

Communication from Public

Name: Stuart Sollof

Date Submitted: 04/01/2025 09:21 AM

Council File No: 25-0179

Comments for Public Posting: Dear Members of the Los Angeles City Planning and Land Use Management Committee, My name is Stuart Sollof and I am writing this letter in support of preserving this very unique property as a historic designation. This property has been lovingly maintained by its various owners and tenants through the years. I have had a personal association with this property for over 15 years starting in the late 1990s as property manager/leasing agent. Of particular significance to me is the sense of community that has existed over the years and continues to this day. I have always tried to lease the units to tenants who were a good fit and who appreciated the special sense of community at this property. The uniqueness of this property is accentuated by features such as the birdhouse roof architecture, attractive landscaping, and the charming apartments featuring beautiful original wood flooring, tile and pocket doors. The entire property exudes a general sense of peaceful well-being. To this day I always take the time to drive by this property and even stop to speak with the tenants who always express their appreciation to be part of this special community. The trend now is to build higher density developments. However it would surely be a significant loss to the entire Valley Glen community to tear down such a special property. It is my sincere hope that this unique property will continue to exist in the future. Sincerely, Stuart Sollof

Communication from Public

Name: Nick C.

Date Submitted: 04/01/2025 09:24 AM

Council File No: 25-0179

Comments for Public Posting: Dear PLUM Committee Members, I have lived at 5926 Buffalo with my wife for 15 years. The moment we stepped inside, we instantly loved how it felt like a cozy little house all to itself. The apartment boasts spacious porches lined with manicured bushes and framed with open ranch-style wood beams. As you approach the front door, you'll notice the charming ranch-style door with windows and a mail slot, reminiscent of homes from that era. The interior is equally impressive, with original wood flooring, plenty of windows, and a well-thought-out floor plan. One of the standout features of the kitchen is the pocket door, which allows you to separate it from the living area when cooking or simply close it off to conserve energy during the summer or winter months to just cool or heat the living room. The apartment also offers ample closet and storage space, which is quite rare in modern apartments. But the real charm of these apartments lies in their exterior. They're lined with white Pickett fences, front yards, and lush foliage, creating a picturesque scene that sets them apart from the street. Each triplex has its unique look, with metal awnings covering the front windows, birdhouses on the roof, and a plant ledge just under the front windows that line the front of the house. We later discovered these were thoughtful design elements of William Mellenthin, the architect behind these beautiful apartments. One of the most delightful features of these apartments is the separate garages. Our apartment came with a one-car garage, which we use as a workspace and to store our weekend adventure toys. I love spending time in the garage, working on woodworking projects and enjoying the sunlight. The garages also foster a sense of community among the neighbors, who often come together to help with projects and socialize. With all the garages, we seem to have all the tools we need to complete any fun or household project. Over the years, I've had the pleasure of working on many projects with my neighbors, and the sense of community these apartments create is truly rare. It allows neighbors to become friends, and we've formed some wonderful relationships with our neighbors. In conclusion, I wholeheartedly support the historic designation of the William Mellenthin Birdhouse Apartments. They're not just buildings; they're cherished memories and a testament to the architectural brilliance of William Melenthin. Sincerely, Nick C.

Communication from Public

Name:

Date Submitted: 04/01/2025 11:01 AM

Council File No: 25-0179

Comments for Public Posting: Dear PLUM Committee Members, I strongly support of the Historic Designation of the William Mellenthin Birdhouse Apartments CHC-2024-6156-HCM. There were very few multi-family dwellings built by him and in his unique style. Please stop the destruction before there are none left.

Communication from Public

Name: Brian Fox

Date Submitted: 04/01/2025 11:06 AM

Council File No: 25-0179

Comments for Public Posting: Dear PLUM Committee Members, I strongly support of the Historic Designation of the William Mellenthin Birdhouse Apartments CHC-2024-6156-HCM. Destroying this historical property would be a big mistake for many reasons. My wife and I live next door in this peaceful neighborhood and tearing it down for a 100+ unit complex will be devastating. This will destroy the quiet neighborhood, bring more crime and parking will be impossible. I love this neighborhood and this project will ruin it. SAVE OUR NEIGHBORHOOD!!!

Communication from Public

Name: Ana Rankin

Date Submitted: 04/01/2025 12:32 PM

Council File No: 25-0179

Comments for Public Posting: William Mellenthin Birdhouse Apartments: As a resident of 5914 Buffalo Ave I have been caught unaware of the tear down happening until today. I don't want a building of that size on this small street, we already have issues with parking and to put this building in without parking is insane. We have a head start school on this street I don't think it is smart to have children suffer the build or the added persons of a complex of its size around them. This is the last of these structures a "true birdhouse" not a replica, it needs to be preserved not torn down. This is unfair to all the people on this street and the Birdhouse, build your building at a better location. Respectfully, Ana Rankin

Communication from Public

Name: Priscilla Zambrano

Date Submitted: 04/01/2025 03:46 PM

Council File No: 25-0179

Comments for Public Posting: Dear PLUM Committee Members, I strongly support of the Historic Designation of the William Mellenthin Birdhouse Apartments CHC-2024-6156-HCM. I am a Los Angeles native and greatly value the preservation of important historical buildings in my hometown. This is a city with a long history and rich culture and we all have a responsibility to keep it that way. It is part of what makes LA a beautiful city. Please designate the Mellenthin Birdhouse apartments as a historical building. I am also a resident of Van Nuys and would be directly affected by the demolition of this building and it's subsequent replacement of an apartment building with NO PARKING SPACES. This would be extremely detrimental to the community and would greatly reduce the quality of life for all residents, old and new. Thank you, Priscilla

Communication from Public

Name: Keith Zimoski

Date Submitted: 04/01/2025 05:30 PM

Council File No: 25-0179

Comments for Public Posting: Councilmember Nazarian, I'm writing in support of the proposed Historical Cultural Monument (HCM) for the William Mellenthin Apartments at 5920-30 Buffalo Ave in Valley Glen. The demolition of this charming, historical, apartment complex in order to erect a monstrous 104 unit, 5 story building would be a travesty and adversely affect our tiny community. Our immediate neighborhood is already jammed with people parking for the Orange Line busway. Buffalo Ave is a tiny narrow street with no sidewalks. Two-way traffic has to stop to let other cars pass through. The proposed complex HAS NO PARKING! We cannot support the density of people and traffic this building would create. I'm asking you to approve the HCM and keep our neighborhood sane. Please don't allow avaricious developers to destroy the peace and beauty of our community. Thank you, Keith Zimoski 13610 Emelita St Valley Glen

Communication from Public

Name: Bradley Allen

Date Submitted: 04/01/2025 06:22 PM

Council File No: 25-0179

Comments for Public Posting: Dear Members of the Los Angeles City Planning and Land Use Management Committee, I am a neighbor of the William Mellenthin Birdhouse Apartments and I fully support their historic designation. I have loved these very unique apartments since I first saw them. It is clear that they were designed and built to foster community for the people who live there, as well as everyone else on our street, Buffalo Avenue. Although Mellenthin was a prolific developer of single-family homes in the San Fernando Valley, so many of these iconic homes have been completely destroyed or remodeled beyond recognition. In the 1950s and 60s, my father grew up in a Mellenthin Home located at 12728 Milbank Street in North Hollywood. He loved growing up in this special home. After his parents sold the house, the new buyer completely remodeled it to look modern. My father told me, "I was very disappointed when I saw how it had been changed. It does not look like the same house." Mellenthin only built a few multi-family dwellings, and the proposed Historic site on Buffalo Avenue appears to be the only intact Mellenthin Single-Story Ranch-Style Multi-Family Apartments left standing. They still retain nearly all of their original features as built 70 years ago. On behalf of my father and entire family, we truly hope that the William Mellenthin Birdhouse Apartments on Buffalo Avenue will be granted a historic designation. It would be such an enormous loss to our community to tear down such a unique, peaceful and important multi-family residence. Sincerely, Bradley Allen Attached Photo: Before and After: 12728 Milbank Street in North Hollywood.



Communication from Public

Name: Meredith A Snow

Date Submitted: 04/01/2025 06:26 PM

Council File No: 25-0179

Comments for Public Posting: Dear PLUM Committee, I am writing in support of the proposed Historical Cultural Monument of the "William Mellenthin Apts" at 5920-30 Buffalo Ave, Valley Glen and in VOCIFEROUS OPPOSITION to the construction of the 5 story 104 unit "low income housing" building that would adversely affect our neighborhood. I recognize that LA needs more housing BUT THIS IS NOT the location---our neighborhood is already jammed with cars parking for the Metro Bus Line that stops at Buffalo & Oxnard. Buffalo is a tiny narrow street--no sidewalks--cars have to stop in order to let opposite traffic pass. We CANNOT support the density of an additional 104 units WITH NO PARKING!!! The very idea is preposterous. I have lived on Emelita St (one block south of the proposed building site) since 1987. We have a lovely neighborhood and great neighbors who have created a close knit community. Please save the Mellenthin Birdhouse Apartments and STOP the nightmare of crowding that would be created by the proposed 104 unit building WITH NO PARKING. Thank you for your attention, Meredith Snow 13610 Emelita St, Valley Glen

Communication from Public

Name:

Date Submitted: 04/01/2025 10:02 PM

Council File No: 25-0179

Comments for Public Posting: I am writing to strongly oppose the destruction of 5920 - 30 Buffalo Ave in Valley Glen. I would like to tell you a little story. When I moved to Los Angeles from Chicago in 2003, I visited the Valley and fell completely in love with the charm of the Mellenthin Birdhouses. Long a lover of architecture growing up in Chicago with Mies Van Der Rowe and Frank Lloyd Wright as my heroes, these "Birdhouses" took my breath away and I thought to myself that my ultimate goal was to live in one! Luckily in 2016 my family found 5846 Buffalo Ave and bought our dream home. We have restored this home to its original beauty, maintaining what I think is one of the best Birdhouses in the neighborhood! My family enjoys our daily walks, talking with our neighbors and being constantly in awe of our community pride and the Birdhouses that link us all together. This pocket of Valley Glen is really special. Everyone knows each other, looks out for each other, and celebrates holidays like Halloween together. We even have a retired JPL astrophysicist on the street who sets up his telescope in the cul de sac for the kids in the neighborhood to witness celestial events! We have a tight knit community that is so incredibly rare in Los Angeles and our street in particular makes our family feel grounded and safe. Mellenthin built these homes in the 1950s and wanted to give the neighborhood an iconic design, each with a different spin, and all carefully topped with the charming cupola. The Birdhomes are incredibly well built with meticulous attention to detail and high quality craftsmanship. Original Mellenthin's are a massive selling point in real estate, often listings start with "A Mellenthin Classic." The "Case Study" homes from the 1950s have historical landmark status, and I know that I speak for the whole neighborhood, and the over 3000 Birdhomes that were built, that these homes deserve to be preserved and protected as recognition to their historical significance. 5920 - 30 Buffalo Ave., known as the William Mellenthin Birdhouse Apartments, are the only remaining apartment style Birdhouses that Mellenthin built. It deserves to be protected and not torn down. The Mellenthin Birdhouse Apartments are important rent-stabilized units. The courtyard and landscaping creates a community atmosphere for tenants, some who have lived there for over two decades. This complex demonstrates historic models for densifying our neighborhoods

while retaining character and a sense of community. It's crucial that we protect older, rent stabilized buildings that make up a majority of L.A.'s remaining affordable housing. On February 6, 2025 the Cultural Heritage Commission voted unanimously to recommend designation of this complex as an HCM. The thought that this important landmark be torn down to create a huge complex for low income housing with no parking is another grave concern. The current apartment complexes on Califa and on Buffalo (just north of Califa and next to 5920 - 30 Buffalo Ave.) already cause extreme parking congestion on our street. Guests to our home in the evening can never find parking as it is always full from the apartments that clearly already do not have enough parking. This increased auto traffic makes our little dead end and cul de sac street often unsafe for small children to play and lessens the beauty of our street because there is never a space without a car parked. The cars also line the east side of Woodman and make turning left off of Califa onto Woodman so dangerous that we refuse to do it (I encourage you to drive by and look at how many cars are parked on Buffalo and try to turn left from Califa onto Woodman!) In addition, to think that this proposed property will house 104 micro apartments barely the size of a garage and with no character whatsoever is in such stark contrast to the existing Birdhouse Apartments, which again, retain character and a sense of community as intended for this community. This proposed demolition and construction of this monstrosity is so upsetting for our family and our street. I beg of you to do everything in your power to protect 5920 - 30 Buffalo Avenue as a building of historical significance and stop this developer from ruining our little slice of LA paradise. I would be happy to speak with you further on this matter. Thank you, Jody B Friedericks

Communication from Public

Name:

Date Submitted: 04/02/2025 08:32 AM

Council File No: 25-0179

Comments for Public Posting: Dear PLUM Committee Members, I strongly support of the Historic Designation of the William Mellenthin Birdhouse Apartments CHC-2024-6156-HCM. I recently found out that the birdhouse apartments near me were going to be destroyed to build a new apartment building with NO parking spaces in the building planned. Most of you have probably not even been on this street in your life. There are already cars lined up on both sides of the street and hard for 2 vehicles to pass through. It doesn't even seem to be the width of a regular street, seems to come a little short. Go look fir yourselves. Firstly, why would you want to destroy a historical place. Secondly, who in their right mind would build a 5 story apartment building in L.A. with NO parking. That doesn't even make sense. Where are these new tenants supposed to park? If you're going to build new apartment buildings, it should be a law that there is at least one space for each unit and that's not really enough. Please think about the congestion and other problems this would cause. Also think about the history and work of William Mellenthin being destroyed all throughout L.A. So sad, all for the sake of making a dollar. I hope you block this project or at least make the new owners include parking spaces in the building plans. Thank you for your time.

Communication from Public

Name:

Date Submitted: 04/02/2025 08:44 AM

Council File No: 25-0179

Comments for Public Posting: Dear PLUM Committee Members, I strongly support of the Historic Designation of the William Mellenthin Birdhouse Apartments CHC-2024-6156-HCM. I was saddened to hear that the Birdhouse Apartments on Buffalo Ave are going to be destroyed. More history being erased in this area. I know it will never stop because all people think about is how to make more money. But the worst part of the planned project is that there is no parking spaces planned inside this building and the street is already busting with the street lined parking on a narrow street. There is a planned 104 units in this new building.?. Where are these tenants supposed to park. This will be devastating to our little neighborhood that 2 opposing lane vehicles already have trouble getting through this narrow street. We don't need any more congestion on this street. Why don't you go look at the street and see there is no room for tenant parking of a 104 unit apartment building. Go look for yourself, today. If the project continues, I hope you make the owners scale down the number of units and make parking spaces on a couple of the floors for the tenants to use. You have been elected to help the people and our city, this no parking spaces building is not the right decision. Please make the right decision and help keep our neighborhood history and peace.