



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 17, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

May 17, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**COUNTY HISTORIC LANDMARK DESIGNATION
PROJECT NO. R2015-03701-(2)
LANDMARK NOMINATION NO. 1
PURSUANT TO THE COUNTY HISTORIC PRESERVATION ORDINANCE
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

This action is to approve the designation of 4918 Angeles Vista Boulevard in View Park as a Los Angeles County Historic Landmark, as recommended by the Historical Landmarks and Records Commission (Landmarks Commission).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project; and
2. Adopt a resolution designating the property located at 4918 Angeles Vista Boulevard, View Park, CA, as a Los Angeles County Historic Landmark.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the County's Historic Landmark designation is to enhance and preserve the distinctive historic, architectural, and landscape characteristics that represent the County's cultural, social, economic, political, and architectural history, and provide for their continued preservation.

Implementation of Strategic Plan Goals

This action supports County Strategic Plan Goal No. 2 (Community Support and Responsiveness) by effectively planning and responding to economic, social, and environmental challenges. The designation of Historic Landmark will maximize community outcomes by encouraging the preservation of important historical and cultural resources. The preservation of significant historic and cultural resources is an important aspect in community planning, and it plays an important economic role in the ongoing development of the County and its communities.

FISCAL IMPACT/FINANCING

There is no fiscal impact to the County.

FACTS AND PROVISIONAL/LEGAL REQUIREMENTS

Historic Preservation Ordinance

On September 1, 2015, the Board of Supervisors adopted the County Historic Preservation Ordinance (Ordinance). The Ordinance allows the Board of Supervisors, after review and recommendation by the Landmarks Commission and/or Regional Planning Commission, to designate property in the unincorporated territory as a County Historic Landmark or Historic District. The effect of designation bestows recognition that a property is significant in the history of the county, state, or nation; it helps to protect and preserve the property from inappropriate alterations or demolition; and it makes the property eligible to participate in the Mills Act Program (a property tax reduction incentive program to promote the preservation/rehabilitation of designated properties).

Nominations of landmarks and historic districts come from private individuals and organizations, or they may originate with the Board of Supervisors or the Landmarks Commission.

The Landmarks Commission reviews each property (landmark and historic district) proposed for designation and makes a recommendation on its eligibility. The Regional Planning Commission also reviews proposed historic districts for consistency with the General Plan. Ultimately, the Board of Supervisors has authority to designate a listing on the County Register.

The Ordinance also provides for a County of Los Angeles Register of Landmarks and Historic Districts. Once a property or district is designated, it will be added to the

County Register. The Register of Landmarks and Historic Districts is the official record of County designated property, and it is maintained by the Landmarks Commission.

The Doumakes House

As discussed in detail in the attached Landmarks Commission Hearing Package, the subject property meets two of the criteria for designation, as set forth in County Code, Section 22.52.3030, because of its association with the lives of persons who are significant in history and its significance of architecture.

Criteria (22.52.3030.A.2): It is associated with the lives of persons who are significant in the history of the nation, state, county, or community in which it is located;

- The Doumakes House is a residence that was built for James Doumakes (1879-1956), a Greek immigrant who arrived in the United States in 1900. James Doumakes acquired the property in 1927, and the family occupied the residence from 1928 until 1958.
- James Doumakes was the founder of the Doumak Company, which grew to be one of the foremost manufacturers of marshmallows in the United States. The company was founded in Los Angeles in 1921 and has held at least two patents associated with the mass production of marshmallows. Today, the Doumak Company produces the Campfire brand and other private label marshmallows.

Criteria (22.52.3030.A.3): It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, state, county, or community in which it is located; or possesses artistic values of significance to the nation, state, county, or community in which it is located;

- The Doumakes House is a good representation of a typical Spanish colonial revival single-family residence in Los Angeles County.
- This architectural style was arguably the predominant style in Southern California during the 1920s.
- The Doumakes House possesses many of the character-defining features associated with the style, including smooth stucco walls, clay tile roof, cross-gabled roof form, asymmetrical massing, large arched window, wood entrance door, and a projecting wood balcony, as well as many typical interior features such as arched entries, stucco fireplace with alcove, wood and tile floors, and wood decorative details.

- The property retains a high level of historical integrity.

Recommendation by Landmarks Commission

On April 8, 2016, the Landmarks Commission conducted a duly noticed public hearing to receive testimony and to consider recommending approval of the nomination. The Landmarks Commission heard testimony from the nominator, two members of the public (all in support of the designation), and from a representative with the Los Angeles Conservancy who spoke in favor. The Landmarks Commission closed the public hearing and found that the designation of a Historic Landmark is a categorically exempt project under CEQA and adopted a resolution to recommend that the Board of Supervisors approve the designation as presented. The motion to exempt the project from CEQA and adopt the resolution was adopted unanimously (4-0, 1 absent).

Consideration by the Board of Supervisors

Pursuant to County Code, Section 22.52.3080.C, review by the Board of Supervisors is necessary to designate any property a Historic Landmark or Historic District. The Board of Supervisors, after receiving a recommendation of the Landmarks Commission, may adopt a resolution to approve or disapprove the designation. The resolution shall contain a description of the proposed Historic Landmark, location, and findings of fact supporting the designation.

County Code, Section 22.52.3080.A.d, provides that "an owner who is also the applicant shall be deemed to consent to the landmark designation." According to County Assessor records, the applicant is the sole owner of the subject property. As such, by submitting the nomination application, the property owner has consented to the Historic Landmark designation. Further, County Code, Section 22.52.3080.C.2, provides that a public hearing held by the Board of Supervisors is not required to designate a property if the owner consents to the designation.

Procedure Upon Approval of the Recommendation

If the Board of Supervisors concurs with the recommendation of the Landmarks Commission and adopts the attached resolution designating the Doumakes House as a County Historic Landmark, the Landmarks Commission will enter the Doumakes House on the County Register as a Historic Landmark. Further, the Director of Regional Planning will record a "Notice of Landmark Designation" with the County Registrar-Recorder/County Clerk upon the effective date of the designation.

ENVIRONMENTAL DOCUMENTATION

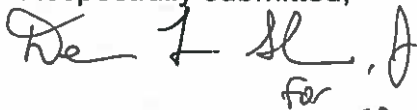
The adoption of the resolution is not a project requiring environmental review under CEQA, as such adoption constitutes administrative activities of the County that will not result in a direct or indirect physical change in the environment, pursuant to State CEQA Guidelines, Section 15378(b)(5). Alternatively, the adoption of a Historic Landmark designation is categorically exempt from the provisions of CEQA, pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA, in that it provides, pursuant to the Ordinance, that projects associated with a designated property will be limited in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

IMPACT ON CURRENT SERVICE OR PROJECTS

Action on the proposal will not have a significant impact on current services or projects.

Should you have any questions, please contact Carmen Sainz via e-mail at csainz@planning.lacounty.gov or Phillip Estes at pestes@planning.lacounty.gov or (213) 974-6425.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "RJB", with a small "for" written below it.

Richard J. Bruckner RJB
Director

RJB:MC:CS:PE:pe:ems

Attachments:

1. Project Summary
2. Summary of Landmarks Commission Proceedings
3. Landmarks Commission Resolution
4. Landmarks Commission Hearing Package
5. Draft Board Resolution

c: Executive Officer, Board of Supervisors
County Counsel
Chief Executive Officer

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
Project Summary

PROJECT DESCRIPTION Designation of a Los Angeles County Historic Landmark

REQUEST

1. Find the adoption of a Los Angeles County Historic Landmark is categorically exempt from CEQA.
2. Adopt a Resolution to approve the designation of the property located at 4918 Angeles Vista Boulevard as a Los Angeles County Historic Landmark.

LOCATION 4918 Angeles Vista Boulevard, View Park (District 2)

STAFF CONTACT Phillip Estes, AICP
Principal Planner
(213) 974-6425, pestes@planning.lacounty.gov
<http://planning.lacounty.gov/preservation>

**LANDMARKS COMMISSION
HEARING DATE** April 8, 2016

**LANDMARKS COMMISSION
RECOMMENDATION** That the Board of Supervisors approve the historic landmark designation.

MEMBERS VOTING AYE Commissioners Dory, Duarte-White, Sass, Skelton

MEMBERS VOTING NAY None

MEMBERS ABSENT Commissioner Sun

MEMBERS ABSTAINING None

KEY ISSUES To protect and preserve a property significant in the history of the County and nation due to its association with James Doumakes who founded the Doumak Company, which grew into of the foremost manufacturers of marshmallows in the nation; and a property with the distinctive characteristics of Spanish Colonial Revival architecture of the 1920s.

**MAJOR POINTS IN
SUPPORT** The landmark designation will ensure the continued maintenance and preservation of an important historic property.

MAJOR POINT AGAINST None

HISTORICAL LANDMARKS AND RECORDS COMMISSION
Summary of Public Hearing Proceedings

County Historic Landmark Nomination
Project No. R2015-03701-(2)
Landmark Nomination No. 1

The Historical Landmarks and Records (Landmarks Commission) conducted a duly noticed public hearing on April 8, 2016 at 10:00 a.m. to receive public testimony and consider a proposed County Historic Landmark Nomination of the property located at 4918 Angeles Vista Boulevard, View Park (District 2).

Staff provided a brief summary presentation and recommended approval of the designation. The Landmarks Commission heard testimony from the nominator and two members of the public, and from a representative with the Los Angeles Conservancy. Testifier No. 1 (Mr. Ben Kahle, property owner) provided testimony in support of the designation. Testifiers Nos. 2 and 3 (Ms. Julie Price, and Ms. Marie Kontos, both descendents of the Doumakes family) testified in favor of the designation. Testifier No. 4 (Mr. Marcello Vavalla, Los Angeles Conservancy) testified in favor of the designation.

The Commission commended staff and the consultant on the thorough evaluation and staff reports. Further, the Commission thanked the testifiers for their testimony and personal stories associated with the property. The Commission discussed the significance of the property related to the Historic Preservation Ordinance criteria and to the history of Los Angeles County. Finally, the Commission noted the honorable achievement of being the first property nominated under the new Historic Preservation Ordinance.

Hearing no further testimony, Commissioner Duarte-White made a motion that the Commission close the public hearing and find that the designation of a historic landmark is categorically exempt from CEQA and adopt a Resolution to recommend the Board of Supervisors designate the Doumakes House a Los Angeles County Historic Landmark. Commissioner Sass seconded the motion. The motion passed unanimously (4-0, 1 absent).

VOTE:

Concurring: Commissioners Dory, Duarte-White, Sass, Skelton

Dissenting: None

Abstaining: None

Absent: Commissioner Sun

Action Date: April 8, 2016

**RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
RECOMMENDATION ON THE DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY HISTORIC LANDMARK
PROJECT NO. R2015-03701-(2)**

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the Commission) of the County of Los Angeles (hereinafter, the County) has conducted a duly noticed public hearing on April 8, 2016 in the matter of Project No. R2015-03701, a nomination application to designate a County Landmark pursuant to Part 28 of Chapter 22.52 of the Los Angeles County Code (hereinafter, the County Code); and

WHEREAS, the Commission finds as follows:

1. The subject property is located at 4918 Angeles Vista Boulevard, View Park, California 90043 (hereinafter, The Doumakes House).
2. The applicant and property owner, Benjamin J. Kahle, filed a nomination application on October 29, 2015 and requested the County designate the subject property a County historic landmark.
3. Pursuant to County Code section 22.52.3080A.1.d, a property owner who is also the applicant shall be deemed to consent to the historic landmark designation.
4. Pursuant to County Code section 22.52.3080, the Commission may make a recommendation to designate a County historic landmark to the Board of Supervisors, or it may deny the nomination application.
5. The subject property is located in the R-2 (Single-family Residence) zone and is used as a single-family residence.
6. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA.
7. Pursuant to the provision of County Code section 22.52.3190, the property owner was notified of the public hearing and the subject property was posted with a public hearing notice sign.
8. No comments were received from the public prior to the public hearing regarding the proposed historic landmark designation.
9. On April 8, 2016, the Commission conducted a duly noticed public hearing to receive public testimony and to consider whether to recommend approval of the historic landmark designation. Staff provided a brief summary presentation and recommended approval of the designation. The Commission heard testimony from four member of the

public, which included the property owner Mr. Benjamin Kahle; Mr. Marcello Vavalla, Los Angeles Conservancy; Ms. Julie Price, and Ms. Marie Kontos, both descendents of the Doumakes family. All testified in favor of the designation. There was no testimony in opposition to the request. The Commission thanked the property owner for submitting the nomination application and the Doumakes family members for their support and attending the hearing.

Hearing no further testimony, Commissioner Duarte-White made a motion that the Commission close the public hearing and find that the designation of a historic landmark is categorically exempt from CEQA and adopt a Resolution to recommend the Board of Supervisors designate the Doumakes House a Los Angeles County Historic Landmark. Commissioner Sass seconded the motion. The motion passed unanimously (4-0, 1 absent).

10. The Doumakes House was constructed in 1928 and is located on Lot 523 of Tract No. 5535. The Assessor's Parcel Number is 5013-004-004. The slightly irregular-shaped lot measures approximately 63 feet by 124 feet and comprises 7,803 square feet in area.
11. The property contains a two-story, single-family residence of 3,119 square feet, including four bedrooms and three bathrooms. There is a detached, three-vehicle garage with a parapet capped with clay tile at the rear (south) of the parcel. The garage is accessed by a driveway that runs from the street along the east side of the house.
12. The house is composed of a rectangular plan with a one-story wing projecting from the primary façade. A two-story cylindrical tower containing the primary entrance joins the wing with the main mass of the house. The house is clad in smooth stucco and capped with a clay tile, cross-gable roof with a moderate pitch and exposed rafter tails.
13. The property satisfies at least one of the seven criteria to designate a County Landmark pursuant to County Code section 22.52.3060. The criteria the property satisfies are:
 - a. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located because the house is associated with James Doumakes, founder of the Doumak Company, which grew into one of the foremost manufacturers of marshmallows in the United States. The period of significance under this criterion is 1928 to 1958.

(County Code section 22.52.3060.A.2)
 - b. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to

the nation, State, County, or community in which it is located because the house is a good representation of the typical Spanish Colonia Revival single-family residence in Los Angeles County and it retains sufficient integrity to convey its historical significance. The period of significance under this criterion is 1928.

(County Code section 22.52.3060.A.3)

14. The character-defining features, as defined in County Code section 22.52.3020.C, of the property consist of the: Spanish Colonial Revival style architecture; rectangular building mass; two-story cylindrical entry tower; moderately pitched roof; clay tiled roof; exposed rafters; stucco façade; wood plank entrance door; wood balcony and French doors; large multi-light arched window on front façade; and front and side façade windows.
15. For the purposes of this landmark designation, the interior of the house, exterior landscaping, and the three-vehicle garage are not considered character-defining features of the property.
16. Pursuant to County Code section § 22.52.3130, a Certificate of Appropriateness is required before any work is undertaken involving or impacting the character-defining features of a designated County Historic Landmark.

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section §15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA; and
2. Adopt a resolution designating the property located at 4918 Angeles Vista Boulevard, View Park, California as a Los Angeles County Historic Landmark.

ACTION DATE: April 8, 2016

VOTES

Yes: 4 (Dory, Duarte-White, Sass, Skelton)
No: 0
Abstain: 0
Absent: 1 (Sun)

4/11/16



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 24, 2016

TO: Historical Landmarks and Records Commission:
Mr. Stephen J. Sass, Chair
Ms. Yolanda Duarte-White, Vice Chair
Ms. Elysha Dory, Commissioner
Mr. Louis E. Skelton, Commissioner
Ms. Ivy Sun, Commissioner

FROM: Richard J. Bruckner, Director
Phillip Estes, AICP, Principal Planner

SUBJECT: Project No. R2015-03701-(2), Historic Landmark Nomination No. RHDL1

INTRODUCTION AND BACKGROUND

Your Commission will conduct a public hearing to consider whether to recommend to the Board of Supervisors a County Historic Landmark designation for a two-story single-family residence (referred to as the Doumakes House) located at 4918 Angeles Vista Boulevard in the unincorporated community of View Park.

PROJECT SUMMARY

Project Number: R2015-03701-(2)
Historic Landmark Nomination No. RHDL1

Applicant's Request: Review and transmit to the Board of Supervisors a recommendation of approval to designate the subject property a County Historic Landmark

Applicant: Mr. Benjamin J. Kahle

Property Owner: Mr. Benjamin J. Kahle

Location: 4918 Angeles Vista Boulevard

Assessor Parcel No.: 5013-004-004

Zoned District: View Park

Zone: R-1 (Single-Family Residence)

PUBLIC NOTIFICATION

Notice of the public hearing was provided pursuant to County Code section 22.52.3190 and as follows: notice of the hearing was mailed to all owners of the subject property, and a notice of public hearing sign was posted at the subject property for a period of thirty days prior to the

scheduled date of the public hearing. Case-related materials were also published to the Department of Regional Planning website.

ENVIRONMENTAL DETERMINATION

Staff has determined the project is Categorically Exempt (Class 31 – Historical Resource Restoration/Rehabilitation) from the reporting requirements of the California Environmental Quality Act (CEQA). The project is a request to designate a Historic Landmark and preserve the historical resource in a manner which is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Such projects are exempt from CEQA.

OWNER CONSENT

County Code section 22.52.3080.A.d provides that "an owner who is also the applicant shall be deemed to consent to the landmark designation." According to the County Assessor records, the applicant is the sole owner of the subject property. As such, by submitting the nomination application, the property owner has consented to the Historic Landmark designation. Further, the property owner was notified in writing of the receipt of the nomination application.

ANALYSIS

A landmark evaluation report (attached) has been prepared for the property by the County's historic preservation consultant, ASM Affiliates, Inc. (ASM). ASM is retained by the County to provide historic preservation technical assistance.

Architectural Description

The residence was constructed in 1928 and is built in the Spanish Colonial Revival style. The architectural style is reflected in the smooth stucco walls, moderately pitched clay tiled roof, cross-gabled roof form, exposed rafters, projecting balcony, asymmetrical massing, and a two-story cylindrical tower which marks the main entry.

Building permits were not required in the unincorporated territory until 1933. A site investigation indicates that alterations to the residence are relatively minor and it retains most of its original physical elements and materials. Exterior alterations include a projecting bay window on the south façade, replacement of railings and floor on the second-story balcony, and the installation of metal security bars to all first-floor windows, with the exception of the large arched window on the street-facing façade. Interior alterations include a kitchen remodeling in the late 1950s and 11 smaller wooden windows on the second-floor were replaced with jalousie (louvered) windows. At the rear of the residence, a large bay window was removed and replaced with a sunroom. In 2012, the current owner restored the original hardwood floors, iron lighting, and hand-carved interior doors. Further, a second-floor sunroom was removed and the space was restored to its original balcony design.

Discussion

The residence was built for the James Doumakes (1879-1956), a Greek immigrant who arrived in the United States in 1900. James Doumakes acquired the property in 1927 and the family occupied the residence from 1928 until 1958.

James Doumakes was the founder of the Doumak Company, which grew to be one of the foremost manufacturers of marshmallows in the United States. The company was founded in Los Angeles in 1921 and has held at least two patents associated with the production of marshmallows. In 1961, the Doumakes family moved the company to its current location in suburban Chicago where today it produces the Campfire brand and other private label marshmallows.

Historic Preservation Ordinance Criteria

The historic preservation ordinance requires the Historical Records and Landmarks Commission (Commission) to review the property's eligibility as a Historic Landmark based on the criteria set forth in County Code section 22.52.3030, which are discussed below. The Commission may recommend designation of a County Historic Landmark to the Board of Supervisors if the property is more than 50 years of age or older and meets one or more of the criteria in section 22.52.3060.

As discussed in Table 1 (Attachment A) and in the landmark evaluation report, the subject property is more than 50 years old and meets two of the criteria for designation because of its association with the lives of persons who are significant in history and its significance of architecture.

Evaluation of Historical Integrity

As discussed below and in the landmark evaluation report, the subject property retains sufficient integrity to convey its historical significance. It retains all seven aspects of historical integrity, as defined by the National Park Service¹ and is consistent with the Los Angeles County General Plan goals and policies for historic resources².

1. Location The Doumakes House has not been moved and therefore retains integrity of location.
2. Design. The property retains the combination of elements that create its form, plan, space, structure, and style, including elements such as organization of space, proportion, scale, and character-defining features. Thus, the Doumakes House retains integrity of design.

¹ How to Apply the National Register Criteria for Evaluation (NRHP Bulletin No. 15).

² Los Angeles County General Plan. Conservation and Natural Resources Element: Historic, Cultural, and Paleontological Resources. Policy C/NR 14.3: Support the preservation and rehabilitation of historic buildings. (Page 167).

3. **Setting.** The property is located in its original physical environment, including the character of the site and its relationship to surrounding features, other single-family residences of similar size, and vegetation. The setting around the property retains the basic physical conditions during the time when it was constructed accounting for the changes which took place as the parcels in the View Park subdivision were rapidly built up during the 1920s. The house retains its function as a single-family residence that it was built to serve. Features such as street patterns, sidewalks, topography, and scale of houses on adjacent parcels remain consistent with their historical characteristics. Thus, the Doumakes House retains integrity of setting.
4. **Materials.** With minor alterations, the property retains most of its original physical elements and materials, including extensive use of hand-carved wood in the interior and use of wrought iron and red clay roofing tiles. Thus, the Doumakes House retains integrity of materials.
5. **Workmanship.** The property displays the physical evidence of crafts of a particular culture during the early part of the twentieth century in Southern California, including methods of applying stucco and plaster. Thus, the Doumakes House retains integrity of workmanship.
6. **Aesthetics.** The property is fully expressive of the aesthetics and references of the time of construction, including the historical references associated with the historical revival architectural features. When viewed as a whole, these qualities convey the property's historical character. Thus, the Doumakes House retains integrity of feeling.
7. **Association.** The property has been minimally altered and retains a direct link between the important historic Doumakes family and the historic property. Thus, the Doumakes House retains integrity of association.

PUBLIC COMMENTS

To date, no comments have been received from the public.

RECOMMENDATION

Staff concurs with the findings of the County's historic preservation consultant and recommends the designation of the Doumakes House, located at 4918 Angeles Vista Boulevard, View Park and the land on which it is situated as a County Historic Landmark based upon two designation criteria as provided in County Code sections 22.52.3060.A.2 and 22.52.3060.A.3.

Should the Commission concur, and pursuant to County Code section 22.52.3080.B, the Commission may, after holding a public hearing, adopt a resolution recommending that the Board of Supervisors approve the landmark designation.

SUGGESTED MOTION

I move that the Historical Landmarks and Records Commission close the public hearing, find that the project is categorically exempt from CEQA reporting requirements, and ADOPT THE RESOLUTION ATTACHED TO THE STAFF REPORT RECOMMENDING that the Board of Supervisors designate 4918 Angels Vista Boulevard a Los Angeles County Historic Landmark.

Attachments: Evaluation Report by ASM Affiliates, Draft Resolution

ATTACHMENT A

Project No. R2015-03701-(2), Historic Landmark Nomination No. RHDL1

Table 1: Evaluation of Eligibility

Criteria for Designation of Landmarks and Historic Districts (Section 22.52.3060)	Criteria Satisfied
1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located; Summary: Although the View Park Historic District appears to be eligible at the local level under comparable National Register of Historic Places (NRHP) Criterion A for association with Community Planning and Development (1923-1970) and Black Ethnic Heritage (1957-1970), the Doumakes House is not a good individual representation of these broad patterns of history in the same way that the district is. Although the Doumakes family founded and operated a significant County business while residing at the property, the house is not directly associated with the operation of the business so that it could represent broad patterns of Commercial Development. Therefore, the property does not appear to satisfy this criterion for County of Los Angeles landmark status.	No
2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located; Summary: The Doumakes House is associated with the Doumakes family, who constructed the house and occupied it from 1928 until 1958. During that period of time, James Doumakes founded the Doumak Company, which grew to be one of the foremost manufacturers of marshmallows in the country. While living at the house, James's son Alex Doumakes developed an innovative method of manufacturing marshmallows that led to widespread popularity of the product and a corresponding expansion of the company. No other properties extant in Los Angeles County are as closely associated with the Doumakes family as their home of 30 years, during the important early years of the company and its development as a nationally prominent candy manufacturer. As such, the Doumakes House is eligible for County of Los Angeles landmark status on the County level under criterion 22.52.3060.A.2 for the area of significance of Commercial Development. The period of significance under criterion 22.52.3060.A.2 is 1928 to 1958, spanning the Doumakes family occupancy of the property and growth and prominence of their marshmallow business.	Yes
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located; Summary: The Doumakes House is a good representation of a typical Spanish Colonial Revival single-family residence in Los Angeles County. This architectural	Yes

ATTACHMENT A

Project No. R2015-03701-(2), Historic Landmark Nomination No. RHDL1

Criteria for Designation of Landmarks and Historic Districts (Section 22.52.3060)	Criteria Satisfied
style was arguably the predominant style in southern California during the 1920s. The Doumakes House possesses many of the character-defining features associated with the style, including smooth stucco walls, clay tile roof, cross-gabled roof form, asymmetrical massing, large arched window, wood entrance door, and a projecting wood balcony, as well as many typical interior features such as arched entries, stucco fireplace with alcove, wood and tile floors, and wood decorative details. As such, the Doumakes House is eligible for County of Los Angeles landmark status on the County level under criterion 22.52.3060.A.3 for the area of significance of Architecture. The period of significance under criterion 22.52.3060.A.3 is 1928 when the house was constructed. The original architect is unknown; as such, the property is not associated with an architect, designer, engineer, or builder whose work is of significance.	
4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located; Summary: The property is not likely to yield significant information regarding prehistory or history of the area in which it is located. Therefore, it does not appear to satisfy this criterion for County of Los Angeles landmark status.	No
5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources; Summary: The Doumakes House is not listed, nor has it been determined individually eligible for listing, in the NRHP; it is not listed, nor has it been determined eligible for individual listing, in the California Register of Historic Resources (CRHR). Therefore, the property does not appear to satisfy this criterion for County of Los Angeles landmark status.	No
6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or Summary: No trees on this property meet this criterion.	No
7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood. Summary: The nominated property is not a natural land feature.	No
B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in subsection A of this Section, and exhibits	No

ATTACHMENT A

Project No. R2015-03701-(2), Historic Landmark Nomination No. RHDL1

Criteria for Designation of Landmarks and Historic Districts (Section 22.52.3060)	Criteria Satisfied
exceptional importance. Summary: The property is not less than 50 years of age. Therefore, this criterion does not apply to the application for landmark status of the property.	
C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under subsections A or B of this Section. Summary: The property is a private residence that is not open to the general public. Therefore, this criterion does not apply to the application for landmark status of the property.	No
D. Historic districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met: 1. More than 50 percent of owners in the proposed district consent to the designation; 2. The proposed district satisfies one or more of the criteria set forth in subsections A.1 through A.5, inclusive, of this Section; and 3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning. Summary: The County Historic Preservation Ordinance defines a Historic District as "[a] contiguous or noncontiguous geographic area containing one or more contributing properties." Designation of a single family residence, such as the Doumakes House, is not applicable under these criteria.	No

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
RECOMMENDATION ON THE DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY LANDMARK
PROJECT NO. R2015-03701-(2)**

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the Commission) of the County of Los Angeles (hereinafter, the County) has conducted a duly noticed public hearing on April 8, 2016 in the matter of Project No. R2015-03701, a nomination application to designate a County Landmark pursuant to Part 28 of Chapter 22.52 of the Los Angeles County Code (hereinafter, the County Code); and

WHEREAS, the Commission finds as follows:

1. The subject property is located at 4918 Angeles Vista Boulevard, View Park, California 90043 (hereinafter, The Doumakes House).
2. The applicant and property owner, Benjamin J. Kahle, filed a nomination application on October 29, 2015 and requested the County designate the subject property a County historic landmark.
3. Pursuant to County Code section 22.52.3080A.1.d, a property owner who is also the applicant shall be deemed to consent to the historic landmark designation.
4. Pursuant to County Code section 22.52.3080, the Commission may make a recommendation to designate a County historic landmark to the Board of Supervisors, or it may deny the nomination application.
5. The subject property is located in the R-2 (Single-family Residence) zone and is used as a single-family residence.
6. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA.
7. Pursuant to the provision of County Code section 22.52.3190, the property owner was notified of the public hearing and the subject property was posted with a public hearing notice sign.
8. No comments were received from the public regarding the proposed historic landmark designation. (To be updated accordingly after the public hearing)
9. (Hearing proceedings to be completed after the public hearing)
10. The Doumakes House was constructed in 1928 and is located on Lot 523 of Tract No. 5535. The Assessor's Parcel Number is 5013-004-004. The slightly irregular-shaped

lot measures approximately 63 feet by 124 feet and comprises 7,803 square feet in area.

11. The property contains a two-story, single-family residence of 3,119 square feet, including four bedrooms and three bathrooms. There is a detached, three-vehicle garage with a parapet capped with clay tile at the rear (south) of the parcel. The garage is accessed by a driveway that runs from the street along the east side of the house.
12. The house is composed of a rectangular plan with a one-story wing projecting from the primary façade. A two-story cylindrical tower containing the primary entrance joins the wing with the main mass of the house. The house is clad in smooth stucco and capped with a clay tile, cross-gable roof with a moderate pitch and exposed rafter tails.
13. The property satisfies at least one of the seven criteria to designate a County Landmark pursuant to County Code section 22.52.3060. The criteria the property satisfies are:
 - a. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located because the house is associated with James Doumak, founder of the Doumak Company, which grew into one of the foremost manufacturers of marshmallows in the United States. The period of significance under this criterion is 1928 to 1958.

(County Code section 22.52.3060.A.2)
 - b. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located because the house is a good representation of the typical Spanish Colonial Revival single-family residence in Los Angeles County and it retains sufficient integrity to convey its historical significance. The period of significance under this criterion is 1928.

(County Code section 22.52.3060.A.3)
14. The character-defining features, as defined in County Code section 22.52.3020.C, of the property consist of the: Spanish Colonial Revival style architecture; rectangular building mass; two-story cylindrical entry tower; moderately pitched roof; clay tiled roof; exposed rafters; stucco façade; wood plank entrance door; wood balcony and French doors; large multi-light arched window on front façade; and front and side façade windows.
15. The interior of the house, exterior landscaping, and the three-vehicle garage are not considered character-defining features of the property for the purposes of landmark designation.

16. Pursuant to County Code section § 22.52.3130, a Certificate of Appropriateness is required before any work is undertaken involving or impacting the character-defining features of a designated County Historic Landmark.

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section §15331 (Historical Resource Restoration/Rehabilitation–Class 31) of CEQA; and
2. Adopt a resolution designating the property located at 4918 Angeles Vista Boulevard, View Park, California as a Los Angeles County Historic Landmark.

ACTION DATE:

Votes

Yes:

No:

Abstain:

Absent:

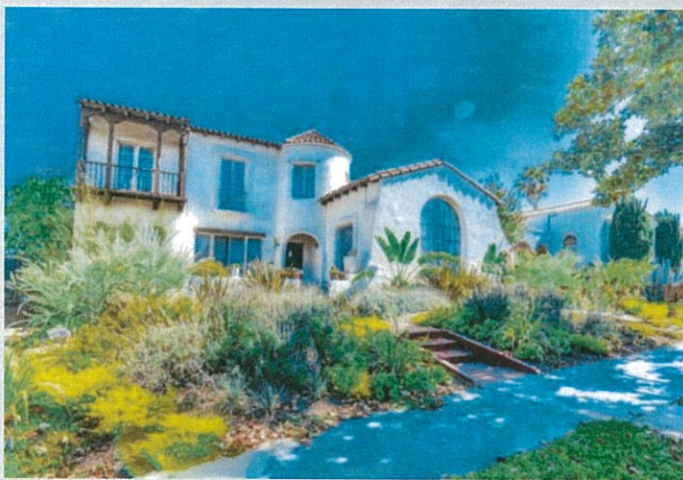
02/22/2016

Los Angeles County Landmark Evaluation Report

The Doumakes House
4918 Angeles Vista Boulevard, View Park, California
APN: 5013-004-004

FINAL VERSION

February 2016



Prepared for:

Los Angeles County
Department of Regional
Planning
Historic Preservation
320 W. Temple Street
13th Floor
Los Angeles, California 90012

Prepared by:

Shannon Davis, M.A.,
Architectural Historian
Marilyn Novell, M.S.,
Architectural Historian



20 N. Raymond Ave. Suite 220
Pasadena, CA 91103
(626) 793-7395

ASM Project Number 24440.01

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ASM Affiliates, Inc.
20 N. Raymond Boulevard, Ste. 220
Pasadena, California 91103

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1. INTRODUCTION

In 2015, the County of Los Angeles enacted a Historic Preservation Ordinance establishing a County Register of Landmarks and Historic Districts with the intention of recording and maintaining an inventory of County historical resources, with nominations to be reviewed by a Landmarks Commission and approved by the Board of Supervisors (Ord. 2015-0033 § 3, 2015). Accordingly, ASM Affiliates, Inc., prepared this landmark evaluation report to document and evaluate the potential local significance and landmark eligibility of the Doumakes House, a single-family residence at 4918 Angeles Vista Boulevard in the community of View Park, County of Los Angeles, California. Included in the report are a brief summary of the findings, a discussion of the survey and research methodology, background information, a brief description of the property and the history of its construction, a history of the View Park community and the Doumakes House, County landmark and other regulatory criteria under consideration, a statement of significance, and a conclusion. Photographs, maps, and other relevant support materials are included in the report.

FINDINGS

The Doumakes House appears to satisfy two of the criteria for landmark status as set forth in the County of Los Angeles Historic Preservation Ordinance Criteria for Designation of Landmarks and Historic Districts (Ord. 2015-0033 § 3, 2015). The ordinance states that a structure is eligible to be designated as a landmark if it is 50 years of age or older and satisfies one or more of the criteria. Built in 1928, the house is more than 50 years old. Because of its association with the Doumakes family during the time that they founded and operated the Doumak Company, the property appears to satisfy Criterion A.2 for association with the lives of persons who are important in local history. As a good example of a typical Spanish Colonial Revival single family residence, popular during the 1920s in Los Angeles, the property appears to satisfy Criterion A.3 as a representation of an architectural style and period. Furthermore, the Doumakes House retains sufficient integrity, in both interior and exterior, to convey its historical significance. For these reasons, the property appears to be eligible for County of Los Angeles landmark status.

METHODOLOGY

The evaluation was conducted in conformance with nationally accepted methodology established by the National Register of Historic Places (NRHP) guidance on conducting historic building evaluations (specifically, NRHP Bulletin *How to Apply the National Register Criteria for Evaluation*), as well as state-specific guidance from the California Office of Historic Preservation's *Instructions for Recording Historical Resources*. In preparing this evaluation of the Doumakes House, ASM considered a number of factors relevant to making a recommendation of eligibility, including:

- the history of the View Park community;
- the history of the property's construction and use;
- the property's association with important people or events;
- whether the property is the work of a master architect, craftsman, artist, or landscaper;
- whether the residence is an outstanding example of a particular architectural style or method of construction;
- previous evaluations of the property; and
- whether the residence has undergone structural alterations over the years, the extent to which its historical integrity has been compromised, and the current condition of the property.

1. Introduction

ASM examined material provided by the owner of the property and the County of Los Angeles in support of the Landmark and Historic District Nomination Form submitted to the County on October 26, 2015 (Permit no. R2015-03701). Materials used in conducting this evaluation include the National Register Nomination Form for the View Park Historic District (approval pending); U.S. Census reports; County Assessor's data, maps, including tract maps and Sanborn Fire Insurance Maps; digital archives including the USC Digital Library; newspaper archives including those of the Los Angeles Times; as well as biographical information on the Doumakes family, including architectural drawings, historical photos, and other documentation related to the history of the property at 4918 Angeles Vista Boulevard.

ASM Affiliates, Inc., conducted an intensive-level survey of the property on December 3, 2015, including the exterior and interior. In addition to a close visual inspection of the property, including house, garage, and landscaping, ASM documented the property with photographs and detailed field notes.

2. BACKGROUND INFORMATION

The single-family residence at 4918 Angeles Vista Boulevard (APN 5013-004-004) is located in unincorporated Los Angeles County in the View Park neighborhood. It is described as Lot 523 of Tract No. 5535, which measures approximately 63 feet (ft.) by 124 ft. and comprises 7,803 square ft. or .17 acre. James Doumakes is identified as the original owner in the Los Angeles County Assessor Tax Rolls. The north-facing house sits mid-block on the south side of Angeles Vista Boulevard between West Boulevard and Chesley Avenue, surrounded by residences of similar size on parcels of similar size. The house under study, built in 1928 according to Los Angeles Tax Assessor's data, might have been among the first in the subdivision. An aerial photo of View Park in the vicinity of the house shows sparse development as late as 1937 (Figures 1-6).

The View Park Historic District has been nominated for listing in the NRHP (Horak and Shannon 2015). (At the time of this report, listing is pending approval.) For a detailed description of the subdivision and the district, see excerpts from the nomination below in the Historical Context section of this report.

PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY

The Doumakes House at 4918 Angeles Vista Boulevard was built in the Spanish Colonial Revival style. The single-family two-story house comprises 3,117 square ft. on two levels, including four bedrooms and three bathrooms (Figure 7). It sits on a parcel that slopes down to the south, where a third (basement) level is exposed. The house is composed of a rectangular plan with a one-story wing projecting from the primary façade. A two-story cylindrical tower containing the primary entrance joins the wing with the main mass of the house. The house is clad in smooth stucco and capped with a clay tile, cross-gabled roof with a moderate pitch, with exposed rafter tails on the slightly overhanging eave; the gable ends of the roof are flush with the wall below. Roof features include a cylindrical tower capped by a moderately pitched clay tile roof and finial. Exterior details are concentrated on the primary façade and include a wood plank primary entrance door with one small light and iron grille deeply recessed into an arched opening in the tower. Directly above the entryway is a French window with no surround at the second level of the tower. A set of three recessed narrow arched windows to the left of the primary entrance and a large multi-light window centered on the north wing mark the location of the living room. Additional fenestration consists of a group of windows recessed to the left of the primary entrance, a set of french doors with a wide stucco surround opening on to a Juliette balcony at the second level, another window with a similar wide stucco surround to the right of the primary entrance, and a multi-light French window with no surround directly above the entrance. A distinctive feature of the primary façade is a wood balcony with turned columns and wood railing projecting from the second floor and supported by exposed wood beams. The south façade is composed of three segments, with the center slightly set back from the two side segments. Fenestration at the back and at the sides consists of simple double-hung sash windows; a projecting rectangular bay at the center of the south façade contains a variety of windows on all sides and is capped with a slightly sloped shed roof. The southeast corner of the second level contains an open patio with iron railing and no roof. The property includes a detached, three-vehicle garage with a parapet capped with clay tile toward the back (south) of the parcel; the garage is accessed by a driveway that runs from the street along the east side of the house (Figures 8-10).

The front landscaping consists of drought-tolerant plantings. The original lawn was removed in 2013 by the current owner. In addition to a large concrete parking area, the rear of the house has grass with ficus trees on the east side, and a lemon tree and bottlebrush on the west side.

[illegible]

The interior of the house retains many original details including hardwood floors, bathroom tiles, iron light sconces, iron chandelier, and iron pendant lights. The house maintains its original brass hardware and door hinges on all doors as well as drawer hardware on cabinets and shelves. Distinctive features of the interior are seven ornate, detailed hand-carved wooden doors depicting various characters and motifs. All of the wood French windows and doors in the house are original. Some of the hallways retain original dark wood paneling. The stairway features original iron railings (Figures 11-19).

4

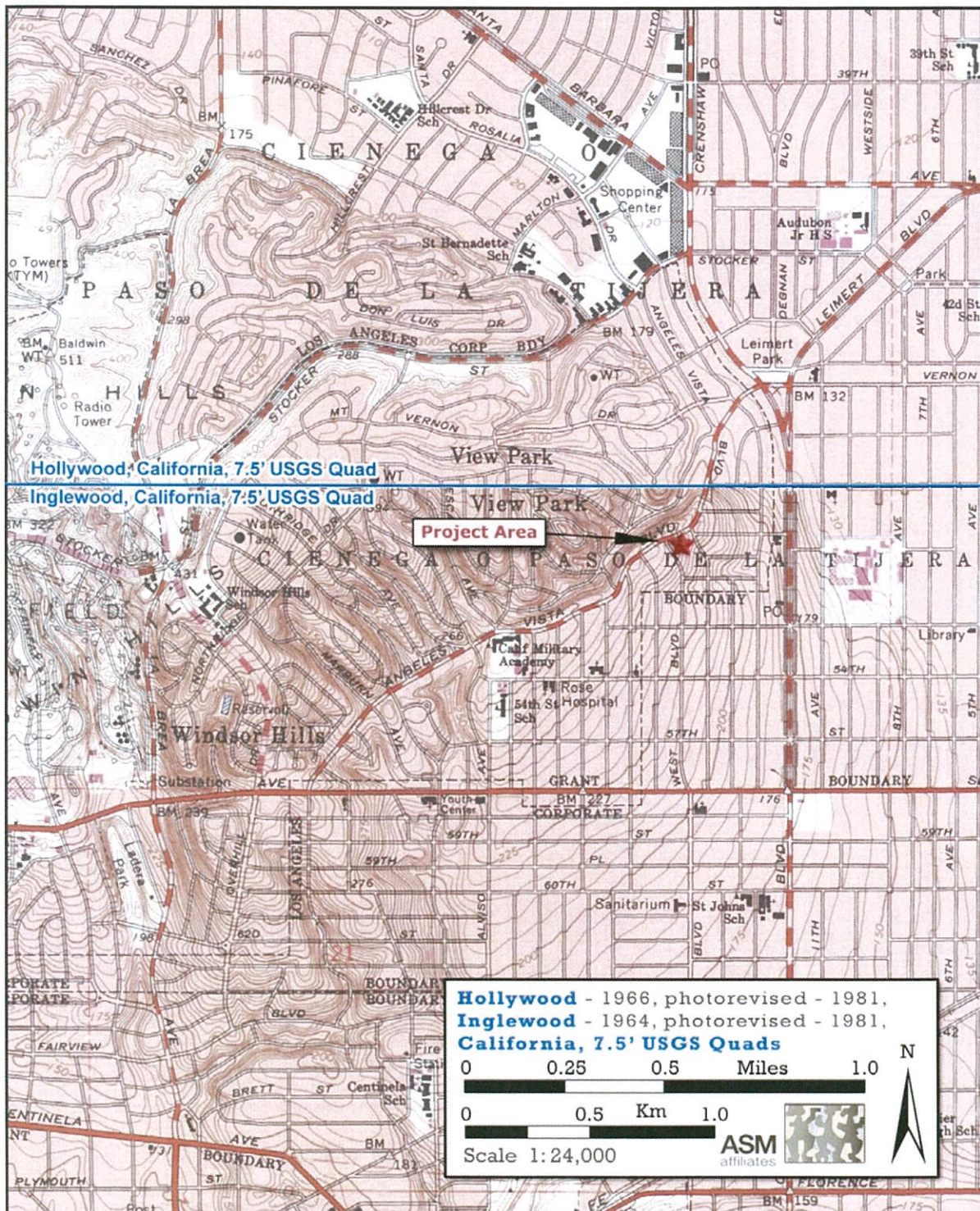


Figure 2. Project vicinity map.
 Source: ASM Affiliates. Date: December 2015.

6



Figure 3. Historical tract map.
Source: Los Angeles County records. n.d.

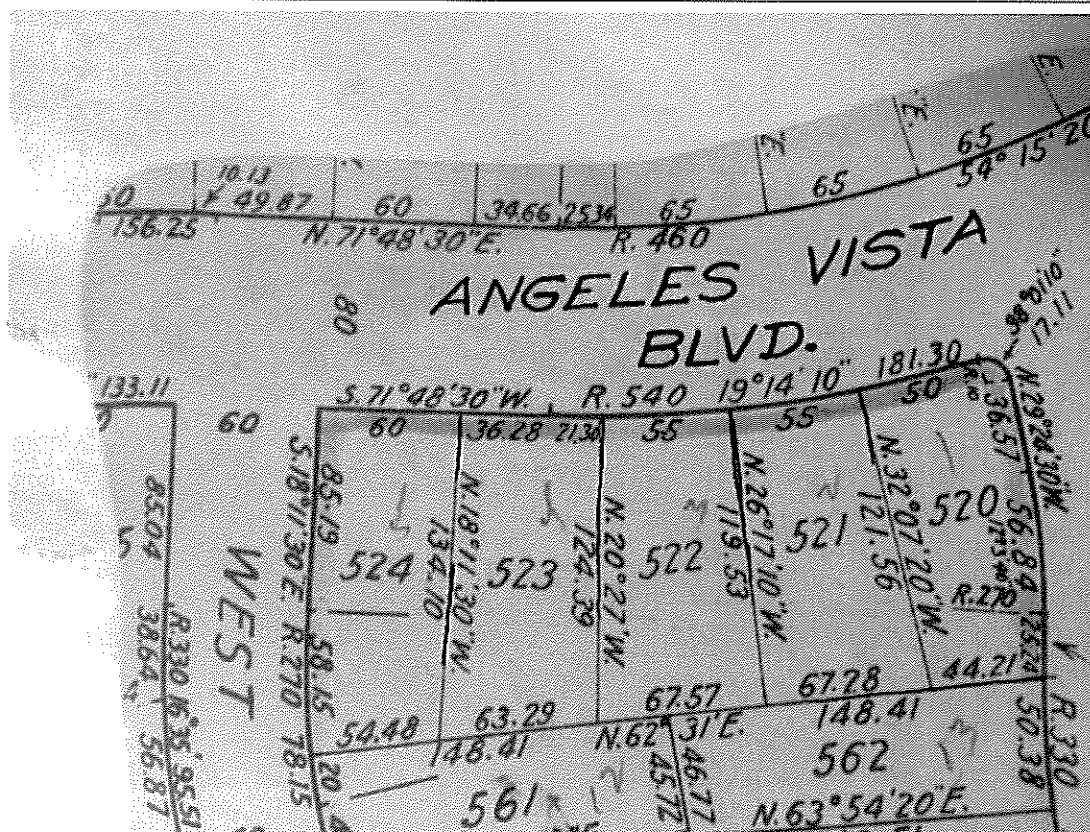


Figure 4. Historical tract map detail.
Source: Los Angeles County records. n.d.

2. Background Information

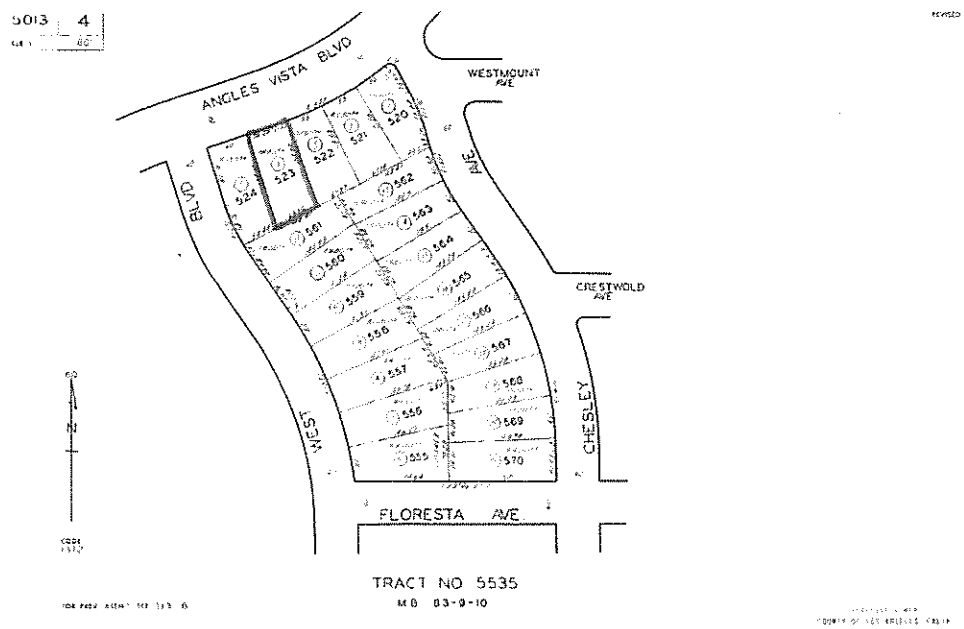


Figure 5. Current tract map with 4918 Angeles Vista Boulevard highlighted.
Source: Los Angeles County Tax Assessor.



Figure 6. Aerial view, looking northeast of what is now View Park overlooking 4900 Angeles Vista Boulevard and Mullen and Olympiad Drive with Crenshaw Boulevard to the top.
Source: University of Southern California Digital Library, Dick Whittington Photography Collection, 1924-1987. Date: 1937.



Figure 7. View toward the south of the north (primary) façade.
Source: Cristopher Nolasco Photography. n.d.



Figure 8. View toward the southwest of the north and east facades.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 9. View toward the southeast of the north (primary) façade.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 10. View toward north of south façade.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 11. View toward southwest from second-floor southwest corner patio.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 12. Interior view from dining room toward central hall and entrance.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 13. Interior view of living room fireplace.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 14. Interior view of living room toward north.
Source: ASM Affiliates: Date: December 3, 2015



Figure 15. View of library on first floor.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 16. View of main staircase from first floor hall.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 17. View of carved wood doors in second-floor hall.
Source: ASM Affiliates; Date: December 3, 2015.



Figure 18. Detail of carved wood door.
Source: ASM Affiliates; Date: December 3, 2015.



Figure 19a. Interior view of second-floor bathroom.
Source: ASM Affiliates: Date: December 3, 2015.



Figure 19b. Interior view of additional second-floor bathroom.
Source: ASM Affiliates: Date: December 3, 2015.

Public Records

A review of Los Angeles County public records indicates that the property was granted to Los Angeles Investment Company on September 6, 1924. Building permits were not used in Los Angeles prior to 1933, and no original permits or subsequent permits (for alterations, additions, etc.) were located.

Los Angeles County staff conducted a chain of title search for the property. The results show James Doumakes acquiring the property in 1927, and the property apparently transferring out of the Doumakes family in 1961. The results are shown in the Table 1 below.

Table 1. Chain of Ownership, 4918 Angeles Vista

Date Recorded	Grantor	Grantee
September 6, 1924	L.A. Investment Company	B. Armstrong
June 15, 1927	B. Armstrong	James Doumakes
October 31, 1956	James Doumakes	—
October 27, 1961	M. Doumakes	Buck Wallace

3. HISTORICAL CONTEXT

THE NEIGHBORHOOD: VIEW PARK

The following text is excerpted and adapted from the National Register Nomination Form for the View Park Historic District (Horak and Shamon Register 2015).

The View Park Historic District (pending approval), of which the Doumakes House is a contributor, is located in unincorporated Los Angeles County, approximately nine miles southwest of downtown Los Angeles. The larger View Park neighborhood rests on the southeastern face and the crest of the Baldwin Hills, a low-lying mountain range in west central Los Angeles County. The roughly 450-acre View Park development was initially subdivided in 1923 by the Los Angeles Investment Company. Subdivision continued for two decades, and the construction of single- and multiple-family dwellings occurred incrementally from the mid-1920s into the 1960s (historicaerials.com 1948, 1952, 1964). View Park is mainly composed of single-family residences, with a small number of multi-family residences, as well as one commercial building (the Los Angeles Investment Company's office) and small neighborhood park. Although the area was developed over time by a single developer—the Los Angeles Investment Company—houses were designed by multiple architects and builders and adhered to loose guidelines enforced by an architectural review board. Therefore, the architectural character of the district is consistent in style, scale, and massing, although diverse in terms of individual house design. In general, the part of View Park that was developed in the pre-World War II era is located east of Presidio Drive and features houses designed predominantly in Period Revival styles, such as Spanish Colonial Revival, American Colonial Revival, Monterey Revival, Mediterranean Revival, and French Revival. The area to the west of Presidio Drive is characterized by postwar styles, especially those associated with the Ranch style such as Oriental, Traditional, and Contemporary Ranch. View Park contains numerous examples of Minimal Traditional houses, scattered throughout the district. The View Park Historic District retains a high level of integrity; of 1,789 total properties, 1,479 are district contributors and 310 are district non-contributors (Figures 20-22).

The View Park Historic District is eligible under Criterion A at the local level of significance. It possesses significance in two areas: Community Planning and Development and Black Ethnic Heritage. The District contains a high percentage of contributing buildings within its borders and retains sufficient integrity to convey its significance despite some alterations to individual buildings and a small amount of infill.

The buildings in the District were erected from the 1920s to 1960s during a period of rapid population growth in Southern California by one of Los Angeles' most prominent development companies, the Los Angeles Investment Company. Developed in the Baldwin Hills with views of the city and mountains, View Park was constructed for middle-income and affluent homeowners. With the use of racially restrictive covenants, the neighborhood was initially restricted to white residents and remained homogeneous through the 1950s. In the first half of the twentieth century, the population of Los Angeles increased rapidly and residential development occurred at a frenzied pace. Out of this grew powerful development companies with unique organizational structures and competitive marketing tactics. View Park was developed by one such company, the Los Angeles Investment Company, which was a significant player in Los Angeles real estate development, recognized for influencing the local housing market and landscape, as well as building and community development practices in the region and beyond. The physical manifestations of the company's organization and strategies are evident in View Park, one of the company's most important planned community developments, making the View Park Historic District a significant representation of a middle- to upper-middle class single-family residential neighborhood developed by an important development company to accommodate the influx of residents to Los Angeles during the first part of the

3. Historical Context

twentieth century. Additionally, View Park has an unusually long, approximately 40-year, building period and offers within its boundaries a snapshot narrative of the building and community development trends that were occurring throughout Los Angeles during its primary periods of growth from the 1920s through the 1960s.



Figure 20. Overview of neighborhood.
Source: ASM Affiliates. Date: December 3, 2015.

View Park is also significant in the area of Black Ethnic Heritage. The View Park Historic District is associated with the racially restrictive housing practices that left an indelible mark on our country's history, as well as the rise of the black middle and upper classes in the United States after World War II and their role in combating housing discrimination and segregation. View Park's history parallels the pattern of events that unfolded in Los Angeles and across the country as a result of discriminatory practices in the housing industry and federal policy, which restricted housing opportunities from people of color and promoted segregation. After restrictive housing practices were declared unconstitutional, affluent African Americans had a significant role in breaking down housing barriers and promoting improved racial relations. Though early black residents of View Park promoted integration as part of the Civil Rights' era neighborhood stabilization movement, the neighborhood would become predominately black by the end of the 1960s. In doing so, however—while retaining its prestige—View Park became distinct as one of a small number of neighborhoods in Los Angeles and the country that were both black and affluent. For this distinction, and for its ability to tell the story of the country's discriminatory housing practices and how those practices affected Los Angeles, the District is significant.



Figure 21. Overview of neighborhood.
Source: ASM Affiliates. Date: December 3, 2015.



Figure 22. Overview of neighborhood.
Source: ASM Affiliates. Date: December 3, 2015

The View Park Historic District's period of significance begins in 1923 and ends in 1970, spanning the District's 35-year development period, and including its transition from a neighborhood in which restrictive covenants were strictly enforced to its establishment as a thriving and prosperous black community. Specifically, the period of significance for the area of Community Planning and Development is 1923 to 1958, with the start date reflecting the year in which the Los Angeles Investment Company began development activity in View Park and the end date marking the year in which the last section of View Park was subdivided by the company. Although building activity continued for several years after 1958 by external businesses with oversight by the Los Angeles Investment Company, the company's major development activities ceased in View Park after this date. The period of significance for the area of Black Ethnic Heritage is 1957 to 1970. The start date reflects the year in which the earliest known black homeowners moved into the View Park Historic District, paving the way for additional black buyers in the neighborhood. The end date reflects the year by which the community had become predominately black.

HISTORICAL SIGNIFICANCE OF THE DOUMAKES HOUSE

Association with the Doumakes Family and Marshmallow Manufacturing

James Doumakes (1879-1956), the original owner of the Doumakes House, was a Greek immigrant who arrived in the United States in 1900. James Doumakes and his son were not merely confectioners, but established a marshmallow manufacturing business that grew over time to national prominence. The Doumakes Marshmallow Company, founded in Los Angeles in 1921, held at least two patents associated with the production of marshmallows, one issued in 1928 (U.S. Patent Office 1928) and another issued in 1958 (U.S. Patent Office 1958). A 1956 application described Doumakes' claim to "[a] continuous process for manufacturing marshmallows comprising the steps of preparing a mixture of saccharides, gelatin and moisture, the moisture comprising [text obscured]" Application April 17, 1956, Serial No. 578,653 / 6 Claims. (Cl. 99-134), (p. 469).

The rise of the business to national importance occurred gradually. In 1914, Doumakes & Coulures leased a store at 314 W. Seventh Street in Los Angeles for the purpose of candy manufacturing (Los Angeles Times 1914). In a Los Angeles City Directory from that year, James Doumakes' occupation was listed as candymaker (Appendix 2: City Records Research). The business section of a 1922 city directory listed James "Doumak" under the heading "Confectioners—Manufacturers and Wholesalers" at 1739 W. 22nd Street, with his residence across the street at 1722 W. 22nd Street (Los Angeles City Directory 1922:3005; 1923:1071; 1925:2120; 1926:2214; also see Appendix 3: Sanborn Fire Insurance Maps). The company moved sometime after 1922 and by 1928 was located at 711 E. Jefferson Boulevard (Los Angeles City Directory 1928:2314; 1932:2587; also see Appendix 3: Sanborn Fire Insurance Maps). This was one year after James purchased the lot in View Park on which to erect a new residence. The marshmallow company remained at the location on Jefferson Boulevard for an indeterminate number of years, before the company moved from Los Angeles in 1961.

James's occupation was listed in the 1930 U.S. Census as candy manufacturer, and by that time he had moved to 4918 Angeles Vista Boulevard, along with his wife (Maria), four sons (John, Alexander, Milton, and Arthur), and one daughter (Frances) (Appendix A: City Records Research) (U.S. Census 1930; Los Angeles City Directory 1930:788). In 1932, Doumakes' business was specified as "marshmallow manufacturing" (Los Angeles City Directory 1932:621), and by 1934, the listing was "Doumakes' Marshmallow Co." with James and his son Alex Doumakes listed as owners and Alex listed as "foreman" (Los Angeles City Directory 1932, 1938).

Most of the other buildings in Los Angeles associated with James Doumakes and the Doumakes Marshmallow Company (and its predecessors) have been demolished. The commercial building in which the business was located in the 1920s on 22nd Street was demolished by 1964, when the entire north side of

the street was cleared for the construction of Interstate 10 (historicaerials.com 1954, 1964). The building where the company was located in its earliest years before Doumakes established his own business specializing in marshmallows at 711 E. Jefferson Boulevard was demolished some time between 1972 and 1980 (historicaerials.com 1972, 1980). Of the historical buildings associated with the Doumakes family and its marshmallow business, only the family house on 22nd Street and the View Park house at 4918 Angeles Vista remain.

Marshmallow likely was first used in Egypt as a medicinal treatment for sore throat, which involved drawing extracts from the root of the marshmallow plant (*Althaea officinalis*). In the 1800s, candy makers in France developed marshmallows in their modern form (Petkewich 2006). The French version, called *pâte de guimauve*, included an egg white meringue and was often flavored with rosewater (Goldstein 2015:430-431). The process was time-consuming and laborious, as marshmallows were cast-mold, and each marshmallow had to “sweat” for several hours to form a delicate skin. In 1902, an article discussing trends in candy claimed the marshmallow to be the “the reigning favorite among sweetmeats.” The article described the complex process of producing the candy in those days: “It is first mixed in great copper kettles. After being thoroughly beaten until it has assumed the desired consistency the material is deftly transferred to the moulds by swift-fingered girls. When the marshmallow has cooled in the moulds it is in shape for display in the windows of the candy stores” (Los Angeles Times 1902). Many years later, in 1954, Alex Doumakes developed a more efficient process that treated the raw mixture as an industrial material. Machines forced the marshmallow mixture through tubes, subjected it to blasts of gas at 200 pounds per square inch, extruded it into long ropes and then automatically cut it into regular bite-size pieces. This innovation allowed the mass production of marshmallows in a cost-efficient manner that slashed production time from 24 hours to 60 minutes and fueled their popularity (Rivenburg 1995).

Early twentieth-century advertisements for marshmallows in Los Angeles newspapers described “fresh marshmallow drops” and “toasted, egg whipped” marshmallows at relatively high prices (Los Angeles Times 1903). Led by the Doumak brand, marshmallows went from being a luxury confection to an everyday treat, as evidenced by the regular inclusion of marshmallows in full-page grocery and drug store advertisements beginning in the 1950s (Los Angeles Times 1951, 1952a, 1952b, 1953, 1962a, 1962b, 1962c). Along with staples such as flour, margarine, and canned corn, “fluffy white,” “Snack Size” Doumak marshmallows were offered at prices from 10 cents to 29 cents. As an indication of the popularity of marshmallows in the 1950s and 1960s, one ad for the Food Giant grocery store claimed that “Doumak is best for your cooking, salads, and desserts” (Los Angeles Times 1962a).

In 1961, the Doumakes family moved the company to its current location outside Chicago, Illinois. In 2003, Doumak acquired the nationally known Campfire brand.

Architectural Style: Spanish Colonial Revival

Although Spanish Colonial Revival architecture is found throughout the United States, it is in California that the style flourished and came to represent a distinctly regional look associated with a particular period of time. Responding to a popular interest in Spanish missions and adobes at the end of the nineteenth century, California architects turned from the ubiquitous American Colonial style typical of residential architecture in the eastern United States toward a regional style called Mission Revival. Mission Revival integrated elements of California Mission architecture evocative of California’s past and various Mediterranean styles. By the 1910s, enthusiasm for the Mission Revival style was beginning to fade, and architects were looking for a fresh approach, with Bertram Goodhue leading the charge (Gebhard 2005:30). In 1915, when the Panama Canal opened, San Diego mounted the Panama-California Exposition to celebrate the occasion, and Goodhue was hired to design the group of buildings. The spread of the Spanish Colonial Revival architectural style in Southern California was directly attributed to what fairgoers observed at the exposition. Goodhue rejected the formality of the Renaissance and Neoclassical architecture

3. Historical Context

that had been typical of world's fairs in favor of a more casual architecture suited to the Southern California climate (Historic District Design Guidelines n.d.:59). The regional style took forms and details from the Spanish colonial architecture of Mexico, where Goodhue had traveled (Gebhard 2005:30).

Distinctive character-defining features of the Spanish Colonial Revival style include smooth stucco cladding and moderately pitched roofs covered with red clay half-barrel or S-curve tiles with narrow eaves. The massing is typically asymmetrical, and the roof form is often complex, with a mixing of side-gabled or cross-gabled sections. Cylindrical multi-level tower-like sections are also common, often housing the primary entrance. Exterior doors are often of heavy carved wood, sometimes with dramatic carving and a small light. Balconies, arcades, and courtyards are common. Fenestration might consist of a single focal arched window and smaller windows with turned spindle or wrought iron grilles (Historic District Design Guidelines n.d.:73-76).

4. EVALUATION OF HISTORICAL SIGNIFICANCE

CRITERIA FOR EVALUATION

This evaluation report applies the County of Los Angeles Landmark Criteria outlined in the Historic Preservation Ordinance. These criteria closely parallel guidelines established by the National Park Service and the California Office of Preservation for determination of eligibility for listing on the NRHP and the California Register of Historical Places (CHRH), respectively. In addition, the seven aspects of integrity, as defined by the NRHP (National Park Service 1997), are applied to ensure that the property is able to convey its historical significance. County of Los Angeles Landmark Criteria and National Park Service integrity guidelines are described in this section.

County of Los Angeles Landmark Criteria

Criteria for Designation of Landmarks and Historic Districts (Part 28 of Chapter 22.52.3060 of the Los Angeles County Code of Ordinances (Ord. 2015-0033 § 3, 2015; referred to herein as the Historic Preservation Ordinance) are as follows:

- A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:
 - 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
 - 2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
 - 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
 - 4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
 - 5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
 - 6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
 - 7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in subsection A of this Section, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under subsections A or B of this Section.

4. Evaluation of Historical Significance

- D. Historic districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met:
1. More than 50 percent of owners in the proposed district consent to the designation;
 2. The proposed district satisfies one or more of the criteria set forth in subsections A.1 through A.5, inclusive, of this Section; and
 3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

Historical Integrity

Integrity is the ability of a property to convey its significance. The National Park Service publication *How to Apply the National Register Criteria for Evaluation* (NRHP Bulletin No. 15) establishes how to evaluate the integrity of a property. The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects is most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property (National Park Service 1997:44-45).

ASSESSMENT OF ELIGIBILITY

In summary, based on current research and the above assessment, the Doumakes House at 4918 Angeles Vista Boulevard appears to meet the County of Los Angeles criteria for landmark status (22.52.3060). The property was evaluated according to the statutory criteria, as follows (Ord. 2015-0033 § 3, 2015):

A. The Doumakes House is more than 50 years of age and satisfies the following criteria for landmark status defined by the County of Los Angeles Historic Preservation Ordinance, which states that one or more criteria should be met for a property to qualify for the designation:

1. *It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located.*

Although the View Park Historic District appears to be eligible at the local level under comparable NRHP Criterion A for association with Community Planning and Development (1923-1970) and Black Ethnic Heritage (1957-1970), the Doumakes House is not a good individual representation of these broad patterns of history in the same way that the district is. Although the Doumakes family founded and operated a significant County business while residing at the property, the house is not directly associated with the operation of the business so that it could represent broad patterns of Commercial Development. Therefore, the property does not appear to satisfy this criterion for County of Los Angeles landmark status.

2. *It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located.*

The Doumakes House is associated with the Doumakes family, who constructed the house and occupied it from 1928 until 1958. During that period of time, James Doumakes founded the Doumak Company, which grew to be one of the foremost manufacturers of marshmallows in the country. While living at the house, James's son Alex Doumakes developed an innovative method of manufacturing marshmallows that led to widespread popularity of the product and a corresponding expansion of the company. No other properties extant in Los Angeles County are as closely associated with the Doumakes family as their home of 30 years, during the important early years of the company and its development as a nationally prominent candy manufacturer. As such, the Doumakes House is eligible for County of Los Angeles landmark status on the County level under criterion A.2 for the area of significance of Commercial Development. The period of significance under criterion A.2 is 1928 to 1958, spanning the Doumakes family occupancy of the property and growth and prominence of their marshmallow business.

3. *It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located.*

The Doumakes House is a good representation of a typical Spanish Colonial Revival single-family residence in Los Angeles County. This architectural style was arguably the predominant style in Southern California during the 1920s. The Doumakes House possesses many of the character-defining features associated with the style, including smooth stucco walls, clay tile roof, cross-gabled roof form, asymmetrical massing, large arched window, wood entrance door, and a projecting wood balcony, as well as many typical interior features such as arched entries, stucco fireplace with alcove, wood and tile

4. Evaluation of Historical Significance

floors, and wood decorative details. As such, the Doumakes House is eligible for County of Los Angeles landmark status on the County level under criterion A.3 for the area of significance of Architecture. The period of significance under criterion A.2 is 1928 when the house was constructed. The original architect is unknown; as such, the property is not associated with an architect, designer, engineer, or builder whose work is of significance.

4. *It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located.*

The property is not likely to yield significant information regarding prehistory or history of the area in which it is located. Therefore, it does not appear to satisfy this criterion for County of Los Angeles landmark status.

5. *It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources.*

The Doumakes House is not listed, nor has it been determined individually eligible for listing, in the NRHP; it is not listed, nor has it been determined eligible for individual listing, in the CRHR. Therefore, the property does not appear to satisfy this criterion for County of Los Angeles landmark status.

6. *If it is a tree, it is one of the largest or oldest trees of the species located in the County.*

No trees on this property meet this criterion.

7. *If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.*

The nominated property is not a natural land feature.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in subsection A of this Section, and exhibits exceptional importance.

The property is not less than 50 years of age. Therefore, this criterion does not apply to the application for landmark status of the property.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under subsections A or B of this Section.

The property is a private residence that is not open to the general public. Therefore, this criterion does not apply to the application for landmark status of the property.

D. Historic districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as an historic district if all of the following requirements are met:

1. *More than 50 percent of owners in the proposed district consent to the designation;*
2. *The proposed district satisfies one or more of the criteria set forth in subsections A.1 through A.5, inclusive, of this Section; and*
3. *The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.*

The County Historic Preservation Ordinance defines a Historic District as “[a] contiguous or noncontiguous geographic area containing one or more contributing properties.” Designation of a single family residence, such as the Doumakes House, is not applicable under this criteria.

EVALUATION OF HISTORICAL INTEGRITY

The Doumakes House retains sufficient integrity to convey its historical significance. It retains all seven aspects of integrity of a historical resource, as defined by the National Park Service and the County Historic Preservation Ordinance, and as discussed in detail below.

1. **Location.** The Doumakes House has not been moved and thus retains integrity of location.
2. **Design.** The property retains the combination of elements that create its form, plan, space, structure, and style, including elements such as organization of space, proportion, scale, and character-defining features. Thus, the Doumakes House retains integrity of design.
3. **Setting.** The property is located in its original physical environment, including the character of the site and its relationship to surrounding features, other single-family residences of similar size, and vegetation. The setting around the property retains the basic physical conditions during the time when it was constructed, taking into account the changes that took place as the parcels in the View Park subdivision were rapidly built up during the 1920s. The house retains its function as a single-family residence that it was built to serve. Features such as street patterns, sidewalks, topography, and scale of houses on adjacent parcels remain consistent with their historical characteristics. Thus, the Doumakes House retains integrity of setting.
4. **Materials.** With minor alterations, the property retains most of its original physical elements and materials, including extensive use of hand-carved wood in the interior and use of wrought iron and red clay roofing tiles. Thus, the Doumakes House retains integrity of materials.
5. **Workmanship.** The property displays the physical evidence of crafts of a particular culture during the early part of the twentieth century in Southern California, including methods of applying stucco and plaster. Thus, the Doumakes House retains integrity of workmanship.

4. *Evaluation of Historical Significance*

6. **Feeling.** The property is fully expressive of the aesthetics and references of the time of construction, including the historical references associated with the historical revival architectural features. When viewed as a whole, these qualities convey the property's historical character. Thus, the Doumakes House retains integrity of feeling.
7. **Association.** The property has been minimally altered and retains a direct link between the important historic Doumakes family and the historic property. Thus, the Doumakes House retains integrity of association.

5. CONCLUSION

As discussed in this report, the Doumakes House at 4918 Angeles Vista Boulevard is more than 50 years of age and meets two of the criteria for landmark status as set forth in the County of Los Angeles Historic Preservation Ordinance Criteria for Designation of Landmarks and Historic Districts (Ord. 2015-0033 § 3, 2015). Because of its association with the Doumakes family during the time that they founded and operated the Doumak Company, the property satisfies Criterion A.2. for its association with “the lives of persons who are significant in the history of the nation, State, County, or community in which it is located,” on the County level under the area of significance of Commercial Development with a period of significance of 1928-1958. As a good example of a typical Spanish Colonial Revival single-family residence in Los Angeles County, the predominant architectural style in Southern California during the 1920s, the property “embodies the distinctive characteristics of a type, architectural style, period, or method of construction.” Therefore, it satisfies Criterion A.3. on the County level under the area of significance of Architecture with a period of significance of 1928. Furthermore, the Doumakes House retains sufficient integrity, in both interior and exterior, to convey its historical significance. Therefore, this evaluation report recommends the property eligible for County of Los Angeles landmark status.

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 1962a Display ad for Food Giant. *Los Angeles Times*, October 25, 1962.
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APPENDICES

APPENDIX A
Building Research Records

[illegible]

Joseph C. Linneman
Manufacturer of
**ARTIFICIAL LIMBS
AND BRACES
ARCH
SUPPORTS
TRUSSES
EXTENSION
SHOES
ORTHOPEDIC
APPLIANCES**
Repairing of
All Kinds
**705 $\frac{1}{2}$
W. 8th St.**
**PHONE
Tucker
4408**

**Bond &
Goodwin
& Tucker**
INC.

Investment BONDS

**Commercial
Paper
Acceptances**
MEMBERS
**Members
Los Angeles
Stock
Exchange**

458
SOUTH
SPRING
STREET
Telephone
Trinity 6041

THE GIFT SHOP OF LOS ANGELES
Main Store **MILNOR Inc.** 17
Biltmore Hotel BRANCH
EUROPEAN AND ORIENTAL IMPORTATIONS LOCATIONS

DOBBS
HATS

HICKEY-
FREEMAN
CLOTHES

MULLEN
and
BLUETT

In Los Angeles
In Beverly
Hills
In Hollywood
In Pasadena

Rio Grande
Oil Company

**RIO
GRANDE**
Gasoline

IMPORTANT NOTICE!

Because of the fact that during the time it was being compiled and printed many of those persons whose names appear herein have passed away. Men die at the wrong time and consequently are unable to accomplish their plans. For valuable information concerning the perpetuation of your income, communicate with your home company.

GREAT REPUBLIC LIFE INSURANCE COMPANY

GREAT REPUBLIC LIFE BUILDING

756 S. SPRING STREET

PHONE TRINITY 4631

Colleges—Business and Commercial—Contd
SAWYER SCHOOL OF BUSINESS, 805 S. Flower, Tel. Trinity 3876 (See left side lines and page 260)
SOUTHWESTERN UNIVERSITY, 1121 S. Hill, Tel. Westmore 3018 (See page 260)

*Colleges—Junior

CUMNOOK SCHOOL, 5333 W. 3d, Tel. Whitney 7311 and 3427 (See page 271)

*Colleges and Schools

BEVERLY SCHOOL FOR BOYS, Boarding and Day School, Non-Military and Non-Sectarian, 308 S. Virgil Av., Tel. Dunkirk 1485 (See page 270)

CALIFORNIA COMMERCIAL COLLEGE, 528 Metropolitan Bldg., 315 W. 5th, Tel. Vanlike 3856 (See left bottom lines and page 179 and 270)

CHOUINARD SCHOOL OF ART INC., Until Jan 1, 2006 W. 5th, After Jan 1, 741 S. Grand View Tel. Dunkirk 4703 (See page 270)

CUMNOOK SCHOOL, 5333 W. 3d, Tel. Whitney 7311 and 3427 (See page 271)

HARVARD SCHOOL (Military), 1601 S. Westmore, Tel. Trinity 3876 (See page 271)

ONONTA MILITARY ACADEMY, 1270 Fremont av. SOUTH PASADENA, Tel. Elliot 2650 (See page 271)

PAGE MILITARY ACADEMY, 1201 S. Cochran av., bet. Wilshire Blvd. and W. Pico, Tel. Whitney 118 (See page 272)

SAWYER SCHOOL OF BUSINESS, 805 S. Flower, Tel. Trinity 3876 (See left side lines and page 260)

SOUTHWESTERN UNIVERSITY, 1121 S. Hill, Tel. Westmore 3018 (See page 260)

UNIVERSITY OF SOUTHERN CALIFORNIA, 3531 University av. Tel. Westmore 3018 (See page 260)

WOODBURY COLLEGE, Woodbury Bldg., 727 S. Figueroa, Tel. Trinity 8401

*Color Lithographers

UNION LITHOGRAPH CO. INC. THE, 2030-2042 E. 7th, Tel. Trinity 8351 (See page 223)

*Color Manufacturers

Color Control Co. 7027 Romaine Bldg. J. H. 2044 Venice Blvd.

*Color Printers

UNION LITHOGRAPH CO. INC. THE, 2030-2042 E. 7th, Tel. Trinity 8351 (See page 223)

*Colors—Dry—Importers and Jobbers

BUTCHER L. H. CO., 2034 Bay, Tel. Trinity 8301

*Columbariums

HOLLYWOOD CREMATORY AND COLUMBARIUM, Located in Hollywood Cemetery, 8000 Santa Monica Blvd., Tel. Holly 8455 and 8456 (See back cover right top lines and page 105)

INGLEWOOD PARK CEMETERY ASSOCIATION, Offices 428 to 431 Van Nuys Blvd., 210 W. 7th, Tel. Trinity 4437, Selling Dept. Tel. Tucker 8404, Cemetery Inglewood Park, Redondo Beach Blvd., Hawthorne Car. Tel. Pleasant 3144 (See page 168)

*Combustion Instruments

HAYS CORPORATION THE, Jno W. Crawford Sales Rep. 1355 Industrial, Tel. Mutual 5507 (See page 152)

*Commercial Artists

MEGGS CHAS., 303 Maine Studio Bldg., 6605 Hollywood Blvd., Tel. Hemstead 9892

*Commercial Banks

UNION BANK & TRUST CO. OF LOS ANGELES, Union Bank Bldg., 8th and Hill, Tel. Trinity 2411 (See page 128)

*Commercial Collections

AKAHORI COLLECTION AGENCY, 101 1/2 Weller, Tel. Tucker 8684, P.O. Box 713 (See page 172)

BATTLETON COLLECTION AGENCY INC., 1211 Citizens National Bank Bldg., 453 S. Spring, Tel. Trinity 8881 (See ribbon marker and page 171)

HOLMES W. H. & CO., 208 Wilcox Bldg., 208 S. Spring, Tel. Vanlike 5784

MERCHANTS NATIONAL PROTECTIVE ASSN., 412 California Bldg., 205 S. Bway, Tel. Vanlike 1804 (See page 173)

RELIABLE COLLECTION AGENCY INC., 711 Lincoln Bldg., 742 S. Hill, Tel. Trinity 0686 (See left top lines and page 171)

TAYLOR WM. E. (Derthick, Cusack & Ganahl), 30 1/2 Merritt Bldg., 307 W. 8th, Tel. Trinity 7917

*Commercial Colleges

CALIFORNIA COMMERCIAL COLLEGE, 528 Metropolitan Bldg., 315 W. 5th, Tel. Vanlike 3856 (See left bottom lines and pages 179 and 270)

SAWYER SCHOOL OF BUSINESS, 805 S. Flower, Tel. Trinity 3876 (See left side lines and page 260)

SOUTHWESTERN UNIVERSITY, 1121 S. Hill, Tel. Westmore 3018 (See page 260)

UNIVERSITY OF SOUTHERN CALIFORNIA, (University College), Transportation Bldg., 7th and Los Angeles, Tel. Trinity 1701

*Commercial Employment Service
CALIFORNIA COMMERCIAL SERVICE, BUREAU, 328 Metropolitan Bldg., 315 W. 5th, Tel. Vanlike 3856 (See left bottom lines and pages 179 and 270)

*Commercial Investigations
ARMSTRONG J. & DETECTIVE SERVICE, 209 Wilcox Bldg., 208 S. Spring, Tel. Tucker 210 and 1850, Night Tel. Albany 5432 (See left side lines and page 171)

LLOYD'S DETECTIVE SERVICE, 618 Grant Bldg., 455 S. Broadway, Tel. Vanlike 7448, Night Tel. York 7360 (See Classified tab)

MOLEY DETECTIVES, Palmer Bldg., 6302 Hollywood Blvd., Tel. Granito 5303 (See page 177)

*Commercial Paper
MERRILL, LYNCH & CO., 809 Van Nuys Bldg., 7th, Tel. Trinity 6511 (See page 143)

NATIONAL BANK OF COMMERCE, 437-439 S. Hill, Tel. Faber 3191 (See page 122)

*Commercial Paper and Street Improvement Bonds
HOPKINS ROBERT E. & CO., 452 Subway Terminal Bldg., 417 S. Hill, Tel. Mutual 6282 and 6283

*Commercial Photographers
AMERICAN STUDIOS, 4300 S. Hoover, Tel. Humbolt 6331 (See page 173)

*Commercial Warehouses
PACIFIC COAST TERMINAL WAREHOUSE CO., 820 McGarry (at 9th and Alameda), Tel. Trinity 9791

Communicating Systems
Berndes A. E. 5510 Monte Vista
WEAVER PHONE EQUIPMENT CO., 228 S. Los Angeles, Tel. Mutual 0460 (See page 278)

*Compensation Insurance—Medical Service
AMERICAN HOSPITAL ASSOCIATION INC., Suite 802-807 Western Pacific Bldg., 1031 S. Broadway, Hospital-Medical Protection Certificate, Tel. Westmore 6294 (See left bottom lines and page 201)

*Composition Floors
DIATO FLOORING CO., 1136 N. Mainfield av., Tel. Holly 4111

*Composition—Linotype, Intertype and Monotype
TYPOGRAPHIC SERVICE CO., 417 E. Pico, Ground Floor, Tel. Westmore 5028 (See page 284)

*Composition Roofing
EL REY PRODUCTS CO., 1433 N. San Pablo, Tel. Angeles 1101 (See bottom edge, page 268 and opp. page 837)

GANLEY LUMBER CO., 8900 Avalon Blvd., Tel. Arizide 0955, Branches 844 E. 1st and 1912 S. Olive (See right bottom lines and page 226)

LOS ANGELES PAPER MFG. CO., 1033 N. San Pablo, Tel. Angeles 1101 (See bottom edge, page 268 and opp. page 837)

PARAFFINE COMPANIES THE, INC., 4500 Santa Fe av., Tel. Jefferson 4141 (See page 287)

*Composition and Flexco Ornaments
WEAVER J. P. & CO., 1444 S. San Pedro, Tel. Westmore 5287

*Compressors—Air and Gas
COOPER-BESSEMER CORP., 630-030 E. 6th, Tel. Arizide 0170

*Comptometer Schools
MCKAY BUSINESS COLLEGE, 612 S. Figueroa, Tel. Trinity 0417

*Computing Machines
MARCHANT CALCULATING MACHINE CO., 380 I. W. Hellman Bldg., 124 W. 4th, Tel. Tucker 5078 (See right side lines and page 103)

*Concrete—Mixed
MATERIAL DEALERS DISTRIBUTING CO., 1000 N. La Brea av., Tel. Glendale 2108

*Concrete Admixture
FLOATSTONE PRODUCTS CO., 423 Wash. Tel. Tucker 4303

Concrete Block Manufacturers
McDonald J. A. 1432 Newton

*Concrete Burial Vaults
ENDERLE FRANK X., 1715 San Fernando st., Tel. Capitol 1550

*Concrete Cutting
FUNK & BUNKER, 421 E. 13th, Tel. Westmore 6183

*Concrete Form Holders
AMERICAN "FORM-HOLDERS" CORPORATION, 801-4 Universal Bldg., 155 W. Washington, cor. Hill, Tel. Westmore 0002

*Concrete Pipe
AMERICAN CONCRETE PIPE CO., 615 Broadway, Arroyo Bldg., 542 S. Broadway, Tel. Trinity 1026

*Concrete Pipe Manufacturers
UNITED CONCRETE PIPE CO. INC., 1347 W. 208th, P.O. Box 1 Sta. H, Tel. York 9100 and 9107

*Condensers
SOUTHWESTERN ENGINEERING CORPORATION, 1221 Hollingsworth Bldg., 600 S. Hill, Tel. Trinity 3494

Condiment Manufacturers
(See also Pickle Mfrs., also Prescote Mfrs.)
Mert F. A. 937, Birch
Geury C. B. Chilli Powder Co. 735 Deatur
Gordon West Products Co. 2465 Hunter
Helm H. J. Corp. 712 Santa Fe av.
Hollmann Products Co. Inc. 449 Seaton
Mandarin Sauce Co. Inc. 750 Ceres
Morehouse L. H. 1138 San Fernando rd.
Muriolo Mendoza 1510 1/2 Mozart
Nishi Isokichi 319 E. 1st
Randall T. A. 2536 San Fernando rd.
Willits Green & Manion 823 Traction av.

Confectioners—Manufacturing
Alaska Sucker, Sates & Equipment Co. 124 W. 4th R. 308
Barr & Blair Inc. 718 S. Grand av.
Behrmann Ehlert 5219 S. Hoover
BISHOP & COMPANY, 1306 E. 7th, Tel. Trinity 4141
Brauche J. A. 5810 S. West av.
Brookshire Christian Mfg. 2500 S. Vermont av.
Brown J. O. 2900 W. 6th
Brown Jerome 10310 S. Main
Bulls D. G. 4054 S. Bway
Campbell Thos. 5015 Pico Blvd.
Christopher Candy Co. 3480 Avalon Blvd.
Clovier Leaf Products Co. 2848 E. Vernon av.
Colby & McDermott 642 W. 12th
Connor H. J. 1726 W. Sta. Bar av.
Dounakia Jas. 711 E. Jeff. Blvd.
Fano Products Co. 1001 Industrial
Felix Olms 2520 S. Catalina av.
General Food Products Co. 1025 E. Vernon av.
Goldberg Sam. 931 E. 82d
Hanger Paul 2016 Glendale Blvd.
Hasty-Rasty Corp. 310 Omar
Hawkins H. 407 E. Pico R. 408
Hayhoe S. O. 1262 E. 8th
Heim & Macremon 5709 Huntington dr. N.
Hewitt W. A. 2703 W. Pico
Hoffman E. A. Candy Co. 634 S. San Pedro
Jato Ruby 1320 Newton
Jato W. J. 01 N. West av.
Lyons J. F. 6927 S. Hoover
Mack F. W. 1201 W. 103d
Mathews Candy Co. 1220 Factory pl.
Matsuura H. 020 E. 1st
Matsumura T. 708 E. 1st
Maurer Chas. 2852 W. 10th
Meridian Bros. 187 N. Main
Miller W. A. 543 Gladys av.
Newman H. L. 327 W. Bieg
O. R. Corn Crop Co. 1299 Firestone Blvd.
Pelbrough W. T. 4820 S. West av.
Rosa Inc. 254 B. Los Angeles
Reedman Mart. D. 907 E. Spring
Riley's Sundry Shop 6011 S. San Pedro
Roto Garden Marshmallow Co. 605 W. 62d
Rally Candy Shupe Inc. 634 S. West R. 10
Sheetz Albert. Mission Candy Co. 6705 Santa Monica Blvd.
Special Wholesale Candy Co. 1780 N. Main
Stockley J. O. 142 E. Flower
Stramer Candy Co. Inc. 1320 S. San Pedro
Sunkist Candy Co. 425 E. 58th
Tallquist Felipe 4009 Olson av.
Triangle Candy Co. 1800 Santa Fe av.
Varro V. G. Jr. 1430 E. 78d
Vino Bar Mfg. & Distributing Co. 3420 S. Main
Warfield Candy Co. 802 W. 11th
Watkins W. O. 760 Merchant
WEISS S. O. CANDY CO., 110 E. Jefferson Hwy., Tel. Humbolt 0002
Wolansood Leo 630 W. Jeff. Blvd.
Woodrow & Haggart Co. 2115 S. Main

*Confectioners' Boxes
LOS ANGELES PAPER BOX FACTORY, 3324 S. Main, Tel. Humbolt 0990

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621 Associated Realty Bldg.
6th and Olive St.

Phone TRinity 1741

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FIRE MARINE AUTOMOBILE

4th Floor Garland Bldg., 740 South Broadway

Telephone VAndike 4111

DUN, R. G. & CO., 6th Floor Greiner Bldg. 730 S. Los Angeles, Tel. Vandike 1021
EDWARDS HARRY A., 806-808 Broadway, Arcadio Bldg. 542 S. Broadway, Tel. Mutual 3671
Emittable Adjusting Assn, 145 S. Spring R219
FLETCHER AL., 502 Bank of Commerce Bldg. 437 S. Hill, Tel. Trinity 4261
FLETCHER & STEEL LTD., 335 Subway Terminal Bldg. 417 S. Hill, Tel. Michigan 3201
Frederman, Collection Co. 124 W. 4th R201
Fry G. E., 315 W. 9th R308
Global Adjustment Service, 411 S. Main R405
GOLDMAN A. S. & ASSOCIATES INC., 501 Great Republic Life Bldg. 756 S. Spring, Tel. Trinity 2985 (See left bottom lines and page 2446)
Gower W. C., 510 S. Bway R1005
GRINDLE & COMPANY LTD., 631 Subway Terminal Bldg. 417 S. Hill, Tel. Mutual 8752 and Michigan 0495
H. D. R. Co., 400 S. Main R608
Harris M. H., 257 S. Spring R227
HARRIS NICK FINANCE EXCHANGE, 271 Chamber of Commerce Bldg. 1151 S. Broadway, Tel. Prospect 3533
Harrison J. W., 153 S. Spring R426
Hofferson M. J., 5225 Wilshire Blvd. R615
Holler W. E., 756 S. Hill R122
HOLLYWOOD COLLECTION SERVICE, 306 Pacific States Life Bldg. 6305 Yucca, Tel. Gladstone 5912
Hollywood Professional Trustees, 6305 Yucca R. 306
Hunseler Wesley, 206 S. Spring R352
Hyslop L. L., 426 S. Spring R302
INTERNATIONAL PROTECTIVE ASSOCIATION, (Leads) Bldg. 501-503 Paramount Bldg. 323 W. 9th, Tel. Mutual 0481
Jaffe S. L., 200 S. Spring R330
JOHNSON WILBUR H., 411 S. Subway Terminal Bldg. 417 S. Hill, Tel. Michigan 3178
LANSDALE A., 410 American Bank Bldg. 129 W. 2d, Tel. 1412
Law A. & Co., 206 S. Spring R511
Libby F. A., 458 S. Spring R111
LONG FRED W. INC., 605 606 Garland Bldg. 740 S. Broadway, Tel. Vandike 2080
LOS ANGELES CREDIT MEN'S ASSOCIATION COLLECTION DIVISION, 804-805, Board of Trade Bldg. 111 W. 4th, Tel. Vandike 8148
Los Angeles Investigating Bureau, 524 S. Spring R241
Los Angeles Merchants Bureau, 524 S. Spring R. 501
Los Angeles Retail Board of Trade Collection Agency, 111 W. 7th R1124
Los Angeles Service Bureau, 412 S. Hill R518
Lynch E. A., 412 W. 8th R112 S. Hill R518
MacCormack W. H., 1070 Vine
Manufacturing Collectors Bureau, 417 S. Hill R200
McDonald Adjustment Service, 108 W. 6th R233
McDonald Jas. E., 27 W. 3d, R303
McGEE T. D., 239 W. W. Hillman Bldg. 354 S. Spring, Tel. Michigan 4418
Medical Credit Bureau, 121 Rector R207
Medical Men's Service Bureau, 924 W. 7th
Menefee A. S., 458 S. Spring R126
Merchants General Claims Ltd., 323 Hill R1217
Merchants Service Bureau, 2241 W. 16th
Merkel R. W., 705 S. Alvarado
Metropolitan Credit Bureau, 1856 Industrial
Mincher R. C., 800 W. 7th R200
Mittler H. S., 208 W. 8th R700
NATIONAL PROTECTIVE AGENCY THE, 504 Jewelers Bldg. 717 S. Hill, Tel. Trinity 1500
National Retail Board of Trade Inc., 1151 S. Bway R114
Pacific Southwest Creditors Assn, 1151 S. Bway R508
PALMER COLLECTION CO., Successors to Aug. T. Faden, 202 Central Bldg. 30 S. Raymond, Ar. PASADENA, Teis Terrace 1130-7137
Paramount Collection Co., 536 S. Hill R456
Parker Business Service, 4224 S. Bway
Personal Service Bureau, 1070 Vine
Phillips D. S., 124 W. 4th R207
Pioneer Adjusting Co., 453 S. Spring R608
Pioneer Service Co., Inc. 321 S. 2d R510
Produce Credit Co., 1231 E. 9th
Professional Audit Co., 2008 W. 7th R7
Professional Finance & Adjustment Service, 307 W. 8th R210
Professional Service Bureau, 405 S. Hill R710
PRUDENTIAL NATIONAL ADJUSTMENT CO., 918 Story Bldg. 610 S. Broadway, Tel. Trinity 5488, 6 Trunk Line
Doble Claims Co., 323 W. 9th R500
RAY FREDERICK, 132 W. 1st, Tel. Mutual 3488
Reddish R. V., 1489 W. Washn Blvd R201
RELIABLE COLLECTION AGENCY INC., 710 Lincoln Bldg. 742 S. Hill, Tel. Trinity 0006
Retail Merchants Credit Assn of L. A., 706 S. Hill 10th fl.
Rene H. O., 448 S. Hill R318
Rumyan Guy, 6362 Jwood Blvd R300
SCHWARTZ ADOLPH W. INC., 440 Van Nuys Bldg. 210 W. 7th, Tel. Michigan 3654
Southern Creditors Assn, 741 S. Spring R415
Snier C. S. & Associates, 403 W. 8th R426
Stampa WNC, 112 W. 9th R126
Standard Service Agency, 740 S. Spring R706
Surety Collection Bureau, 240 W. 7th R396
Surety Finance & Adjustment Co., 1031 S. Bway R822
Taylor W. E., 403 W. 8th R300
Traders Clearing House, 114 1220 Maple av R1704
United Finance Co., 448 S. Hill R205
United Remitting Co., 1931 S. Bway R338
UNITED STATES CREDIT BUREAU, 504 Jewelers Bldg. 717 S. Hill, Tel. Trinity 1506
UNIVERSAL ADJUSTMENT & FINANCE BUREAU, 728-729 Bryson Bldg. 446 S. Spring, Tel. Mutual 4005 (See page 2447)
Van Dyne R. H., 610 S. Bway R412
Wagner F. G., 5509 Santa Monica Blvd

Walker's Collection Service Co., 215 W. 6th R. 1003
Weiser W. J., 408 S. Spring R611
West Coast Bonded Adjusters Ltd., 650 S. Spring R626
WESTERN BOARD OF ADJUSTERS, 725 C. C. Chairman Bldg. 756 S. Broadway, Tel. Mutual 1489
Western Credit Protection Assn, 311 S. Spring R526
Wholesale Credit Adjustment Bureau, 417 S. Hill R523
Willett & Priesche, 771 Vine

***Colleges—Business and Commercial**
SOUTHWESTERN UNIVERSITY, 1121 S. Hill, Tel. Prospect 3078 (See left side lines and page 2508)
***Colleges—Junior**
CUMNOCK SCHOOLS, 3553 W. 3d, Tel. Oregon 1138 (See page 2509)
***Colleges—Schools**
CHOINARD SCHOOL OF ART INC., 741 S. Grand View, Tel. Dundick 8162 (See page 2509)
CUMNOCK SCHOOLS, 3553 W. 3d, Tel. Oregon 1138 (See page 2509)
HOLLYWOOD SCHOOL FOR GIRLS, 1740 N. La Brea Av., Tel. Granite 4801 (See page 2511)
ONEOTA MILITARY ACADEMY (Accredited), 1070 Fremont Av., SOUTH PASADENA, Tel. Syracuse 2350 (See page 2510)
PAGE MILITARY ACADEMY, 1201 S. Cochran Av., bet. Wilshire Blvd and Pico, Tel. White-1125 (See page 2510)
RADIO INSTITUTE OF CALIFORNIA, 1117 Venice Blvd., Tel. Drexel 0753 (See page 2511)
SOUTHWESTERN UNIVERSITY, 1121 S. Hill, Tel. Prospect 3078 (See left side lines and page 2508)
WOODBURY COLLEGE, Woodbury Bldg. 727 S. Figueroa, Tel. Trinity 8491

Color Manufacturers
Chemical Color Process Co., 918 N. West av Color Control Co. 7027 Romanne

***Color Plate Engravers**
ARTS ENGRAVING CO. INC., 308 E. 9th R300, Tel. Tucker 4381 (See right top lines and page 2452)
***Columbariums**
HOLLYWOOD CREMATORY & COLUMBARIUM, Located in Hollywood Cemetery, 6000 Santa Monica Blvd., Los Angeles 8455, and Hemmestad 3830 (See back cover, right top lines and page 2430)
INGLEWOOD PARK CEMETERY ASSOCIATION, Offices 428 to 431 Van Nuys Bldg. 510 7th, Tel. Michigan 3600, Cemetery Inglewood Park, Redondo Beach Blvd. Hawthorn Car. Tel. Pleasant 3134 (See right bottom lines and page 2440)

***Commercial Banks**
UNION BANK & TRUST CO. OF LOS ANGELES, Union Bank Bldg. 8th and Hill, Tel. Trinity 6411 (See page 2444)
***Commercial Collections**
AMERICAN ADJUSTMENT & INSURANCE AGENCY, 236 River-Stream Bldg. 112 W. 9th, Tel. Tucker 1646 (See right top lines and page 2446)
BITTLESTON COLLECTION AGENCY LTD., 124 Citizens National Bank Bldg. 453 S. Spring, Tel. Trinity 6861 (See ribbon marker and page 2447)
CALIFORNIA CLAIM SERVICE LTD., D. W. Cohn Genl. Mgr., P. H. Chaffey Res. Mgr., 928 C. C. Chapman Bldg. 750 S. Broadway, Tel. Tucker 7415 (See page 2446)
GOLDMAN A. S. & ASSOCIATES INC., 501 Great Republic Life Bldg. 756 S. Spring, Tel. Trinity 2985 (See left bottom lines and page 2446)
RELIABLE COLLECTION AGENCY INC., 710 Lincoln Bldg. 742 S. Hill, Tel. Trinity 0006
UNIVERSAL ADJUSTMENT & FINANCE BUREAU, 728-729 Bryson Bldg. 446 S. Spring, Tel. Mutual 4005 (See page 2447)

***Commercial Colleges**
SOUTHWESTERN UNIVERSITY, 1121 S. Hill, Tel. Prospect 3078 (See left side lines and page 2508)
***Commercial Photographers**
ARTS PHOTO SERVICE INC., 308 E. 9th, R300, Tel. Tucker 3760 (See right top lines and page 2452)
***Commercial Warehouses**
PACIFIC COAST TERMINAL WAREHOUSE CO., 320 McGarry (at 9th and Alameda), Tel. Trinity 3701
Communicating Systems
Los Angeles Telephone Supply, 234 E. 7th Roberts D. L. 228 S. Los Angeles

***Compensation Insurance Medical Service**

AMERICAN HOSPITAL ASSOCIATION LTD., Suite 602-607, Western Pacific Bldg. 1031 S. Broadway, Hospital-Medical Protection Certificate, Tel. Prospect 6284, Always Open (See left bottom lines and page 2431)

***Composition Floors**
DIATO FLOORING CO., 1135 N. Mansfield Av., Tel. Hollywood 4111

***Composition Roofing**
EL REY PRODUCTS CO., 1033 S. San Pablo, Tel. Capitol 11-101 (See bottom edge and page 2507)
GANAHL C. LUMBER CO., 5300 Avalon Blvd., Tel. Arroyo 1005, Branches 830 E. 1st, and 1912 S. Olive (See right bottom lines and page 2478)
LOS ANGELES PAPER MFG CO., 1033 N. San Pablo, Tel. Capitol 11-101 (See bottom edge and page 2507)
PARANET COMPANIES THE INC., 4500 Santa Fe Av., Tel. Jefferson 4111

***Composition and Flexco Ornaments and Gilding**
WEAVER J. P. & CO., 1444 S. San Pedro, Tel. Prospect 1832

***Compressor Service**
AIR & GAS COMPRESSOR SERVICE, 433 E. 15th, Tel. Prospect 3720

***Concrete—Mixed**
ASSOCIATED ROCK CO., 1000 N. La Brea Av., Tel. Gladstone 2108 and 2109

Concrete Block Manufacturers
Hackie H. E., 1890 W. Shausen av Van Landingham W. C. 6210 S. West av

***Condensers**
SOUTHWESTERN ENGINEERING CORPORATION, 4300 Santa Fe Av., VERNON, Tel. Jefferson 7141

Condiment Manufacturers
(See also Pickle Mfrs; also Preserve Mfrs)

Golden West Products Co., 2465 Hunter
Heintz H. J., Corn 712 S. Santa Fe av
Old Chief Products Co., 2812 Portland
Robertson J. D., 1807 E. 7th
Treadler's Pickles, 8448 E. Vernon av
Weinrich Pickle Co., 1361 Willow

Confectioners—Manufacturing
Armandaz Raymond, 2646 San Fernando rd
Beckford J. C., 507 W. 6th
Bishop & Co., 1366 E. 7th
Brumby, 1081 E. 1st, Main
Chapman Dorothy, 9611 W. Pico Blvd
Christopher Candy Co., 3080 Avalon Blvd
Chavez, 8448 E. Vernon av
Colley & McDermott, 940 W. 12th
Colman O. T., 307 S. Hill R218
Connor H. J., 1706 E. 1st, Bway av
Curtis Candy Co., 180 S. Central av
Davis Candy Co., 187 N. Utah
Deems Bros., 5124 E. Santa Monica
Demmeken, 423 111 E. 3rd Blvd
Dewell H. A., 804 W. 11th
Edwards Nicholas, 420 S. Central av
Far Sul, Confection Co. 2871 W. 9th
Fraser Mary, Candies, 107 S. West av
Frost Ben, 2415 E. 1st
Gink Jenny, 308 W. 6th
Gilman E. A., 3804 W. Pico
Glickman H., 2399 E. 1st
Gouldner Sam, 3399 E. 1st
Hanner Paul, 2016 Glendale Blvd
Haney C. F., 1502 E. 1st
Harbinger H. C., 1303 S. Oxford av
Hewitt W. A., 835 San Julian
Hoffman E. A., Candy Co. 6000 Avalon Blvd
Hony Sol., Candy Co. 3865 W. 9th
Keenleyside A. H., 616 E. 7th
Lake W. O., 1410 W. 24th and 403 W. Washn Blvd
Lampman J. A., 1445 W. Finco av
Littletown H. F., 549 S. Bway
Lizavay John, 421 E. Packer av
Lloyd Alice Mrs., 1521 N. Brousen av
Luce Vern, 1560 Marlowan
Maturo's Co., W. C. 1122 E. 14th
McDonough L. S., 2522 E. 4th
Miller & Schmitz, 543 Gladys av
Moon W. A., 2224 Colorado Blvd
Pyle Elmer, 436 1/2 Huntington Dr S
Riley's Candy Shop, 6011 S. San Pedro
Ross Candy, 100 W. 2d
Ruben Mac A., 5109 W. 1st
Sally's Home Made Candy Co., 1577 W. Jeff Blvd
Searcy J. E., 2817 Arroyo Blvd
See's Candy Shop Inc., 219 W. Washn
Shetzler Alvin, Mission Candy Co. Ltd. 3756 Santa Monica Blvd
Sunkist Candy Co., 425 E. 58th
Talavera Felipe, 4601 Bway av
T'S Mont Sam Co., 611 S. Anderson
Washington Martha, Candies 6210 Wilshire Blvd
Wassell Inc., 4809 W. Washn Blvd
Watkins W. C., 770 Merchant
WEISS & C. CANDY CO., 3755-3759 Broadway
Wise Place, Tel. Adams 0900
Wolch's Candy Ltd., 8151 Ber Blvd
Wilkinson E. C., 6029 S. Vermont av
Yassy Albt, 2060 Marengo

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of the
Xth
Olympiad
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LOS ANGELES
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TO
Aug. 14
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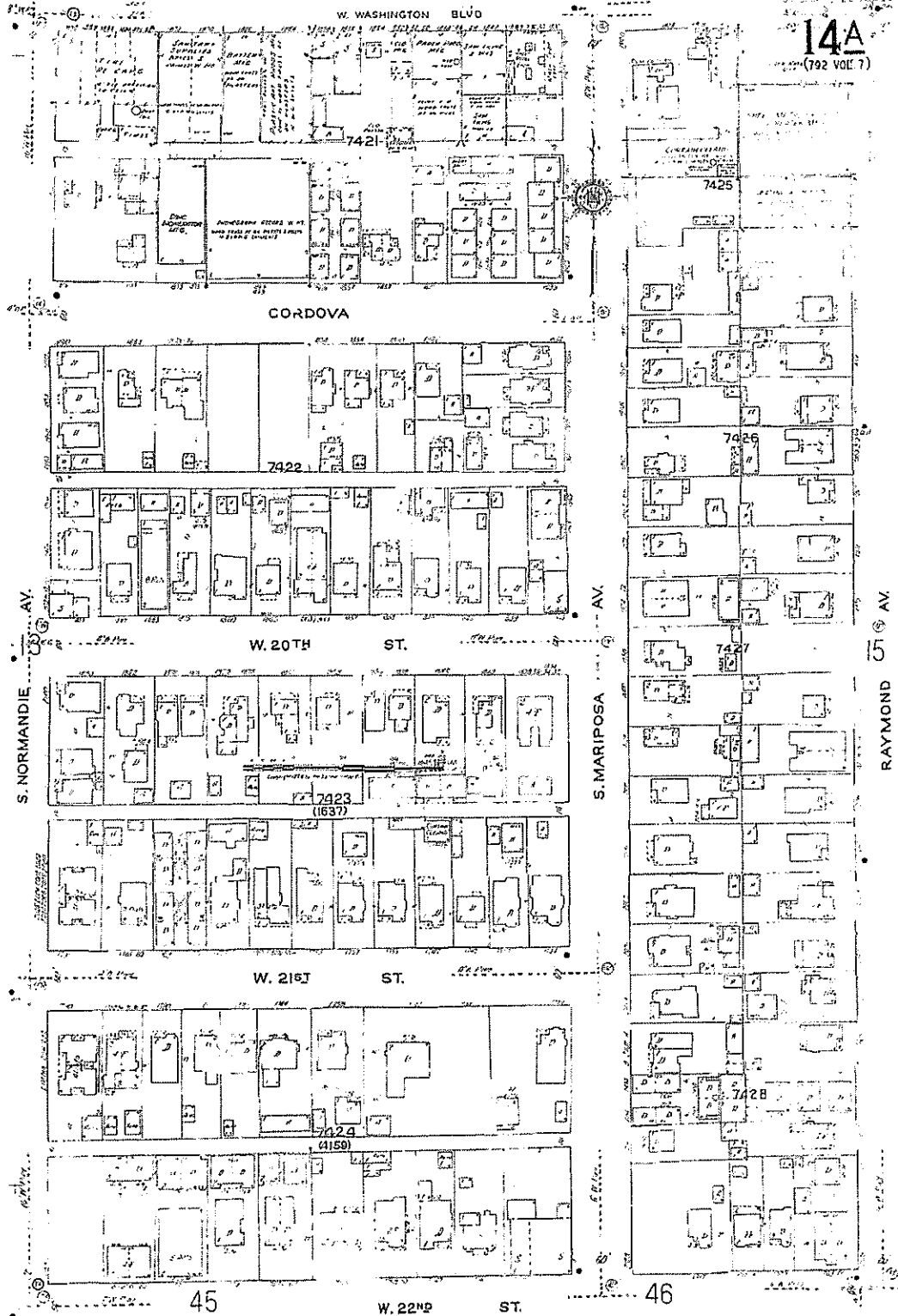
APPENDIX B
Sanborn Maps

SEE VOLUME SEVEN

LOS ANGELES, CALIF.

14A

(792 VOL 7)



45

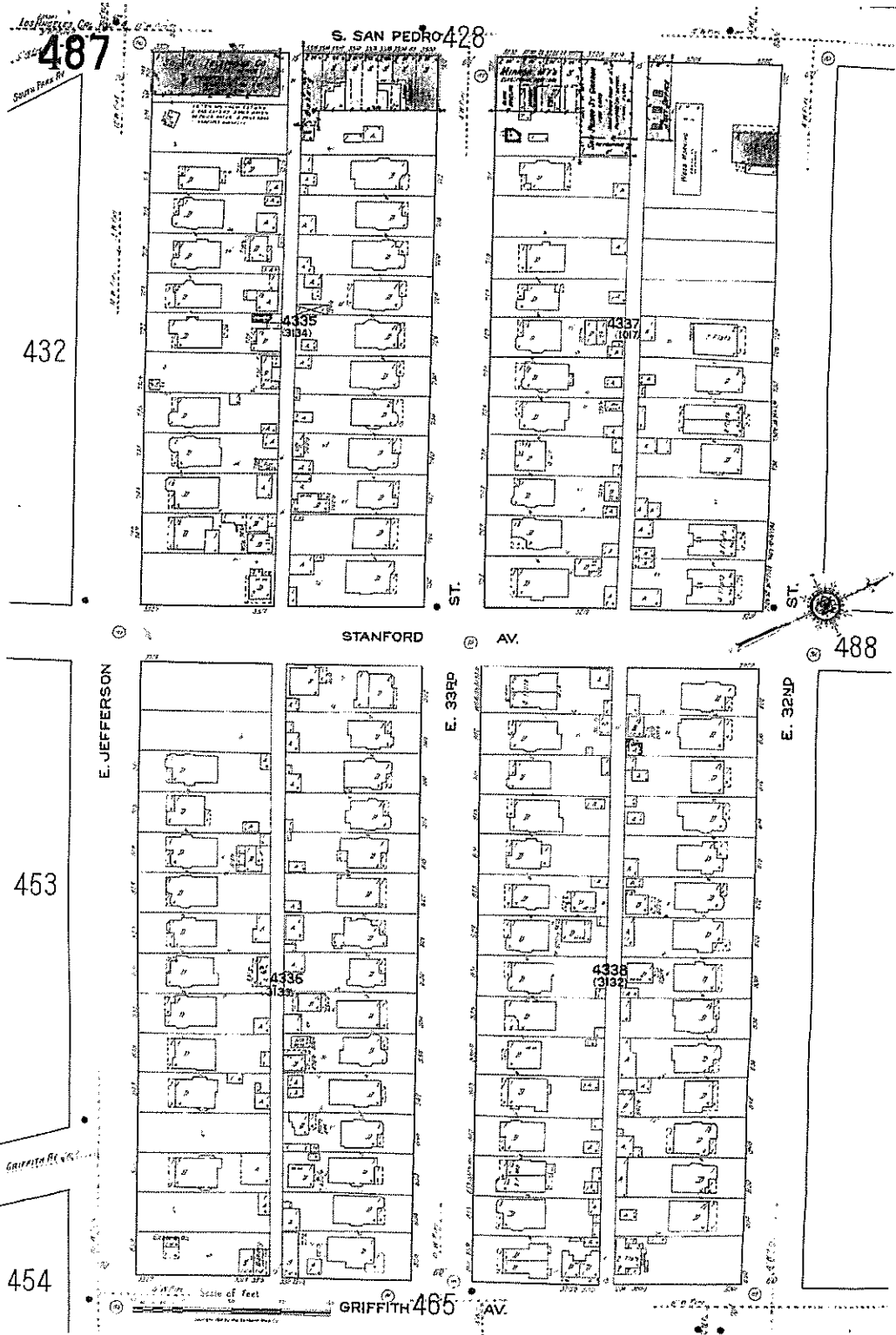
W. 22ND ST.

46

RAYMOND AV.

S. MARIPOSA AV.

S. NORMANDIE AV.



487

S. SAN PEDRO ST.

432

ST.

STANFORD

AV.

488

E. JEFFERSON

453

E. 33RD

E. 33RD

454

GRIFFITH

AV.

465

Scale of Feet

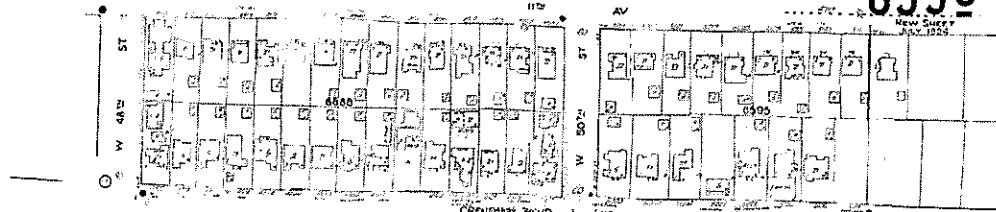
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SCALE 100 FT. TO AN INCH

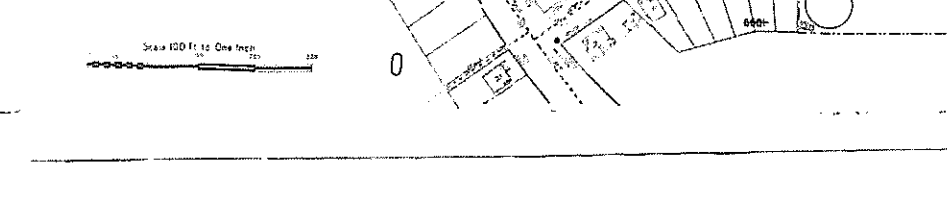
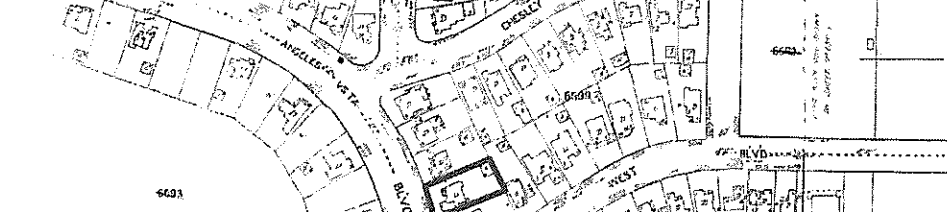
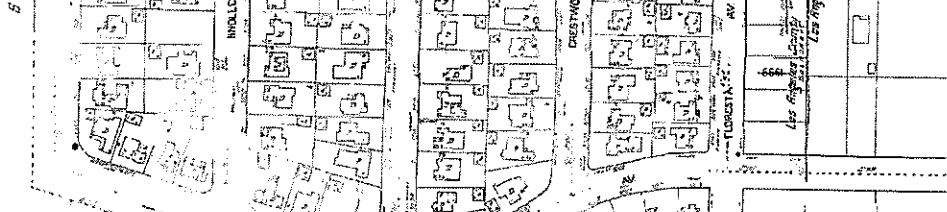
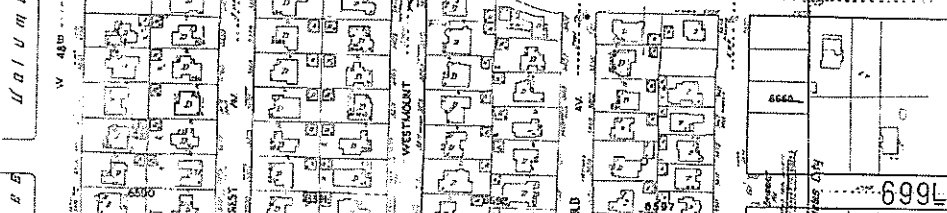
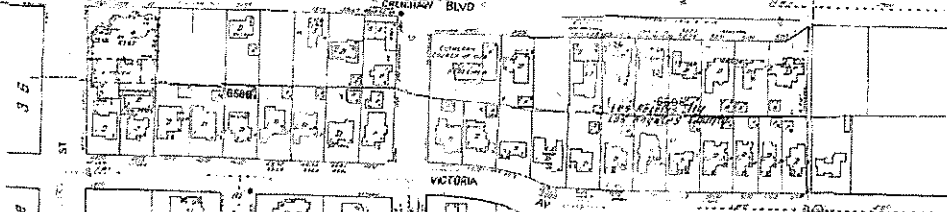
LOS ANGELES, CAL. VOL. 6.

6996

NEW SURVEY
JULY 1925



LOS ANGELES RIVER CANAL RIVER BLVD



Scale 100 Ft. to One Inch

**RESOLUTION
LOS ANGELES COUNTY BOARD OF SUPERVISORS
DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY HISTORIC LANDMARK**

**Project No. R2015-03701-(2)
4918 Angeles Vista Boulevard, View Park, California
(The "Doumakes House")**

WHEREAS, the Los Angeles County ("County") Board of Supervisors ("Board"), on May 17, 2016, in the matter of Project No. R2015-03701, considered a recommendation by the County Historical Landmarks and Records Commission ("Landmarks Commission"), to designate a County Historic Landmark pursuant to Part 28 of Chapter 22.52 of the Los Angeles County Code ("County Code"); and

WHEREAS, the Board finds:

1. The subject property is located at 4918 Angeles Vista Boulevard, View Park, California 90043 (hereinafter, the "Doumakes House"), and is located in the R-2 (Single-Family Residence) zone and is used as a single-family residence;
2. The applicant and property owner, Benjamin J. Kahle, filed a nomination application on October 29, 2015, and requested the County designate the Doumakes House as a County Historic Landmark;
3. The Doumakes House was constructed in 1928 and is located on Lot 523 of Tract No. 5535, and is designated Assessor's Parcel Number (APN) 5013-004-004. The slightly irregular-shaped lot measures approximately 63 feet by 124 feet and comprises 7,803 square feet in area;
4. The Doumakes House parcel contains a two-story single-family residence approximately 3,119 square feet in size, consisting of four bedrooms and three bathrooms. There is a detached, three-vehicle garage with a parapet capped with clay tile at the rear (south) of the parcel. The garage is accessed by a driveway that runs from the street along the east side of the house;
5. The residence is composed of a rectangular plan with a one-story wing projecting from the primary façade. A two-story cylindrical tower containing the primary entrance joins the wing with the main mass of the house. The house is clad in smooth stucco and capped with a clay tile, cross-gable roof with a moderate pitch and exposed rafter tails;
6. An historic evaluation report was prepared for the Doumakes House by ASM Affiliates, Inc., a qualified historic preservation consultant. The report analyzed the Doumakes House in conformance with nationally accepted methodology established by the National Register of Historic Places (NRHP) guidance on conducting historic building evaluations. The evaluation report concluded the Doumakes House satisfies

two of the criteria for landmark designation as set forth in Part 28 of Chapter 22.52 of the County Code:

A. The Doumakes House is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located because the property is associated with James Doumakes, founder of the Doumak Company, which grew into one of the foremost manufacturers of marshmallows in the United States. The period of significance under this criterion is 1928 to 1958. (County Code section 22.52.3060.A.2); and

B. The Doumakes House embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located because the house is a good representation of the typical Spanish Colonia Revival single-family residence in Los Angeles County and it retains sufficient integrity to convey its historical significance. The period of significance under this criterion is 1928. (County Code section 22.52.3060.A.3);

7. On or about April 25, 2016, the County Department of Regional Planning ("Regional Planning") filed a report with the Landmarks Commission which analyzed the historic features of the Doumakes House and its historical integrity, and included in the report the historic evaluation report prepared by ASM Affiliates, Inc. Regional Planning's report recommended the Landmarks Commission adopt a resolution recommending that the Board designated the Doumakes House as a County Historic Landmark;

8. Pursuant to County Code section 22.52.3080, the Landmarks Commission held a duly-noticed public hearing on the proposed landmark designation on April 8, 2016. Pursuant to County Code section 22.52.3190, the property owner was appropriately notified of the public hearing and the Doumakes House property was appropriately posted with a public hearing notice sign; and

9. During the public hearing, Regional Planning staff provided a brief summary presentation and recommended approval of the designation. The Landmarks Commission heard testimony in support of the designation from the applicant/property owner and two members of the public, and from a representative with the Los Angeles Conservancy. The Landmarks Commission discussed the significance of the property related to the Historic Preservation Ordinance criteria and to the history of the County. Hearing no further testimony, Commissioner Duarte-White made a motion that the Landmarks Commission close the public hearing, find that the designation of a historic landmark is categorically exempt from CEQA, and adopt a resolution recommending that the Board designate the Doumakes House as a Los Angeles County Historic

Landmark. Commissioner Sass seconded the motion. The motion passed unanimously (4-0, 1 absent).

WHEREAS, the Board further finds:

10. The property owner, who is also the applicant to designate the Doumakes House as a County Historic Landmark, is deemed to consent to the designation pursuant to County Code section 22.52.3080A.1.d; and

11. For all the reasons stated in Regional Planning's report to the Landmarks Commission, and based on the complete record before the Board, the Doumakes House satisfies two of the seven criteria to designate a County Historic Landmark pursuant to County Code section 22.52.3060, including the criteria set forth in County Code section 22.52.3060, subsections A.2 and A.3, as more specifically detailed in Finding No. 6, above.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to section §15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA;

2. The property located at 4918 Angeles Vista Boulevard, View Park, California, within the unincorporated territory of the County of Los Angeles, referred to herein as the Doumakes House, is hereby designated as a Los Angeles County Historic Landmark;

3. The character-defining features of the Doumakes House, as that term is defined in County Code section 22.52.3020.C, consist of the following features: the Spanish Colonial Revival style architecture; the rectangular building mass; the two-story cylindrical entry tower; the moderately pitched roof; the clay tiled roof; the exposed rafters; the stucco façade; the wood plank entrance door; the wood balcony and French doors; the large multi-light arched window on front façade; and the front and side façade windows;

4. The interior of the house, the exterior landscaping, and the three-vehicle garage are not considered character-defining features of the Doumakes House as defined in County Code section 22.52.3020.C;

5. Pursuant to County Code section 22.52.3130, a Certificate of Appropriateness is required before any work is undertaken involving or impacting the character-defining features of the Doumakes House; and

6. Pursuant to County Code section 22.52.3180, the effective date of this designation is May 17, 2016, and the decision of the Board is final.

The foregoing Resolution was adopted on the 17th day of May, 2016, by the Board of Supervisors of the County of Los Angeles.



LORI GLASGOW
Executive Officer-Clerk of the Board of
Supervisors of the County of Los Angeles

By: Carla Little
Deputy

APPROVED AS TO FORM:
MARY C. WICKHAM
County Counsel

By: [Signature]
Deputy