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

CULTURAL HERITAGE COMMISSION

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CITY OF LOS ANGELES  
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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

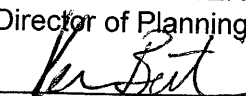
**OWNER:** East Los Angeles Community Corporation  
530 S. Boyle Avenue  
Los Angeles, CA 90033

**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  
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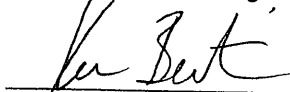
**OWNER:** East Los Angeles Community Corporation  
530 S. Boyle Avenue  
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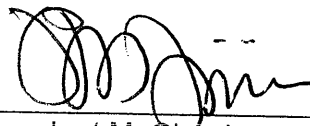
## RECOMMENDATION

**That the Cultural Heritage Commission:**

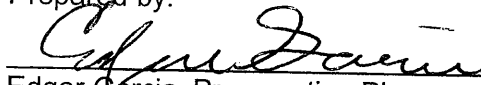
1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

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

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

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

George Cummings and his father-in-law, Francisco López, were key participants in the transformation of Boyle Heights from farmland to suburb. Francisco subdivided seventy acres into what came to be called Brooklyn Heights, and George developed the Mt. Pleasant tract. George had a hand in encouraging the city to build a viaduct and

bridge across the Los Angeles River and “found time to devote himself to the general improvement of Boyle Heights” (attachment # 2). George and 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.

---

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.

