



January 29, 2010

Submitted electronically

Mr. Benjamin Cherney
Managing Director
Sperry Van Ness Accelerated Marketing
1801 Avenue of the Stars, Suite 201
Los Angeles, CA 90067
Email: benjamin.cherney@svn.com

Re: Fox Theatre, 115 N. Market Street, Inglewood, CA

Dear Mr. Cherney:

On behalf of the Los Angeles Conservancy, I am writing to share information on the architectural and historic significance of the Fox Theatre, located at 115 North Market Street in Inglewood, California. A review of the Sperry Van Ness website reveals that there is no mention or discussion of the Fox Theatre's significant attributes as a potentially historic property. We provide this additional information to help ensure that bidders are apprised of the building's historic significance, requirements under the California Environmental Quality Act (CEQA), and economic and regulatory incentives available to encourage its preservation.

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with 7,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural heritage of Los Angeles through advocacy and education.

The Fox Theatre in Inglewood was designed by internationally prominent architect S. Charles Lee (1899-1990), whose influential career spanning three decades produced some of Southern California's most innovative movie theatres. Inglewood's Fox Theatre, completed in 1949, is notable as one of Lee's last built neighborhood palaces that retains a remarkable degree of original design integrity. Characteristic of Lee's work, the theatre combines an integrated blade sign and marquee on the exterior for signage. The exuberantly-designed interior features Baroque-inspired cast-plaster ornamentation.

Both the exterior and interior of the Fox Theatre are highly intact, and the Conservancy believes that this building qualifies as a historical resource for purposes of future project review under CEQA. CEQA requires public agencies to deny approval of a project with significant adverse impacts on historical resources when there are feasible alternatives or mitigation measures that can substantially lessen such effects. Owners of qualified historical resources can take advantage of a variety of construction and/or financial

incentives, including code flexibility under the California Historical Building Code and a federal income tax deduction with donation of a façade easement. The Conservancy also maintains a Preservation Resource Directory of building professionals familiar with historic rehabilitation and restoration work that can provide guidance and expertise to new owners. The directory is available at our website at www.laconservancy.org.

The Conservancy looks forward to working with the future owner/s to develop sensitive alternatives for the building's long-term preservation and reuse. Please do not hesitate to contact me at (213) 430-4203 or mbuhler@laconservancy.org should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Buhler". The signature is fluid and cursive, with the first name "Mike" and last name "Buhler" clearly distinguishable.

Mike Buhler
Director of Advocacy

cc: Wanda Williams, Acting Building and Planning Director, City of Inglewood
Chris Cain, Redevelopment Coordinator, City of Inglewood
Hillsman Wright, Los Angeles Historic Theatre Foundation