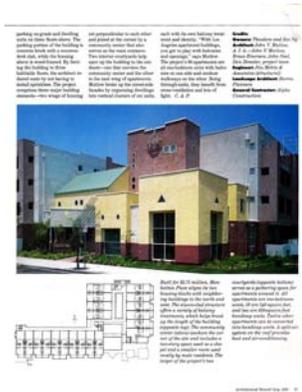
SOCIAL HOUSING AND COMMUNITY DESIGN



PUBLISHED PROJECTS

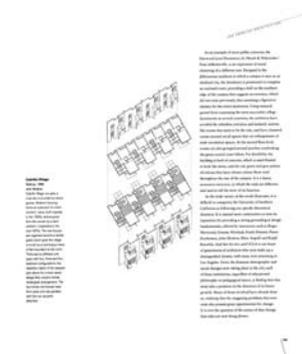
The Architecture of Affordable Housing
 Yorkshire Terrace (Affordable Family Housing)
 Author: Sam Davis
 UNIVERSITY OF CALIFORNIA PRESS, BERKELEY, 1995

"Housing the Elderly"
 Maywood Manor (Affordable Senior Housing)
 ARCHITECTURE, October 1994



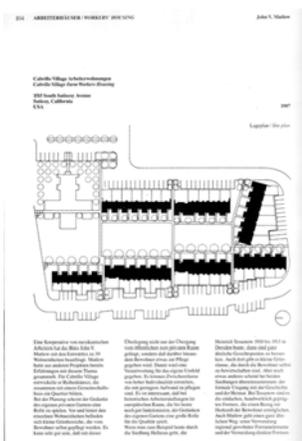
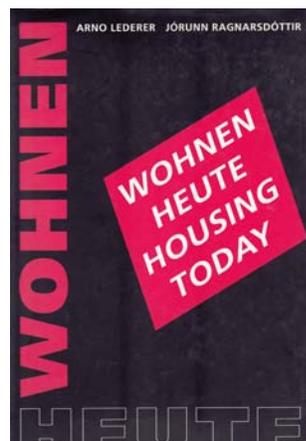
Manhattan Place (Senior Housing)
 "Using Housing to Build Communities"
 ARCHITECTURAL RECORD, June 1993

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.

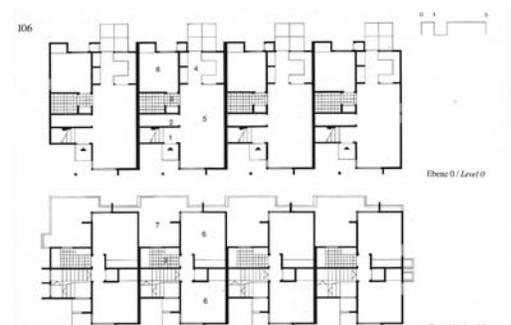


Cabrillo Village II (Farmworker Housing)
 Los Angeles: The Contemporary Condition, Book
 James Steele: Author
 PHAIDON PRESS, LONDON, 1993

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



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

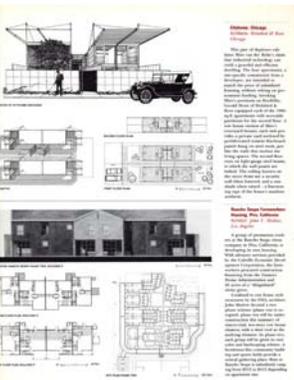


SOCIAL HOUSING AND COMMUNITY DESIGN



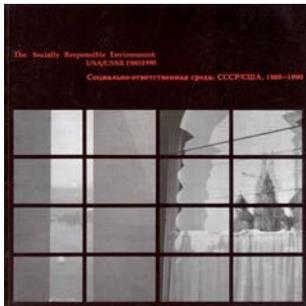
PUBLISHED PROJECTS

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

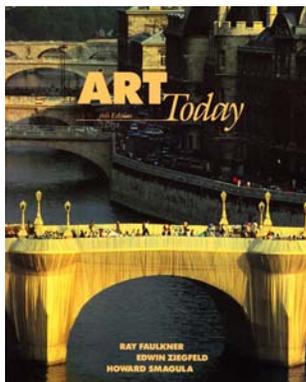


Rancho Sespe, Piru, California (Farmworker Housing)
 Progressive Architecture, June 1991

“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.”



“The Socially Responsible Environment: USA/USSR, 1980-1990
 Cabrillo Village (Farmworker Housing)
 ADPSR, USSR Union of Architects
 PRINCETON ARCHITECTURAL PRESS, 1990



“Community Housing”
 Cabrillo Village (Farmworker Housing)
 Art Today
 Editors: Faulkner, Ziegfeld, Smagula
 HOLT, RINEHART WINSTON, 1988

SOCIAL HOUSING AND COMMUNITY DESIGN



CONTENTS

IN THIS ISSUE: AFFORDABLE HOUSING
 by Sally Woodbridge

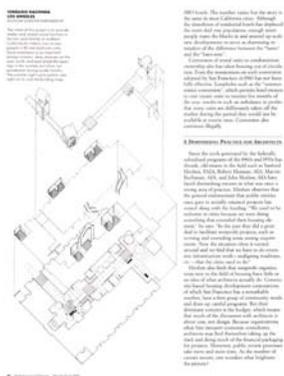
COVER
 Verdugo Hacienda, Los Angeles, California
 Architect: Richard H. Harkness
 Photo: [unreadable]

DEPARTMENTS
 4 NEWS
 16 ARCHITECTURE: The Best Books
 22 ARCHITECTURE: The Best Films
 28 PROJECT LISTINGS
 34 LETTERS

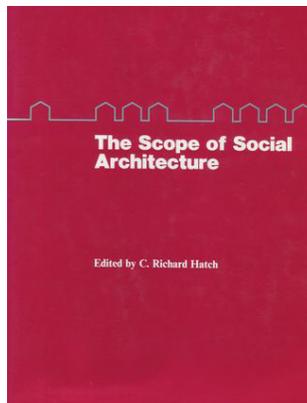
PUBLISHED PROJECTS

Architecture California, march / April 1987 (Cover)
 Verdugo Hacienda (Affordable Senior Housing)
 California Council, The American Institute of Architects

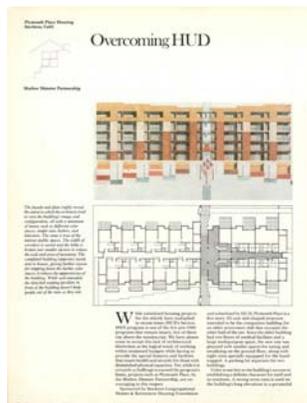
This courtyard project attempts to add to the depth of understanding and history of the courtyard in Los Angeles, and provide a safe external environmentally protected sanctuary for its elderly inhabitants. Through the celebration of movement, a sequence of social spaces commences with the entrance gate and culminates in a wisteria covered collanaded lanai in the courtyard, the focal point for the project. The realization of this sequence is heightened through the awareness of layering of walls and color, and reinforced through the location of special elements; the rotated square waiting and game rooms. The two, three and four story building steps from the main street towards the mountains.



"Shelter for the Dispossessed" (14 Pages)
 Yorkshire Terrace (Affordable Elderly Housing)
 Architecture California, march / April 1987
 Sally Woodbridge, Author
 California Council, The American Institute of Architects



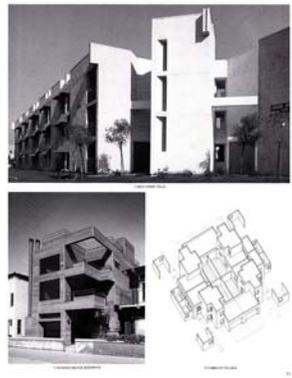
The Social Scope of Architecture
 Cabrillo Village (Farmworker Housing)
 Author / Editor: C. Richard Hatch
 Van Nostrand Reinhold, 1984



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

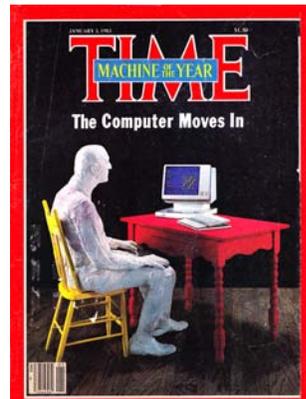
To provide affordable shelter and a socially interactive environment in the hot arid climate of the San Joaquin Valley, Central California, for sixty five low income elderly tenants. The architectural pati is the celebration of movement trough a sequence of circulation spaces. Above this central sequence are arranged a series of efficiency spaces (dwelling units) that pay homage to the minamilism 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

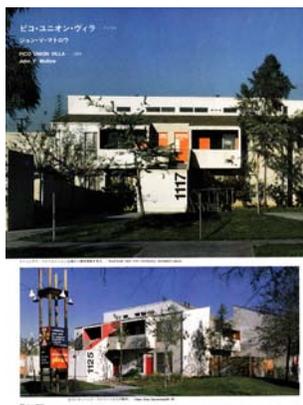
“British Architecture” (2 pages)
Pico Union Villa, Elderly Housing
Plymouth Place, Elderly Housing
Cabrillo Village Farmworkers Co-operative Housing
ARCHITECTURAL DESIGN, England 54 3/4 1984



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



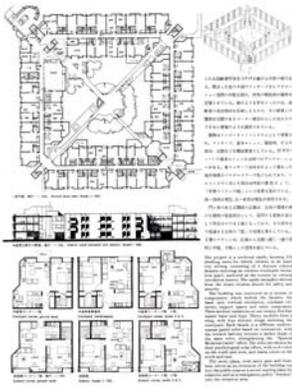
“Harvest the Sun” - Energy Concious Design
Cabrillo Village (Farmworker Housing)
PROGRESSIVE ARCHITECTURE, April 1982



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



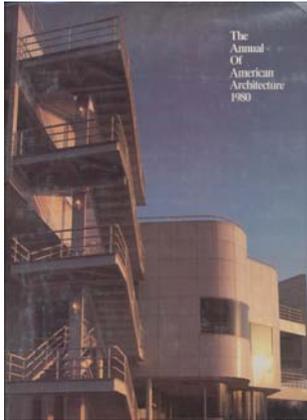
SOCIAL HOUSING AND COMMUNITY DESIGN



PUBLISHED PROJECTS

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

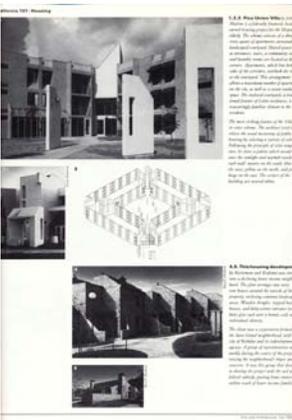
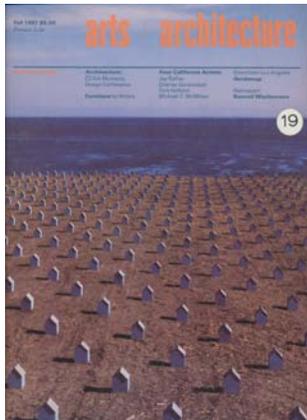
“The building was conceived as a system of components, which include the facades, the basic unit, vertical circulation, sunshade elements, support spaces and entry component. There are four variations on one twenty-five foot square basic unit type. Thirty modules form a wing, with four distinct winds 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



architects
making a difference

john v. mutlow

affordable housing



Compoa

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.

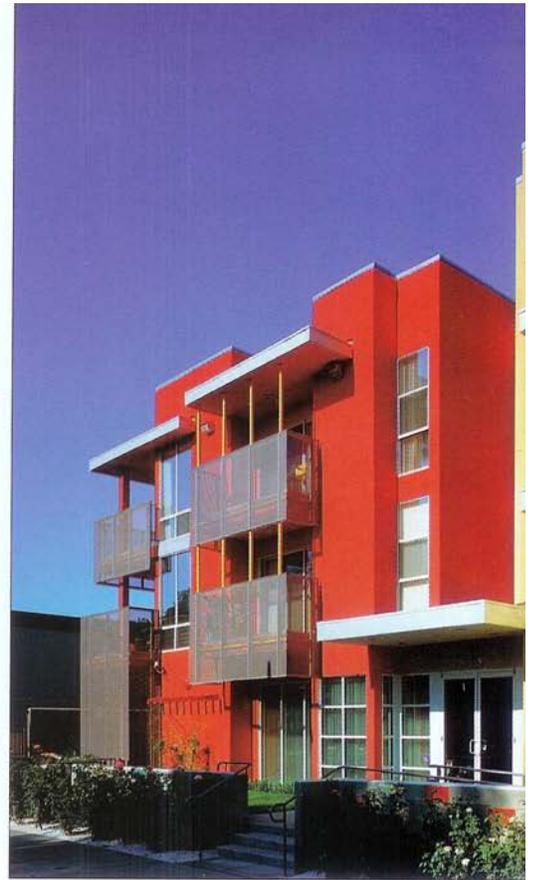


Creating high design with low-budget materials is Mutlow's specialty. At Villa Flores (above), an affordable project in Los Angeles, a simple metal rooftop grid hides unsightly mechanical equipment.

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.*



perspective

a sense of community

john mutlow devotes his los angeles practice to socially responsible affordable housing.

by john mutlow, faia

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 improv-

ing 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.

Although it may not be



Photos: Courtesy John V. Mutlow, FAIA, Architects

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

continued on page 26

