

INITIAL SUBMISSIONS

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October 11, 2024

City of Los Angeles
Office of Historic Resources
201 N. Figueroa Street, 4th Floor
Los Angeles, CA 90012

RE: Historic-Cultural Monument Application for 5922-5930 Buffalo Avenue

The subject property does not qualify for designation as a Historic-Cultural Monument (HCM) because it does not have a significant association with the contractor, William Mellenthin; it is a common example of a Storybook, or Cinderella, Ranch; and the application presents a false construction history.

The subject property consists of two parcels (APNs 2343-001-020; -021). Each parcel contains a triplex with a detached garage. The parcels were developed in 1954, and William Mellenthin is noted on the permits as the contractor.¹ No architect(s) is listed on the permits. The nomination asserts the property is significant for an association with William Mellenthin. Mellenthin was noted as very active in the San Fernando Valley and his buildings are known for their exaggerated dove cotes in SurveyLA.² No mention of Mellenthin or his company was found in common sources such as historic issues of the *Los Angeles Times* and *Los Angeles Sentinel*³ nor is he mentioned in Gebhard and Winter's *Los Angeles, An Architectural Guide*.⁴ Although briefly noted as a real estate developer in SurveyLA, there is no substantial evidence to support the claim that he can be considered a master builder whose individual genius influenced his age. According to the National Park Services *How to Apply the National Register Criteria for Evaluation* regarding evaluating the work of a master:

The property must express a **particular phase** in the development of the master's career, an aspect of his or her work, or particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a master architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C (emphasis added).⁵

As stated in SurveyLA, Mellenthin is noted for constructing buildings with exaggerated dove cotes. The subject property is a typical example of his work and does not reflect a distinctive period of his

¹ City of Los Angeles, Building Permit Nos. 1954VN7229, 1954VN2930, 1954NV2931, and 1954VN1932. Issued April 30, 1954.

² City of Los Angeles, Department of City Planning. *SurveyLA: Los Angeles Citywide Historic Context Statement: Context: Architecture and Engineering, Theme: The Ranch House, 1930-1975*. December 2015. Available at: https://planning.lacity.gov/odocument/1acefe03-5615-425f-9182-d58a79014901/The_Ranch_House%2C_1930-1975.pdf

³ ProQuest, lapl.org

⁴ Gebhard, David and Robert Winter. 1994. *Los Angeles, An Architectural Guide*. Gibbs Smith Publisher: Salt Lake City, Utah.

⁵ Secretary of the Interior, National Park Service. 1995. *How to Apply the National Register Criteria for Evaluation*.



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work. Furthermore, Mellenthin constructed his personal residence, located 6 miles from the subject property at 4949 Ethel Avenue, which also features a cupola and dove cote. A site visit conducted by a fully qualified architectural historian on October 10, 2024 confirmed the residence is extant. The Ethel residence is more closely associated with the life and work of Mellenthin. 4949 Ethel better represents his life and work and is a better candidate for HCM designation.

"Birdhouse" is not an architectural style defined in SurveyLA,⁶ Hess,⁷ or McAlester.⁸ SurveyLA defines Cinderella Ranch as follows:

Cinderella Ranches resemble the Traditional Ranches from which they are derived, but they are distinguished by their highlighted and often exaggerated details. Common features include scalloped bargeboards, shutters and fascias reflecting Swiss Chalet details, and over-scaled turned columns or supports.⁹

The buildings on the property are Traditional Ranch with the exception of the dove cotes. The buildings possess little architectural detail and lack scalloped bargeboards, shutters, and fascias. The buildings are common examples of Ranch found throughout the San Fernando Valley, Los Angeles, and southern California. Therefore, the buildings do not embody the distinctive characteristics of a style, type, period, or method of construction.

The HCM nomination presents a false construction history. The original permits were issued in March 1954. Albeit issued during the same year of construction, permits nos. 1954VN77302 and 1954VN77303 were issued in June to alter the primary façades to allow for construction of the porches over the front steps. Additionally, permit no. 00014-20000-03852 was issued on July 20, 2000 to "construct additional storage between the garages."¹⁰ Based upon a site visit conducted by a fully qualified architectural historian on October 10, 2024, additional alterations include a secondary coating of stucco which decreases the separation of the wood surround of the windows from the wall. The replacement windows are not aluminum, which would be in keeping with 1950s Ranch-style architecture, they are vinyl with press-on muntins. Although the HCM ordinance does not take into consideration a property's integrity, the alterations noted in the HCM nomination and during the site visit diminish the architectural quality of the subject property.

For these reasons, the subject property does not qualify for designation as an HCM.

Sincerely,

Carrie Chasteen, Senior Architectural Historian
Chronicle Heritage
55 E. Huntington Drive, Suite 238
Arcadia, CA 91006

⁶ City of Los Angeles, Department of City Planning.

⁷ Hess, Alan. 2004. *The Ranch House*. Harry N. Abrams, Inc.: New York, New York.

⁸ McAlester, Virginia Savage. 2017. *A Field Guide to American Houses*. Alfred A. Knopf: New York, New York.

⁹ City of Los Angeles. Building Permit No. 00014-20000-03852. Issued July 20, 2000.

¹⁰ City of Los Angeles, Department of City Planning.

¹⁰ City of Los Angeles. Building Permit No. 00014-20000-03852. Issued July 20, 2000.



 Search mail



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Inbox 23

Starred

Snoozed

Important

Sent

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Categories

Social

Updates	3
---------	---

Forums 1

Promotions 14

More

Labels

24HR SUBMISSIONS

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From: Mary Gilbert <maryhgilbert@yahoo.com>

Date: Mon, Oct 14, 2024 at 7:15 PM

Subject: Clinton Manor historic designation

To: <melissa.jones@lacity.org>

I have lived in Clinton Manor for 20 years. It is a gem in the middle of a sea of concrete. Everyone who happens upon the property is aw
immediate feeling you get from entering the courtyard is one of peace and surprise to find such a lovely green space. The property is a r
people appreciated the importance of incorporating a living space with nature. I support and hope that this unique property will be grante
Sincerely,

Mary Gilbert

#5180

Sent from my iPhone

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- Starred
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- Important
- Sent
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- Categories
- Social
- Updates3
- Forums1
- Promotions14
- More
- Labels
- 24HR SUBMISSIONS



Melissa Jones
Pronouns: She, Her, Hers
City Planner
Los Angeles City Planning
Office of Historic Resources
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Los Angeles, CA 90012
T: (213) 847-3679 | Planning4LA.org

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----- Forwarded message -----
From: alex reymundo <alexreymundo@me.com>
Date: Tue, Oct 15, 2024 at 5:15 AM
Subject: CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status
To: <melissa.jones@lacity.org>

My name is Alex Reymundo. For over 30 years, I have been a professional touring comic and I'm also the Founder / President of "Numb" 1993, I moved to Los Angeles. I arrived with my future bride, Terri (a flight attendant), my dog and my dreams. Please consider Clinton M Cultural Monument to help preserve micro-communities such as this for years to come.

Clinton Manor holds a dear place in my heart because for 10 years, it was where I made my home and found the freedom to be a creative many other creative professionals while enjoying the privacy and serenity of the grounds. But I'm getting ahead of myself. After we arrive weeks in search of a place to call home that was in close proximity to the studios and not too far of a commute to LAX. One afternoon aft



CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status

1 message

Angela Kim <angelakim@yahoo.com>

Mon, Oct 14, 2024 at 3:54 PM

To: "chc@lacity.org" <chc@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "andrez.parra@lacity.org" <andrez.parra@lacity.org>

Cc: Melissa Butts <melissa.butts@yahoo.com>

My name is Angela Kim and I have been a tenant at Clinton Manor since 2010. What makes this building special is the community of people it has created through architecture and landscape. Our windows face out to each other and our central courtyard. This unique greenspace has given us the opportunity to create a community to celebrate birthdays, enjoy summer picnics and truly get to know our neighbors. It is a welcoming place where we say hello and ask how folks are doing. It promotes a friendly environment and safety.

The people who live here and have lived here truly make Los Angeles a vibrant and diverse community. For example, our late neighbor Ms Elaine was in her 90s and knocked on our door for some help years ago. Before she left for a convalescent home, we and other neighbors helped her with groceries and prescription pickups. She lived here for over 40 years and shared amazing stories about when she worked at Paramount Studios, about how the building and structure has been taken care and how she loved her apartment because it was her home. She encapsulates what Clinton Manor is. She is right, this place is truly more than just an apartment - it is our home.

There is a sense of trust and stewardship at Clinton Manor by the tenants. I chose to live here because of the unique set-up and closeness to nature. Sometimes looking out my window, I forget I'm in one of the busiest areas of Los Angeles. I look out my window to see a Magnolia tree that is central to our building which is almost 100 years old. Over the years I've seen its branches stretch further up into the sky and provide us shade when we are sitting in the courtyard. I hope this space and architecture will be around for others to enjoy in the future.

Clinton Manor and its surroundings remind me that Los Angeles is ever-changing but the roots of Los Angeles do not waver. Other areas are trying to build communities but instead are creating individualized and compartmentalized experiences. I am proud to live in a building that fosters community and appreciates greenspace. This building is a model for other developers to learn from, not an opportunity to destroy history and redevelop for profit. Designating Clinton Manor as Historic Cultural Monuments (HCM) would mean this property will be available for future LA residents to enjoy the community we have built and continue to nurture.

Angela Kim
5144 1/2 Clinton Street



CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status

1 message

Channing Work <channingw@gmail.com>

Sun, Oct 13, 2024 at 9:16 AM

To: chc@lacity.org, melissa.jones@lacity.org, andrez.parra@lacity.org

My name is Channing Work.

I lived at Clinton Manor for about four years, and from the moment I moved in, I knew I had found a special place. It felt like a hidden gem—a little Disneyland tucked away from the noise of the city. The unique layout, with a beautiful courtyard at the center, made it feel like a peaceful retreat, completely disconnected from the chaos beyond its walls. I always felt safe there.

The sense of community was incredible. I loved it so much that I encouraged my friends to move in too—first, a friend moved into the apartment just below mine, and soon three others joined us across the way. It became our little utopia.

Some of my favorite memories are the impromptu picnics and meetups with neighbors in the courtyard. The community vibe was amazing—if you ever needed help, someone was always there to lend a hand.

Clinton Manor's architecture also carries the charm of old Hollywood. Every time I stepped inside, it felt like I was traveling back in time, which brought me a sense of peace and nostalgia. I often walked to nearby restaurants and even to jobs at Paramount Pictures on occasion. One of my friends, an editor, worked in a nearby building and would walk to work every day.

Since leaving Clinton Manor, I've never found another place that captures the same magic. It's truly a one-of-a-kind experience, and it deserves to be preserved for future generations to discover what real community feels like.

~Channing Work

c: 323-401-7722



"CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status"

1 message

David Organis <winegeekla@gmail.com>

Mon, Oct 14, 2024 at 5:20 PM

To: chc@lacity.org, melissa.jones@lacity.org, andrez.parra@lacity.org

To Whom it May Concern:

As a tenant of Clinton Manor apartments 22 years, I am one of the longest residing renters in our community. A friend who was living here recommended the complex to me in 2002

I know it will sound like hyperbole, but Clinton Manor Garden apartment is a magical place! I was captivated the moment I stepped onto the grounds 22 years ago. In the intervening years I have made life-long friends, seen couples start families, and watched those same children grow.

There are so few places like it today in Los Angeles. Most visitor's first reaction upon entering the grounds from the street, is awe.

And it is a true community in the purest sense; the very thing that many lack in their lives today. And yet all of us in some way crave it.

I have been truly fortunate to have found Clinton Manor those years ago.

I think that landmark status belongs to those buildings or places, that are, for lack of a better word, "rare". To which the Oxford definition of is:

- not occurring very often
- not found in large numbers and consequently of interest or value.
- good or remarkable

Humbly speaking I think our community checks all those boxes.

It is important that others have a chance to experience all that is captured in Clinton Manor for years to come.

I would like to know that such a special place is valued for what it has come to mean and what it has offered to so many tenants over the years.

I highly am in favor of landmark status for Clinton Manor Garden Apartments.

Most sincerely,

David Organisak
5140 Clinton St, LA CA 90004



CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status

1 message

Frances Z <frances.zapanta@gmail.com>

Mon, Oct 14, 2024 at 4:57 PM

To: chc@lacity.org, melissa.jones@lacity.org, andrez.parra@lacity.org

Cc: Melissa Butts <melissa.butts@yahoo.com>

Esteemed Members of the Commission,

I am writing to you today in strong support of designating Clinton Manor as a Historic-Cultural Monument (HCM). My name is Frances Zapanta, and I have had the privilege of residing at Clinton Manor for the past year. However, my admiration for this extraordinary property stretches back nearly 15 years, when I first discovered it during an apartment search.

The breathtaking outdoor spaces and exquisite architecture immediately captivated me, and I dreamed of one day making Clinton Manor my home. As a lifelong resident of Los Angeles, I recognize that Clinton Manor is a rare gem among the city's apartment buildings. Its rich history and unique charm stand in stark contrast to the many generic structures that now dominate our urban landscape.

Clinton Manor's architectural beauty transports you to another era. The stately magnolia tree, a majestic sentinel, stands as the centerpiece of our serene courtyard. Every detail from the original architecture is cherished—from the classic door knockers and terracotta tiles on the stairs to the bay windows overlooking the courtyard.

My initial decision to move here was influenced by its proximity to my office at a major TV/film studio—just a five-minute commute. Although I've since transitioned to a new role in the entertainment industry with an office just 10 minutes away, my love for Clinton Manor has only deepened over time. With such a short commute, I make a point of returning home each day for lunch. Accompanied by my loyal French bulldog, Lily, I find peace and rejuvenation in Clinton Manor's tranquil courtyard, watching Lily sunbathe while I enjoy a quiet meal.

I firmly believe that granting Clinton Manor HCM status would be a transformative step, preserving this remarkable micro-neighborhood for generations to come. Recognizing its historical significance would not only celebrate its unique qualities but also highlight the importance of housing complexes that foster a sense of community and belonging.

I have witnessed firsthand the positive impact Clinton Manor has on its residents, and I urge you to vote in favor of its HCM status. Let us ensure that this architectural treasure continues to stand as a beacon of beauty and community spirit for many years to come.

Thank you for your time and thoughtful consideration.

Sincerely,
Frances Zapanta

Frances Zapanta
pronouns: she/her
323.337.2583
frances.zapanta@gmail.com



CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status

1 message

gordon james <gordonjam@gmail.com>

Mon, Oct 14, 2024 at 2:54 PM

To: chc@lacity.org, melissa.jones@lacity.org, andrez.parra@lacity.org

My name is Gordon James and I have been a resident of Clinton Manor Apartments for 17 years. I moved there directly from a high rise in New York City in 2007. The Manor is perfectly located near the studios I work for (Paramount and Raleigh) and is an almost impossible architectural find in our increasingly "modernized" neighborhood.

I found this beautiful gem of a property accidentally as I left a viewing of an apartment complex across from Paramount studios. As I drove by the Manor, its beautiful colonial revival bay windows and stylings caught my attention immediately. Then I saw the garden and I was sold. The sign said "no vacancy" but I took a chance and called the landlady and was told an apartment would open up the next day. I have lived there ever since.

The central garden courtyard is sadly a rare find in Los Angeles these days. Any visitor I've ever had to the Manor is always astounded by its beauty and its magnificent Magnolia tree. Its meticulously manicured hedges are reminiscent of the royal gardens in Europe. It is literally a garden oasis in the middle of a bustling LA city suburb. Each apartment faces this garden and is afforded gorgeous sundrenched views through bay windows each day. I have sadly watched as many single family homes around the Manor with the same architectural significance have been razed to the ground and replaced by modern cookie-cutter apartment complexes, and although I appreciate the need for more housing in our fine city, I must also emphasize the need to preserve the few historical architectural treasures we have left. I believe Clinton Manor Apartments is one such treasure and its historical tie to Mattel and the invention of the Barbie doll reinforce this belief.

The layout of Manor also fosters a wonderful sense of community amongst its residents as we have to literally walk by each other and share the same central space to get into our apartments. This central garden was fundamental in maintaining our mental health during the pandemic, as we could all still socialize at a distance in the outdoor spaces, and check in on one another. I made many new and stronger bonds of friendships during what would normally be a devastating time of isolation thanks to living at the Manor, and I think it is fair to say that no one who visits would decline the opportunity to live there. It has been my happy place for 17 years.

I would like to thank the commission for considering our application and would strongly urge them to vote in favor of monument status for this rare piece of residential paradise.

Sincerely,

Gordon E. James



“CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status”

1 message

Helen Albanez <halbanez26@gmail.com>

Mon, Oct 14, 2024 at 3:59 PM

To: chc@lacity.org

Cc: andrez.parra@lacity.org, melissa.jones@lacity.org

Hello everyone,

I am unable to attend this meeting, however, I wanted to share my thoughts on Clinton Manor. I have lived here for 13 years and fell in love with the building as soon as I stepped through its front entrance. I happen to have stumbled across this pastel building, when I was apartment hunting the old school way back in 2011, I saw the vacancy sign and walked right on in. I happened to be 3 months pregnant and wanted the perfect place to call a home. As soon as I stepped foot on the property I immediately loved the landscaping, the style of the building, the courtyard, the pastel pink color with the white trim and the beautiful Magnolia tree. The tree sealed the deal and we signed our contract, our daughter was born in Clinton Manor and we have been blessed to continue to enjoy a rare gem amidst all the new construction that has been happening in the city especially on our block. I soon realized that this was truly a gem secluded away by its design and beautiful landscaping, truly making you feel like you are in a bubble of your own. Any and everyone that has ever visited me and has stepped foot inside Clinton Manor always chimes in with how beautiful and pleasant surprise it is and I agree every time. With the non stop changing of our neighborhoods, and the loss of wonderful, well thought out and soul infused architecture, it would be such a victory for not only my fellow neighbors but a victory to our block and our neighborhood in preserving a piece of the past that serves as a reminder of what I think the overall goal was from the developers. I do believe that their goal was to create a safe space, a sanctuary of sorts, that made you feel like you weren't even in the city where instead of cars you heard birds, saw lush greenery and were shaded by the most beautiful magnolia tree. I really hope you consider Clinton Manor as receiving the monument status and thus preserving its legacy and all of the wonderful memories that my family and so many families (throughout the DECADES) have made and shared. I appreciate your time and will be praying for a positive outcome.

Sincerely,

Helen Albanez & family

proud long time resident of 13 years

Unit 5164 1/2 #2

Compose

Inbox21

Starred

Snoozed

Important

Sent

Drafts

Categories

Social

Updates3

Forums1

Promotions14

More

Labels

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CLINTON 2024 0020 FROM Public Comment in Favor of Landmark Status

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Joanna Hinksman

to me, andrez.parra, Melissa

6:55 AM (9 hours ago)

Hello,

I'm writing to support the nomination of Clinton Manor. I've lived here for 15 years. When I moved here from New York, Clinton Manor was a community and it quickly became our home. After living in a city with limited outdoor space my daughter was thrilled to be able to go outside to the courtyard, she made friends and attended the school around the corner. She's in college now, however she still considers Clinton Manor the place that she can return to and feel at peace.

This is a very special building. Its history, design, and Landscaping provide a unique place for people to live that is affordable and a special community never felt isolated. We had outdoor space to visit and people were able to chat at a safe distance.

Please support the nomination and preserve a very special and important part of Hollywood that is a model for future developments.

Thank you, Joanna Hinksman

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- Compose
- Inbox20
- Starred
- Snoozed
- Important
- Sent
- Drafts
- Categories
- Social
- Updates3
- Forums1
- Promotions14
- More
- Labels
- 24HR SUBMISSIONS

CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status

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Kate Gilbert <kategilbert@yahoo.com>
to me, andrez.parra@lacity.org, melissa.jones@lacity.org, Butts
Hello.

1:06 AM (15 hours ago)

Thank you for considering this comment for the Landmark Status meeting packet for Clinton Manor:

I have shared an apartment with my mother at Clinton Manor for nearly 20 years. I am now 50, looking back on so many memories of a place that was always more a home to me than any place has ever been.

The charm of the distinctly pink building itself is apparent enough. Its architecture is undoubtedly of Los Angeles: at once unpretentious, it is a product of a distinctly American sensibility that sought its expression of optimism even under the shadow of the Great Depression. The narrow stucco corridors from the garages into the building's central garden, one is confronted with the formal expense of the inner labyrinthine magnolia tree, a layering of the street's stately date palms, and a vista with more palms that extends to Griffith Park and the Hollywood Sign.

Browsing through census records from the early 1940s, I noted the number of women who lived together here, many of whom worked for the city and cannot help but see a feminist legacy living on today, seeing parallels in how my mother and I have supported each other through challenges here at Clinton Manor. Despite the stresses we have endured as a family in this city, my mother manages to turn the soil and grow a patch of earth next to the apartment, a place she returns to as a source of renewal. As the city of Los Angeles is faced with challenges of urbanization, I see Clinton Manor's design as a blueprint for humane, sustainable urban living.

Thank you,



CHC-2024-6020-HCM Resident comment for hearing on 10/17/2024 for Clinton Manor Apartments

1 message

Margo Rey <margo@margorey.com>

Mon, Oct 14, 2024 at 4:52 PM

To: chc@lacity.org, andrez.parra@lacity.org

Thank you for giving my comment your time and consideration. My name is Margo Rey, and in 1996, at the behest of my brother and his wife who had an apartment at Clinton Manor, I happily gave up my residence in NYC to continue my thriving career in Music, TV/Film and Theater in Los Angeles. I became a resident of Clinton Manor because I was instantly charmed by the following: The proximity to Paramount Pictures and Larchmont Village. The historic link to the entertainment industry. The coziness and 1940's architectural detail of my bungalow apartment that faced the other apartments in a semicircular way. The expanse of the well maintained, communal gardens that allowed residents a place to enjoy the view from the privacy of their apartment or relax and socialize on the great lawn. Throughout the years, I have come to know that a place like Clinton Manor must be preserved historically because by its very design, it has fostered the crowning jewel of Clinton Manor which is the caring residents and the sense of community and friendship that we have all built, which is why the Clinton Manor Coalition is here today to protect it. In a city that ranks #2 in the nation by population, it is so rare to build community with 1 neighboring household, much less 54 of them. Now, over 20 years later, today (10/17) is my birthday and my greatest wish is to have Clinton Manor Apartments become an HCM for the good of the city and the extraordinary residents who call it home.

Margo Rey

www.MargoRey.com

646-262-6132



CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status

1 message

Patrick Tamisiea <ptamisiea@gmail.com>

Mon, Oct 14, 2024 at 12:07 PM

To: chc@lacity.org, melissa.jones@lacity.org, andrez.parra@lacity.org

To whom it may concern,

My name is Patrick Tamisiea, and I am writing to express my strong support for granting Clinton Manor Landmark Status as a historical building.

Clinton Manor has been my home for the past 10.5 years, and without a doubt, it is the most incredible and beautifully unique complex I've ever lived in—which is precisely why I haven't moved. I can't imagine living anywhere else.

I vividly remember walking up the short stairs from Clinton Street and being in awe of what I saw: an enormous green courtyard with a stoic sycamore tree standing tall and full in the center. Beautifully manicured labyrinthine hedges, colorful flowers, palm trees—all of it enclosed, seemingly protected by the classic pinkish apartment units that harken back to the Golden Age of old Hollywood. It was like stepping back in time to the '40s... or being dropped into a wild picturesque scene from *Alice in Wonderland*.

Clinton Manor is an anomaly in a rapidly shifting residential Los Angeles, where modern condos and high-rises are replacing older, often degraded apartment complexes and homes. But this place stands alone in time. It's a historical monument to Hollywood. Nowhere else in LA (at least from what I've seen) has the landscape or structure of Clinton Manor. And physically, it's solid.

Then there's the community. Community is hard to come by in LA, especially in block-style apartment complexes where neighbors often feel like strangers — I know from experience. But because Clinton Manor is a series of garden apartments, the building fosters an openness. You meet and greet your neighbors, not in the confines of a hallway, but on sun-drenched, hedge-lined walkways or in the vast courtyard. I've never known or become friends with neighbors in the past, but Clinton Manor almost invites you to bond with the people here. And I have — some of these people have become my closest friends. It's a beautiful community of beautiful people who truly give life to this place.

I've shared my personal and emotional connection to Clinton Manor because this place evokes emotion. It's not just an apartment complex; it's a home, a community, a natural preserve, a garden, a reminder of Hollywood history, and one of the most intriguing and stunning apartment buildings you'll ever find in Los Angeles.

Thank you for your consideration.

Best,
Patrick Tamisiea

--

ptamisiea.com

Off-Center Creative, Inc.

773-402-9531

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Forums 1

Promotions 14

More

Labels

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CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status

External Inbox x



Sang Shin <sangshinloans@gmail.com>
to melissa.jones, me, andrez.parra, Melissa

12:27 AM (15 hours ago)

I am writing to express my deep appreciation and support for the historic designation of our apartment community, Clinton Manor. This historic building is a treasure of the cultural and architectural heritage of our community, and its preservation will significantly contribute to the legacy of Los Angeles. Designating Clinton Manor as a historic landmark will ensure its protection for future generations, allowing them to appreciate our past. It will also highlight the importance of preserving our city's rich architectural history, encouraging others to value and safeguard the historic buildings in their care. I hope this comment will be taken into consideration favorably, recognizing the potential this designation holds for our community and its heritage. Thank you for your time and consideration.

Sincerely,

--

Sang W. Shin

Resident of 5156 1/2 Clinton St

Dir: (213) 631-0443

email: SangShinLoans@gmail.com

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Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS



Fwd: Clinton Manor historic designation

1 message

Melissa Jones <melissa.jones@lacity.org>
To: Planning CHC <chc@lacity.org>
Cc: Andrez Parra <andrez.parra@lacity.org>

Tue, Oct 15, 2024 at 9:11 AM



Melissa Jones

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning

Office of Historic Resources

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



----- Forwarded message -----

From: **Mary Gilbert** <maryhgilbert@yahoo.com>
Date: Mon, Oct 14, 2024 at 7:15 PM
Subject: Clinton Manor historic designation
To: <melissa.jones@lacity.org>

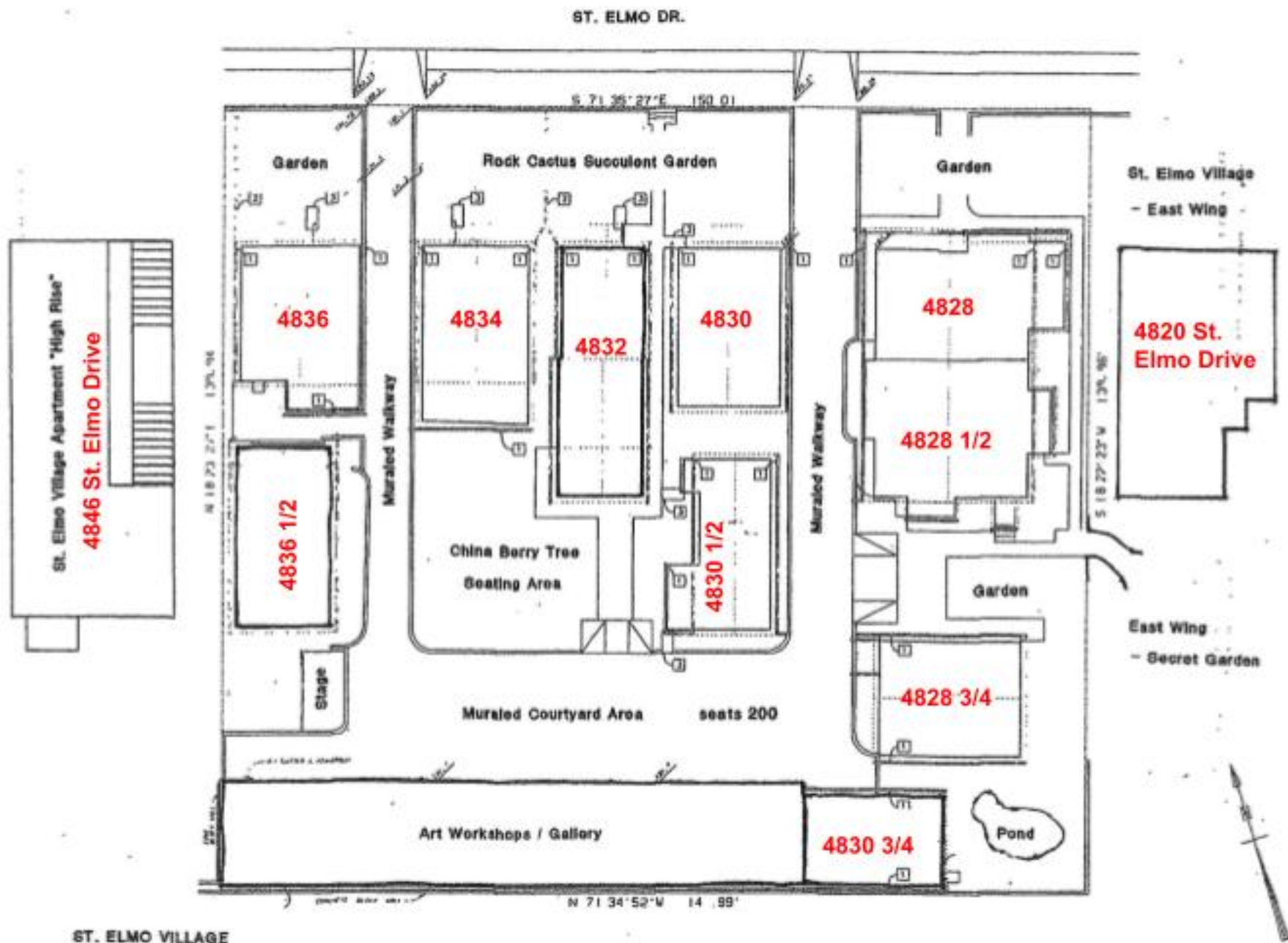
I have lived in Clinton Manor for 20 years. It is a gem in the middle of a sea of concrete. Everyone who happens upon the property is awed by its beauty. The immediate feeling you get from entering the courtyard is one of peace and surprise to find such a lovely green space. The property is a reflection of a time when people appreciated the importance of incorporating a living space with nature. I support and hope that this unique property will be granted a historic designation.

Sincerely,

Mary Gilbert

#5180

Sent from my iPhone





St Elmo Presentation - copies for reference

1 message

Rita Cofield <RCofield@getty.edu>
To: "chc@lacity.org" <chc@lacity.org>

Thu, Oct 17, 2024 at 8:58 AM

Hello,

I would like to submit a site plan that is already in the commissioners' nomination packet but I will bring 12 printed copies for them to look at during the presentation.

Thank you,

~Rita

Rita Cofield
Associate Project Specialist, Buildings and Sites Department
Getty Conservation Institute
T (310) 440 7575 | getty.edu

Getty



AAH_StElmo_siteplan_labled.jpg
57K



“CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status”

1 message

Cecily Harrison <cecilye@att.net>
To: "chc@lacity.org" <chc@lacity.org>

Thu, Oct 17, 2024 at 10:27 AM

Thank you for the opportunity to discuss the cultural importance of Clinton Manor apartments, where I have lived for 30 years.

Charm and elegance was at the forefront of Clinton Manor’s 1940 design. Pink buildings facing winding hedges and green lawns, magnolia tree at their center, tiled hallways, crown moldings, bay windows; architectural history not just to be admired but protected.

And there is nothing like Clinton Manor when it comes to neighbors.

Melissa, Nichole, Joanna, Patrick, Scarlett, Helen, Luke, Mary, Kate, David, Angela, Anton, Julia, Chloe, Margo, Liana, Orren, Vicki, Sami, and so many more make Clinton Manor a civically engaged and supportive neighborly community; its preservation, *like* a good neighbor, is invaluable to the fabric of Los Angeles. We are a departure from the indistinguishable multi-unit complexes Manhattanizing our once quaint Windsor Square without the advantage of accessible public transportation; traffic is intense and street parking non-existent. The calm and visual beauty of Clinton Manor is a welcome refuge from the hysteria of surrounding development. I would invite any of you to visit and hopefully agree, that it is in the city’s – and the public’s -- best interest to establish Clinton Manor as an historical landmark. Thank you.

Cecily Harrison



Clinton Manor Courtyard Apts

1 message

janet alvarez <humbuckinhoney@yahoo.com>

Thu, Oct 17, 2024 at 9:14 AM

Reply-To: janet alvarez <humbuckinhoney@yahoo.com>

To: "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>

Cc: "chc@lacity.org" <chc@lacity.org>

So, late in the day, and I apologize.....but the real "I'm sorry" will occur if we allow this important link between our past and our present (and that certainly implies a future that acknowledges both those things).

Please, please, designate these wonderful monuments to a former age as *official* monuments!

Respectfully,

Janet Alvarez

"As a child I was taught that to tell the truth was often painful. As an adult I have learned that not to tell the truth is more painful, and that the fear of telling the truth—whatever the truth may be—that fear is the most painful sensation of a moral life." June Jordan

".....I look East, West, North, South, and I do not see Sauron; but I see that Saruman has many descendants. We hobbits have against them no magic weapons. Yet, my gentle hobbits, I give you this toast: To the Hobbits! May they out last the Sarumans and see Spring again in the trees". (J.R.R. Tolkien, Holland, 1958)

"Books! The best weapons in the world! Arm yourselves!" ~ Dr. Who



WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **OCT 21 2024**

Case No.: DIR-2021-2054-CDP-MEL-HCA-1A
CEQA: ENV-2021-2055-CE
Plan Area: Venice

Council District: 11 – Park

Project Site: 246, 248, and 250 South Sixth Avenue

Applicant: Siavash Showghi
Representatives: Majid Nael, Majid Nael Building Design

Appellant: Chris Fay

At its meeting of **August 21, 2024**, the West Los Angeles Area Planning Commission took the actions below in conjunction with the following Project:

Demolition of a one-story, 1,497 square foot single-family dwelling, and the construction of a two-story, 11,045 square foot four-unit apartment building with one subterranean level, four recreation rooms, and four roof decks, with nine required parking spaces on-site.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Granted**, the appeal in part; **Denied** the appeal in part; and **sustained** the Planning Director's Determination dated January 10, 2024;
3. **Approved**, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the Coastal Zone;
4. **Approved**, pursuant to Sections 65590 and 65590.1 of the Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative procedures, a Mello Act Compliance Review for the demolition of one (1) Residential Unit and the construction four (4) new Residential Units in the Coastal Zone; and
5. **Adopted** the Modified Conditions of Approval;
6. **Adopted** the Amended Findings.

This vote proceeded as follows:

Moved: Waltz Morocco
Second: Shelton
Ayes: Margulies
Nays: Feng, Sandifer

Vote: 3 – 2

408 13 100


April M. Hood, Commission Executive Assistant I
West Los Angeles Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the West Los Angeles Area Planning Commission is not further appealable and shall become final upon the mailing date of this determination letter.

CEQA Appeals: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) is not further appealable and the decision is final.

California Coastal Commission/Appeals: The proposed development is in the Single Permit Jurisdiction Area of the Coastal Zone. Pursuant to Section 12.20.2 I of the Los Angeles Municipal Code, the West Los Angeles Area Planning Commission's action on the Coastal Development Permits shall be deemed final only after 20 working days have expired from the date this decision letter is deemed received by the Executive Officer of the California Coastal Commission and provided that a timely, valid appeal is not taken by the California Coastal Commission within said time frame. Furthermore, the Coastal Development Permit shall be subject to revocation as provided in Section 12.20.2 J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Amended Findings, Appeal Filing Procedures (CEQA)

c: Juliet Oh, Senior City Planner
Ira Brown, City Planner
Luis Lopez, Planning Assistant



CHC-2024-6020-HCM - Support for Historic Nomination for Clinton Manor Apartments

1 message

Kama Hayes <kama.hayes@apple.studio>

Wed, Oct 16, 2024 at 5:25 PM

To: chc@lacity.org, councilmember.soto-martinez@lacity.org

Dear Reader(s):

I fully support the historic designation of the 1940 Clinton Manor Apartments located in the Paramount Studios/Raleigh Studios neighborhood.

This is a great and still period in style garden apartment/courtyard complex that needs protection from awful, ugly development that is not only ruining our city as a whole, but that is ruining individual neighborhoods, little by little.

What happens when everything is gone and there is no history?!?!?!?

Not only were the creators of the Barbie Doll residents here, but there is the proximity to the studios that makes one believe and know that many studio workers have lived here over the decades.

Please support the historic cultural nomination. Hollywood is being bulldozed at an alarming rate for greedy developers, and for apartments that are UGLY, EXPENSIVE AND VACANT!!!

What a joke, and it's a heartbreaking joke.

Sincerely,
Kama Hayes
Hollywood, CA



CHC-2024-6020-HCM Clinton Manor nomination

1 message

MARITA GERAGHTY <maritageraghty@aol.com>

Thu, Oct 17, 2024 at 11:47 AM

To: "chc@lacity.org" <chc@lacity.org>

Cc: Councilmember.Soto-Martinez@lacity.org

Dear Cultural Heritage Committee,

I was unable to attend this morning's session. I am in favor of preserving the Clinton Manor and hope you will back its nomination as an HCM. I so appreciated raising my children in the Wilshire area. The many beautifully preserved buildings, from the Wilshire on Western to my own National Register Historic District—the Wilton Historic District, made driving through the neighborhood as good as a trip to a museum. Usually, families only go to museums occasionally, but we pass buildings every single day and can enjoy their link to our past and their current beauty.

For 30 years I owned and lived in the recently restored HCM Thomas A. Churchill home. Thank you for the work you do.

Sincerely,
Marita Geraghty



CHC-2024-6020-HCM - Public Comment in Favor of Landmark Status”

1 message

s medina <ssmedina27@gmail.com>

Thu, Oct 17, 2024 at 11:18 AM

To: chc@lacity.org, melissa.jones@lacity.org, andrez.parra@lacity.org

To whom it may concern:

I have friends who live at Clinton Manor and have enjoyed the grounds everytime I visit. I find the gardens and trees lovely and a nice enclave from the bustle of LA.

The pictures from the presentation do not do the property justice as the in person experience. Clinton Manor definitely gives you the feeling of experiencing something different and very historical. I have also attended many private events at Clinton Manor and each time it reminds me of how wonderful the architecture is and should be preserved for future generations to enjoy.

I support the recommendation of Clinton Manor for historical status.

Sincerely,

Stefanie Medina
LA Resident



Planning CHC <chc@lacity.org>

October 17 CHC-2024-6020: HCM Clinton Manor Courtyard Apartments

1 message

Toby Horn <thorn626@gmail.com>
To: chc@lacity.org

Thu, Oct 17, 2024 at 6:15 AM

Please designate this wonderful building as an LA City HCM. The living units inside provide a grace and formality of which is no longer seen. These apartments were designed for abundant light and air flow, which obviate the need for air conditioning - a premonition of an energy saving building.

Built around a courtyard, the Clinton Manor apartments provide a sense of community and also safety for tenants - an appreciated commodity these days.

Please designate the Clinton Manor Courtyard Apartments as a Los Angeles City HCM.

Thank you,

Toby Horn
146 South Fuller Avenue
90036
(323)934-5611

Sent from my iPad



CHC-2024-6156-HCM

1 message

Andrew Salimian <asalimian@laconservancy.org>

Wed, Oct 16, 2024 at 4:22 PM

To: "chc@lacity.org" <chc@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Andrez Parra <andrez.parra@lacity.org>

Cc: Russell Gallaher <russellgallaher@aol.com>, Lindsay Mulcahy <LMulcahy@laconservancy.org>, Frank Richards <losangelesbassist@yahoo.com>

To Denise, Melissa and Andrez,

I am pleased that the Cultural Heritage Commission will be considering the Mellenthin Birdhouse Apartments at their meeting tomorrow. I was able to visit the site in person on October 4th. It is truly a unique site. Mellenthin homes are some of the most recognizable homes in Los Angeles, and are really symbolic of the San Fernando Valley and its growth. They have always been desirable, but in the past decades they have really been appreciated by the wider architectural community and have become increasingly more valuable. Prior to reading this nomination, I had not known he Mellenthin was responsible for multi-family homes. The site that is being nominated truly is a rare example of the Mellenthin style but adapted for a multi-family context.

Because of the rarity of the type, the Conservancy supports this nomination. I had intended to speak in support tomorrow, but something came up last minute. Lindsay will be there to speak in support for us.

I've been speaking to a few local advocates who prepared the nomination and they alerted us to a letter submitted by Chronicle Heritage. They wanted to counter some of the claims made in the letter. I understand I am late in submitting a response, but I thought it would be good background for everyone to have if questions come up tomorrow. The responses to the letter are copied below for your reference. I'll print out hard copies for the Commission to read as well.

I sincerely hope the Cultural Heritage Commission will consider this rare and special place as an HCM.

Chronicle Heritage Letter Arguments and Responses

(Chronicle assertions are italicized, responses are starred)

Property does not have a significant association with the contractor, William Mellenthin.

* He was listed as the contractor on the original building application, it is his handwriting and signed by him.

it is a common example of a Storybook, or Cinderella, Ranch.

*It is not a Storybook, or Cinderella-style Ranch. It is a traditional Ranch-style, single-story, multi-family dwellings with very distinctive features of the builder and being that he only built very few of these, this is a RARE example of his work.

William Mellenthin is noted on the permits as the contractor. No architect(s) is listed on the permits. The nomination asserts the property is significant for an association with William Mellenthin.

* He was listed as the contractor on the original building application, it is his handwriting and signed by him. It seems fairly common of the era, that not all master builders were listed as the architect on the permit application, but as the contractor. It does not negate his association with the property.

*The property must express a particular phase in the development of the master's career,
an aspect of his or her work, or particular idea or theme in his or her craft.*

The subject property is a typical example of his work and does not reflect a distinctive period of his work.

*Mostly known for his single-family homes, William had a particular phase in the development of some multi-family homes, and therefore, the subject property is NOT a typical example of his work and DOES reflect a distinctive period of his work.

Mellenthin constructed his personal residence, located 6 miles from the subject property at [4949 Ethel Avenue](#), which also features a cupola and dove cote. The Ethel residence is more closely associated with the life and work of Mellenthin. 4949 Ethel better represents his life and work and is a better candidate for HCM designation.

*The property at [4949 Ethel Avenue](#) has had many alterations including a one-story addition in 2009, another one-story addition and 7 windows replaced in 2013. It also has dormer windows, which was NOT a common Mellenthin detail. Therefore, 4949 Ethel does NOT better represent his life and work and is NOT a better candidate for HCM designation.

The HCM nomination presents a false construction history. permits were issued in June to alter the primary façades to allow for construction of the porches over the front steps.

* It is fairly common for Builders to alter plans during construction and this one makes perfect sense, as it was one of Mellenthin's distinctive features to have larger porch "overhangs".

Additionally, permit was issued on July 20, 2000 to "construct additional storage between the garages."

*There has NOT been any "construction" of additional storage between the garages. There is a wooden gate to hide the trash bins.

Based upon a site visit conducted by a fully qualified architectural historian on October 10, 2024, additional alterations include a secondary coating of stucco which decreases the separation of the wood surround of the windows from the wall.

*It is common to break away the stucco around a window when replacing. Once replaced, new stucco is added, it is NOT a “secondary coating” and does NOT decrease the separation of the wood surrounding of the windows from the wall.

The replacement windows are not aluminum, which would be in keeping with 1950s Ranch-style architecture, they are vinyl with press-on muntins.

* The replacement windows ARE aluminum; they are NOT vinyl with press-on muntins. They are Powder-Coated Aluminum with internal muntins. They are quality-made windows that have the multi-pane look, same style as the ones replaced, which would be in keeping with 1950s Ranch-style architecture. Only the windows adjacent to the unit entrances have been changed. The street facing windows and all other windows are original.

Although the HCM ordinance does not take into consideration a property’s integrity, the alterations noted in the HCM nomination and during the site visit diminish the architectural quality of the subject property.

* Any alterations to the property have been made with style-correct, quality materials as to NOT diminish the architectural quality of the subject property.

Andrew Salimian

Director of Advocacy

Los Angeles Conservancy

(213) 430-4203 | asalimian@laconservancy.org

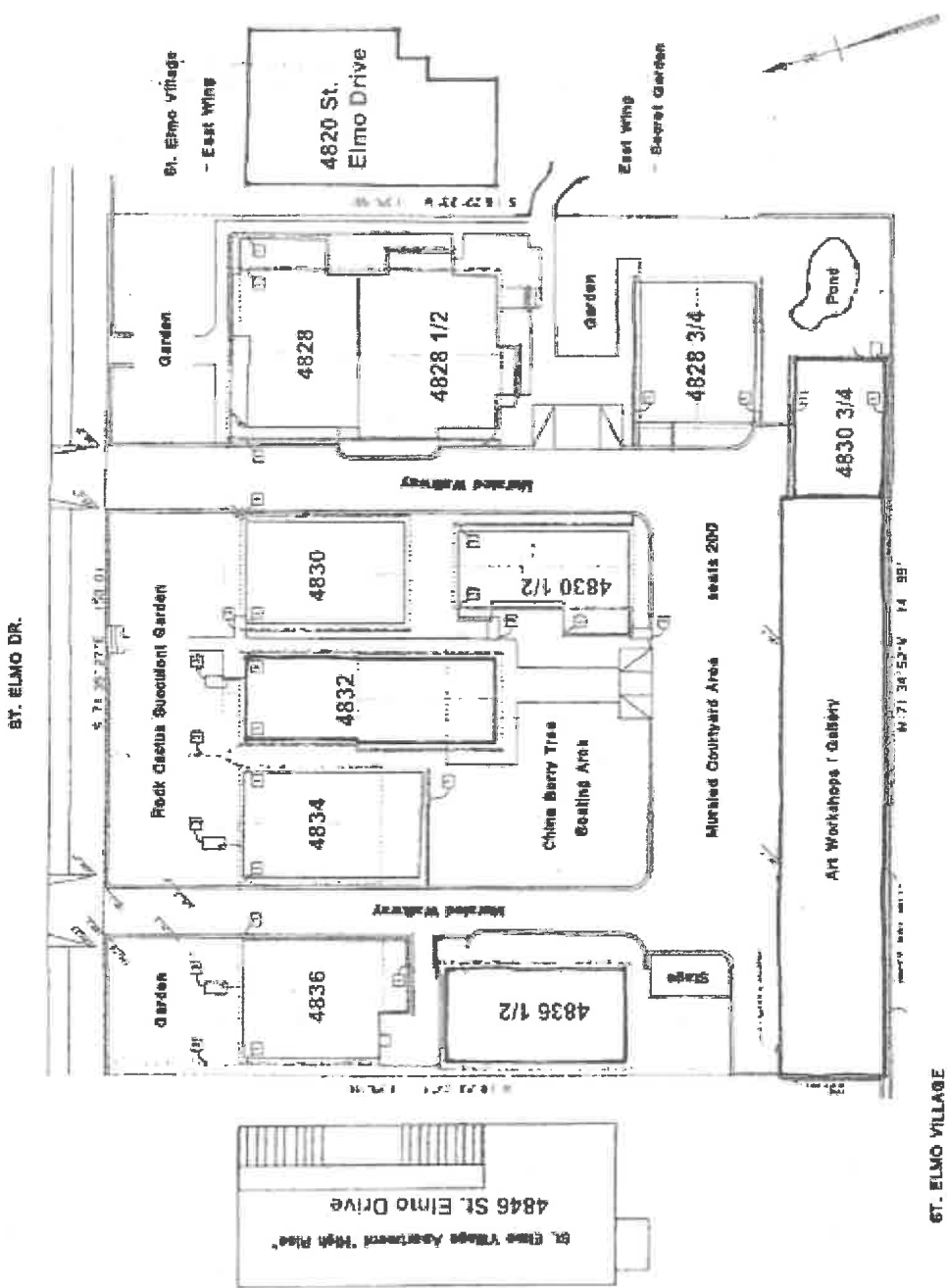
Pronouns: He/Him

laconservancy.org

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Membership starts at just \$40

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Andrew Salimian

From:	Andrew Salimian	RECEIVED
Sent:	Wednesday, October 16, 2024 4:23 PM	CITY OF LOS ANGELES
To:	chc@lacity.org; Melissa Jones; Andrez Parra	OCT 17 2024
Cc:	Russell Gallaher; Lindsay Mulcahy (LMulcahy@laconservancy.org); Frank Richards	CITY PLANNING DEPT.
Subject:	CHC-2024-6156-HCM	AREA PLANNING COMMISSION

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