### Los Angeles Department of City Planning
#### RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**HEARING DATE:** August 16, 2007  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

**CASE NO.:** CHC-2007-671-HCM  
**Location:** 101 N. Boyle Ave.  
**Council District:** 14  
**Community Plan Area:** Boyle Heights  
**Area Planning Commission:** East Los Angeles  
**Neighborhood Council:** Boyle Heights  
**Legal Description:** PT 4 of Lot 60 of the 35 Acre Lots of the LA City Lands "Hancock Survey"

**PROJECT:** Historic-Cultural Monument Application for the  
BOYLE HOTEL-CUMMINGS BLOCK

**REQUEST:** Declare the building a Historic-Cultural Monument

**APPLICANT:** Diana Ybarra, President  
Boyle Heights Historical Society  
520 S. Boyle Avenue  
Los Angeles, CA  90033

**OWNER:** East Los Angeles Community Corporation  
530 S. Boyle Avenue  
Los Angeles, CA  90033

**RECOMMENDATION**  
That the Cultural Heritage Commission:

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7

2. **Adopt** the report findings.

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S. GAIL GOLDBERG, AICP  
Director of Planning

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**[SIGNED ORIGINAL IN FILE]**  
Ken Bernstein, Manager  
Office of Historic Resources  

**[SIGNED ORIGINAL IN FILE]**  
Lambert M. Giessinger, Architect  
Office of Historic Resources

**Prepared by:**

**[SIGNED ORIGINAL IN FILE]**  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

**Attachments:** January 15, 2007 Historic-Cultural Monument Application
FINDINGS

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Victorian-Italianate commercial architecture.

2. The building is associated with a master builder, designer, or architect, as a work by the architect W.R. Norton.

3. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the development of Boyle Heights.

4. The property is identified with historic personages, with several members of the Lopez and Cummings family, the first land owners and developers associated with the early growth and development of Boyle Heights.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1889 and located in the Boyle Heights area of Los Angeles, this four story residential/commercial building exhibits character-defining features of Victorian-Italianate style architecture. The building is rectangular in plan with two primary facades and is located at the intersection of Boyle and First streets. The exterior consists of brick, stucco, cast-iron, plaster, and concrete/stone trim. The eastern facade has a recessed centered entrance with an overhead recessed third floor arch. The ground floor entrance is flanked by storefronts with cast-iron columns, transom windows, and stonework with acanthus leaves carving. The upper two stories have arched and squared double-hung windows separated by bands of decorative brickwork and rusticated stone work. The southern facade has a one story ground floor storefront and a row of double-hung windows on its second story on one half of the facade. The other half of the first and second floors is a solid stuccoed wall without openings. The third and fourth floors follow the same facade treatment as the eastern facade. Two double-hung windows on the third floor are flanked by decorative stonework consisting of an arched pediment and three Solomonic-Corinthian columns. A decorative stone central pediment is located on the roofline of the facade. A prominent rounded turret is located on the upper corner of the building consisting of five double-hung windows flanked by decorative stonework. An original bronze sign reading “Cummings Block” is located below the corner turret. Significant interior spaces include a wooden staircase and some original wood molding.

The proposed Boyle Hotel-Cummings Block historic monument was constructed during the early residential development of the Boyle Heights area in the 1880s. The subject building was built
for George Cummings and his wife Maria del Sacramento Lopez, early settlers and community leaders in Boyle Heights, originally known as Paredon Blanco (White Bluff). Lopez's great-grandfather was Claudio Lopez, Mayor of Los Angeles in 1826 under Mexican rule. Her father, Francisco (Chico) Lopez inherited seventy acres of land and subdivided it into what become known as "Brooklyn Heights." The Lopez family also sold part of their land to Andrew Boyle who also developed the area which kept his namesake.

George Cummings arrived in California as a '49er and married Maria del Sacramento Lopez in 1869. Cummings developed the land his wife inherited as the Mt. Pleasant tract, encouraged city officials to build a viaduct across the Los Angeles River on First Street, and built the Cummings Block on First and Boyle streets in 1889. This building, housing the Cummings Hotel, was the most prominent commercial building in the area, became a social and political center for the community, and encouraged the residential and commercial development of Boyle Heights.

The subject building was designed by architect W.R. Norton. Norton designed the landmark Hale House (1885; Historic-Cultural Monument #60) located in Heritage Square and the Wyngate House (1887; Landmark #6) in the City of South Pasadena.

The subject building appears to have several alterations. Some windows and storefronts have been enclosed, a parapet, brick and stonework have been removed, and the upper gazebo portion of the corner turret is missing. The subject building's interior retains limited historic elements beyond some examples of paneling, molding, banisters, staircases, and room configurations.

DISCUSSION

The Boyle Hotel Building property successfully meets four of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," 2) reflects "the broad cultural, economic, or social history of the nation, State or community," 3) is associated with a master builder, designer, or architect, and 4) is associated with a historic personage. As a commercial building designed in the Victorian-Italianate style by a noteworthy architect for prominent land owning families and reflective of the development of Boyle Heights, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

The staff of the Office of Historic Resources recognizes the challenges to properly restore and rehabilitate the subject building using the Secretary of Interior's Standards. Staff is available to provide assistance in this capacity to the property owner regarding any future work on the subject building.

BACKGROUND

At its meeting of March 15, 2007, the Cultural Heritage Commission voted to take the application under consideration. On June 12, 2007, the Cultural Heritage Commission toured the subject property.

This proposed designation was taken under consideration by the Cultural Heritage Commission prior to the adoption of the current Cultural Heritage Ordinance, effective April 4, 2007, and is therefore governed by the provisions and procedures of the previous Cultural Heritage ordinance.
Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: March 15, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

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Los Angeles, CA 90033

RECOMMENDATION
That the Cultural Heritage Commission:

1. Take the property under consideration as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.

2. Adopt the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

Lambert M. Giessinger, Architect
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Prepared by:

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ZIMAS Report
SUMMARY

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The proposed Boyle Hotel-Cummings Block historic monument was constructed during the early residential development of the Boyle Heights area in the 1880s. The subject building was built for George Cummings and his wife Maria del Sacramento Lopez, early settlers and community leaders in Boyle Heights, originally known as Paredon Blanco (White Bluff). Lopez’s great-grandfather was Claudio Lopez, Mayor of Los Angeles in 1826 under Mexican rule. Her father, Francisco (Chico) Lopez inherited seventy acres of land and subdivided it into what become known as “Brooklyn Heights.” The Lopez family also sold part of their land to Andrew Boyle who also developed the area which kept his namesake.

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or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.
Historic Cultural Monument Application

IDENTIFICATION

1. NAME OR PROPOSED MONUMENT: HOTEL CUMMINGS-CUMMINGS BLOCK

2. STREET ADDRESS: Multiple address ranges. 101 N. Boyle Avenue is the Hotel (Primary): 101 and 103 N. Boyle were stores; 1871, 1783 and 1785 E. 1st Street are additional addresses of shops attached to the hotel.

   CITY: Los Angeles    ZIP CODE: 90033    COUNCIL DISTRICT: CD-14

3. ASSESSOR’S PARCEL NO. 5174024020

4. COMPLETE LEGAL DESCRIPTION: TRACT: 36 Acre lots of the Los Angeles City Lands “Hancock Survey” M R 1-463/464; BLOCK: 60; LOT(S): PT 4; ARB: 73

5. RANGE OF ADDRESSES ON PROPERTY: 1781 E. 1ST Street, 1783 E. 1ST Street, 105 N. Boyle Ave., 1785 E. 1ST Street, 103 N. Boyle Ave., 101 N. Boyle Ave.

6. PRESENT OWNER: Last known owner is a religious non-profit organization – Templo Ebenezer Asambleas de Dios. 101 N. Boyle Avenue, Los Angeles, CA 90033. However, property may have recently sold. As of January 16, 2007 attached article, there is a new owner: East L. A. Community Corp.

7. PRESENT USE: Hotel/Retail. ORIGINAL USE: Hotel/Retail

DESCRIPTION

8. ARCHITECTURAL STYLE: Italianate

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE:

   The Hotel Cummings - Cummings Block is a four-story Italianate rectangular redbrick hotel with brick and stucco finish and cast-iron, copper, plaster and concrete/stone trim. Additional character defining-features are an octagonal corner turret, central pediments rising above the roofline on First Street, arched or rectangular tall, narrow windows, a two-part window segmentally divided with three solomonic columns under a projecting arched window hood, a recessed three-story arch above the entry, ornamental red brickwork on the upper floors and cast-iron columns, quoined corner, acanthus leaves and other gothic details delineating the lower commercial spaces. The original bronze signage, Cumming Block, is visible on the corner turret. Inside, there is a wooden staircase and some original wooden molding.

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1. Abstract taken from the Los Angeles Times, 13, Nov. 1892, Pg. 10: “Mrs. A.O. Gale and daughter have returned from an extensive Eastern visit, and together with Mr. Gale are domiciled at Hotel Cummings.”
10. CONSTRUCTION DATE: 1889     FACTUAL: ✓

11. ARCHITECT, DESIGNER, OR ENGINEER: W. R. NORTON

12. CONTRACTOR OR OTHER BUILDER:

13. DATE OF ENCLOSED PHOTOGRAPHS: 2003, 1976 AND 1942 81/2 x 11" glossy photos. Also copies of miscellaneous photographs depicting different time periods of Cummings Block and Hotel and how it presently looks. (Attachment I)

14. CONDITION: FAIR, SOME WORK BEING DONE BUT NOT UP TO CODE.

15. ALTERATIONS: Exterior – The cupola above the corner turret was removed (following the 1971 earthquake). The front doors and window above the entrance have been replaced, as have the other windows. The lower floor on East 1st Street appears to have been stuccoed over.

16. THREATS TO SITE: OTHER: Possibility that present owner is in a sales transaction to sell structure and the intentions of the new owner are not known at this time.

17. IS THE STRUCTURE: ✓ ON ITS ORIGINAL SITE

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON(S) ASSOCIATED WITH THE SITE

(SEE ATTACHED SIGNIFICANT STATEMENT WORK SHEET)

Sources:

Los Angeles Times Article (1886-Current File) Mar 3, 1892; proQuest Historical Newspapers Los Angeles Times (1881-1985) pg. 7

Times photo – 1956 picture of cupola of Boyle Hotel.

Real Estate Transaction 1 – No Title

Los Angeles Times (1886-Current File) Jun 26, 1889; Proquest Historical Newspapers Los Angeles Times (1881-1985) pg. 7

Illustrated History of Los Angeles County, 1889, ~ page 438-439 regarding George Cummings

Architect name: Southern California Genealogical Society – 1890 architects


CRA survey conducted by Roger Hatheway page A-53 and A-54
18. Significance

In 1889 George Cummings erected a 4-story brick building, the Cummings Block, as a hotel with retail spaces and community meeting rooms at the intersection of East First Street and Boyle Avenue. The structure, which is significant today as a fine example of a hotel and commercial building reflecting expansion and growth in Los Angeles and the transition of Boyle Heights from farmland to a burgeoning suburban center at the end of the 19th Century; as a rare and distinguished architect-designed Victorian brick multi-story structure; and by its association with the López and Cummings families, prominent early settlers and civic leaders, who played key roles in the growth of Boyle Heights.

The Cummings Hotel, sited on the crest of a hill overlooking downtown Los Angeles from the east, was poised to receive a share of an influx of tourists, businessmen and families pouring into the region during a period of tremendous growth. By building a multi-story hotel on the outskirts of the city in 1889, Mr. Cummings tangibly demonstrated the prevailing currents in the nation, the West, and southern California: rapid expansion following the arrival of the railroad, economic growth, urbanization, a spirit of optimism, and the emergence of suburbs with multi-use downtown centers, business blocks and the amenities of a city. In 1889 Boyle Heights was on the brink of becoming a suburb with more to offer than just avenues of elegant Victorian residences: a retail hub with electric streetlights, sewer lines, public transportation to downtown—and a luxury hotel.

Designed by prominent architect W.R. Norton, the Cummings Block was built in 1889 at an estimated cost of $22,000. Now the Boyle Hotel, it stands today as a rare and distinguished example of Victorian brick architecture in the city, and as the only extant commercial building of this period and scale on the important intersection now called Mariachi Plaza, the future site of a Gold Line station, here at the gateway to East Los Angeles. The façade has retained many of its most important character-defining features, and the original bronze sign, “Cummings Block” is still in place. Period photographs show any original details that are missing or have been modified, allowing for their restoration or reconstruction in the future.

George Cummings and the family of his wife, Maria del Sacramento López de Cummings (Sacramenta), were early settlers and community leaders in Boyle Heights. Paredon Blanco (White Bluff), the original name of Boyle Heights, was a prime residential area for the Hispanic population of the city during the Spanish and Mexican periods. Mrs. Cummings’ great-grandfather was Claudio López, a Mayor of Los Angeles (1826) and a City Councilman and Mayordomo of San Gabriel Mission. In 1835 the Ayuntamiento of Los Angeles granted Claudio’s son Estévan, also a Councilman, a large parcel of land on Paredon Blanco. He gave part of it to his son Francisco (Chico), Sacramento’s father, who built two homes there, one in 1837 and another in 1858. That same year Estévan’s widow sold her adobe homestead and land to Andrew Boyle. George Cummings settled in Boyle Heights in 1860, and married Sacramenta in 1869.

George Cummings and his father-in-law, Francisco López, were key participants in the transformation of Boyle Heights from farmland to suburb. Francisco subdivided seventy acres into what came to be called Brooklyn Heights, and George developed the Mt. Pleasant tract. George had a hand in encouraging the city to build a viaduct and
bridge across the Los Angeles River and “found time to devote himself to the general improvement of Boyle Heights” (attachment #2). George and Sacrementa Cummings’ most visible legacy is the four-story brick hotel that they built in Boyle Heights, an architectural centerpiece, a beacon for visitors, and a social and political center for the community. George and Sacrementa actively managed the luxurious Cummings Hotel, with its adjoining tennis and croquet courts, donating space for political, charitable and social events that they organized there.

The hotel is an icon of the bygone era of the real estate boom of the late 1880s. Amazingly, the building has survived with its basic architectural integrity intact, and with its original function as a hotel. The link between early Hispanic settlement and the prominent position of the Cummings Block and Hotel at a time when Boyle Heights was becoming a rich center of culture and commerce; and today’s use of the Cummings Block as a hotel for mariachis and the impending re-emergence of this very same location as a transportation hub and Hispanic center, provides a vital—and fragile—connection with the cultural and intangible heritage of Boyle Heights and Los Angeles.

The Cummings Block is eligible to be considered as a Historic Cultural Monument because it meets three criteria for historical significance: (1) as a reflection of expansion and growth in Los Angeles and the emergence of Boyle Heights as a suburb at in the final decades of the 19th Century; (2) as a rare example of extant Victorian brick commercial architecture; (3) and by its association with two influential families in the early history of Boyle Heights.
ARCHITECTURAL SIGNIFICANCE

THE HOTEL CUMMINGS - CUMMINGS BLOCK IS AN IMPORTANT RARE AND ONLY EXTANT EXAMPLE OF A VICTORIAN BRICK ARCHITECTURE COMMERCIAL BUILDING OF THIS PERIOD AND SCALE AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND

HISTORICAL SIGNIFICANCE

THE HOTEL CUMMINGS - CUMMINGS BLOCK WAS BUILT IN 1889

GEORGE CUMMINGS AND HIS WIFE, MARIA DEL SACRAMENTO LOPEZ DE CUMMINGS, WERE IMPORTANT TO THE DEVELOPMENT OF LOS ANGELES BECAUSE THEY WERE EARLY SETTLERS AND COMMUNITY LEADERS IN BOYLE HEIGHTS, KNOWN THEN AS PAREDON BLANCO (WHITE BLUFF) DURING THE SPANISH AND MEXICAN PERIODS OF CALIFORNIA. GEORGE CUMMINGS IS A 49ER AND HIS FATHER-IN-LAW, FRANCISCO LOPEZ WHO TOGETHER WERE KEY PARTICIPANTS IN THE TRANSFORMATION OF BOYLE HEIGHTS FROM FARMLAND TO THE FIRST SUBURB EAST OF THE LOS ANGELES RIVER.
DESCRIPTION WORK SHEET

THE HOTEL CUMMINGS-CUMMINGS BLOCK IS A 4-STORY ITALIANATE RECTANGULAR SHAPED HOTEL AND COMMERCIAL STRUCTURE WITH A BRICK AND STUCCO FINISH AND CAST-IRON, PLASTER AND CONCRETE/STONE TRIM. ITS ROOF AT THIS TIME IS ASPHALT.

LEADED GLASS TRANSOM WINDOW AND ARCHED WINDOW ARE PART OF THE DESIGN. ADDITIONAL CHARACTER DEFINING-FEATURES ARE: AN OCTAGONAL CORNER TURRET, CENTRAL PEDIMENTS RISING ABOVE THE ROOFLINE, ARCHED WINDOWS, A LEADED GLASS TRANSOM WINDOW AND A RECESSED THREE-STORY ARCH ABOVE THE ENTRY, ORNAMENTAL RED BRICKWORK ON THE UPPER FLOORS AND CAST-IRON COLUMNS, PLASTER, ACANTHUS LEAVES AND OTHER DETAILS. THE ORIGINAL BRONZE SIGNAGE THAT READS "CUMMINGS BLOCK" IS VISIBLE AND INTACT ON THE CORNER TURRET. INSIDE THE HOTEL THERE IS A WIDE WOODEN STAIRCASE AND SOME ORIGINAL WOODEN MOLDING.

THERE IS NO LANDSCAPING AS IT EXISTS TODAY.
Miscellaneous photocopied photographs consisting of 16 sheets.

Picture 1 of 16 - Dated 12/31/2006 – depicts a photo of Cummings Block-Cummings Hotel (pka: Boyle Hotel)

2 of 16 (May 2006)
Depicts present exterior condition of structure; architectural details still present

3 of 16 (2006)
Depicts Boyle Hotel (Cummings Block) as it stands today and it's place within the 1st Street Corridor. The new MTA Eastside Extension will be located directly across the street from the hotel near the Mariachi Plaza. A view of the cityscape is visible from this hill.

4 of 16 – (2006) Depicts the architectural brick detailing that still exists today at the Boyle Hotel (Cummings Block)

5 of 16 – (2006)
Depicts the signage that still exists, the corner turret and other brick detailing.

6 of 16 (May 2006)
Depicts the position of the Boyle Hotel along the MTA Eastside Extension project. Retail shops are visible on the ground floors.

7 of 16 (May 2006)
Depicts the architectural significance of the structure as it exists today. On the reverse side is another photo capturing the turret missing windows at this time.

8 of 16 (2006)
Depicts the signage of the Coronado Foundry Machine Co. at the base of the Boyle Hotel (Cummings Block).

9 of 16 (2006)
Depicts the side view (facing 1st Street). Detailed brick work is captured. Fire escape still exists.
10 of 16 (5/06)
Captures the present condition of the turret, signeage with Cummings Block, acanthus leaves and brick work.

11 of 16
Photocopy of picture which captures the Mariachi Plaza, MTA construction underway, and the Cumming Block clearly visible at this intersection of 1st and Boyle Avenue.

12 of 16 (May 2006)
Photocopy of a smaller picture depicting the signage – Cummings Block.

13 of 16 (May, 2006)
Photocopy of a photograph which depicts that signage on the opposite side has been remove below the turret.

14 of 16 (May 2006)
Photocopy of picture which captures the detailed designs, of which some of it has been stuccoed over, you can clearly see the signage on side has been removed.

15 of 16 (2003)
Photocopy of picture which depicts the detailing of the original designs along the structure.

16 of 16 (2006)
Photocopy of picture of two mariachis crossing from Mariachi Plaza towards the Boyle Hotel which serves as their home. Cummings Block.

Note: This street now called Boyle Avenue starting at this intersection going North towards White Memorial Medical Center and Cesar E. Chavez Avenue was once known as LOPEZ AVENUE because the Lopez family owned this land.
May 2006

(12 of 16)
ATTACHMENT II

NEWSPAPER CLIPPINGS

The Los Angeles Times

Chronological Order from 1884 – 2004

FEBRUARY 3, 1885

REAL ESTATE TRANSFERS. Francisco Lopez to George Cummings

MAY 11, 1887

PETITIONS: George Cummings asked city for assistance for dyking east side of Los Angeles River.

MAY 15, 1887

Will recommend: George Cummings petitioned for a levee on eastside of river.

1889

REAL ESTATE TRANSFERS: Sale of land from Francisco “Chico” Lopez to George Cummings’ wife, Sacramanta Lopez, daughter of Chico.

JULY 7, 1889, P. 3

THAT VIADUCT: Affidavit by W. H. Workman, N. E. Davisson, George Cummings and J. M. Harris for bridge and viaduct connecting First Street and Boyle Heights.

AUGUST 4, 1889

BOYLE HEIGHTS. BRIEF SKETCH OF A DELIGHTFUL SUBURB. George Cummings short biography herein described.

JANUARY 1, 1890

BUILDINGS: Concise Statement of the Improvements of 1889. George Cummings, Boyle Ave. and 1st St. - $22,000 4-story brick
SEPTMBER 27, 1891: BOYLE HEIGHTS RECEPTION
Reference to social gathering at Boyle Hotel.

OCTOBER 10, 1891: BOYLE HEIGHTS. Plans for a Substantial Business Block and Theater – General Notes.
Reference to George Cummings and Baseball Park.

NOVEMBER 22, 1891
Reference to a benefit held at the Hotel owned by Mr. and Mrs. George Cummings.

IN SOCIAL SPHERES - November 24, 1891 and November 27, 1891

BOYLE HEIGHTS ENTERTAINMENT. ACCOMPLISHED PEDESTRIANS. COMPLIMENTARY LUNCHEON. NOTES AND PERSONALS.

LOS ANGELES IN 1891

Times, Dec. 4, 1891, pg. 1
Reference to Cummings Hotel.

MARCH 3, 1892

BOYLE HEIGHTS. Good Templars Meetings at Workman Hall – A Serious Accident.
Reference to the Cummings Block, completion of the hotel’s upper stories.

NOVEMBER 13, 1892

BOYLE HEIGHTS – ABSTRACT
Reference to Hotel Cummings

FEBRUARY 14, 1894
DISPLAY AD 5 – No Title

The “Mount Pleasant” (this is the first reference to the new name of the Cummings Hotel)

SEPTEMBER 6, 1899

PIONEERS’ ANNUAL MEETING
New Directors Elected – Secretary Guinn’s Report.
Reference to George Cummings elected Member of the Pioneers of Los Angeles.
JANUARY 21, 1900

FRANCISCO LOPEZ
DEATH OF A PIONNER – Francisco Lopez Succumbs to Infirmities of Old Age
Excerpt taken from Los Angeles Times, Jan. 21, 1900

MAY 25, 1956

KNOW YOUR CITY – ANSWER
KNOW YOUR CITY NO. 189
Description of the Cummings Block Cupola.

NOVEMBER 24, 2004

Articles from the Los Angeles Times: In Protest, Mariachis Sing for Their Survival Many worry rising rents will drive them from the Boyle Hotel, considered a haven for Mexican musicians.
Real Estate Transfer.

[Reported by Gillette & Gibson.]

MONDAY, Feb. 3, 1885.

CONVEYANCES.

State of California to Pomona Land and Water Co., lots 1, 2 and 3, section 3, and NW¼ of NW¼, and lot 1, section 2, township 1 S., range 8 W., patent.

Juan Bernard to Charles H. White, lot 83, Bernard tract, $900.

Francisco Lopez to George Cummings, block A, in lot 3, block 69, Hancock's survey.


M. F. Quinn to L. H. Bunyard, 2 acres in W½ of NE¼, section 31, township 1 S., range 11 W., $500.

Charlotte Pitman to Charles E. Pitman and F. R. Pitman, two tracts in Roja City, and all interest in estate of J. H. Pitman, deceased, $1.

John Ball to J. H. Painter and B. F. Ball, two tracts, 90.93 acres and 51.10 acres, in Roja City, $100.

S. B. Woolsey to W. E. Sheridan, agreement to convey 10 acres in lot 49, Roja City, $100.

A. P. Field and Sarah O. Field, his wife, to John By, lots 15 and 16, block D, West Los Angeles, $600.

Francis F. Dubose to Albert J. Chaffee, SW¼ of NW¼ of SE¼, section 28, township 4 S., range 10 W., $300.

City to A. B. Chapman, lot 6, block 3, Ord's survey.

A. H. Loomis to Ferdinand Luhring, W½ of NW¼, section 24, township 1 S., range 11 W., $1.

Refugio Cota de Martinez to Francisco Correa de Valenzuela, 10 acres adjoining Halsey tract, Pico tract and Temple tract.

Daniel H. Whitemore, by County Tax Collector, to A. L. Loomis, blocks 13, K, J, lots 3, 1, 2, 5, 3, 4, 5, 6, 7, 8 and 9, block 2, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, block 2.2, block 2, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18, 19, and northerly portion of lots 5, 8, 10 and 29, block B, lots 8, 9, 10, 15, and northerly portion of lots 14, 15, 16, 17, 18, and lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, block 3, lots 1, 2, 3, 4, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and northerly portion of lot 8, block 3, Weston's subdivision of lot 7, block 16, Pacock's survey, $32.

D. B. Richardson to William K. Dodson, $2,500, of lot 6, Champion tract, Rojo San Francisquito, $100.

John Allin to C. C. Halsey, part of lot 2, block D, San Pasqual tract, $10.50.

ATTACHMENTS, LIENS, ETC.

T. Walsh vs. A. R. Campbell Johnson, J. H. Levering and C. S. Campbell, Johnston, Mechanics' lien on tract in Rojo San Rafael, and tract adjoining, in Rojo San Pasqual, $147.50.

MISCELLANEOUS.

Richard Kirkhine to Jacob Kahrs, assignment of mortgage from Christian A. Hanvey, $400.


Map of Painter and Ball's addition to block M of the subdivided town of Painter and Ball.

John F. Fonder to O. E. Long, assignment of mortgage (bk 54, p 20), $400.

Andrew Glassell to A. H. Fee and Co., lease of 14½ acres in Rojo San Rafael, 3 years and 11 months, $381.

Thomas Mitchell, Thomas Jenkins, W. F. Ball and Wm. Cresswell, notice of location of Big Tom Petroleum mining claim, on SE¼ of NW¼, section 23, township 11 W., range 11 N.

Elizabeth Porter Brown to Ferdinand Luhring, release of mortgage (bk 54, p 118).

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PETITIONS.

List of Those Presented to Council Monday.

The following petitions were received, read and referred to the proper committees:

From Hellman, Haas & Co., asking to have a portion of Los Angeles street vacated and grade of street established, and that a portion of said street be offered for sale.

From Horace Bell, calling attention to a nuisance existing in front of his property on Figueroa street, stating that the Mayor has visited the locus in quo, and asking that he be permitted to take up the old wooden fence and put in a cement conduit, the city to pay one-half the expense thereof.

From J. A. Graves, asking to have the grade of Loomis street established and a ditch piled across the street.

From D. Anestoy, asking permission to use streets in vicinity of Main and Requena to deposit material while building.

From R. P. Day et al., asking to have line of Workman street, between Mission and Kuhrt's streets, widened, as between Kuhrt's street and Downey avenue.

From Southern California Prohibition Club, asking to have drinking fountains erected in various parts of the city.

From George Cummings et al., asking assistance from the city to amount of $6000 in dyking the east side of the river between Aliso and First streets.

From F. E. Schneel et al., calling attention to a fire-trap on the east side of Bunker Hill avenue, between Temple and Court streets, and asking removal of same.

From C. M. Ward et al., asking establishment of grade of Los Angeles street, between Eleventh and Pico.

From F. B. Alderson et al., asking permission to grade and gravel Pearl street between Second and Fifth streets.

From J. Peddery et al., asking for construction of sewer on Main-street extension.

From William N. Donnell et al., asking permission to grade Flower street, between Ninth and Twelfth streets.

From J. C. Blackwell et al., asking change of grade of Fort street, between Bock and Temple streets.

From J. S. Sloan, asking city to pay one-half cost of putting in 330 feet of cement conduit on Figueroa street.

From T. E. Walker et al., asking the immediate paving of Temple street, from Spring to Bunker Hill avenue.

From J. W. Drown et al., asking to have grade of Virginia avenue, between Boyle avenue and Soto street, established, and same graded at expense of property owners.

From J. M. Stewart, offering to pay half the expense of constructing a flume on Brooklyn street.

From E. W. J. Scott et al., asking grading of Ninth street, between Pearl street and Union avenue.

From W. H. Toler, asking permission to connect with sewer lot 9, for the present.

From M. D. Johnson et al., asking erection of electric-light mast on west bank of river, between Downey avenue and Buena Vista street bridges.

From E. F. Spence et al., asking grading of Ninth street, between Union avenue and Alvarado street.

From Henry Sullivan et al., asking that the north boundary line of the city be defined.

From Perry & Mott, asking to have portion of Salinas river street vacated.
WILL RECOMMEND.

Yesterday's Business in the Board of Public Works.

The Board of Public Works met yesterday, and decided to recommend to the Council tomorrow as follows:

That petition of Henry Sullivan and others, to have the north boundary of city line defined, be referred to City Surveyor.

That petition of J. W. Brown and others, to have the grade of Virginia avenue established, and the street ordered graded, be referred to City Surveyor.

That the City Surveyor make a plan for carrying storm water and sewer across block No. 5, Park tract, and block X, on Woolden Hill tract.

That on petition of T. E. Walker and others, to have Temple street graded between Spring street and Bunker Hill avenue, the City Attorney publish notice of intention of the Council to pave the same with granite blocks.

That on petition of E. W. Scott and others, to have the grade of Ninth street changed between Sunbury avenue and Whittier street, the City Surveyor propose the change, and that the City Attorney draft notice of intention to grade Ninth street from the end of the present grading on said street to the west city boundary.

That on petition of George Cummings and others, for aid in the construction of a levee along the east side of Los Angeles River, the city subscribe $5 per linear foot toward the construction of a levee from the firm bank just above Aliso street bridge to Seventh street, provided the property-owners pay the balance of the cost, said levee such as being put in by the railroad company, payment to be made on the completion of each 500-foot section.

That on petition of Frank McCloy and others, to have the grade of Hill street established, the City Surveyor propose the same.

That on petition of F. B. Alderson and others for permission to grade Fourth street, between Second and Fifth streets, the same be granted, provided the work is completed in the entire block and, the work is done in accordance with city specifications.

That on petition of William N. Darnell and others for permission to grade Flower street between Tenth and Twelfth streets, the same be granted, provided the work be done in accordance with city specifications.

That on petition of Los Angeles California Prohibition Club, to have drinking fountains erected in various parts of the city, further time be granted to select sites.

That petition of B. F. Day, to have Workman street made to conform to the old Workman street, be referred to the City Surveyor.

That petition of John D. Bicknell and others to have the grade of Fort street, between Rock and Temple streets, changed, be granted.

That on petition of J. A. Graves, to have the grade of Lomita street established and Nicholls ditch piped, the City Surveyor prepare grade, and that the city pipe the ditch in the street, and the petitioner be permitted to pipe the ditch through his property.

That the City Surveyor furnish the City Attorney with a description of that portion of Eleventh street to be vacated in lieu of the portion deeded by Mr. Seaton.

That deed from V. Beaudry be referred to the City Surveyor.

That petition of Helman, Hasa & Co., to have the portion of Los Angeles street, lying between their present line and the proposed east line of Los Angeles street, vacated and sold to them, be referred to the City Attorney and City Surveyor.

That E. C. Burlingame be allowed to grade the intersection of Water and Temple streets at the contract price, $1.50 per front foot.

That the petition of Howard Mills and others be referred to the City Surveyor.

It was also decided to report that the survey has been made and that the maps are ready for the City Attorney to proceed in the condemnation for the opening of Sainsewai street.
Real Estate Transfers.

[Reported by the Abstract and Title Insurance Company.]

[Only those transfers of $1000 and over are specified below. Those below $1000 are summarized at the end of the list.]

**TUESDAY, June 25, 1889.**

**CONVEYANCES.**

Mrs Amelia Dunning, formerly Mrs Amelia Robinson to Mrs Emma G. Clark: Lot Y, block 120, Santa Monica, $1400.

Mary E Steele and C A Steele to Joseph Daniels: Lot 11, block B, Sherman tract, $1500.

Angeline R Bray and W F Bray to Charles H Clark: N 1/4 of Lot 31, Meadow Park tract, subdivision of lot C, Pasado Verdes, $2500.

H F Goucher to H P Lantz: Lots 1, 2, 3, 4, 5, 6, 7, 8, 25, and 27, block 41, Fullerton, $2800.

Pickering Land and Water Company to David Kornick: N 1/4 of lot 26, block 4, Whittier, $1000.


Henry A Moesser to Charles H Stanley: Forty acres in Ro Santiago de Santa Ana, $1500.

August Kalb to James Lynch: Lot 17, Buchanan & O'Neill's subdivision part of block J, Painter & Ball's addition, Pasadena, also lot 10, Lyman Allen's subdivision part of lot 5, block K, San Pascual tract, $2000.

Royal H Rumsey to J E Wilson: Lots 1 and 2, block 33, San Antonio townsite, $1000.

J E Wilson to C Maholm: Lots 4 and 5, block 3, Fulton Wells Health and Pleasure Resort, now known as lots 1 and 2, block 83, Santa Fe Springs townsite, $1000.

M Dobner and Fredericka Dobner to Charles P Peeler: Lot 7, block B, also lots 40 and 47, Henry Gotes' addition, Orange, $1500.

E H Schoemaker to Alexander Munns Anderson: Agreement to convey SW 1/4 of SE 1/4, section 2, township 4, south, range 19 west, $25,000.

Miles W Duff Sr. to Mrs P S McArt: Lot 2, block 31, Los Angeles Improvement Company's subdivision, part of lot 3, block 39, Hancock's survey, $1000.

F E Lopez to Sacramento L de Cummings: Lots 3, 4, 5, 12, 13, and 14, F E Lopez subdivision, block C, part of lot 3, block 50, Hancock's survey, lot 3, block 39, Angeles Heights, lot 7, block L, George Cummings's subdivision of lots 1, 5, 7, 9, 11 and 13, block L, George Cummings's subdivision, lots 3 and 4, block 50, Hancock's survey, lots 1 and 2, block V, Mount Pleasant tract, also lot 105, Gannett's subdivision, Mohican tract, lot 23, block 6, Ocean View tract, part of Lo La Ballona, $3500.

**SUMMARY.**

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THAT VIADUCT.

MRS. BIGELOW'S CASE BEFORE
JUDGE BROSS.

Augusta Remus, and the Town
faces Viewed by the Court.

Digest of Judge Chapman's Ar-
gement - The Case: Continued
Until Tomorrow Morning.

The application of Mrs. Bigelow to
the United States Circuit Court for an
injunction to stop the work on the
First-street viaduct involves some very
intricate principles of law. The hear-
ing in the case before Judge Bross be-
...
Boyle Heights. BRIEF SKETCH OF A DELIGHTFUL SUBURB.

GEORGE CUMMINGS

Mr. Cummings is a '49er, and has lived on the Heights 29 years. He has not only built up for himself and his numerous family a magnificent home, but he has accumulated a large fortune. He owns 35 acres on Aliso street, just across the river, and his handsome mansion sits on an eminence which gives the inmates a glorious view of the whole city and valley. He has spent thousands of dollars improving his place and has made it into one of the prettiest places in the city. He came to this city when it was a wild west village, and has seen it grow up to see one of the finest cities in the Union. He has always been an active, energetic business man, but he has always found time to devote himself to the general improvement of Boyle heights, and the residents of that fortunate quarter of the city are under many obligations to this level headed old pioneer. He has raised seven as fine children as one would wish to see, and when the time comes for him to pass over the river he can truthfully say, "I have done my duty by all intrusted to my care." Mr. Cummings is about to build a large four-story brick block that will be an honor to the Heights.
BOYLE HILLS.

DOYLE HILLS.

Estate situated for a delightful...

AND SOMETHING ABOUT THE MAN WHO DISCOVERED IT AND TOLD IT TO W. W. W. W. W. W. W. W. W.

LA TIMES

Aug 4, 1889; ProQuest Historical Newspapers Los Angeles Times (1881 - 1885)

pg. 10
BUILDINGS.

The Los Angeles Times (1881-Current File), Jan 1, 1880, ProQuest Historical Newspapers Los Angeles Times (1881 - 1985)
PE 18

Concise Statement of the Improvements for 1880.

[Reported by architects, covering the time from January 1st to August 1, 1880, and including structures commenced or completed within that period, additions and improvements, all within limits of Los Angeles city.]

BY BYRD, MORGAN & WALLS, AR-

La Times, Jan 1, 1880

Buildings: Improvements

of 1880, 650, Commun.

Boyle Ave. 1st St.

of 22,000

4-story Brick

Some description as

Attachment IV

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BOYLE HEIGHTS RECEPTION.

Mrs. E. Ellis and Carrie Warren entertained a party of the last night's guests at their residence late Wednesday evening, at the residence of Mr. and Mrs. George Cummings on N. Vermont Ave., Boyle Heights. A choice musical program was rendered early in the evening, the recitation by Misses Berta and Helen Roth, and Misses Mabel and Hattie Elliott, being especially fine. Later a delicious supper was spread and dancing enjoyed in the dining-room of the Cummings Hotel, adjacent to the residence. The guests present were: Misses Castle Mulren, Libbie Alexander, Mrs. W. Haynes, J. Miller, Joie Williams, M. Miller, Gertrude Dewey, Madeline Etchamendia, Mariana Etchamendia, Mae O'Farrell from Dominguez, Joie Lamborne, E. Sherman, Mrs. Lamborne, Mrs. Williams, Mr. and Mrs. A. Smith, Mrs. and Mrs. Gillette, Messrs. J. Hamilton, E. Boyer, Theodore Gossler, H. M. Benner, Joseph O’Brien, D. A. Call, Bell, Grooming, Alphonso Roth, Lamborne, Slump, Frank Cummings, Thomas and Joseph Alexander, Charles Miller, W. Waterhouse, H. H. Hanhoy, I. Sawley, E. G. Taylor.

A WEDDING ANNIVERSARY.

Mr. and Mrs. Fred Freidrichs celebrated their twentieth anniversary at their residence on Cahuenga street, during the past week. The room was beautifully decorated with sprays and evergreens, and the evening was spent in singing, games, musical recitations. Many useful and ornamental presents were received. Ice cream and cake were served and an enjoyable time was had. Among those present were Mr. and Mrs. Robinson, Mr. and Mrs. Goodwin, Mr. and Mrs. House, Mr. and Mrs. Vining, Mr. and Mrs. Lacey, Mr. and Mrs. Staitz, Mr. and Mrs. Bagley, Mr. and Mrs. McAllan, Mrs. Hill, Mr. Dalton, Mrs. O’Brien, Mr. and Mrs. Goin and Mr. and Mrs. G. T. Timpson; Messrs. E. E. Benner, S. G. Hill, and W. Paterson, T. F. Ford and T. M. Dalton, Tom Hume, D. C. Kelly, Misses Ida Freidrichs, L. S. Halsey, D. Dalton, Clara and Agnes Young, Misses May and Hei- liet Bennett, Pearl Tompkins, Dolly O’Brien and Grace Bagley.

BOYLAND, OCT. 27.

The Concordia Club gave an elegant reception at their rooms on Main street last Friday evening. The boudoir suite of rooms, including library, parlor and billiard room, were thrown open to a capacity assembly, and were adorned with ladies in magnificent evening gowns and gentlemen in full dress. An orchestra, composed of excellent music, and refreshments were served to the club’s entertain in his usual satisfactory manner. The halls were turned into a bazaar and dancing continued till a late hour, when the company dispersed. Among the guests present were: Misses Rosine Harris, Della Lewis of San Diego, Tessie Brownstein, Meta Grand, Emma Hornswank, Mamie Meyer, M. Well, Laina and Rosa Lazari, Clara Lipman of New York; Mr. M. H. New-
BOYLE HEIGHTS.

Plans for a Substantial Business Block and Theater—General Notes.

Mrs. Korbel is about to begin the erection of a handsome brick block on her property at the corner of State and First streets. The frame building now standing on the site of the block will be moved across State street this week and work on the new foundations will begin on Monday. The new block is to be two stories with a couple of large storerooms on the ground floor, and a large hall for social and dramatic purposes above.

There will be ample stage and dressing room facilities, as well as kitchens, banquet hall and cloak rooms.

The fifteen-foot stage will be provided with footlights and the whole building lighted with gas. The main floor of the auditorium will be 40 x 60 feet and is calculated to seat 400 persons, while a balcony running the whole length of the hall will accommodate 100 more.

According to the terms of the agreement entered into yesterday, the architect is to have the building ready for occupancy by January 1. The entire cost will be in the neighborhood of $9,500.

The Ladies’ Aid Society of the Presbyterian Church met Wednesday afternoon and it was decided to give a “Colonial Tea” and social in two weeks. The ladies are now preparing a box of clothing and other articles to be sent to the Indians under Mrs. Platt, now in charge of the Government school at the Pechanga reservation, near Temecula.

Al. Sturcy, the blacksmith who was committed to the asylum at Napa a year or more ago, and who was discharged some weeks since as cured, returned to Boyle Heights Wednesday.


Oct 10, 1894

more “at the hotel.”

O BAZAAR ARE PARK
10 M. CUMMINGS
Cable company

D. W. Brown has been assigned to duty as driver of engine No. 6 by Driver Springer, transferred to work in the city. The engine house is now being provided with gas, to the great satisfaction of Hose-driver Bentley, to whose lot of late has fallen the work of cleaning and caring for the numerous lamps.

There are quite a number of new arrivals at the hotel, among the most recent being Alfred Todhunter, wife and three children, Mrs. D. Keller of Pomona and Mr. and Mrs. R. S. Thomas of the city.

It seems that the Heights is again to have a baseball park. Mr. George Cummings, having nearly completed negotiations with parties to lease a plot of ground fronting 500 feet on First street opposite the old ball grounds. This is intended to at once fit up in good style with a view to running in opposition to the projected park of the Athletic Club and electric railway, at Seventh and Alameda streets. It is understood that the cable company is, in a measure, backing this new enterprise—which would certainly help to make things more lively on the Heights, occasionally at least.

Daniel Barsk, a resident of Troy, Kan., and a former fellow-townswoman of S. W. Hinchley, paid him and the Heights a flying visit yesterday. Mr. Barsk left last night for San Francisco.
BOYLE HEIGHTS.

Entertainment for the Benefit of the Library Association.

'Considerably more than the usual interest is being taken in the affairs of the Library Association just at present. Last evening the Boyle Heights Dramatic Club, recently organized with about thirty members, met at Mr. Hutchinson's, on New York Avenue, for the purpose of holding their first rehearsal of the play David Copperfield, which the club is to present to the public as a library benefit on the completion of the Korbel Block Theater. This is the first time the club has attempted a dramatic entertainment, but the members are full of enthusiasm, and hope for unbounded success.

On next Wednesday evening there will also be an entertainment given for the benefit of the association, and this, too, promises to be a most interesting affair. Mr. and Mrs. George Cummings have promised the use of the hotel, and a programme of merit is announced as already prepared. It will consist of literary and musical selections by well-known artists of the city, followed by a farce-comedy entitled A Box of Monkeys. All the talent, it is understood, will be from across the river, where the play has already been produced with successful results.

Men are at work on the Hendricks block, corner of First and Chicago streets, tearing out portions of the flooring and fitting the building out with new ventilators.
BOYLE HEIGHTS.

Good Templars Meeting at Workman Hall—A Serious Accident.

The Good Templars had a rousing meeting at Workman Hall on Monday evening, there being a full attendance of the members, and also four candidates to be initiated. This lodge now numbers nearly thirty members, and, though but newly organized, appears to be thriving nicely. The officers are as follows: Charles Binford, P. C. T.; P. H. Hazeltine, C. T.; Miss Nettie Hazeltine, V. T.; Miss Artie Hinkley, chaplain; Miss Uta Chaffin, secretary; F. H. Smith, A. S.; G. H. Brown, F. S.; Charles Davidson, T.; W. J. Edwards, M.; Miss Mamie Hazeltine, D. M.; S. Edwards, L. G.; W. Ense, O. G.; Miss Maud Hamilton, S. T. W.

Dr. Carlisle came near having a serious accident Tuesday afternoon as he was crossing the bridge at First Street. His horse became frightened at a passing cable car and wheeled around, nearly upsetting the vehicle, and causing the gripman of the cable train to stop his car with a violent jerk. A spectator seized the horse by the bit, and the doctor soon regained control of the animal, no damage of consequence being done.

Work is to be begun at once on the Cummings Block, completing the upper stories and fitting up the rooms to be used in addition to the present hotel accommodations.

It is expected that the Anaheim beet-sugar factory will be in operation by August 1. The farmers will put in this year more than 8000 acres of beets. The factory and the raising of beets are both to be run on the cooperative plan. The farmers are to raise the beets and they hold shares in the company; for every share they will raise an acre of beets. All have given bonds to this effect.—Ontario Observer.
Boyle Heights.

Los Angeles Times (1886-Current File) - Los Angeles, Calif.
Date: Nov 13, 1892
Start Page: 10
Document Types: article
Text Word Count: 308

Abstract (Document Summary)

Mrs. A. O. Gale and daughter have returned from an extensive Eastern visit, and together with Mr. Gale are domiciled at Hotel Cummings.
PET CIGARETTES ARE THE BEST.

CIGARETTE SMOKERS who are willing to pay a little more than the price charged for the ordinary trade Cigarettes will find the

PET CIGARETTES SUPERIOR TO ALL OTHERS.

They are made from the very highest cost Gold Leaf grown in Virginia and are unequalled for their delightful aroma and rare fragrance and are absolutely without adulteration or drugs. ALLEN & GINTER, Manufacturers, Richmond, Va.

---

Excelsior Laundry

Is now in the new building, at 423 and 424 South Los Angeles street. Gentlemen's work a specialty.

Branch office, 311 West Second Street.

Telephones LAUNDRO 307, BRANCH OFFICE 307-3.

THE MOUNT PLEASANT,

Cor. East First St. and Pleasant Avenue.

GEORGE CUMMINGS, Proprietor.

New modern brick structure, elegantly furnished rooms, single or en suite. Beautiful lawns, tennis courts and croquet grounds. Table appointments first-class. Rates moderate. Special rates to tourists, families and large parties.

Take Boyle Heights Cable Line to door. Telephone 1100.

The pot called the kettle black because the housewife didn't

SAPOLIO
NORMAL SCHOOL OPENS.

Record-breaking Enrollment—Dr. James Accepts.

The State Normal School opened yesterday with an enrollment of 678, which exceeds anything in the history of the institution. Of these, 198 students are new, and of the new-comers sixty per cent. gained admission on college or high school diplomas. The percentage of pupils in the Normal School who have already had such preliminary training is constantly rising. One new student came from Washington, one from Oregon and a number from Arizona. Twenty-one new students will enter the kindergarten department.

A telegram was received yesterday from Prof. George E. James, elected last Saturday head of the department of psychology and pedagogy and director of the model school, announcing his acceptance of the appointment, and that he will arrive in the city Sunday. There will be two other new teachers in the school this year, both in the department of English—Mrs. Mary Barnum, who is a graduate of the University of California, and a former student of Radcliffe, and Miss Lou Helmuth, a graduate of the San Jose Normal School and of the University of California, and Master of Arts by a degree from the latter institution.

PIONEERS' ANNUAL MEETING.

New Directors Elected—Secretary Guinn's Report.

The Pioneers of Los Angeles county held their annual meeting last evening in Caledonia Hall. The attendance was large. J. C. Binford, A. M. Hough, Fred Schmitt, Charles B. Picket and George Cummings were elected members. Mrs. Warren of El Monte sang a solo.

The following-named members were elected a board of directors for the ensuing year: W. H. Workman, J. W. Gillette, M. Teed, J. M. Guinn, Louis Roeder, Dr. K. D. Wise and B. S. Eaton.

Mrs. Starin and Miss Vickery gave a piano selection.

Resolutions of respect were adopted to the memory of E. N. McDonald and Frances Baker, deceased members, and to the memory of Mrs. George H. Bell, wife of Maj. Horace Bell, a pioneer.

The secretary, J. M. Guinn, read a report showing the condition of the society. Its active membership is 232. Thirty-four new members were received last year. The financial standing of the society is good; it carries a balance of $159 from last year. It has on its rolls ten members who arrived in California before it was a State. Their residence dates back over fifty years. The society will celebrate the semi-centennial of the formation of the State government of California December 5th, 1848. The next meeting will be on the first Tuesday in October.

At New York Hotels.

NEW YORK, Sept. 6.—E. D. Moore is at the Cedar; W. Casswell and N. W. Myrick at the Waldorf. Mrs. M. G. Sullivan of Redlands, and Mrs. F. P. Morrison are at the Manhattan.

Sept. 6, 1899

G. C. Cumming elected member of Pioneers 7

Los Angeles

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Los Angeles Times, Jan 21, 1900
DEATH OF A PIONEER

Francisco Lopez Succumbs to Infirmities of Old Age

Francisco Lopez, one of the oldest residents of Los Angeles, died late Thursday evening at the home of his daughter, Mrs. M. S. de Cummings, No. 1700 Michigan avenue, in his eightieth year. The deceased was born in what is now San Diego county in 1820 and was a family of early settlers, his grandfather, Claudio Lopez, having come to this country during the last century with the priests who founded the San Gabriel Mission. Such was the service of this pioneer that after his death his body was buried inside the mission and a tablet in his memory is in the mission today.

Francisco Lopez was at one time one of the largest property-owners in this section of the country. His vineyard interests were very extensive and covered districts in this and surrounding counties. He married early in life and his family consisted of nine children, five of the survive him. They are Mrs. John Lazzarevich, Mrs. M. S. de Cummings, Miss Rose Maldenez and R. Bilderrain of the City of Mexico. His wife died in 1875. The funeral will take place this afternoon at 2 o'clock and the interment will be in the Catholic Cemetery.

Submitted by: Karla Everett
KNOW YOUR CITY—ANSWER

May 25, 1956

"Since 1889...Swanky then.
...Originally built as a hotel and it still is one."

(my underscoring)

The cupola structure in the photo is, if you couldn't read the sign, the old Comings Block on the northwest corner of E 1st St. and Boyle Ave. It was built originally as a hotel and it still is one.

Now, get ready for No. 190 in this Know Your City series, which will be in tomorrow's Times.
In Protest, Mariachis Sing for Their Survival

Many worry rising rents will drive them from the Boyle Hotel, considered a haven for Mexican musicians.

Author: Daniel Hernandez; Times Staff Writer
Metro Desk

Edition: Home Edition
Section: California
Page: B-1

Index Terms:
BOYLE HEIGHTS (CA)
MARIACHIS
LOS ANGELES
HOTELS
APARTMENTS
LANDLORDS
Infographic

Estimated printed pages: 4

Article Text:

No minivans lined up to hire a band at Mariachi Plaza in Boyle Heights on Monday night. The balladeers milled about in baseball caps and heavy winter jackets, dragging on cigarettes, sipping hot atole, and played their sones and ballads for no one but Santa Cecilia.

Well into the night, they huddled around the simple altar to the patron saint of musicians.

Some were praying for their very survival.

"This is our home base; it's the womb of all the mariachis in the United States," said Victor Garcia, a 43-year-old vihuela player from Mexico City. "This is where our work is. This is where everyone comes to hire us. We don't want them to kick us out."

If there is anything more forlorn than an un-hired mariachi, it is a homeless one.

But that could be the fate of some of the itinerant Mexican musicians who, like countless others before them, came to Los Angeles with little more than their instruments and a passion for the music of the
They congregate at the Boyle Hotel, a dark brick building erected in 1889 that for decades has served as the unofficial way station for mariachis who arrive from the Mexican heartland on their way to San Francisco, Chicago, New York and places in between.

They make their living easing homesickness and serenading wedding guests. They honor a death with mournful tunes such as "Amor Eterno." They greet the dawn of someone's birthday with "Las Mananitas."

Most get by paying the cheap weekly rents at the Boyle Hotel and surrounding buildings, which keep them near the triangle-shaped plaza where mariachis can be hired any time of day.

But as a new owner makes major interior improvements to the building's units, rents are rising, and Garcia and others who live there say that they may have to move out.

"Here comes the work, and right away you run upstairs, get dressed, and you're ready, 'Vamonos,' " said mariachi Gregorio Munoz. "You're missing an element [to the band], and you run up there and find someone, quick."

A Spanish evangelical congregation bought the building in March, and since then, contractor Allen Golden has renamed it Vista de la Plaza and embarked on a plan to make the building cleaner, safer and more attractive.

His crews have repainted, rewired, refloored, repiped and remodeled several of the units after decades of neglect. The old paint contains lead, and rodents are common in the building.

Only one man was evicted for failing to pay rent on time, said Golden, who added that not all rents have been raised.

But Juan R. Ramos, a Montebello-based lawyer looking into the matter for the tenants, said the evicted mariachi had not been given adequate notice, possibly because of a language barrier. He called the eviction just one example of Golden's efforts to gradually alter the make-up of the building's tenants.

"We feel like it's a constructive eviction, because of the way the construction is ongoing -- some of the people can't stand it, so they leave," Ramos said. "Some have been threatened with rent increases, and that if they don't like it, they can leave."

For his part, Golden said he would make no apologies for trying to beautify the old hotel and a nearby apartment building, also used by mariachis, which is owned by the same group.

He has denied intimidating or harassing any tenants, pointing out that he chose to subsidize improvements without increasing the rent for an elderly woman in a recently renovated unit.

Golden said he helped relocate one of the hotel's commercial tenants -- a hair salon -- around the corner to a space he said is nicer than the dingy, cramped space it once occupied.

"We want to build places that you could get in Santa Monica, on the Westside," Golden said Tuesday inside the new salon, its gleaming wooden floor reflecting the fresh yellow paint on the walls. "We don't try to build barrio facilities here."
The planned extension of the Metro Gold Line just below Mariachi Plaza could draw new businesses, Golden said. The changes to the neighborhood, he said, are inevitable.

"We are certainly not on any campaign of any sort to displace mariachis from the place where they're living," Golden said. But he said mariachis earn enough to handle a rent increase, adding, "If they do not think this a good place for them to live, they are certainly free to leave."

Elias Valdivias Zaragoza, 52, a vihuela player who lives in the adjacent apartment building on 1st Street, stayed at the Boyle Hotel when he arrived in Los Angeles from a tiny ranch in the Mexican state of Jalisco. He and his 29-year-old son, Juan, also a mariachi, pay $120 a week for a space where workers have ripped open walls and part of his ceiling.

Mariachis, Zaragoza said, live off their music. They don't do heavy day labor work because they must protect their fingers. In most cases, they picked up their instruments as children and teenagers and never stopped.

"This work is varied," Zaragoza said. "Sometimes I make $1,000 a month, sometimes much less.... I just pay my rent, eat, sleep, and everything else goes to my kids" in Mexico.

After months of claims and counterclaims, orders and meetings with housing officials and Los Angeles City Councilman Antonio Villaraigosa, the Boyle Hotel mariachis took their case to the public on Tuesday, during the annual Santa Cecilia celebration and Mass that draws musicians from throughout Southern California.

Organizers dubbed the festival a "musical protest" for the Boyle Hotel mariachis.

Hundreds of onlookers sang along with mariachis.

"Behind this symbol, the plaza, there is another symbol," Father Luis Angel Nieto of the Resurrection Catholic Church told the crowd.

"It's the building where many of you first arrived. Today, many of you have moved on to other places, thank God. But many still there are being intimidated.... What hurts one, hurts everyone."

Some mariachis cheered, and the priests began blessing players and their instruments. Then the musicians lifted their violins, guitarrillas and trombones and together began playing the old mariachi standard "Mi Virgen Ranchera."

As the sounds set off a tangible vibration through the crowd, a few mariachis released a flock of white doves. 

Caption:
GRAPHIC: MAP: Boyle Hotel (Boyle Heights, Los Angeles, California)
CREDIT: Los Angeles Times
PHOTO: PROCESSION: Oscar Jaziel Magallon, 2, helps carry a portrait of Santa Cecilia. Organizers dubbed Tuesday's festival, which drew musicians from across Southern California, a "musical protest" for the Boyle Hotel mariachis.
PHOTOGRAPHER: Photographs by Damon Winter Los Angeles Times
PHOTO: CRAMPED QUARTERS: David Rodriguez, 84, a longtime resident of the Boyle Hotel, unpacks his violin before joining his fellow musicians in Mariachi Plaza in Boyle Heights on Tuesday.
Sale is music to mariachis' ears
A community group buys the Boyle Hotel, a home to musicians who feared gentrification would drive them out.

By Cara Mia DiMassa and Adrian G. Urbarri, Times Staff Writers
January 16, 2007

The musicians who make Mariachi Plaza their office and the Boyle Hotel across the street their home are not singing their last song yet — or at least, it doesn’t appear that way.

After mariachis waged a public battle over the fate of the Boyle Hotel, the four-story brick building that for decades has been a home for many of Boyle Heights’ mariachis, the East L.A. Community Corp. announced Monday that it had purchased the hotel, along with a neighboring commercial building.

The organization is planning a $5-million fund drive to restore the hotel and keep it as an affordable musicians’ residence.

The purchase marks a victory for Boyle Heights forces that have been fighting what they see as the creeping gentrification, stemming from the condo and loft boom in nearby downtown Los Angeles, of their working-class neighborhood. Those critics worry that upscale development in their neighborhood will eventually push low-income residents out.

"We were fearful that developers looking at the building would propose some sort of loft development that wouldn’t include people who were traditionally housed there," said Maria Cabildo, the community corporation’s executive director.

Cabildo called the Boyle Hotel, which was built in 1889, "an iconic building ... perhaps the oldest building in Boyle Heights, at the gateway to the Eastside. It’s just part of the history," she said. "If you grew up in Boyle Heights like I did, you know this building."

For the musicians who say they often scrape by weekly on a few hundred dollars, earned by serenading wedding guests, restaurant-goers, and playing the occasional funeral, the Boyle Hotel offered low rents and a built-in community.

But in recent years, the mariachis have been involved in a bitter dispute with Asamblea de Dios, an evangelical, Spanish-language congregation that bought the building in 2003 and had been making repairs. The mariachis and other community advocates worried that the landlord would upgrade the building beyond their financial reach. And they complained about dangerous conditions in the building.

The mariachis lobbied city officials, filed a lawsuit against the church for breach of contract and negligence, and even took their case to the Mexican Consulate, where they staged a musical protest that they hoped would curry the consulate’s support.

Those protests also generated interest from other community activists, who are increasingly concerned that low-income neighborhoods on the fringes of downtown, including Echo Park, Boyle Heights and the USC area, could attract developers who had brought luxury housing to downtown.

There has been much debate about a proposal to convert the landmark Sears building in Boyle Heights into luxury lofts.

Cabildo said that her organization, which purchased the two buildings for just under $2 million after other deals on the properties fell through, hopes to preserve the building’s affordable housing units, as well as provide a permanent home for the mariachis who have strolled the plaza for decades.

She said she suspected that the building would need “really major work.” In meetings with tenants last week, she said, she learned that residents feared that the building wasn’t structurally sound.

On Monday, residents who spoke with The Times said they had seen no evidence that things were changing at the building.

Several cited the condition of the building’s bathrooms. In one, liquid had pooled on the floor. In another, cobwebs had gathered on ceiling pipes. An unpleasant odor wafted through the air.

"We don’t want to live like animals," said 53-year-old Jorge Amezquita, who plays guitarron and vihuela and has lived in the Boyle Hotel for 17 years. "The smell that comes from the bathroom is disgusting."

Amezquita pays half of the $250 rent for a one-room apartment that he and a roommate share. But he thinks that even that is a sacrifice because of the conditions. "We live with cockroaches," he said.

Another resident, Macrina Cruz Arroyo, a housecleaner, refuses to shower in the building, but instead goes to her daughter’s apartment a
Few blocks away. "In the morning, the smell from the bathroom would send you running," said Cruz Arroyo, 56.

Cabildo said her organization has begun working on the building. A property management company that works at some of their other single-room occupancy hotels was hired, she said, and last week, it sent a plumber to the building three times.

She said she understood residents' concerns but also believed that something else was happening in the building.

"We feel someone is coming on to the building and messing with the plumbing," she said. "Someone is possibly sabotaging the toilets. We send the cleaning crews out there, and by 3 p.m., you can't tell any difference."

John Ramos, an attorney who represents the mariachis in their case against the previous owners of the Boyle Hotel, said the building "is no different than any other low-income property that tenants or owners are not maintaining."

The only distinction he might make, Ramos said, is the Boyle's residents.

"I call them day laborers, except they work at night with instruments," Ramos said. "They stay in the corner across the street and people pick them up to play. They've been doing it in that fashion for 50 years."

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ATTACHMENT III

Article describing the significance of the architect, W. R. Norton.

No reference citation for this article. Internet Printout.
W.R. Norton designed several buildings in the Los Angeles area -- the Hotel Brunswick on Sixth and Hill and the Samuel Cary Evans Residence (7606 Mt. Vernon Street) -- a circa 1874 adobe house designed for Evans, one time state senator and Mayor of Riverside as well as the president of the Riverside Land and Irrigating Company.

In 1905, W.R. Norton designed the Old Gila County Courthouse, in Globe, Arizona, now on the national register of historic places as well as Arizona's first public library -- The Carnegie Public Library (1908) (1101 W. Washington St.). Phoenix, AZ. Currently, the Arizona Hall of Fame Museum, this building was designed by W.R. Norton, and funded by Andrew Carnegie, famous Philanthropist and steel magnate.

ATTACHMENT IV

1951 MAP LOS ANGELES

CLEARING DEPICTING STREETS OF BOYLE HEIGHTS

HIGHLIGHTED AREA OF INTERSECTION OF CUMMINGS BLOCK AT 1ST AND BOYLE AVE.
ATTACHMENT V

BRIEF HISTORY OF THE LOPEZ AND CUMMINGS
FAMILIES IN BOYLE HEIGHTS
A Brief History of the Lopez and Cummings families in Boyle Heights, Los Angeles

My mother’s family settled in Boyle Heights in 1835. That year the Los Angeles Ayuntamiento granted land on Paredon Blanco to my grandfather’s great-grandfather, Estévan López (1790-1852, baptized 1790, at San Gabriel Mission, died 1852 in Los Angeles). Don Estévan was a son of Claudio López, Mayordomo of San Gabriel Mission from 1800-1820, and Mayor of Los Angeles in 1826. Don Claudio is reputed to have built El Molino Viejo in San Marino, the first gristmill in southern California. Don Estévan distributed land on Paredon Blanco to his children, including my great-great grandfather Francisco (Chico) López, who built two homes there, the first in 1837 and the next in 1858. His land extended from Aliso Street (now Summit Ave.) to Pleasant Avenue and from Third to Seventh Streets. Chico was the father of my great-grandmother, Maria Sacramento López de Cummings (Sacramento), who was born in Los Angeles in 1850. In the late 1920s, her younger sister Francisca López de Belderrain (Francisca) published a detailed account of their childhood growing up on the family farm, “The Awakening of Paredon Blanco under a California Sun.” She describes the wine grapes, alfalfa, sugar cane, fruit orchards, dairy, chickens, winery, jeweler’s and shoemaker’s shops and their home seventy feet east of the bluff, overlooking the “dear, blessed town of Nuestra Señora de Los Angeles.” Francisca tells of the shepherd tending the sheep, horses, and goats on the hills between Pleasant Avenue and Evergreen Cemetery and returning them to the fold each evening. In 1858, Estevan’s widow (his second wife) sold her part of the land to a new arrival in town, Andrew Boyle, whose son-in-law, William Workman, later created a subdivision called Boyle Heights. Chico López also subdivided some of his land, which came to be called Brooklyn Heights in the early 20th century. Unfortunately this did not turn out as well for Chico, because, according to Francisca, her father’s partners in this venture took advantage of him, driving him into bankruptcy.

In 1869 Sacramento López married George Cummings at the Los Angeles Plaza Church. George, a forty-niner, gave up gold mining for cattle raising and in the 1850s bought land in a valley at the base of the tallest mountain in the Tehachapi range, now Cummings Valley and Cummings Mountain. There he established the Cummings Ranch, which his descendants maintained until the mid-1990s. However, Sacramento had no interest in living in Tehachapi, preferring the two-story Queen Anne house that they built on their thirty-five acre site on Paredon Blanco in the 1880s. They entertained there and at the Cummings Hotel (later the Mt. Pleasant Hotel and now the Boyle Hotel), which George built on Boyle Avenue and First Street in 1889, on the west side of Mariachi Plaza. George died a tragic death in a hotel fire in Bakersfield in 1903, and Sacramento lived in Los Angeles until her death in 1930.


With gratitude to my niece Suzanne Kurland Grayson for her thorough research.