NPS Form 10-900
United States Department of the Interior
National Park Service

OMB No. 1024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

509

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Boyle Hotel – Cummings Block
Other names/site number: Hotel Cummings; Hotel Mount Pleasant
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 101-105 North Boyle Avenue
City or town: Los Angeles State: California County: Los Angeles
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X_local

Applicable National Register Criteria:

_X_A ___B _X_C ___D

Carol Roland-Nawi 5-30-13

Carol Roland-Nawi, Ph.D., State Historic Preservation Officer **Date**

California State Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Edson K. Beall 7.23.13

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	X
District	
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC: hotel
DOMESTIC: multiple dwelling
COMMERCE: specialty store

Current Functions
(Enter categories from instructions.)
DOMESTIC: multiple dwelling
COMMERCE: specialty store

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE VICTORIAN: Queen Anne

Materials: (enter categories from instructions.)
Principal exterior materials of the property: CONCRETE and BRICK

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Boyle Hotel – Cummings Block commands a prominent position atop a short hill at an intersection of three streets, North Boyle Avenue, East First Street, and Pleasant Avenue, in a dense urban environment east of downtown Los Angeles. Four stories high along East First Street, the masonry building is designed in a Queen Anne style, with a circular corner turret topped by a bell-shaped cap. A new, contemporary building is located immediately adjacent to the west, sharing an assessor parcel and connected to the subject building through a hyphen. Ground level storefronts face both East First Street and Boyle Avenue while a regular fenestration pattern on upper floors denotes residential use. The subject building is in excellent condition after a recent certified rehabilitation and retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

Setting
Directly across the street from the subject building is a plaza that features a contemporary pavilion and a new Metro station. East First Street is a commercial throughfare, connecting Boyle Heights with downtown Los Angeles. East of the property are low, one and two story commercial buildings, while one block west of the property are ramps to and from US Route 101. Blocks north and south of East First Street contain residential neighborhoods.

Exterior
Because of the slope of East First Street down to the west, the east façade is three stories high while the south elevation is four stories high (Photograph 1, hereinafter 1). The building is set at the sidewalk with no setback. The east, Boyle Avenue, façade is divided into three sections by pilasters (2). Designed in a Queen Anne style, the high first floor is punctuated by cast iron pilasters with storefronts flanking a central building entrance. Cast iron is stamped by Coronado Foundry & Machine Co. Storefronts consist of an inset entry with display windows on either side (3). The paneled wood, double door main entrance is capped by a decoratively patterned, multi-light transom (4). A simple, cast iron cornice separates the ground floor from upper floors. The two central, cast iron pilasters continue vertically, changing material to terra cotta above the ground floor cornice, and then brick above, culminating in an arch below the parapet (5). This center section projects slightly from the face of the façade. The two upper floors exhibit regularly spaced fenestration consisting of wood, double hung sash. Windows in the center section are inset, while two of three upper floor windows in the north section are arched. Waffle-patterned spandrel panels separate upper floor window openings. A concrete stringcourse runs below the windows on each of the upper floors. The façade is topped by a simple cornice of patterned brickwork and a semi-circular pediment.

The south, East First Street, elevation is divided into three sections, with the upper, central section projecting slightly from the face of the façade (6). Two storefronts are located at the west side of the elevation, framed by cast iron pilasters and spiral columns and topped by a simple cast iron cornice with rosettes (7-8). Entries are inset, with the west one accessed via three steps and the east accessed via a ramp. A secondary entrance to the building, consisting of a simple, contemporary door with a transom, is located adjacent to the storefronts. Similar to the east façade, waffle-patterned spandrel panels separate upper floor window openings while a simple concrete stringcourse runs below the windows on each of the upper floors. A distinctive corner turret clad in pressed sheet metal is located at the southeast corner at the fourth floor (9). A metal plaque with the notation "Cummings Block" is placed directly below the corner turret. Fenestration along this elevation consists of double hung, wood sash and is somewhat irregularly spaced. Three arched windows are centrally located at the fourth floor elevation below a triangular pediment, with a fourth at third floor level in the middle of the central section. At the third floor, a double window with projecting metal spiral columns and arched pediment is located near the east corner.

The building's west elevation is obscured by an adjacent addition. Floor levels of the new addition and the Boyle Hotel – Cummings Block are aligned, with connection via a hyphen consisting of an inset, open metal stair and elevator tower. The north elevation is secondary and unadorned (10). Contemporary entrances on the first floor provide secondary access to commercial spaces and basement. Regularly spaced fenestration on upper floors consists of double hung wood sash.

Interior

Interior spaces consist of two storefronts facing east toward Boyle Avenue and two storefronts facing south toward East First Street. Upper floor residential units on the second through fourth floors are accessed via a main stair centrally located along Boyle Avenue, a secondary stair located along East First Street, as well as through the new hyphen. Double-loaded corridors give access to studio apartments.

Limited historic fabric remains on the interior. Third and fourth floor residential areas of the building are accessed via a main stair, centrally located at the east façade (11). The stair features wood treads and risers and paneled wainscoting as well as turned wood balusters and railings. Finishes are continued in the third floor stair hall and the stair run between the third and fourth floors (12-15). A secondary stair exits near the center of the south elevation and only accesses second floor residential areas (16). As part of the certified rehabilitation, corridors were constructed to bisect the building on the second through fourth floors, running east to west (17-18). Historic finishes, such as door surrounds, window surrounds, door transoms, and base molding, were salvaged and reinstalled, or reconstructed. A community room is located on the fourth floor at the southeast corner, incorporating space within the circular corner turret (19).

Alterations

Prior to the recent certified rehabilitation, the building had been altered several times, mainly to correct earthquake damage after the 1971 Sylmar earthquake and 1987 Whittier Narrows earthquake.[1] The certified rehabilitation, completed in 2012, restored previously lost features based on photographic documentation. Features that were accurately reconstructed include the cap on the corner turret and a decorative parapet on the east elevation visible in historic photographs (Additional Documentation, Figures d-f). These features were removed after 1956, although no additional information is available.[2] The recent rehabilitation also removed contemporary through-bolts by seismically strengthening the building from the interior. Most window sashes had been replaced, some even infilled. Wood window sashes were accurately reconstructed with a muntin pattern based on historic photographs.

Upper floor corridors had been altered over the years to the point where it was difficult to ascertain original configuration. It is likely walls enclosing the main stairs were added, possibly

[1] Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #1988LA92006, July 8, 1988.

[2] There are no building permits which describe removal of the corner turret, although the local Historical-Cultural Monument nomination notes it was removed in 1971.

in 1987, as part of compliance with fire life-safety requirements.[3] Walls enclosing the stairs were removed as part of the recent rehabilitation. Toilets were incorporated in 1914 and 1915,[4] as shared facilities accessed from the corridors. Shared bathroom facilities were also removed as part of the recent rehabilitation, with new bathrooms internal to new units.

The west elevation was partially reconstructed in concrete block after the 1987 earthquake.[5] As part of the rehabilitation, a new hyphen was constructed adjacent to the building, connecting it to a new, multi-family residential addition with internal parking. The new building is organized around an internal courtyard, aligning floor levels with the Boyle Hotel – Cummings Block and complementing its scale, rhythm, and massing.

Integrity

Recent work on the building, completed in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, rehabilitated, restored, and reconstructed character-defining features of the exterior and interior, while allowing for continued use of commercial ground floor and residential upper floors. The building retains integrity of location, setting, design, materials, workmanship, feeling, and association, and retains the essential physical features that enable it to convey its appearance from the period of significance (1889-1946).

The Boyle Hotel – Cummings Block retains integrity of location at the crest of a hill overlooking downtown Los Angeles at the important intersection of three streets. Similarly, the building retains integrity of setting. The building continues to face a plaza lined by commercial establishments. The new, multi-family residential addition located adjacent to the Boyle Hotel – Cummings Block replaced two earlier multi-family buildings and, with its contemporary design, is compatible with the massing, size, and scale of the historic building.

The Boyle Hotel – Cummings Block retains integrity of design. The general form, plan, space, structure, and style from the building's construction have been retained, as well as individual decorative features. The highly decorative wall surface, ornamental spiral columns, parapets with patterned surfacing, corner turret, second story double window with an arched pediment, decorative brickwork, and arched window openings clearly express the Queen Anne style of the building. Accurate reconstruction based on documentation and careful restoration maintained integrity of design. While the Boyle Hotel – Cummings Block had lost some materials prior to the recent rehabilitation, it retained most of the physical features that constitute its style, and therefore retains integrity of materials. Since most materials were retained, the building also retains integrity of workmanship, demonstrating evidence of brick and metal craftsmanship.

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[3] Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #1987LA62542, April 10, 1987. Building permits report that these alterations cost approximately $50,000.

[4] Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #1914LA12978, June 20, 1914; Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #1915LA04646, March 26, 1915.

[5] Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #1988LA92006, July 8, 1988.

Since it was constructed, the Boyle Hotel – Cummings Block has functioned and continues to function with commercial ground floor storefronts and upper floor residential uses. By maintaining its original functions, the building retains integrity of association and feeling.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Community Planning and Development
Architecture

Period of Significance
1889-1946

Significant Dates
1889 (date of construction)

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Norton, William Robert

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Boyle Hotel – Cummings Block is significant under Criterion A as an important anchor to the early commercial development of Los Angeles in the Boyle Heights neighborhood east of the Los Angeles River. When completed in 1889,[6] it reflected expansion and growth outside the commercial core in Los Angeles. Now, as the last remaining commercial building from the early development of Boyle Heights in the 1880s, the building represents the late nineteenth century transition of Los Angeles from a small city surrounded by farmland to a burgeoning city center surrounded by suburban neighborhoods. Pre-twentieth century commercial buildings are extremely rare in the greater Los Angeles metropolitan area and likely number fewer than a dozen. Extant pre-twentieth century hotels are even rarer and probably number fewer than five.[7]

The Boyle Hotel – Cummings Block is also significant under Criterion C for its rare and unique architectural design in a Queen Anne style.[8] The building embodies distinctive character-defining features, including its highly decorative wall surface, ornamental spiral columns, parapets with patterned surfacing, corner turret, second story double window with an arched pediment, and decorative brickwork. The building commands a prominent position at the crest of a hill overlooking downtown, as well as at an important intersection, and its construction out of brick signifies solidity and durability at this important site.

Period of Significance (justification)

The period of significance begins in 1889 with completion of the Boyle Hotel – Cummings Block and extends through 1946 when the first section of the Interstate 10 freeway opened from Aliso Street to Indiana Street and displaced over 10,000 Boyle Heights residents.[9] This is the first of five freeways that were constructed around and through the Boyle Heights neighborhood that displaced residents and cut the neighborhood off from surrounding areas.

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[6] Sanborn Fire Insurance Map, 1888, volume 2, sheet 77a.

[7] Other extant pre-twentieth century hotels include Far East Café, constructed in 1894 and located at 347-353 East First Street and Pico House, constructed in 1869 and located at 430 North Main Street. Both are listed in the National Register of Historic Places.

[8] The local Historic Cultural Monument application describes the architectural style as Italianate and a 1994 survey described the style as Romanesque Revival. This confusion may have arisen due to extensive use of decorative masonry.

[9] Japanese American National Museum, "Boyle Heights Project: Power of Place: Timeline," <http://www.janm.org/exhibits/bh/exhibition/timeline.htm>.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Association with Development of Boyle Heights

Boyle Heights is defined as the area east of the Los Angeles riverbed and west of the Los Angeles city boundary. The area was initially a sparsely populated agricultural area known as "Paredon Blanco" or "White Bluffs." The neighborhood's namesake, Andrew A. Boyle, an Irish immigrant, settled on land located east of the Los Angeles River in 1857. Following Boyle's death in 1871, his son-in-law, William H. Workman, named the area Boyle Heights in his honor.[10]

A large section of Paredon Blanco was owned by Estevan Lopez (1790-1852), who gave a generous parcel to his son Jose Francisco Mauricio Lopez (1818-1900). Francisco Lopez lived on the land, which he farmed and produced wine grapes, alfalfa, sugar cane, fruit, dairy, and chickens.[11] Andrew Boyle purchased the land from the widow and second wife of Estevan López, Petra Varela de López.[12] One of Francisco Lopez's daughters, Maria del Sacramento Lopez (1850-1930) married George Cummings (1828-1903) in 1869.[13] A farmer, rancher, and real estate developer, George Cummings was above all a booster for Boyle Heights.[14] Prior to his marriage and connection with the Lopez family, George Cummings purchased approximately 40 acres of land in Boyle Heights.[15] On 13 acres, he built a "handsome mansion…which gives the inmates a glorious view of the whole city and valley."[16] George Cummings subdivided the remaining approximately 35 acres, known as the Mt. Pleasant tract, and sold as individual parcels for $1,000 each.[17] As a booster for Boyle Heights, George Cummings requested the City's assistance in construction of a levee on the east side of the Los Angeles River and, along with his neighbors, petitioned for a "bridge and elevated viaduct across the river, connecting First Street and Boyle Heights."[18]

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[10] Wendy Elliott-Scheinberg, "Boyle Heights: Jewish Ambience in a Multi-Cultural Neighborhood," dissertation, Claremont Graduate School, 2001, 42.

[11] Catherine Kurland, "A Brief History of the Lopez and Cummings families in Boyle Heights, Los Angeles," unpublished manuscript, December 7, 2006. Catherine Kurland is the great-granddaughter of Maria del Sacramento Lopez and George Cummings.

[12] Francisco López was the son of Estevan and his first wife, María Jacinta del Sacramento Valdez.

[13] Terry W. Chaffee, "The Chaffees Of the New World Starting With Thomas Chaffe," Ancestry.com, <http://trees.ancestry.com/tree/8764085/family/familyview>.

[14] The Cummings/Lopez family was clearly very prominent in the history of Boyle Heights and Los Angeles. There is not sufficient information to determine if the building could also be eligible for listing in the National Register under criterion B for its association with George Cummings.

[15] *An Illustrated Historic of Los Angeles County*, (Chicago: Lewis Publishing Company, 1889), 438.

[16] "Boyle Heights: Brief Sketch of a Delightful Suburb," *Los Angeles Times*, August 4, 1889, 10.
In 1890, George Cummings and his family lived next to John Lazzarovich, one of Workman's partners and also married to Maria del Sacramento Lopez sister Juana. (1890 United States Census, Los Angeles County, Enumeration District 24, page 28.)

[17] *An Illustrated History of Los Angeles County*, (Chicago: Lewis Publishing Company, 1889), 438.

[18] "That Viaduct: Mrs. Bigelow's Case Before Judge Now," *Los Angeles Times*, July 7, 1889, 3.

Streetcar lines, beginning in 1877 as a one horse-line called the Los Angeles and Aliso Avenue Street Passenger Railway, provided access to downtown.[19] Costing a reported million dollars for machinery and tracks, the Los Angeles Cable Railway serviced Boyle Heights beginning in 1889. It is not a coincidence it was completed the same year as the Boyle Hotel – Cummings Block. The line started at Seventh and Alvarado streets, went up Broadway to East First Street, and followed East First Street to Chicago Street.[20] When streetcar lines became electric after 1901, additional lines extended to Boyle Heights along Brooklyn Avenue (now Caesar Chavez Avenue). The streetcar helped initiate suburban development in Boyle Heights and population growth and development are directly connected with it.[21] After the streetcar line was constructed, the section of East First Street between Boyle Avenue and Chicago Street was transformed into the first commercial district east of downtown Los Angeles.[22] As seen in historic photos, the streetcar line ran adjacent to the Boyle Hotel – Cummings Block (Additional Documentation, Figure e). This important pattern of development along a streetcar route, which allowed for Boyle Heights to become one of the first suburbs, has been restored with the recent opening of the Metro Gold Line, a new light rail route with a station directly across the street from the Boyle Hotel – Cummings Block. The light rail is underground at this point.

With the combination of accessibility to downtown and the population boom of the 1880s, development of Boyle Heights accelerated and is considered one of the earliest neighborhoods outside of downtown. By 1900, the population of Boyle Heights reached 10,670.[23] Unlike many other parts of Los Angeles, no segregated schools or restrictive residential covenants existed in Boyle Heights, attracting an immigrant population. After the turn of the twentieth century, Jews, Japanese, Mexicans, Russian-Molokans, and African-Americans immigrated in large numbers to Los Angeles and to Boyle Heights in particular. Boyle Heights was later described by historian George J. Sanchez as "Los Angeles' Ellis Island."[24] The lack of restrictive covenants also "generated a mixed social climate and laborers along with wealthy businessmen and professionals purchased home sites in the same areas of the neighborhood."[25] Although these initial immigrants later moved to other parts of Los Angeles, Boyle Heights continues to serve as a portal for immigrants, more recently new immigrants continuing to come from Mexico as well as others from South and Central America. After 1946, five freeways and interchanges were constructed around and through Boyle Heights, physically separating it from downtown and forcing many residents to relocate.

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[19] Wendy Elliott-Scheinberg, "Boyle Heights: Jewish Ambience in a Multi-Cultural Neighborhood," dissertation, Claremont Graduate School, 2001, 62.
[20] Harris Newmark, *Sixty Years in Southern California*, 4th Edition (Los Angeles: Dawson's Book Shop, 1984), 594.
[21] Historic Context Statement: The Northeast Los Angeles Subregional Planning Area of the City of Los Angeles, prepared by Historic Resources Group for The Los Angeles Conservancy (as revised July 9, 1990).
[22] Judith Rasson, Metro Rail Red Line Eastern Extension: Historical and Archaeological Evaluation of Seven Stations. Prepared for Cordoba Corporation, Los Angeles, 1994, 17.
[23] Elliott-Scheinberg, 77.
[24] *Meet Me at Brooklyn & Soto*, video, dir. Ellie Kahn, written by Ellie Kahn and Stephen J. Sass, with narration by Harold Gould, Jewish Historical Society of Southern California, 1996. George J. Sanchez, Ph.D., specialist in Boyle Heights history, is Associate Professor of History with an appointment in the Department of American Studies and Ethnicities at the University of Southern California.
[25] Elliott-Scheinberg, 12.

The neighborhood has been metaphorically described as an intersection of ethnicities.[26] The physical manifestation of that idea lies at a triangular open space formed by the intersection of East First Street, North Boyle Avenue, and Pleasant Avenue, which has been known as Mariachi Plaza since 1986.[27] Once shown to be planted,[28] the central median area is now paved with concrete and supports a large domed bandstand used regularly for musical performances.[29] The Boyle Hotel – Cummings Block commands a prominent position at the crest of a hill overlooking downtown and the flats adjacent to the Los Angeles River. The building's position at the crest of the hill is significant, as its location protected it from cyclic flooding of the Los Angeles River. Located at the important intersection at the gateway to Boyle Heights, the Boyle Hotel – Cummings Block is the last remaining commercial building from the neighborhood's building and population boom in the 1880s, reflecting expansion and growth in Los Angeles and the emergence of Boyle Heights as a suburb. As one of the earliest extant commercial buildings in Los Angeles, the Boyle Hotel – Cummings Block is a unique property that represents a period of time that has all but been lost in Los Angeles. The success of the subject property's rehabilitation has allowed Boyle Heights to retain an extremely rare and important anchor to its historic beginnings.

Criterion C Architecture

More than anything else, the Industrial Revolution and railroads had a profound influence on architecture between the end of the Civil War in 1865 through 1901, the date of death of Queen Victoria (1819-1901) that marked the end of the Victorian-era. The Industrial Revolution allowed for mass production of component parts, such as doors, windows, roofing, and even decorative details. Railroads allowed for the transfer of raw materials and manufactured goods, from harvest location to an intermediary factory and finally to a building site.

Ironically, the style refers back to a pre-industrial time of handcrafted materials and master builders. Queen Anne's (1702-1714) reign was considered to be "the last time England was agricultural, rural, prosperous, and peaceful…the era of Queen Anne [was] the Romantic opposite of [the] industrialized, urbanizing, and modernizing world."[30] Queen Anne style was the dominant building style in the United States between 1880 and 1910.[31] With standardized, factory-made building materials available by rail, Queen Anne style is characterized by liberally applied decorative features, plasticity of form, frequent use of bright colors, and multiplicity of design sources for details. A relatively rare subtype of Queen Anne style features patterned

[26] Japanese American National Museum, "Power of Place" exhibit, site accessed August 30, 2007, http://www.janm.org/exhibits/bh/exhibition/exhibition.htm.

[27] Greenwood and Associates and Eastside Corridor Transit Consultants, "Revised Cultural Resources Technical Report: Final Supplemental Environmental Impact Statement/ Final Subsequent Environmental Impact Report, 2001, 21.

[28] Dana N. Slawson, Greenwood and Associates, California Department of Parks and Recreation 523 form "1800 block East 1st St.," 2001.

[29] Dana N. Slawson, Greenwood and Associates, California Department of Parks and Recreation 523 form "1800 block East 1st St.," 2001.

[30] Janet W. Foster, *The Queen Anne House: America's Victorian Vernacular* (New York: Abrams, 2006), 12.

[31] Virginia McAlester and Lee McAlester, *A Field Guide to American Houses,* (New York: Alfred A. Knopf, 2005), 263-266

masonry, with decorative brick or stonework and little or no woodwork. Queen Anne style was most commonly used for residential buildings; use in commercial buildings is quite unusual.

The Boyle Hotel – Cummings Block embodies Queen Anne style though its highly decorative wall surfaces. Materials with different textures, such as brick, terracotta, cast iron, and pressed metal are each used to maximize its distinctive features. Cast iron columns with a spiral pattern and fluted pilasters frame south elevation storefronts while the beam above is decorated with rosettes. Brick work is elaborated with waffle-patterned spandrel panels and pressed metal parapets are geometrically detailed. Wall surfaces are also decorative in their use of alternating wall planes, as evident on both the east façade and south elevation. The corner turret and projecting double window on the south elevation also serve to break up the continuity of the wall plane.

The Boyle Hotel – Cummings Block is an excellent and extremely rare example of Queen Anne style masonry commercial building, not only in Boyle Heights, but throughout Los Angeles. With its highly decorative wall surface drawn from popular Victorian-era Queen Anne style, the building is highly visible and its construction of brick signifies the solidity and durability at this important site. The permanence of the building represents the transition of Los Angeles to a metropolitan center.

Developmental history/additional historic context information

The Boyle Hotel - Cummings Block was developed by George Cummings, who contracted William Robert Norton in 1888, to design a building at the northwest corner of East First Street and Boyle Avenue for a cost of $22,000.[32] The new building appears to have been constructed on the same 35 acres as his home.[33]

Massachusetts-born William Robert Norton (1848-1932)[34] was a prolific architect in Los Angeles in the 1880s and 1890s, before moving to Phoenix, Arizona. 1880 U.S. Census records list a 32 year old William Norton living in Sacramento and working as a carpenter.[35] Articles appearing in the *Los Angeles Times* report on his prolific work in southern California beginning in 1882.[36] He designed the Hale House (1885, Historic-Cultural Monument #60) and Wyngate House in South Pasadena (1887, Landmark #6). William Norton pulled 13 building permits

[32] Sanborn Fire Insurance Map, 1888, volume 2, sheet 71a.
"Concise Statement of Improvements of 1889," *Los Angeles Times*, January 1, 1890, 10.
[33] Sanborn Fire Insurance Map, 1888, volume 2, sheet 71a.
"Boyle Heights; Brief sketch of a delightful suburb," *Los Angeles Times*, August 4, 1889, 10.
[34] Phone interview with Connie Kreamer, Sunnyslope Historical Society, September 11, 2007.
[35] 1880 United States Census: California, Savannah City, Sacramento County, Enumeration District 80, Sheet 21, www.ancestry.com.
[36] "How the City Grows," *Los Angeles Times*, September 20, 1882, 0_4; "Building Operations; Some Plans now in Architect Norton's Office," *Los Angeles Times*, April 13, 1883, 0_4; "New Buildings," *Los Angeles Times*, January 1, 1887.) No listing is given for him in *Biographical Dictionary of American Architects (Deceased)* by Henry F. Withey and Elise Rathburn Withey (Los Angeles: Hennessey & Ingalls, Inc., 1970).

between 1889 and 1890. Most of these buildings were for residential use.[37] By 1900, William Norton was living in Phoenix with a country house outside of town.[38] While in Arizona, he designed the Gila County Courthouse (listed in the National Register in 1975) and Phoenix Carnegie Library and Library Park (listed in the National Register in 1974).[39] He also founded and developed the subdivision of Sunnyslope in Phoenix beginning in 1911.[40]

The 1888 Sanborn Fire Insurance map identifies the "Cummings Block" under construction and "being built as shown" with four stores, two facing east toward Boyle Avenue and two facing south toward East First Street. It also notes that the building is used as a "Masonic Hall" on the third floor. The Boyle Heights Board of Trade met at "Cumming's store" in the building on June 11, 1889 to plan a celebration of the opening of the "cable road" and to have a "grand barbecue."[41] By 1891, upper floors had been converted to a hotel and the building was known as "Hotel Cummings."[42] George Cummings and his wife continued to host events in the building. The building was refered to as Hotel Mount Pleasant in both an 1894 *Los Angeles Times* advertisement as well as the 1894 Sanborn Fire Insurance map. A *Los Angeles Times* advertisement promised, "a most beautifully located family hotel in the city; high elevation; elegantly furnished; table first class; electric bells, beautiful grounds and flower garden, including croquet and tennis; new management; Boyle Heights cable passes the door; 10 minutes to First and Spring; reasonable rates."[43]

A notice in the *Los Angeles Times* in 1901 indicated that "Mount Pleasant Hotel property has been leased to the school for Christian workers."[44] The building was used as a hotel until 1918, when upper floors were converted to 19 apartments.[45] The building was known as Hotel Mount Pleasant at least until 1932.[46] At the time of the recent rehabilitation, there were 31 units. It is not known when the building became known as the "Boyle Hotel." The building was also known colloquially as "Mariachi Hotel" prior to its recent rehabilitation, as it housed mariachi musicians on upper floors, with retail on the first floor.[47] With the subject property's recent rehabilitation complete, the building continues its historic function of ground floor commercial with residential units above.

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[37] Southern California Geneological Society and Family Research Center, "1890 Permits," site accessed September 10, 2007, http://www.scgsgenealogy.com/architect.htm.
[38] 1900 United States Census: Arizona, Maricopa County, Phoenix City, Enumeration District 28, Sheet 1; 1900 United States Census: Arizona, Maricopa County, Enumeration District 24, Sheet 1.
[39] National Park Service, National Register Information System, site accessed September 11, 2007,.http://www.nr.nps.gov.
[40] Sunnyslope Historical Society, "Sunnyslope History," site accessed September 11, 2007, http://sunnyslopehistoricalsociety.org/home/mod/resource/view.php?id=103.
[41] "Boyle Heights: Board of Trade Organized a Barbecue," *Los Angeles Times*, June 12, 1889, 2.
[42] "In Social Spheres; Boyle Heights Entertainment," *Los Angeles Times*, November 24, 1891, 9.
[43] *Los Angeles Times*, March 7, 1894, 7.
[44] "Training School Coming to Boyle Heights," *Los Angeles Times*, March 24, 1901, B8.
[45] Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #711, February 7, 1918.
[46] Los Angeles City Directory, 1932.
[47] Mariachi refers to musicians who dress and play in a style typical of the Mexican state of Jalisco, although the style and music played has spread far beyond the limits of Jalisco and *jalisciense* music itself.

9. Major Bibliographical References

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Previous documentation on file (NPS):

_X_ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey # _____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
_X_ Local government
____ University
_X_ Other
Name of repository: City of Los Angeles Department of Building and Safety
Los Angeles Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.11 Acres

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 34.047441 Longitude: -118.220197

Verbal Boundary Description (Describe the boundaries of the property.)

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

That portion of Lot 4 in Block 60 of Hancock's Survey, in the City of Los Angeles, in the County of Los Angeles, and in the State of California in Book 1116 on Page 205 of Deeds in the Office of the Los Angeles County Recorder.

Assessor's Parcel Number 5174-024-020. Multiple address ranges include 101-105 North Boyle Avenue and 1871, 1783, and 1785 East First Street.

To the east is Boyle Avenue, to the south East First Street, to the west is an onramp to the I-101 freeway, and to the north are commercial buildings.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with the Boyle Hotel. The parcel was recently tied with 2 adjacent parcels to the west.

11. Form Prepared By

name/title: Jenna Snow, Principle Associate; Erika Trevis, Intern
organization: Chattel, Inc.
street & number: 13417 Ventura Boulevard
city or town: Sherman Oaks state: California zip code: 91423
e-mail: jenna@chattel.us
telephone: (818) 788-7954 x2
date: February 4, 2013

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

  Photo Keys

  Historic maps and photographs

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

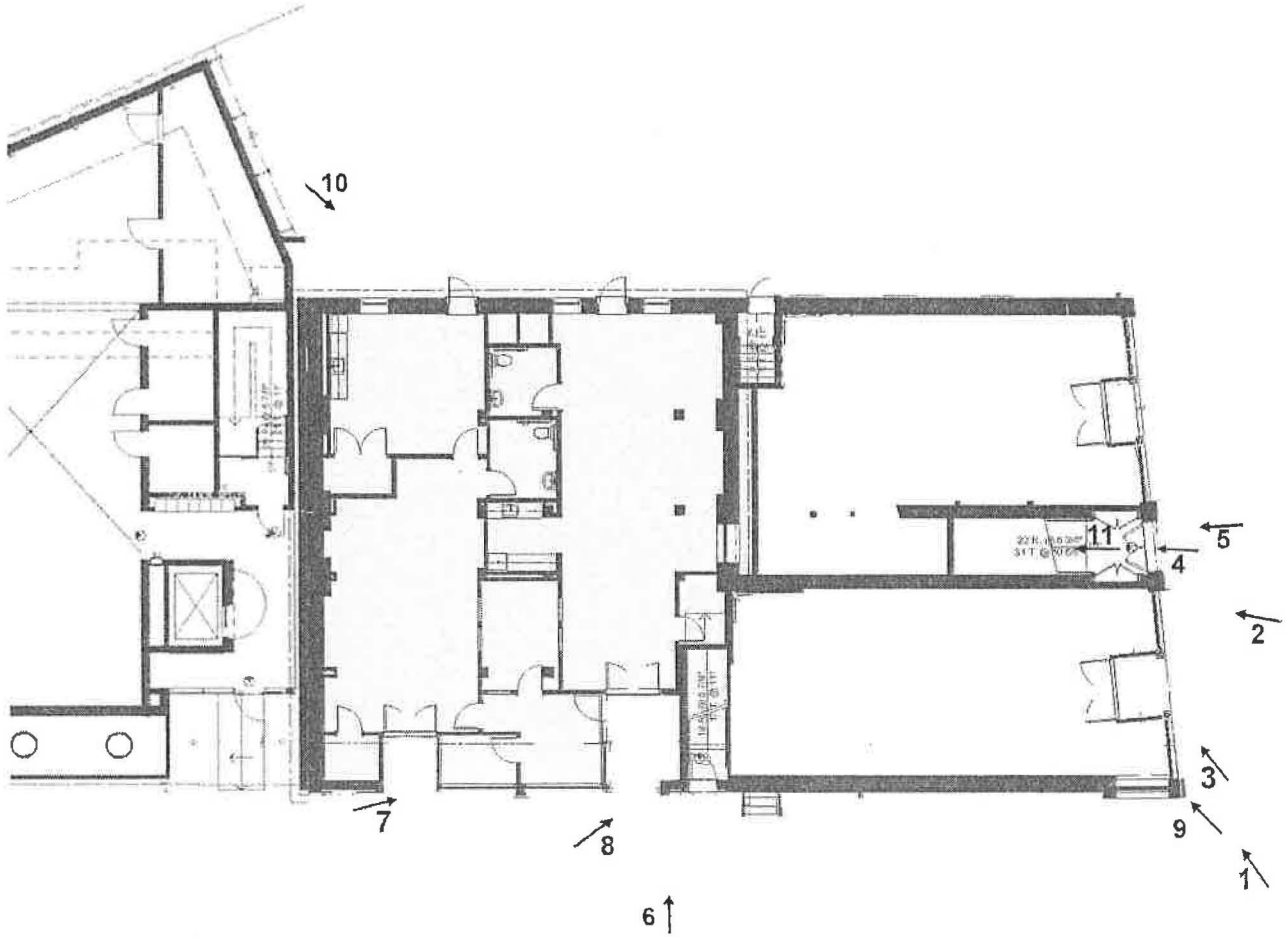
Photo Log

Name of Property:	Boyle Hotel – Cummings Block
City or Vicinity:	Los Angeles
County:	Los Angeles
State:	California
Photographer:	Chattel, Inc.
Date Photographed:	2012
Total Photographs:	19

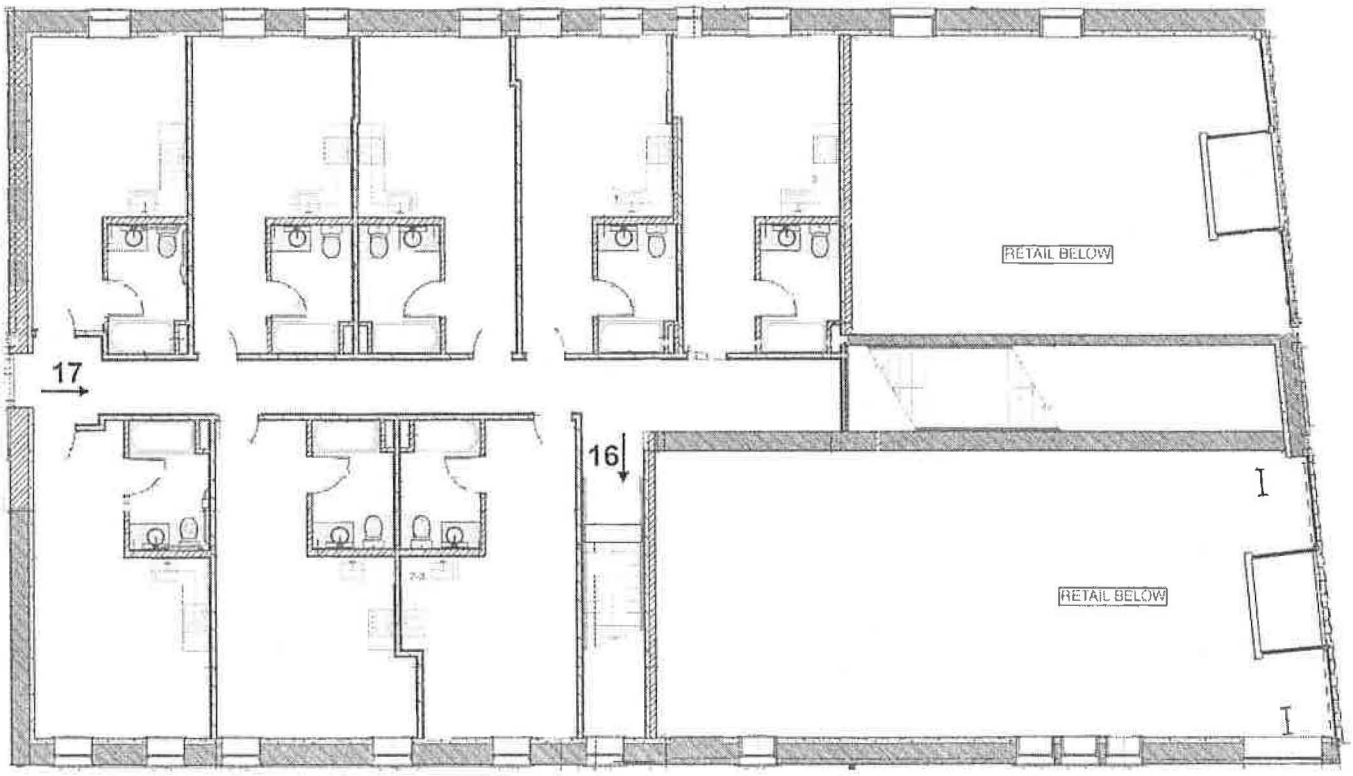
Description of Photograph(s) and number, include description of view indicating direction of camera:

1 Boyle Hotel – Cummings Block, exterior, south (left) and east (right) elevations, view northwest across Boyle Avenue
2 Boyle Hotel – Cummings Block, exterior, east elevation, view west across Boyle Avenue
3 Boyle Hotel – Cummings Block, exterior, east elevation storefronts, view northwest
4 Boyle Hotel – Cummings Block, exterior, entrance at east elevation, note cast iron pilasters, view west
5 Boyle Hotel – Cummings Block, exterior, east elevation, upper floors, note semicircular parapet, view west
6 Boyle Hotel – Cummings Block, exterior, south elevation, note slope of street, view north
7 Boyle Hotel – Cummings Block, exterior, south elevation storefronts, view east
8 Boyle Hotel – Cummings Block, exterior, south elevation storefronts, note metal lintel with rosettes, view northeast
9 Boyle Hotel – Cummings Block, exterior, south elevation (left) and east elevation (right), note metal corner turret, view northwest
10 Boyle Hotel – Cummings Block, exterior, north elevation, view southeast
11 Boyle Hotel – Cummings Block, interior, main stair from the first to the third floor, note wood wainscotting, view west
12 Boyle Hotel – Cummings Block, interior, main stair from the third to first floor, note turned balusters, view east
13 Boyle Hotel – Cummings Block, interior, third floor landing, view west
14 Boyle Hotel – Cummings Block, interior, main stair from fourth to third floor, view west
15 Boyle Hotel – Cummings Block, interior, fourth floor corridor (left) and main stair (right) from fourth to third floor, view west
16 Boyle Hotel – Cummings Block, interior, secondary stair from second to first floor, view south
17 Boyle Hotel – Cummings Block, interior, second floor corridor, view east
18 Boyle Hotel – Cummings Block, interior, third floor corridor, view east
19 Boyle Hotel – Cummings Block, interior, fourth floor common area with corner turret, view southeast

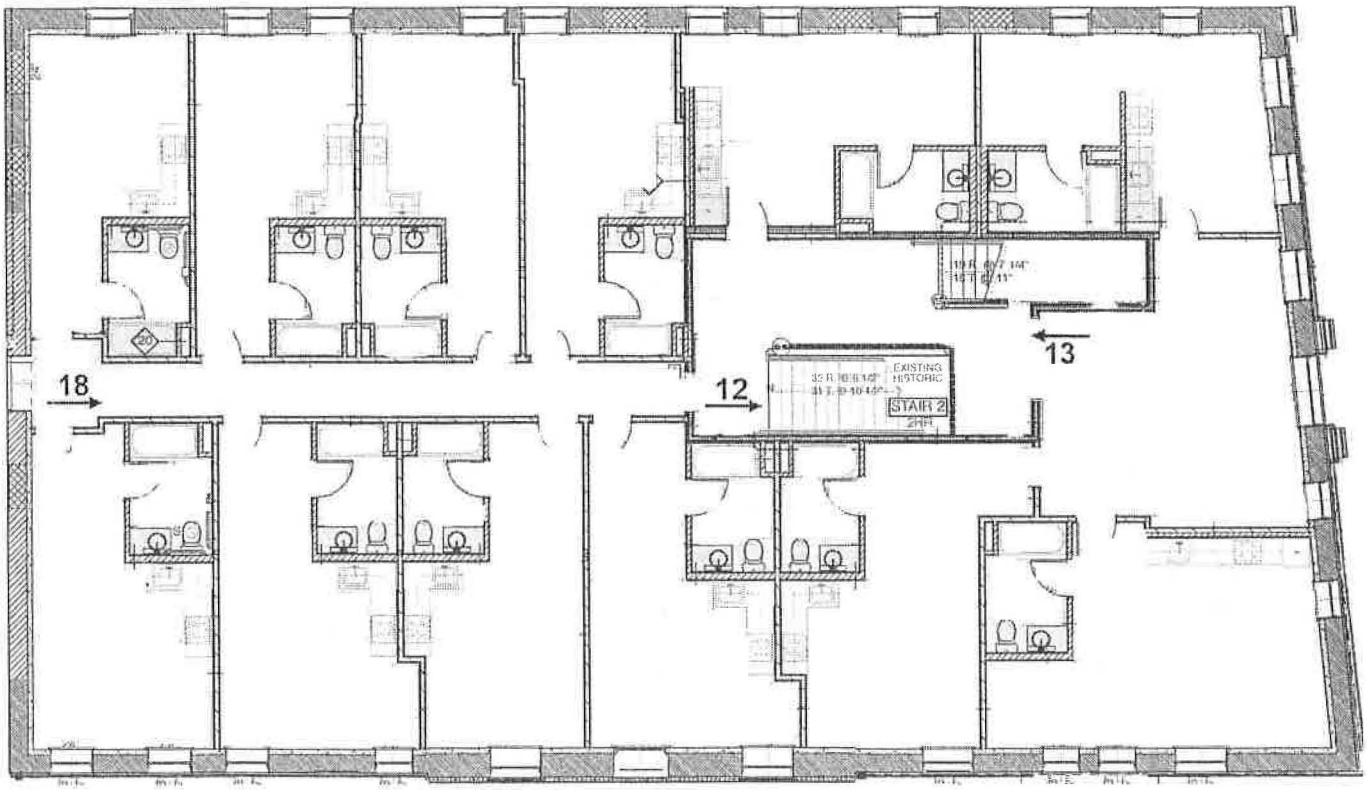
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Exterior and First Floor

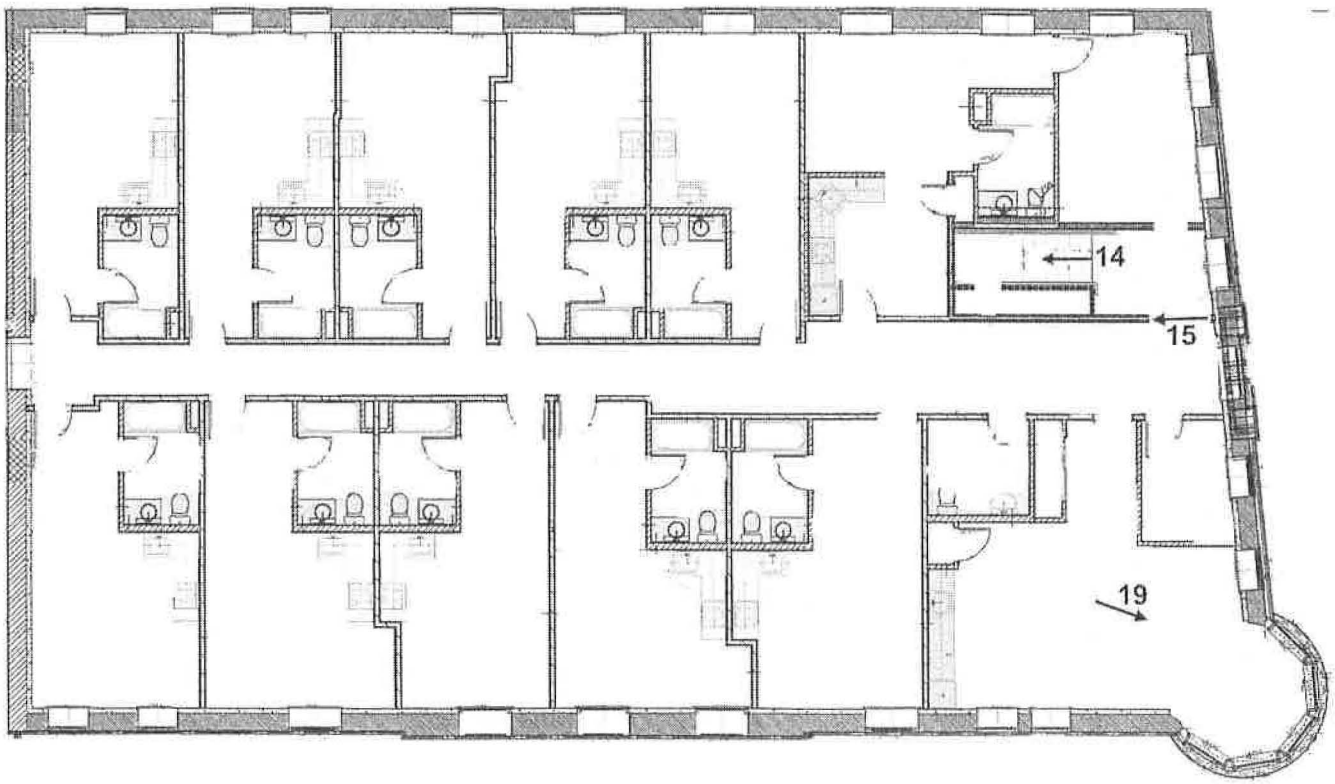


Second Floor



Third Floor

North



Fourth Floor

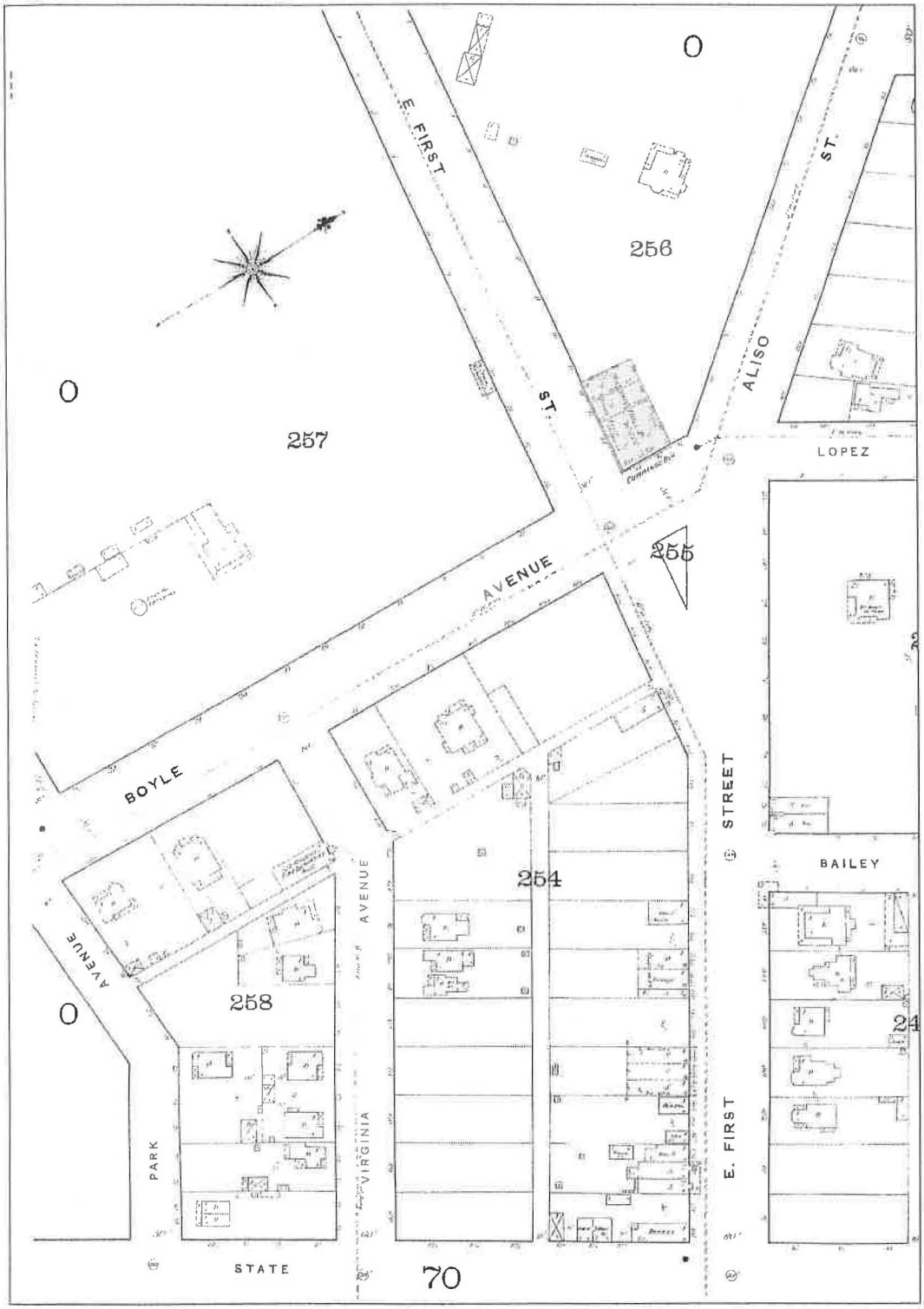


Figure a: Boyle Hotel/Cummings Block, Sanborn Fire Insurance Map, 1888, volume 2, sheet 71a, property highlighted aqua.

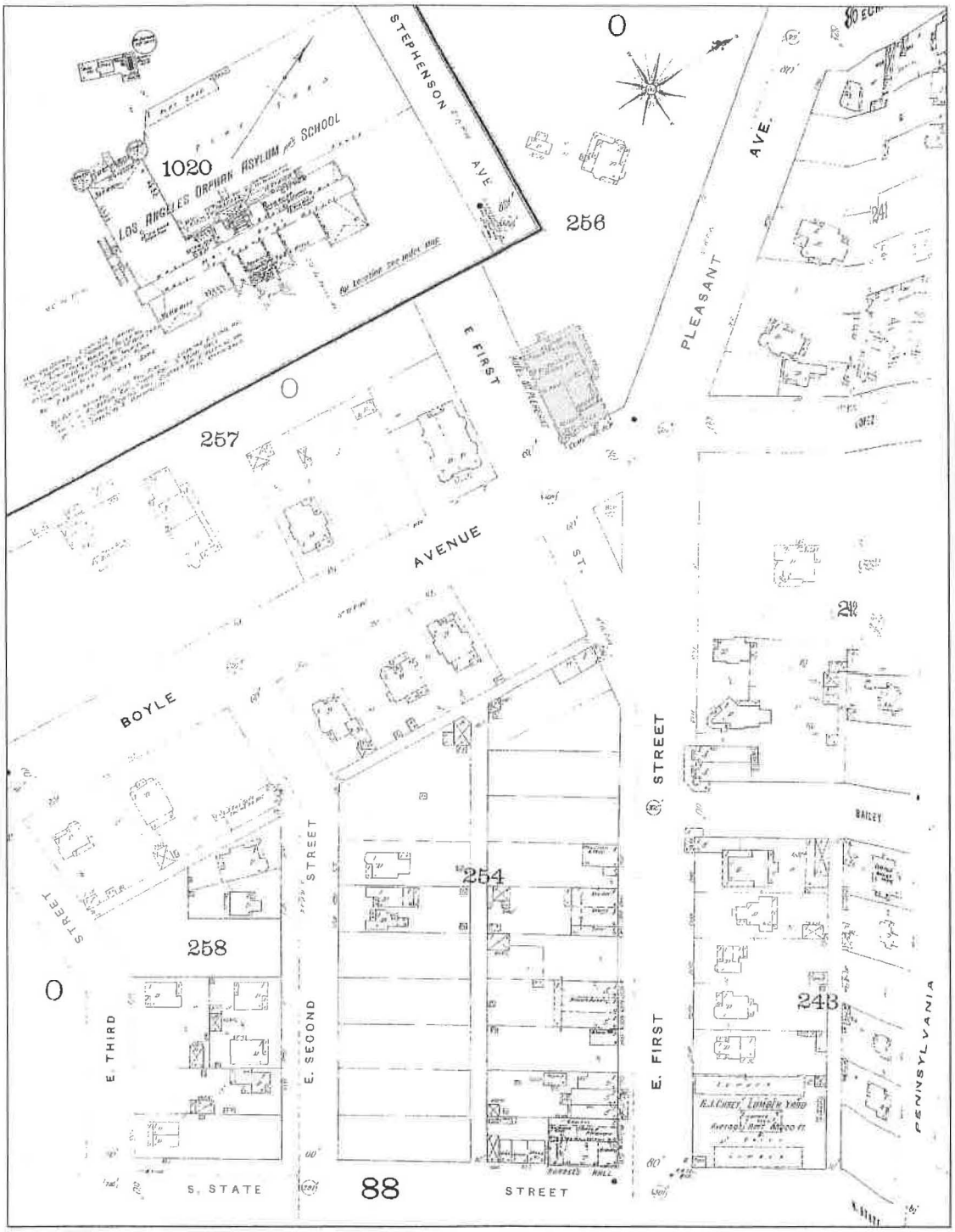


Figure b: Boyle Hotel/Cummings Block, Sanborn Fire Insurance Map, 1894, volume 2, sheet 87a, property highlighted aqua.

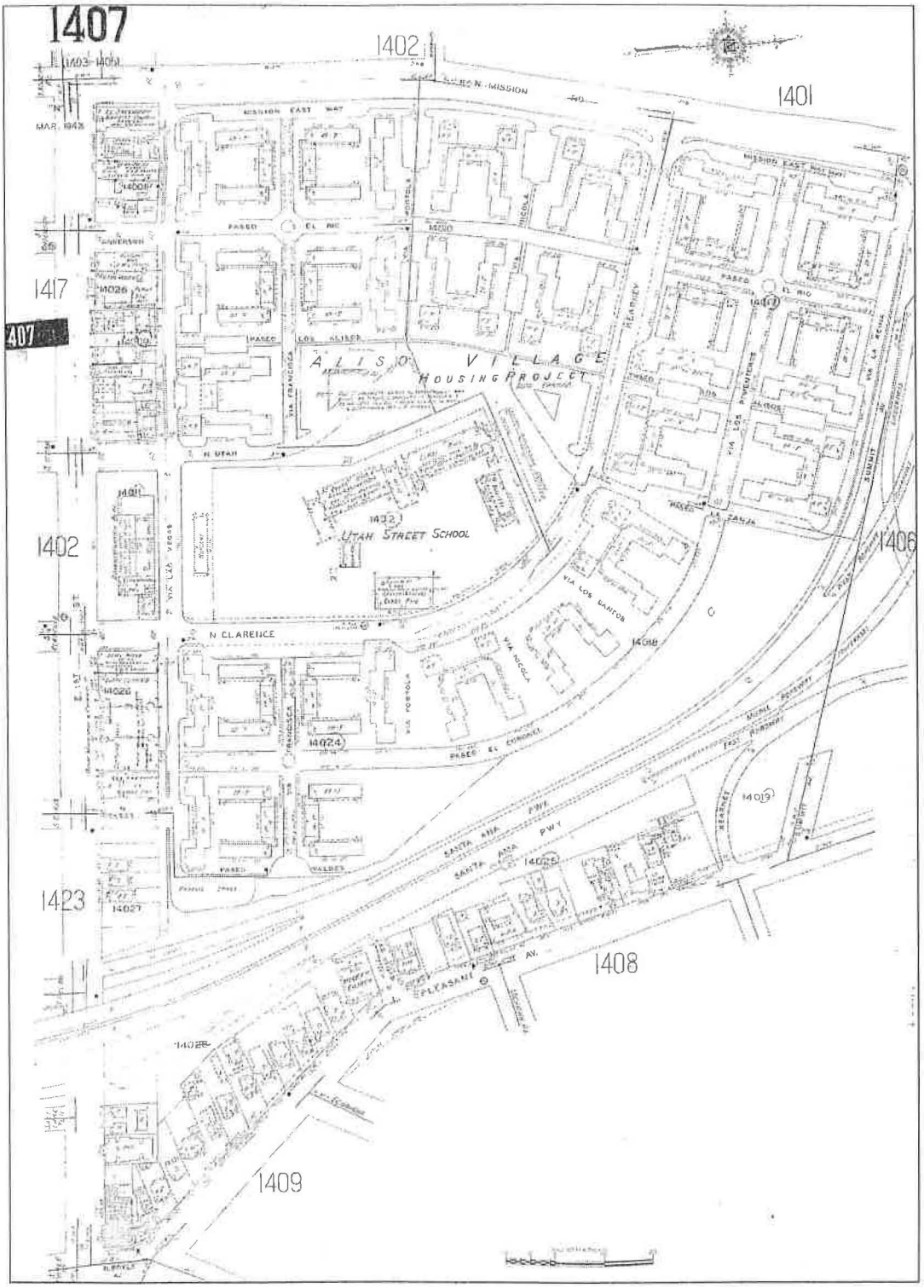


Figure c: Boyle Hotel/Cummings Block, Sanborn Fire Insurance Map, 1921-1949, sheet 1407, property highlighted aqua

Figure d: Boyle Hotel/Cummings Block, view northwest, note street car line along East First Street (Workman Family Archives, c. 1889)

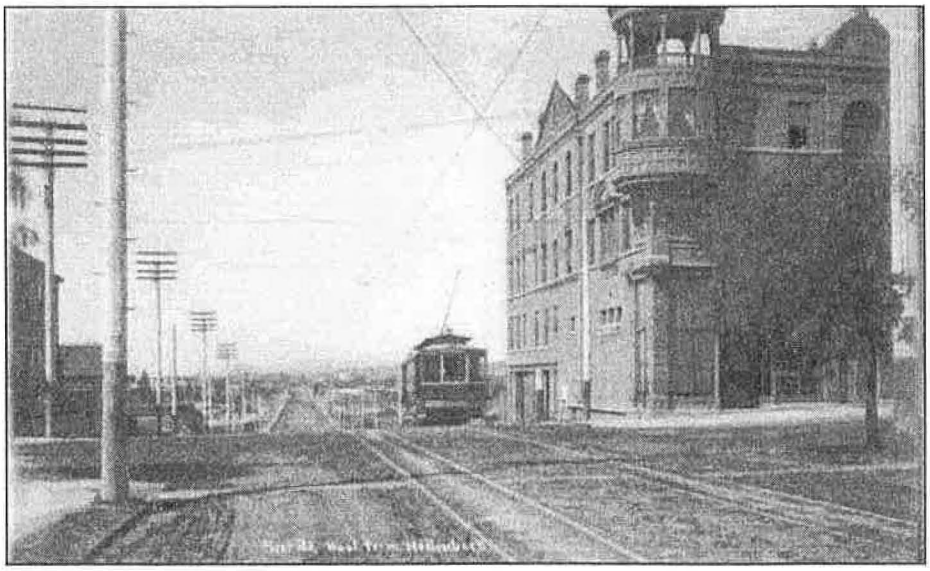


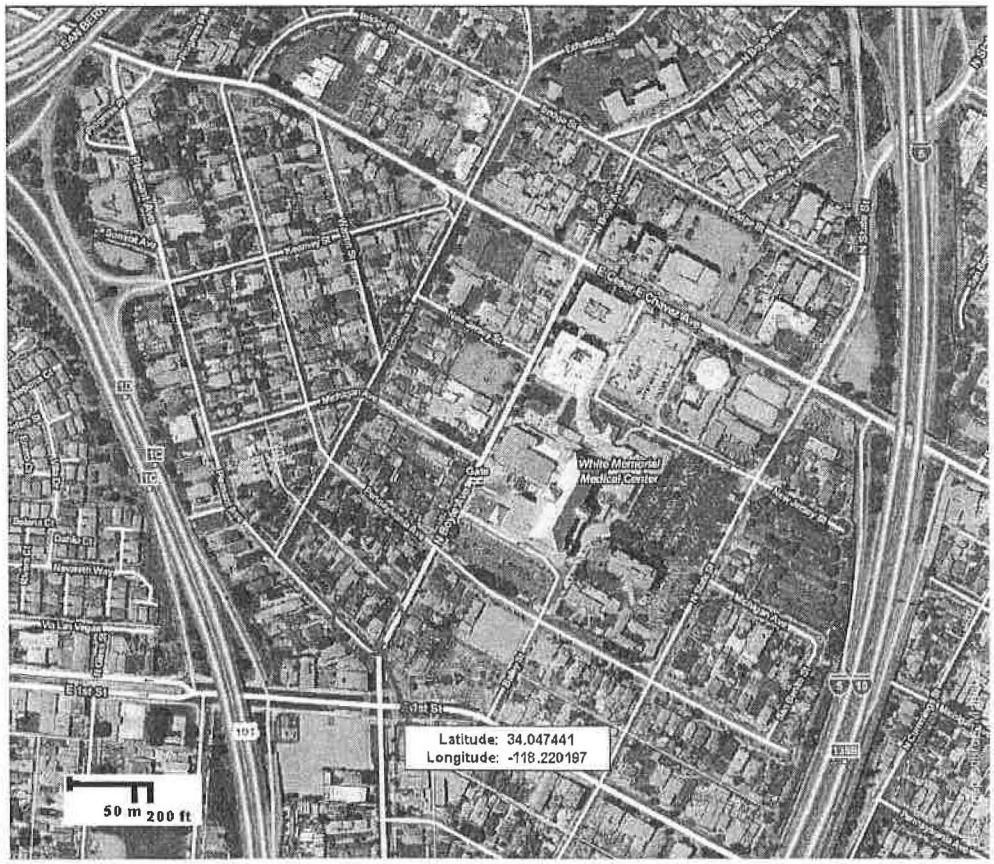
Figure e: Boyle Hotel/Cummings Block, view west toward downtown, note street car line along East First Street (California State Library, c. 1895)

Figure f: Boyle Hotel/Cummings Block, east façade, note extant conical cap and parapet, view west (Los Angeles Public Library, 1942)

Figure g: Boyle Hotel/Cummings Block, east façade, view west (Tom Zimmerman, 1997)

Figure h: Boyle Hotel/Cummings Block, South (left) and east (right) elevations, view northwest across Boyle Avenue (Chattel, 2007)

Figure i: Boyle Hotel/Cummings Block, east façade, view west across Boyle Avenue (Chattel, 2007)


White Memorial Medical Center
Latitude: 34.047441
Longitude: -118.220197
50 m 200 ft

North

Boyle Ave
SPEED LIMIT 30
FOR LEASE

1st St
Boyle Ave
FOR LEASE
FOR LEASE
SPEED LIMIT 30

CUMMINGS
BLOCK
1889
FOR LEASE
CARLOS E. VASQUEZ
VCA
(213) 700-2396
carlos@vcarealty.net
101
103

STAIR 2
EXIT ONLY
ACCESSIBLE
ENTRANCE
1781 FIRST STREET
CORONADO
FOUNDRY &
MACHINE
Co CAL
CORONADO
FOUNDRY &
MACHINE
Co CAL

FOR LEASE
CARLOS E. VASQUEZ
VCA
(213) 700-2396

1781
1783
1785
FOR RENT

1783
EXIT
1783

CUMMINGS
BLOCK
1889
FOR LEASE
CARLOS E. VASQUEZ
VCA
(213) 700-2396
101

1 THRU 3
NO ROOF ACCESS
3
STAIR 2
EXIT

EXIT
EXIT

EXIT
EXIT
EXIT

PHONE ROOM
1 THRU 2
NO ROOF ACCESS
2
STAIR 3
EVACUATION PLAN
2
EXIT

EXIT

National Register of Historic Places

Archivist note to the record

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Boyle Hotel--Cummings Block

MULTIPLE NAME:

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 6/07/13 DATE OF PENDING LIST: 7/02/13
DATE OF 16TH DAY: 7/17/13 DATE OF 45TH DAY: 7/24/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000509

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 7.23.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Boyle Hotel
Los Angeles, Los Angeles County
Staff Report

The Boyle Hotel – Cummings Block commands a prominent position atop a short hill at the intersection of North Boyle Avenue, East First Street, and Pleasant Avenue, in a dense urban environment east of downtown Los Angeles. Four stories high along East First Street, the masonry building is designed in a Queen Anne style, with a circular corner turret topped by a bell-shaped cap. A new, contemporary building is located immediately adjacent to the west, sharing an assessor parcel and connected to the nominated building through a hyphen. Ground level storefronts face both East First Street and Boyle Avenue with residential floors above.

The Boyle Hotel – Cummings Block is significant under Criterion A as an important anchor to the early commercial development of Los Angeles in the Boyle Heights neighborhood east of the Los Angeles River. When completed in 1889, it reflected expansion and growth outside the commercial core in Los Angeles. Now, as the last remaining commercial building from the early development of Boyle Heights in the 1880s, the building represents the late nineteenth century transition of Los Angeles from a small city surrounded by farmland to a burgeoning city center surrounded by suburban neighborhoods. Pre-twentieth century commercial buildings are extremely rare in the greater Los Angeles metropolitan area and likely number fewer than a dozen. Extant pre-twentieth century hotels are even rarer and probably number fewer than five. The property is also significant under Criterion C for its rare and unique architectural design in a Queen Anne style. The building embodies distinctive character-defining features, including its highly decorative wall surface, ornamental spiral columns, parapets with patterned surfacing, corner turret, second story double window with an arched pediment, and decorative brickwork. The building's brick construction signifies solidity and durability.

The period of significance begins in 1889 with completion of the Boyle Hotel – Cummings Block and extends through 1946 when the first section of the Interstate 10 freeway opened from Aliso Street to Indiana Street and displaced over 10,000 Boyle Heights residents. This was the first of five freeways that were constructed around and through the Boyle Heights neighborhood that displaced residents and cut the neighborhood off from surrounding areas.

The property is nominated on behalf of its owner, East Los Angeles Community Corporation. A Federal Historic Preservation Tax Incentives Historic Preservation Certification Application Part 3 (Certification of Completed Work) was approved by the National Park Service on March 22, 2013 for rehabilitation that meets The Secretary of the Interior's Standards. The project, completed in 2012, restored previously lost features based on photographic documentation. Features include the cap on the corner turret and a decorative parapet on the east elevation visible in historic photographs.

In its role as representative of a Certified Local Government, the Los Angeles Cultural Heritage Commission authorized Los Angeles Office of Historic Resources staff to transmit a supportive draft resolution to the Los Angeles City Council for their approval. To date, two letters of support have been received.

Staff supports the nomination as written and recommends the State Historical Resources Commission determine that the Boyle Hotel meets National Register Criteria A and C at the local level of significance. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

Amy H. Crain
Historian II
April 5, 2013

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

March 22, 2013

Ms. Maria Cabildo, President
East LA Community Corporation
530 South Boyle Avenue
Los Angeles, CA 90033

PROPERTY: **Boyle Hotel/Cummings Block, 101-105 North Boyle Avenue, Los Angeles, CA**
PROJECT NUMBER: **25089**
APPLICATION: **Part 3**
DECISION: **Approved**

Dear Ms. Cabildo:

The National Park Service has received the additional information needed to complete the review of your Request for Certification of Completed Work and has determined that the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, the tax credit certification process will not be complete until the building is listed in the National Register of Historic Places.

In order for the completed work to become a "certified rehabilitation" eligible for the tax credit, the structure must be a "certified historic structure." The building will become a "certified historic structure" on the date it is listed in the National Register of Historic Places. On that date also, the completed rehabilitation will automatically become a "certified rehabilitation." No further action by this office is necessary. Please contact your State Historic Preservation Office for information on the required National Register listing process.

A copy of this letter has been provided to the Internal Revenue Service. Questions concerning the specific tax consequences of this letter or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service.

Sincerely,

Antonio Aguilar

Antonio Aguilar
Historical Architect
Technical Preservation Services

Enclosure

cc: IRS
CA SHPO
Jenna Snow, 13417 Ventura Blvd., Sherman Oaks, CA 91423

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

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PRESIDENT
ROELLA H. LOUIE
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COMMISSION EXECUTIVE ASSISTANT
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CITY OF LOS ANGELES

CALIFORNIA

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MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

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(213) 978-1272

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1272

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

WHEREAS, any official position of the City of Los Angeles with respect to legislation, regulations or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the City of Los Angeles through the Cultural Heritage Commission and its duties as a Certified Local Government reviewed the National Register of Historic Places nomination for the Boyle Hotel; and

WHEREAS, the City of Los Angeles deems that the applicant submitted complete applications and followed proper notification procedures for National Register of Historic Places nominations; and

WHEREAS, the City of Los Angeles believes that the application thoroughly provide exhaustive architectural descriptions, and statements of significance; and

WHEREAS, the City of Los Angeles previously designated the Boyle Hotel a Historic-Cultural Monument on October 24, 2007 and is Historic-Cultural Monument #891;

NOW THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by adoption of this Resolution, the City of Los Angeles **SUPPORTS** the proposed listing of the Boyle Hotel to the National Register of Historic Places.

Catherine López Kurland
Historic Preservation Consultant
19 Camino Montuoso
Santa Fe, NM 87506

tel: (505) 989-5082 cell: (505) 231-5835 ckurl@mac.com

January 21, 2013

Erika Villablanca
Project Manager
East LA Community Corporation
530 S. Boyle Avenue
Los Angeles, California 90033

RE: Boyle Hotel-Cummings Block National Register Nomination

Dear Erika:

I wholeheartedly support the nomination of the Boyle Hotel-Cummings Block for the National Register of Historic Places. It has been restored to its former glory, bringing pride to the entire neighborhood, and to my family, descendants of the original builders and owners, George Cummings and his wife, María del Sacramento (Sacramenta) López de Cummings. This 1889 brick business block on Mariachi Plaza de Los Angeles, with its signature cupola, is once again a community icon and a beacon at the gateway to Boyle Heights from downtown Los Angeles.

The Boyle Hotel-Cummings Block is a fine and rare architect-designed brick business block, and representative of the late 1800s, a period of explosive commercial and residential development in Los Angeles and the emerging suburb of Boyle Heights.

This was also a final decade of transition from Mexican to American social, political and economic power in Los Angeles. Through Sacramenta López, the Cummings Block is rooted in Spanish and Mexican Los Angeles: she was a *pobladora* or descendant of the founding settlers of the city in 1781; a great-granddaughter of Claudio López, *Mayordomo* of San Gabriel Mission, *Alcalde* or Mayor of Los Angeles (1826), and member of the *Ayuntamiento* (City Council); and a granddaughter of Estevan López, also a member of the Ayuntamiento. In 1835 Estevan was officially granted the land where he already had a vineyard and corrals. In 1872 Sacramenta's parents gave her forty-six acres of that land, where she and her husband were to build the Cummings Block in 1889.

When I first viewed the Boyle Hotel ("Mariachi Hotel") in 2003, I was struck by the grandeur of the building and the integrity of the façade, even though the interior was in derelict condition and the corner cupola was missing. As a historic preservationist, I believed the building had the potential to be restored with its integrity intact. I worked with Diana Ybarra of the Boyle Heights Historical Society to prepare a nomination for listing the Boyle Hotel-Cummings Block as a Los Angeles Historic-Cultural Monument. At that time the property was ripe for demolition in anticipation of the economic upswing that was to follow the completion of the Mariachi Plaza Metro Station. To everyone's surprise, along came the East LA Community Corporation (ELACC), whose directors were willing to save the building, keep it as low-cost housing, and preserve its historic character. With grassroots support from the community, who called it "*the* neighborhood icon," and enthusiastic endorsement from professional preservation organizations, on October 24, 2007, the Los Angeles City Council voted unanimously to list the Boyle Hotel-Cummings Block as Los Angeles City Historic-Cultural Monument #891.

The contrast between the Boyle Hotel of 2003 and today is nothing less than miraculous. In the following five years, despite daunting challenges, ELACC persevered and raised nearly twenty-four million dollars to preserve the historic hotel and provide needed low-cost housing at the same time. Several years ago David Workman generously allowed us to copy a professional photograph of the hotel clearly showing the 1889 façade, along with his ancestor William H. Workman, George Cummings, and others. When the Boyle Hotel-Cummings Block was unveiled in September 2012, it was thrilling to see that the historic character of the building had been restored with so many of the defining architectural elements still in place. Moreover, the pride that is visible in the vintage 1889 photograph can be palpably felt in the neighborhood one hundred twenty-three years later— thanks to the sensitive restoration of the Boyle Hotel-Cummings Block.

With best regards,

Catherine López Kurland

cc: Erika Villablanca
María Cabildo

LOS ANGELES
CONSERVANCY

November 9, 2012

Carol Roland-Nawi
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Dear Ms. Roland-Nawi:

On behalf of the Los Angeles Conservancy, I am writing to express our support for the nomination of the Boyle Hotel in Los Angeles for listing in the National Register of Historic Places. The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with over 6,500 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural heritage of Los Angeles County through advocacy and education.

Located at 101-105 N. Boyle Avenue in the Boyle Heights neighborhood of Los Angeles, the Boyle Hotel is one of the oldest remaining commercial structures in the city and is significant for its many layers of history. Designed by architect W. R. Norton and built in 1889 for community leaders George Cummings and his wife Maria del Sacramento Lopez, this Victorian-era hotel became a social and political center for the community and encouraged the residential and commercial development of Boyle Heights. The building features decorative patterned brickwork, cast iron storefront columns, and a corner turret with an open belvedere. Later in the twentieth century, it became associated with the many mariachi musicians who rented rooms in the hotel and gathered in the adjacent plaza to await customers. Although the condition of the building deteriorated through the years and some of the decorative elements were removed, the Boyle Hotel underwent a full-scale rehabilitation that renovated the interior for use as apartments and restored missing architectural elements, such as the upper stage of the corner turret. The Boyle Hotel was declared Los Angeles Historic-Cultural Monument #891 in 2007.

The Los Angeles Conservancy continues to raise awareness of Los Angeles County's diverse built heritage and supports the East LA Community Corporation in their application to list the Boyle Hotel in the National Register of Historic Places.

Sincerely,

Adrian Scott Fine

Adrian Scott Fine
Director of Advocacy

523 West Sixth Street, Suite 826, Los Angeles, California 90014 T: 213 623 2489 F: 213 623 3909

STATE OF CALIFORNIA – THE RESOURCES AGENCY

EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

May 30, 2013

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Boyle Hotel – Cummings Block**
Los Angeles County, California
National Register of Historic Places Nomination

Dear Ms. Shull:

Enclosed please find the **Boyle Hotel – Cummings Block** nomination to the National Register of Historic Places. On May 1, 2013 in Anaheim, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register of Historic Places under Criteria A and C at the local level of significance.

The Boyle Hotel – Cummings Block is significant under Criterion A as an important anchor to the early commercial development of Los Angeles in the Boyle Heights neighborhood east of the Los Angeles River. The property is also significant under Criterion C for its rare and unique architectural design in a Queen Anne style.

A Federal Historic Preservation Tax Incentives Historic Preservation Certification Application Part 3 (Certification of Completed Work) was approved by the National Park Service on March 22, 2013 for rehabilitation that meets The Secretary of the Interior's Standards. A copy of Antonio Aguilar's letter is enclosed.

In its role as representative of a Certified Local Government, the Los Angeles Cultural Heritage Commission authorized Los Angeles Office of Historic Resources staff to transmit the enclosed supportive draft resolution to the Los Angeles City Council for their approval. Two additional letters of support have been received.

If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

Enclosure