

CASE STUDY 2.0

REBUILDING LOS ANGELES

The Irving House



DUTTON
architects

CONTENTS

INTRODUCTION	
COMPANY / FIRM SUMMARY	
PROJECT NARRATIVE	
PROJECT FACT SHEET PARCEL INFO DIAGRAMS	
DESIGN FEATURES SUMMARY	
PLANS	
SITE PLAN	
GROUND LEVEL	
SECOND LEVEL	
SECTIONS	
SECTION A	
SECTION B	
ELEVATIONS	
FRONT	
REAR	
RIGHT	
LEFT	
RENDERINGS	
EXTERIOR RENDERINGS	
INTERIOR RENDERINGS	

INTRODUCTION



COMPANY / FIRM SUMMARY

DUTTON ARCHITECTS

Based in Los Angeles, Dutton Architects has been designing high-quality homes and spaces for over twenty years. We are known for delivering thoughtful, well-detailed but cost-effective architecture. Each project is unique, and respects a client's particular needs, goals, and ways of living. Our practice is dedicated to creating inspiring places to live and work — from custom residences and creative office environments to multi-family housing and urban infill projects. At every scale, our work reflects a warm, inviting approach to modern architecture. We want people to experience the joy of being in a well-designed house, without the architecture upstaging their life.

Dutton Architects is committed to the best traditions of California modernism: contemporary living standards expressed through timeless, human-centered design. Every project is custom-tailored through a collaborative, creative process that ensures a rich dialogue between architect and client. We specialize in solving complex challenges — from difficult sites to demanding programs — with elegant, sustainable solutions.

Our designs are deeply connected to the landscape and climate of California, maximizing indoor-outdoor living and emphasizing natural light, open space, and a sense of ease. With a profound appreciation for the history of Southern California architecture, we approach every project with an understanding of — and respect for — this unique and inspiring context.

JOHN DUTTON

John is the founder of Dutton Architects, where he oversees the firm's highest design standards and ensures comprehensive, personalized service for every client. His passion for design spans all scales — from homes and workplaces to furniture and public parks — reflecting a belief that great design can enhance every part of daily life.

John brings a unique and distinguished background to his work. He trained at some of the world's most renowned architectural firms — including Morphosis, Richard Meier & Partners, Renzo Piano Building Workshop, and Santiago Calatrava — gaining experience in the creation of iconic, visionary buildings. At the same time, he has cultivated a deep expertise in urban and neighborhood design, giving him a rare ability to design not just individual spaces, but the broader environments that support vibrant, sustainable communities. His work is grounded in an understanding of how people live, work, and connect within inspiring, thoughtfully crafted places.

A longtime educator, John is an adjunct professor at the USC School of Architecture and a professor with the Mediterranean Global Studies program. He served as president of the Los Angeles Forum for Architecture and Urban Design and was a member of its Board of Directors for five years. In addition to practicing architecture, he has contributed writings to numerous publications, served as a guest critic at leading architecture schools, and lectured internationally on architecture and urbanism.

John holds a Master of Architecture from Princeton University and a Bachelor of Arts from Brown University.

PROJECT NARRATIVE



Named in honor of the esteemed regional modernist architect Irving Gill, the ‘Irving’ house pays homage to his elegant, modest designs that seamlessly blend modernist principles with the historical essence of Spanish Colonial architecture. Gill’s work, notably in Southern California, is characterized by simple geometrical forms and minimal ornamentation, reflecting a timeless aesthetic that resonates with the region’s heritage.

Designed to complement the Southern California lifestyle, the Irving house embraces the warm climate and lush landscapes by emphasizing outdoor living spaces, including terraces, balconies, patios, and gardens. This updated interpretation features a spacious, high-ceilinged living and dining area at the front, transitioning into a two-story section at the rear. The ground floor houses the kitchen and bedrooms, with the kitchen opening directly to the backyard through tall windows and doors, fostering a seamless indoor-outdoor connection.

Upstairs, the primary suite offers a large bedroom, bathroom, walk-in closet, and a private terrace overlooking the backyard. Additionally, a generous rooftop garden terrace sits atop the living room, providing an elevated outdoor retreat. Architecturally, the home combines abstract and playful massing with a rich selection of materials. The layout is clear and efficient, with public spaces

flowing naturally from the front living and dining areas to the rear kitchen. The kitchen is designed with a large island and counter seating, creating an inviting space that opens to the rear yard.

The house is finished with high-quality stucco, simple aluminum windows with wood-clad interiors, white oak flooring, and walnut cabinetry. The tall living room features a large picture window facing the front garden and exposed wood beams, adding warmth and character.

In consideration of fire resilience, the home incorporates several features to enhance safety such as fire-resistant materials, class A roofing, no eaves, and defensible space.

The garage is thoughtfully positioned at the rear of the property, minimizing its visual impact from the street and contributing to a more welcoming neighborhood façade. Designed as a pavilion, the garage offers flexibility to be transformed into a bonus room or an Accessory Dwelling Unit (ADU), with the option to build an additional ADU above it.

This home represents a harmonious blend of historical inspiration, modern design, and practical resilience, offering a sanctuary for those seeking comfort and safety in the Southern California landscape.

Total Gross Area:	2961 sf
Total Net Area:	2609 sf
First Floor:	1541 sf
Second Floor:	668 sf
Detached Garage:	400 sf

Bedrooms:	three
ADU option:	yes

DESIGN FEATURES



FIRE RESISTANCE

The house is designed to current fire resistant standards, from non-combustible materials on the roof and exterior walls, to dual-glazed windows, to defensible space surrounding the house. There are no eave overhangs, which have a tendency to catch embers.



ROOFING

The roofs will rated Class A fire resistance. TPO flat roofs comprise most of the house, and terracotta tiles for the sloped portion.



BUILDING SIDING

The house will be entirely finished in non-combustible portland cement based 3-coat stucco.



WINDOWS & DOORS

Exterior doors are fire-rated per code. Windows are dual-glazed with tempered glass. Window are thermally-broken aluminum frames with wood cladding on the interior.



DEFENSIBLE SPACE INTEGRATION

A 5' zone around the house will be have the most intensive defensible space per CalFire guidelines, with ember resistant planning. Fire resistant native plants and adequate tree location and spacing for the rest of the yard to reduce fuel and create landscape that can be easily managed.



VENTS

House will have ember-resistant vents with 1/8-inch mesh screens



EMBER-RESISTANT FEATURES

Fire-rated roof, no eaves, fire resistant materials, ember-screened vents



SUSTAINABILITY

The house will utilize sustainable materials (floors, low VOC paint, etc.), LED lighting, tankless water heaters, high quality and effective insulation. Not having large expanses of glass (especially south and west facing) will help minimize solar heat gain. Photovoltaic panel -ready. Net Zero options available as upgrade.



DESIGN QUALITIES

The house is inspired from the elegant 1920's Spanish-style houses of Irving Gill, a celebrated Southern California architect. Wood floors throughout, taller living room with exposed beams, a modern and functional kitchen, a rooftop deck, and a deck off the master bedroom. A modest size house will be filled with light and many different kinds of spaces.



CONSTRUCTION METHODOLOGY

Standard Type V framing- no steel required, to keep costs down. Rooms are sized to require standard size affordable framing. Raised foundation for rear two-story portion, and slab on grade for front tall living room.



EFFICIENCY

The house is very spatially efficient, with three bedrooms in a little over 2,000 sf. It feels ample, yet it's modest size allows for effective use of the outside gardens. It is efficient in it's use of resources too, and is well-suited to endure in the increasingly hotter climate of the region.



STYLE FEATURES

A modern house that harkens back to the elegant qualities of 1920's Spanish bungalows. It is a house that is clearly contemporary in features and interior design details, but connects to the rich lineage of Southern California residential architecture. It will fit in perfectly in Altadena or Pacific Palisades.



ADDITIONAL SPECIAL FEATURES

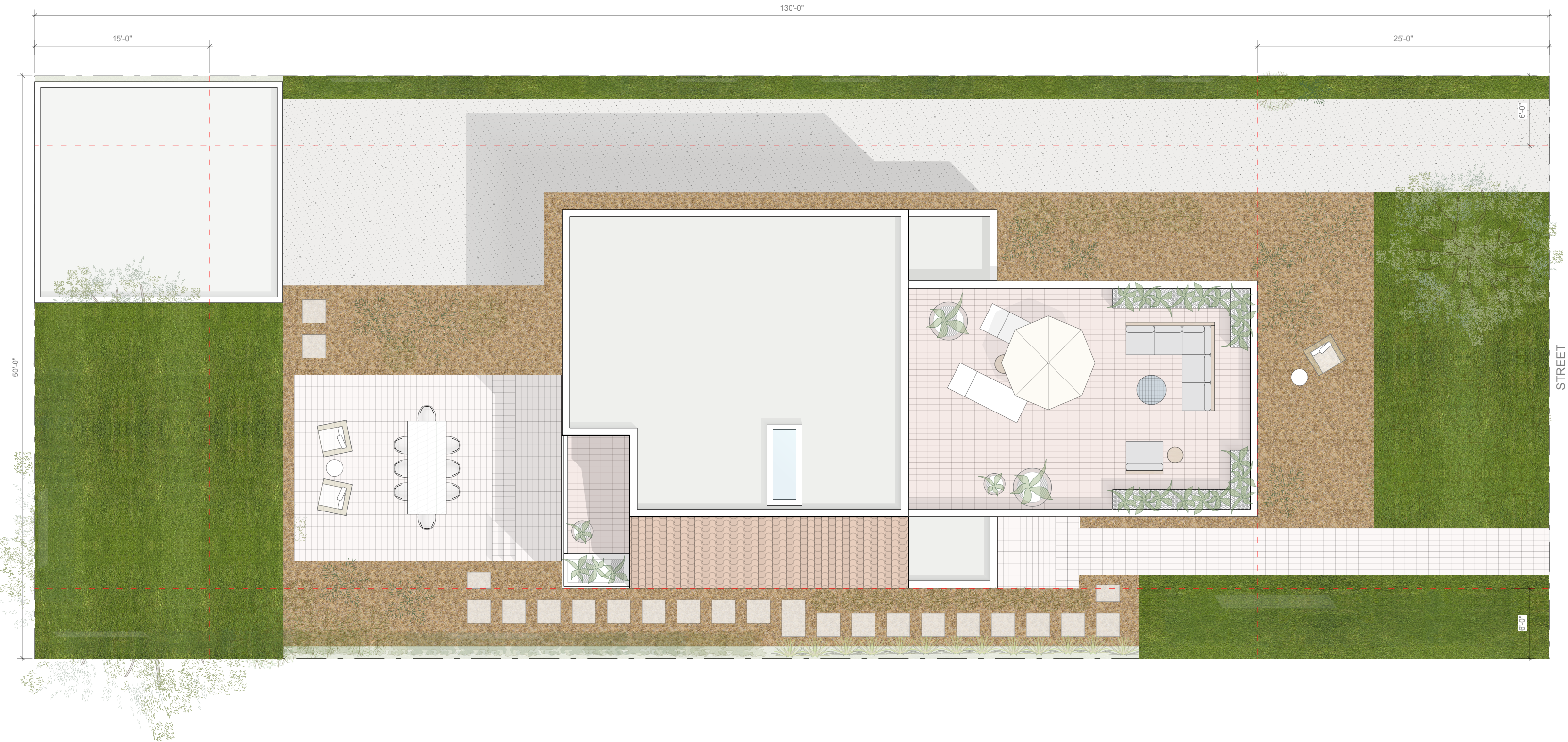
Tall living Highest quality but simple, organic materials. A



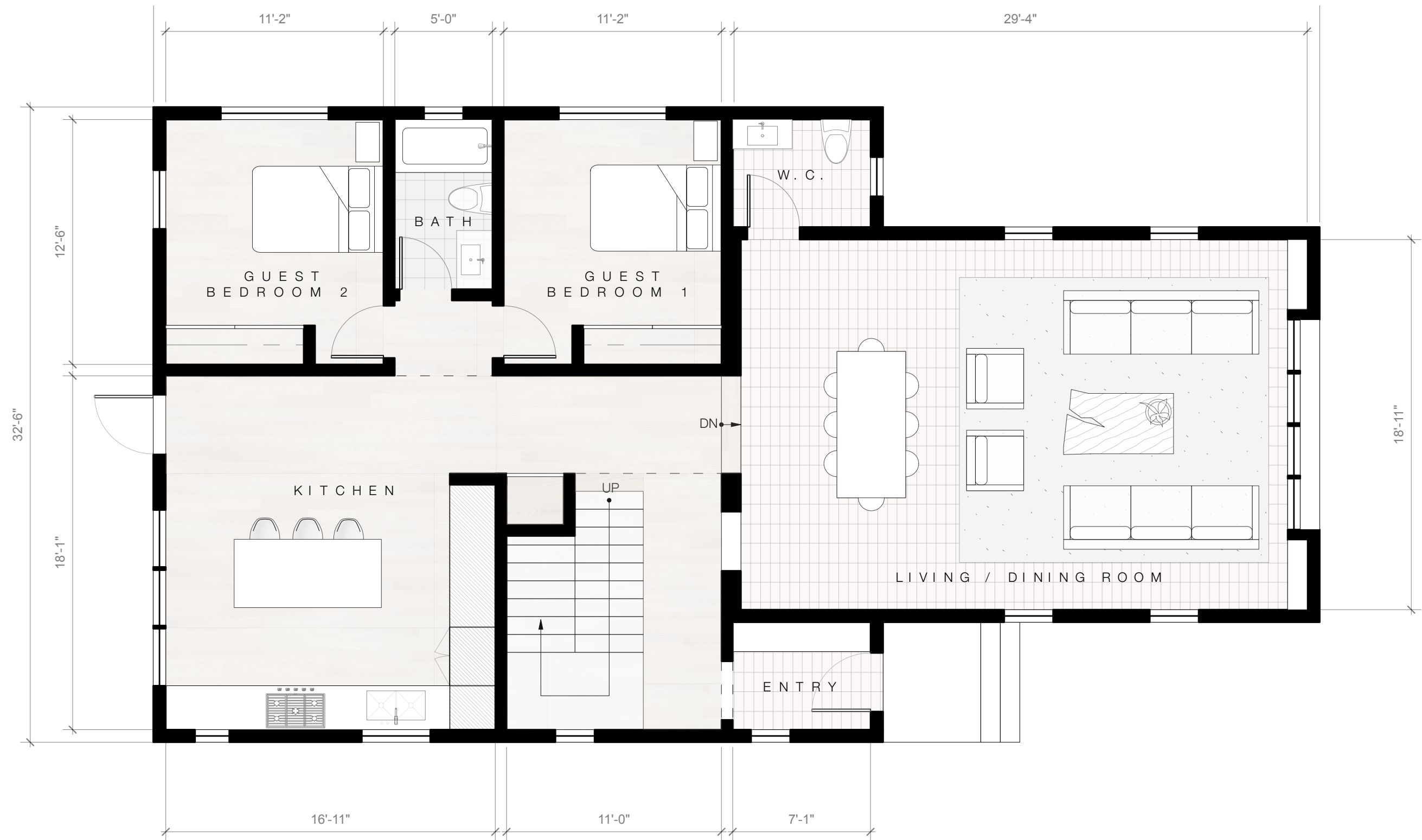
CUSTOMIZATION POTENTIAL

There are many options for finishes on the interior, and window colors, etc. The front living room can have a wood or terracotta floor. Instead of a rooftop deck, the roof can be raised to create a higher, vaulted ceiling for the living room. The rear garage can be adapted into a rec room or an ADU could be added on top.

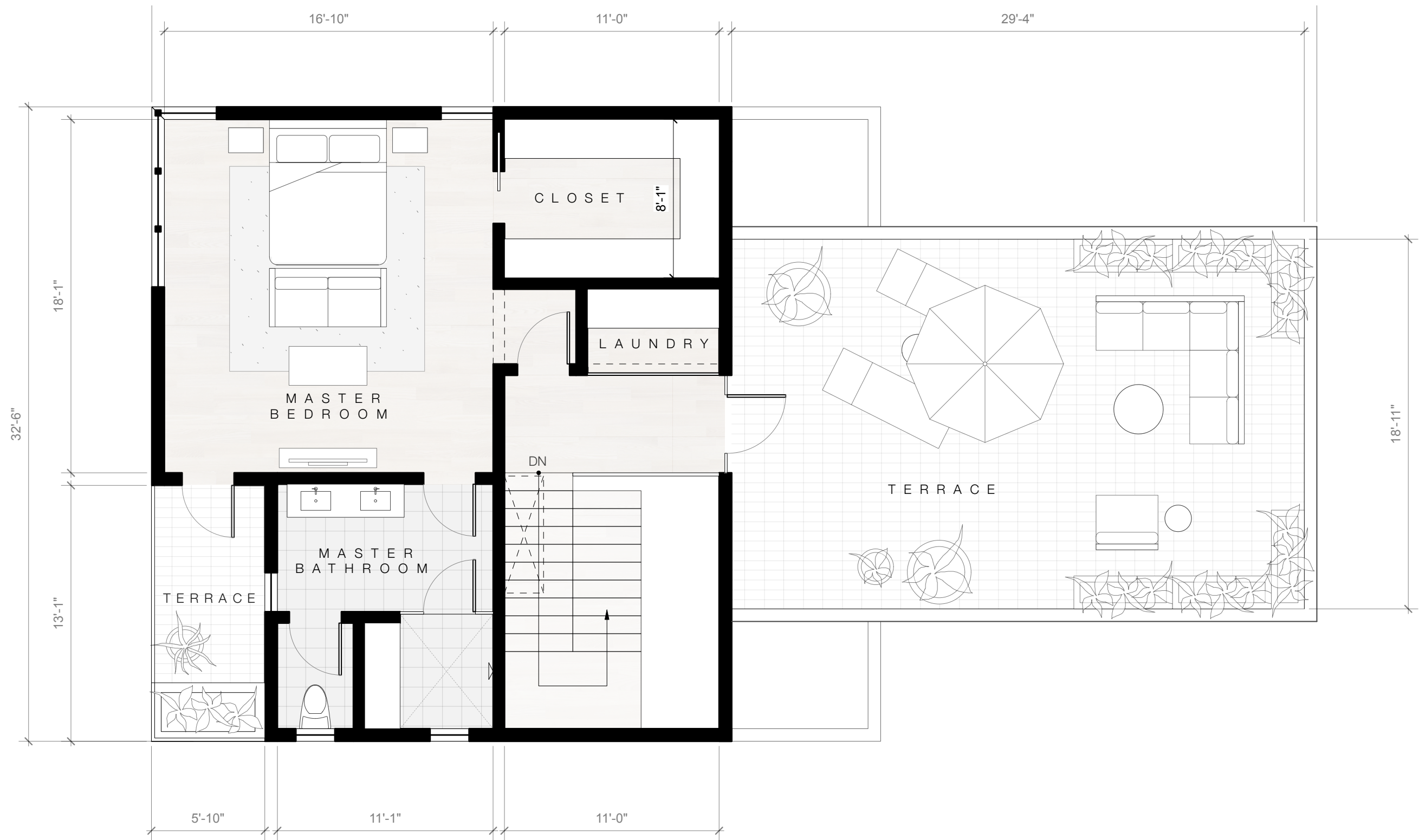
SITE PLAN



GROUND LEVEL



SECOND LEVEL

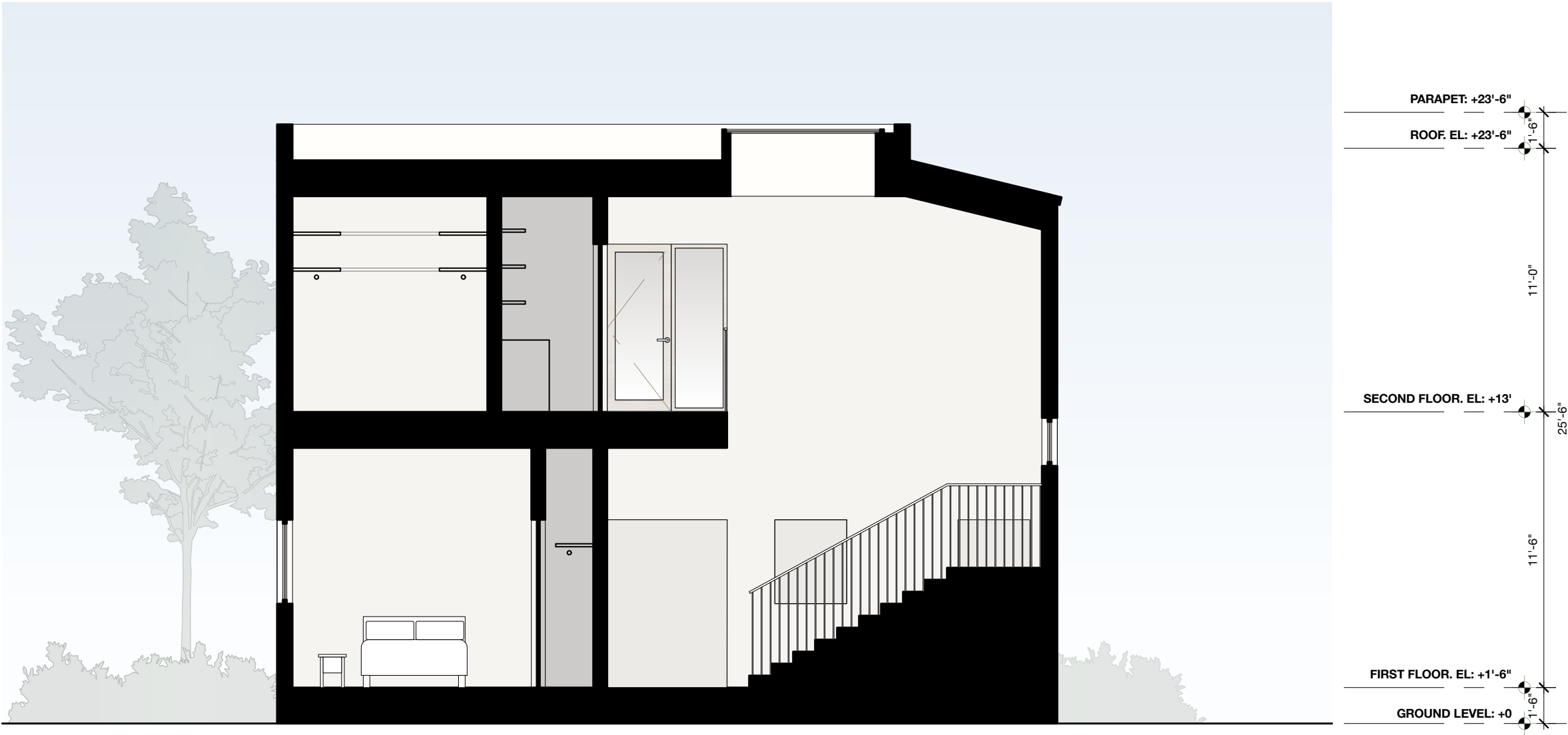


SECTIONS

SECTION A



SECTION B



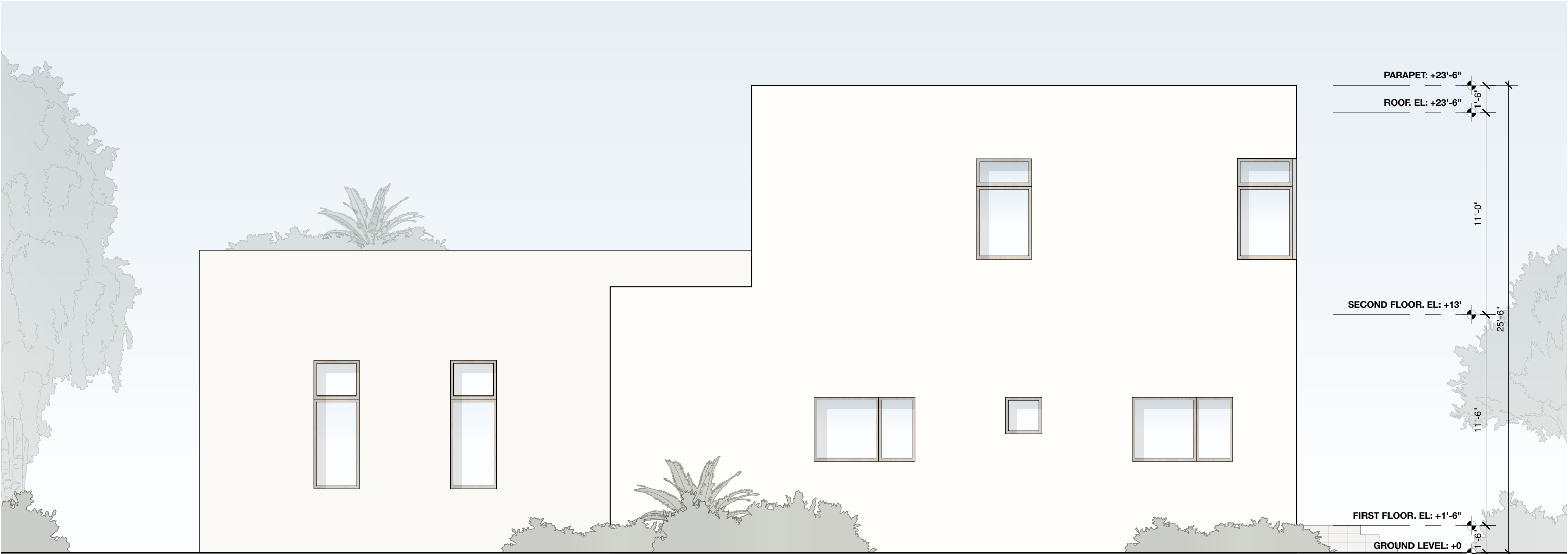
FRONT



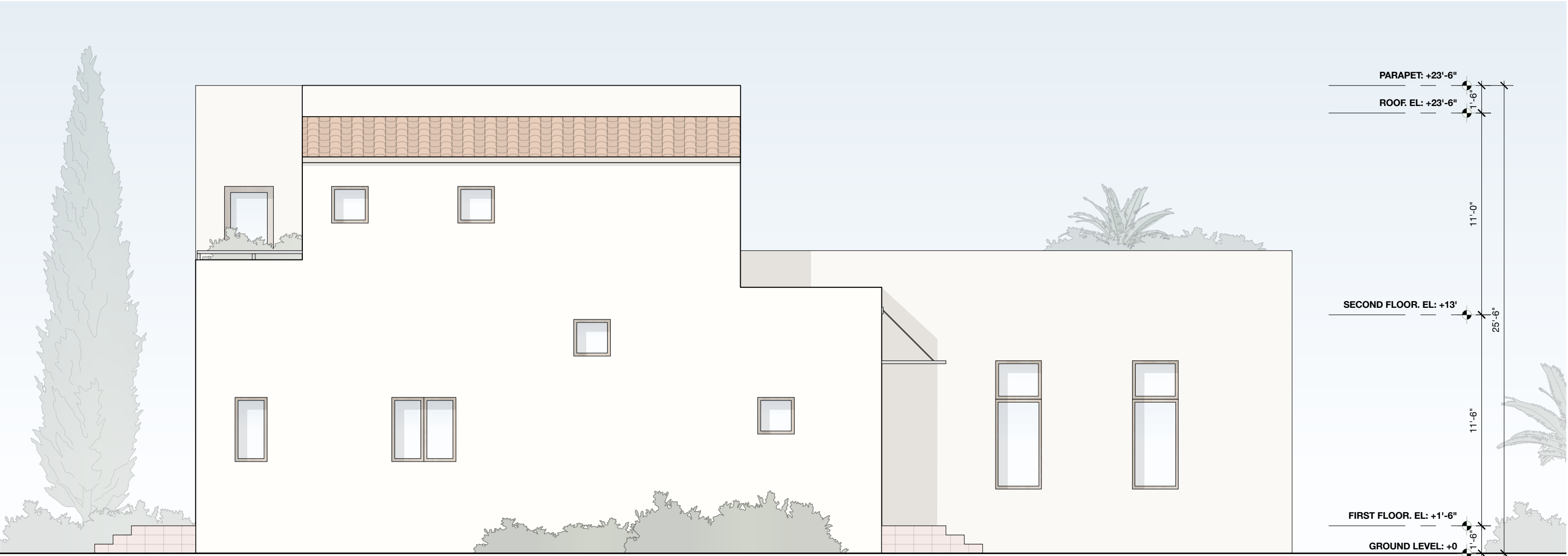
REAR



RIGHT SIDE



LEFT SIDE



RENDERINGS











