

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

CULTURAL HERITAGE COMMISSION

MARY KLAUS-MARTIN  
PRESIDENT  
RICHARD BARRON  
VICE PRESIDENT  
ALMA M. CARLISLE  
GLEN C. DAKE  
MIA LEHRER

COMMISSION OFFICE  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP  
DIRECTOR  
(213) 978-1271

EVA YUAN-McDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273  
FAX: (213) 978-1275

INFORMATION  
(213) 978-1270  
www.lacity.org/PLN

**DATE: SEP 21 2007**

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2007-671-HCM**  
**BOYLE HOTEL-CUMMINGS BLOCK**  
**101 NORTH BOYLE AVENUE**

At the Cultural Heritage Commission meeting of **August 16, 2007**, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.125.1 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Dake  
Seconded: Commissioner Martin  
Ayes: Commissioner Lehrer  
Recused: Commissioner Barron  
Absent: Commissioner Carlisle  
Vote: 3-0

Sheldred Alexander, Commission Executive Assistant  
Cultural Heritage Commission

SA

Attachment: Staff Report with Findings

c: Councilmember Jose Huizar, Fourteenth Council District  
Diana Ybarra, President of Boyle Heights Historical Society, Applicant

**SEP 24 2007**  
**PLANNING & LAND**  
**USE MANAGEMENT**



CD 14

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

**ITEM 9**

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2007-671-HCM**

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

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:**

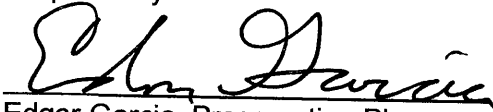
1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

  
Ken Bernstein, Manager  
Office of Historic Resources

  
Lambert M. Giessinger, Architect  
Office of Historic Resources

Prepared by:

  
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 façade 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 façade has a one story ground floor storefront and a row of double-hung windows on its second story on one half of the façade. The other half of the first and second floors is a solid stuccoed wall without openings. The third and fourth floors follow the same façade treatment as the eastern façade. 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 façade. 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

CASE NO.: CHC-2007-671-HCM

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

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"

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

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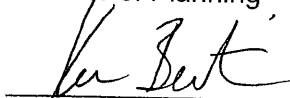
**OWNER:** East Los Angeles Community Corporation  
530 S. Boyle Avenue  
Los Angeles, CA 90033


### RECOMMENDATION

**That the Cultural Heritage Commission:**

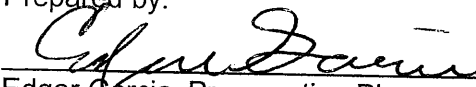
1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

  
Ken Bernstein, Manager  
Office of Historic Resources

  
Lambert M. Giessinger, Architect  
Office of Historic Resources

Prepared by:

  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: January 15, 2007 Historic-Cultural Monument Application  
ZIMAS Report

## 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 façade 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 façade has a one story ground floor storefront and a row of double-hung windows on its second story on one half of the façade. The other half of the first and second floors is a solid stuccoed wall without openings. The third and fourth floors follow the same façade treatment as the eastern façade. 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 façade. 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.

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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.

## CRITERIA

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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.

CULTURAL HERITAGE COMMISSION  
433 SOUTH SPRING STREET, 10<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90013  
(213) 485-6793

## Historic Cultural Monument Application

### IDENTIFICATION

1. **NAME OR PROPOSED MONUMENT:** HOTEL CUMMINGS-CUMMINGS BLOCK <sup>1</sup>
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. 1<sup>st</sup> 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:** 35 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. 1<sup>st</sup> Street, 1783 E. 1<sup>st</sup> Street, 105 N. Boyle Ave., 1785 E. 1<sup>st</sup> 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.

<sup>1</sup> 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 8 1/2 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 1<sup>st</sup> 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*

*Annual Publication of the Historical Society of Southern California, Vol. 14, No. 1, (Pages 64-79) – The Awakening of Paredon Blanco Under a California Sun by Francisca Lopez De Belderrain, 1928*

*CRA survey conducted by Roger Hatheway page A-53 and A-54*

**DATE FORM PREPARED** JANUARY 15, 2007

**PREPARER'S NAME:** BOYLE HEIGHTS HISTORICAL SOCIETY

**ORGANIZATION:** BOYLE HEIGHTS HISTORICAL SOCIETY

**STREET ADDRESS:** 520 S. BOYLE AVENUE , LOS ANGELES, CA 90033

**MAILING ADDRESS:** P.O. BOX 862067, LOS ANGELES, CA 90086-2067

**E-MAIL ADDRESS:** [labh.history@yahoo.com](mailto:labh.history@yahoo.com)

## 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 19<sup>th</sup> 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 (Sacramento), 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 Sacramento 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 Sacramento 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 Sacramento 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 19<sup>th</sup> 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.

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**AND**

## **HISTORICAL SIGNIFICANCE**

THE HOTEL CUMMINGS - CUMMINGS BLOCK WAS BUILT IN 1889

NAME OF PROPOSED MONUMENT

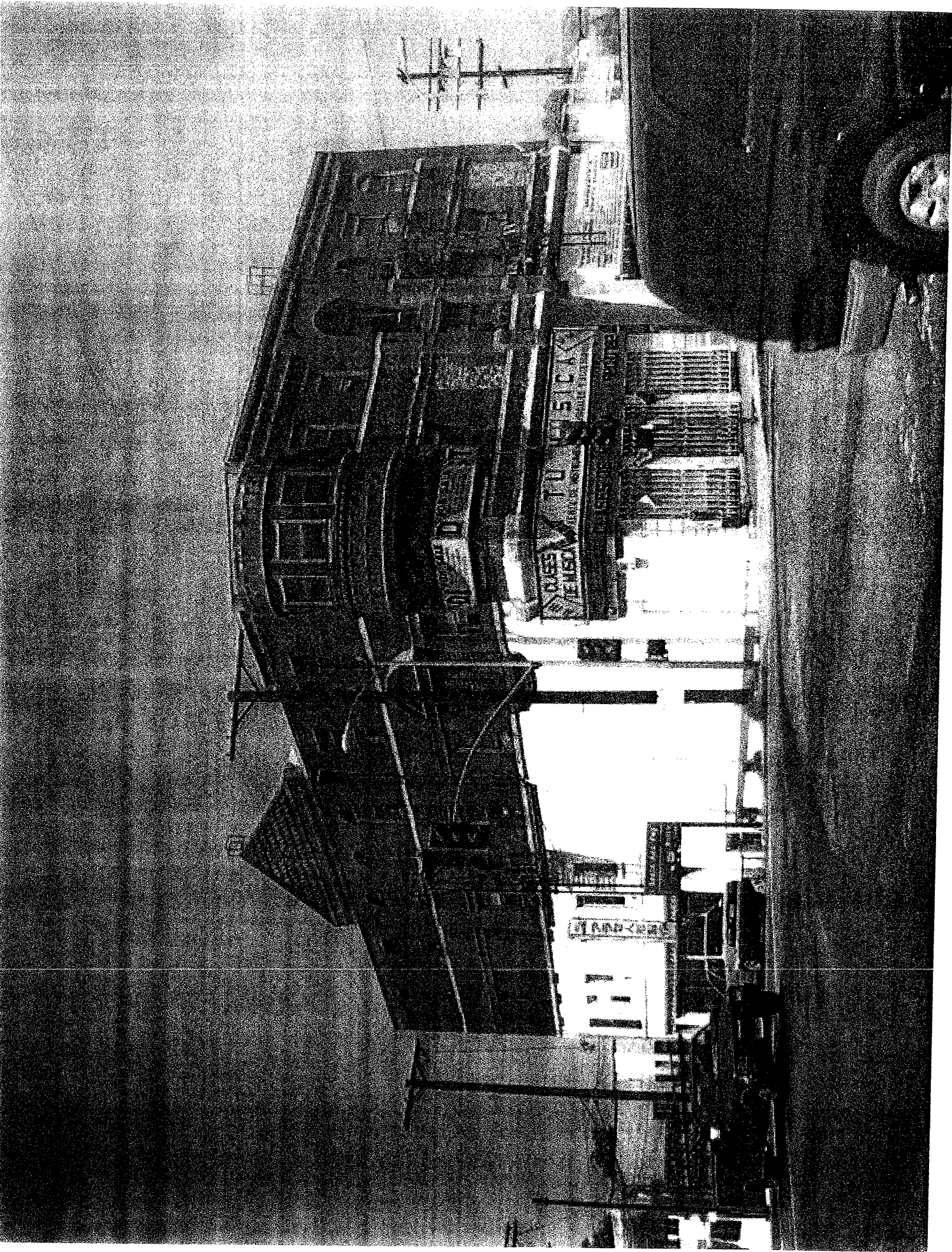
GEORGE CUMMINGS AND HIS WIFE, MARIA DEL SACRAMENTO LOPEZ DE CUMMINGS, WERE IMPORTANT TO THE DEVELOPMENT OF LOS ANGELES BECAUSE THEY WERE EARLY SETTLERS AND COMMUNITY LEADERS IN BOYLE HEIGHTS, KNOWN THEN AS PAREDON BLANCO (*WHITE BLUFF*) DURING THE SPANISH AND MEXICAN PERIODS OF CALIFORNIA. GEORGE CUMMINGS 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.

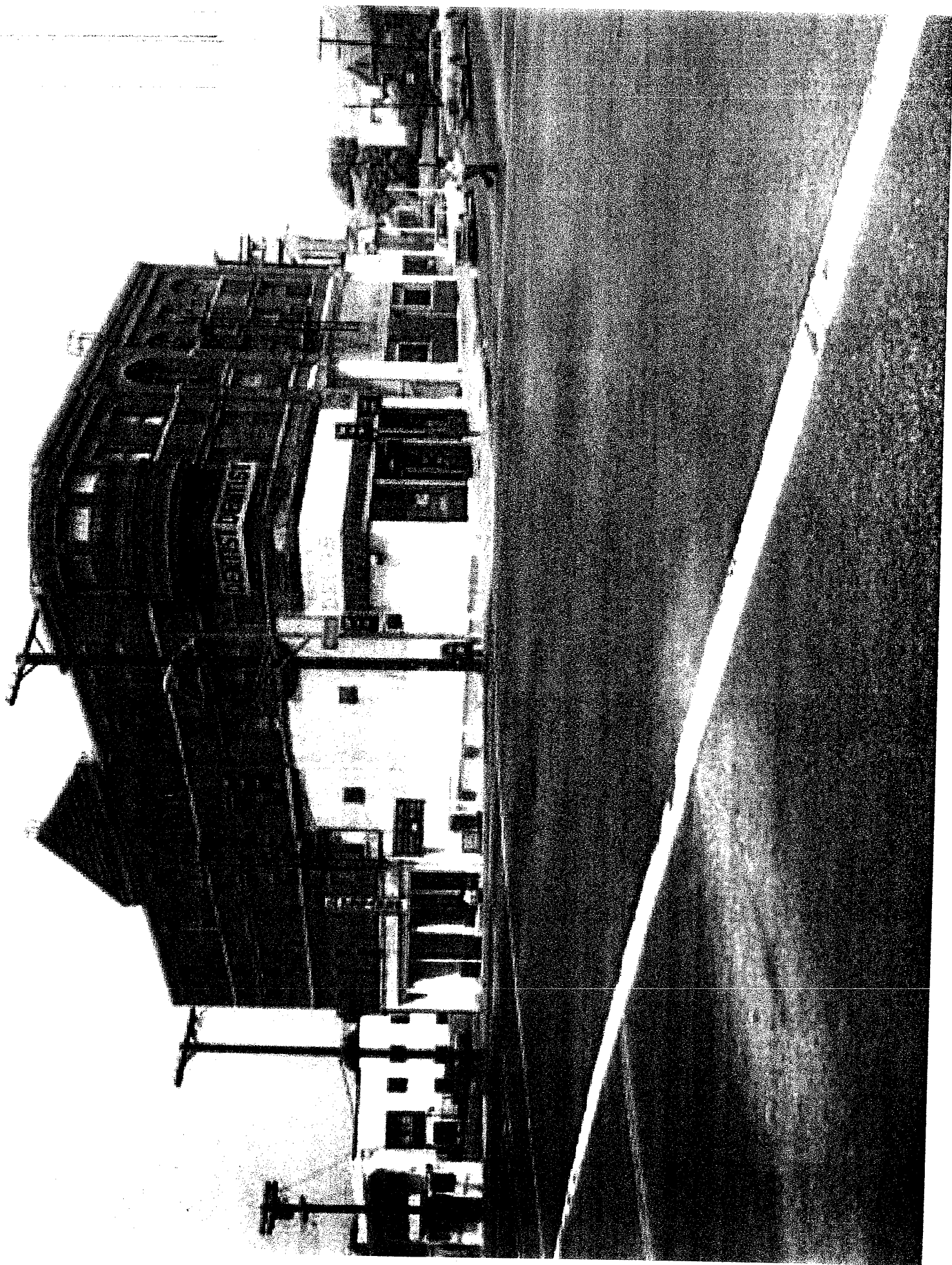
## DESCRIPTION WORK SHEET

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.

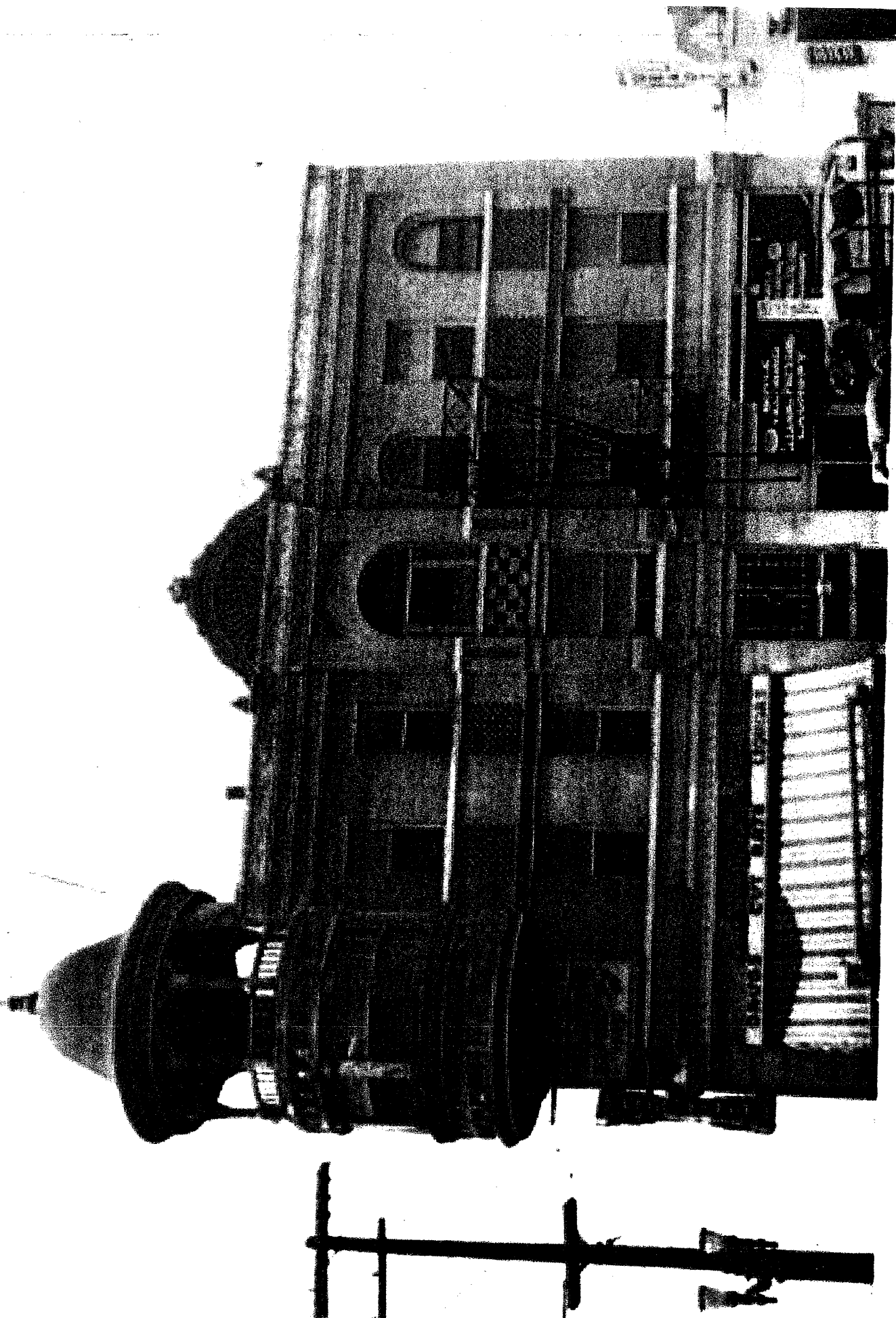
LEADED GLASS TRANSOM WINDOW AND ARCHED WINDOW ARE PART OF THE DESIGN. ADDITIONAL CHARACTER DEFINING-FEATURES ARE: AN OCTAGONAL CORNER TURRET, CENTRAL PEDIMENTS RISING ABOVE THE ROOFLINE, ARCHED WINDOWS, A LEADED GLASS TRANSOM WINDOW AND A RECESSED THREE-STORY ARCH ABOVE THE ENTRY, ORNAMENTAL RED BRICKWORK 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.

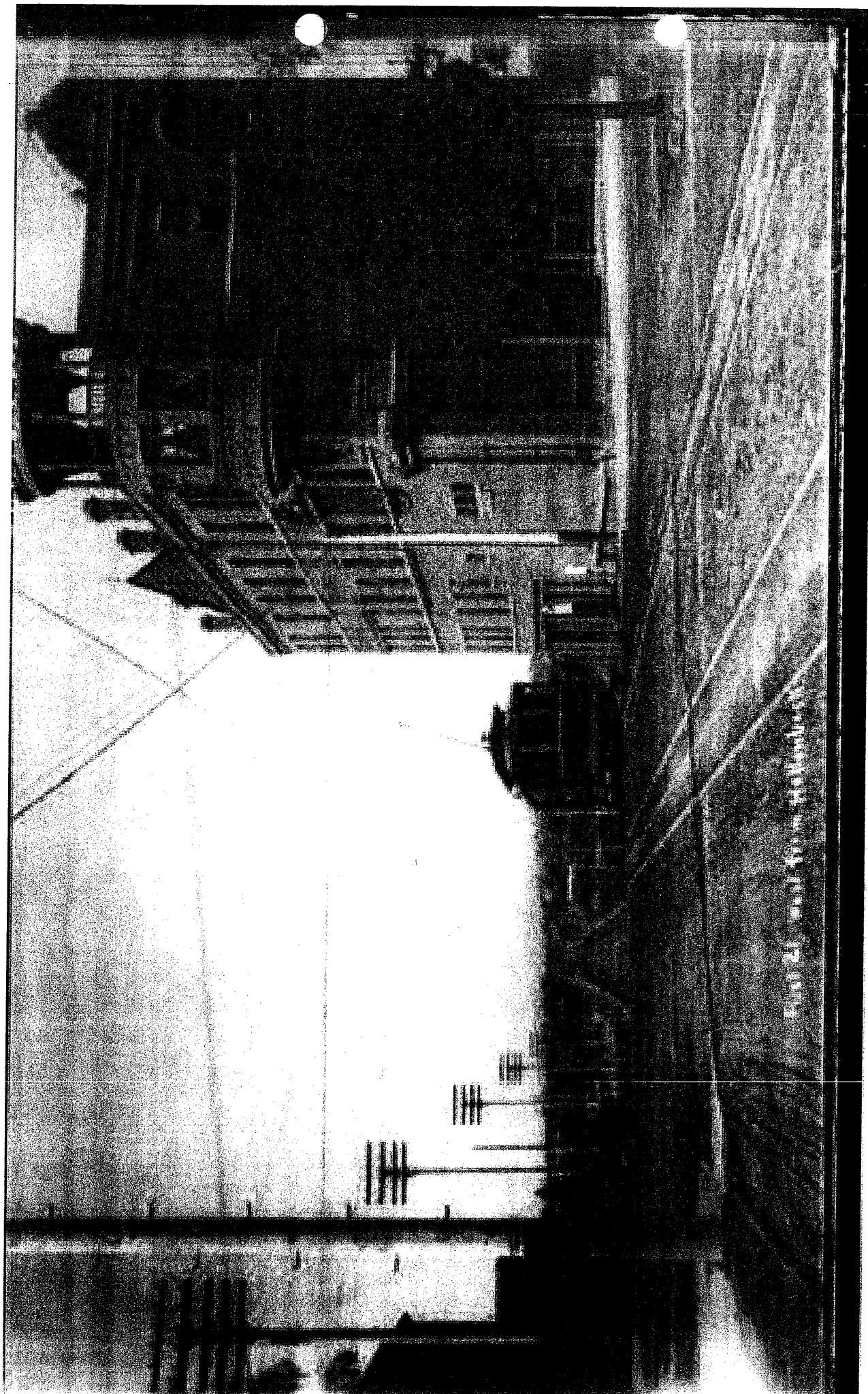
THERE IS NO LANDSCAPING AS IT EXISTS TODAY.











## ATTACHMENT I

(Continued)

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 1<sup>st</sup> 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 (200)

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 1<sup>st</sup> Street). Detailed brick work is capture. Fire escape still exists.

10 of 16 (5/06)

Captures the present condition of the turret, signage 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 1<sup>st</sup> 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.



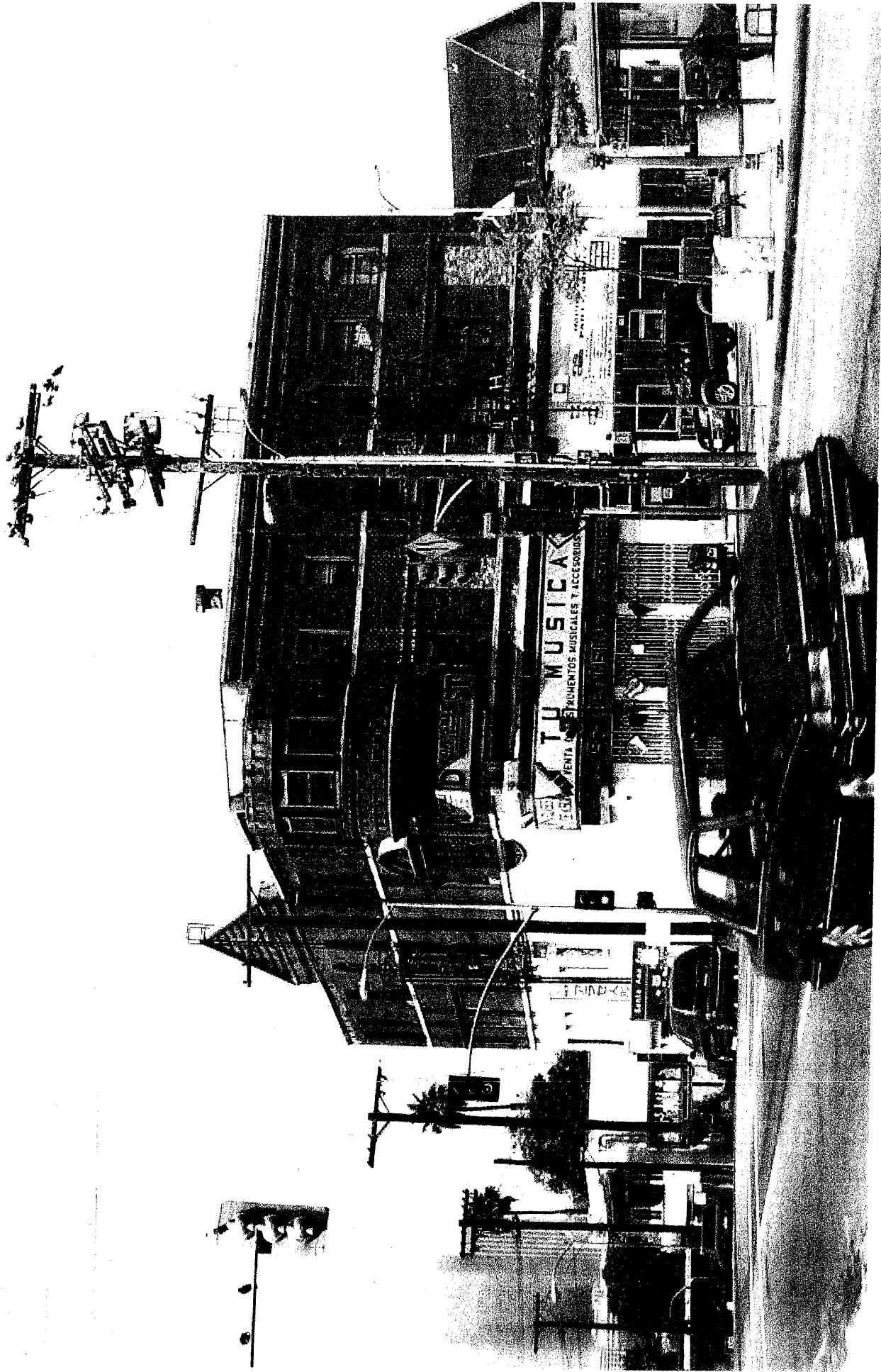


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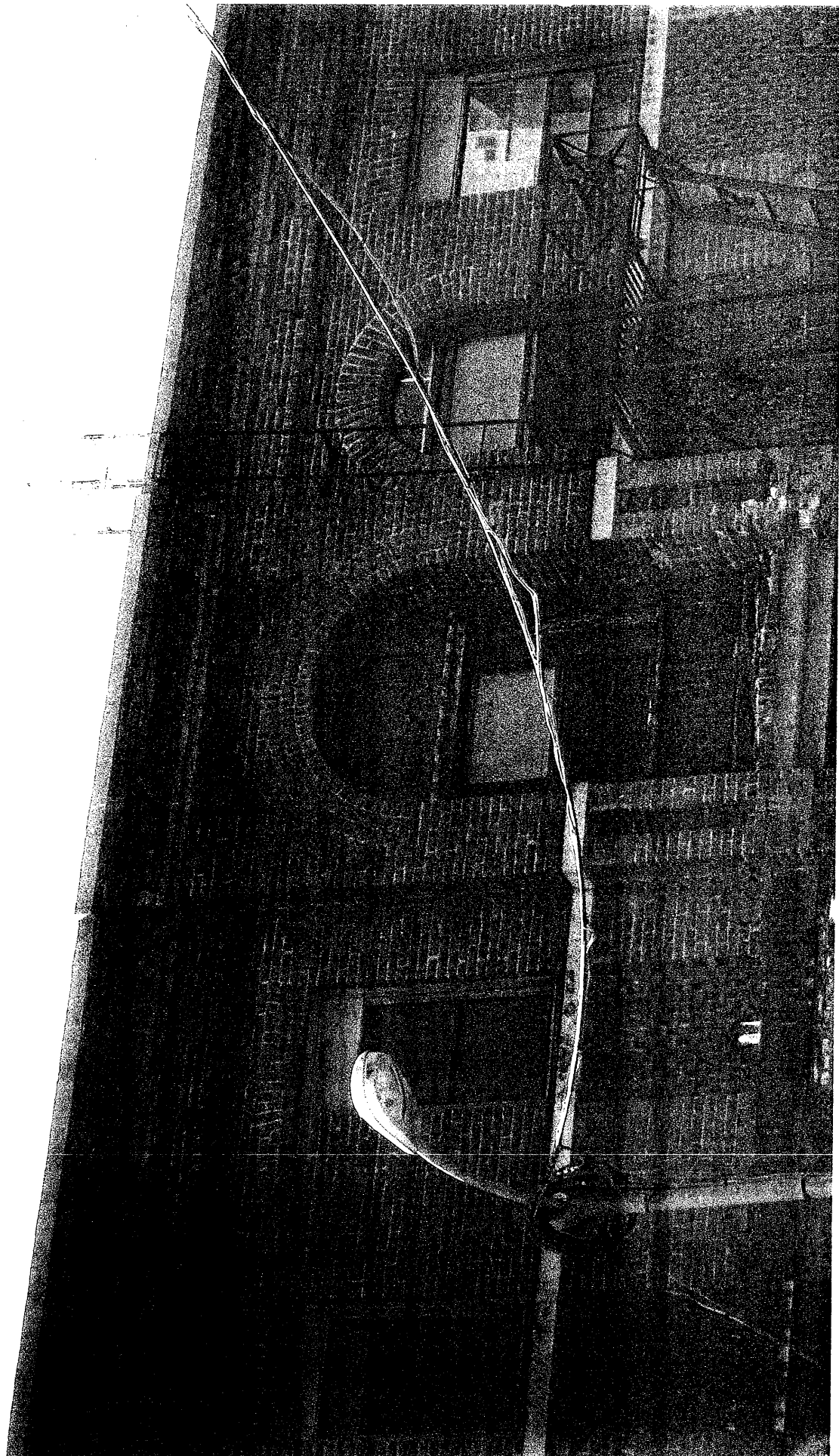


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(27)

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(3 of 16)

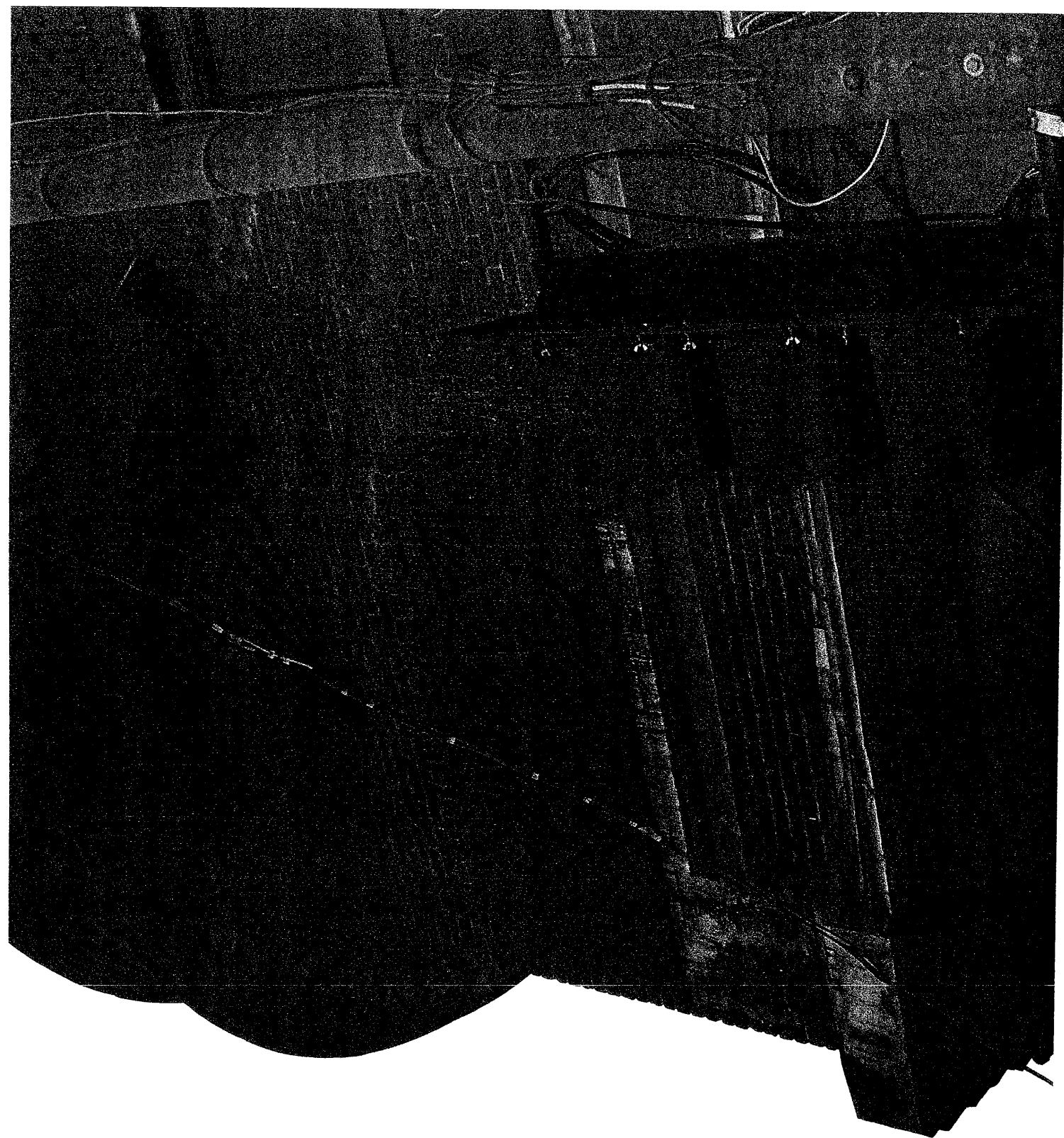


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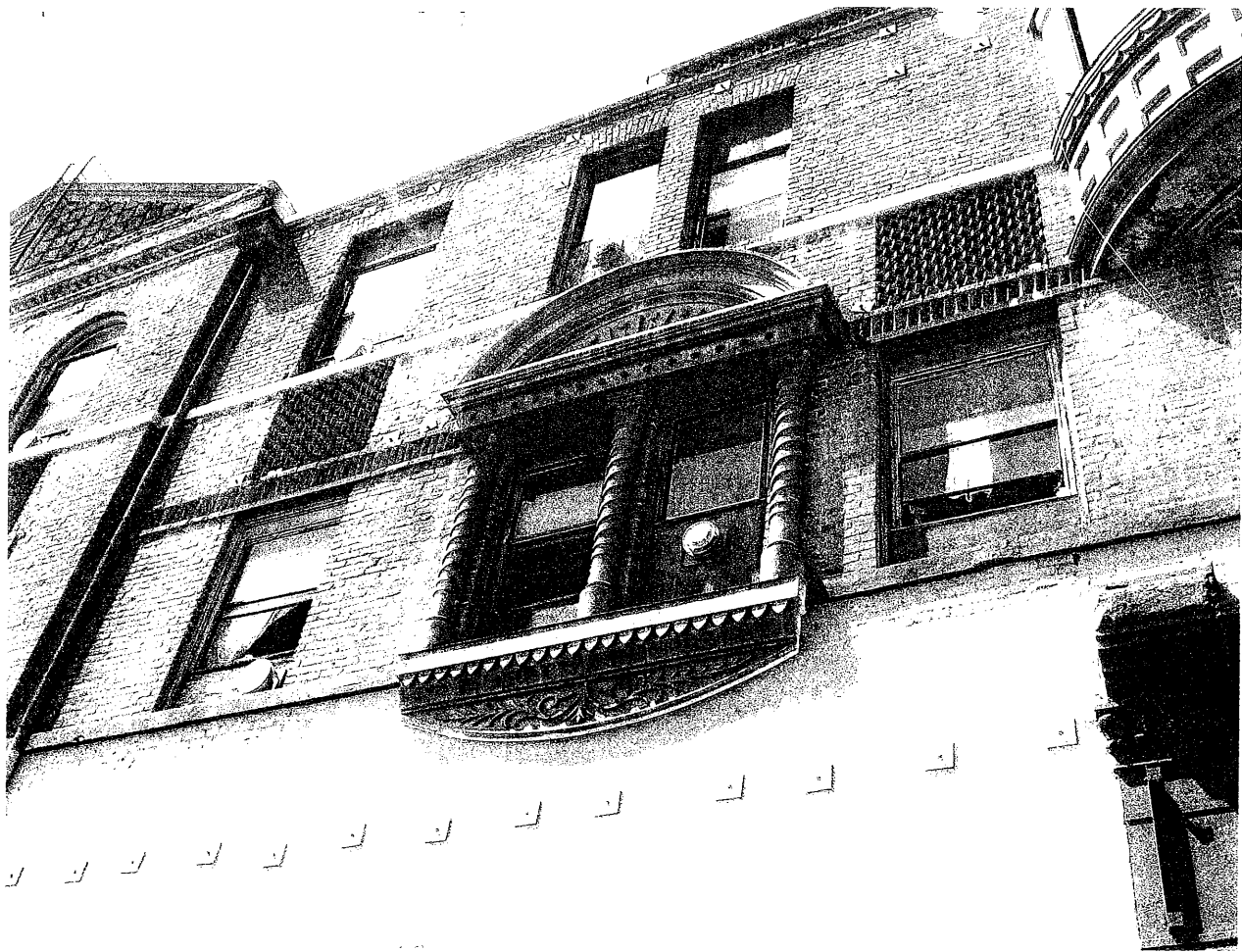




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May 2006





(7 of 16)

May 2006



( 8 of 16 )

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( 9 of 16 )

2006



5' 106

( 10 / 16 )



(11 of 16)

2006



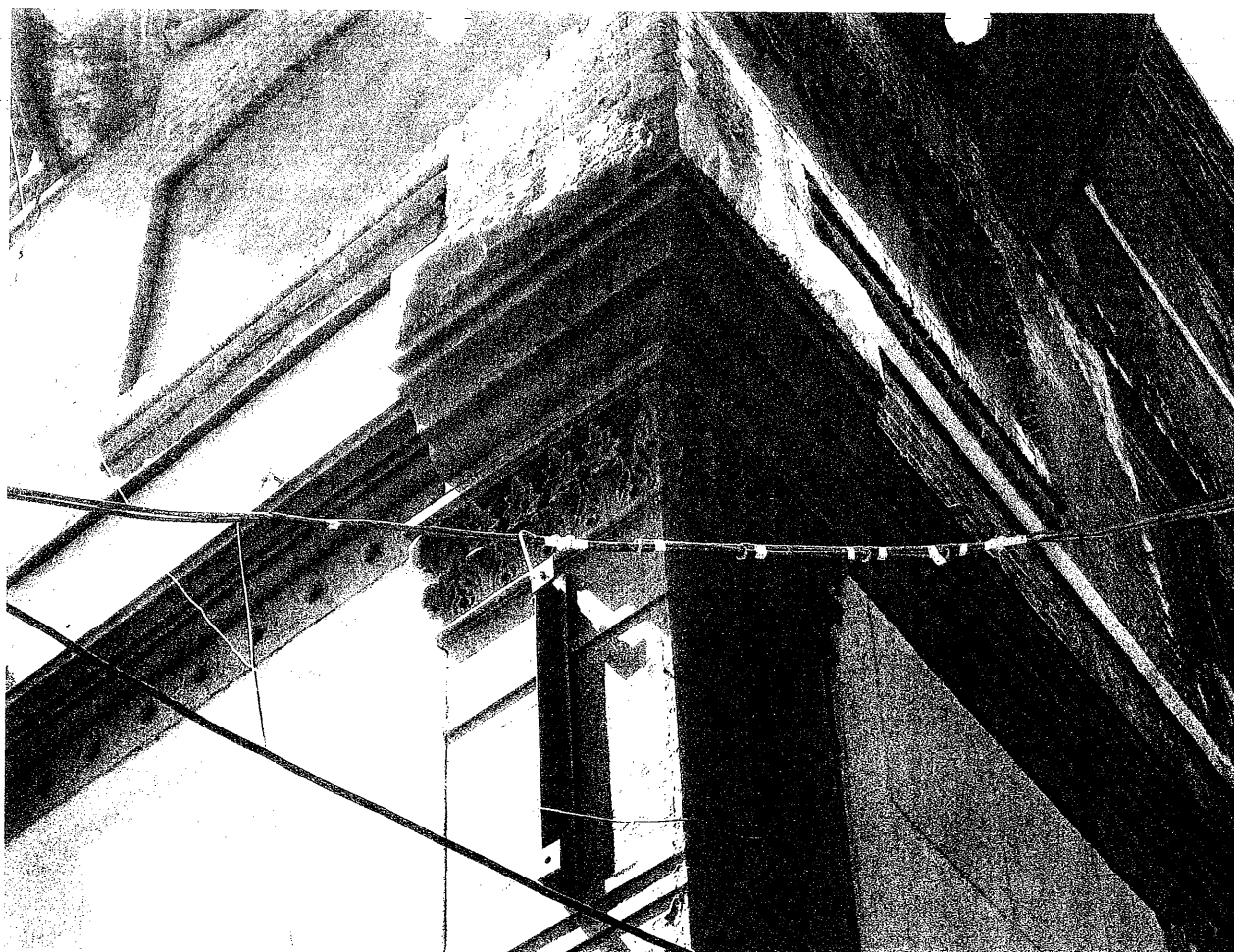
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May 2006



(13 of 16)

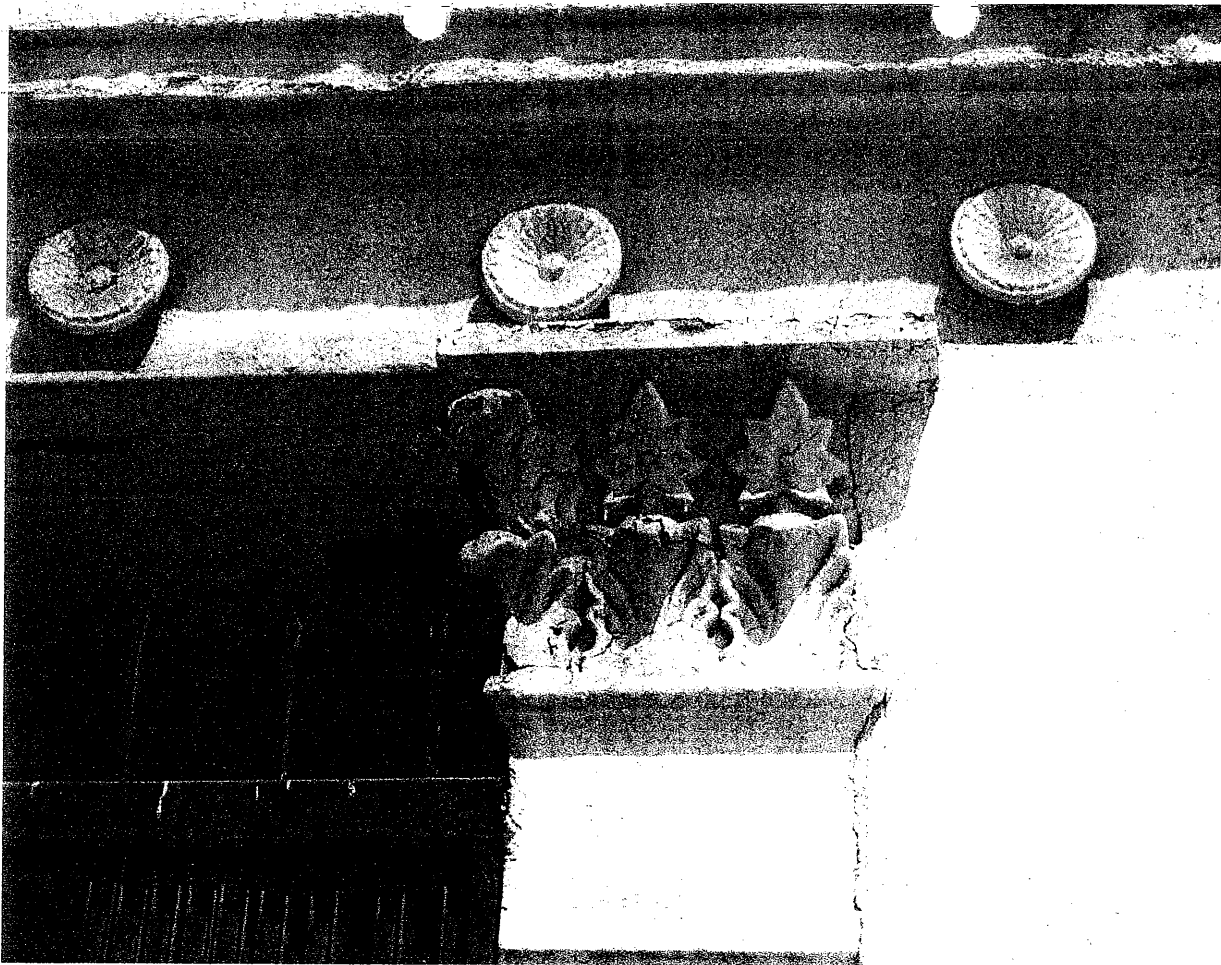
Photo Taken : MAY 1964



(14 of 16)

Page 1000





( 15 of 16 )

2003



(16 of 16)

(2006)



## **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, Sacramento 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

## ATTACHMENT II

Page 2

### **SEPTEMBER 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**

**BOYLE HEIGHTS:** Entertainment for the Benefit of the Library Association.

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.

ATTACHMENT II

Page 3

**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 Transfers.**

[Reported by Gillette & Gibson.]

MONDAY, Feb. 3, 1885.

**CONVEYANCES.**

State of California to Pomona Land and Water Co, lots 1, 2 and 3, section 8, and NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , and lot 1, section 9, township 1 S, range 8 W, patent.

Juan Bernard to Charles H White, lot 33, Bernard tract, \$900.

Francisco Lopez to George Cummings, block A, in lot 3, block 60, Hancock's survey.

Levi O Curtis to A O Karmon, undivided 1-3 of "Dawning Light" mining claim in Placerita Canyon, \$10.

M F Quinn to L H Bunyard, 2 acres in W $\frac{1}{2}$  of NE $\frac{1}{4}$  section 21, township 1 S, range 11 W, \$100.

Charlotte Pittman to Charles E Pittman and F R Pittman, two tracts in Ro La Cienega, and all interest in estate of E J Pittman, deceased, \$1.

John Ball to J H Painter and B F Ball, two tracts, 9.62 acres and 51.100 acres, in Ro San Pascual, \$1200.

E B Wooley to W E Sheridan, agreement to convey 10 acres in lot 49, Ro San Rafael, \$1000.

A P Field and Sarah O Field, his wife, to John Rey, lots 15 and 16, block D, West Los Angeles, \$4500.

Francis F DuRose to Albert J Chaffee, SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  section 32, township 4 S, range 10 W, \$500.

City to A B Chapman, lot 5, block 3, Ord's survey.

A R Loomis to Ferdinand Lohring, W $\frac{1}{2}$  of NE $\frac{1}{4}$  section 24, township 1 N, range 14 W, \$3.

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

Daniel H Wittemore, by County Tax Collector, to A R Loomis, blocks 12, K2, J2, lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, block 12, lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, block 12, block P2, lots 1, 2, 3, 4, 5, 6, 7, 14, 15, 16, 17, 18, and northerly portion of lots 8, 9, 10 and 12, block Q2, lots 1, 2, 3, 4, 17, 18; and northerly portion of lots 4, 5 and 16, block R2, lots 1, 2, 15, 16, 17, 18, block S2, easterly portion of lots 3, 4, 12, 13, 14, block S2, lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and northerly portion of lot 8, block T2, Weston's subdivision of lot 7, block 16, Hancock's survey, \$982.

D S Richard to William R Dodson, E $\frac{1}{2}$  of lot 8, Champion tract, Ro San Francisco, \$1600.

John Allin to G O Halsey, part of lot 2, block B, San Pascual tract, \$10.50.

**ATTACHMENTS, LIENS, ETC.**

T Walsh vs A R Campbell Johnston, J H Levering and C S Campbell Johnston, Mechanics' lien on tract in Ro San Rafael, and tract adjoining, in Ro San Pascual, \$147.63.

**MISCELLANEOUS.**

Richard Kiehlme to Jacob Kuhrtz, assignment of mortgage from Christian A Hansen, \$650.

G Mirande vs Manuel Garcia, Adolfo Garcia, Refugio Garcia, transcript of judgment, \$71.50.

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

John F Ponder to G E Long, assignment of mortgage (bk 56, p 36), \$400.

Andrew Glassell to Ah Fee and Co, lease of 14 $\frac{1}{2}$  acres in Ro San Rafael, 3 years and 11 months, \$581.

Thomas Mitchell, Thomas Jenkinson, W F Ball and Wm Creswell, notice of location of Big Tom Petroleum mining claim, on 8 $\frac{1}{2}$  of NW $\frac{1}{4}$  section 22, township 2 S, range 11 W.

Elizabeth Porter Brown to Ferdinand Lohring, release of mortgage (bk 54, p 112).

1885

FEB 3, 1885 / p. 3

Real Estate

Transfers

Francisco Lopez to  
Geo. Cummings

**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 flume 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 piped across the street.

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

From B. F. Day et al., asking to have line of Workman street, between Mission and Kuhrtz streets, widened, as between Kuhrtz 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. F. Schnell 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 P. Beaudry et al., asking for construction of sewer on Main-street extension.

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

From John D. Bicknell et al., asking change of grade of Fort street, between Bock and Temple streets.

From J. S. Slauson, 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 Sainsevain street vacated.

May 11, 1887  
Geo. Cummings  
asked city for  
assistance for  
dyking east side  
of LA River.

## 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. Drown 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 Woolen Mill 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 subscriber \$3 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 McCoye and others, to have the grade of Hill street established, the City Surveyor propose same.

That on petition of F. B. Alderson and others for permission to grade Pearl 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 the Southern 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 Loomis street established and Nichols 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. Sentous.

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

That petition of Hellman, Haas & 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 Sainse-wain street.

MAY 15, 1887, p. 7  
"Will Recommend"

Geo. Cummings petition  
for a levee on  
E side of LA River

# **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 O Clark: Lot Y, block 120, Santa Monica, \$1400.

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

Angeline R Bray and W F Bray to Charles H Clark: N 1/2 of lot 21, Meadow Park tract, subdivision of lot C, Palos Verdes Ro, \$3250.

W H Goucher to H P Lantz: Lots 1, 2, 3, 4, 5, 6, 7, 8, 26 and 27, block 41, Fullerton, \$2660.

Pickering Land and Water Company to David Korinke: N 1/2 of lot 20, block 4, Whittier, \$1000.

J G Miller to Henry Holbrook: Lot 10, Miller & Ziegler's subdivision of part of lot 4, block J, San Pascual tract, \$2000.

Henry A Moesser to Charles H Stanley: Forty acres in Ro Santiago de Santa Ana, \$1050.

August Kolbe 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, \$3200.

Royal H Rumsey to J E Wilson: Lots 1 and 2, block 83, Santa Fe Springs 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 Peelor: Lot 7, block B, also lots 40 and 47, Henry Grotes's addition, Orange, \$1500.

E H Shoemaker to Alexander Bump Anderson: Agreement to convey SW 1/4 of SE 1/4, section 2, township 1 south, range 13 west, \$25,000.

Miles W. Dodd, 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, 12, 13 and 14, F E Lopez subdivision, block C, part of lot 3, block 60, Hancock survey, lot 5, block 28, Angeles Heights, lot 7, block L, George Cummings's subdivision of lots 1, 3, 5, 7, 9, 11 and 13, block L, George Cummings's subdivision, lots 3 and 4, block 60, Hancock's survey, lots 1 and 2, block V, Mount Pleasant tract, also lot 105, Gannara's subdivision Johansen tract, lot 25, block S, Ocean View tract, part of Lo La Ballona, \$3500.

## **SUMMARY.**

No. over \$1000.....	14
Amount.....\$	49,160
No. under \$1000.....	15
Amount.....\$	5,080
No. nominal.....	27
Total amount of considerations..\$	54,700

1889

"Sale" of land  
 from Francisco  
 Lopez (chico) to  
 Geo. Cummings' wife,  
 Sacramento Lopez,  
 daughter of Chico.

F. E. LOPEZ subdivision

## THAT VIADUCT.

MRS. BIGELOW'S CASE BEFORE  
JUDGE ROSS.

Affidavits Submitted and the Trial-  
lance Viewed by the Court -  
Digest of Judge Chapman's Ar-  
gument - 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 hearing in the case before Judge Ross began yesterday morning. Quite a number of spectators were in attendance, including several members of the City Council, ex-Mayor Workman and other residents of Boyle Heights, and quite a number of lawyers.

Mrs. Bigelow was represented by Wells, Guthrie & Lee, and Hutton & Swanwick; the city by City Attorney McFarland, J. H. Chapman, attorney for the Los Angeles Cable Railway Company, and Judge Bearden, attorney for the California Bridge Company.

The hearing began by the reading of affidavits filed on the part of the city. Mrs. Bigelow, as will be remembered, wishes to prevent the completion of the viaduct until the damages to her property on First street are ascertained and paid.

The principal affidavit read was by W. H. Workman, N. E. Davison, George Cummings and J. M. Harris. They assert that the bridge and elevated viaduct across the river, connecting First street and Boyle Heights, is absolutely necessary; that without it all travel along First street will be cut off; that the street is now in a dangerous condition, and that the difficulty Mrs. Bigelow has had in renting her building is due not to the viaduct, but to the impassable condition in which the street has been for many months.

They also assert that the bridge and viaduct is not 56 feet in width in front of Mrs. Bigelow's premises, as she claims, but is 48 feet; that it will not obstruct travel on foot along her premises, nor prevent teams from passing along. They also state that the bridge is about 800 feet long, is composed of iron and a wooden floor, and that the whole structure is almost complete, and two or three days more work will finish it, so that travel of all kinds and street cars will be able to pass over it. They assert that it will not prevent any travel on the former grade of First street, nor will it necessitate all the travel in front of her property to be on the viaduct, or cut off all travel there. They assert that the construction of the viaduct will not destroy the business which might be carried on in her stores, as the bridge begins in front of her property at a height of about 2 feet; and in the highest part in front of her premises is not more than 6 feet high.

An affidavit from City Attorney McFarland recites all the facts in connection with the litigation that has gone before, in which the Superior Court denied Mrs. Bigelow's application for an injunction, and which has been appealed to the Supreme Court. He also sets forth that he believes Mrs. Bigelow is not a subject of Great Britain, as stated in her complaint.

When the affidavits had been read, the court adjourned until tomorrow morning, when the case will be resumed.

The substance of the points made by him were as follows: That under the Constitution of the State no private property shall be taken or damaged for public use, without just compensation having first been made to or paid into court for the owners, and that the erection of the viaduct is damage under our Constitution. That it is so because it is obstruction of the

there is a stringent construction in favor of the public against private interests. He did not consider the diversion of travel or the partial obstruction of the street special damages in view of the facts in the case.

At the conclusion of Mr. Chapman's argument Judge Hutton began the closing argument for Mrs. Bigelow, and the court adjourned until Monday morning, when the case will be resumed.

Re: FIRST STREET VIADUCT  
AFFIDAVIT re Viaduct & Bridge  
GEORGE CUMMINGS et al

July 7, 1889, p. 3

AFFIDAVIT by  
Workman, Davison,  
Cummings & Harris,  
for bridge & viaduct  
connecting B & H  
First St.



From the **August 4, 1889** Los Angels Times

**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.

day, and the citizens of Boyle Heights are now within less than five minutes' run of the city center. In connection with this matter, it might not be out of place to give a brief history of the city of Boyle Heights from its origin to the present time.

Mr. Workman and his father-in-law, A. Boyle, took their residence on the east side of the city of Los Angeles in 1867. At that time there were but few houses of any kind on the east side of the city, and the population, and no one believed that the city would ever amount to much. Boyle and his father-in-law might say what would be, in 7 years, the most magnificent real-estate portion of the city. Both of them were successful in their investments.

Workman began improvements in his home made for him one of the first of the city of Boyle Heights, California, in honor of Mr. Boyle. Workman made the spot Boyle Heights, and it has been known by that name ever since.

to a fine \$30,000, residence of Councilman Winschilling, residence of Highland avenue. Mr. Rose came to Chicago from Pittsburgh 18 years ago, and 14 years ago he and his wife, Mrs. Rose, and their daughter, Doyle Lingling, left the city and went to the country to start a new life. Winschilling formed a partnership with Mr. Rose, and together they started a cement business, which existed until a short time ago, when Mr. Rose left the city and went to the country. Winschilling stands on a commanding prominence in the center of the city, and is just beginning to lay out his grounds, and in the course of a few years his residence will be a fine one. Winschilling is a well known architect, and contains all of the modern improvements. His manufacture of cement is a fine one, and is well known for cooking purposes in the kitchen, and also to supply light for the whole city. Winschilling is a well known and handsomely furnished, and great taste has been displayed in selecting the furniture. Winschilling is a well known and considered among some of the finest in the city.

glance, many as any one will see at a distance. He has accumulated quite a fortune, but does not feel like retiring to a quiet life. He is now 45 years of age. He is a native of Italy. For some time he has been an active member of the Boyle Heights Board of Trade and has been elected to hold up the flag at the Heights. His house is one of the handsomest on the Heights and his grounds are well kept. He has a large family. Mrs. Sanderson have a great deal of taste. The interior of the house is a masterpiece of architecture. It is so arranged that the family can get the maximum of comfort out of it.

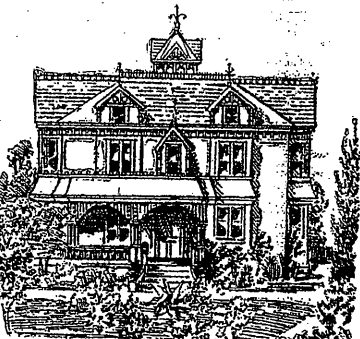
MRS. E. H. HOLLENDER.

The subject of the sketch was one of the finest residences in Boyle avenue, just south of Mr. Workman's.

Chandler was chairman of the Finance Committee of the Council during his first term, when city warrants were raised from 15 per cent. discount to par, and he did much toward putting

[illegible]

LA TIMES  
JULY 4, 1989  
enlarged copy with  
~~one~~ 620. Cummings  
biography. This is the  
feature article.



**The Hollenbeck mansion.**

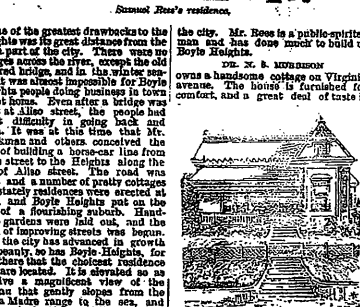
place. She owns 70 acres of the most desirable and on the bluff, a large portion of which is highly cultivated. Mrs. Hollenbeck's residence is a perfect palace, and is furnished with a complete household of the best of the country. The lady's life is quite an eventful one. Her husband had accumulated quite a fortune and they came to California in 1849, and settled in California and spread the rest of their lives in the Golden State. About 18 years ago, she was married to a man on Boyle Heights and joined hands with Mr. Workman in building up this beautiful spot. Up to the time of Mr. Workman's death, she has never lost sight of Boyle Heights' interests, and his widow has kept up the good work with a determination that will soon result in the completion of the grand scheme.

ting the finances of the city on a sound basis. It was this Council which did so much to reduce the city taxes. During his term of office he never lost a chance to do Doyle Heights a service; but in all his experience he never lost sight of Los Angeles proper, and every section received its share of his time. He was very active in securing franchises for street railroads for Doyle Heights, and helped very materially in getting the cable road over there. He has a wife, but no children. He came to Los An-



R. M. Wretching's residence

builder's taste and the artist's skill. An air of domestic happiness pervades the drawing, from the rich, beautiful parlor to the cosy library on the second floor. Mr. Wilschlag has always entertained a great fondness for Biblical stories, and on the library ceiling has painted a beautiful fresco picture of the Crucifixion. The interior of this model house is furnished in woods, and the halls are painted in perfect imitation of brown granite wallcovering. In the cool, inviting dining-room are suggestive paintings, calculated to attract the eye and to make the visitor become a member of the happy family.



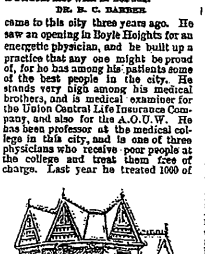
residence,

[illegible]

the city. Mr. Bees is a public-spirited man and has done much to build up Boyle Heights.

DR. N. S. MORRISON

owns a handsome cottage on Virginia avenue. The house is furnished for comfort and a great deal of attention



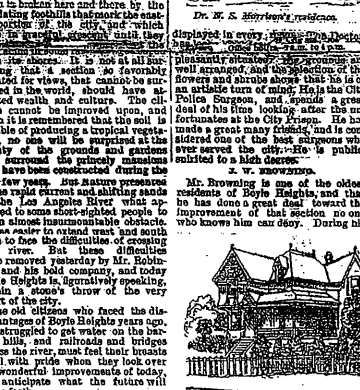
Dr. George W. Campbell's residence

to build up that section of the country. He also took a deep interest in street-cleaning and has spent a considerable time and money in bringing about the state of affairs that now exists. He has built a fine brick block on East Main street and has a fine display of the postoffice is located. The building cost \$10,000, and is one of the best business blocks on Boyle Heights. The building is the firm of J. F. Powers & Campbell, grocery, and the postoffice is in his office upstairs in the same building, and changes in the practice of mail delivery is made in the building. Boyle Heights Branch of Trade, and never misses a chance to give his part of the city a boost. He is very popular among his neighbors, and all who know him are sure to give him a



CHARLES W. ATWOOD

has been in this city four years and has made a good deal of money in the real-estate business. He is now in business at 368 East First street and has a complete stock of boots and shoes. His business is in a flourishing condition and is growing rapidly under his personal management. He has a beautiful little residence at 348 East First street, just opposite his



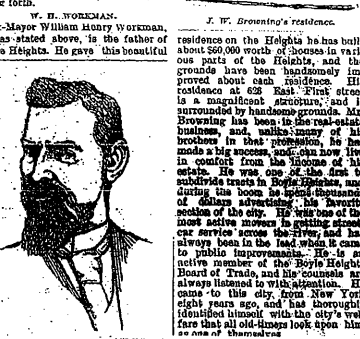
Dr. R. C. Barber's residence.

these poor people and was more than successful. This has given him a varied practice, and as he is a hard student and close observer he has been able to keep up with his medical associates. The Doctor has a beautiful little place at No. 501 East First street, where he receives his patients. The cottage is richly furnished and his yard is in the best possible condition. It is full of rare flowers and shrubs, and presents a beautiful appearance.



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sure. His house is handsomely furnished and his grounds are kept in excellent order. During the boom he struck it lucky in the real estate business, and cleaned up quite a little fortune. He joined the Boyls Heights Board of Trade, and has been an active member of that institution ever since. He has never owned a public house, but the improvement of Boyls Heights streets, and has always been ready to pay his assessments. When he took up his residence in Boyls Heights the property-holders were just beginning to improve their places, and he entered into the spirit of the thing with a will and has kept up with his neighbors at every stage of the game. He has never owned a public house, and probably never will, as he is a home man in every sense of the word, and when he is not attending to business he is at home with his family.



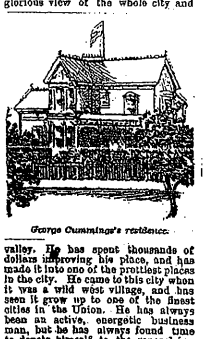
J. W. Grossinger's residence

W. H. WORKMAN.  
Ex-Mayor William Henry Workman,  
as was stated above, is the father of  
Soyle Heights. He gave this beautiful



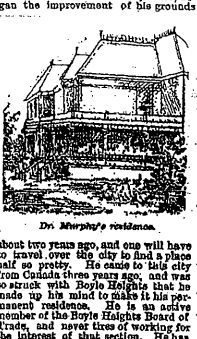
**J. W. Browning's residence.**

residence on the Heights has built total about \$50,000 worth of houses in various parts of the city. His improvements have been handsomely improved about each residence. His new home on the Heights is a magnificent structure, and is surrounded by handsome grounds. Mr. Browning is a successful real estate business, and writes many of his brothers in that profession. He has a large family, and is very comfortable in comfort from the income of his estate. He was one of the first to come to the city, and has been during his time a prominent influence of Dallas advertising. His service to the city has been very great, and his most active moves in getting service across the river, and has been a great help to the city, and to public improvement. He is an active member of the Boyle Heights Association, and has been very active in the past years to draw attention. He came to this city from New York many years ago, and has thoroughly identified himself with the city's welfare that all old-timers look upon him



George Curran's residence

spent a year in the wilderness. Having married in Obie, and served during the Revolution with honor. He belongs to the Boyle Heights Board of Trade, and is a useful member of the Executive Committee. He has spent a' number of years as a contractor, has made an independent fortune and has retired from business during the past few years. He has been able to acquire a large and valuable road, is a strong believer in all street improvements. He owns a number of houses on Boyle Heights, which he rents at a good profit. At one time he owned a number of lots, but he unloaded during the boom.



Dr. Murphy's residence.

**Dr. Murphy's residence.**

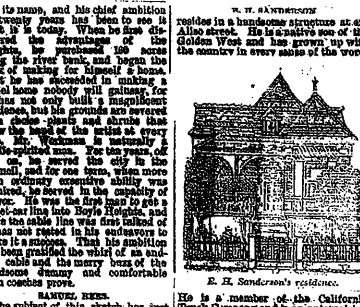
about two years ago, and one will have to travel over the city to find a place half so pretty. He came to his city from Canada three years ago, and was so struck with Boyle Heights that he made up his mind to make it his permanent residence. He is an active member of the Boyle Heights Board of Trade, a never tires of working for the betterment of the section. He has his office in the Hollenbeck Hotel and is doing a flourishing business. His residence is very handsome, and it would be impossible for any one to guess the place without stopping to admire the grounds, which are the scene of anything on the Heights except Mr. Workman's and Mrs. Hollenbeck's.

## BOYLE HEIGHTS

BRIEF SKETCH OF A DELIGHT-  
FUL SUMMER

And Something About the Men Who  
Pioneered It and Built It Up—  
W. H. Workman, the Father, and  
His Descendants—Seattle

Los Angeles proper and Boyle Heights are now bound together by bands of steel that cannot be broken. For years the river divided the two best enterprising citizens, who saw long ago that the rolling heights on the east side of the river must on day become the Nob Hill of the City of the Angels. They wanted to work with a will, and after hard struggle they surmounted difficulties that would have sent more timid men to an early grave. One of the finest bridges on the coast now spans the river, and the Los Angeles Cable Company has laid a magnificent double track from First and Spring streets, over the heights, through the heart of Boyle Heights. The cable line was opened for traffic yesterday.




E. H. Sanderson's residence.

to devote himself to the general interests of the community. He is a resident of that fortunate quarter in the city who under many obligations to his fellow citizens, has no other duty to perform. He has raised seven or eight children, who will grow to men, and when the time comes for him to pass over the river he will leave behind him a family with duty by all entrusted to his care.<sup>3</sup> Mr. Cummings is about to build a large four-story brick block that will be an honor to the city.

**T. CHANDLER.**

has a fine place at 516 East Third street. Mr. Chandler is an old Irish man, having served 20 years in the business, and has accumulated quite a large fortune, which he is liberally bestowing on his family of twelve children. He has been successful in the oil business, and last year he cleaned up over \$200,000. He is a native of Ireland, but speaks English and is now a thorough-going western man. He has been very active in politics, and has been elected to the city and has served two terms in the City Council, and he made his voice heard



**R. E. Young's residence.**

best place, and the grounds are in the best state of cultivation. Mr. Young is an architect of ability, and some of the finest and most attractive buildings in this city have been built by him. He has furnished plans for a number of the prominent business and public buildings, and is one of the most capable citizens of Los Angeles, and is always ready to render the advancement of all sections of the city.

**R. W. WIRSCHING.**

Councilman R. W. Wirsching is the owner of one of the most elegant and comfortable homes on Boyls Heights. Mr. Wirsching has been in Los Angeles 15 years, and has prospered, having considerable property in Boyls Heights and on the west side of the river.

The subject of this sketch first visited Los Angeles eight years ago, and, as we struck with the place that he had been here to dispose of his large business in St. Louis, and to make his home in what he calls the "Italy of the United States." He was here for a few days, and then he left St. Louis and could not wind up his affairs until a few months ago, when he brought his family here. On one of his visits he saw the site of the construction of the Perry-Davis mansion on the corner of Boyle avenue and Sophomore street, he was struck with the beautiful location and the magnificent site, and when he brought his family out and found that it was the best place for his family to live, he set his foot on the ground.

has one of the finest places in the city. The house, which cost \$90,000, stands in the midst of a fine park and grounds, covering eight acres, and from the beautiful windows every portion of the city and valley may be seen. The interior finish is of the most costly woods, and the arrangement of the rooms could not be improved. Mr. Cahill has a home that a prince might be proud of.

**D. E. MILLER** took up his residence on Boyle Heights in 1902, and has served with distinction in the City Council. He was also



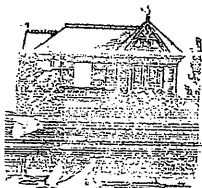
**Dr. E. Miller's residence.**

chosen chairman of that body, and made one of the best presiding officers the Council ever had. He has a handsome residence on Soto street, and has spent a great deal of time improving the grounds, which have attracted much attention.

**JOSEPH HYANS.**

The subject of this sketch came here from Kansas City, and is one of the wealthiest men in the country. He is a whole-souled, genial gentleman, and is never so happy as when surrounded by his friends. He has made for himself a beautiful place on the corner of First and Aliso streets, and takes great pride in his yard, which is literally bristling with choice plants and flowers. Mr. Hyans boasts of having come here for his health, but to look at him, one would think he had never been sick a day in his life. Soon after he took up his residence on Boyle Heights he saw the necessity of a street railroad, and went to work to accomplish that end, but he failed to get a franchise, and narrowly escaped becoming a street car man, although he has done a great deal to bring about the state of affairs that now exists. He has kept out of politics, but he has the making of a good councilman, and his neighbors have their eyes on him and stand ready to give him their hearty support whenever he will consent to run. His home is one of the most handsomely furnished in the city.

**H. P. Sweet** lives at 412 Soto street, in one of the largest and best-finished houses in the city. He has a fine ele-



**H. P. Sweet's residence.**

vation and grounds, and a most commanding view. His former business was banking. For four years past he has been a resident of this State.

**G. A. DOBSON.**

The subject of this sketch owns a tract of 70 acres, situated on Boston Heights. Mr. Dobson has spent about \$2000 improving his place, and now has one of the most attractive suburban places on Boyle Heights. The "ranch," as he calls it, is so situated that from it a magnificent view can be had of the city and the valley down to Santa Monica. This is considered one of the most valuable tracts of land in the city. In the near future Mr. Dobson proposes to build an elegant house on one of the highest summits on the ranch, and then he will spend his declining days enjoying the ocean breeze and contemplating the beautiful surroundings.

**Henry G. Benton** came here from Kansas City three years ago, and one year ago he opened a livery stable at No. 561



**Henry G. Benton's livery stable.**

East First street, on Boyle Heights. He bought out from the East some of the best horses for livery business, and he now boasts of having the best roadsters in the city.

For a long time he was in the horse and mule business in Kansas and Kansas City, and he thoroughly posted in horse flesh. He is very proud of his fine turnouts, and never tires talking about his horses.

During his residence in this city he has taken a deep interest in the growth of Boyle Heights, and has always been the first to spend his money and time in improving his chosen home.

**DR. J. C. CARRIS.**

owns a fine residence on First street, next to the postoffice. He has a large and profitable practice. He was one of the first physicians to take up his residence on Boyle Heights, and has made for himself a beautiful place.

**JUDON J. S. CHAPMAN.**

of the firm of Chapman & Hondricks is a well-known buyer, and has a beautiful home on Soto street. He has always taken a deep interest in the improvement of Boyle Heights, and is considered one of the most enterprising men of that section.

**FELIX MANOHO.**

lives in a neat cottage on Boyle avenue, between Mrs. Hollenbeck's and Al Workman's places. His grounds are well arranged and add great beauty to the avenue. He is an old resident, and has done much to make Boyle avenue what it is.

**AL WORKMAN.**

owns one of the prettiest places on Boyle avenue. The house is a large, two-story frame of 14 rooms. The grounds are tastefully laid out, and present a very attractive appearance. Mr. Workman takes a deep interest in the Los Angeles county fairs, and is

one of the most active in arranging for the Sixth District fair this year. He has done a great deal for the agricultural interests of Southern California.

**W. E. RUDY.**

is in the lumber business and owns a good deal of property on the Heights. He lived on the Heights a long time, but now lives on the west side of that river. He has done a great deal toward the improvement of Boyle Heights, and is considered one of the fathers of that beautiful suburb.

**J. W. KENDRICK.**

lives in a beautiful place on Soto street, which has cost him a great deal of money. He is surrounded by his friends, and is building up for himself a home that will be an honor to the city.

**OSWALD SMITH.**

owns a fine three-story frame house of 13 rooms, on Soto street, which was built about six months ago. The house is located on a commanding promontory, and is considered one of the finest residences on the Heights. He is a public-spirited citizen, and has done much for Boyle Heights.

**M. T. COLLINS.**

owns a handsome place on Stephenson avenue, which commands a fine view of the city and valley. He came to Los Angeles 22 years ago and has served in the Council one term. He is at present a member of the Police Commission.

**JUDON S. C. HUSKELL.**

owns the old Perry place, at the head of Aliso street. This is considered one of the finest places in Los Angeles. The Judge is the attorney for the cable railway company, Judge Hobbs is a member of the Park Commission, and is always interested in the public welfare.

**JOSEPH M. WORKMAN.**

The subject of this sketch is one of the best-known ranchers in the county, and boasts of owning one of the handsomest places on Boyle avenue. He has spent a great deal of money and time in improving his grounds. His lawns are covered with choice plants and shrubs, which are arranged in a most tasteful manner.

**SOTO PARK AND BOULEVARD.**

No part of the city excels for residential purposes North Soto street when the extensive improvements in street work already ordered by the City Council are completed. The novel feature will be a park in the center of the street, with a fine driveway on each side, flanked by beautiful shade trees. The elevation above the city being some 170 feet, gives that portion of the city a most commanding view of ocean and mountains. With the completion of the cable road this elegant residence portion of the city is placed in easy access and within a ten-minute ride from the business center of the city. It is understood that the park-boulevard feature will be extended to East Los Angeles, such men as Messrs. Dobson, Pomeroy, Mayor Hazard and others being interested in the extension. When complete it will be by odds the finest drive as well as the finest residence portion of the city. It is said on good authority that Dr. Daniel J. Connelley, Chicago, furnished the model after which the improvements ordered are to be patterned. The cable company signifies its intention of paralleling the boulevard with its line running to Downey avenue via East Los Angeles Park, making a "bell line" and placing that part of the city in easy reach for visiting purposes.

**BOULEVARD IMPROVEMENTS.**

is being made by the Los Angeles avenue and other streets. The ground-line has been established. The hill are large and under the most favorable conditions. Among the prominent residences are S. A. Widney, William Rudy, Mrs. Madison, Mr. Schenk and Mrs. Alexander.



**BUSINESS FIRMS.**

Among the gentlemen who are doing business on the Heights are the following: George Hamilton has a large grocery store at 282 East First street. He is doing a flourishing business. Oake & Bell at the corner of First and Quince are doing a large grocery business. They opened their place three years ago. The Boyle Heights Bakery, at 256 East First street is a credit and a comfort to that end of town. It is conducted by John Korbel.

Rowers & Campbell have a grocery and openware establishment in their own building at 610 East First street. Henry Wetland runs a drug store in the Campbell building, and he manages station "B."

Charles Alwood is conducting the old Browning boot and shoe store on First street. He carries a large stock of goods.

W. B. Lashbrook conducts the only dry goods store on Boyle Heights. He keeps a large stock, and has been in business on the Heights about six months.

William Johnson, at 400 East First street, conducts the only tailoring establishment on the Heights. He is doing a flourishing business.

E. J. Fillopp is a butcher at 610 East First street. His shop is well fitted up and he is doing a good business. A. Burry, the blacksmith at 510 East First street, is doing a fine business.

George H. Coffin of 222 East First street has just opened a meat-market, and is doing a fair business.

Charles Engel runs a nursery and hot-house at 600 East First street. He understands his business thoroughly and has a fine establishment.

Crumwell & Weselcort are photographers at 615 East First street, and are doing a good business.

Tonia & Stone, the grocersmen of 610 East First, carry a full stock of goods and are in a flourishing condition.

S. W. Hinchley keeps a fruit, candy and stationery store at 610 East First street. He is very popular among his customers.

George Ferguson of 615 has lived on the Heights a long time, and is conducting a hardware store. The plumbing establishment in the rear of his store is conducted by George Snyder.

**BUILDINGS.**

The Los Angeles Times (1881-1895) Current File; Jan 1, 1890; ProQuest Historical Newspapers Los Angeles Times (1881 - 1895) - pg. 10

T. Rhodes, cottage.....	3,000
M. M. Morrison, residence.....	10,400
John H. Bryan, alterations.....	2,100
C. A. Sumner, residence.....	3,000
George Shultz, residence.....	2,100
J. O. Newsom, residence.....	2,100
M. W. Connor, residence.....	2,100
C. C. Allen, residence.....	2,100
E. F. O. Kioke, residence.....	2,100
J. H. Winston, residence.....	2,100
Edward Hildroth, residence.....	2,100
G. H. Session, residence.....	2,100
S. O. Fleming, residence.....	2,100
T. D. Henry, residence.....	2,100
Thomas Riddick, residence.....	2,100
Frank Flint, residence.....	2,100
Mrs. McGinnis, residence.....	2,100

REPORTED BY S. L. HAAS, ARCHITECT.

City Hall building, Fort street.....	\$20,000
W. O. U. building, Fort street.....	50,000
O. W. Childs, residence.....	15,000
A. W. James, store.....	7,000
N. W. Stowell, block.....	40,000
I. J. Thompson, residence.....	2,500
Botham Presbyterian Church.....	5,000
C. E. Thom, store building.....	7,000
R. E. Galtbroth, residence.....	2,500
H. Cohen, residence.....	2,500

REPORTED BY A. M. EDLMAN, ARCHITECT.

U. J. Weil, Main st., bet. 1st and 2d, 3-story brick.....	\$24,500
M. A. Newmark, Spring st., alterations, residence.....	1,400
H. Newmark, cor. Eleventh and Hope sts., frame stable.....	4,000
ave., cor. 11th and Grand.....	35,000
Mrs. E. P. Horsey, cor. Diamond and Williams sts., residence.....	1,800
K. Cohn, Agricultural Park lot, double tenement.....	2,000
McLean & Lehman, S. Main st., 2-story brick block.....	18,000
O. B. Piron, Regent st., near 7th st., 2 cottages.....	2,200
Mrs. L. Kallsbor, S. Main st., 2-story brick.....	11,000
A. W. Edelman, S. Flower st., near Pico, double tenement.....	8,800
K. Cohn & Co., cor. Alameda and Sacramento sts., 3-story brick.....	20,000
M. H. Newmark, Grand ave., near Eleventh st., residence.....	10,500
J. Moise, N. Main st., 2-story brick.....	10,800
N. Jacoby, Hope st. bet. 7th and 8th, residence.....	8,000
Chas. Jacoby, Hope st. bet. 7th and 8th, residence.....	10,000
C. B. Piron, cor. 12th st. and Maple ave., alterations, residence.....	600
M. S. Holtman, S. Main st. nr. 8th, 1-story brick.....	1,000
H. Silver, Figueroa st., residence.....	12,000
H. Newmark, S. Fort st., alterations.....	600

REPORTED BY BROWN & BRADDEER, ARCHITECTS.

Pico Heights, Rosedale district, school house.....	\$4,500
Boyle Heights, Belvidere district, schoolhouse.....	4,000
E. J. Cares, Newhall st., residence.....	2,100
H. S. Hays, Newhall st., residence.....	2,500
N. L. Wheeler, Newhall st., residence.....	2,110
Wm. J. Archer, Newhall st., residence.....	1,200
Arthur G. Newton, Little Rock ave., residence.....	6,500
Dr. G. R. Weeks, Newton st., residence.....	8,500
J. C. Briggs, Central ave., residence.....	2,400
J. C. Hanna, Central ave., residence.....	2,400
C. D. Dean, Maple ave., residence.....	1,400
A. J. Hechtman, Vernon ave., residence.....	8,100
R. W. Potendexter, cor. Flower and Judson residence.....	3,150
M. C. Westbrook, Ocean View ave., residence.....	3,800
William H. Fencalaker, Manhattan ave., residence.....	3,675
W. A. Taylor, Burlington ave., residence.....	3,375
John Lazzarovich, Summit ave., residence.....	3,200
George Bradbeer, King st., residence.....	1,850
Howell & Craig, Los Angeles st., brick block.....	20,000
J. Oddus, Alameda st., brick building.....	6,200
Mr. Botello, Balboa ave., barn.....	1,000

REPORTED BY W. R. NORTON, ARCHITECT.

Dr. M. L. Moore, near Pearl and 9th sts., residence.....	\$8,000
E. B. Millar, Spring, bet. 1st and 2d, 4-story brick.....	60,000
George Cummings, Boyle ave. and 1st st., 4-story brick.....	22,000
Mary A. Wilson, Winton lot residence.....	4,500
Mrs. Shorer, San Pedro st., 2-story brick.....	4,400

REPORTED BY DORN & SLOCUM, ARCHITECTS.

S. A. Materson, California st., Sals.....	\$9,000
Mayer & Meyers, Los Angeles st., warehouse.....	10,000
A. M. Hough, 6th and Hill sts., Hotel Brunswick.....	18,000
John Dunsmoor, Figueroa and York sts., dwelling.....	3,500
W. H. Rhodes, Grand ave., dwelling.....	3,000
W. D. Mober, Bolivar ave., dwelling.....	1,400
John F. Quirer, Grand ave., dwelling.....	3,500
Frances Bates, Santee st., dwelling.....	3,500

REPORTED BY FRANK J. CAPITAIN, ARCHITECT.

Rev. F. Harnett, Stobel and Baldwin sts., Sacred Heart Church.....	\$25,000
Louis Roeder, Spring st., bet. 1st and 2d sts., additions.....	4,000
Louis Messner, New United States Hotel, additions.....	3,500
Philadelphia Brewery, Aliso st., 180,000	
Lucas Seisloch, 1st and San Pedro sts., 2-story brick.....	11,000
Rev. J. T. Hartach, Santee st., bet. 11th and 12th, frame church.....	3,500
Louis Phillips, Phillips block, Spring st., new elevator and repairs.....	9,000
Convent Immaculate Heart, Pico Heights, 2-story brick.....	50,000
Pierre Laroche, cor. of 1st and Spring sts., alterations.....	8,000
J. J. Schaefer, Adams st., bet. Figueroa and Grand ave., residence.....	12,000
Frank Sabicht, Figueroa, bet. Adams and Hill ave., stable and carriage-	

LA TIMES, Jan. 1, 1890  
 BUILDINGS: Improvements  
 of 1889: 650. Cummings  
 Boyle Ave. 1st & 7.  
 \$22,000.  
 4-story brick  
 (Same description as  
 Attachment IV)

**BUILDINGS.**

Concise Statement of the Improvements of 1889.

[Reported by architects, covering the time from January 1st to August 1, 1889, and including structures commenced or completed within that period, additions and improvements, all within limits of Los Angeles city.]  
 BY KYSER, MORGAN & WALLS, AR-



#### BOYLE HEIGHTS RECEPTION.

Misses Ella and Carrie Warren entertained a party of their friends last Wednesday evening at the residence of Mr. and Mrs. George Cummings on Pleasant avenue, Boyle Heights. A choice musical programme was rendered early in the evening, the recitation by Miss Williams, the vocal solos by Misses Bertha and Helen Roth and the banjo and guitar selections by Miss Bell of San Francisco and Miss Hattie Elliott, being especially fine. Later a delicious supper was spread and dancing enjoyed in the dining-room of the Cummings Hotel near the residence. The guests present were: Misses Cassie Mulrein, Libbie Alexander, A. Winston, Haynes, J. Miller, Josie Williams, M. Miller, Gertrude Dewey, Madeline Etchamenda, Mariana Etchamenda, Mame O'Farrell from Dominguez, Josie Lamborne, E. Starr, Mrs. Lamborne, Mrs. Shimpf, Mrs. Biscailuz, Mr. and Mrs. A. Smith, Mr. and Mrs. Gillette, Messrs. J. Hamilton, E. Boyer, Theodore Coulter, J. H. Brenner, Joseph Hynes, D. Sage, Bell, Greening, Alphonso Roth, Lamborne, Shimpf, Frank Cummings, Thomas and Joseph Alexander, Charles Miller, W. Waterhouse, H. R. Hannah, E. Rawley, E. G. Taylor.

#### A WEDDING ANNIVERSARY.

Mr. and Mrs. Fred Fredericks celebrated their tenth anniversary at their residence on Bartlett street, during the past week. The rooms were beautifully decorated with flowers and evergreens, and the evening was spent in singing, games, music, and recitations. Many useful and ornamental presents were received. Ice cream and cake were served and a most enjoyable time was had. Among those present were: Mr. and Mrs. Robinson, Mr. and Mrs. Goodwin, Mr. and Mrs. Home, Mr. and Mrs. Venning, Mr. and Mrs. Lacey, Mrs. Ferris, Mrs. Frazier, Mrs. Bagley, Mrs. McClellan, Mrs. Hill, Mrs. Dalton, Mrs. O'Brien, Mrs. Gower and Mr. and Mrs. G. H. Tompkins; Messrs. Rev. Hendry, Bissell, Robert Gould, Robert and Will Fowler, Harold and Tom Dalton, Tom Home and Colwell. Misses Ina Ferris, Cora Bagley, Daisy Dalton, Clara and Agnes Young, Madge May and Nellie Bennett, Pearl Tompkins, Dollie O'Brien and Grace Bagley.

#### CONCORDIA CLUB RECEPTION.

The Concordia Club gave an elegant reception at their rooms on Main street last Friday evening. The handsome suite of rooms, including library, parlors and billiard room, were thrown into one spacious saloon, and were thronged with ladies in magnificent evening toilets and gentlemen in full dress. An orchestra discoursed excellent music, and refreshments were served by the club's caterer in his usual satisfactory manner. The halls were turned into a ballroom and dancing continued till a late hour, when the company dispersed. Among the guests were Misses Rose Harris, Della Louis of San Diego, Tessie Brownstein, Meta Grand, Emma Newmark, Mamie Meyer, Millie Well, Lulu and Rosa Lazard, Clara Lipman of New York, Mrs. M. H. New-

Mabb. A very enjoyable time was spent.

#### NOTES AND PERSONALS.

Mrs. J. D. Burch of San Diego is visiting relatives in the city.

G. M. Adams of Redlands is in the city attending the Methodist conference.

Geo. W. Merrill, Esq., was yesterday called to San Francisco on legal business.

Mrs. J. G. McCallum and her daughter Pearl have returned from their trip North.

Harry C. Boyd, one of Portland's young business men, was in the city last week.

Mr. and Mrs. Montgomery, left for Portland, Or., last week, where they will reside.

Miss K. J. Dorrance of New York has taken apartments at the Bellevue Terrace Hotel.

P. C. Richardson and family of St. Paul, Minn., are at the Bellevue Terrace Hotel.

Mr. and Mrs. Morrill moved into a commodious cottage on Vermont avenue last week.

Mrs. and Miss Howsman of San Francisco are registered at the Bellevue Terrace Hotel.

Miss Virginia Fair has gone to New York to reside with her sister, Mrs. Herman Oelrichs.

Charles Sloane, formerly of this city, has returned from Denver and will hereafter reside here.

Mrs. Al. S. Lang and daughter of Aspen, Colo., are visiting her sister, Mrs. D. H. Jenkins.

Miss Mame O'Farrell, of Dominguez, has been the guest of friends in this city the past two weeks.

B. F. Day of the Southern California Music Company has returned from an extended trip in the country.

Mr. and Mrs. W. L. Warren entertained several friends at their residence on Olive street, last evening.

Mr. and Mrs. M. M. Morrison have engaged rooms at the Argyle, and will remove from their residence on the 1st of October.

Messrs. E. E. Synge and Charles F. Hargitt of Avalon have been spending the week in the city and return to Catalina this morning.

Mrs. R. S. Cantine leaves tomorrow for Coronado to spend a month with her daughter, Mrs. Vanderkloot, before going to San Francisco.

The many friends of Mrs. C. E. Clacius will sympathize deeply with her in the sudden death of her husband, which occurred Friday evening.

Dr. F. Walton Todd, wife and Mrs. O. B. Shreve have returned from their visit to San Francisco and are at the St. Angelo for the winter.

G. A. McElfresh, H. C. R. of the I. O. F. of California, left yesterday on a tour of inspection of all the courts in the central and northern parts of the State.

Col E. B. Davinson, who was slightly injured in the Tehachapi railroad accident, returned home safe last week and was pleased to rejoin his family and friends.

The marriage of Miss Sarah Laventhal of this city and Mr. Stern of Fullerton will take place Wednesday evening, October 7, at the residence of the bride's parents.

Mrs. Lillian Caven, who has been the guest of Mr. and Mrs. M. M. Morrison on Broadway left yesterday for her home in Kansas City, after a delightful visit of several months.

Among the late arrivals at the St. Angelo were: H. N. Russell, James Sheeley, wife and child of San Francisco; H. G. Dean, wife and Miss Mina Dean, Denver; R. H. Howell and son.

Charles Cohn, a well-known business man of Eureka, Humboldt county, was here on a pleasure trip and visited his sisters, Mrs. Tobias and Miss Cohn, No. 816 South Pearl street, left for San Francisco.

Frank Barnett and family, formerly of Illinois, recently of Coronado, are stopping at the Bellevue Terrace Hotel while awaiting the completion of their residence now being constructed in the Bonnie Brae tract.

LATIMES, Sept 27, 1891

refers to  
 Cummings Hotel →

**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 kitchen, 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 40x60 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 Pechango reservation, near Temecula.

Al. Sturdy, 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.

D. W. Brown has been assigned to duty as driver of engine No. 6, vice 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 Bursk, a resident of Troy, Kan., and a former fellow-townsmen of S. W. Hinckley, paid him and the Heights a flying visit yesterday. Mr. Bursk left last night for San Francisco.

Oct 10, 1891

note "at the hotel."

← Baseball park

6% Cummings

Cable company

## 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. Hutchison'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 fair. Mr. and Mrs. George Cummings have proffered the use of the hotel, and a programme of merit is announced as ready 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 Monks*. 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 old building and fitting the building out with new ventilators.

*LA TIMES NOV. 22, 1891*

*LIBRARY ASSOCIATION  
benefit at hotel,*

*← "the hotel"*



## BOYLE HEIGHTS.

### Good Templars Meeting at Workman Hall—A Serious Accident.

1892

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 Davisson, T.; W. J. Edwards, M.; Miss Mamie Hazeltine, D. M.; S. Edwards, I. 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 coöperative 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.

Feb 14, 1894

"The Mount Pleasant"  
(this is the first reference  
to this new name)



# 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 delicate 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 422 and 424 South Los Angeles street.

Gentlemen's work a specialty.

Branch office, 111 West Second Street.

Telephones { LAUNDRY 367.  
BRANCH OFFICE 367-3.

# 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 575, which exceeds anything in the history of the institution. Of these, 196 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 F. 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 Hellmuth, a graduate of the San José 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 R. Ficket 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 \$120 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 20, 1949. The next meeting will be on the first Tuesday in October.

### At New York Hotels.

NEW YORK, Sept. 1.—E. D. Mooers is at the Gerard; 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

Geo Cummings elected  
member of Pioneers of  
Los Angeles.

**LOPEZ,**

Francisco

*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*

✓ FRANCIS LA

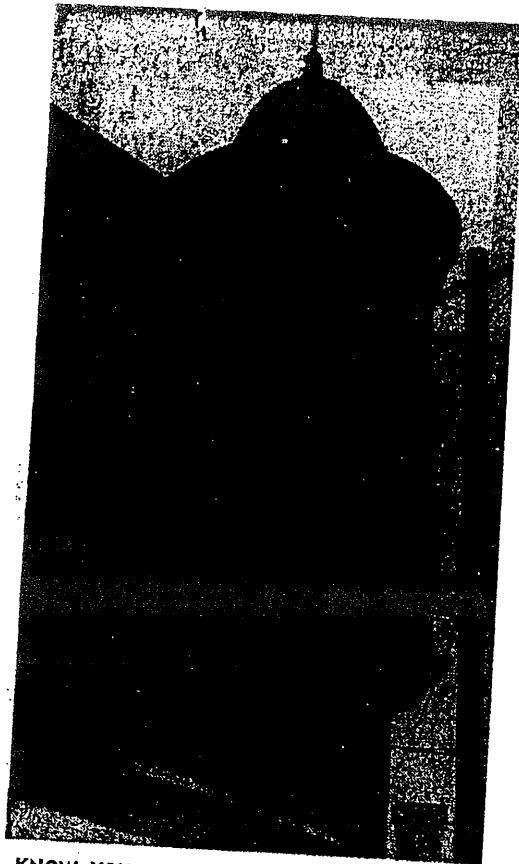
1956

May 25, 1956

"Since 1889... Swanky then!  
... Originally ~~and~~  
built as a hotel and  
it still is one."  
(my underline)

**KNOW YOUR CITY--ANSWER**

*Los Angeles Times (1886-Current File); May 25, 1956; ProQuest Historical Newspapers Los Angeles Times (1  
pg. A3*



**KNOW YOUR CITY, NO. 189--**First, you should have a confession: Couldn't learn too much about this old building ourselves. But, it is on a prominent corner on the East Side and has been there since 1889. Swanky then. Answer on Page 28, Part II.  
Times photo

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**KNOW YOUR CITY--ANSWER**

The cupolaed structure in the photo is, if you couldn't read the sign, the old Cummings 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.

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**Los Angeles Times** (1985-Current)[Help](#)[Home](#)

Record 7 of 69

[E-Mail](#)[Previous](#)[Next](#)**Los Angeles Times (CA)**

November 24, 2004

**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 sonos 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



erected in 1889 that  
for decades has  
served as the unofficial  
way station for mariachis.

**mariachi.**

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, guitarrrillas 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.

# ale is music to mariachis' ears

**community group buys the Boyle Hotel, a home to musicians who feared gentrification would drive them out.**  
Cara Mia DiMassa and Adrian G. Uribarri, Times Staff Writers  
January 16, 2007

For musicians who make Mariachi Plaza their office and the Boyle Hotel across the street their home are not singing their last song yet — 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.**

**They 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.

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.

**These 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 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 lived in the plaza for decades.

Cabildo said she suspected that the building would need "really major work." In meetings with tenants last week, she said, she learned that the tenants feared that the building wasn't structurally sound.

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

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

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

Amezcua 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 for the use 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

w blocks away. "In the morning, the smell from the bathroom would send you running," said Carlos Arroyo, 56.

Abildo 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.

He 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."

Ramón Ramos, an attorney who represents the mariachis in their case against the previous owners of the Boyle Hotel, said the building "is 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.

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

[a.dimassa@latimes.com](mailto:a.dimassa@latimes.com)

### 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.



USA - Phoenix Carnegie Library (Architect: W.R. Norton & W.H. Reeves). On National Register

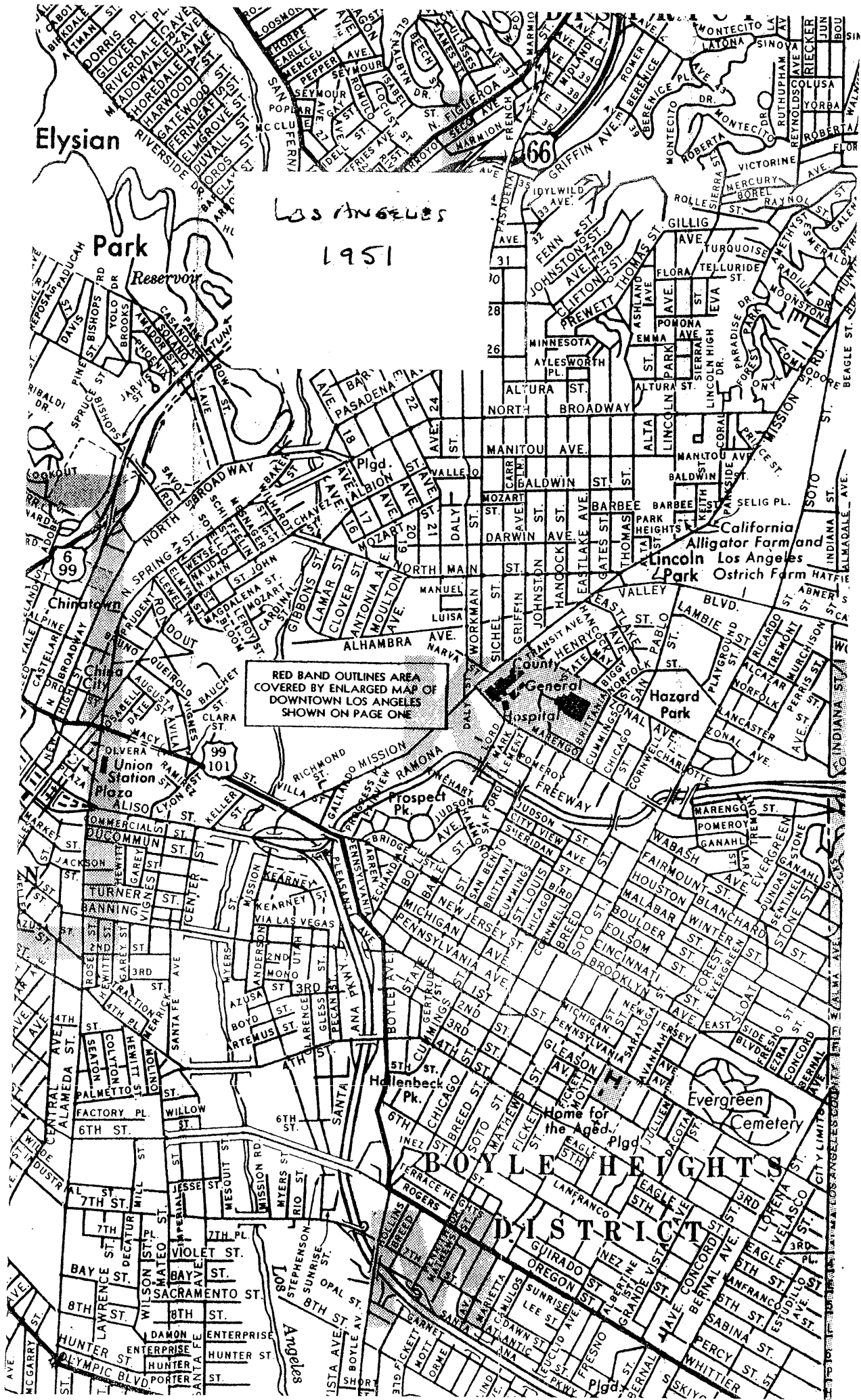
## ATTACHMENT IV

1951 MAP LOS ANGELES

CLEARING DEPICTING STREETS OF BOYLE HEIGHTS

HIGHLIGHTED AREA OF INTERSECTION OF CUMMINGS BLOCK AT 1<sup>ST</sup> AND  
BOYLE AVE.





LOS ANGELES  
1951

RED BAND OUTLINES AREA  
COVERED BY ENLARGED MAP OF  
DOWNTOWN LOS ANGELES  
SHOWN ON PAGE ONE

# BOYLE HEIGHTS DISTRICT

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. Chicó was the father of my great-grandmother, Maria Sacramento López de Cummings (Sacramenta), 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."<sup>1</sup> 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 20<sup>th</sup> 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 Sacramenta 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, Sacramenta 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 Sacramenta lived in Los Angeles until her death in 1930.

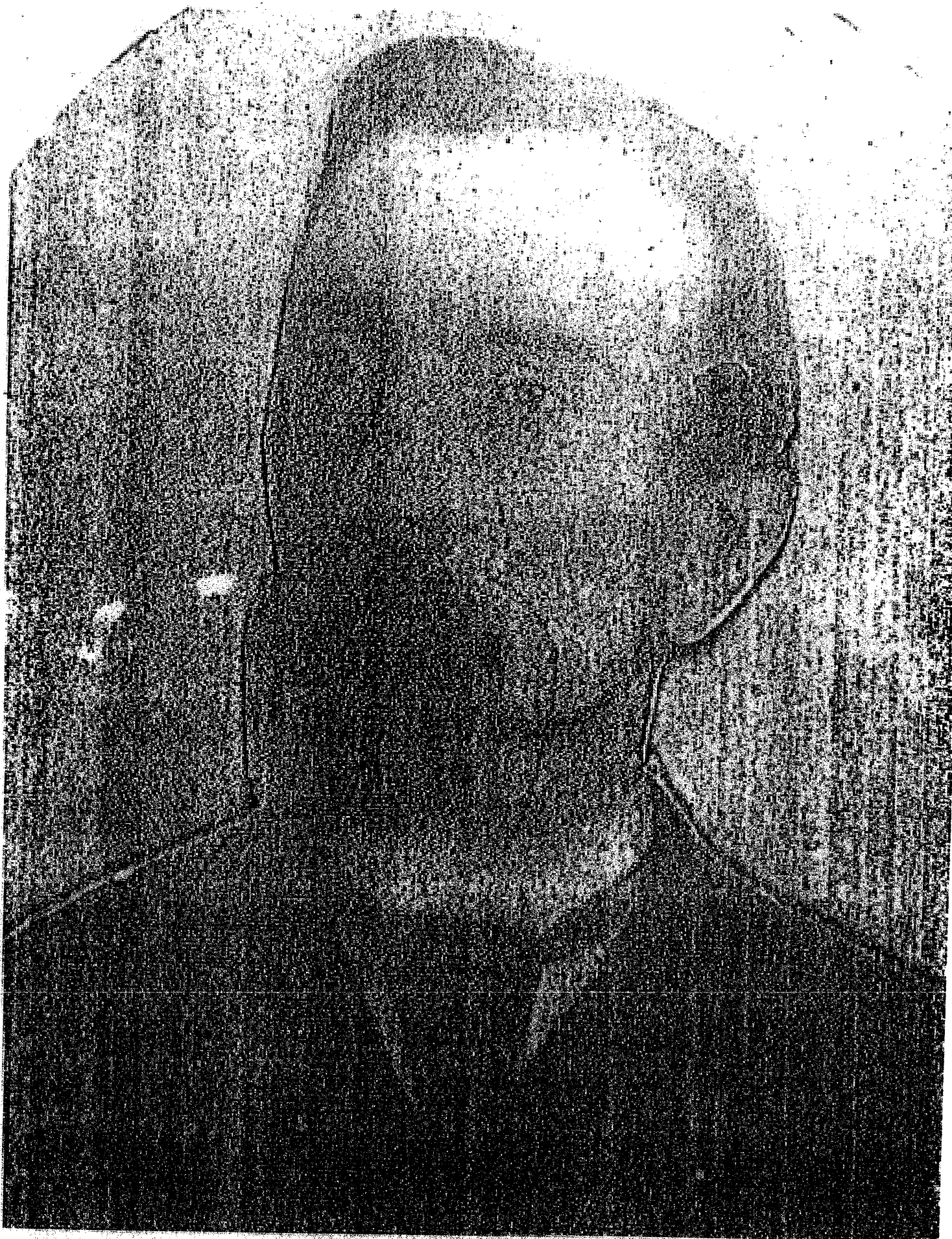
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<sup>1</sup> Belderrain, Francisca López de, "The Awakening of Paredon Blanco under a California Sun," *Annual, Historical Society of Southern California*, 1929, pp. 64-79.

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



FRANCISCO LOPEZ



George Cumminas (date unknown)

**BOYLE HEIGHTS NOTES.**

*The Los Angeles Times (1886-Current File); Oct 14, 1893; ProQuest Historical Newspapers Los Angeles Times (1881 - 19 pg. 2*

**BOYLE HEIGHTS NOTES.**

**A Hotel Deadbeat Catches the Mt. Pleasant Hostelry.**

Rev. J. A. Merrill of San Francisco was visiting the Heights yesterday, and was a guest of Rev. W. S. Young at dinner last evening. Mr. Merrill is here attending the Irrigation Congress, and also looking after the interests of his paper, the Occident.

Dr. Carlisle, whose serious illness was noted a few days since, is now much improved in his condition, and indications bid fair for his early recovery.

C. Stumpf and family of Kansas City were in town this week, and spent one day at Hotel Mt. Pleasant before continuing their journey up the coast.

C. Shamp, master mechanic for the Terminal, has returned from a month's vacation, which he spent in Chicago and vicinity.

Manager A. J. Mason of the hotel is mourning the departure of J. A. Johnson, a guest whose unpaid account of \$60 makes him a personage of interest to the landlord. Johnson came to the Mt. Pleasant on July 11, and took apartments for himself and family, consisting of his wife and little girl. He claimed to be employed by the city as an inspector of sidewalks, and for a time all went smoothly. He was away a good deal during the day, and Mrs. Johnson received gentlemen callers during his absence. Finally he sent her away, presumably to her folks in San Francisco, and kept the child, who is 2 years old, and hiring a girl named Helen Feilding to look after her. After a time he sent the child North, and now he has gone, taking all his belongings with him. The hotel people say he took his things away piecemeal, going down the back stairs with valises, and coming back empty-handed. At any rate he got away, and his whereabouts now are unknown. He was traced to a block on Broadway, but there the trail ended. From letters left in his room it seems that he had been in a number of scrapes about women, and was being hounded by a discarded "friend" in Denver. He owes the little nurse girl \$20 for tending the baby, and it is said that he has numerous other creditors.

**GOV. LOUIS M. ROSS.**

*The Los Angeles Times (1886-Current File); Sep 11, 1893; ProQuest Historical Newspapers Los Angeles Times (1881 - 1938)*  
pg. 8

**GOV. LOUIS M. ROSS.**

**The New Executive of Lower California in the City.**

Luis M. Ross of Lower California arrived in the city yesterday, accompanied by his wife, and are guests at the Mt. Pleasant Hotel on Boyle Heights.

The Governor is a man of fine appearance, whom one would think to be under 60 years of age. During the day the distinguished guests, in company with Water Overseer Bilderrain and wife, were driven about the city and past the various points of interest. At a later hour Mr. and Mrs. Bilderrain dined with the Governor and wife at the Mt. Pleasant.

Gov. Ross was seen by a reporter last evening, and, through the courtesy of Mr. Bilderrain, who kindly acted as interpreter, was enabled to converse with him. The Governor said that he was on his way from Lower California to the City of Mexico, and expected to continue his journey this morning, going by way of the Southern Pacific and through El Paso, Tex. The Mexican Congress was to meet on September 19, and, according to the usual custom, he, as Governor, was on his way to meet the President (Diaz) before that time, and present to him a message explaining the condition of local affairs in his province.

The Governor said that he intended to remain in Mexico until he should receive orders for the future. Beyond this, he said, there were no facts of interest which he could give. Matters in Lower California were about the same as usual.



## SOCIETY.

Judge and Mrs. McComas entertained the Zingari Club and a number of other friends at a book party last evening at Hotel Mt. Pleasant. An impromptu programme included piano solos by Mr. Scruton of Boston, Miss O'Connor of Mt. Holyoke, Miss Maud Ayer, and Mrs. C. S. Wilson, banjo solo by Mrs. Philip Gerhardt, whistling solo by Miss Charles McComas, reading by Mrs. L. V. Newton, vocal solos by Mrs. Wenger, Miss Powell of Atlanta and Mrs. Rosalia Krause, a vocal duet by Mrs. McComas and Mr. Scruton, poem by Mrs. E. A. Lawrence and a paper on "Music" by Mrs. A. B. Andrews. Besides the club members there were present: Mr. and Mrs. Carl Schutze, Mrs. Wheelpley, Mrs. E. O. Smith of San Jose, Mrs. O'Connor and Miss O'Connor of Mt. Holyoke, Mr. and Mrs. W. R. McIntosh, Dr. and Mrs. Davison, Dr. and Mrs. W. W. Murphy, Mr. and Mrs. W. H. Knight, Mrs. C. D. Field of Boston, Mrs. M. Bowen, the Misses Carrie Thompson, Edith Wheelpley, Myrtle Day, Dr. McCoy, E. R. Bowen, Mrs. Howard and Mr. Watson.

Dr. Elizabeth A. Follansbee entertained informally yesterday afternoon at her home on South Broadway in honor of Dr. Elizabeth C. Kellar of Boston, Dr. Anna Lukens of New York City and Dr. Annie B. Hall of Philadelphia. The others present were: Drs. Louis Harvey, Rose T. Bullard, Lula T. Ellis, Anne Nixon, Dora Fugard, Milla Lund, and Mary E. Hagadorn of Pasadena.

Mrs. George M. North gave an informal luncheon Tuesday at her home on Ingraham street in honor of Mrs. D. C. Hamilton of Ohio. The other guests were: Mmes. D. T. Bailey, L. W. Baldwin, Hough, Fred Fay, E. G. Fay and Berman.

Dr. and Mrs. P. Janss entertained at whilst last evening at their residence on Bonnie Brae street in honor of Dr. and Mrs. T. J. P. O'Brien, who have recently returned from their wedding trip. Mrs. Janss was assisted by Miss Alvina Janss. The rooms were decorated with pepper boughs, palms and flowers, scarlet carnations being used in the front parlor, yellow coffee blossoms and roses in the rear parlor and callas in the hall. Music was furnished during the evening by a mandolin orchestra stationed in the reception hall. The ladies' first prize, a lace handkerchief, was won by Mrs. H. K. Williamson, and the second, a jewel case, by Mrs. T. J. P. O'Brien. The gentlemen's first prize, a Mexican leather card case, was won by Mr. Elliott, and the second, a water-color sketch of a "yellow kid," by Mr. Smith. Those present were: Mmes. Magauran, R. B. Williamson, H. K. Williamson, James Smith, O'Brien, Sanford; Misses Elliott, Budge of Canada, Margaret Hutton; Messrs. Magauran, T. B. Williamson, H. K. Williamson, James Smith, O'Brien, George Elliott, Saunders; Drs. Hopkins and Madison.

The "Merry Monarchs," a club composed of Messrs. W. H. McKeag, E. C. Dochstader, Homer Lapp, W. W. Weir and L. R. Conklin, gave a dancing party last evening in Banquet Hall, East Los Angeles. Arend's Orchestra furnished the music. Among those present were:

Mesdames—	
N. C. Browning,	Greeley Bentley,
Homer Lapp,	Palmer,
L. F. Collette,	Connor,
J. C. Stockwell,	
Misses—	
Kennedy,	Koberly,
Wiederman,	Cole,
Connor,	Hodges,
Wilson,	Todd,
Nina Fallon,	Adams,
May Fallon,	Carrick,
Holt,	Holbrook,
Conklin,	Wicks,
Messrs.—	
Browning,	Fred Lee,
Lapp,	J. Bethune,
Collette,	W. Wickersham,
Stockwell,	H. Cornish,
Bentley,	C. Martin,
Fred Houser,	B. Tyler,
Dochstader,	J. B. McIntyre,
Will McKeag,	D. W. Ferguson,
Charles McKeag,	H. Carrick,
Frank Connor,	V. Osbourne,
Will Weir,	F. Gordon,
J. G. Johnson,	

### NOTES AND PERSONALS.

Harry Robinson gave a loge party to the Burbank Tuesday evening. The guests were: Winthrop Blackstone, Charles Stinson, Jack Knight, Phil Wilson and Brent Neal.

William Sullivan of the Boston Globe is visiting his sister, Mrs. J. M. Wiltmer, corner Lucas avenue and Third street.

The Assistance League will meet on Saturday afternoon at 3 o'clock at the Blanchard-Fitzgerald Hall, instead of at the residence of Miss Van Dyke.

The engagement is announced of Alfred Stern to Miss Mattie Harris, daughter of Mr. and Mrs. L. Harris of No. 855 South Hill street, at whose residence a reception will be held on Sunday and Monday afternoons.

The Los Angeles Presbyterian Baby Band will meet in Immanuel Church this afternoon at 2 o'clock.

Miss Bessie Bryan will return today from Elsinore.





**City of Los Angeles  
Department of City Planning**

03/05/2007

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

1781 E 1ST ST  
1783 E 1ST ST  
105 N BOYLE AVE  
1785 E 1ST ST  
103 N BOYLE AVE  
101 N BOYLE AVE

**ZIP CODES**

90033

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-1995-336-CRA  
CPC-1986-445-GPC  
ORD-166585-SA1420B  
PRIOR-07/29/1962

**Address/Legal Information**

PIN Number:  
Area (Calculated):  
Thomas Brothers Grid:  
Assessor Parcel Number:  
Tract:

129A221 187  
9,574.9 (sq ft)  
PAGE 634 - GRID J4  
5174024020  
35 ACRE LOTS OF THE LOS  
ANGELES CITY LANDS  
"HANCOCK SURVEY"  
M R 1-463/464  
60  
PT 4  
73  
129A221

Map Reference:  
Block:  
Lot:  
Arb (Lot Cut Reference):  
Map Sheet:

**Jurisdictional Information**

Community Plan Area:  
Area Planning Commission:  
Neighborhood Council:  
Council District:  
Census Tract #:  
LADBS District Office:

Boyle Heights  
East Los Angeles  
Boyle Heights  
CD 14 - Jose Huizar  
2060.30  
Los Angeles Metro

**Planning and Zoning Information**

Special Notes:  
Zoning:  
Zoning Information (ZI):

None  
R3-1  
ZI-2129 Eastside State Enterprise  
Zone  
ZI-1117 MTA Project  
ZI-2270 Adelante Eastside  
Redevelopment Project  
Medium Residential  
See Plan Footnotes  
Boyle Heights  
None

General Plan Land Use:  
Plan Footnote - Site Req.:  
Additional Plan Footnotes:  
Specific Plan Area:  
Design Review Board:  
Historic Preservation Review:  
Historic Preservation Overlay Zone:  
Other Historic Designations:  
Mills Act Contract:  
POD - Pedestrian Oriented Districts:  
CDO - Community Design Overlay:  
Streetscape:  
Sign District:  
Adaptive Reuse Incentive Area:  
35% Density Bonus:  
CRA - Community Redevelopment Agency:

No  
Yes  
None  
None  
None  
None  
None  
None  
No  
No  
None  
Eligible  
Adelante Eastside Redevelopment  
Project  
No  
No  
None  
No

Central City Parking:  
Downtown Parking:  
Building Line:  
500 Ft School Zone:

**Assessor Information**

Assessor Parcel Number:  
Parcel Area (Approximate):  
Use Code:

5174024020  
9,539.6 (sq ft)  
1210 - Store and Residential  
Combination  
CX  
\$153,875  
\$634,602

Building Class:  
Assessed Land Val.:  
Assessed Improvement Val.:

Year Built:	1889
Last Owner Change:	12/29/06
Last Sale Amount:	\$1,350,013
Number of Units:	0
Number of Bedrooms:	0
Number of Bathrooms:	0
Building Square Footage:	17,271.0 (sq ft)
Tax Rate Area:	2703
Deed Reference No.:	No

#### **Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	8.02101 (km)
Landslide:	No
Liquefaction:	No

#### **Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	Eastside State Enterprise Zone
Targeted Neighborhood Initiative:	None

#### **Public Safety**

Police Information:	
Bureau:	Central
Division / Station:	Hollenbeck
Report District:	452
Fire Information:	
District / Fire Station:	2
Batallion:	7
Division:	1
Red Flag Restricted Parking:	No

## **CASE SUMMARIES**

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** CPC-1995-336-CRA

**Required Action(s):** CRA-COMMUNITY REDEVELOPMENT AGENCY

**Project Description(s):** PRELIMINARY PLAN FOR THE PROPOSED EASTSIDE INDUSTRIAL AND COMMERCIAL REDEVELOPMENT PROJECT

**Case Number:** CPC-1986-445-GPC

**Required Action(s):** GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

**Project Description(s):** PLAN AND ZONE CONSISTENCY - BOYLE HEIGHTS (PART I)

## **DATA NOT AVAILABLE**

ORD-166585-SA1420B

PRIOR-07/29/1962