



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*. Only one form should be applied for 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Not For Publication:  Vicinity: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

	<u>5-30-13</u>
<b>Carol Roland-Nawi, Ph.D., State Historic Preservation Officer</b>	<b>Date</b>
<u>California State Office of Historic Preservation</u>	
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____	_____
<b>Signature of commenting official:</b>	<b>Date</b>
_____	_____
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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**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:)

*Lon Edson H. Beall*  
Signature of the Keeper

7-23-13  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

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**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.)

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### 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.

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## 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.

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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.<sup>1</sup> 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.<sup>2</sup> 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

<sup>1</sup> Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #1988LA92006, July 8, 1988.

<sup>2</sup> 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.

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in 1987, as part of compliance with fire life-safety requirements.<sup>3</sup> Walls enclosing the stairs were removed as part of the recent rehabilitation. Toilets were incorporated in 1914 and 1915,<sup>4</sup> 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.<sup>5</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #1988LA92006, July 8, 1988.

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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.

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### 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.)

- 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.
- 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

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**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Architecture

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**Period of Significance**

1889-1946

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**Significant Dates**

1889 (date of construction)

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**Significant Person**

(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

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**Architect/Builder**

Norton, William Robert

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**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,<sup>6</sup> 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.<sup>7</sup>

The Boyle Hotel – Cummings Block is also significant under Criterion C for its rare and unique architectural design in a Queen Anne style.<sup>8</sup> 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.<sup>9</sup> 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.

<sup>6</sup> Sanborn Fire Insurance Map, 1888, volume 2, sheet 77a.

<sup>7</sup> 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.

<sup>8</sup> 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.

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

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**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.<sup>10</sup>

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.<sup>11</sup> Andrew Boyle purchased the land from the widow and second wife of Estevan López, Petra Varela de López.<sup>12</sup> One of Francisco Lopez’s daughters, Maria del Sacramento Lopez (1850-1930) married George Cummings (1828-1903) in 1869.<sup>13</sup> A farmer, rancher, and real estate developer, George Cummings was above all a booster for Boyle Heights.<sup>14</sup> Prior to his marriage and connection with the Lopez family, George Cummings purchased approximately 40 acres of land in Boyle Heights.<sup>15</sup> On 13 acres, he built a “handsome mansion...which gives the inmates a glorious view of the whole city and valley.”<sup>16</sup> George Cummings subdivided the remaining approximately 35 acres, known as the Mt. Pleasant tract, and sold as individual parcels for \$1,000 each.<sup>17</sup> 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.”<sup>18</sup>

<sup>10</sup> Wendy Elliott-Scheinberg, “Boyle Heights: Jewish Ambience in a Multi-Cultural Neighborhood,” dissertation, Claremont Graduate School, 2001, 42.

<sup>11</sup> 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.

<sup>12</sup> Francisco López was the son of Estevan and his first wife, María Jacinta del Sacramento Valdez.

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

<sup>14</sup> 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.

<sup>15</sup> *An Illustrated Historic of Los Angeles County*, (Chicago: Lewis Publishing Company, 1889), 438.

<sup>16</sup> “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.)

<sup>17</sup> *An Illustrated History of Los Angeles County*, (Chicago: Lewis Publishing Company, 1889), 438.

<sup>18</sup> “That Viaduct: Mrs. Bigelow’s Case Before Judge Now,” *Los Angeles Times*, July 7, 1889, 3.

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Streetcar lines, beginning in 1877 as a one horse-line called the Los Angeles and Aliso Avenue Street Passenger Railway, provided access to downtown.<sup>19</sup> 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.<sup>20</sup> 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.<sup>21</sup> 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.<sup>22</sup> 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.<sup>23</sup> 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.”<sup>24</sup> 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.”<sup>25</sup> 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.

<sup>19</sup> Wendy Elliott-Scheinberg, “Boyle Heights: Jewish Ambience in a Multi-Cultural Neighborhood,” dissertation, Claremont Graduate School, 2001, 62.

<sup>20</sup> Harris Newmark, *Sixty Years in Southern California*, 4th Edition (Los Angeles: Dawson’s Book Shop, 1984), 594.

<sup>21</sup> 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).

<sup>22</sup> Judith Rasson, Metro Rail Red Line Eastern Extension: Historical and Archaeological Evaluation of Seven Stations. Prepared for Cordoba Corporation, Los Angeles, 1994, 17.

<sup>23</sup> Elliott-Scheinberg, 77.

<sup>24</sup> *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.

<sup>25</sup> Elliott-Scheinberg, 12.

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The neighborhood has been metaphorically described as an intersection of ethnicities.<sup>26</sup> 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.<sup>27</sup> Once shown to be planted,<sup>28</sup> the central median area is now paved with concrete and supports a large domed bandstand used regularly for musical performances.<sup>29</sup> 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."<sup>30</sup> Queen Anne style was the dominant building style in the United States between 1880 and 1910.<sup>31</sup> 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

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

<sup>27</sup> 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.

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

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

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

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

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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.<sup>32</sup> The new building appears to have been constructed on the same 35 acres as his home.<sup>33</sup>

Massachusetts-born William Robert Norton (1848-1932)<sup>34</sup> 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.<sup>35</sup> Articles appearing in the *Los Angeles Times* report on his prolific work in southern California beginning in 1882.<sup>36</sup> 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

<sup>32</sup> Sanborn Fire Insurance Map, 1888, volume 2, sheet 71a.

<sup>33</sup> "Concise Statement of Improvements of 1889," *Los Angeles Times*, January 1, 1890, 10.

<sup>34</sup> Sanborn Fire Insurance Map, 1888, volume 2, sheet 71a.

<sup>35</sup> "Boyle Heights; Brief sketch of a delightful suburb," *Los Angeles Times*, August 4, 1889, 10.

<sup>36</sup> Phone interview with Connie Kremer, Sunnyslope Historical Society, September 11, 2007.

<sup>37</sup> 1880 United States Census: California, Savannah City, Sacramento County, Enumeration District 80, Sheet 21, [www.ancestry.com](http://www.ancestry.com).

<sup>38</sup> "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).

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between 1889 and 1890. Most of these buildings were for residential use.<sup>37</sup> By 1900, William Norton was living in Phoenix with a country house outside of town.<sup>38</sup> 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).<sup>39</sup> He also founded and developed the subdivision of Sunnyslope in Phoenix beginning in 1911.<sup>40</sup>

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.”<sup>41</sup> By 1891, upper floors had been converted to a hotel and the building was known as “Hotel Cummings.”<sup>42</sup> George Cummings and his wife continued to host events in the building. The building was referred 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.”<sup>43</sup>

A notice in the *Los Angeles Times* in 1901 indicated that “Mount Pleasant Hotel property has been leased to the school for Christian workers.”<sup>44</sup> The building was used as a hotel until 1918, when upper floors were converted to 19 apartments.<sup>45</sup> The building was known as Hotel Mount Pleasant at least until 1932.<sup>46</sup> 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.<sup>47</sup> With the subject property’s recent rehabilitation complete, the building continues its historic function of ground floor commercial with residential units above.

<sup>37</sup> Southern California Geneological Society and Family Research Center, “1890 Permits,” site accessed September 10, 2007, <http://www.scgsgenealogy.com/architect.htm>.

<sup>38</sup> 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.

<sup>39</sup> National Park Service, National Register Information System, site accessed September 11, 2007, <http://www.nr.nps.gov>.

<sup>40</sup> Sunnyslope Historical Society, “Sunnyslope History,” site accessed September 11, 2007, <http://sunnyslopehistoricalsociety.org/home/mod/resource/view.php?id=103>.

<sup>41</sup> “Boyle Heights: Board of Trade Organized a Barbecue,” *Los Angeles Times*, June 12, 1889, 2.

<sup>42</sup> “In Social Spheres; Boyle Heights Entertainment,” *Los Angeles Times*, November 24, 1891, 9.

<sup>43</sup> *Los Angeles Times*, March 7, 1894, 7.

<sup>44</sup> “Training School Coming to Boyle Heights,” *Los Angeles Times*, March 24, 1901, B8.

<sup>45</sup> Los Angeles Department of Building and Safety, “Application to Alter, Repair, or Demolish,” Building Permit #711, February 7, 1918.

<sup>46</sup> Los Angeles City Directory, 1932.

<sup>47</sup> 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 *jalisense* music itself.

Boyle Hotel – Cummings Block  
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**Previous documentation on file (NPS):**

- 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  
 Local government  
 University  
 Other  
Name of repository: City of Los Angeles Department of Building and Safety  
Los Angeles Public Library

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

Boyle Hotel – Cummings Block  
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## 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.

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## 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

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Boyle Hotel – Cummings Block  
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### 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

Boyle Hotel – Cummings Block  
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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 wainscoting, 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.

United States Department of the Interior  
National Park Service

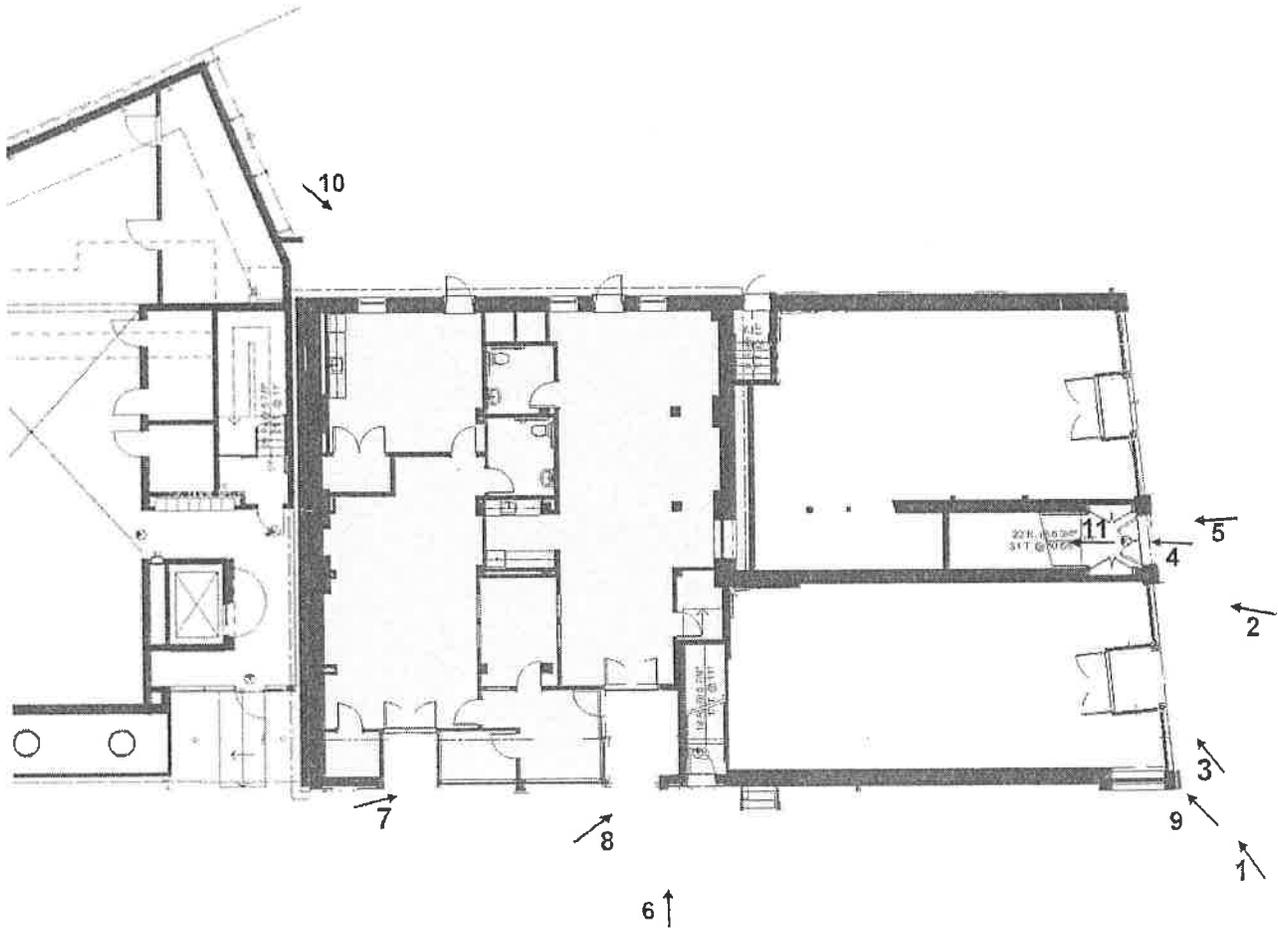
# National Register of Historic Places

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Exterior and First Floor



United States Department of the Interior  
National Park Service

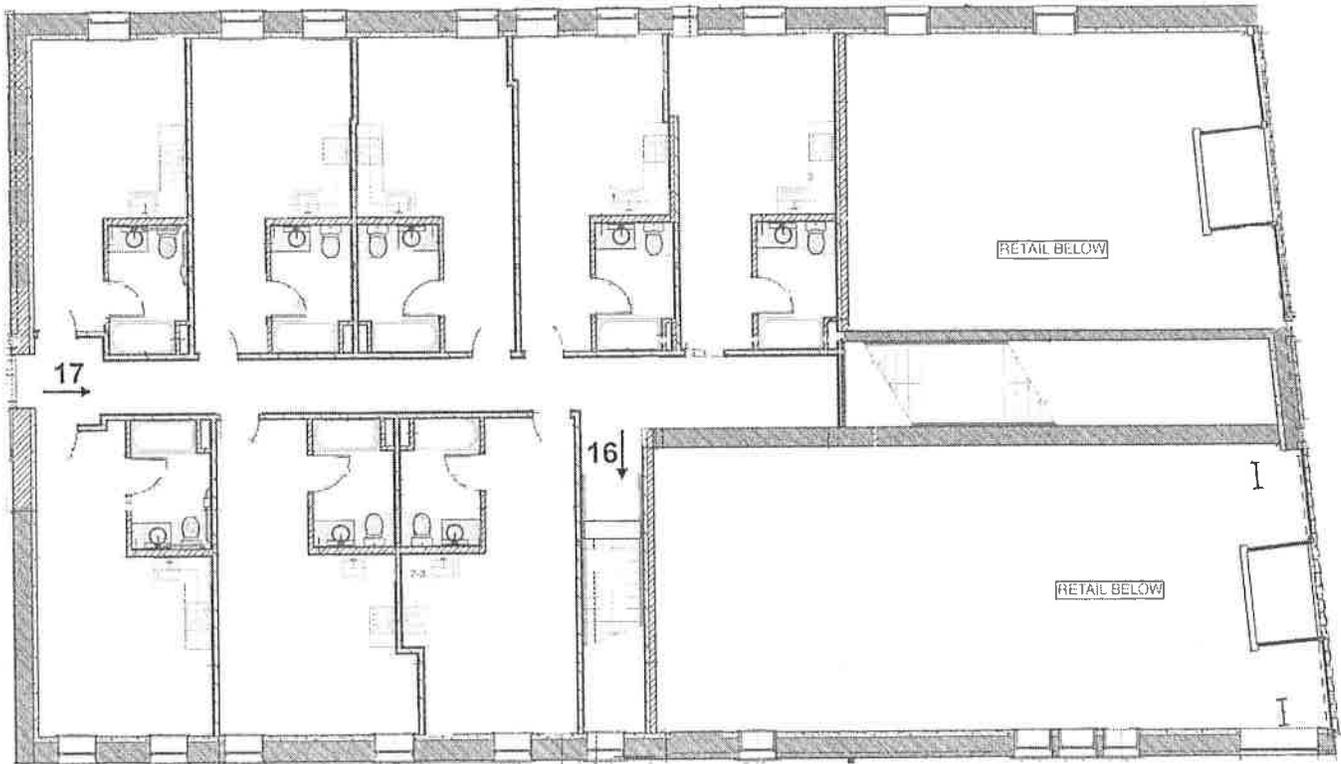
# National Register of Historic Places

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Second Floor



United States Department of the Interior  
National Park Service

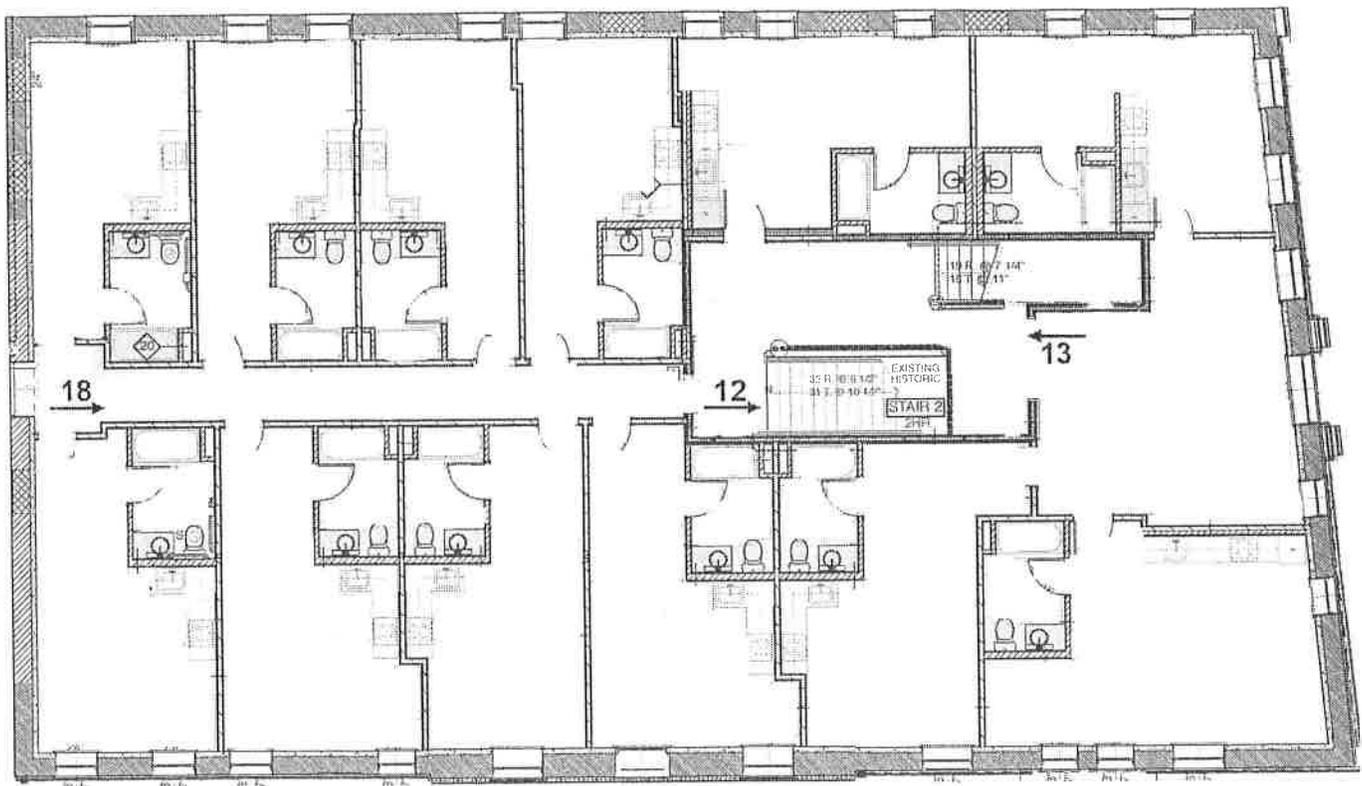
### National Register of Historic Places

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Third Floor



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National Park Service

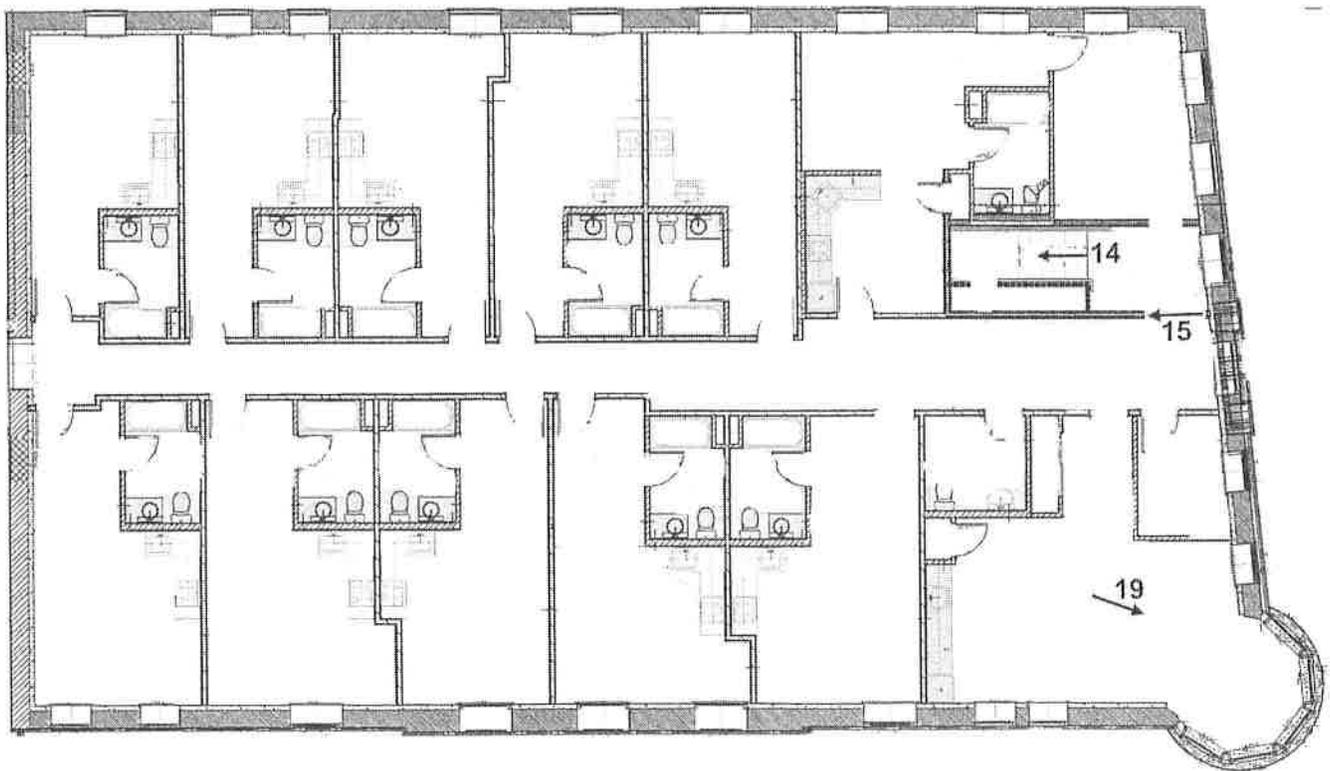
# National Register of Historic Places

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Fourth Floor



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National Park Service

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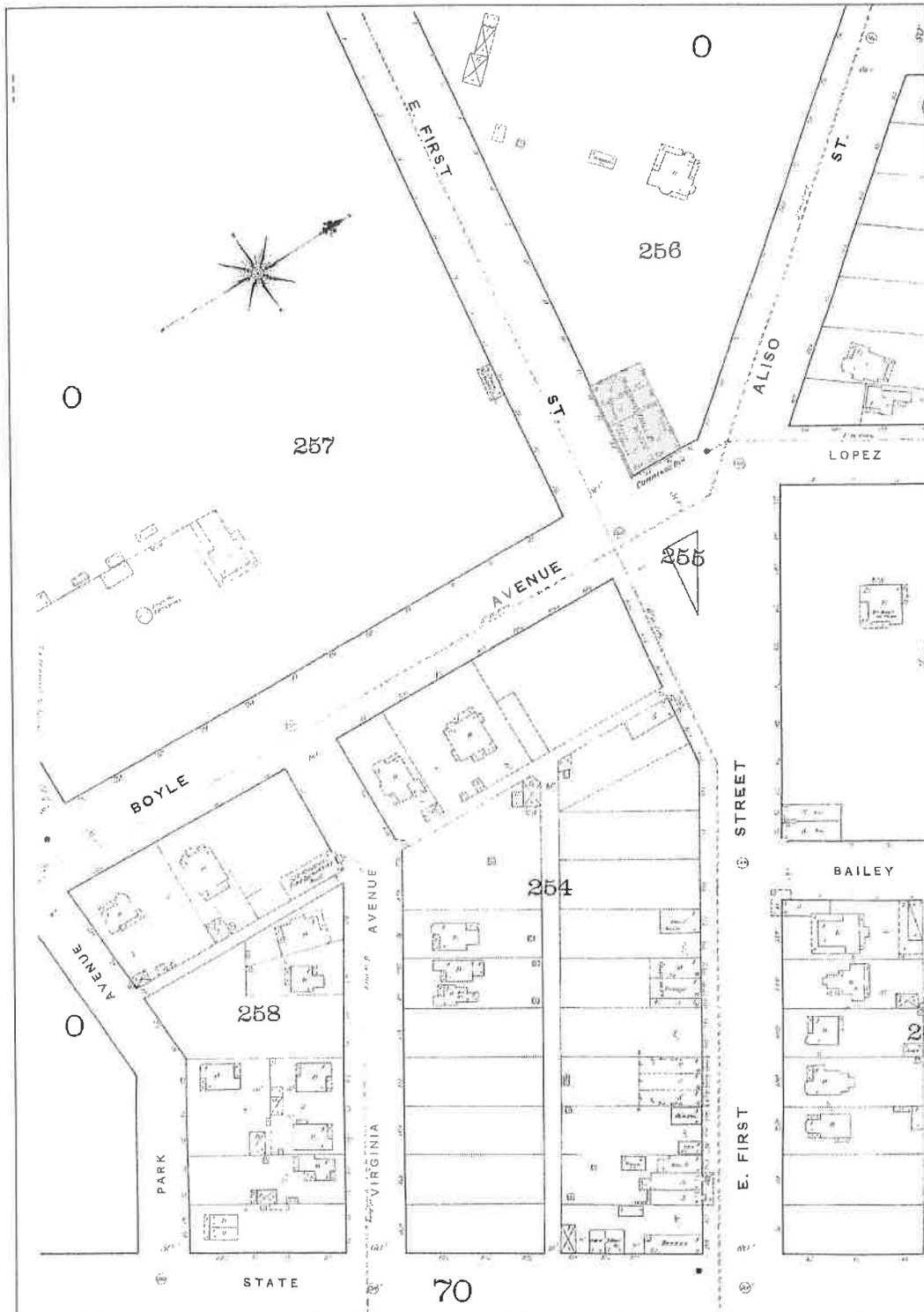


Figure a: Boyle Hotel/Cummings Block, Sanborn Fire Insurance Map, 1888, volume 2, sheet 71a, property highlighted aqua.

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National Park Service

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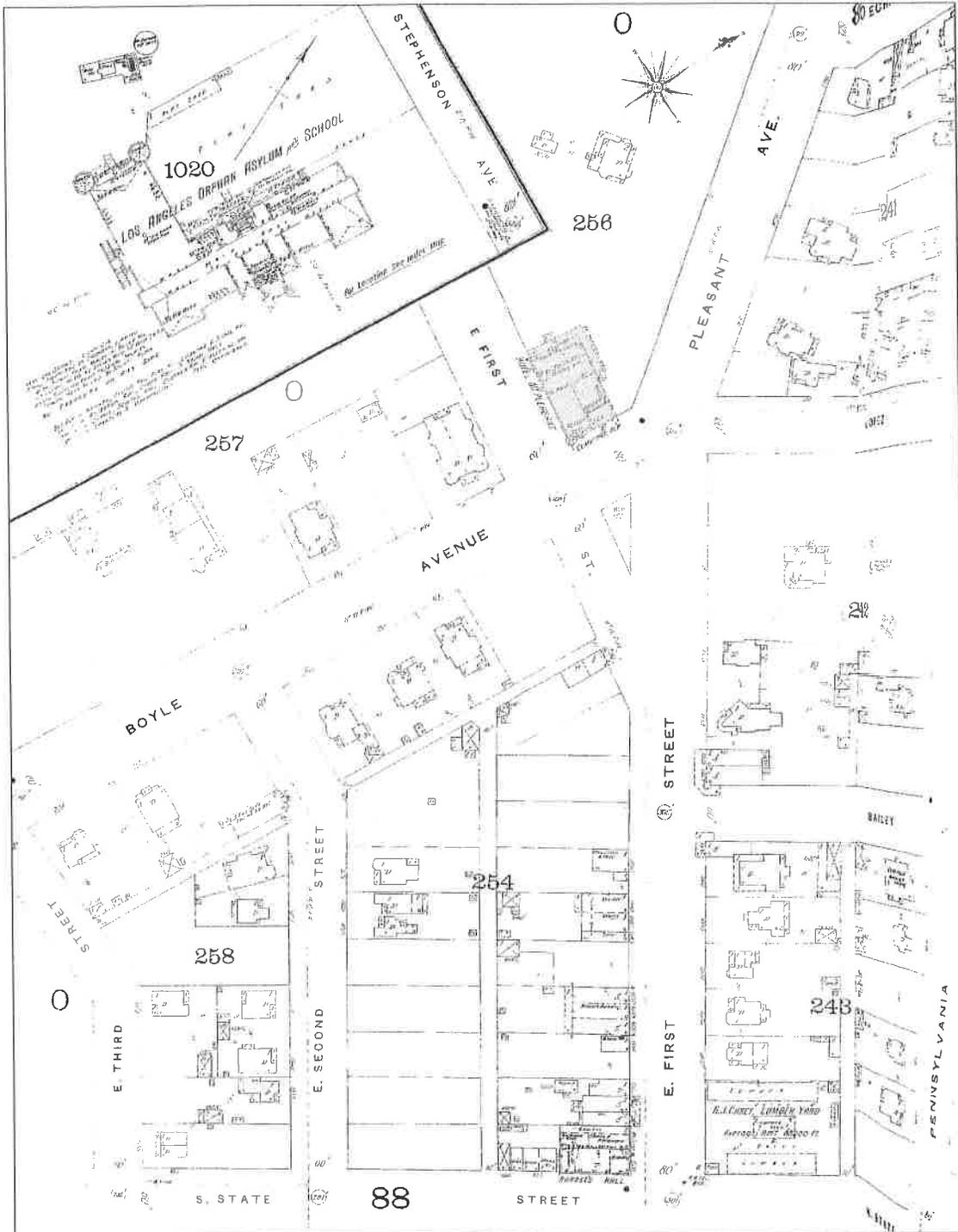


Figure b: Boyle Hotel/Cummings Block, Sanborn Fire Insurance Map, 1894, volume 2, sheet 87a, property highlighted aqua.

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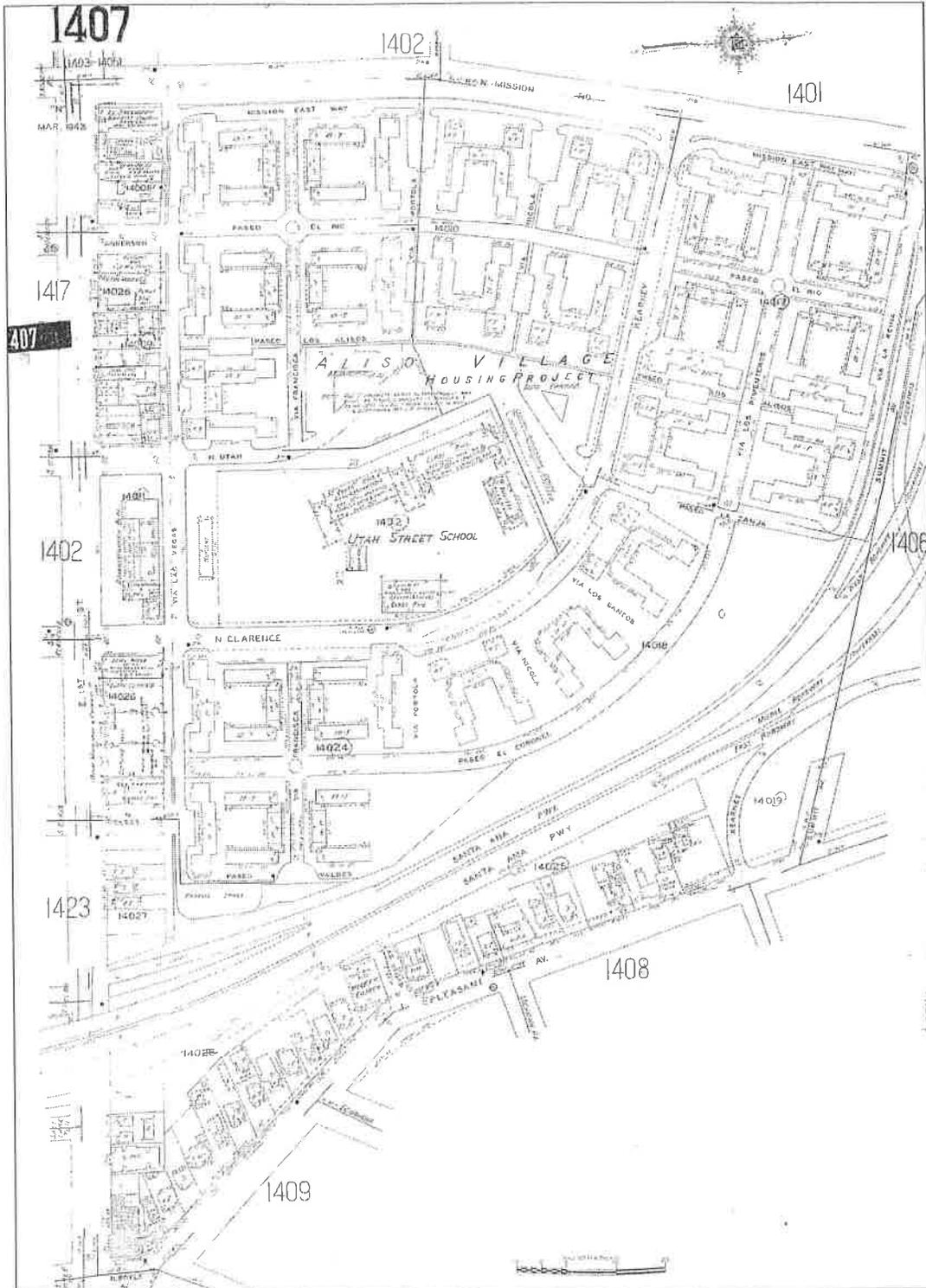


Figure c: Boyle Hotel/Cummings Block, Sanborn Fire Insurance Map, 1921-1949, sheet 1407, property highlighted aqua

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

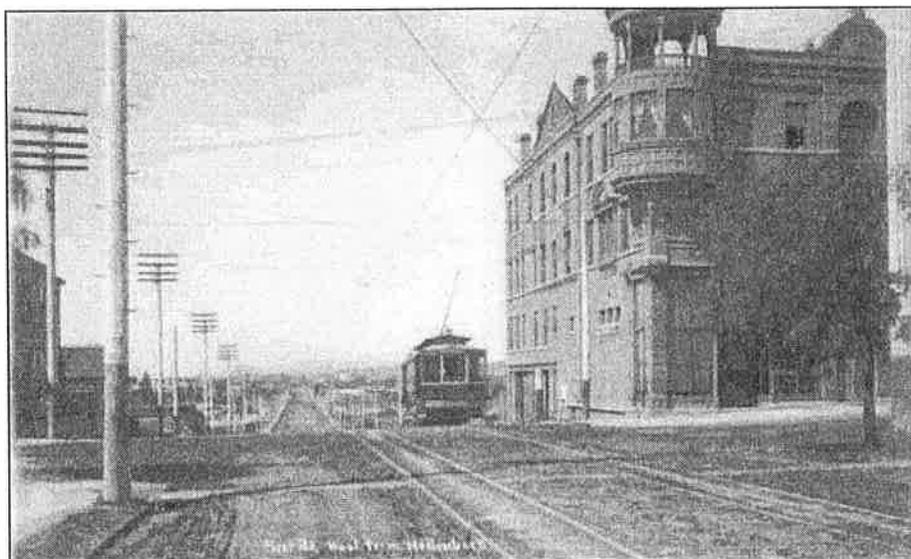


Figure e: Boyle Hotel/Cummings Block, view west toward downtown, note street car line along East First Street (California State Library, c. 1895)

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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)

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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)

United States Department of the Interior  
National Park Service

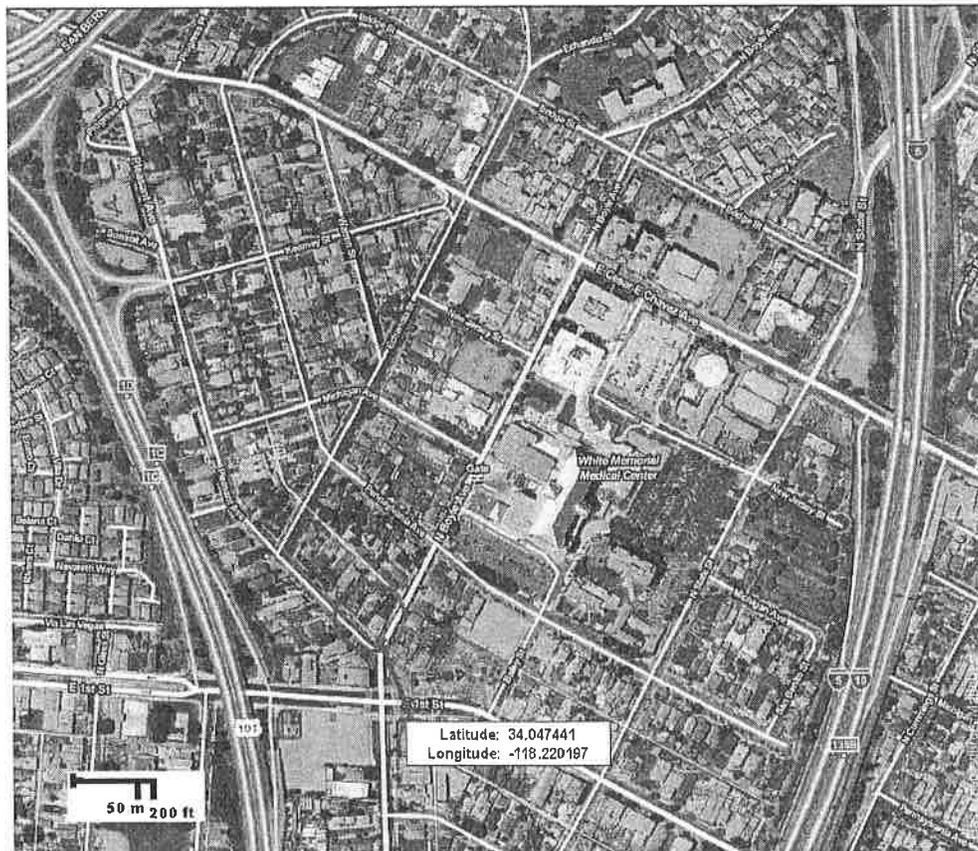
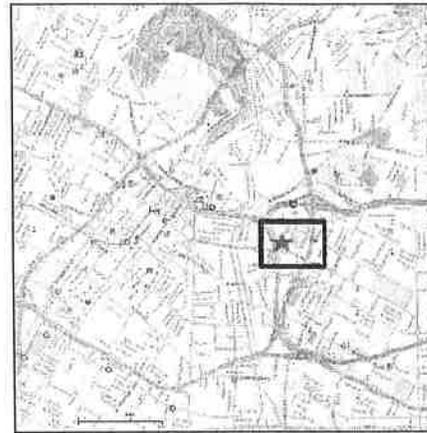
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CUMMINGS BLOCK 1889

Boyle Ave

SPEED LIMIT 30

FOR LEASE

FOR LEASE

FOR LEASE



1st St

Boyle Ave

SUMMIT  
BUILDER  
1889

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

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

103

SPEED  
LIMIT  
30



CUMMINGS  
BLOCK  
1889

FOR LEASE  
CARLOS E. VASQUEZ  
VCA (213) 700-2396  
carlos@vcarealty.net  
"Making L.A. A Better Place"

101

103

FOR LEASE  
CARLOS E. VASQUEZ  
VCA (213) 700-2396  
carlos@vcarealty.net  
"Making L.A. A Better Place"



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

REALLY carlos@vcarealty.net

101



1781

1783

1785

CUMMINS  
BLOCK  
1889

DO NOT  
RENT



1783

1783

1783

EXIT





CUMMINGS  
BLOCK  
1889

FOR LEASE  
CARLOS E. VASQUEZ  
VCA (213) 700-2396  
carlos@vcrealty.net  
"Making L.A. A Better Place"

101





1 THRU 3  
NO ROOF ACCESS  
**3**  
STAIR 2



EXIT

THRU 3  
**3**  
STAIR 2







EXIT

3

EXIT

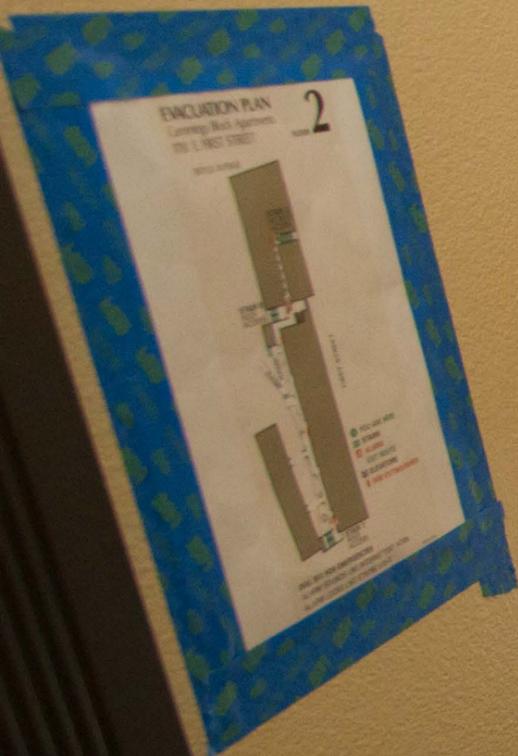
EXIT

3



PHONE ROOM

1 THRU 2  
NO ROOF ACCESS  
2  
STAR 3



EXIT







