



Public Comments Not Uploaded 26-0622 - Council District 5 - S.M. ENSLEY PROPERTY LLC

1 message

Edith Mayorga <edith.therealestateguys@gmail.com>
Reply-To: clerk.plumcommittee@lacity.org
To: clerk.plumcommittee@lacity.org
Cc: Ken <sold@therealestateguys.com>

Fri, Jun 5, 2026 at 3:00 PM

Good morning,

Kenneth Marker will be attending the Hearing as S.M. Ensley Property, LLC representative.

Please see attached our submission for the hearing.

Thank you!

Edith LLamas

Ken Marker's Assistant.

edith.therealestateguys@gmail.com

Office Direct (818) 285-3276

What's Your Home Worth?

Get three automated Estimates - Instantly.

No cost, and no obligation.

2 attachments

 **Fox Apartments_Letter.pdf**
77K

 **SMEnsley_Lack of Historic Features_Argument.pdf**
61K

KENNETH MARKER

June 5, 2026

S. M. Ensley Property, LLC
10251-10257 West Santa Monica Blvd.
Fox Apartments

Dear Voting members:

As the owner of the property located at **10251-57 Santa Monica Blvd**, Los Angeles, I am writing to strongly urge you to **vote NO** on the Historic-Cultural Monument nomination (CHC-2025-6217-HCM) on Tuesday, June 9th.

I have actively participated in two hearings with the Cultural Heritage Commission and presented before the Westwood Neighborhood Council to contest this designation. It is clear that this nomination is not about architectural or historical merit but is instead being used as a tool by a segment of the neighborhood to block potential future development.

Please consider the following key points:

- **Misuse of the Designation:** The driving force behind this nomination appears to be a preemptive fear of future affordable housing initiatives (such as SB 79) in this neighborhood, rather than a genuine preservation interest.
- **No Impending Development:** As the owner, I have absolutely no plans to redevelop this property in the near future.
- **Community Stability:** The property currently features thriving retail tenants and residential occupants, the majority of whom are on stable, long-term leases.

Using the city's historic designation process to control local zoning fears sets a concerning precedent and unfairly burdens property owners who are actively contributing to the local economy.

I have attached a detailed breakdown outlining the specific architectural and historical reasons why this designation does not apply to my property. Thank you for your time, leadership, and consideration of my position.

Kenneth Marker
S. M. Ensley Property LLC, Manager

Lack of Historic Features

We are opposing the designation to make the property at 10251 Santa Monica Blvd Los Angeles a Historic Property.

- 1. Architecture style:** This Building lacks significant architectural merit, having a common design found elsewhere, and it has suffered alterations over time. Additionally, critics argue that rarity alone, without notable artistic, social, or historical association, does not meet the threshold for landmark status.
- 2. Modifications:** The building has undergone extensive modifications since its construction in 1925, according to the Los Angeles Department of City Planning. These changes, particularly to the ground floor, may have diminished its original integrity and architectural significance. The building was originally built as a 26 room, 7-unit apartment with a single retail store. Through our research this property was not divided into Retail on the first floor and apartments on the second floor. The first floor also contained apartments per the permits. The apartments on the first floor were converted to retail over time. Historic building records from this time would confirm that this building was most likely built with a total of no more than 7 bathrooms. Currently there are 18 bathrooms on the property.
- 3. Historic:** This Building Lacks any Specific Historical Association: While the building represents a general type of 1920s development along streetcar lines (as noted by the LA Conservancy), it does not have a strong association with a famous person, major event, or master architect. The Los Angeles Conservancy nominated the site based on it being a "rare remaining example" of streetcar-era commercial developments in Westwood, a claim that hinges on the rarity of its type rather than its individual architectural importance.

4. **Common Design:** this building is a standard "vernacular" example of 1920s mixed-use construction. Unlike landmarks recognized for a specific master architect's work or a rare style, similar buildings with ground-floor shops and upper-floor apartments are common throughout Los Angeles. Restrained Style: Similar cases in the area have had Staff recommend against designation when a building represents a "restrained interpretation" or "partial application" of a style rather than an "outstanding example." This is a good example of a restrained interpretation. An example of the design flaws that are recommended include rounded arch doorways that are only on 2 of the 8 doors facing the public street. That the double hung sash windows are unique for the time but have been in most construction in Los Angeles from the late 1800's up to today's newer construction. There is nothing unique about the original window style.
5. **Alterations:** To qualify as a landmark, a building must retain sufficient integrity of its original materials and workmanship. Decades of modifications—such as window replacements, door updates, or roof changes—have erased the original 1925 character required to "convey a sense of time and place." The building went from 7 bathrooms to 18 bathrooms. The entire downstairs was modified to accommodate the new retail stores, all the windows, doors and entry doors to the second floor are not original. Approximate half of the exterior bricks on the building were modified changed or replaced since 1925. All of the upstairs units have significantly changed. There are 13 kitchens and bathrooms, which is significantly more than in 1925 and all of them have changed from their original construction. The vast majority of the doors and windows have been changed along with most of the moldings and trims.
6. **Indirect Connection:** While the building is linked to the Pacific Electric Railway and the arrival of UCLA, all buildings in the 1920's and 1930's can have those connections and are too "common" for many buildings in the Westwood area. This building was not a direct site of a specific, pivotal historic event, its individual eligibility as a monument should be questioned. Also, the Pacific Railway did not have a stop in this vicinity. The

nearest stops were either Sawtelle and Sepulveda or Beverly Hills at Beverly Dr. To say its Importance are key, every property that was within a few blocks of a train track would be significant.