



Public Comments Not Uploaded FOX Apartments | August 11, CHC Owner Statement (S.M. Ensley)

1 message

Edith Mayorga <edith.therealestateguys@gmail.com>

Tue, Aug 11, 2026 at 11:34 AM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Cc: Ken <sold@therealestateguys.com>

Good morning Ms. Candy Rosales,

We have an item on the agenda for today's hearing for FOX Apartments, August 11, 2026 at 2:00pm and we wanted to share our supporting documents with you as the owner of the respective property.

Hearing Information:

Date: Tuesday, August 11, 2026

Item: 6

Case: CHC-2025-6217-HCM

We greatly appreciate your time and attention to this matter and thank you for taking the time to review our statement.

Thank you!

Edith LLamas

Ken Marker's Assistant.

edith.therealestateguys@gmail.com

Office Direct (818) 285-3276

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Thank you!

Edith LLamas

Ken Marker's Assistant.

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2 attachments



Fox Apartments Letter_20260807_0001.pdf

691K



FOX APARTMENTS_CHC_2025_6217_HCM.pdf

6235K

KENNETH MARKER

August 7, 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

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, we contend 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 and 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:** Critics argue that the 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. All the first floor exterior doors and windows have been changed along with most of the moldings and trims. Over 2/3 of the all the windows have been replaced since the 1980 and forward.

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.
7. **Comparable Designations:** Common sense tell us that a property that has been maintained close to its original condition for 100 years is a lot more representative of a Historic designation than a property that has been modified as much as our property has. An example would be the difference of an original 1965 Shelby Mustang, whose owner kept it covered in the garage, oiled it, serviced it and kept the interior impeccable with all the original parts and engine and some who restored one. New paint, interior, wheels, and engine parts could make the car look just as good as the all original, but its not. The same hold true for 10251 Santa Monica, It may look like the original at first glance, but once you open it up and check under the hood you realize its not.
8. **Key Historic buildings:** The Janus Building with its famous Dome, Fox Theater Westwood, Desighned by famous Architect Percy Park Lewis, Holmby Hall designed by Gordon Kaufman and John Parkinson. The White Clock Tower. These are true historic properties, designed by and preserved. 10251 Sanat Monic is a brick building with no Architectural significance, never lived in by anyone of significance and is in less than 25% of it original condition.

Why the reason now to have It designated, when 12 years ago the idea was brough up and later dismissed. Because Prop 79 put a fear of NOT in our neighborhood for low income housing.

As much as we love our property and will continue to maintain it to the highest standards possible, we cannot and will not approve a designation as Historic that doesn't belong. If the only criteria for this property being historic is that in 1925 there was a brick building located at this address, then currently there is a brick building at this address. Otherwise, this does not qualify based on your standards.



Fox Apartments

Ken Marker, S.M. Ensley LLC - Manager
10251 W. Santa Monica Boulevard

CHC-2025-6217-HCM
ENV-2025-6218-CE



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Lack of Historic Features:

Architectural Style

1

This Building lacks significant architectural merit according to local architects, having a common design found elsewhere, and it has suffered extensive alterations over time. Additionally, most argue that rarity alone, without notable artistic, social, or historical association, does not meet the threshold for landmark status.

Modifications

2

The building has undergone extensive modifications since its construction in 1925, according to the Los Angeles Department of City Planning, there are over 50 building permits for alterations of this property. 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.

Historic

3

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.

Common Design

4

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.

Alterations

5

To qualify as a landmark, a building must retain sufficient integrity of its original materials and workmanship according to the Historic Society Ordinance. 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.

Indirect Connection

6

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 or 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.

April 2, 2026

RE: 10251 Santa Monica Blvd, Los Angeles

To Whom It May Concern,

My name is David Haddad, and I am the owner of Chimney Savers Inc. I have been restoring old fireplaces and brick masonry for over 40 years. I consider myself an expert on the age and condition of brick work.

I am writing to formally request a reassessment of the historic designation of the building located at 10251 Santa Monica blvd L.A CA. 90067. I have been to this property many times and have done restoration on these bricks over the years.

While the structure may have previously qualified as a historic building, its current condition no longer reflects the original historic integrity that such designation is intended to preserve. A substantial portion of the building's brickwork has been replaced over time, and most of the existing bricks are no longer original to the structure. As a result, the building has lost much of the material authenticity that would support its continued classification as a historic resource.

Given the extent of these alterations, I respectfully ask the City of Los Angeles to review the building's status and determine whether it still meets the criteria for historic designation under current guidelines.

If needed, I am available to provide additional information, documentation, or access for inspection to assist in your evaluation.

Thank you for your time and consideration.

Sincerely,

David Haddad

Expert Letter

Brick expert consultation.

January 21, 2025

To: Mr Kenneth Marker

Re: 10251 Santa Monica Blvd.
Los Angeles, CA 90067

Dear Mr Kenneth Marker,

Regarding your request for background data on 10251 Santa Monica Blvd. concerning its historic status, please see the information below:

According to Zimas, the building was originally constructed in 1933 and has likely undergone various remodels and reinforcements over the years. Our research into the building's records indicates the following:

1. **Seismic Retrofitting:** Per LADBS records, the building was seismically retrofitted in 1988. This included the installation of seismic plates on the elevations. Under local guidelines, these types of plates are generally not permitted for use on historic buildings, which typically require embedded 22.5-degree bent anchor bolts.
2. **Regulatory Context:** Division 88 of the Los Angeles Municipal Code (LAMC), which mandates seismic retrofitting for unreinforced masonry (URM) buildings, was established by Ordinance No. 159,068 and became operative on January 29, 1985.
3. **Physical Alterations:** Parts of the original brick walls have been painted over to achieve new appearance.

Additionally, permit records show various other updates, including an addition to the side of the building and signage installations.

Based on these findings, it is our opinion that the property does not qualify as a historic building.

Expert Opinions

Architect/Engineer
Consultation findings

ATMAK **CONSTRUCTION**

April 6, 2026



10251 Santa Monica Blvd, Los Angeles|

To Whom It May Concern,

I am Troy Bygrave with Atmak Construction. I have been restoring old properties for over 25 years. I am General Contractor and an expert in evaluation and restoration of older properties from the early 20th Century. I am very familiar with the property on Ensley and Santa Monica, and I did the remodeling of the store currently known as Lavendar. I have also had chance to work on the rehabilitation of the apartments on the second floor.

Per your request I revisited the property last week and toured a few of the upstairs apartments to give you my evaluation of the historic significance of those apartments. Of the 13 current units upstairs only the doors and locks on 2 units still possibly remain from the original construction, Units, 11 and 14. In the units I observed no original building materials exist. All the bathrooms and kitchens are not original. Although, you mentioned to me that the observers from the Historic Society pointed out that the cast iron tubs they thought were original, that in fact in **not true**. Cast iron tubs from that time period were free standing tubes, (I will send you a photo) not tubes used as shower/tub combos that you currently have. The flooring in the apartments and hallway, stair railings, baseboards are all not original. Both, glass entry doors, obviously are not original. Some of the door moldings are original and a storage room door.

With regards to the exterior of the building less than 40 percent of the windows are original. If you take into consideration the window changes on the first floor and combine it, then less than 20 percent of the glass on the building is original.

Expert Letter

Builder/Contractor
consultation

From: Ed Dolce <eddolce@icloud.com>
Sent: Thursday, April 9, 2026 11:59 AM
To: Ken Marker <sold@therealestateguys.com>; Ed Dolce <eddolce@icloud.com>
Subject: 10251 Santa Monica Blvd, LA CA 90067

To Whom This May Concern,

My name is Edward Dolce and have enjoy over 25 plus years as an active Real Estate Agent working in Southern California. Over the years I have seen many residential, commercial and mixed use structure and some are made of their original brick material and stand out as unique and historically relevant for a street, neighborhood and community. I strongly support saving old structure.

My initial excitement from looking at the photos of 10251 Santa Monica Blvd. was encouraging. This changed after seeing the unusually large windows on the first floor, this was in my opinion a clear more recent physical alteration to the building and then seeing the modern windows, doors, door handles, hinges and locks there isn't much of the original structure left to deserve the classification as a historically significant building. Furthermore, upon a closer look of the property, many of the bricks appear to have been changed with newer mid to late 20th Century bricks and material. It appear that there may have been several multiple alterations along with an extensive retrofit for the structure which has removed the essence of the original 1925 structure.

In my opinion it is a stretch to designate this property and building as historically significant. It is today a hodgepodge of mostly newer alterations, upgrades and changes over the years not just of the facade but of the brick material as well, so much so, that it's original material is lost and not enough remains to warrant it a preservation opportunity. It would be false advertising and would unfortunately not hold up to scrutiny by many who support saving old structures.

Sincerely,

Ed Dolce

Expert Letter

Real Estate professional and neighbor.

102331-5 Santa Monica Address of Building see 22387-93 Ensley Ave. Owner CC #2529 Owner's Address (Post Office) (Zone) (State) 72499 Permit Number 1925 Year	Form B-95-30M-11-45 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY CERTIFICATE OF OCCUPANCY Date Certificate Issued: Oct. 7, 1925, 19
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies: 2 Story, Class C, 26 Rooms, 7 Unit Apartment House.	
NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.	COPY G. E. MORRIS Superintendent of Building By

Certificate of Occupancy

The original structure was Built primarily as a 2- Story, Store and 7 Unit Apartment house.



Brick replacement

Different color bricks indicating replacement from the original.

Painted surfaces altering the building originality.



Brick replacement

4423 Ensley clementine Multi-colored bricks spread out that were replace, Right side all replaced bricks on right side of building.



Brick replacement

Backside of Johnnys. Entire building bricks replaces
Used brick used.



Brick replacement

Behind Lavender Top left side of building bricks replaced also lower bottom some replacement.



Modification

Alley side top section added/replaced. Including concrete along the roof.



Newer wall

Behind Clementine. Block wall replaced, bricks along 15' adjacent to new brick in back.



Window replacement

Johnnys pizza, Doors and windows replaced, not original. Above Johnnys, windows were replaced.



Doors and windows replaced

Clementine & Lavendar & entrance to second floor apartments, doors and windows replaced with metal doors and windows nothing original. Above restaurants $\frac{1}{2}$ of the windows have been replaced.



Window replacement

Windows on Santa Monica side have been replaced. Not original.



Exterior doors are of newer periods. Not original.





Modifications

Original market entrance side of Johnnys has been replaced with metal doors and windows. Not original.



Storefront and Door replacement

Door and window to apartments located on Santa Monica replaced with metal doors and windows. Not original.



Window replacement

Rear building replacement of multiple windows.



Window replacement

Rear building replacement windows.



Window replacement

Alley side. Replaced windows.

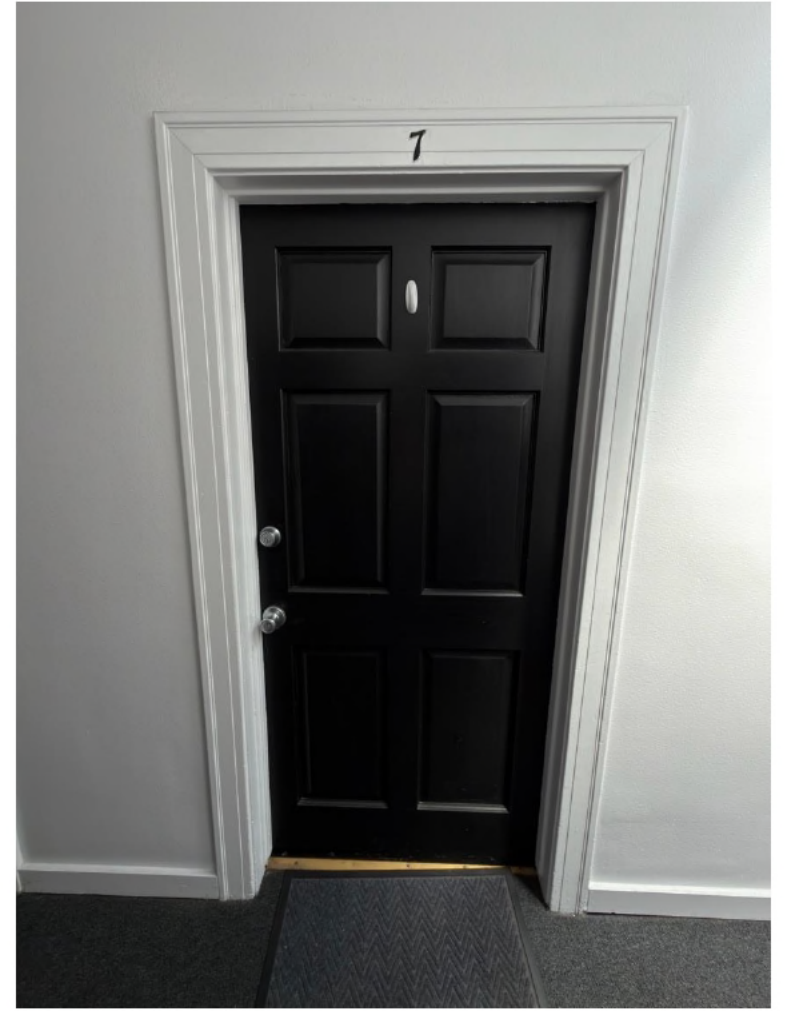


Door replacements

Side door to Johnnys Monica replaced with metal doors and windows. Not original.

Interior

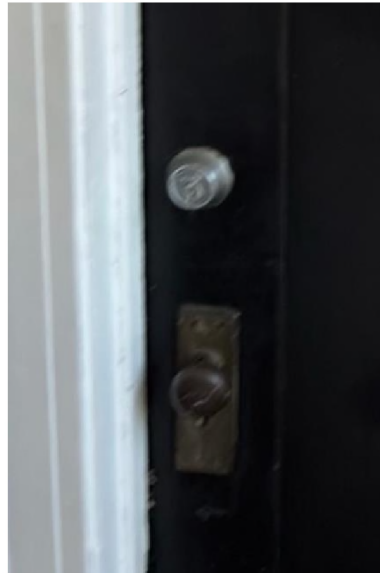
Interior doors are mismatched and not original





Hardware

Interior hardware is mismatched and not original.





Interior modifications

Interior of the apartment units are not original.



Interior modifications

Interior of the apartment
units are not original.



Interior modifications

Interior of the apartment
units are not original.



Interior modifications

Interior of the apartment
units are not original.



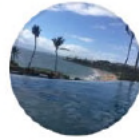
ansellcompany · 17w

We don't need to preserve history in Los Angeles. We need improvements and safe clean modern communities.



Reply

View 8 replies



Bobby Kay · 13w

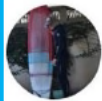
You guys are very bored. There's nothing historic about this building. It is not architecturally note worthy, nor does it have any real historic significance. I can take you to East LA and show you 1000 buildings that look like this.

Reply



Los Angeles Conservancy · Follow

Dec 3, 2025 · 🌐



Barry Cassilly · 17w

Someone famous must have lived here because this building has nothing to say aesthetically.

Reply



3



Don Williams · 17w

Barry Cassilly, it's modestly appealing in 2025.

Reply



1



Barry Cassilly · 17w

Haha. I agree. But the point of designation is for the building to have something significant to say to inform future generations about the past.

Reply



1



Summary

Loss of Architectural Integrity: The building has undergone extensive modifications since its 1925 construction, including significant changes to the ground floor to accommodate retail spaces. These alterations have diminished the building's original architectural integrity and significance.

Lack of Historical or Architectural Merit: The building is described as a standard "vernacular" or common design that lacks significant architectural merit. It is not associated with a master architect, a famous person, or a major historical event, making it a general example rather than a notable one.

Insufficient Rarity for Landmark Status: While the building is a "rare remaining example" of streetcar-era development in its specific neighborhood (Westwood), some may argue that rarity alone, without notable artistic, social, or historical associations, it is not enough to meet the threshold for landmark status under the city's standards.