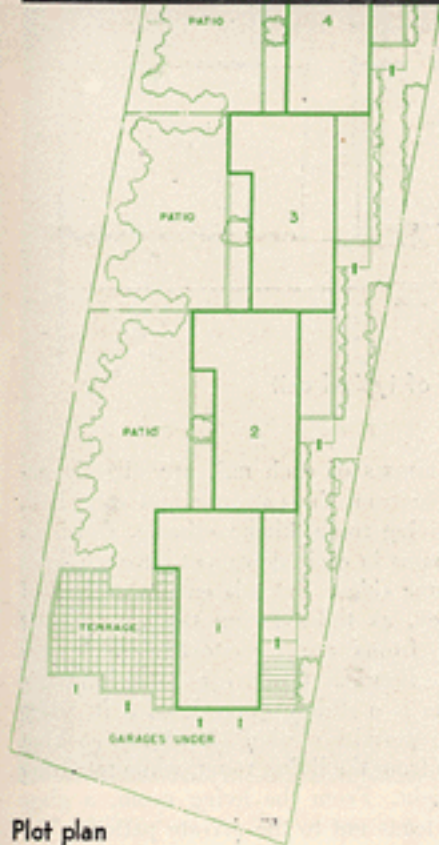
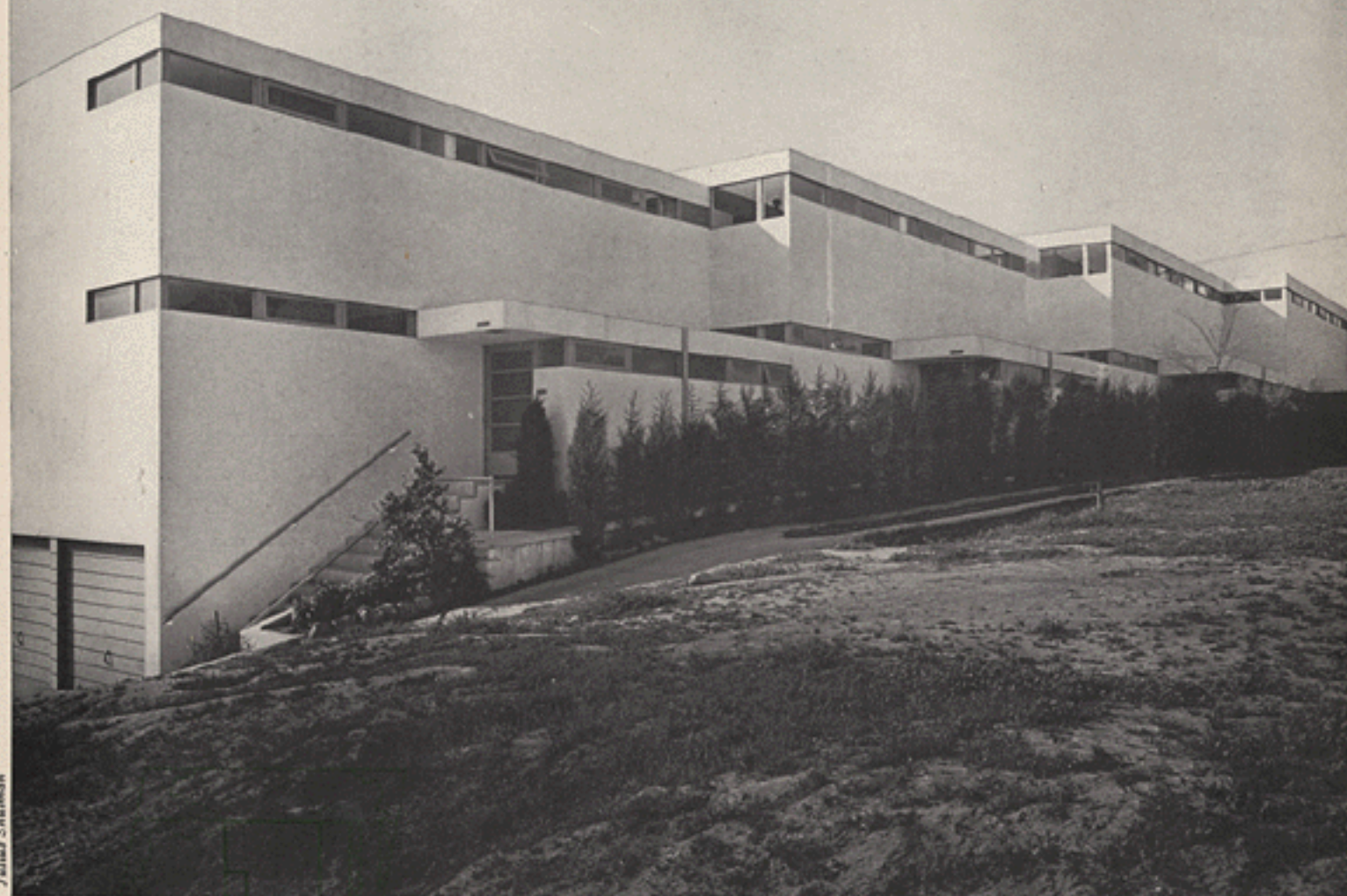


Julius Shulman



Plot plan

STEP-BACK PLANNING GIVES PRIVACY

In the Duasmuir Flat Building, erected on a 49-ft. Los Angeles inside lot, Designer GREGORY AIN managed to meet an exceptionally rigorous set of basic demands: complete homes for four small families, each with a private patio, cross ventilation and sunlight in all rooms, and as much privacy for each one of the units as is usually obtained in detached single-family dwellings.

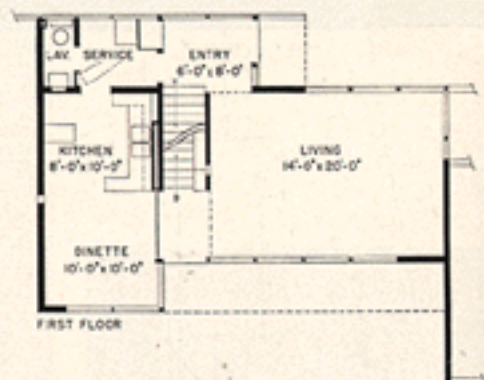
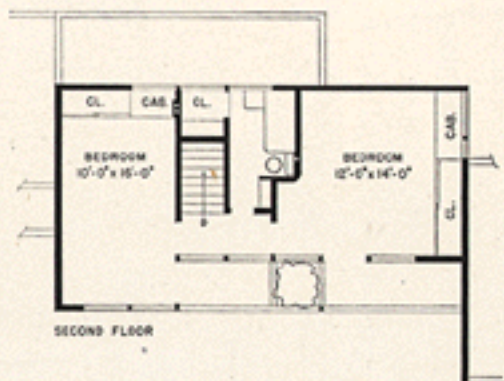
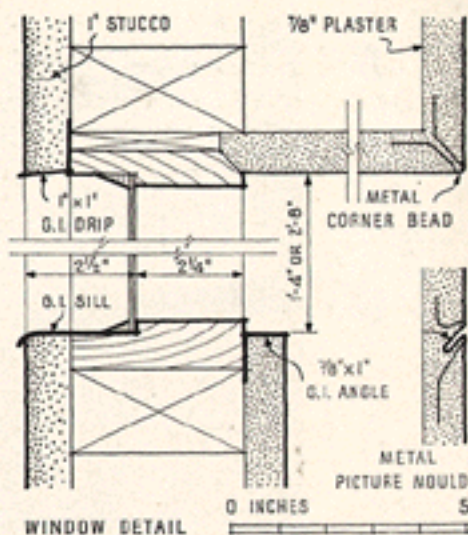
MR. AIN TELLS US that "reactions by house hunters, unacquainted with 'modern architecture', were interesting. It took a month longer to rent these flats than to rent a conventional flat building erected simultaneously on the same street. But when they were rented, these flats were leased for a year (rather unusual for inexpensive flats in Los Angeles), and the owner reports a 25% higher rental than for neighboring flats of the same size." Principal vertical construction members are 4-by-4 posts, continuous for the two stories. These are notched to receive continuous lintels, providing a strong, earthquake-resistant rigid frame. The uprights also serve as finished door and window jambs, thus eliminating much detail. The cost of the group came to approximately \$3500 for each of the units.



On the sides toward the street and entrances, clerestory windows are used.



Toward the patio, the sill level of the windows is dropped to 26 in.



Plans of typical unit

ALL ROOMS of each unit are directly accessible from the entrance and stair hall. The living room, kitchen-dinette, and both bedrooms in each apartment have windows on three sides. Yet this entails no loss of privacy, as those facing the entrance or street fronts are clerestories, above eye level. Between the living room and the dinette is a sliding glass door, 6 ft. wide, which permits closing off of the cooking space from the living room, while retaining the light. From the living room, a glass door leads out to the private patio.

Photos by Julius Shulman



The garden front of the Dunsmuir Flats. Note how the step-back arrangement contributes to the privacy of the individual units