

### 4.4.1 INTRODUCTION

This section of the Draft Environmental Impact Report (Draft EIR) evaluates the potential for the proposed Inglewood Transit Connector Project (Project or ITC Project) to impact cultural resources within the proposed Project area that includes the APM guideway, stations, and support facilities (MSF and TPSS sites).

Cultural resources include places, objects, and settlements that reflect group or individual religious, archaeological, architectural, or paleontological activities. Such resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements. Information from the following studies of the Project area are incorporated into this section:

- *Cultural Resource Investigation*, Roberta Thomas, M.A., RPA, and Gena Granger, M.A., RPA, PaleoWest Archaeology (PaleoWest), December 12, 2018 (**Appendix 4.4.1**);
- *Historic Resources Impact Memo*, Paul Travis, AICP, and Kari Fowler, Historic Resources Group (HRG), January 17, 2019 (**Appendix 4.4.2**); and
- *Historic Resources Technical Report*, Paul Travis, AICP, and Kari Fowler, HRG, November 19, 2020 (**Appendix 4.4.3**).

See **Section 8.0** for a glossary of terms, definitions, and acronyms used in this Draft EIR.

### 4.4.2 METHODOLOGY

#### 4.4.2.1 Historic Architectural Resources

The analysis of impacts to historic architectural resources is based on the *Historic Resources Impact Memo* (**Appendix 4.4.2**) and *Historic Resources Technical Report* (**Appendix 4.4.3**) prepared by qualified personnel who meet or exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history.

Key steps in completing the assessment included a survey of historic-age buildings within the proposed Project's APM guideway, stations, and support facilities (MSF and TPSS sites), archival research, and field documentation. The Expanded Study Area evaluated in the *Historic Resources Technical Report* was defined to encompass the maximum extent within which potential impacts of the proposed Project's APM guideway, stations and support facilities (MSF and TPSS sites) would occur, and included all parcels within the proposed Project's footprint and fronting the APM alignment on both sides of the right-of-way, and parcels immediately adjacent to or across from areas where there would be substantial new construction outside of the APM alignment area (e.g. locations for potential support facilities).

The historic resource assessment was based upon field observation of the Project alignment and immediate surrounding properties on June 4, 2018; review of previous historic resource assessments, surveys, and other studies; review of property-specific research, including building permits, Sanborn Fire Insurance maps, tax assessor records, historic photographs, etc.; and review of published histories of the City of Inglewood.

The *Historic Resources Technical Report* included both desktop-level review and field investigation completed on June 4, 2018 and an additional field survey on February 21, 2019. Properties were evaluated for their eligibility for listing in the National Register and the California Register. Similar to the Historic Resources Impact Memo, the report used primary and secondary sources related to the history and development of the City with an emphasis on the early 20th-century, central business district that comprises much of the Project footprint and Expanded Study Area. Documents that were consulted included previous historical resources surveys and assessments; previous environmental reviews; the City's historical building permits; Los Angeles County Tax Assessor records; Sanborn Fire Insurance maps; historical photographs and aerial images; historical newspapers and other periodicals; local histories and historic context statements; and the California State Historic Resources Inventory, Los Angeles County.

The California State Historic Resources Inventory for Los Angeles County, records housed at the California Historic Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC), was consulted to identify any previous evaluations of potential historic resources on, or immediately adjacent to, the Project alignment. There are two National and California Register-listed architectural historical resources within one block radius of the proposed Project's APM guideway, stations, and support facilities, one of which is the former Fox Theater on Market Street and the other is The Forum located at the intersection of Manchester Boulevard and Prairie Avenue.

The field surveys were supplemented by property-specific and contextual research to identify additional properties that are eligible for listing or designation and therefore may be considered historical resources under CEQA. Through this process, five additional properties were evaluated as appearing eligible for listing in the National Register of Historic Places (National Register or NR) and/or California Register of Historic Places (California Register or CR), and are added to properties considered as historical resources for the purposes of this EIR.

The City of Inglewood does not have a historic preservation ordinance and does not maintain a local designation program.

The *Historic Resources Technical Report* (**Appendix 4.4.3**) consists of a two-part inquiry: (1) a determination of whether the proposed Project's APM guideway, stations, and support facilities (MSF and

TPSS sites) contain or are adjacent to any historic resources that may be impacted by the proposed Project; and, if any such resources exist, (2) a determination of whether the Project would result in a “substantial adverse change” to the significance of any such resources, as required by CEQA.

The *Historic Resources Technical Report* contains the following:

- A review of the existing buildings, structures, objects, and landscape areas located within the Project area and Expanded Study Area;
- A review of previous evaluations within the Project area and Expanded Study Area through historic survey, environmental review, or other official actions;
- Identification and evaluation of historical resources within the Project area and Expanded Study Area; and
- Analysis of potential impacts to historical resources within the Project footprint and Expanded Study Area.

Under CEQA, the evaluation of impacts to historic resources consists of a two-part inquiry: (1) a whether there are any objects, buildings, structures, sites, areas, places, records, or manuscripts, which may be impacted by the Project, that are “historic” within the meaning of CEQA; and, if any such resources exist, (2) a determination of whether the Project would result in a “substantial adverse change” to the significance of any such resources.

#### 4.4.2.2 Archaeological Resource Investigation

A *Cultural Resource Investigation* (see **Appendix 4.4.1**) was performed for the area for the proposed Project consisting of both desktop-level review and a field investigation. This investigation effort included the Project footprint and a half-mile radius beyond the footprint. The objective of this investigation was to identify prehistoric or historical cultural and archaeological resources that have been previously recorded within the study area during prior cultural resource investigations and through field investigation.

As part of the *Cultural Resource Investigation*, a literature and records search was conducted at the SCCIC housed at California State University, Fullerton on June 20, 2018. The objective of this records search was to identify prehistoric or historical cultural resources that have been previously recorded within the study area during prior cultural resource investigations. The research component of the investigation was also used to describe the development history of the City and its surrounding area. Additional sources consulted during the literature review and records search included published local histories, previous environmental review documents for the City and region, the National Register of Historic Places, the Office of Historic Preservation Archaeological Determinations of Eligibility, and the Office of Historic Preservation Directory of Properties in the Historic Property Data File.

The *Cultural Resource Investigation* also included a windshield/reconnaissance field survey conducted by a qualified PaleoWest archaeologist on July 20, 2018. The purpose of the survey was to observe and note the conditions of the area, including the extent of the hardscape, the overall degree of ground disturbance, and the character and nature of the area. This included a survey along the length of the APM alignment to identify any areas of open ground surface and inspected any areas likely to contain or exhibit archaeologically or historically sensitive cultural resources and inspected to ensure that if any visible, potentially significant archaeological resources were discovered that they were documented. The area of the proposed Project was recorded with digital photographs and a photo log was maintained to include, at a minimum, photo number, date, orientation, photo description, and comments.

As part of the *Cultural Resource Investigation*, the Native American Heritage Commission (NAHC) was contacted on June 15, 2018 for a review of the Sacred Lands File (SLF) in addition to five Native American individuals and/or tribal groups to elicit information regarding cultural resource issues related to the proposed Project. Detailed information describing the City's formal tribal consultation process and the proposed Project's potential impacts to tribal cultural resources are discussed in **Section 4.13: Tribal Cultural Resources** of this Draft EIR.

### 4.4.3 REGULATORY FRAMEWORK

Cultural historic resources are regulated at the Federal, State, and local levels of government. Federal laws establish broad frameworks for cultural historic resource identification and protection, while State and local jurisdictions actively identify, document, and protect resources within their boundaries. The National Historic Preservation Act of 1966,<sup>1</sup> the California Register, the California PRC (Sections 5020-5029.5,<sup>2</sup> 5079-5079.65,<sup>3</sup> and 5097.9-5097.998),<sup>4</sup> and CEQA are the primary federal and State laws regulating the preservation of cultural historic resources of national and State significance.

#### 4.4.3.1 Federal Regulations

##### ***National Historic Preservation Act***

The National Historic Preservation Act of 1966 (NHPA) authorized formation of the National Register and coordinates public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The National Register includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.<sup>5</sup>

1 US Code, Title 54, Section 300101 et seq., National Historic Preservation Act of 1966, Sections 106 and 110.

2 California Public Resources Code (PRC), Sections 5020-5029.5, Historic Resources.

3 California PRC, Sections, 5079-5079.65. Parks and Monuments.

4 California PRC, Sections 5097.9-5097.998, Native American Historical, Cultural, and Sacred Sites.

5 US Code, Title 54, Section 300101 et seq., National Historic Preservation Act of 1966, Sections 106 and 110.

Section 106 (Protection of Historic Properties) of the NHPA requires federal agencies to take into account the effects of their undertakings on historic properties. A Section 106 review refers to the federal review process designed to ensure that historic properties are considered during federal project planning and implementation. The Advisory Council on Historic Preservation, an independent federal agency, administers the review process, with assistance from State Historic Preservation Offices (SHPOs). If any impacts are identified, the agency undergoing the project must identify the appropriate SHPO to consult with during the process.<sup>6</sup>

### ***National Register of Historic Places***

The National Register of Historic Places (NRHP)<sup>7</sup> is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Section 106 of the NHPA requires federal agencies to take into account the effects of an undertaking on historic properties, which are defined as cultural resources included in or eligible for listing in the National Register. Determination of National Register eligibility for cultural resources is made according to the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.<sup>8</sup>

If cultural resources do not meet the above criteria, they are not historic properties and are not further considered in the Section 106 process. In addition to having significance, resources must have integrity for

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6 US Code, Title 54, Section 300101 et seq., National Historic Preservation Act of 1966, Section 106

7 U.S. Department of the Interior, National Park Service (NPS), *Nation Register of Historic Places*.  
<https://www.nps.gov/subjects/nationalregister/what-is-the-national-register.htm>

8 US Code, Title 54, Section 300101 et seq., National Historic Preservation Act of 1966, Section 106

the period of significance. The period of significance is the date or span of time within which significant events transpired or significant individuals made their important contributions.

### ***Secretary of the Interior's Standards***

The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) are intended to promote responsible preservation practices that help protect irreplaceable cultural resources.<sup>9</sup> They cannot be used to make essential decisions about which features of the historic building should be saved and which should be changed. Choosing the appropriate treatment Standard, or approach, requires careful decision making and depends on a number of considerations, including level of historical significance, physical condition, proposed use, and code or regulatory requirements. Once the Standard is selected—whether it is preservation, rehabilitation, restoration, or reconstruction—the Standards provide philosophical consistency when treatment work is undertaken.

Rehabilitation, the most common treatment approach, is the process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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9 U.S. Department of the Interior, National Park Services, *Technical Preservation Services, The Secretary of The Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 2017, accessed June 2018 at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### **4.4.3.2 State Regulations**

##### ***Office of Historic Preservation***

The California Office of Historic Preservation (OHP) administers federally and State-mandated historic preservation programs to further the identification, evaluation, registration, and protection of California's irreplaceable resources.<sup>10</sup> As an office of the California Department of Parks and Recreation, the OHP implements the policies of the NHPA on a Statewide level. OHP works to preserve California's heritage resources by ensuring that projects and programs carried out or sponsored by federal, State, and local agencies comply with federal and State historic preservation laws.

##### ***California Register of Historical Resources***

The State Historical Resources Commission has designed the California Register of Historic Places (California Register) for use by State and local agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources. The California Register is the authoritative guide to the State's significant historical and archeological resources.<sup>11</sup>

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance, identifies historical resources for State and local planning purposes, determines eligibility for State historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

The California Register is the authoritative guide to the State's significant archaeological and historical resources. It closely follows the eligibility criteria of the National Register but deals with State and local-level resources. The California Register serves to identify, evaluate, register, and protect California's historical resources. For purposes of CEQA, a historical resource is any building, site, structure, object, or

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10 State of California, Office of Historic Preservation. <https://ohp.parks.ca.gov/>.

11 State of California, Office of Historic Preservation, *California Register of Historic Places*, [https://ohp.parks.ca.gov/?page\\_id=21238](https://ohp.parks.ca.gov/?page_id=21238).

historic district listed in or eligible for listing in the California Register.<sup>12</sup> A resource is considered eligible for listing in the California Register if it meets any of the following criteria:

- a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- b. Is associated with the lives of persons important in our past.
- c. Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- d. Has yielded, or may be likely to yield, information important in prehistory or history [PRC Section 5024.1(c)].

Historical resources meeting one or more of the criteria listed above are eligible for listing in the California Register. In addition to significance, resources must have integrity for a period of significance—the date or span of time within which significant events transpired or significant individuals made important contributions. Important archaeological resources are required to be at least 50 years old to be considered. “Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Simply put, resources must “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.”

CEQA also requires the lead agency to consider whether there is a significant effect on unique archaeological resources that are not eligible for listing in the California Register. As defined in CEQA, a unique archaeological resource is:

*an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:*

1. *Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.*
2. *Has a special and particular quality such as being the oldest of its type or the best available example of its type.*
3. *Is directly associated with a scientifically recognized important prehistoric or historic event or person.*<sup>13</sup>

If an archaeological resource is found eligible for listing in the California Register, then it is considered under CEQA to be a historic resource that needs to be protected. This may also apply to unique archaeological resources. If a historic resource may be impacted by activity, under CEQA, avoidance and

<sup>12</sup> California PRC, *Division 13. Environmental Quality*, Section 21084.1.

<sup>13</sup> California PRC, *Division 13. Environmental Quality*, Section 21083.2.

preservation in place is the preferred alternative. If that is not possible, then a data recovery plan would need to be created and enacted to lessen impacts to the environment to a less than significant level. If the archaeological resource is not eligible for listing in the California Register, and it is not a unique archaeological resource, then no further action is required to protect or mitigate possible impacts to it.

### ***California Health and Safety Code***

The discovery of human remains is regulated per California Health and Safety Code,<sup>14</sup> which addresses dead bodies and requires the County Coroner to be notified in the event of the discovery of human remains. If the human remains discovered are determined to be Native American in origin, the Coroner would contact the Native American Heritage Commission (NAHC) within 24 hours.

### ***California Public Resources Code Sections 5020-5029.5 – Historical Resources***

The California PRC<sup>15</sup> addresses the protection of archaeological, paleontological, and historical sites. In addition, cultural and paleontological resources are recognized as a nonrenewable resource and, therefore, receive protection under the statute as follows:

- *California Public Resources Code* Sections 5020-5029.5 established the Historical Landmarks Advisory Committee as the State Historical Resources Commission (SHRC). The SHRC oversees the administration of the California Register of Historical Resources and is responsible for the designation of State Historical Landmarks and Historical Points of Interest.
- Defines the functions and duties of the OHP. OHP is responsible for the administration of federally and State mandated historic preservation programs in California and the California Heritage Fund.
- Provides protection to Native American historical and cultural resources and sacred sites and identify the powers and duties of NAHC. These sections also require notification of discoveries of Native American human remains, descendants and provide for treatment and disposition of human remains and associated grave goods.

### ***California Environmental Quality Act***

The State CEQA Guidelines<sup>16</sup> requires that environmental protection be given significant consideration in the decision-making process. Historical resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change in the significance of a historical resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

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14 California, *Health and Safety Code* sec. 7050.5, "Dead Bodies."

15 California PRC, Sections 5020-5029.5, *Historic Resources*.

[https://leginfo.ca.gov/faces/codes\\_displayText.xhtml?lawCode=PRC&division=5.&title=&part=&chapter=1.&article=2](https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=5.&title=&part=&chapter=1.&article=2).

16 State CEQA Guidelines, Section 15064.5. *Determining the Significance of Impacts to Archaeological and Historical Resources*.

CEQA clarifies which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

CEQA defines a historical resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historical resources:

- Mandatory historical resources are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- Presumptive historical resources are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- Discretionary historical resources are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.<sup>17</sup>

To simplify the first three definitions provided in the CEQA statute, a historical resource is a resource that is:

- Listed in the California Register of Historical Resources;
- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historical resources.

The State CEQA Guidelines provide two additional definitions of historical resources, which may be simplified in the following manner. A historical resource is a resource that is:

- Identified as significant in a historical resource survey meeting the requirements of Public Resources Code 5024.1(g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals

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<sup>17</sup> League for the Protection of Oakland’s Architectural and Historic Resources vs. City of Oakland, 52 Cal. App. 4th 896, 906-7 (1997).

of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an “historical resource” for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historical resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

### ***City of Inglewood General Plan***

The City’s General Plan Land Use Element presents a long-range plan for the distribution and future use of land within the City. The Land Use Element analyzes population, existing and future land use requirements, and proposed implementation techniques. It provides a framework upon which the development of public and privately owned land can be based.<sup>18</sup>

### **Land Use Element**

The City’s Land Use Element<sup>19</sup> was adopted in 1980 and subsequently amended in 1986, 2009, 2016, and 2020. Applicable goals to the Cultural Resources section were added in 2016 to the Land Use Element with the adoption of the New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines described below.

### ***New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines***

The New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines<sup>20</sup> (Downtown TOD Plan) covers the Downtown Inglewood and Fairview Heights neighborhoods of the City and works to implement the City’s vision for transforming the quality of the environment within these areas. The Downtown TOD Plan area consists of approximately 585 acres located in the center of Inglewood along the Metro Crenshaw/LAX line just east of the Florence Avenue/La Brea Avenue

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18 City of Inglewood, *General Plan- Related Documents*, <https://www.cityofinglewood.org/209/General-Plan>. Accessed June 12, 2020

19 City of Inglewood. *Land Use Element*. <https://www.cityofinglewood.org/DocumentCenter/View/132/Land-Use-Element-1980-Amended-1986-2009-2016-PDF>. Accessed July 22, 2020.

20 City of Inglewood, *New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines*, November 1, 2016.

intersection. This Downtown planning and zoning area extends approximately one-half mile in all directions from the Metro Downtown Inglewood Station.

The Downtown TOD Plan planning goals were incorporated into the Land Use Element with its 2016 update. Relevant goals and policies in the Downtown TOD are listed as follows:

**Goal 1:** Downtown is a place to live, work, shop, recreate, and be entertained.

**Policy 1.2:** Ground Floor Uses and Storefronts. Require uses that activate pedestrian activity such as retail on major streets and plaza frontages. Require that storefronts be historically-sensitive, attractive, and transparent in the Historic Downtown.

**Goal 2:** Downtown is a revitalized yet forward-looking gathering place for the community.

**Policy 2.3:** Preservation of Historic Fabric. Require the preservation of buildings that have been designated as historic and encourage the reuse of other historic buildings. Maintain the sense of place in areas with historic fabric and/or meaning such as Market Street between Regent Street and Hillcrest Avenue and the Hillcrest neighborhood east of Locust Street.

**Goal 6:** Downtown expresses the unique culture of Inglewood.

**Policy 6.1:** Districts. Define the following unique districts within the Downtown TOD area, each with their own unifying character or identity that should be preserved and enhanced: Historic Downtown, Civic Center, TechTown, Beach Avenue, Fairview West, Hillcrest and Queen Street.

Additionally, the Downtown TOD states that the Historic Downtown is the heart of Downtown Inglewood, characterizing it as pedestrian-oriented and human scaled. The element further states that Downtown Inglewood is intended to function as a regional destination and gathering space for all in the City that links residents with the community's past, present, and future. The district should include public space, restaurants, entertainment, residential uses, hotel, and office uses.

## ***City of Inglewood Municipal Code***

The City of Inglewood’s General Plan does not identify any goals or policies related specifically to cultural or historical resources. Permitted uses in the Historic Core Zone are those identified in the Downtown TOD.<sup>21</sup>

### **4.4.4 EXISTING CONDITIONS**

#### **4.4.4.1 Regional Ethnographic Setting**

##### ***Pre-History***

In the pre-historical period, the fertile coastal plain between present-day Los Angeles and Long Beach was enriched by the periodic flooding of the Los Angeles River over millennia. It was home to the Tongva people, also referred as the Gabrieleño, Fernandeno, or Nicoleño, the names given to the region’s indigenous people by California’s Spanish missionaries. The Tongva occupied the area now encompassed by the Los Angeles basin, San Fernando Valley, San Gabriel Valley, San Bernardino Valley, and the local California coastline. The South Bay region was home to a number of small Tongva (Gabrieleño) villages, with notable settlements at Suangna near the present-day city of Carson, near Point Fermin in San Pedro, and near Malaga Cove in Palos Verdes.<sup>22</sup>

##### ***Spanish Colonial and Mexican Periods***

In 1542, Spanish explorer Juan Rodriguez Cabrillo led the first European expedition to explore what is now the west coast of North America. Explorers with Cabrillo’s expedition encountered native people on land and sea voyages, making what is thought to be the first known contact with Alta California’s indigenous tribes, including the Tongva of the Suangna area.<sup>23</sup> While Cabrillo claimed California for the Spanish Crown at this time, Spanish settlement would not reach this territory for another two hundred years.

On July 14, 1769, Don Gaspar de Portolá, governor and military leader of Baja California, led the first expedition to colonize Alta California. Accompanied by Franciscan friars Junípero Serra and Juan Crespí, Portolá took a group of 64 men northward from San Diego toward Monterey. On August 2, the expedition camped along the east bank of the Los Angeles River just south of where it is joined by the Arroyo Seco. Fr. Crespí named the spot “El Pueblo de Nuestra Señora la Reina de los Ángeles del Río Porciúncula (translating as “town of Our Lady the Queen of Angels of the River Porciúncula”). As the expedition crossed the river and continued to the south and west approximately one mile, they encountered the Tongva village of *Yang-na*, believed to be near the current site of *El Pueblo de Los Angeles*.

21 City of Inglewood, Municipal Code, Section 12-31.46 (Ord. 17-01 11-01-16).

22 Sam Gnerre, “The Suangna Native American Village in Carson,” South Bay Daily Breeze, January 17, 2015.

23 Sam Gnerre, “The Suangna Native American Village in Carson,” South Bay Daily Breeze, January 17, 2015.

On September 8, 1771, Spanish colonists established Mission San Gabriel, the fourth of an eventual 21 Spanish missions in California, and the first in this area. Much of the area's native population would be recruited to work the San Gabriel Mission lands. Seven years later, in 1778, Governor Felipe de Neve received approval for the creation of a civil pueblo along the *Río la Porciúncula*. Persuaded by Crespi's earlier descriptions of a well-watered valley with good soils for growing crops and an ample native population to work the land, the Spanish colonial government ordered Governor Neve to establish a settlement at this location and name the new pueblo *La Reina de los Angeles* ("Queen of the Angels").

In 1821, Mexico won its independence from Spain and Alta California became a territory of the new Mexican Republic, marking an end to Spanish colonial rule in the region. The political and social control of the military and religious leadership began to shift toward the secular and private sector, and to native-born Californios. The new Mexican government sought to diminish the influence of Spain in the region, as the Spanish missions largely remained loyal to the Roman Catholic Church in Spain. At the same time, there was a need for more grazing lands to increase commerce in the hide and tallow trade. Thus, beginning in 1834, the Mexican government began to secularize the missions, confiscating mission lands to be distributed in large land grants called "ranchos." Pío Pico, the last governor of Alta California, subdivided the former mission lands into large tracts, granting them to various prominent "Californios."

### ***American Period***

United States troops began occupying Alta California in 1846, at the advent of the Mexican-American War, and soon gained possession of Los Angeles itself. However, Alta California would not officially come under American rule until February 2, 1848, with the signing of the Treaty of Guadalupe Hidalgo, which ceded the California territory to the United States and ended the war. Importantly, the treaty also provided that the existing land grants would be honored.

#### **4.4.4.2 History of Inglewood**

The origin of today's City of Inglewood dates back to the mid-1800s and a dispute between two prominent California families: the Ávilas and the Machados. José Manuel Orchado Machado was a Spanish soldier and mule tender who was sent west of Los Angeles in 1781 to graze his livestock. He found the area around the Centinela Springs to be excellent grazing lands and settled there with a group of ranchers.<sup>24</sup> In 1834, Machado's son Ygnacio built the Centinela Adobe.<sup>25</sup> During this same period, Francisco Ávila and his family had established grazing lands near the Centinela. As the claims of the two families clashed, they took their dispute to the local council in 1837, which gave official title of the area around Centinela Springs to the

24 The site of Centinela Springs is today's Edward Vincent Junior Park, just northeast of the Project Area.

25 The Centinela Adobe is located in the Los Angeles community of Westchester and is the oldest building in the area. Considered the "birthplace of Inglewood," it is operated as a house museum by the Historical Society of Centinela Valley.

Machado family as the 2,219-acre Rancho Aguaje de la Centinela. The Ávila family was granted the much larger Rancho Sausal Redondo. At 22,458 acres, this land encompassed much of what is now the South Bay region of Los Angeles County. In 1845, Bruno Ygnacio Ávila arranged a trade with the Machados: a small tract in the Pueblo de Los Ángeles for Rancho Aguaje de la Centinela. The grant for Rancho Sausal Redondo was officially patented to Antonio Ygnacio Ávila in 1855; Rancho Aguaje de la Centinela was officially granted to Bruno Ávila in 1872.

Ultimately the Ávila family would lose both of the ranchos. Bruno Ávila lost Rancho Aguaje de la Centinela through foreclosure in 1857; the property was subsequently acquired by Scotsman Sir Robert Burnett in 1860. In 1868, the heirs of Antonio Ávila were forced to sell Rancho Sausal Redondo to pay probate costs, and it was also acquired by Burnett. By 1872, Burnett combined the total area of some 25,000 acres into the Centinela Ranch, thus reuniting the extent of the original land grant. This ranch included what would ultimately become the coastal communities of Playa del Rey, El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach; as well as the inland communities of Westchester, Inglewood, Hawthorne, and Lawndale.

In 1873, Burnett returned to his native Scotland, leasing the combined rancho lands to Canadian attorney Daniel Freeman and his wife, Catherine, with an agreement that they could eventually purchase the property outright.<sup>26</sup> The Freeman family moved to the ranch, which Burnett had been using to graze sheep and cattle. Daniel Freeman continued to graze the stock, while also planting more than 10,000 fruit and nut trees. Following a drought that led to the death of some 22,000 of his sheep, Freeman turned to dry farming, eventually producing a million barrels of barley annually. Ultimately Freeman would amass a fortune farming barley, olives, citrus fruits, and almonds. He named his ranch “Inglewood,” after his birthplace in Ontario.

Following Catherine’s death, Daniel Freeman began to pursue the commercial development of his expansive holdings. He first established the Centinela Land Company, which proved unsuccessful. Then in 1887, as the California Central Railway laid tracks to Redondo Beach, Freeman sold some 11,000 acres of his ranch to the Centinela-Inglewood Land Company, which would subdivide the extent into small parcels for the settlement of the new town of Inglewood. The parcels sold quickly and attracted crowds traveling in from far and wide to make land purchases.

In 1888, Freeman began work on a large mansion for himself and his family, with bricks provided by his own newly-established Continuous Brick Kiln Company of Inglewood, and lumber from the recently-acquired local planning mill.<sup>27</sup> In 1889, he built the Land Company office next to the train depot, moving

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26 The Freeman family officially acquired this land from Burnett in 1885.

27 Gladys Waddingham, *The History of Inglewood (Inglewood, CA: Historical Society of Centinela Valley, 1994)*, 8.

it to the grounds of his estate in 1895 where it served as his office until his death in 1918.<sup>28</sup> Ultimately, all 25,000 acres of the Centinela Ranch would be subdivided and developed, with the only remaining portion of the ranch being the one-acre site on which the Centinela Adobe is situated.

### ***Inglewood Townsite***

The townsite of Inglewood was platted by the Centinela-Inglewood Land Company in 1888, by which time the town already had a population of 300.<sup>29</sup> The plan divided the town into northern and southern sections on either side of the newly completed Inglewood Division of the California Central Railroad line, a subsidiary of the Atchison Topeka & Santa Fe Railway, which ran along Florence Boulevard as it made its way from Los Angeles to Redondo Beach. The major north-south street leading into Inglewood was Grevillea Avenue. Development during this period was sparse, and most buildings were of impermanent wood-frame construction. The first few business buildings clustered on narrow uniform lots along Grevillea Avenue and Commercial Street (now La Brea Avenue) between Regent and Queen streets.

By 1892, the town of Inglewood was home to several small businesses, including a grocery, post office, a barber, a restaurant, and a large two-story hotel on Queen Street between Commercial and Market.<sup>30</sup> At this time, Inglewood also had a post office, a railroad depot, and a large grain storage building situated along the Redondo Branch of the AT&SF railroad, as well as a handful of single-family residences. Market Street was predominantly residential during this period, before the opening of a streetcar line along its length in 1904, which would lead to its gradual transition to a commercial corridor.

By 1907, downtown Inglewood had several dozen dwellings. Commercial establishments included a drug store, general merchandise store, grocery, meat market, tailor, print shop, and various lodging buildings and offices. Institutional properties included a public school and a Presbyterian church. Industrial uses were clustered along the rail lines and included a greenhouse, planning mill, lumber yard, cement storage,

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28 Gladys Waddingham, *The History of Inglewood (Inglewood, CA: Historical Society of Centinela Valley, 1994)*, 11. Daniel Freeman is considered the founder of the City of Inglewood. Among his various pursuits, he is said to have been the first farmer to engage extensively in wheat cultivation in Southern California. Upon discovering a deposit of brick clay on his property, he established the Continuous Brick Kiln Company of Inglewood in 1888, manufacturing the building materials for many of the business blocks on Spring Street and Broadway in downtown Los Angeles, including his own building, the Freeman Block at 6th and Spring streets. He was the first president of the California Club of Los Angeles, president of the Los Angeles Chamber of Commerce in 1893-1894, and director of the Southern California Railway Co. Freeman lived in the Centinela Adobe before erecting his own residence in beginning in 1891, which was demolished 1972 to make way for the Daniel Freeman Memorial Hospital (now closed). In 1975, the Land Company office was moved from his estate to the grounds of the Centinela Adobe, where it now stands.

29 Gladys Waddingham, *The History of Inglewood (Inglewood, CA: Historical Society of Centinela Valley, 1994)*, 6.

30 Sanborn Fire Insurance Maps, Inglewood CA, 1892. The Inglewood Hotel is labeled on this map as “not open” and occupied by four families as a dwelling.

gain mills and storage, and several warehouses.<sup>31</sup> The City of Inglewood was officially incorporated on February 14, 1908.

Also, by this time, Inglewood was home to an expansive cemetery. In 1905, a group of local businessmen formed the Inglewood Park Cemetery Association, acquiring a large plot of land just east of what would become downtown Inglewood. A total of 32 internments took place in the cemetery's first year of operation, with funerals often arriving by rail from Los Angeles in a private funeral car.<sup>32</sup> In 1907, the cemetery erected the Romanesque-style Grace Chapel, a three-quarters replica of a church in Edinburgh, Scotland. Within a decade, the cemetery would erect the Neoclassical-style Inglewood Mausoleum, the first community mausoleum in the State of California.<sup>33</sup> Many of the South Bay region's earliest settlers have been laid to rest at Inglewood Park Cemetery, including a number of Civil War veterans.<sup>34</sup> Other notable residents include former Los Angeles Mayor Tom Bradley, Chet Baker, Ray Charles, Ella Fitzgerald, Etta James, boxer Sugar Ray Robinson, and architect Paul Williams.<sup>35</sup>

By 1912, Inglewood's commercial core was beginning to take shape along Commercial Street between Los Angeles Street/Inglewood Avenue (now Florence Avenue) and Queen Street. Deep, narrow lots were being developed with various commercial uses, from restaurants and boarding houses, to plumbers and hardware stores. Market Street remained primarily residential during this period, with a few commercial buildings, including a jeweler, a milliner, a confectioner, an undertaker, a bank, and a Methodist church.<sup>36</sup>

By 1920, the South Bay's local economy was booming due to the region's fertile agricultural lands, productive oil fields, and emerging aviation industry. The City of Inglewood was growing exponentially, as hundreds of new homes were being built. At the same time, the city's commercial development was coalescing into a downtown business district. Commercial Street between Regent and Queen streets was now solidly commercial, boasting many of the business enterprises needed by any growing town, from banks and automobile showrooms, to furniture stores and a movie theater. South of Queen, Commercial Street was still largely undeveloped but for a few single-family residences and an apartment house. At this point, Market Street was more sparsely developed overall and displayed a combination of commercial and residential uses.<sup>37</sup>

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31 Sanborn Fire Insurance Maps, Inglewood CA, 1907.

32 Portions of the original railroad waiting station have been incorporated into the main entrance.

33 The Inglewood Mausoleum was erected over the course of three years, from 1913 to 1915.

34 Inglewood Park Cemetery, <http://www.inglewoodparkcemetery.com/heritage.html> (accessed February 2019).

35 Mike Sonksen, "On Location: Inglewood," KCET: History and Society, <https://www.kcet.org/history-society/on-location-inglewood> (accessed February 2019).

36 Sanborn Fire Insurance Maps, Inglewood CA, 1912.

37 Sanborn Fire Insurance Maps, Inglewood CA, 1923.

The commercial structures erected in downtown Inglewood at this time were typical of those being built in downtowns throughout Southern California. These were what have since been termed “taxpayer blocks,” speculative investments to generate tax benefit until more valuable development could be carried out. Early examples were multiunit two-story buildings, frequently with retail units on the ground floor and offices or apartments above. These buildings were typically unreinforced brick in construction, with applied ornament of cast stone or terra cotta at the entrance or along the parapet. Depending on the size of the building, it may contain one or more retail storefronts, with flexible interiors to accommodate the ever-changing needs of individual tenants. While many of these buildings were vernacular in design, in Southern California they were often overlaid with details of the Spanish Colonial Revival style, including tile roofs or parapet edges, arched doors and window openings, and decorative wall tile and cast-stone detailing. With the advent of the personal automobile, a single-story version of the form became popular, with surface parking behind.<sup>38</sup>

Inglewood also had a number of churches by this time, including the First Methodist Episcopal Church, St. John’s Catholic Church, Church of the Brethren, and Christian Church.<sup>39</sup> The only church that survives from this period is Holy Faith Episcopal Church, located at the southeast corner of Locust Street and Grace Avenue.<sup>40</sup> The church was first established in 1911, with services held in the Inglewood Masonic Hall. In 1912, Grace Freeman Howland<sup>41</sup> and her husband Charles donated the funds to erect a religious complex consisting of a church, a rectory (the dwelling to the south), and parish hall (now a school at the rear). They hired a young architect, Philip Frohman, to design what would be hailed as “the most perfect example of true Gothic architecture in the West.” Frohman would go on to become nationally renowned, particularly for his work on the National Cathedral in Washington, D.C. The church was officially consecrated on November 8, 1914, and dedicated to Catherine Freeman and Mathilda Howland, the mothers of Grace and Charles. The church lost its original bell tower in the 1933 Long Beach Earthquake, but soon thereafter gained the Stations of the Cross, imported from Italy; the pulpit, lectern and choir stalls from England; and the reredos carved and imported from Bavaria. The stained-glass windows were crafted by Judson Studios in Highland Park.<sup>42</sup>

On the evening of June 21, 1920, the Los Angeles Basin was rattled by an estimated 5.0 earthquake centered near Inglewood. While tremors were felt as far away as Ventura and Riverside, almost all of the damage took place in Inglewood, and specifically to the unreinforced brick buildings along Commercial

38 Lauren Weiss Bricker, Marion Mitchell-Wilson, and Janet L. Tearnen, *Inglewood Downtown District Main Street Project Area, Historic Design Guidelines*, report (Inglewood, CA: Main Street Inglewood, 2000), 9-10.

39 Lauren Weiss Bricker, Marion Mitchell-Wilson, and Janet L. Tearnen, *Inglewood Downtown District Main Street Project Area, Historic Design Guidelines*, report (Inglewood, CA: Main Street Inglewood, 2000), 9.

40 Holy Faith Episcopal Church is located at 260 N. Locust Street.

41 Grace Freeman was the daughter of Daniel Freeman, considered the founder of the City of Inglewood.

42 “Holy Faith Episcopal Church: One Hundred Years of Ministry,” Holy Faith Episcopal Church, <https://www.holyfaithla.org/> (accessed February 2019).

Street (now La Brea Avenue), where exterior walls fell into the street and plate glass windows shattered.<sup>43</sup> The Inglewood Hotel was also badly damaged and subsequently demolished. The City recovered quickly however, and the population grew from 3,286 according to the 1920 census to double of that number in two years.<sup>44</sup>

The 1920s was a boom period for the City, both in terms of population and development. While Commercial Street continued to be the primary artery of the downtown business district, many more businesses were being established on Market Street and its cross-streets during this period. At least seven new buildings were constructed in the 100 block of North Market Street alone. The local financial institution the People's Federal Building & Loan Association was established at this time, first in a unit of the building at 314 S. Market Street, before constructing their own building at the northeast corner of Market Street and Pimiento Street (now Manchester Boulevard) in 1927.<sup>45</sup> That same year, the Bank of Inglewood erected a two-story mixed-use building at the northeast corner of Market and Queen streets, at a cost of \$140,000. Designed by local architect William L. Campbell in the Mediterranean Revival style, the reinforced concrete building was touted as the "first steel frame business block in this city" and as "practically fire and earthquake proof."<sup>46</sup>

On May 18, 1927, some 15,000 locals came out to celebrate the "Festival of Light," which marked the opening of a new ornamental lighting system installed along Market Street. In addition to providing much needed illumination, the standards also supported the trolley wires of the Los Angeles Railway, allowing for the removal of the wooden poles from the middle of the street and the sidewalk.<sup>47</sup> In 1928, a two-story mixed-use structure called the Professional Building was constructed at Market Street and Manchester Boulevard's northwest corner. The building was designed in the Spanish Colonial Revival style with Churrigueresque details.<sup>48</sup> Also constructed in downtown Inglewood during this period were a new City Hall building (1923, demolished), the Granada Theater (1923, demolished), an S.H. Kress Variety Store (1927), and a United Artists Theater (1931, demolished), as well as a number of auto-related businesses such as gas stations and repair garages.

Toward the end of the 1930s, Inglewood's economic base began to expand outside the downtown core. Mines Field just southwest of the city was purchased by the City of Los Angeles in 1937 to serve as its

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43 Paul R. Spitzzeri, "Shake, Rattle and Roll: The Inglewood Earthquake of 21 June 1920," *Homestead Museum*, <https://homesteadmuseum.wordpress.com/2018/06/21/shake-rattle-and-roll-the-inglewood-earthquake-of-21-june-1920/> (accessed February 2019).

44 Gladys Waddingham, *The History of Inglewood (Inglewood, CA: Historical Society of Centinela Valley, 1994)*, 26.

45 The former People's Federal Building & Loan Association building is located at 150 S. Market Street. It is currently occupied by the World Hat & Boot Mart.

46 "Two-Story Business Structure: Work for Inglewood Bank Let," *Los Angeles Times*, May 15, 1927. The former Bank of Inglewood building is located at 100 N. Market Street/307 E. Queen Street.

47 "Inglewood Glows Under New Lights," *Los Angeles Times*, May 20, 1927.

48 The Professional Building is located at 149-155 S. Market Street/231-239 E. Manchester Boulevard.

municipal airport, bringing many new jobs to the region. In 1938, the Hollywood Park, an “ultra-modern” thoroughbred racetrack, opened on 314 acres just southeast of downtown, effectively making Inglewood a destination for the first time.<sup>49</sup> In addition to attracting the typical racing fan, Hollywood Park brought in celebrated personalities associated with the entertainment industry—from studio executives Jack Warner, Walt Disney and Samuel Goldwyn, to A-list actors like Al Jolson and Bing Crosby—many of whom were also investors in the operation.

### ***Wartime and Postwar Growth***

As the likelihood of war increased in the early 1940s, a number of aviation-related and other wartime manufacturing facilities set up shop around the Los Angeles Airport. North American Aviation, Inc. and the Northrup Company both established airplane manufacturing plants in the vicinity. Due to the emergence of these new facilities, this area would not only be important to the defense industry during World War II, but in the postwar years would evolve into a center of the nation’s aerospace industry.

The presence of wartime and postwar manufacturing jobs added to the local population and financially supported a growing middle class throughout the South Bay region, including in Inglewood. In 1938, the City had a population of 26,000; by 1956, that number had grown to 64,000.<sup>50</sup> Housing construction responded to the increased demand, and commercial development followed, leading to a pattern of postwar decentralization. By the mid-1950s, the City had three retail business areas – in North Inglewood, Morningside Park, and Crenshaw – in addition to the downtown.

Despite this overall growth, new development in downtown Inglewood was limited during this period. In 1941 a J.C. Penney department store opened on Market Street between Queen Street and Manchester Boulevard. Originally constructed as a one-story building, in 1954 it was expanded with a second story and remodeled in its exiting Mid-Century Modern style, with a deep front canopy and glazed terra cotta tile columns.<sup>51</sup>

The Fox Theater opened on March 31, 1949, on Market Street between Regent and Queen streets. Erected on the site of the Granada Theater, which burned down in 1945, it was the last theater constructed by the Fox West Coast Theater chain. Designed by theater architect S. Charles Lee in the Late Modern style, it was the first theater in Inglewood to have air conditioning. Other features included automatic lobby doors,

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49 Bricker, 15.

50 Bricker, 15.

51 The former J.C. Penney building is located at 129-139 S. Market Street.

CinemaScope widescreen projections, assistance for the hearing impaired, and a soundproof “crying room.” The Fox Inglewood was often used for Fox Pictures’ premiers and sneak previews.<sup>52</sup>

During this same period, two noteworthy institutions opened near downtown Inglewood. In 1948, Bank of America erected a 22,000-SF branch at the southwest corner of Manchester Boulevard and Locust Street.<sup>53</sup> That same year, funeral director John Flanagan opened Hardin & Flanagan Colonial Chapel & Mortuary on Prairie Avenue at La Palma Drive, across the street from Hollywood Park. Flanagan built a number of mortuaries around the Los Angeles area using the same American Colonial Revival design.

In 1959, the business was purchased by the McCormick family and renamed McCormick Mortuary.<sup>54</sup> The following year, the building was expanded with a two-story north wing, adding a new lobby with offices above. Today, the business is operated as Lighthouse McCormick Mortuary.<sup>55</sup> The other area for new development during the postwar period was La Brea Avenue, a wide auto corridor which previously served as the western border of downtown Inglewood.<sup>56</sup>

Despite these examples of new construction in and around downtown during this period, the primacy of the City’s downtown as a commercial district was substantially diminished by increased competition from outlying commercial areas. The removal of the Market Street trolley line in 1957 added further stress to already struggling businesses. The City responded by adding municipally-owned off-street parking lots located throughout the district to draw car-dependent shoppers. The Chamber of Commerce and Downtown Inglewood Retail Merchants Association coordinated to organize various promotional activities, as well as physical improvements like tree planting in the center strip and along sidewalks, which were in place by the early 1960s.<sup>57</sup> However, these effects of these efforts were soon eclipsed by the continued loss of customers to new shopping malls in communities throughout Los Angeles. Inglewood considered, but ultimately rejected, plans to build a mall of its own on a large parcel at Prairie Avenue and Manchester Boulevard, a proposal largely defeated by the Market Street merchants. The site would instead become the home of the Forum.<sup>58</sup>

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52 “Inglewood Fox Theatre,” Los Angeles Historic Theatre Foundation, <http://www.lahtf.org/inglewoodfox/> (accessed February 2019); “Fox Theater,” Inglewood Public Art, [http://www.inglewoodpublicart.org/Fox\\_Theater.html](http://www.inglewoodpublicart.org/Fox_Theater.html) (accessed February 2019). The former Fox Theater is located at 115 N. Market Street.

53 The Bank of America building is located at 320-330 E. Manchester Boulevard.

54 The McCormick family operated various locations throughout the South Bay, including Westchester, Hawthorne, Redondo Beach, Manhattan Beach, Gardena, and Whittier.

55 The Lighthouse McCormick Mortuary is located at 619-635 S. Prairie Avenue.

56 Also built during this period was a Sears department store at Manchester and Hillcrest boulevards. Opened in 1947, this was an early indicator that the future of retail in Inglewood would not be downtown. Sears was demolished in 1993 and replaced by a Vons supermarket.

57 “Downtown Center of Many Activities,” Los Angeles Times, March 18, 1962.

58 “The Changing Face of South Bay: Downtowns,” Los Angeles Times, January 4, 1987.

By the late 1960s, downtown Inglewood was in need of reinvention. To this end, the City contemplated a wholesale redevelopment scheme for the Market Street corridor that would expand and remodel existing stores, construct two high-rise office and apartment towers, introduce a landscaped arcade, and build a four-square block parking deck above shops to quadruple parking capacity.<sup>59</sup> However, this plan would go unrealized. The United Bank of California at the southeast corner of Market and Regent streets would be the first new structure to be added to the Market Street corridor in nearly two decades, replacing several early 20th-century commercial buildings.<sup>60</sup> Constructed in 1967 in the Late Modern style, it was joined nine years later by a stand-alone drive-thru automated teller building situated across Regent Street from the bank. Both buildings are believed to have been designed by Los Angeles modernist architect Richard Dorman.<sup>61</sup>

### ***Beyond Downtown***

In the late 1960s, nationally prominent businessman Jack Kent Cooke selected the site of a former golf course at the southeast corner of Prairie Avenue and Manchester Boulevard to erect a new venue for his three professional sports franchises – the Los Angeles Lakers NBA basketball team, the Los Angeles Kings NHL hockey team, and the short-lived Los Angeles Wolves professional soccer team. The Forum, a multipurpose indoor arena, was designed by the prominent Los Angeles architectural firm Charles Luckman & Associates and completed in 1967.<sup>62</sup> Designed in the New Formalist architectural style, it was intended as a modern and highly-stylized version of the Coliseum of ancient Rome. Nicknamed “the Fabulous Forum,” it would host tennis matches, boxing matches, ice shows, rodeos, the circus, award shows, and political events. In 1972, the Forum was the site of the Lakers’ first NBA championship since moving to Los Angeles; five additional titles would follow in the 1980s. From the mid-1970s through the 1990s, the Forum would serve as the premier large-scale concert venue for the Los Angeles area, and would be influential in the birth of “arena rock.” During the 1984 Olympics, the Forum was the venue for men’s and women’s basketball.<sup>63</sup>

By the early 1970s, Market Street had been neglected as shoppers abandoned the downtown business center for suburban malls, and key tenants like J.C. Penney closed their doors. In an effort to reinvigorate the core of the City, from 1971 to 1976 Inglewood spent about \$50 million in local, County, and federal funds to erect a new civic center complex along La Brea Avenue, just one block west of downtown. This new complex combined City Hall, a courthouse, library, fire and police facilities, public health complex,

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59 “\$11 Million Center Assured in Inglewood,” Los Angeles Times, March 31, 1968.

60 The former United Bank of California is located at 158-170 N. Market Street.

61 Although an original building permit for the 1967 bank building is not available from the City of Inglewood, the permit for the similarly-styled drive-thru automated teller building lists Richard Dorman as its architect.

62 The Forum is located at 3900 W. Manchester Boulevard.

63 “Forum,” National Register of Historic Places Form. Prepared by Historic Resources Group, April 29, 2014.

and a major new parking garage onto a single super-block, surrounded by expanses of lawn and public art. As hoped, this new construction sparked a flurry of new commercial development in the larger In-Town Redevelopment Area<sup>64</sup>—bounded by Florence, Locust, Manchester, and Fir—the vast majority of which was office space and not retail. Several residential projects were built at this time as well, most notably the 200-unit Inglewood Meadows housing complex on Locust Street, just east of downtown.<sup>65</sup>

While these projects brought large numbers of people into the vicinity of Market Street, their presence did not raise the corridor’s fortunes, and the vitality of the downtown business district continued to wain into the 1980s. In October 1986, Market Street merchants brought downtown business activity to a halt as they closed their shops and picketed in a City-owned parking lot in a last-ditch effort to save it from redevelopment. The parking lot at La Brea Avenue and Queen Street provided 80 metered parking spaces which local shopkeepers saw as critical to continued viability of the downtown business district, which was already suffering from a parking shortage. Ultimately, however, the protests were unsuccessful, and the parking lot was soon replaced by a five-story office building.<sup>66</sup> Yet another sign of downtown’s economic decline, the Fox Theater, then owned by the Mann theater chain, closed its doors in 1988.

Since the late-1970s, at least four City-sponsored revitalization programs have focused on improving Market Street’s commercial viability, introducing street landscaping and furniture as well as façade improvements to the existing buildings. Efforts have included a façade improvement program designed by architectural firm Kahn, Kappe, Lotery, Boccato (1979); a \$250,000 façade improvement program, including signs and awnings (1984); a California Main Street Community Project (1990s); and the Market Street Renaissance program (2000). However, despite these efforts, Market Street has largely remained an underutilized asset.

### ***Current Inglewood***

In 1994, Hollywood Park underwent a \$100 million expansion into Hollywood Park Casino, which extended the facility’s economic viability. However, in May of 2013, it was announced that the Hollywood Park racetrack would be closing at the end of the fall racing season. In 2015, the Inglewood City Council approved a plan to build an 70,000-seat football stadium on the site in anticipation of the St. Louis Rams moving back to Los Angeles.

The Forum remained the home of the Lakers and Kings until 1999, when both teams relocated to the newly constructed Staples Center in downtown Los Angeles. Beginning in 2012, the Forum underwent a \$50

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64 The In-Town Redevelopment Area was one of six redevelopment project areas adopted by the Inglewood Redevelopment Agency between 1970 and 1973.

65 Dean Murphy and Michele L. Norris, “Government Money Becomes Urban Lifeblood: Innovation and Optimism Thrive on Public Funds in Inglewood, San Pedro,” *Los Angeles Times*, January 4, 1987.

66 “Merchants Protest Proposal to Build on Parking Lot,” *Los Angeles Times*, October 16, 1986.

million renovation, reopening in 2014. Later that year, the Forum was listed in the National Register. The venue is inextricably tied to the identity of the City, which adopted the moniker “City of Champions.” The Forum is slated to host the gymnastics events for the 2028 Summer Olympics.

Over the past decade, the City of Inglewood has been acquiring select parcels throughout the City for redevelopment, including along Market Street. Various planning studies have been conducted to develop standards for transit-oriented development, mixed-use development, and parking, with the goal of revitalizing downtown Inglewood. Local advocacy organization the Inglewood Historic Preservation Alliance (IHPA, formerly the Inglewood Historic Site Preservation Committee) continues to work toward the protection of the City’s historic structures and places of interest, including the Fox Theatre, which was successfully listed in the National Register in 2013.<sup>67</sup> Currently, the City is utilizing *The New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines*, adopted November 1, 2016, as the controlling document for future development activity along Market Street and downtown Inglewood.

On January 12, 2016, the National Football League (NFL) voted to move the St. Louis Rams back to Los Angeles, with the San Diego Chargers to follow. In October 2016, the last part of the former racetrack, the Casino, was demolished, and a new Hollywood Park Casino was opened next door. Construction of the new SoFi Stadium was completed in July 2020 and is the new home of the NFL Los Angeles Rams and Los Angeles Chargers. The SoFi Stadium is slated to host Super Bowl LVI in 2022, the College Football National Championship in 2023, and the opening and closing ceremonies and soccer events for the 2028 Summer Olympics. Construction at the adjacent Hollywood Park Specific Plan development area is ongoing. In September 2020, the Inglewood Basketball and Entertainment Center (IBEC) was approved by the City of Inglewood.

#### 4.4.4.3 Project Historic Setting

The proposed Project is located entirely within the City and would connect downtown Inglewood near the Metro Crenshaw/LAX Line to the City’s major activity centers, including the Forum, the Los Angeles Stadium and Entertainment District (LASED) at Hollywood Park and the Inglewood Basketball and Entertainment Center (IBEC).

Beginning on Market Street and Locust Street, land uses bordering the proposed APM system include a commercial shopping center with surface parking, single-family and multi-family residences, and vacant land. These land uses transition to one- and two-story mixed-use commercial development further south on Market Street, including the former Fox Theater, with little to no front or side setbacks. Shifting east on

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67 Anne Cheek La Rose, “Inglewood Fox Theatre: Bringing Back the Inglewood Fox Theatre,” *Los Angeles Historic Theatre Foundation*, <http://www.lahtf.org/inglewoodfox/> (accessed February 2019).

Manchester Boulevard, the APM system would similarly be bordered by one- and two-story mixed-use commercial/office development with little to no front or side setbacks. Proceeding further east on Manchester Boulevard, adjacent buildings include a strip mall and commercial shopping center with surface parking. Continued one- and two-story commercial and mixed-use development, surface parking, and limited areas of single- and multifamily uses round out the remainder of Manchester Boulevard. Surrounding the proposed MSF site along Manchester Boulevard are one-story commercial development to the northwest, five-story office and one-story educational uses to the southwest, and two-story multifamily uses to the southeast.

At the intersection of Manchester Boulevard and Prairie Avenue, the Inglewood Park Cemetery is located to the northeast. Turning south on Prairie Avenue until Century Boulevard, the APM system would primarily be bordered by one- and two-story mixed-use commercial, office, and multifamily development to the west, with substantial portions of single-family residences and surface parking intermixed. Kelso Elementary School and the Lighthouse McCormick Mortuary building are also located along the western side of Prairie Avenue. To the east of Prairie Avenue are major commercial and recreation venues such as the Forum, which is surrounded by surface parking, and the SoFi stadium, entertainment, retail, and residential uses under construction as part of the LASED at Hollywood Park.

#### 4.4.4.4 Cultural and Historical Resources

##### *Archaeological Resources*

The cultural resource records search and field visit conducted in support of the *Cultural Resource Investigation* (see **Appendix 4.4.1**) did not result in identifying any prehistoric or historical archaeological resources within the Project study area.<sup>68</sup> The *Cultural Resource Investigation* states that the highly developed status of the Project area limits ground visibility and the ability to assess surface conditions for cultural resources. Further, the built nature of the area indicates a high degree of disturbance suggesting the likelihood of encountering intact archaeological deposits near the surface of the Project area to be very low.

##### *Historical Resources*

###### Listed Historical Resources

As stated in the *Historic Resources Technical Report* (see **Appendix 4.4.3**), there are two properties along the proposed Project alignment that are listed in the National Register, and are therefore automatically

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68 See **Appendix 4.4.1** of this Draft EIR.

listed in the California Register. As such, these properties are considered historical resources as defined by CEQA. These resources consist of the following:

- **3900 W. Manchester Boulevard (The Forum).** This property, located at the southeastern corner of Manchester Boulevard and Prairie Avenue, contains the Forum, a multipurpose indoor arena, surrounded by an expansive surface parking lot. It was built by nationally prominent businessman Jack Kent Cooke as a venue for his three professional sports franchises, the Los Angeles Lakers NBA basketball team, the Los Angeles Kings NHL hockey team, and the short-lived Los Angeles Wolves professional soccer team. Completed in 1967, it was designed by prominent Los Angeles architectural firm Charles Luckman & Associates in the New Formalist style. From 2012 to 2014, it underwent an extensive historic renovation. The Forum was listed in the National Register on September 24, 2014 under Criterion C as an excellent example of a 1960s New Formalist-style arena building.
- **115 N. Market Street (former Fox Theater).** This property, located on the western side of Market Street between Regent and Queen streets, contains a 12,090-SF-neighborhood movie theater building. Originally constructed in 1949 for Fox West Coast Theaters, it was designed by prolific theater architect S. Charles Lee in the Late Modern style. The building is currently unoccupied and its storefront windows and doors are boarded up. In 2000, the property was assigned a status code of 3S (appears eligible for the National Register as an individual property through survey evaluation) under Criterion C as a very good example of a 1940s Late Modern-style movie theater building in Inglewood. The Fox Theater was listed in the National Register on January 14, 2013.

### Previously Identified Historical Resources

According to the *Historic Resources Technical Report* (see **Appendix 4.4.3**), there are nine properties adjacent to the Project alignment that have been previously identified as eligible for historic listing or designation through historic resources surveys, environmental review, or other efforts. Most notably, a previous historical resources survey of Market Street was conducted as part of the Downtown TOD Plan,<sup>69,70</sup> Each of these properties was re-examined and re-evaluated for its eligibility for listing in the National Register or California Register.

Of the previously identified historical resources, four were re-evaluated as appearing eligible for listing in the National Register and/or California Register, and are therefore considered herein as historical resources for the purposes of CEQA. Five were found to appear ineligible for historic listing due to substantial alteration. No historic districts have been previously identified within the Project area and/or

69 City of Inglewood, New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines, November 1, 2016.

70 This 2000 report included a historic resources survey of the Inglewood Downtown District/Main Street project area, which was bounded by La Brea Avenue to the west, Locust Street to the east, Florence Avenue to the north, and Hillcrest Boulevard to the south. The upper portion of this survey area includes the Market Street portion of the current Project Area/Expanded Study Area. The survey identified eight individual properties within the current Project area/Expanded Study Area as eligible for historic designation; no historic district was identified.

Expanded Study Area.<sup>71</sup> Descriptions of previously identified historical resources appearing eligible for listing in the National Register or the California Register are described as follows:

- **320-330 E. Manchester Boulevard (Bank of America).** This property, located at the southwestern corner of Manchester Boulevard and Locust Street, contains a 21,976-SF-bank building and a rear surface parking lot.<sup>72</sup> Originally constructed in 1948, the building was erected for Bank of America and designed in the Late Modern style. Bank of America continues as its current tenant. The smaller adjacent building at 320 E. Manchester Boulevard was originally constructed in 1920 and remodeled as part of the Bank of America building in 1954. In 2000, the property was assigned a status code of 3S (appears eligible for the National Register as an individual property through survey evaluation) under Criterion C as a good example of a 1940s Public Works Administration (PWA) Modern-style bank building in Inglewood.<sup>73</sup> HRG re-examined this property and found that it appears substantially unaltered since its original construction. The building retains the majority of its original exterior features, including its form and massing, exterior wall cladding, fenestration patterns, and decorative elements. The framing of the windows and doors may have been updated. However, the replacement material appears to be in keeping with what would have been in place historically, such that this change does not substantially diminish the building's integrity. Thus, this building retains sufficient integrity to convey its significance as a good example of its architectural style, and therefore appears eligible for listing in the California Register. As such, this property is considered a historical resource herein for the purposes of CEQA.
- **100 N. Market Street/307 E. Queen Street (former Bank of Inglewood).** This property, located at the northeastern corner of Market and Queen streets, contains a two-story, 9,258-SF, mixed-use commercial building constructed in 1927. The building was originally constructed for the Bank of Inglewood at a cost of \$140,000. Designed by local architect William L. Campbell in the Mediterranean Revival style, the reinforced concrete building was the first steel frame business block in the City. The building was sold to Bank of America National Trust & Savings Association in 1936; in 1950 it became Southwest Bank. It now serves as a retail space occupied by Vajra Books & Gifts. In 2000, the property was assigned a status code of 3S (appears eligible for the National Register as an individual property through survey evaluation) under Criterion C as an excellent example of a 1920s Mediterranean Revival-style bank building in Inglewood.<sup>74</sup> HRG re-examined this property and found that it appears substantially unaltered since its original construction. The building retains the majority of its original exterior features, including its form and massing, roof material, exterior wall cladding, fenestration patterns, elaborated arched main entrance and ground-story windows, upper-story windows, and various decorative elements. Alterations, such as replaced front doors and the addition of tile cladding

<sup>71</sup> The New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines, adopted November 1, 2016, identifies Downtown Inglewood as "Historic Downtown." However, this appears to refer to the area's history as Inglewood's original business district, and is not an evaluation of historic eligibility.

<sup>72</sup> The main bank building uses the address 330 E. Manchester Bl.; the smaller adjacent building is at 320.

<sup>73</sup> Bricker, Lauren Weiss, Marion Mitchell-Wilson, and Janet L. Tearnen. Inglewood Downtown District Main Street Project Area, Historic Design Guidelines, report. Inglewood, CA: Main Street Inglewood, 2000.

<sup>74</sup> Bricker, Lauren Weiss, Marion Mitchell-Wilson, and Janet L. Tearnen. Inglewood Downtown District Main Street Project Area, Historic Design Guidelines, report. Inglewood, CA: Main Street Inglewood, 2000.

on the ground story, are minor in relation to the building's overall appearance, and do not substantially diminish its integrity. The building remains highly intact and continues to display the characteristic features of a Mediterranean Revival bank building from the 1920s. Thus, this building retains sufficient integrity to convey its significance as a good example of its architectural style, and therefore appears eligible for listing in the National Register and the California Register. As such, this property is considered a historical resource herein for the purposes of CEQA.

- **129-139 S. Market Street (former J.C. Penney).** This property, located on the western side of Market Street between Queen Street and Manchester Boulevard, contains a two-story, 62,583-SF commercial retail building which originally housed a J.C. Penney department store. The building was initially constructed as one story in 1941. In 1954, it was expanded with a second story and remodeled in the Mid-Century Modern style. It is currently occupied by Inglewood Marketplace.<sup>75</sup> In 2000, the property was assigned a status code of 5S1 (eligible for local listing) under Criterion C as a good example of a 1950s Mid-Century Modern-style department store building. HRG re-examined this property and found that it appears substantially unaltered since its 1950s remodel. The building retains the majority of its exterior features from this period, including its form and massing, exterior wall cladding, angled storefronts, recessed entry with terrazzo flooring, entry doors, canopy, upper-story ribbon windows, and applied decoration. Alterations, such as contemporary signage and the distinctive paint job, are minor in relation to the building's overall appearance, and do not substantially diminish its integrity. The building remains highly intact and continues to display the characteristic features of a Mid-Century Modern department store building from the 1950s. Thus, this building retains sufficient integrity to convey its significance as a good example of its architectural style, and therefore appears eligible for listing in the California Register. As such, this property is considered a historical resource herein for the purposes of CEQA.
- **150 S. Market Street (former People's Federal Building & Loan Association).** This property, located at the northeastern corner of Market Street and Manchester Boulevard, contains a two-story, 16,575-SF mixed-use commercial building. The building was originally constructed in 1927 as the People's Federal Building & Loan Association. It was remodeled in the Late Modern style, likely sometime in the 1960s. It is currently occupied by World Hat & Boot Mart. In 2000, the property was assigned a status code of 5S1 (eligible for local listing) under Criterion C as a good example of a 1960s Late Modern-style commercial building.<sup>76</sup> HRG re-examined this property and found that it appears substantially unaltered since its 1960s remodel. The building retains the majority of its exterior features from this period, including its form and massing, exaggerated arches and elevated roof plate, exterior wall cladding, metal storefronts and entry doors, canopy, and upper-story fenestration. Alterations, such as contemporary signage and the replacement of the original entry doors with a display window, are minor in relation to the building's overall appearance, and do not substantially diminish its integrity. The building remains largely intact and continues to display the characteristic features of a Late Modern commercial building from the 1960s. Thus, this building retains sufficient

75 Bricker, Lauren Weiss, Marion Mitchell-Wilson, and Janet L. Tearnen. *Inglewood Downtown District Main Street Project Area, Historic Design Guidelines, report*. Inglewood, CA: Main Street Inglewood, 2000.

76 Bricker, Lauren Weiss, Marion Mitchell-Wilson, and Janet L. Tearnen. *Inglewood Downtown District Main Street Project Area, Historic Design Guidelines, report*. Inglewood, CA: Main Street Inglewood, 2000.

integrity to convey its significance as a good example of its architectural style, and therefore appears eligible for listing in the California Register. As such, this property is considered a historical resource herein for the purposes of CEQA.

### Newly Identified Historical Resources

Field surveys conducted on June 4, 2018 and February 21, 2019, and property-specific and contextual research conducted as part of the evaluation process for the *Historic Resources Technical Report* (see **Appendix 4.4.3**) identified five additional properties along the Project alignment as appearing eligible for listing in the National Register and/or California Register. As such, these properties are considered herein as historical resources for the purposes of CEQA; no historic districts were identified. These newly identified eligible historical resources are described as follows:

- 260 N. Locust Street (Holy Faith Episcopal Church).** This property, located at the southeast corner of Locust Street and Grace Avenue, contains the Holy Faith Episcopal Church complex. The congregation was first established in 1911, with services held in the Inglewood Masonic Hall. In 1912, funds were donated to erect a complex consisting of a church, a rectory (the dwelling to the south), and parish hall (now a school at the rear). The complex of buildings was designed by architect Philip Frohman, would go on to become nationally renowned, particularly for his work on the National Cathedral in Washington, D.C. The church building was officially consecrated on November 8th, 1914. It lost its original bell tower in the 1933 Long Beach Earthquake, but continued to be improved throughout the 1930s, with the Stations of the Cross, imported from Italy; the pulpit, lectern, and choir stalls from England; and the reredos carved and imported from Bavaria. The stained glass windows were crafted by Judson Studios in Highland Park. Due to its growing congregation, in the late 1950s architect Philip Frohman returned to design an addition to the church building.<sup>77</sup> The church was extended to the west and an interior balcony added, doubling its capacity from 200 to 400. The newly expanded church building was dedicated in 1959. The parish hall, which now serves as a school, has been expanded multiple times from the 1950s to the 1980s, now extending nearly the full width of the lot. The rectory appears largely intact, with some windows replaced. In 2000, the property was assigned a status code of 4S1 (may become eligible for the National Register when it becomes old enough).<sup>78</sup>

HRG has re-examined this property for the purpose of this report, and finds that it appears substantially intact, including the main church building, the rectory, and the school. Character-defining features of the church include its double-cruciform plan; gabled roofs with capped parapets and decorative crosses; copper steeple; stucco exterior walls with cast-stone stepped buttresses; base with cast stone molding; pointed-arch openings with decorative cast-stone surrounds; leaded stained-glass windows; cast-stone Gothic tracery and quoining; wood plank doors with exposed iron hardware; metal scuppers and downspouts; and decorative wrought-iron wall sconces. The church expansion was designed by the original architect to respect and complement the original church—

77 Bricker, 8 (Database Master Report, appendix to the Inglewood Downtown District/Main Street Project Area Historic Design Guidelines)

78 Bricker, Lauren Weiss, Marion Mitchell-Wilson, and Janet L. Tearnen. Inglewood Downtown District Main Street Project Area, Historic Design Guidelines, report. Inglewood, CA: Main Street Inglewood, 2000.

with features such as wood entry doors and stained-glass windows retained and incorporated into the expanded design—and thus is considered to have acquired significance in its own right.

Similarly, additions to the school building are compatible with yet differentiated from the original extent, which remains evident. Thus, the property as a whole retains sufficient integrity to convey its significance as an excellent and rare early 20th-century religious complex in Inglewood. Additionally, the church building appears to be an outstanding example of Late Gothic Revival architecture, representing the work of a nationally-significant architect. Therefore, the property appears eligible for listing in the National Register and the California Register under Criterion A/1 as early institutional development in Inglewood, and Criterion C/3 for its architectural merit. As such, it is considered a historical resource herein for the purposes of CEQA.

- **158-170 N. Market Street (former United Bank of California).** This property, located at the southeastern corner of the Market Street and Regent Street intersection, contains a 9,000-SF branch bank building and rear surface parking lot. Originally constructed in 1967 for United Bank of California, it was designed by noted Los Angeles architect Richard Dorman in the Late Modern style. Richard Dorman was a prolific modernist architect and designer who worked throughout the Los Angeles region from the 1950s through the 1970s. Over the course of his career he designed dozens of high-end residences, as well as various commercial and institutional buildings such as offices, churches, and banks. In 1976, the bank added a similarly-designed drive-thru automated teller building across Regent Street to the north, also designed by Dorman.<sup>79</sup> The building is currently occupied by Broadway Federal Bank. In 2000, the property was assigned a status code of 6Z (appears ineligible for the National Register).<sup>80</sup>

HRG re-examined this property and found that it appears substantially unaltered since its original construction. Character-defining features include its cruciform roof plan; projecting trapezoidal volumes; battered walls; heavy wood beams; smooth exterior surfaces of brick and stucco; and large expanses of tinted glass.<sup>81</sup> Alterations, such as contemporary signage, and the addition of an in-wall ATM with an access ramp and projecting canopy, are minor in relation to the building's overall appearance, and do not substantially diminish its integrity. At the time of its previous evaluation, the bank building was well below the 50-year age threshold used in standard preservation practice for evaluating eligibility for historic designation.<sup>82</sup> Additionally, since the 2000 survey there has been substantial new scholarship on the built environment of the mid-20th-century, with new historic contexts developed to provide guidance for evaluating such properties. In light of this new scholarship, this property appears to be significant as a 1960s Late Modern-style bank building in Inglewood, representing the work of a noted architect. It remains highly intact and thus retains sufficient integrity to convey its significance as a good example of its architectural style. Therefore,

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79 Although an original building permit for the 1967 bank building is not available from the City of Inglewood, the permit for the similarly-styled drive-thru automated teller building lists Richard Dorman as its architect.

80 Bricker, Lauren Weiss, Marion Mitchell-Wilson, and Janet L. Tearnen. Inglewood Downtown District Main Street Project Area, Historic Design Guidelines, report. Inglewood, CA: Main Street Inglewood, 2000.

81 Because the drive-thru automated teller building is situated across the street and was added nine years later, it is not considered a character-defining feature of the bank building and is not considered part of this historical resource.

82 According to National Park Service guidance, 50 years is a general estimate of time needed to develop sufficient historical perspective to evaluate historic significance.

the property appears eligible for listing in the California Register under Criterion 3 for its architectural merit. As such, it is considered a historical resource herein for the purposes of CEQA.

- **149-155 S. Market Street/231-239 E. Manchester Boulevard (Professional Building).** This property, located at the northwestern corner of the Market Street and Manchester Boulevard intersection, contains a two-story, 6,000-SF, mixed-use commercial building. Constructed in 1928 as the Professional Building, it was designed in the Spanish Colonial Revival style with cast-stone Churrigueresque details. In 2000, the property was assigned a status code of 4S7 (may become eligible for the National Register when integrity is restored).<sup>83</sup> HRG re-examined this property and found that despite alterations on the ground story, the upper story appears substantially unaltered since its original construction. The building retains the majority of its original exterior features, including its red clay tile shed roofs with exposed rafter tails; smooth stucco exterior cladding; wood tripartite upper-story windows; decorative cast-stone details at the roofline; and a canopy with decorative wrought-iron supports at the secondary entrance. Alterations, including replacement of ground-story storefronts and entry doors, do somewhat diminish the building's integrity. However, overall, the building remains largely intact and continues to display the characteristic features of a Spanish Colonial Revival commercial building from the 1920s. Thus, it retains sufficient integrity to convey its significance as a good example of its architectural style, and therefore appears eligible for listing in the California Register under Criterion 3 for its architectural merit. As such, this property is considered a historical resource herein for the purposes of CEQA.
- **619-635 S. Prairie Avenue (Lighthouse McCormick Mortuary).** This property, located at the northwestern corner of the Prairie Avenue and La Palma Drive intersection, contains a two-story, 9,352-SF chapel and mortuary building. Designed in the American Colonial Revival style, the building was initially constructed in 1948 as the Hardin & Flanagan Colonial Chapel & Mortuary. In 1959, the business was acquired by the McCormick family and renamed McCormick Mortuary. Around 1960, the building was expanded with a new two-story wing to the north. It is currently operated as Lighthouse McCormick Mortuary.

HRG examined this property and found that it appears substantially unaltered since its 1960s expansion. The building retains the majority of its exterior features from this period, including its form and massing; hipped and gable roofs with boxed eaves; decorative cornice with return; two-story porticos with slender full-height columns; stucco and wood clapboard exterior cladding; fluted pilasters; divided-light double-hung wood windows with louvred wood shutters; wood paneled doors; round and rounded-arch openings; elaborated entrances including fanlights, sidelights, and decorative wood surrounds; and hanging lanterns. Alterations, such as replacement of an original window with a vinyl slider, are minor in relation to the building's overall appearance, and do not substantially diminish its integrity. The mortuary's expansion was designed to respect and complement that of the original chapel and office, and thus is considered to have acquired significance in its own right. The building remains highly intact and continues to display the characteristic features of a mid-20th-century American Colonial Revival mortuary building. Thus, it retains sufficient integrity to convey its significance as an excellent example of its architectural style, and therefore appears

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83 Bricker, Lauren Weiss, Marion Mitchell-Wilson, and Janet L. Tearnen. Inglewood Downtown District Main Street Project Area, Historic Design Guidelines, report. Inglewood, CA: Main Street Inglewood, 2000.

eligible for listing in the California Register under Criterion 3 for its architectural merit. As such, this property is considered a historical resource herein for the purposes of CEQA.

- **720 E. Florence Avenue (Inglewood Park Cemetery).**<sup>84</sup> This property, located at the northeastern corner of the Manchester Boulevard and Prairie Avenue intersection, contains a large cemetery. In 1905, a group of local businessmen formed the Inglewood Park Cemetery Association and acquired a large plot of land just east of what would become downtown Inglewood. In 1907, the cemetery erected the Romanesque-style Grace Chapel, a three-quarters replica of a church in Edinburgh, Scotland. In these early days, funerals often arrived by rail from Los Angeles in a private funeral car; portions of the original railroad waiting station have been incorporated into the main entrance. The Neoclassical-style Inglewood Mausoleum was completed in 1915 and was the first community mausoleum in the State of California. The Mausoleum of the Golden West was built over several decades from the 1930s to the 1960s and features stained-glass representations of early California by Judson Studios. Various notable persons have been laid to rest at Inglewood Park Cemetery, including some of the South Bay region's earliest settlers, a number of Civil War veterans, and famous figures such as former Los Angeles Mayor Tom Bradley, Chet Baker, Ray Charles, Ella Fitzgerald, Etta James, boxer Sugar Ray Robinson, and architect Paul Williams. At the time of this analysis, both Grace Chapel and the Inglewood Mausoleum were undergoing renovation.

HRG examined this property and found that it has evolved over time, but that it remains substantially intact. The property appears to retain the majority of its original features, such as its overall form and configuration, landscape design, and main entrance, as well as multiple excellent examples of cemetery architecture, including Grace Chapel, Inglewood Mausoleum, and Mausoleum of the Golden West.<sup>85</sup> Alterations, such as the addition of more recent buildings, do not substantially diminish the integrity of the property overall. Thus, the property as a whole retains sufficient integrity to convey its significance as an excellent and rare early 20th-century cemetery in Inglewood. Additionally, Grace Chapel, Inglewood Mausoleum, and Mausoleum of the Golden West appear to be excellent examples of their architectural style. Therefore, the property appears eligible for listing in the National Register<sup>86</sup> and the California Register under Criterion A/1 as early institutional development in Inglewood, and Criterion C/3 and for the quality of its architectural and landscape design. As such, this property is considered a historical resource herein for the purposes of CEQA.

## Summary of Historical Resources

In summary, eleven historical resources have been identified for the proposed Project,<sup>87</sup> as shown in **Table 4.4-1: Summary List of Historical Resources**.

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84 The parcel situated within the Expanded Study Area has no address and contains only a small portion of the Inglewood Park Cemetery property. The vast majority of the cemetery occupies the adjacent parcel at 720 E. Florence Avenue (APN 4012031027). In the interest of being inclusive, the Inglewood Park Cemetery has been included in the Expanded Study Area related to the proposed Project.

85 Due to the size and complexity of this property, identification of contributing and non-contributing features was outside the scope of this report.

86 Based upon its age, this property appears to meet National Register Criterion Consideration D for cemeteries.

87 Historical Resources Technical Report. Inglewood Transit Connector. November 19, 2020.

**Table 4.4-1  
Summary List of Historical Resources**

<b>Address</b>	<b>APN</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Current Evaluation</b>
3900 W Manchester Boulevard	4025001002	1967	The Forum	Multipurpose indoor arena, surrounding parking lot	Listed in NR and CR
115 N Market Street	4021008006	1949	Former Fox Theater	Neighborhood movie theater	Listed in NR and CR
320-330 E Manchester Boulevard	4021013018	1948	Bank of America	Branch bank, rear parking lot	Appears eligible for listing in CR
100 N. Market St/307 E. Queen Street	4021007024	1927	Former Bank of Inglewood (now Vajra Books & Gifts)	Two-story mixed-use commercial building	Appears eligible for listing in NR and CR
129-139 S Market Street	4021009031	1941, addition and remodel 1954	Former J.C. Penney (now Inglewood Marketplace)	Two-story retail commercial building	Appears eligible for listing in CR
150 S Market Street	4021010015	1927, remodel c. 1965	Former People's Federal Building & Loan Association (now World Hat & Boot Mart)	Two-story mixed-use commercial building	Appears eligible for listing in CR
260 N Locust Street	4015026039	1914	Holy Faith Episcopal Church	Religious complex (Church, rectory and School)	Appears Eligible for listing in NR and CR
158-170 N. Market Street	4021007012	1967	Former United Bank of California (now Broadway Federal Bank)	Branch bank, rear parking lot	Appears eligible for listing in CR
149-155 S Market St/231-239 E Manchester Boulevard	4021009017	1928	Professional Building	Two-story mixed-use commercial building	Appears eligible for listing in CR

Address	APN	Date	Name	Description	Current Evaluation
619-635 S Prairie Avenue	4021038027	1948, addition c. 1960	Lighthouse McCormick Mortuary (former Hardin & Flanagan Colonial Chapel and Mortuary)	Two-story chapel and mortuary building	Appears eligible for listing in CR
720 E Florence Avenue <sup>88</sup>	4012031930	1905	Inglewood Park Cemetery	Cemetery	Appears eligible for listing in NR and CR

Source: *Historic Resources Technical Report, HRG, July 2019 (refer to Appendix 4.4.3).*

<sup>88</sup> The parcel situated within the Expanded Study Area (APN 4012031930) has no address and contains only a small portion of the Inglewood Park Cemetery property. The vast majority of the cemetery occupies the adjacent parcel at 720 E Florence Avenue (APN 4012031027).

Of these, two are listed in the National Register and the California Register; four were previously identified as historic through historic resources surveys, environmental review, or other efforts, and have been re-evaluated as appearing eligible for listing in the National Register and/or California Register; and five were newly identified in the Historic Resource Report evaluation process as appearing eligible for listing in the National Register and/or California Register. All of these properties are considered herein as historical resources for the purposes of CEQA.

#### 4.4.5 THRESHOLDS OF SIGNIFICANCE

Criteria outlined in Appendix G of the State CEQA Guidelines were used to determine the level of significance of cultural resource impacts. A project would have a significant impact in relation to cultural resources if it were to:

- Threshold CUL-1:** Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.
- Threshold CUL-2:** Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- Threshold CUL-3:** Disturb any human remains, including those interred outside of formal cemeteries

The State CEQA Guidelines, Section 15064.5 (b) states that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.”<sup>89</sup> A “substantial adverse change in the significance of a historical resource” means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The CEQA Guidelines go on to state that “[t]he significance of a historical resource is materially impaired when a project ...[d]emolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources...local register of historical resources... or its identification in a historical resources survey.”<sup>90</sup>

The significance of a historical resource may be materially impaired through both direct and indirect project impacts. Thus, the *Historic Resources Technical Report* (see **Appendix 4.4.3**) analyzed the potential for the proposed Project to impact a historical resource either directly or indirectly.

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<sup>89</sup> CEQA Guidelines, Section 15064.5(b).

<sup>90</sup> CEQA Guidelines, Section 15064.5(b).

#### 4.4.6 IMPACT ANALYSIS FOR THE PROPOSED PROJECT

**Impact CUL-1:** Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

##### Impacts

The *Historic Resources Technical Report* identified a total of eleven historical built-environment resources within the proposed Project area,<sup>91</sup> as shown previously in **Table 4.4-1**. Two of these are listed in the National Register and the California Register; four were previously identified as historic through historic resources surveys, environmental review, or other efforts, and have been re-evaluated as appearing eligible for listing in the National Register and/or California Register; and five were newly identified as appearing eligible for listing in the National Register and/or California Register. All of these properties are considered herein as historical resources as defined in Section 15064.5.<sup>92</sup>

##### APM Guideway and Stations

##### Direct Impacts

A direct adverse environmental impact would involve an immediate physical change in the built characteristics of a resource or its immediate surroundings that convey its historical significance. While the proposed Project's guideway and stations would largely be constructed within the public right-of-way, several properties along the APM alignment would be affected through the development of the APM guideway and stations on adjacent properties.

The *Historic Resources Technical Report* evaluated the anticipated footprint of the APM system including the guideway, stations and the support facilities. Part of the proposed Project would extend outside the public right-of-way and protrude into or occupy adjacent properties.

The *Historic Resources Technical Report* determined that the proposed Project's guideway would have direct physical impacts on the following two historical built-environmental resources:

- 150 S. Market Street (former People's Federal Building & Loan Association, currently World Hat and Boot Mart), AIN 4021-010-015; and
- 3900 W. Manchester Boulevard (The Forum), AIN 4025-001-002.

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<sup>91</sup> Historical Resources Technical Report. Inglewood Transit Connector. November 19, 2020

<sup>92</sup> CEQA Guidelines, Section 15064.5.

150 S. Market Street (former People's Federal Building & Loan Association)

The property at 150 S. Market Street is situated on the northeastern corner of Market Street and Manchester Boulevard and contains a two-story, 16,575 SF mixed-use commercial building currently occupied by World Hat and Boot Mart. The building was originally constructed in 1927 as the People's Federal Building & Loan Association. It was remodeled in the Late Modern style, likely sometime in the 1960s. The building retains majority of its exterior features from this period, including its form and massing, exaggerated arches and elevated roof plate, exterior wall cladding, metal storefronts and entry doors, canopy, and upper-story fenestration. The building remains largely intact and continues to display the characteristic features of a Late Modern commercial building from the 1960s. This building retains sufficient integrity to convey its significance as a good example of its architectural style, and therefore, appears eligible for listing in the California Register.

The APM guideway would follow Market Street south and turn onto Manchester Boulevard before proceeding east. To maintain a sufficient turning radius and due to the narrowness of Market Street, the required width of the APM guideway, and the absence of front and side building setbacks, the guideway structure would partially intrude into the property at the northeastern corner of this intersection. As such, it is anticipated that this resource would need to be acquired and demolished.

Demolition of this structure would result in a significant impact to the historical resource.

3900 W. Manchester Boulevard (The Forum)

The Forum property is located at 3900 W. Manchester Boulevard and situated southeast of the intersection of Manchester Boulevard and Prairie Avenue. The property contains the Forum, a multipurpose indoor arena surrounded by an expansive surface parking lot. Completed in 1967, it was designed by prominent Los Angeles architectural firm Charles Luckman & Associates in the New Formalist style. From 2012 to 2014, it underwent an extensive historic renovation. The Forum was listed in the National Register on September 24, 2014 under Criterion C as an excellent example of a 1960s New Formalist-style arena building and is therefore automatically listed in the California Register.

Implementation of the proposed Project would not physically alter the Forum structure in any way. However, a portion of the expansive parking lot, which includes approximately 2,800 parking spots, would be affected. Specifically, an easement or partial acquisition of up to 30 feet would be required to maintain the existing number of roadway travel lanes along Prairie Avenue with the addition of APM system columns to support the APM structure. The 30 feet easement would be contained within the setback area of The Forum. An easement of approximately 75 feet would be required to accommodate the Prairie Avenue/Pincay Street station and the associated pedestrian vertical circulation and landings. This

encroachment would alter the original dimensions of the site. Easements required to accommodate for these APM system components would impact no more than 20 existing parking spots on the southwest corner of The Forum parking lot, or less than 1 percent of the total parking spots provided at venue.

The National Register nomination for the Forum identifies the surface parking lot as a character-defining feature. However, the proposed Project (station, guideway and support structures) would not alter the parking lot in any meaningful way. The surface parking lot would largely retain its original dimensions and significant features as an expansive, on-grade, asphalt-paved parking area that surrounds the Forum building on all sides.

Situated along the sidewalk, immediately adjacent to public right-of-way, the proposed Project (station, guideway, and support structures) would be away from the Forum building itself, and thus would not block or obscure important views of the building. Views of the Forum building looking south from Manchester Boulevard would remain unimpaired. Views looking east from Prairie Avenue would largely remain with only minimal impairment. The Forum site would retain its essential character as a large circular structure set at the center of a sprawling, generally open site with unobstructed views from all sides and multiple vantage points for the observation of the building.

After construction of the proposed Project, the Forum would continue to convey its historic significance as a 1960s New Formalist-style arena in Inglewood. The proposed Project would not physically alter the Forum building and would not substantially block or obscure important views of the Forum building. The proposed Project would only alter a small portion of the parking lot which would not result in a substantial adverse change in the significance of the historic resource. Thus, the proposed Project would not alter the relationship between the Forum and its setting.

Impacts would be less than significant.

### **Indirect Impacts**

An indirect adverse environmental impact would involve a substantial alteration in how a resource is viewed and experienced by pedestrians and motorists through obscuring, interfering, or blocking the view of a resource from the public right-of-way. These indirect impacts may materially impair and adversely affect the significance of a historical resource if the historical resource can no longer convey its historical significance and justify its inclusion in the California Register, local register, or historical resource survey. Built-environmental historical resources identified along the proposed Project's footprint, including those adjacent the proposed APM guideway alignment and stations, have been determined to convey their historical significance through physical characteristics such as design, construction, and/or form.

As described previously, the proposed Project would involve construction of an APM system consisting of a guideway and three stations largely within the public right-of-way over an approximately 1.6-mile alignment. Much of the existing development adjacent to the APM guideway's alignment, including identified built-environmental historical resources, contain little to no setback areas. These existing characteristics, combined with the narrowness of roadways and the required size of the APM system, are anticipated to result in the interference of views of the listed resources. The APM guideway and support structures would be located in proximity to building façades, limiting the ability of pedestrians and motorists to view and experience these resources.

The *Historic Resources Technical Report*<sup>93</sup> identified indirect impacts from the proposed Project to the following six resources, discussed below:

- 158-170 N. Market Street (former United Bank of California), AIN 4021-007-012;
- 115 N. Market Street (former Fox Theater), AIN 4021-008-006;
- 100 N. Market St/307 E Queen Street (former Bank of Inglewood), AIN 4021-007-024;
- 129-139 S. Market Street (former J.C. Penney), AIN 4021-009-031;
- 149-155 S. Market Street/231-239 E Manchester Boulevard (Professional Building), AIN 4021-009-017;  
and
- 320-330 E. Manchester Boulevard (Bank of America), AIN 4021-013-018.

The APM guideway and stations would follow Market Street, Manchester Boulevard, and Prairie Avenue and pass directly in front of these resources. The APM guideway and support structure would not physically alter these buildings in any way and the buildings would remain in their original locations, retaining all their significant character-defining features and materials. The proposed Project would erect substantial new physical structure features in the form of the APM guideway and support structures within proximity to these buildings along Market Street and Manchester Boulevard, leading to significant indirect impact for the former Fox Theater Building. However, the guideway structure and the support columns would only obscure a limited portion of the facades for five of the six historical resources, depending on the position of the viewer. Additionally, the APM guideway would be elevated above the roadway and sidewalks, and often substantially above the top of the historic structures. As such, the proposed Project would have a less than significant indirect impact on the former United Bank of California building, former Bank of Inglewood building, former J.C. Penney building, the Professional Building, and the Bank of America building. Impacts to each of these resources is described below.

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93 Historical Resources Technical Report. Inglewood Transit Connector. November 19, 2020.

### Former Fox Theater

The former Fox Theater building conveys its historical significance through its only public façade on Market Street, an important vantage point from which to observe the building's primary façade. The proposed Project would be located along Market Street, with the edge of the guideway approximately 15 feet from the building's projecting theater marquee, which overhangs the sidewalk. The guideway along the frontage of the building would be carried by single columns positioned in the center of Market Street, although no columns would be located directly in front of, or immediately adjacent to the Fox Theater building.

The main volume of the Fox Theater building measures approximately 38 feet tall, with its vertical sign pylon—an important component of the building's design—rising to a height of approximately 70 feet. In contrast, the bottom of the APM guideway would be elevated approximately 40 feet above the roadway at this point in the alignment, with the top of the guideway rising to approximately 48 feet. This would place an 8-foot-tall horizontal structure directly in front of the sign pylon, visually obscuring a portion of the sign pylon, and creating a visual separation between the uppermost portion of the pylon and the lower portion of the building containing the theater marquee and public entrance.

Due to the APM guideway interrupting views of the upper portion of the Fox Theater, including obscuring its important sign pylon, the Project would block and/or obscure important views of the building's primary façade. Specifically, views of the building from the east side of Market Street—a critical vantage point from which to observe the building's overall scale, massing, and composition—would be obstructed by the APM guideway. Additionally, vantage points from which to achieve unobstructed views of the building's primary façade would largely be limited to the sidewalk directly in front of the building. Because the building is set at the sidewalk, it is difficult to appreciate the building's overall design from this perspective.

Because the proposed Project would block and/or obscure important views of the former Fox Theater building's primary façade, and would considerably limit the vantage points from which the building can be observed without obstruction, the Project would result in a substantial adverse change in the significance of the historical resource. After construction of the Project, the ability of the former Fox Theater to convey its historic significance as a 1940s Late Moderne-style movie theater building would be impaired. Therefore, indirect impacts to the former Fox Theater building as a result of the Project would be significant.

### Former United Bank of California

The former United Bank of California conveys its historical significance through views to its two publicly visible facades, on Market Street (primary) and Regent Street (secondary). The proposed Project would be

located along Market Street and has the potential to interfere with views of the primary façade. The building's secondary façade along Regent Street would be unaffected. Two columns would be located in front of, or immediately adjacent to the United Bank of California Building, resulting in intermittently obscured view of the primary façade depending on the position of the viewer. The columns for the proposed Project would be approximately 6 feet by 9 feet in width. Those portions of the building's façade that would be obscured would be minor in comparison to the overall size of the building, where majority of the façade, including the façade on Regent Street, would remain visible.

The bottom of the guideway structure would be located 19 feet above the top of the structure and would not interfere with the views of the building. Overall, the proposed Project would not obscure or interfere with views of the building such that its physical form and architectural style cannot be discerned and ultimately, the building's scale, massing, and overall composition would remain readily discernable to the viewer despite some interruption of views. The ability of the United Bank of California building to convey its historic significance as a 1960s Late Modern-style bank building would not be substantially impaired by the proposed Project. Therefore, indirect impacts to the United Bank of California building would be less than significant.

#### Former Bank of Inglewood

The former Bank of Inglewood conveys its historical significance through its two publicly visible facades, on Market Street (primary) and Queen Street (secondary). The proposed Project would be located along Market Street and has the potential to interfere with views of the primary façade. The building's secondary façade along Queen Street would not be obscured by the proposed Project. The guideway along the frontage of the building would be carried by single columns positioned in the center of Market Street, one of which would be located in front of, or immediately adjacent to the Bank of Inglewood building. The single column would intermittently obscure a portion of the building's primary façade, depending on the position of the viewer. However, those portions of the building's façade that would be obscured would be minor in comparison to the overall size of the building, where majority of the façade, including the façade on Queen Street, would remain visible.

The bottom of the guideway structure would be located seven feet above the top of the structure and would not interfere with the views of the building. Overall, the proposed Project would not obscure or interfere with views of the building such that its physical form and architectural style cannot be discerned and ultimately, the building's scale, massing, and overall composition would remain readily discernable to the viewer despite some interruption of views. The ability of the Bank of Inglewood building to convey its historic significance as a 1920s Mediterranean Revival-style bank building would not be substantially

impaired by the proposed Project. Therefore, indirect impacts to the Bank of Inglewood building would be less than significant.

Former J.C. Penney

The former J.C. Penney building conveys its historical significance through its only public façade on Market Street, an important vantage point from which to observe the building's primary façade and main entry. The proposed Project would be located along Market Street and has the potential to interfere with views of the Market Street façade. The guideway along the frontage of the building would be carried by single columns positioned in the center of Market Street, one of which would be located in front of, or immediately adjacent to the J.C. Penney building. The single column would intermittently obscure a portion of the building's primary façade, depending on the position of the viewer. However, those portions of the building's façade that would be obscured would be minor in comparison to the overall size of the building, where majority of the façade which would remain visible.

The bottom of the guideway structure would be located approximately ten feet above the top of the structure and would not interfere with the views of the building. Overall, the proposed Project would not obscure or interfere with views of the building such that its physical form and architectural style cannot be discerned and ultimately, the building's scale, massing, and overall composition would remain readily discernable to the viewer despite some interruption of views. The ability of the J.C. Penney building to convey its historic significance as a 1950s Mid-Century Modern-style department store building would not be substantially impaired by the proposed Project. Therefore, indirect impacts to the J.C. Penney building would be less than significant.

Professional Building

The Professional Building conveys its historical significance through its two publicly visible facades, on Market Street (primary) and Manchester Boulevard (secondary). The proposed Project would be located along Market Street and has the potential to interfere with views of the primary façade. The building's secondary façade along Manchester Boulevard would not be obscured by the proposed Project. The guideway along the frontage of the building would be carried by single columns positioned on the east side of Market Street. Because no columns would be located in front of or immediately adjacent to the Professional Building, the building's primary facade would not be obscured when viewed from the east side of Market Street.

The bottom of the guideway structure would be located approximately 30 feet from the front of the Professional Building and eight feet above the top of the structure, resulting in no interference with the views of the building. Overall, the proposed Project would not obscure or interfere with views of the

building such that its physical form and architectural style cannot be discerned and the building's scale, massing, and overall composition would remain readily discernable to the viewer. The ability of the Professional Building to convey its historic significance as a 1920s Spanish Colonial Revival-style commercial building would not be substantially impaired by the proposed Project. Therefore, indirect impacts to the Professional Building would be less than significant.

#### Bank of America

The Bank of America building conveys its historical significance through its two publicly visible facades, on Manchester Boulevard (primary) and Locust Street (secondary). The proposed Project would be located along Manchester Boulevard and has the potential to interfere with views of the primary façade. The building's secondary façade along Locust Street would not be obscured by the proposed Project. The guideway along the frontage of the building would be carried by straddle-bent support columns positioned along Manchester Boulevard, three of which would be located in front of, or immediately adjacent to the Bank of America building. The columns would be approximately 6 feet in diameter and be spaced approximately 67 feet to 80 feet apart, leading to very limited portions of the primary façade being obstructed when viewed from Manchester Boulevard. Those portions of the building's façade that would be obscured would be minor in comparison to the overall size of the building, where majority of the façade, including the façade on Locust Street, would remain visible.

The bottom of the guideway structure would be located seven feet above the top of the structure and would not interfere with the views of the building. Overall, the proposed Project would not obscure or interfere with views of the building such that its physical form and architectural style cannot be discerned and ultimately, the building's scale, massing, and overall composition would remain readily discernable to the viewer despite some interruption of views. The ability of the Bank of America building to convey its historic significance as a 1940s Moderne style bank building would not be substantially impaired by the proposed Project. Therefore, indirect impacts to the Bank of America building would be less than significant.

#### **Summary of Impacts**

The guideway structure would partially intrude into the former People's Federal Building & Loan Association building located at 150 S. Market Street, at the northeastern corner of the Market Street and Manchester Avenue intersection. The intrusion is necessary to accommodate for the guideway's turning radius at the intersection and the significant impact cannot be avoided through a partial take of the primary façade of the property. Acquisition and demolition of the existing building on site would be unavoidable. The building was originally constructed in 1927 and remodeled in the Late Modern style in the 1960s. The building appears substantially unaltered since its 1960s remodel and retains the majority

of its exterior features from this period. As such, the building was assigned a status code of 5S1 (eligible for local listing). A significant and unavoidable impact to the People's Federal Building & Loan Association building would occur.

In order to accommodate the required width of the Prairie Avenue/Pincay Street station, a portion of the expansive parking lot surrounding the Forum would be impacted. The Prairie Avenue/Pincay Street station would involve encroachment to the east into the Forum parking lot in order to accommodate for the pedestrian vertical circulation and landings, and to maintain the existing number of roadway travel lanes along Prairie Avenue. Even though the National Register nomination for the Forum identifies the surface parking lot as a character-defining feature, the proposed Project would not alter the parking lot in any meaningful way. The surface parking lot would largely retain its original dimensions and significant features as an expansive, on-grade, asphalt-paved parking area that surrounds the Forum building on all sides. The proposed Project will not substantially block or obscure important views of the building. As such, The Forum site would retain its essential character as a large circular structure set at the center of a sprawling, generally open site with unobstructed views from all sides. Impacts to The Forum would be less than significant.

Implementation of the proposed Project would obstruct the view of the primary façade of the historic Fox Theater. The APM guideway would be located directly in front of the theater building and visually obscure a portion of the sign pylon, creating a visual separation between the uppermost portion of the pylon and the lower portion of the building containing the theater marquee and public entrance. The APM guideway would block important views of the building's primary façade and limit the views of the building's primary façade to the sidewalk directly in front of the building, making it difficult to appreciate the building's overall design. Because the ability of the former Fox Theater to convey its historic significance would be impaired following the implementation of the proposed Project, the indirect impact on the former Fox Theater is considered significant.

Lastly, the proposed Project would have a less than significant indirect impact on the former United Bank of California building, former Bank of Inglewood building, former J.C. Penney building, the Professional Building, and the Bank of America building. These buildings' scale, massing, and overall composition would remain readily discernable to the viewer despite some interruption of views by the proposed Project and retain the ability to convey its historic significance as a historic resource.

### **Mitigation Measures**

**MM CUL-1:** The building located at 150 S. Market Street (the former People's Federal Building & Loan Association Building) shall be documented to Historic American Buildings Survey (HABS) Level III prior to demolition. HABS Level III documentation includes a sketch plan,

photographs with large-format negatives or exterior and interior views, and the completion of an architectural data form. Copies of the completed HABS documentation shall be archived with the South Central Coast Information Center at California State University, Fullerton, as well as with the Los Angeles Conservancy and the Inglewood Public Library. An additional archival copy of the documentation shall be offered to the Inglewood Historic Preservation Alliance.

**MM CUL-2:** Wherever support columns would come into close proximity to the Fox Theater building, these columns shall be situated as far away as possible from the publicly visible façades of the building as feasible; and to the extent possible, the location of the columns shall be shifted to either side of the building rather than directly in front of it, to minimize visual impacts.

**MM CUL-3:** Wherever APM station vertical circulation elements, such as escalators, elevators, and stairs, would come into close proximity with the Fox Theater building, these elements shall be situated with as much distance from the publicly visible façades of the building as is feasible; and to the extent possible, the placement of these elements shall be shifted to either side of the resource rather than directly in front of it, to minimize visual impacts.

### Level of Significance after Mitigation

The proposed Project would require the demolition of the building at 150 S. Market Street (the former People's Federal Building & Loan Association Building) which would render the direct impacts to the historic resource significant and unavoidable. While implementation of **MM CUL-1** would reduce the significant impact by ensuring that the resource is extensively documented with information available for access by the public, impacts to this resource would remain significant and unavoidable.

As a result of the proposed Project, one Project adjacent historic resource, the Fox Theater, would be impacted indirectly by the obscured views of the proposed Project. The guideway would obscure the Fox Theater building by limiting the ability of the building to convey its historic significance. As a result, indirect impacts to the historic Fox Theater was identified to be significant.

Implementation of **MM CUL-2** and **MM CUL-3** would reduce the significant indirect impacts to the Fox Theater to the extent feasible. **MM CUL-3** and **MM CUL-4** would ensure that best efforts are made to situate the support structures for the APM guideway and station vertical circulation elements with as much distance from the Fox Theater's publicly-visible façade as is feasible, and to the extent possible, the placement of the columns and station vertical circulation elements would be shifted to either side of the resource rather than directly in front of it, to minimize visual impacts. Despite mitigation, public views of

the Fox Theater would continue to be obstructed, thus indirect impacts would remain significant and unavoidable.

**Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

**Impacts**

Section 15064.5 of the CEQA Guidelines generally defines a historic or archeological resource as a resource that is (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) in addition to maintaining a sufficient level of physical integrity.

Further, CEQA considers unique archaeological resources including archaeological artifact, object, or site which can clearly demonstrate the following criteria: (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type; or (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.<sup>94</sup> Unique archaeological resources include material evidence of past human life and culture of previous ages.

A literature review and records search was conducted at the South Central Coastal Information Center housed at California State University, Fullerton on June 20, 2018.<sup>95</sup> The records search included the proposed Project footprint and an area of a half-mile surrounding the Project area. The records search indicated there are no prehistoric or historical archaeological resources recorded within a half-mile radius of the area. In addition to the records search, a reconnaissance survey of the proposed Project area was conducted on July 20, 2018, also resulting in negative findings of prehistoric or historic archaeological resources identified. However, ground visibility surrounding the proposed Project footprint is very poor due to a high level of urbanization and development and any resources buried below ground would be difficult to observe.

During construction, the proposed Project would require excavation, grading, drilling, and other related construction activities that involve extensive ground disturbance that could expose undiscovered archaeological artifacts. As much of the area has experienced prior development, the potential for such

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<sup>94</sup> California PRC, Sections 21083.2, Archeological Resources.

<sup>95</sup> *Cultural Resource Investigation*, Roberta Thomas, M.A., RPA, and Gena Granger, M.A., RPA, PaleoWest Archaeology (PaleoWest), December 12, 2018.

discoveries is considered low. Deeper ground disturbing activities, such as drilling for columns, would involve techniques that would not provide for successful recovery of any artifacts as they would be destroyed during drilling. Therefore, there is a potential significant impact for unearthing or destroying previously unknown archaeological resources during construction.

Operation of the proposed Project would not involve ground disturbing activities and, therefore, would not have the opportunity to unearth previously unknown archaeological resources. Operation of the proposed Project would have no impact on archaeological resources at or around the proposed Project area.

### **Mitigation Measures**

Implement **MM TCR-1** to **MM TCR-4** from **Section 4.13 Tribal Cultural Resources**.

### **Level of Significance after Mitigation**

The impacts associated with causing a substantial adverse change in the significance of an archaeological resource would be reduced to a less than significant level with the implementation of **MM TCR-1** to **MM TCR-4**. The measures would require the contractor to hire a qualified archaeologist meeting Secretary of the Interior's Professional Qualifications Standards for archaeology (US Department of the Interior, 2008) to carry out all mitigation related to cultural resources, including on-site monitoring of any ground disturbing activities. The monitor would be versed in locating and identifying archeological artifacts. This would increase the likelihood for locating archeological resources unearthed on-site and properly identifying its significance. Proper treatment of the artifacts immediately after discovery would be determined by the qualified archaeologist to minimize adverse change in the significance of the archeological resource discovered.

Prior to construction all construction personnel associated with demolition and ground disturbance activities would also be required to receive Cultural Resources Sensitivity Training, which would include training in identifying characteristics of archeological resource finds. Minimizing the possibility to cause substantial adverse change to significant archeological resources due to construction activities. In the event of the discovery of any archaeological materials during implementation of the Project, all work shall immediately cease within 50 feet of the discovery until it can be evaluated by the qualified archaeologist. Construction shall not resume until the qualified archaeologist has made a determination on the significance of the resource(s) and provided recommendations regarding the handling of the find. If the resource is determined to be significant, the qualified archaeologist will confer with the project applicant regarding recommendation for treatment and ultimate disposition of the resource(s). This process would ensure proper treatment and processing of the archeological resources found. Therefore, potential

impacts associated with causing a substantial adverse change in the significance of an archaeological resource would be reduced to a less than significant level.

**Impact CUL-3: Disturb any human remains, including those interred outside of formal cemeteries.**

### **Impacts**

A significant adverse effect would occur if ground disturbing activities associated with the proposed Project were to disturb previously interred human remains. Construction of the proposed Project would require extensive construction of foundations and columns, as well as other ground-disturbing activities. Required construction activities have the potential for unearthing and destroying unknown human remains underground which were not observed during the field survey. Thus, the potential to disturb human remains exists and this potential impact would be significant.

Discovery of Native American human remains is further discussed in **Section 2.18 Tribal Cultural Resources**.

### **Mitigation Measures**

Implement **MM TCR-1, MM TCR-3** and **MM TCR-5** from **Section 4.13 Tribal Cultural Resources**.

### **Level of Significance after Mitigation**

The impacts associated with disturbing any undiscovered human remains would be reduced to a less than significant level with the implementation of **MM TCR-1, MM TCR-3, and MM TCR-5**. The measures would require the contractor to hire a qualified monitor on-site to monitor any ground disturbing activities. The monitors would be versed in locating and identifying human remains. Prior to construction all construction personnel associated with demolition and ground disturbance activities would also be required to receive Cultural Resources Sensitivity Training, which would include training in identifying human remains. In the event human remains is found, work would immediately cease within 150 feet of the discovery and the County coroner would be contacted in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. The City, tribal cultural resources monitor, and archaeological monitor would also be notified. Proper treatment and processing of the human remains would be carried out in compliance with PRC Section 5097.98, Health and Safety Code Section 7050.5, **MM TCR-1, MM TCR-3, and MM TCR-5**. Therefore, potential impacts to disturbing human remains would be reduced to a less than significant level.

#### 4.4.7 CUMULATIVE IMPACTS

A cumulative impacts analysis for historic architectural resources evaluates whether impacts of a project and related projects, when taken as a whole, would have significant environmental impacts on historical resources. If the cumulative projects listed in **Section 4.6: Cumulative Assumptions** would result in a significant impact, then the proposed Project contribution would need to be determined. The cumulative context for historic resources can be defined by a number of factors depending on the conditions and the presence or absence of known historic resources in the area.

For the proposed Project, the cumulative context for historical resources considers impacts to significant historical resources in Inglewood. The majority of the cumulative projects identified in **Section 4.6** involve commercial and residential developments, many of which are smaller in scale, while the HPSP accounts for a large portion of the cumulative development. The HPSP EIR was certified in 2009 and concluded that the HPSP project would result in a less-than-significant impact to historic resources. Given the long history of Inglewood and large number of historic-age buildings and structures throughout the City it is possible that historical resources may be significantly impacted as a result of at least one of the identified cumulative projects that constitute the cumulative context. Therefore, the cumulative impact on historic architectural resources is considered potentially significant. Because the Project would require acquisition and demolition of the historic property at 150 S. Market Street and would block currently unobstructed views of the Fox Theatre on Market Street, the Project's incremental contribution to the potential significant cumulative impact on cultural resources would be cumulatively considerable.

#### 4.4.8 CONSISTENCY WITH CITY OF INGLEWOOD GENERAL PLAN

##### Land Use Element

The City's Land Use Element<sup>96</sup> was adopted in 1980 and subsequently amended in 1986, 2009, 2015, 2016, and 2020. Applicable goals to the Cultural Resources section were added in 2016 to the Land Use Element with the adoption of the New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines described below.

##### ***New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines***

The New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines<sup>97</sup> (Downtown TOD Plan) covers the Downtown Inglewood and Fairview Heights neighborhoods of the City

96 City of Inglewood. *Land Use Element*. <https://www.cityofinglewood.org/DocumentCenter/View/132/Land-Use-Element-1980-Amended-1986-2009-2016-PDF>. Accessed July 22, 2020.

97 City of Inglewood, *New Downtown and Fairview Heights Transit Oriented Development Plan and Design Guidelines*, November 1, 2016.

and works to implement the City's vision for transforming the quality of the environment within these areas. The Downtown TOD Plan area consists of approximately 585 acres located in the center of Inglewood along the Metro Crenshaw/LAX line just east of the Florence Avenue/La Brea Avenue intersection. This Downtown planning and zoning area extends approximately one-half mile in all directions from the Metro Downtown Inglewood Station.

The Downtown TOD Plan planning effort were incorporated into the Land Use Element with its 2016 update. Relevant goals and policies in the Downtown TOD are listed as follows:

**Goal 1:** Downtown is a place to live, work, shop, recreate, and be entertained.

**Policy 1.2:** Ground Floor Uses and Storefronts. Require uses that activate pedestrian activity such as retail on major streets and plaza frontages. Require that storefronts be historically-sensitive, attractive, and transparent in the Historic Downtown.

**Goal 2:** Downtown is a revitalized yet forward-looking gathering place for the community.

**Policy 2.3:** Preservation of Historic Fabric. Require the preservation of buildings that have been designated as historic and encourage the reuse of other historic buildings. Maintain the sense of place in areas with historic fabric and/or meaning such as Market Street between Regent Street and Hillcrest Avenue and the Hillcrest neighborhood east of Locust Street.

**Goal 6:** Downtown expresses the unique culture of Inglewood.

**Policy 6.1:** Districts. Define the following unique districts within the Downtown TOD area, each with their own unifying character or identity that should be preserved and enhanced: Historic Downtown, Civic Center, TechTown, Beach Avenue, Fairview West, Hillcrest and Queen Street.

The proposed Project is consistent with the Policy 1.2 and Policy 6.1 within the Downtown TOD Plan in the Land Use Element. Pedestrian facilities within the project footprint would be upgraded to ensure ADA compliance and stations would provide opportunities for safe pedestrian crossing across busy roadways along Prairie Avenue and Market Street. The design of the proposed APM system has taken into consideration storefronts and retail on major streets within the project footprint to limit its direct and indirect impact to surrounding historic resources. Resources impacted by the proposed Project would be

mitigated to the extent feasible and impacts to publicly visible facades would be minimized as allowed for by proposed Project design.

The proposed Project would be consistent with Policy 2.3 within the Downtown TOD Plan through the implementation of an amendment proposed by the Project, by adding the underlined language to the end of Policy 2.3's text:

- Policy 2.3: *Preservation of Historic Fabric*. Require the preservation of buildings that have been designated as historic and encourage the reuse of other historic buildings. Maintain the sense of place in areas with historic fabric and/or meaning such as Market Street between Regent Street and Hillcrest Avenue and the Hillcrest neighborhood east of Locust Street, while also accommodating for the development of the Inglewood Transit Connector along Market Street between Regent Street and Manchester Boulevard.

The amendment would allow the policy to take into account the historical significance of Inglewood Downtown while accommodating for the implementation of the APM system. Historical resources would remain recognized as an important part of the Inglewood Downtown and any impacts to historical resources would be mitigated to the extent feasible. The proposed Project would be consistent with Policy 2.3 with the proposed amendment.