Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

May 17, 2016

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

May 17, 2016

LORI GLASGOW
EXECUTIVE OFFICER

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:

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,

for RJB

Richard J. Bruckner
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

RESOULTION
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 wind 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 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.

ANALSYIS

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 Service[1] and is consistent with the Los Angeles County General Plan goals and polices for historic resources[2].

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

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

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 RESOULTION
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 wind 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. 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

DRAFT

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
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ASM Project Number 24440.01

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PN 24440.01
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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.

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.

Figure 1. Project location map.
Source: ASM Affiliates. Date: December 2015.

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).

Alterations include a projecting bay window on the south façade, replacement of railings and floor on the second-story balcony, and the addition of metal security bars to all of the first-floor windows, with the exception of the large arched window in the primary facade. In the late 1950s, the kitchen was remodeled, and 11 small wood windows in various bedrooms, bathrooms, and hallways were replaced with jalousie windows. A large bay window in the first-floor den was removed and replaced with a sunroom. In 2012, the original hardwood floors, iron lighting, and hand-carved doors were restored, and a second-floor enclosed sunroom that had been added was removed, with the space restored to its original balcony configuration.

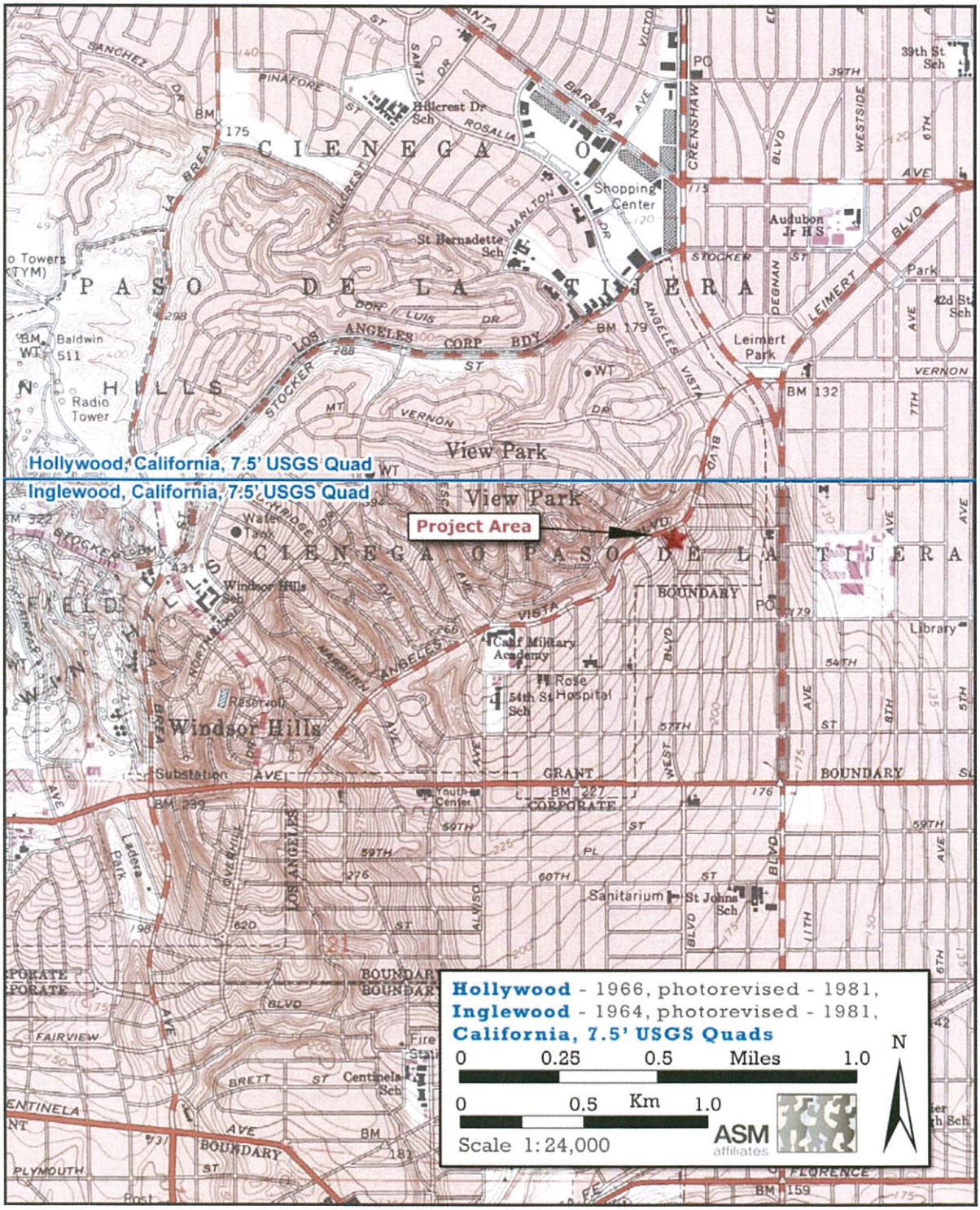

Figure 2. Project vicinity map.
Source: ASM Affiliates. Date: December 2015.

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

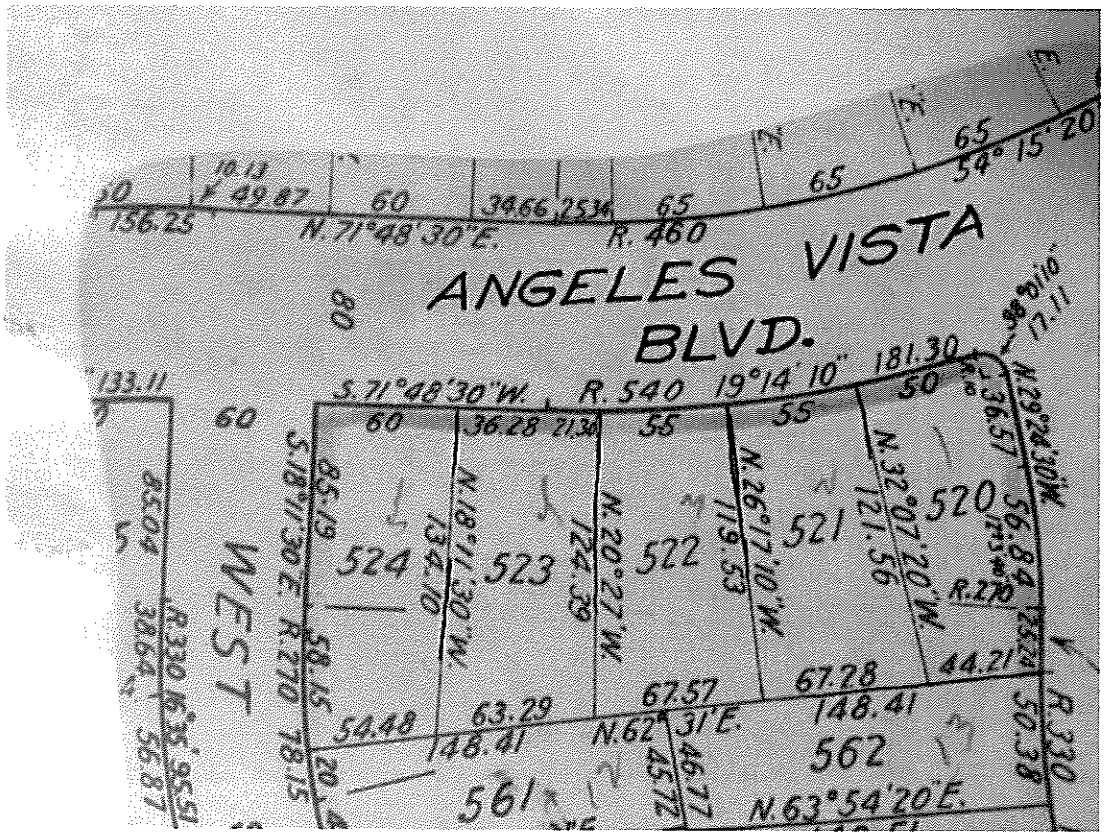

Figure 4. Historical tract map detail.
Source: Los Angeles County records, n.d.

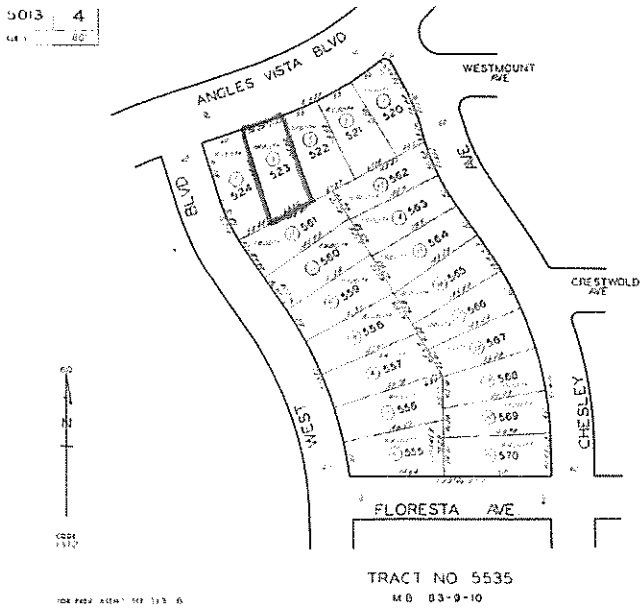

Figure 5. Current tract map with 4918 Angeles Vista Boulevard highlighted.
Source: Los Angeles County Tax Assessor.

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.

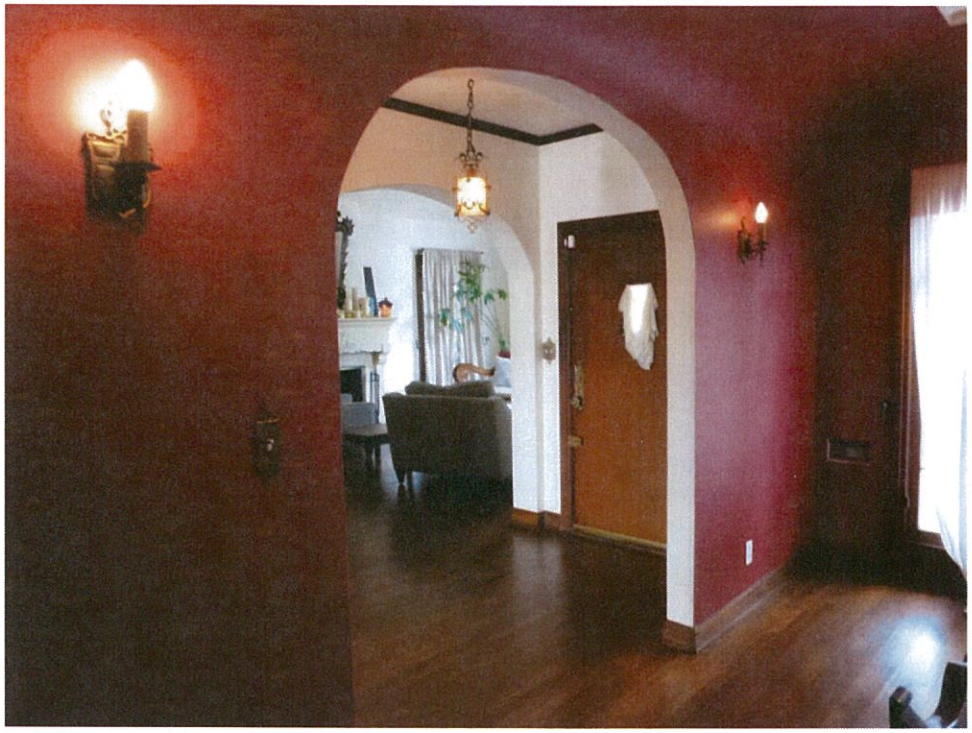

Figure 12. Interior view from dining room toward central hall and entrance.
Source: ASM Affiliates: Date: December 3, 2015.

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.

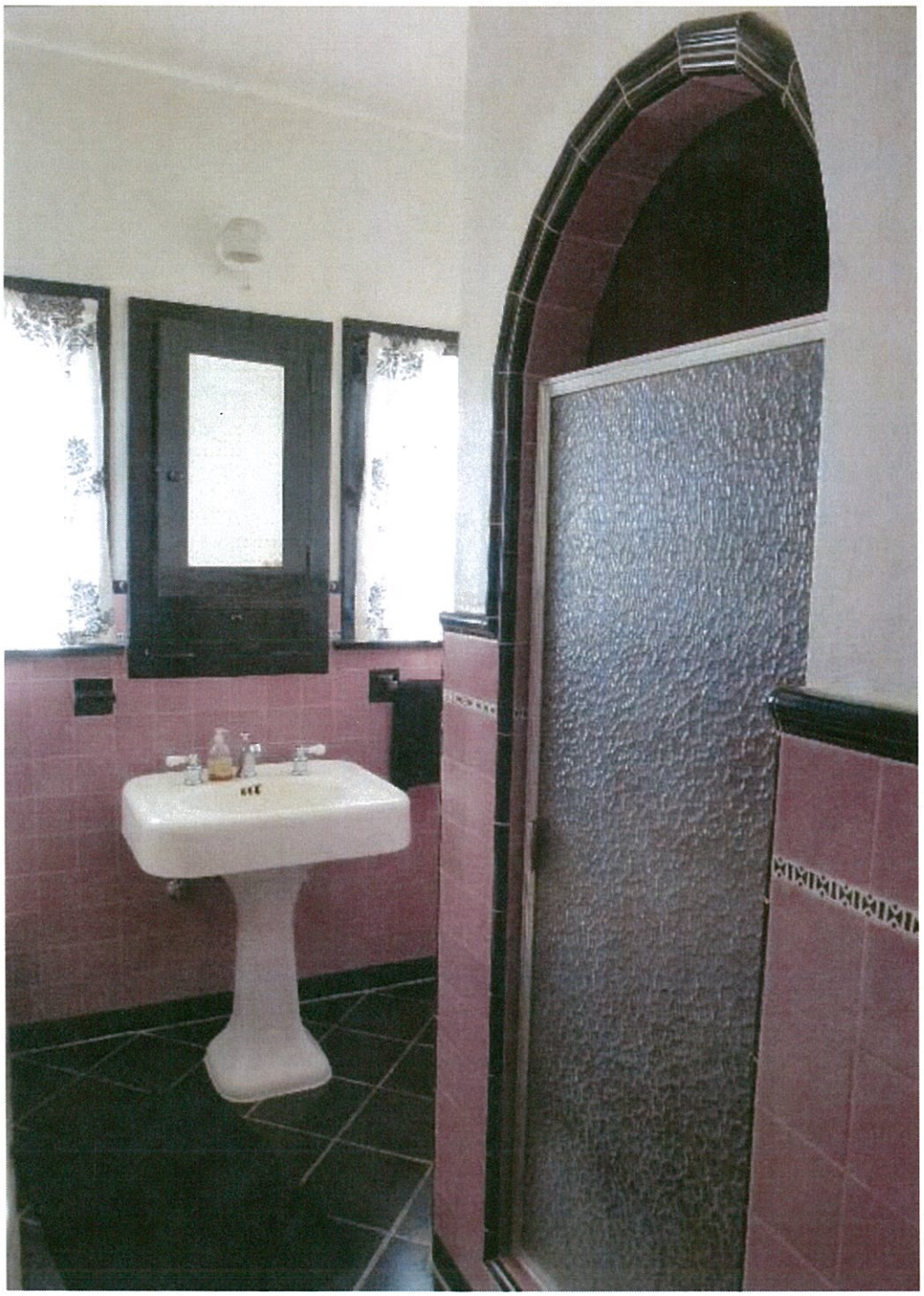

Figure 19a. Interior view of second-floor bathroom.
Source: ASM Affiliates: Date: December 3, 2015.

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 Shannon 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

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.

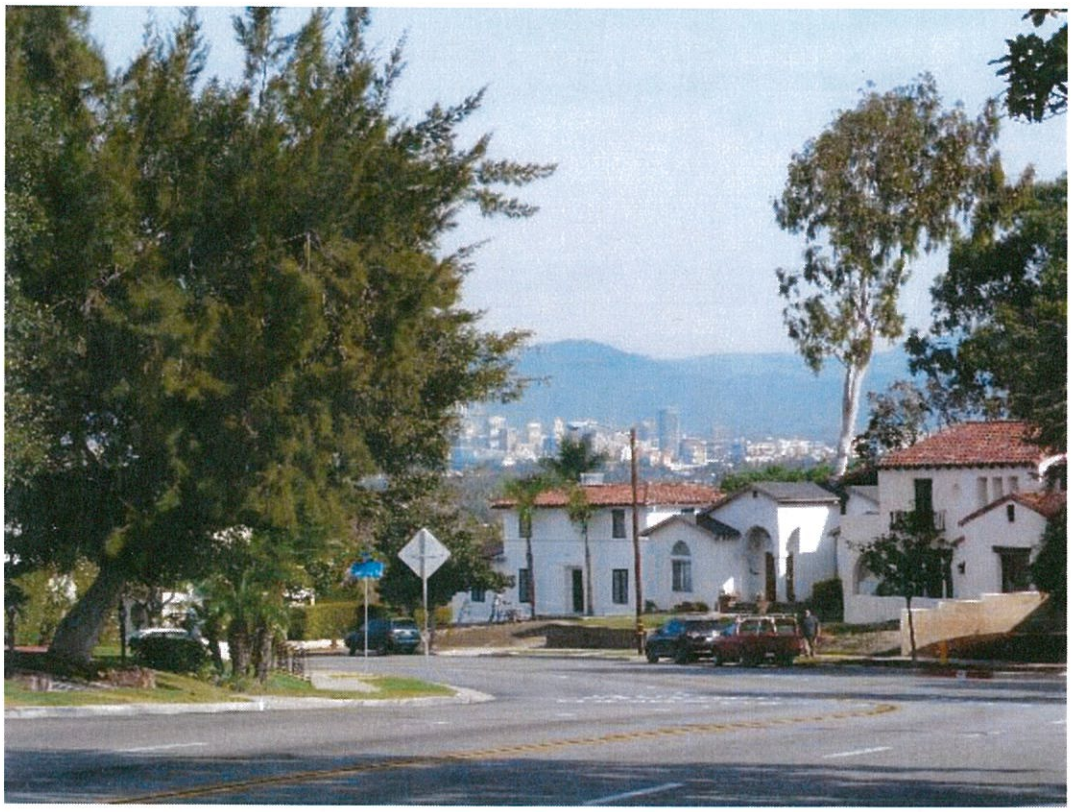

Figure 20. Overview of neighborhood.
Source: ASM Affiliates. Date: December 3, 2015.

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 Angles 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

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.

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

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, not 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.

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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APPENDICES

APPENDIX A

Building Research Records

State: California
County: Los Angeles
Township or other division of county: Pasadena Township Precinct No. 3

Incorporated place
Ward of city
Unincorporated place
Block No.

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE

Enumeration District No. 1-1236
Supervisor's District No. 16
Enumerated by me on Apr. 10, 1930. Edward Bailey Bryant, Enumerator

Sheet No. 10 B

Place of abode	Name	Relation	Home data	Personal description	Citizenship	Place of birth	Mother tongue or parents' language	Citizenship, etc.	Occupation and industry	Employment	Veteran
	Adele, Gaetano	Head	Rent			Italy	Italy		Opera Singer		
	— Rosa R.	Wife				Italy	Italy				
	Cinkan, Dale	Lodger	Rent			Texas	Texas		Garage Attendant		
	— Gibson	Nephew				California	Texas				
	— Allyne	Niece				California					
	— Ethel Hall	Lodger				Iowa	Iowa		Housekeeper		
	Eckenhoff, Adolph	Head	Rent			Germany	Germany		Real Estate Salesman		
	— Dora	Wife				Germany	Germany		Cook		
	— Dora	Dau.				California	Germany		Student		
	— Emmanuel	Son				California	Germany		Student		
	— Adolph Jr.	Son				California	Germany				
	Eckenhoff, Ella M.	Mother				Germany	Germany		Housework		
	Gaston, Dick	Head	Rent			Japan	Japanese		Houseboy		
	— Sada M.	Wife				Japan	Japan				
	— Jeanette Sylvia	Dau.				California	Japan				
	— Carol Z.	Son				Scotland	Scotland				
	Hawthorne, Jesse	Head	Rent			Texas	Texas		Gas station	Country	
	— Mae	Wife				Turkey	Turkey				
	— Joe	Son				California	Texas				
	— Orlando	Son				California	Texas				
	— Lucille	Daughter				California	Texas				
	— Otto	Son				California	Texas				
	— Gertrude	Dau.				California	Texas				
	— Clarence	Son				Texas	Texas				
	Hemming, Otto K.	Head	Rent			Germany	Germany		Salesman		
	— Ruth	Wife				Germany	Germany				
	— Jane	Dau.				Germany	Germany				
	Hunter, Emmet A.	Head	Rent			South Dakota	Germany		Transport	Transport	
	— Jay	Son				United States	South Dakota				
	Hunter, Hyde C.										
	Fox, Jay	Head				New York	New York				
	— Jay Jr.	Son				California	New York		Manufacturer	Manufacturer	
	— Jayne	Dau.				California	California				
	— Alice A.	Dau.				California	California		Cook		
	— Betty	Dau.				California	California		Nurse	Private Family	
	Kelly, John F.	Head	Own			Ireland	Ireland		Gardener	Gardener	
	— Jennie M.	Wife				Ireland	Ireland				
	— Frank Jr.	Son				Ireland	Ireland		Office	Office	
	Kennedy, Ethel	Head	Rent			Italy	Italy		Housework	Private Family	
	— Nellie C.	Dau.				California					
	Buckley, Frederick	Head	Rent			Massachusetts	Massachusetts		Carpenter	Carpenter	
	— Frances Ann	Wife				Kentucky	Kentucky				
	— Frederick	Son				Kentucky	Kentucky				
	— Mildred	Dau.									
	Williams, Frederick A.	Head	Rent			Canada (Eng.)	Canada (Eng.)	Yes	Stockbroker	Self-Emp.	
	— Grace H.	Wife				California	Ohio				
	— Jane	Dau.				California					
	— Marion	Dau.				Ohio	Ohio		Stenographer	Private Family	

ABBREVIATIONS TO BE USED IN COLUMNS INDICATED

CODES AND RULINGS IN THE GENERAL COLUMNS AS FOLLOWS

"McEVERLAST" *Protective Coatings*
For Preserving All Metals, Wood and Concrete
Phone TRinity 3196 McEVERLAST, Inc. 1110 Board of Trade Bldg.

DEAL
" Merrill H real est 8742 Santa Monica blvd h7964 Fountain av
" Naomi tchr City Sch r622 S Serrano
" Nonie (wid Francis) r1262 W 24th
" Norma r622 S Serrano av
" Olive (wid C A) h445 E 48th
" Orval T (Anna E) plstr contr h629 N Av 53
" Park D (Cath) police h6624 Bensalin av
" Russell (Clara) electn h3115 Dalton av
" Ruth E sten r2107 W 81st
" Saml C (Frances) tire wkr h504 E 46th
" Thos (Peggy) r802 S San Pedro
" W E chauf Evening Herald
" W T salsmn FBOStudios r115 S Olive
" Walter E dispr Motor Transit Co r2850 12th
" Wm cementwkr r3420 Whiteside av
De Alba Jaquin bus boy r721½ W 41st dr
Deale Jas lab r918 E 12th
Deall Anna M Mrs r3260 Connecticut
De Almer M r507 W 5th
De Alva Vella C tchr City Sch r809 N Bonnie Brae pl
de Alvarez Claudina G Mrs socialwkr r2623 Monmouth av
" Luisa Y (wid G) h2231 W 25th
De Alverez Resenda (wid F P) r1284 Browning blvd
" Carmen E Mrs h3318 Winter
Dealy Christine A Mrs smstrs r205 N Av 66
" J Earl supt Mex Inc h1702 West blvd
" Walter (Margt) molder h713 Camulos
DEAM, See also Deem and Dehm
" F L h3647 7th av
" Omar R (Nelle) auto mech h644 E 75th
Deamer Louis E (Lillian E) chauf h5008 Meridian
" Ruth slsldy r4706 Arlington av
" Wm H wlsemn r5622 Monte Vista
DEAN, See also Deane and Deen
" A H with Cal Sls & Dev Co
" A Z (Florence) real est 406 S Main R 104 r9323 Grape
" Adarine clk r110 S Nmdie av
" Adeline r673 S Boyle av
" Agnes Mrs r2308 W 11th
" Albt H (Minerva) clk h2410 Hillcrest dr
" Albt R (Julia) restr 511 W 8th h361 W 77th
" Alf C (Estelle) barber 4036 S Figra h6206 same
" Alf C jr (Viola) batteries 2812 W 10th h1630 S Catalina
" Alice (wid W H) h410 W 60th
" Alice G Mrs sten State Inheritance Tax Dept r Venice
" Allen news agt r234 W 88th
" Almeda M (wid S G) h403 S Union av
" Almon W (Ethel) slsmgr h1658 S Highland av
" Alta nurse r2732 Darwin av
" Althea L h811 E 107th
" Anna Mrs dom h1434½ E 57th
" Arvel W v-pres Ex-Cel-Cis Products Co r3044 E 6th
" B B lmbr h928 Grande Vista dr
" Belle h328½ S Bonnie Brae
" Benj H (Pearl) mtrmn h645 Isabel
" Bros (R E and J M) 2d hd autos 4254 S Vmont av
" C A driver Yellow Cab Co
" Carl (May) tile setter h538½ W 55th
" Carl C (Vay) patrolmn h933½ N La Jolla av
" Carol attndt John d'Autremont r5353 4th av
" Carolyn r159 S Kingsley dr
" Chas brkmn r3667 Whittier blvd
" Chas (Maude) cameramn h1006 W 10th
" Chas B car bldr SP
" Chas C (Muriel) h409 E 98th
" Chas C (Elsie) mach h1202 E 60th
" Chas F (Elsie) ins agt h1311 W Sta Bar av
" Chas M (Dorothy) h1496 Holbrook
" Chas M (Arnelca) firemn h282 E 45th
" Chas R (Bertha) ins h1141½ 5th av
" Chas S exp and drayage rear 3836 S Vmont av r312 W 119th
" Chas W chiropractor 437 W 5th R 601 r Glendale
" Chris E chauf r1143 E Adams
" Clara A tchr City Sch h1636 W 52d
" Clark M (Mildred) (Associated Sign Service) r2021 N Hobart blvd
" Claudia J phone opr r1433 Mt Pleasant
" Clyde firemn LAFD r3857 Bethel pl
" Clyde lab r1417 Crown Hill
" Clyde L (June) slsmn h449 S Johnston
" Curtess A barber r2350 Portland
" Cynthia E slsldy Victor Girard r Glendale
" Darrel h763 Ottawa
" David (Adda) plmbr h2714 Lanfranco
" David M r2046 Bank
" David W (Jennie) bldg contr h1800 W 25th
" Dixie I musician r992 S Kenmore av
" Donald slsmn Marshall Field & Co r Nu Hollywood
" Donald T (Mildred) bldg contr 1327 W 60th
" Dora beauty parlor 607 S Hill R 925 r3120 9th av
" Dorothy slsldy r3953 Flower dr
" Dorothy D sten r884 W 47th
" Earl (Hattie) auto ins h1748 Granville av
" Early h1938 Argyle av
" Edw radio opr r120½ W 9th
" Edw L restrwkr r815 W Pico
" Edw O blrmkr SP
" Eliz Mrs baker r1257 W 48th
" Eliz S tchr r4837 Maywood av
" Elli M (wid Alex) r1466 Holbrook
" Elmer E with WS&FCo r107 S Westlake av
" Elsie clk r3823 Edenhurst av
" Emily h1156 Fedora
" Ervin S orderly LA Genl Hosp r123 S Workman
" Esther C Mrs drsmkr r860½ N Virgil av
" Ethel smstrs r5330 Chesley av
" Ethel J Mrs sten r743 Beacon av
" Ethel M Mrs r1568 Ewing
" Eux driver Calif Towel Supply
" Eunice r1333 Wright
" F Lincoln (Elinor) sec Minerals & Metals Corp h416 N Sweetzer av
" Faxon M (Margt) photog h6265 De Longpre

DEAN
" Florence nurse h1632½ Pleasant av
" Florence Mrs r1553 Ewing
" Florence A (wid J P) h730 W 84th
" Forest restr 1238 W 7th r748 W Pico
" Foster S (Juana) slsmn h203½ N Av 50
" Frances r1295 Cedaredge av
" Frances slsldy h3953 Flower dr
" Frances sec W G Loomis h5272 Hwood blvd
" Frances H Mrs (Alaska Nugget Apts) h262 N Flower
" Francis r2863 Verdun av
" Francis clk Myer Siegel & Co
" Francis P S teller Bank of Italy r4268 Rosewood
" Frank r649 Ceres av
" Frank h763 Hyperion av
" Frank (Kath) h1230 E 53d
" Frank auto mech r3950 Zamora
" Frank (Jessie) clk h4268 Rosewood av
" Frank A jr clk r763 Hyperion
" Frank G (Estella) confr 5029 S Figra r522 W 51st
" Frank H (Martha) furn rms 262 N Flower
" Frank L (Daisy) stereo h1295 Cedaredge av
" Frank T (Dean & Sommer) h7959 Norton av
" Frank W (Alba) pres West Coast Forwarding Co h014 Burnside av
" Franklin jr clk r159 S Kingsley dr
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" Geo D (Mary) mfrs rep 724 S Flower h1347 W Florence av
" Geo R electn r512 Laveta ter
" Geo S (Jean) asst chf clk Co Tax Collr h4837 Maywood av
" Geo S solr r1318 Maryland av
" Geo W (Edna M) bldg contr 1610 W Adams
" Geo W (Grace) firemn LAFD h439 W 84th pl
" Gladys sten r734 E 54th
" Grace bookbndr r909 W 41st dr
" Grace A bkpr Jas Doumakes r715 E Jeff blvd
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" H Osborn slsmn Gordon Warren r801 N Orange Grove av
" H P slsmn Wimsett System Corp r1920 Argyle
" Harold E (Flora) and FS Inco h1232 Irolo
" Harry G (Eva C) mgr Bible Institute h1800 Oak
" Harriett mlnr h3953 Flower dr
" Harriette r660 W 36th
" Harriette (wid J K) mgr Ryan Arms Apts h3066 W 7th
" Harry (Eliz) cond h168½ E 67th
" Harry (Edith) purch agt Wm E Bush h1207 Lowell av
" Harry slsmn Jos Jaeger Co r1116 E 100th
" Harry I (Venia) slsmn h613 W 83d
" Harry J (Millie) pntr h1367 E 18th
" Hattie R M Mrs music tchr h824 N Kingsley
" Hazel actor h338 N Nmdie av
" Hazel waiter r358 E 102d
" Helen r688 W 35th
" Helen actor r933½ N La Jolla av
" Helen phone opr Carthay Circle Theatre r Culver City
" Helen slsldy r1120 E 74th
" Helen tchr h2709 W Pico
" Helen C social wkr r550 S Ardmore av
" Helen M buyer CDGCo h328½ S Bonnie Brae
" Hendrich h2727 Wabash av
" Henry h122 E 105th
" Henry wtchmkr 707 S Bway R 506 r2725 Wabash av
" Henry M (Ada P) chf clk Hotel Clark h414 W 70th
" Henry R chauf r246 W 84th
" Hobart porter r745 E 28th
" Homer h2843 Hyans
" Howard h1534 N St Andrews pl
" Howard (Charity) inv h1522 N Mariposa av
" Hugh C (Helen) slsmn h605 S Griffin av
" Ida waiter r2753½ Newell
" Ida L bkpr W A Muller Co r611 S Hobart blvd
" Irene h3910 Michigan av
" Irene clk r4015 Melrose av
" Isla clk r1052 1-5 S Ardmore av
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" J W (Susie J) clk r232 W 42d pl
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" Jas M woodwkr r4041 Floral dr
" Jas R (Pauline) phys 1501 S Figra and asst surgeon Receiving Hosp h4842 Elmwood
" Jas W slsmn W E Hurley r2308 W 11th
" Jean h1240 N Citrus av
" Jesse (Grace) cond h427 E 52d
" Jessie E social wkr Co Charities r4912 Marathon
" Jessie H slsldy r4268 Rosewood av
" John (Marie) (Hotel Ruth) h719 E 5th
" John chauf h1225½ N McCadden pl
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" John C (Mary) carp h3649 6th av
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" John R (Florence) cond h340 W 75th
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" Jos V int decorator r6723 Makee av

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" Josephine clk r1225½ N McCadden pl
" Julia r2021 N Hobart blvd
" Julia A dom r1667 Staunton av
" Lawrence clk r2803 Verdun av
" Lena (wid J M) h1336 Albany
" Lena M Mrs r612 N Gage
" Leslie C slsmn FGSD&MillCo h321 N Vendome
" Lillian Mrs h1241 N Berendo
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" Louis A (Hattie) (Vinton & Dean) h110 E 20th
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" Lucretia J spts 2910 W 8th
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" Luther H estimator F D Reed Plmbg Co r Glendale
" Lydia B (wid D F) h6078 Ruby pl
" Lynn E (Elsie) driver h6707 3d av
" M jan r1610½ E Jeff blvd
" M Frances R tchr City Sch r1511 Brooklyn av
" Margt (wid J M) h2645 Roseview av
" Margt A (wid J C) r1809 Oak
" Margt H (wid C A) r7266 Sunset blvd
" Margt J bkpr Posell-Cohn Garment Co r1028 Myra av
" Margt V B Mrs h5120½ Hwood blvd
" Marian S r1037 N Laurel av
" Marie office mgr Metropolitan Coml Service r660 Cochran av
" Marie music tchr r324 N Kingsley dr
" Marie Mrs waiter r806½ S New Hampshire av
" Marshal H (Barbara) h1543 W 11th
" Martha women's clo 6607½ Hwood blvd h1805 Wilcox av
" Martha B tchr UCLA h1810 N Berendo
" Marvin (Lillian) cook r820 San Julian
" Marvin (Ida M) prsmn h2763½ Newell
" Mary h600 W 41st dr
" Mary Mrs h1929 Whitley av
" Mary L (wid Geo) r1010 E 46th
" Mary M Mrs furn rms 608 E 5th
" Maud Mrs slsldy r1006 W 10th
" Maude M L tchr City Sch r833 N Av 63
" Mayme M cafeteria wkr r610½ S Olive
" Melba A depy Co Recorder r5429½ Aldama
" Melvin L (Stella) int decorator h3047 Harrington av
" Merrin M (Alice) oilwkr h426 W 84th
" Mildred M r1350½ E 23d
" Miles D (Louisa) chauf h1607 Staunton av
" Milton J v-pres State Cons Oil Co and sec-treas Miley Oil Co h745 S Coronado
" Milton L (Helen) millmn h1120 E 74th
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" Nelson R slsmn Chase Brass & Copper Co r Beverly Hills
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" Pearl Mrs lampshade mkr r645 Isabel
" Philip (Margt) archt h368 N Bronson av
" Priscilla actor h1861 Whitley av
" R r538 Wall
" R P cond UP System rBandini
" R W (Caroline) chauf h515 E 15th
" Rae Mrs collr h1213 N Ardmore av
" Ralph (Eliz) h121 S Benton way
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" Richd A (Mamie) clk h1129 S Catalina
" Robt E (Alice) int decorator r6723 Makee av
" Robt H (Eva) ydmn SPC h6723 Makee av
" Robt S tinkpr W M Ledbetter & Co r Montebello
" Robt W Mrs h221 N Irving blvd
" Roscoe r560 Towne av
" Roslyn Mrs mgr Strathallan Apts h835 W 9th
" Ross (Ruth) porter h1405 E 39th
" Ross P (El Dora) cond h2119 Ransom
" Roy M chauf Fidelity Fireproof Storage Co
" Royal M (Ida) plstr h2707 W Pico
" Rudolph T (Anna) auto mech h1830 E 58th pl
" Ruth M clk City Attorney r962 Westgate av
" Ruth M A statistician Union Oil Co r1662 Ingraham
" S cook r549 Sears av
" Saml r804 E 48th
" Saml Mrs h241½ E 60th
" Saml H (Eliz) r1553 Ewing
" Saml M restr wkr r228 E 2d
" Sinclair (Violette) h1522 N Mariposa av
" Sue M (wid A C) h2021 N Hobart blvd
" T W instr Howard Motor Co of Hwood r1211 Poinsettia pl
" Tammar E Mrs r1553 Ewing
" Thirence (Sarah) lab h4620 Hooper av
" Thos E (Dorothy) chauf h10941 S Grand av
" Uberto G (Bessie) slsmn h1642 W 79th
" Urban J slsmn May Co r1329 W 53d
" Veronica B artist h1746 Longwood av
" Virginia clk r4103 Brighton av
" Walter lndywkr r423 E 7th
" Walter E brkmn SP
" Walter E eng Mtge Guar Co r633 S Berendo
" Washington auto mech r820 San Julian
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" Wilbur H bldg contr 1031 S Bway R 339 r10051 Sharp Van Nuys
" Wilbur H (Rae) registrar LA Conservatory of Music & Arts h119 N Park View
" Wm (Anna) driver h2003 Partridge av
" Wm (Margt) lab h1140½ E 81st
" Wm A (Emma) h1821 W 22d
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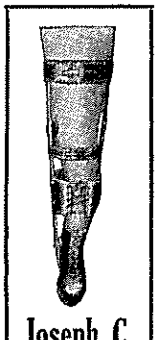
" Wm E h3316 San Marino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Fry G E 318 W 9th R408
Globe Adjustment Service 411 S Main R405
GOLDMAN A S & ASSOCIATES INC. 501 Great Republic Life Bldg 756 S Spring. Tel Trinity 9985 (See left bottom lines and page 2446)
Gower W C 610 S Bway R1005
GRINDLE & COMPANY LTD. 631 Subway Terminal Bldg. 417 S Hill. Tels Mutual 8752 and Michigan 6495
H D K Co 406 S Main R608
Harris M H 267 S Spring R227
HARRIS NICK FINANCE EXCHANGE. 271 Chamber of Commerce Bldg. 1151 S Broadway. Tel Prospect 8333
Harrison J W 458 S Spring R426
Heffernan M J 5225 Wilshire blvd R615
Heller W E & Co 756 S Bway R315
HOLLYWOOD COLLECTION SERVICE. 306 Pacific States Life Bldg. 6305 Yucca. Tel Gladstone 6979
Hollywood Professional Trustees 6305 Yucca R 306
Hunefelt Wesley 206 S Spring R352
Hydle O L 426 S Spring R303
INTERNATIONAL PROTECTIVE ASSOCIATION (Louis Baar) 504-506 Paramount Bldg. 323 W 6th. Tel Mutual 0431
Jaffe S L 208 S Spring R530
JOHNSON WILBUR INC. 750 Subway Terminal Bldg. 417 S Hill. Tel Michigan 1178
LANSDALE A. 410 American Bank Bldg. 129 W 2d. Tel Mutual 1412
Law A & O Co 206 S Spring R511
Libby F A 458 S Spring R1111
LONG FRED W INC. 605, 606 Garland Bldg. 740 S Broadway. Tel Vandike 5066
LOS ANGELES CREDIT MEN'S ASSOCIATION COLLECTION DIVISION. 804-805 Board of Trade Bldg 111 W 7th. Tel Vandike 8148
Los Angeles Investigating Bureau 524 S Spring R501
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 742 S Hill R518
Lynch E A 412 W 6th R210
MacCormack W H 1070 Vine
Manufacturing Confectioners Bureau 417 S Hill R660
McDonald Adjustment Service 108 W 6th R033
McDougall Jas 427 W 5th R503
McGEE T D. 239 H W Hellman Bldg. 354 S Spring. Tel Michigan 4418
Medical Credit Bureau 2221 S Hoover R207
Medical Men's Service Bureau 2033 W 7th
Menefee A S 458 S Spring R426
Merchants General Crafts Ltd 742 S Hill R1217
Merchants Service Bureau 2221 W 15th
Merkel E W 705 S Alvarado
Metropolitan Credit Bureau 1855 Industrial
Metzler C 727 W 7th R600
Miller H S 208 W 8th R700
NATIONAL PROTECTIVE AGENCY THE. 504 Jewelers Bldg 747 S Hill. Tel Trinity 1506
National Retail Board of Trade Inc 1151 S Bway R414
Pacific Southwest Creditors Assn 1151 S Bway R658
PALMER COLLECTION CO. Successors to Austin Collection Co 302 Central Bldg. 30 N Raymond Av. **PASADENA.** Tels Terrace 7136-7137
Paramount Collection Co 536 S Hill R456
Parker Business Service 442818 S Bway
Personal Service Bureau 1070 Vine
Phillips D S 124 W 4th R071
Pioneer Adjusting Co 453 S Spring R608
Pioneer Service Co Inc 321 W 3d R510
Produce Credit Co 1231 E 9th
Professional Audit Co 2008 W 7th R7
Professional Finance & Adjustment Service 307 W 8th R610
Professional Service Bureau 405 S Hill R710
PRUDENTIAL NATIONAL ADJUSTMENT CO. 919 Story Bldg. 610 S Broadway. Tel Trinity 5488, 6 Trunk Lines
Public Claims Co 322 W 6th R506
RAY FREDERICK. 132 W 1st. Tel Mutual 3488
Redpath K V 1489 W Washn blvd R201
RELIABLE COLLECTION AGENCY INC. 710 Lincoln Bldg. 742 S Hill. Tel Trinity 0606
Retail Merchants Credit Assn of L A 706 S Hill 10th fl
Rone H 448 S Hill R418
Runyan Guy 6362 Hwood blvd R406
SCHWARZ ADOLPH M INC. 440 Van Nuys Bldg. 210 W 7th. Tel Michigan 3654
Southwestern Creditors Assn 541 S Spring R415
Seier C S & Associates 403 W 8th R420
Stamps WNCo 112 W 9th R426
Standard Service Agency 740 S Spring R705
Surety Collection Bureau 210 W 7th R906
Surety Finance & Adjustment Co 1031 S Bway R832
Taylor W E 403 W 8th R300
Traders Clearing House Ltd 1220 Maple av
United Finance Co 448 S Hill R1305
United Reporting Co 1031 S Bway R338
UNITED STATES CREDIT BUREAU. 504 Jewelers Bldg. 747 S Hill. Tel Trinity 1506
UNIVERSAL ADJUSTMENT & FINANCE BUREAU. 728-729 Bryson Bldg 145 S Spring Tel Mutual 4003 (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 R625
WESTERN BOARD OF ADJUSTERS. 725 C C Chapman Bldg. 756 S Broadway. Tel Mutual 1359
Western Credit Protection Assn 311 S Spring R526
Wholesale Credit Adjustment Bureau 417 S Hill R623
Willett & Frieske 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, 5353 W 3d. Tel Oregon 1138 (See page 2509)

*Colleges and Schools

CHOUINARD SCHOOL OF ART INC. 741 S Grand View. Tel Dunkirk 8162 (See page 2509)
CUMNOCK SCHOOLS. 5353 W 3d. Tel Oregon 1138 (See page 2509)
HOLLYWOOD SCHOOL FOR GIRLS, 1749 N La Brea Av. Tel Granite 4801 (See page 2510)
ONEONTA MILITARY ACADEMY (Accredited) 1970 Fremont Av. **SOUTH PASADENA.** Tel Syramore 2630 (See page 2510)
PAGE MILITARY ACADEMY, 1201 S Cochran Av. bet Wilshire Blvd and W Pico. Tel Whitney 1128 (See page 2510)
RADIO INSTITUTE OF CALIFORNIA, 1117 Venice Blvd. Tel Drexel 6753 (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 Westn av
Color Control Co 7027 Romaine

*Color Plate Engravers

ARTS ENGRAVING CO INC. 308 E 9th R300. Tel Tucker 4781 (See right top lines and page 2452)

*Columbariums

HOLLYWOOD CREMATORY & COLUMBARIUM Located in Hollywood Cemetery, 6000 Santa Monica Blvd. Tels Hollywood 8455 and Hemnstead 3836 (See back cover, right top lines and page 2439)
INGLEWOOD PARK CEMETERY ASSOCIATION. Offices 428 to 431 Van Nuys Bldg. 210 W 7th. Tel Michigan 3664. Cemetery Inglewood Park Redondo Beach Blvd Hawthorn Car. Tel Pleasant 3144 (See right bottom lines and page 2440)

*Commercial Banks

UNION BANK & TRUST CO OF LOS ANGELES Union Bank Bldg. 8th and Hill. Tel Trinity 5411 (See page 2414)

*Commercial Collections

AMERICAN ADJUSTMENT & INSURANCE AGENCY, 226 Rives-Strong Bldg. 112 W 9th. Tel Tucker 4645 (See right top lines and page 2445)
BITTLESTON COLLECTION AGENCY LTD. 1211 Citizens National Bank Bldg. 453 S Spring. Tel Trinity 6861 (See ribbon marker and page 2445)
CALIFORNIA CLAIM SERVICE LTD. D W Cohn Genl Mgr. F B Chaffey Res Mgr. 928 C C Chapman Bldg. 756 S Broadway. Tel Tucker 7413 (See page 2446)
GOLDMAN A S & ASSOCIATES INC. 501 Great Republic Life Bldg 756 S Spring. Tel Trinity 9985 (See left bottom lines and page 2446)
RELIABLE COLLECTION AGENCY INC. 710 Lincoln Bldg. 742 S Hill. Tel Trinity 0606
UNIVERSAL ADJUSTMENT & FINANCE BUREAU 728-729 Bryson Bldg 145 S Spring. Tel Mutual 4003 (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 3750 (See right top lines and page 2452)

*Commercial Warehouses

PACIFIC COAST TERMINAL WAREHOUSE CO. 820 McGarry (at 9th and Alameda). Tel Trinity 9701

Communicating Systems

Los Angeles Telephone Supply 234 E 7th
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*Compensation Insurance Medical Service

AMERICAN HOSPITAL ASSOCIATION LTD. Suite 602-607 Western Pacific Bldg. 1031 S Broadway. Hospital-Medical Protection Certificate. Tel Prospect 5284. Always Open (See left bottom lines and page 2461)

*Composition Floors

DIATO FLOORING CO. 1135 N Mansfield Av. Tel Hollywood 4111

*Composition Roofing

EL REY PRODUCTS CO. 1633 N San Pablo. Tel Capitol 11-101 (See bottom edge and page 2507)
GANAHL C LUMBER CO. 5900 Avalon Blvd. Tel Axridge 0055; Branches 830 E 1st, and 1912 S Olive (See right bottom lines and page 2478)
LOS ANGELES PAPER MFG CO. 1633 N San Pablo. Tel Capitol 11-101 (See bottom edge and page 2507)
PARAFFINE COMPANIES THE INC. 4500 Santa Fe Av. Tel Jefferson 4141

*Composition and Flexco Ornaments and Gilding

WEAVER J P & CO. 1444 S San Pedro. Tel Prospect 1832

*Compressor Service

AIR & GAS COMPRESSOR SERVICE. 833 E 15th. Tel Prospect 3720

*Concrete—Mixed

ASSOCIATED ROCK CO. 1000 N La Brea Av. Tels Gladstone 2108 and 2109

Concrete Block Manufacturers

Hackle H E 1890 W Slauson av
Van Landingham W C 6210 S Westn av

*Condensers

SOUTHWESTERN ENGINEERING CORPORATION. 4800 Santa Fe Av. **VERNON.** Tel Jefferson 7131

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

Golden West Products Co 2465 Hunter
Heinz H J Corp 712 Santa Fe av
Old Chef Products Co 2812 Portland
Robertson J D 1807 E 7th
Treale's 937 Birch
Weinrich Pickle Co 1361 Willow

Confectioners—Manufacturing

Armendariz Raymond 2546 San Fernando rd
Barsam Bros 3741 S Westn av
Beckford J G 507 W 62d
Bishop & Co 1306 E 7th
Browne Jerome 10510 S Main
Chapnik Dorothy 9611 W Pico blvd
Christopher Candy Co 3080 Avalon blvd
Clover Leaf Products Co 1848 E Vernon av
Colley & McDermott 940 W 12th
Coleman O T 207 S Hill R218
Connor H J 1750½ W 8th Bar av
Curtiss Candy Co 180 S Central av
Davis Candy Co 137 N Utah
Deems Chris 5120 W Santa Monica
Donnakes Jas 711 E Jeff blvd
Dowell H A 804 W 11th
Edwards Nicholas 4420 S Central av
Fig Nut Confection Co 2871 W 9th
Fraser Mary Candies 107 S Westn av
Fried Reni 2218 E 1st
Funk & Jenny 308 W 67th
Gilson E A 3804 W Pico
Gleksman H 2615 E 1st
Goldberg Saul 1399 Firestone blvd
Hanger Paul 2016 Glendale blvd
Hassey C E 1502 E Jeff blvd
Haybarger H G 1303 S Oxford av
Heuitt W A 835 San Julian
Hoffman F A Candy Co 6000 Avalon blvd
Huny Nut Candy Co 2359 W 9th
Kentling A H 5116 E 7th
Lake W G 1410 W 24th and 403 W Washn blvd
Lampman J A 1445 W Pico av
Littlefoth H F 549 S Bway
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Mellonough L S 2522 E 41st
Miller & Schultz 543 Gladys av
Moon W A 2526 Colorado blvd
Pyle Elmer 4436½ Huntington dr S
Riley's Candy Shop 6611 S San Pedro
Rose Candy 106 W 2d
Ruben Mac A 5109 W 1st
Sally's Home Made Candy Co 1577 W Jeff blvd
Searcy J L 9817 Avalon blvd
See's Candy Shop Inc 510 W Washn
Sheetz Albt Mission Candy Co Ltd 5755 Santa Monica blvd
Sunkist Candy Co 425 E 58th
Tallman Felipe 4609 Bklyn av
US Mint & Gum Co 671 S Anderson
Washington Martha Candies 5210 Wilshire blvd
Wassell Jos 4869 W Washn blvd
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" John clk r4918 Angelus Vista blvd
Doumakes' Marshmallow Co (Jas and Alex Doumakes) 711 E Jeff blvd
Doumani Peter K (Lillian) h726 S Lorraine blvd
Douner David W (Ato) chauf r1344 Downey pl
Dounias Wm (Pearl) cook h3544 Beswick
Doum Fanny (wid Jos) h4888½ Lexington av
Dounton Leslie M phys r432 S Boyle av
Doupe Jas S W (Ella) acct Southwestn Portland Cement Co h311 S New Hampshire av
Douplner Junie M waiter r1801 N Commonwealth
" Margt (wid G W) restr 4711 Hwood blvd h1801 N Commonwealth av
Doura Anna C fur fnshr r928 S Hope
Dourassov Serge (Bessie A) radio techn r232 W 40th pl
" Martin A (Rose) millwkr h1432 W 70th
Dourti Alonzo (Maria) h1734½ W 48th
" Kath clk r1734½ W 48th
Douse Fred A (Winnifred) slsmn h1836 N Av 53
Dousett Franc L h2226 N New Hampshire av
Doussant Paul chef Kath Parmelee
Doutaz Eliz r443 Hartford av
Douth Chas F h2108 Montana
" Eliz r2108 Montana
Douthit Edna O asst supvr City Bd of Educ r5153 Meridian
" Frances L tchr r5153 Meridian
" Jasper J (Goldie R) (Scott and Douthit) h1422 Hi Point
" John W (Kath E) slsmn h5159 Meridian
" Martin F (Grace) clk h134 E 106th
" Mary F (wid John) h5153 Meridian
" Saml clk r149 E 64th
" Wm M (Evelyn) clk h149 E 64th
Douthitt Ellen F (wid J P) h1637 3d av
" Esther M r1637 3d av
" Grace B bkpr Coml Discount Co h836 S Mariposa av
" Jas V lab City Eng r Venice
" John M jr surv City Eng r1637 3d av
" Zannibel tchr City Sch r1637 3d av
" Wm wlsmn r1235 E 39th
Douthwaite Archie S (Mayme C) lather h7518 S Hobart blvd
" Gus (Mary) theatre mgr h105 S St Andrews pl
" Mary T (wid Wm) r419 N Sweetzer av
" Richd R lather r7518 S Hobart blvd
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" S S jan City Bd of Educ r Huntington Park
Douty Lucille C Mrs r2050 W 73d
Douvas Gust (Margt) clk h3324 E 22d
Douville Harry B (Mary B) clk h1101 S Union
Dovalina Michel (Eleanor) butcher h627½ N Records
Dove Alf A (Helen) stereo h3715 W 25th
" Arth J auto repr 687 S Bonnie Brae r128 S Lake
" Carrie G (wid W T) slswn h8006 Norton av
" Dorothy I lndywkr r4427 E 6th
" Edw R (Zella) formn LARecord h170 Douglas
" Grace M Mrs r1235 W 41st pl
" Harry h4219 W 63d
" Marjorie Mrs r128 S Lake
" Maymie (wid Wiley) h1652½ E 49th
" Mozelle slswn r1214 S Hoover
" Robt C (Rosa) sack sewer h1652 E 49th
" Velo E clk r148 S Figra
" Warren (Kathrina) r912½ W 9th
" Wm H (Clara B) jan City Bd of Educ h559 N Boylston
Dovel Lisette D (wid Virgil) h1015 N Hobart blvd
Dover Albt L (Mabel) clk h414 S Evergreen av
" Cecil (Cecile) chauf h788d E 38th
" Isadora R sten Co Probation Dept r1031 S Manhattan pl
" John G (Mabel) sta eng h1436 59th pl
" Oil Co Ltd E G Howard pres R E Barry sec-mgr 555 S Flower R917
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Doverspike Agnes jan City Bd of Educ r543 LaVerne av
" Darrell (Willie) linemn h543 LaVerne av
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Dovica Anthony tailor h1559 N Bronson av
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Dow Abner H (Flora) acct Elec Products Corp h2807 Holt av
" Ada J (wid Fred) h1954 N Berendo
" Alec (Eliz) carp h6095 Meridian
" Alf W (Nellie A) brkmn h1719 51st pl
" Alleen Mrs authorizer Bway Dept Store r3031 Castle
" Allistair typist r313 S Rampart blvd
" Andw h313 S Rampart blvd
" Andw M (Sara) h1351 N Spaulding av
" Bevington B (Melissa) chauf r127 S Wilton dr
" Brenda O cash Montgomery Bros r Glendale
" Carrie V (wid D A) h758 Seward
" Chas r729 W 8th
" Chas interpreter U S Immigration Serv h821 S Bixel
" Chas A mfrs agt 430 S Bway R607 r5742 Waring av
" Chas E r223½ E Av 30
" Chas W lawyer 3780 Wilshire blvd R502
" Christina Mrs r535 Oleander dr
" Clayton C (Sallie V) electn h220½ N Alta
" Courtney L bkpr LAG&ECorp r405 Loma dr
" Dorothy D r352 N Av 59
" Edna J h3771 S Main
" Edwin H r1940 W 82d
" Eliz maid r100 S Fuller av
" Ethel L v-prin Belvedere Jr High Sch r Glendale

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" Grace M stdt nurse Genl Hosp r7009 Fountain
" Harley E (Della) clk h1548 W 52d
" Harold R (Aileen) clk Pac Indemnity Co h3031 Castle
" Helen E tchr City Sch r2730 Waverly dr
" J Neil h249 E Av 33
" Jas G (Frances) factywkr h6438 Lexington av
" Jas R (Daisy) chauf h7963 Sta Monica blvd
" Jean entertainer r928 8th pl
" Jennie T Mrs nurse r4235 3d av
" John A (Edna) garage 1501 W Jeff blvd h2653 S La Brea av
" Jones & Co C P Miller mgr publishers 108 W 6th R638
" Jos (Kath) porter h1260 E 53d
" Julia r313 S Rampart blvd

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" Kate (wid C C) h1044 W 42d
" Kathleen r1351 N Spaulding av
" Leslie E (Vivian) firemn h223½ E Av 30
" Louis C (Patricia) garage 1676 N Westn av r1954 N Berendo
" Louis F Co W K Hopkins mgr adr 333 W 2d R328
" Louisa A r573 S Boyle av
" Margt h730 Beacon av
" Margt r947 Georgia
" Martha A Mrs h1110 N Ogden dr
" Mary Mrs h1051 Browning blvd
" Mary E opr WUTCo r Glendale
" Mary E Mrs r2113 N Highland av
" Mary G (wid Elmer) r252 N Rosemont
" Mattie A (wid Jos) h2604 Idell
" Melissa R bkpr Univ Cal Extension Div r127 S Wilton dr
" Merle A (Belle) mgr Euston Apts h1821 S Main
" Mildred M clk r1044 W 42d
" Minnie Mrs house mother Occidental College h4549 Alumni av
" Myrtle S h405 Lema dr
" Neal E lawyer 417 S Hill R504 r Culver City
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" Robt W ins agt h6604½ Victoria av
" Robt W mfrs agt 1206 Maple av R906
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" Wilber electn h1026½ Valencia
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Dowdell Chanie Z (Blanche) vulc h157 N Bonnie Beach pl
" Chas B tires 2700 S Figra h1192 Browning blvd
" Curtis R (Ada) vulc 1216 S Figra r1403 S Norton av
" Dickie slswn r1403 S Norton av
" Dorothy r5712 La Mirada av
" Ethel Mrs r387 N Av 57
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" Ona (wid J D) h1306 St Joseph's pl
" Paul r1306 St Joseph's pl
Dowden Chas L asst mgr Met Life Ins Co r Alhambra
" E Meredith slsmn r1211 E 75th
" Frank M pipeftr h3212 S Main
" Harrison (Ruth A) elocution tchr 3275 Wilshire blvd h6557 Saturn
" Hubert L slsmn r1211 E 75th
" Josie L h1236 N Alexandria av
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" Neatheola J r1005 E 57th
" Octavia (wid Thos) r423 N Av 66
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" Earl H page Jonathan Club h1243 W 3d
" Gerald L (Winifred) clk h634 E 85th
" Norma F h1509 N Hoover
Dowdle Edw h4525 St Charles pl
" Grace clk CNT&SBank r1209 S Lake
Dowdor Frank J (Pearl) electn h759 W 101st
" Pearl E solr LAExaminer r759 W 101st
Dowds Alice M furn rms h1417 W 3d
" Roy W (Lillian) with Co Flood Control h5150 Maplewood av
Dowdy Hayden F (Dorothy) inspr State Dept of Professional and Vocational Standards h 925½ Leighton av
" Jack H h128½ N Thomas
" Verna A h654 N Crescent Hts blvd
Dowe Amelia L (wid H G) h1606 Redwood
" Houston jr lab City Eng r926 E 29th
" Houston G r1606 Redwood
" Shabeh (Mabel) shoemkr 338½ S Main r761 Kohler
" Virginia sten h228 S Kenmore av
Dowell Annie E h1007 N Harvard blvd
" Bert L (Gladys B) pres Superior Underwriters r2245 Cambridge av
" Bertha A Mrs h153 W 111th pl
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" Chas F (Eva) h410 W 71st
" Claudius F tndr repmn SPCo r1083 N Av 51
" Clinton W (Emma) electn h123 W 102d
" Dolores slswn May Co r Inglewood
" Dorothy J clk r1866 W 41st pl
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" Gerald M chainmn City Eng r No Hollywood
" Gus L (Cath) carp h1083 N Av 51
" Harry F (Elsie) brkmn r3615 Bellevue

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" Herbt A (Nettie) candymkr h1574 Council
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" LaVerne (Dorothy) gas sta opr r1866 41st pl
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" Lee C (Gladys) cbtmkr h1238 N Formosa av

DOWELL LESLIE (Jessie), Reporter L A Examiner, h910 W 34th

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" Mary J (wid Pierre) h3748 Ruthelen
" Raleigh E clk h932 Irolo
" Vivian asst Edw Sterling r Santa Monica
" W M lab Commercial Refrigerator Mfg Co r Huntington Park
" Walter M musician r612 E 28th
" Warren (Katie) r7631 Male av
" Wm A (Loretta) linemn h4444 Van Horne av
Dower Jas M (Margt) jan h811 E 77th
" Jas jr r811 E 77th
" John M r911 E 77th
" Sarah K asst supvr Hosp of the Good Samaritan
Dowers Glenn O (Lucy E) auto mech h8964 W Adams blvd
Dowey Edith M Mrs waiter Bullock's-Wilshire r Altadena
" Forrest E (Louisa H) phys 1008 W 6th R222 h1824 W 51st pl
" J Sinclair (N Grace) tchr City Sch h1214 Clark
" Louise H Mrs (Elsie-Louise Wig Shop) r1824 W 51st pl
Dowlan Wm C (Leonora) h324 San Vicente blvd
Dowland Geo E (Tillie M) supt T S Abbott h245 W 65th
" Thos clk r614 N Gardner
" Thos E (Beatrice L) adv mgr Dearden's Furn Co h5654 Lemon Grove av
Dowle Dorothy nurse Salvation Army Woman's Home r2670 N Griffin av
" Fred A (Minnie) h411 Bridewell
Dowler Beatrice W r211 Muirfield rd
" Earl E (Evelyn) auto mech h842 E 84th pl
" Edw F (Ethel) slsmn h645 E 119th
" Frank E (Bessie) glazier h662 E 118th pl
" G W r226 N Grand av
" Robt D clk r1932 W 54th
" Stanley R (Ada M) pntr h108 W 70th
" Wm D slsmn h1932 W 54th
Dowling Albt C sergt police LAPD r Van Nuys
" Alma Mrs h338 S Alvarado
" Carlos gas sta atdt r356 W 51st
" Danl P (Kathryn) slsmn h164 W Av 26
" Dorothy slswn r5132 Baltimore
" Edw steelwkr r356 W 51st
" Edw F mach r221½ S Av 20
" Ella J clswn r1308 W Pico
" Estella C (wid J N) h351 S Oxford av
" Evaline P tchr City Sch h244 S Alexandria av
" Evelyn C C S pract 6066 Carlos av
" Frank C chauf Jack Moore
" Frank M h734 Kohler
" Frank R clk h1103¾ 37th dr
" Geo h1425½ N Sierra Bonita av
" Henry (Pauline C) carp r245 S Fremont av
" Jas A (Mary) pntr h240 W 50th
" Jas T (May) br mgr Leed's Shoe Stores h1415 Alvarado ter
" John h536 Calif
" John r356 W 51st
" John sten r1937 Circle av
" John C (Mary J) cbtmkr h1318½ N Kenmore
" Josefa B r351 S Oxford av
" Jos J (Irene) trucker h5215 S San Pedro
" Kenneth slsmn Helms Bakeries r Inglewood
" Leo W (Grace) h126 N Vendome
" Loren E waiter r642 E 47th
" Loretta M sten r627 N Larchmont blvd
" Lucille A sten r627 N Larchmont blvd
" Luella M Mrs r424 W 120th
" Marie (wid O P) h356 W 51st
" Martin L (Margt J) civ eng h627 N Larchmont blvd
" May L clk h126 W Vernon av
" Minnie maid 5 Berkeley sq
" Mitchell h942 7th pl
" Myra D (wid J H) h1203 Flores
" Patk cook h124 S Flower
" Pauline O Mrs mgr Tartaglia Apts h245 S Fremont av
" Rachael A r2660 W 9th
" Robt slsmn Helms Bakeries r West Los Angeles
" Roy H (Lydia) h219 E 23d
" Sam molder Genl Metals Corp r Maywood
" Wm (Louise) h1733 E 61st
" Wm J (Beverly) whsmn h1758 W 49th
" Wm P (Edith) gro 3252 Glendale blvd h3255 Larga av
Dowling Mable C Mrs sten L B Minter r Huntington Park
Dowman Richd h454 S Figra
Down Arvid orderly Genl Hosp r5872 Crocker
" Bernard E (Florence) gas sta 1720 W 48th h715 W 101st
" Noel C (Ruth) radios 3926 S Vmont av h2415 W Jeff blvd
Downard Alma Mrs r1563 E 49th
" Claude E priv sec Chanslor-Canfield Midway Oil Co r West Los Angeles
" Herbt (Willie D) lab r1466 E 43d
" Jas mech Fritz Bearing Service h2809½ Oregon
" Nancy (wid Ed) h1466 E 43d
" Ralph E police h1459 W 68th
Downen David E lab r3721 Glen Feliz blvd
" Jas (Ruth A) mgr McCadden Court h1304 N McCadden pl
" Jas E (Maxine) slsmn Prudential Ins Co h1304 N McCadden pl
" Janet R h731 N St Andrews pl
" Perry W (Isabelle) auto repr 4720 Sunset blvd h3721 Glen Feliz blvd
Downer Cath Mrs h4776 Franklin av
" Chas N h1719½ Morton av
" Clara Mrs h847 S Alvarado
" David W chauf r1344½ Downey rd
" Frances (wid A P) h1344½ Downey rd
" Frank (Dolores) uphol h439 E 31st
" Fredk A (Lena) slsmn Cal Whol Elec Co h8142 W 4th
" Fredk A jr emp SOCo r8142 W 4th
" Harold N (Margt) r1057 S Norton av
" Hugh L chauf Natl Furn Co r Van Nuys
" Jas R h8361½ Blackburn av
" John H (Lillian M) confy 1318 E 38th h462 E 37th
" John R h2152 W 85th
" Jos D (Viola H) slsmn W S Chambers h1340 Liberty
" Jos H clk h3045½ E 4th
" Pierce A r4776 Franklin av
" Raymond H (Verna) h1028 N Hayworth av
" Wayne (Billie) garagemn h5900 Carlton way

DOWNES, See also Downs

" Alf H (Gertrude) slsmn h1332 Bond
" Barbara r535 S Oxford av
" Carl S tchr UCLA r Santa Monica
" Chas N r4606 S Vmont av
" Christina F clk Dept Water & Power r Maywood
" Edith mlnr Societee Hats Inc r La Crescenta
" Edw (Virginia) h1271 Sunset blvd
" Elvina B (wid J J) sten r1323 N June

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Company of California
A Complete Loan Service at Charges Among the Lowest in Southern California. New Cars Financed (5% Flat) Automobile Loans (at 6% Discount) Furniture Loans at $10.00 per hundred. Collateral Loans — (on approved Stocks & Bonds 5% to 6% discount). Personal Loans (Co-maker and no co-maker security at our usual low rates).
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25¢
TELEGRAMS
To convey best wishes when friends are...
ENGAGED
MARRIED
PROMOTED
GRADUATED
ELECTED to OFFICE
WINNERS of CONTESTS
OPENING NEW STORE
and when they celebrate
ANNIVERSARIES
BIRTHDAYS
BIRTH of a CHILD
and when they make
A HIT ON THE STAGE
or a GOOD SPEECH
Ask for samples of the colorful blanks
LOCAL RATE 20¢

DOUGLAS
" P O r137 E 3d
" Patricia with Wilshire Amusement Co
" Paul estimator T F Merrill
" Paul T clk Inter-Ocean Steamship Corp r So Pasa
" Peter electn h2701 S Orange dr
" Philip H (Gladys) fctywkr h1051 S Boyle av
" Phillip M clk r415 S Union dr
" R Vincent (Dorothy) clk h1488 Shenandoah ⊕
" Ray (Stella) h1336 Shatto
" Raymond h1668 E 50th
" Reua clk r1126 W 52d
" Richd E (Grace E) drugs 4298 Union Pacific av h1338 Downey rd
" Riley (Clara) mech h1715 N Av 54 ⊕
" Robt r186 E Jeff blvd
" Robt r434 S Flower
" Robt atdt Ontra Cafeteria
" Robt emp Bradley Optical Co r251 S Olive
" Robt A carp r275 S Union av
" Robt A slsmn r1026 Wilshire blvd
" Robt C h704 W 54th
" Robt O pharm SR&Co r1338 Downey rd
" Robt F h1481 Shenandoah
" Robt M car repr SPCo
" Robt R r3618 Aurcola blvd
" Roy (Virginia) dept hd Paramount Pictures h723 Westbourne dr
" Royce furnwkr r6411 Avalon blvd
" Ruth r694 E 40th
" Ruth dep clk Municipal Court r5906 8th av
" Ruth L clk US Int Rev r Temple City
" S B r905 S Grand av
" Sadie Mrs r1057 S Westn av
" Saml h1057 S New Hampshire av
" Saml (Lotus) h877 E 57th ⊕
" Saml H firemn WOCo r Downey
" Sarah Mrs h694 E 46th
" Shannon (Alice) bkpr h1277½ 39th pl
" Sharon h1801 N Kingsley dr
" Stacy B clk SFRy r3539 E 6th
" Temple Universal Brotherhood of Spiritualists 1434 E 21st
" Thelma smstrs h600 S Burlington av
" Thos (Dorothy) r547 N Beachwood dr
" Thos B (Jessie P) h3195 W Olympic blvd
" Thos S clk Z G Sarsland
" Thornton G (Price Waterhouse & Co) r Glendale
" Tom int dec 6689 Sunset blvd h8426 DeLongpre av
" Truly S Mrs r5650 Carlton way
" Ulys (Marie H) aircrftwkr r1445 N Ogden
" Verne r1053 W 53d
" Vivian Mrs see Cal Community Foundation
" W Harold r703 S Berendo
" W Harold (Kath) slsmn PPGCo r1519 Bentley av
" Wallace L kitchenwkr Genl Hosp r1100 N Mission rd
" Walter r201 S Grand av
" Walter mech r231 S Bunker Hill av
" Walter porter r4410 Mettler av
" Walter D lab SPCo
" Walter D v-pres Mission Bell Radio Mfg Co r Pasa
" Wayne P (Ethel L) mech h3211 Minnesota
" Wm aircrftwkr r1165 N Genesee
" Wm studiowkr r6028½ Barton av
" Wm A (Clara) slsmn h540 W 40th
" Wm E (Georgie) storermkpr SCGCo r823 W 64th
" Wm G (Thelma) h117 S Alexandria av
" Wm G h5453 9th av
" Wm G (Casey The Mailer) r Cul City
" Wm H (Mae) constrwkr h2830 Marsh ⊕
" Wm J (Charlotte) clk h2210 Harcourt av
" Wm J (Virginia) firemn SPCo h806 E 95th ⊕
" Wm J (Mary) mech h2962 Glenview av ⊕
" Wm S (Ethel) labty techn h6410½ La Mirada av
" Wilton slsmn h626 N Windsor blvd
" Winadele (wid Chas) r1044½ N Sweetzer
" Winnie E r1178 E Vernon av
DOUGLASS, See also Douglas
" Addie M (wid Lester) r2521 E 3d
" Aileen emp NCRCo r1579 W 49th
" Allen F (Ruth) slsmn Heywood-Wakefield Co h827 Green av
" Alma D sec Penfield Co of Cal r1332 Shatto
" Alta R clk r1705½ W 60th
" Alyce L clk LAOWF r1579 W 49th
" Amanda M (wid W B) r648 Cypress av
" Andw J (Thelma G) plstr h538½ W 78th
" Arch asst sec-treas Pac Clay Products r306 W Av 26
" Ardilla Mrs h225 S Av 59
" Arlington W (Ruth) porter h736 E 33d ⊕
" Arth H auto parts 1713 Firestone blvd
" Arth H mach r1123 Court
" Beatrice B clk Pub Sch r747 Heliotrope dr
" Bernice clk SCTCo r La Crescenta
" C Richd (Sarah) h2529 Eastlake av
" Calvin L custodian Pub Sch r1545 E 41st pl
" Chas h4225 S Vmont av
" Chas A restr 720 E 2d
" Chas L (Harriett D) cptlyr h2915 Rimpau
" Chas R (Dorothy) eng CBS h3103 Griffith Park blvd
" Clara E Mrs h1777 N Vmont av
" Claude shoe shiner 1107 S Bway r1127½ E Pico blvd
" Cynthia Mrs r603½ Tularosa dr
" David L plmbr r1462 N Av 46
" De Verne E (Pauline) slsmn h1323 3d av
" Donald aircrftwkr r216 N Catalina
" Dorothy F Mrs mgr Irolo Arms Apts h770 Irolo
" Earl S (Margt) pntr h1433 Oak
" Eliz A r1579 W 49th

DOUGLASS
" Ella M (wid C M) h1538 N Kenmore av ⊕
" F Gregor barber 5168 S Vmont av r1125 Grand View
" Forrest G (Mabel) eng h542½ Kendall av
" G Carl (Geraldine) clk r235 W 51st
" Geo H phys 260 S La Brea av r No Hwood
" Geo O r923 S Mathews
" Geo R (Mildred) with O'Melveny-Wagenseller & Durst h651 W 111th ⊕
" Geraldine sten E T Mane Music Co r5154 S Van Ness av
" Glenn (Esther) h632 W 43d pl
" Gwen B clk r6139 Burwood av
" Harry E slsmn B F McDonald Co r Glendale
" Howard H slsmn r1123 Court
" Jack L (Frances R) plmbr 4006 York blvd h1462 N Av 46
" Jack S (Marie) firemn LAFD h10016 LaSalle av ⊕
" Jas H (Christine) custodian Pub Sch h1310 E 56th
" Jas L h1679 W 40th
" Jas W r322 E 33d
" John B lab City Eng r Watts
" John G (Willie R) h332 E 33d
" John M carrier PO r La Crescenta
" John R (Amy) carrier PO h3040 Inez ⊕
" John W clk r1123 Court
" Jos S (Ruth) variety store 4479 Sunset blvd
" Julian B (Beatrice B) bkpr h747 Heliotrope dr ⊕
" Kathleen Mrs sten r2800 Wellington rd
" Kenneth H (Alma) pntr h1421 65th pl ⊕
" Leda bond clk Co Counsel r456 Shatto pl
" Lella (wid O L) h1545 E 41st pl
" Louis H (Thelma I) acct h4245 Brunswick av ⊕
" Mansel W (Eunice) aircrftwkr h856 W Gage
" Margo Mrs sec G E Polentz r2952 Wynwood la
" Mary h526 S Oxford av
" Mary (wid Jas) h2531 Ridgeley dr ⊕
" Mary E clk r916 Irolo
" Mary E (wid H R) gro 3801 Lanfranco h3803 do ⊕
" Mary H r1123 Court
" Mary M (wid F E) h1153 Acusta ⊕
" Maud E r101 S Oxford av
" Mildred M h1214 Mohawk
" Nelson jr pres Nelson Douglas & Co r Bev Hills
DOUGLASS NELSON & CO, Nelson Douglass Jr Pres, E J Evans V-Pres, O I Lamoreaux Sec-Treas, Investment Securities, 220 Security Bldg, 510 S Spring, Tel Vandike 6181
" Orpha L sten Hambly Graham Co r1520 W 8th
" Paul mech h1133 W 1st
" Peggy L tel opr r2531 Ridgeley dr
" Peter T (Geraldine) custodian Pub Sch h1547 E 41st pl
" President (Ada) jan CJD h1305½ E 56th
" R A ydmn SPCo r250 E 61st
" Ralph (Grace) slsmn Seaside Industries h1224 W 8th
" Richd S (Kath) h2408 S Orange dr ⊕
" Robt r838 N Mariposa av
" Robt H (Inez) tchr Pub Sch h5113 Argus dr ⊕
" Robt R r111 W 71st
" Robt R shipbldr r5207 Ruthelen
" Robt R wtchmn r1513 S Berendo
" Rowland (Evelyn) driver h1160 W 67th
" Roy J (Cath) mach UPRRCo h5471 Templeton ⊕
" Ruth P Mrs nurse Genl Hosp r736 E 33d
" Sadie G musician r324 S Kenmore av
" Saml R (Alta R) jan h1705½ W 60th
" Temple 1434 E 21st
" Thos (Ada) real est 5440 York blvd
" Thos J (May) ins agt h1024 Meadowbrook
" Walter A slsmn West Adams Chevrolet r Inglwd
" Walter D H (Charlotte) h501 S Hudson av
" Wm (Chloe) h142 S Sycamore av
" Wm (Ruth) lab h1622 W 37th
" Wm H h1123 Court ⊕
" Wm H (Mae) h329 N Fuller av
" Wm H (Carmen) carp h923 S Mathews
" Wm H jr clk r923 S Mathews
" Wm L (Jewel L) h5207 Ruthelen ⊕
" Wm L jr USA r5207 Ruthelen
" Zephyr Mrs maid r4018 McKinley av
Douillard Emile A baker Ahrens Bakers r Inglwd
" Frank restr 1310 N Westn av
" Frank A asmblr Serv Auto Body Wks r6427 Fountain av
" Frank T meter repmn SCGCo r3032 Cazador
" Louis A jan h2011 Cypress av
Doull Alf E (Helen) carp h1131 W 87th
" Nelson L (Minna) h5712 Aldama ⊕
" Ralph M (Zelma) mtrmn h732 N Rowen av
Doumа Jacob H (Allene) asst eng USEng h2320½ Scarff
Doumakes Alex (Jennie) prod mgr James Doumakes h5342 Mullen av
" Jas (Mary) confy mfr 711 E Jeff blvd r1918 Angeles Vista blvd
" John J (Effie) mgr James Doumakes h1722 W 22d
Doumani Malick K (Olga) pres Pedro Petroleum Corp h736 S Windsor blvd ⊕
" Olga Mrs v-pres Pedro Petroleum Corp r736 S Windsor blvd
" Peter (Lillian) r616 N Beachwood dr
" Selma r736 S Windsor blvd
Dounias Wm (Pearl) pdlr h1171 S Lorena
Dounoras Georgiana A waiter r752 S Main
Dounton Leslie M sec Dr Bata h432 S Boyle av
Douphin Hattie Mrs r1908 W 6th
Dourassov Serge (Bessie W) h232 W 40th pl ⊕
Dournen Louis (Rosin) lab h7525 Whitsett av

Douroux Robt E (Obdulia) cable splicer h1719½ W 48th
Dourrel Victor (Sarah) h605 W 55th
Dourvas Paul r975 N Vendome
Douse Arth bkpr Preston Sturges r8225 Sunset blvd
" Richd G r1834 N Av 53
" Winnifred G (wid F A) tchr r1834 N Av 53
Douthera Thos M (Flurrena) pntr h3751 Ruthelen
Douthit Chas r833 W 9th
" Chas T waiter r2223 Oak Glen pl
" Clifford (Sue) news vendor h1344 Temple
" Dellie Mrs r3228 W 6th
" Dorothy A r148 N Av 56
" Edna O tchr Pub Sch h370 N Av 57 ⊕
" Genera clk Pub Sch r1422 Hi Point
" Jasper J (Goldie A) h1422 Hi Point
" Jean waiter r320 N Ardmore av
" Joann clk h637 N Bronson av
" John W (Kath) slsmn h448 N Av 56 ⊕
" W Mack sand blaster 5529 Bandera
" Wm M (Helen) h3012 Cloverdale av
Douthitt Ethel Mrs r3488 E 5th
" Grace B priv sec CDCo h801 Fedora
" J G h1243 W 6th
" John M h1639 3d av
" Lillian M r320 W 41st pl
" Zannibel h1637 3d av ⊕
Douthwaite Arch S (Mayme) lather h7029 4th av
" Mary H (wid Guy) h105 S St Andrews pl
" Richd K lather r7029 4th av
Doutre Jos (Clara) mach h5140 Ithaca av
" Rene J (Esther J) electn h1208 37th dr
Doutt Eug sta atdt r427 Nmdie pl
Douty Chas (Reba) mach h942½ S Breed
Douras Gustavo (Margt) h3435 Hunter ⊕
" Jas (Irene) pntr h3516 Garnet ⊕
Douville Chas M (Margt) h4354 Lockwood av ⊕
" Harry (Mary) h1541 11th pl
Dourens Anthony (Edna) tailor h6216 Hayes av
Dove Alf A (Helen) stereo Daily News h2210 San Marco dr
" Alice h687 Shatto pl
" Anna Mrs r1808 Leighton av
" Annie M mfrs agt 122 E 7th R10 r687 Shatto pl
" Anthony elev opr r913 E 6th
" Betty tel opr h7267 Franklin av
" Carrie (wid W T) h7267 Franklin av ⊕
" Cleaners clo clnrs 4186 Bev blvd
" Clyde (Nellie) mech h901 E 83d ⊕
" Cordelia (wid Carl) mach opr r1210 E 76th
" Dayton (Beth) lab h1226½ E 76th
" Edw R foremn Daily News h170 Douglas ⊕
" Emil V (Myrtle) h3026 Coolidge av
" Grace M Mrs h3918 Degnan blvd
" Gus (Edith) cdnr r355 E 109th
" Ira (Lela) mach h713 S Rowan av
" John M r7267 Franklin av
" Lee A (Rose) mech h1436½ N Hudson av
" Mamie (wid Wiley) h1652½ E 49th ⊕
" Mfg Co (M J Goldberg S K Flam) underware mfrs 1013 S Los Angeles 3d fl
" Martha B bkpr r7267 Franklin av
" Matty (wid Roy) h130 S New Hampshire av
" Matilda C Mrs h1427 E 54th
" Robt C (Rosa) lab h1652 E 49th
" Robt T whsmn r7267 Franklin av
" Veil E custodian Pub Sch r3026 Coolidge av
" Verne aircrftwkr r650 Menlo av
Dovell Lizetta r3947 S Harvard blvd
" Zethyl clk r868 W 42d pl
Dover Albt L (Mabel D) clk UPT h414 S Evergreen av ⊕
" Apartments 4649 Bev blvd
" Edna Mrs r755 W 97th
" Geo E (Dorothy) rentwkr h3177 Carlyle
" Geo J (Grace) USA h2927 S Catalina
" Helene bkpr Lee B Mettler Co r520 N Plymouth blvd
" Jack E (Elsie) chauf h1635½ Temple
" Jas r234 S Olive
" Larr h5200 Marathon
" Leda O r4411 Honduras
" Pearl h4006½ S Central av
" Pearl M Mrs maid r1122 E Sta Bar av
" Wm (Rose) clk h1314 Keniston av
" Wm P (Virbie) lab h7604 Hooper av
Doverspike Donald L (Helen) h543 La Verne av ⊕
Dover Ada M Mrs smstrs h1269½ S Eastern av
" Frank r205 E 5th
" Helen Mrs h1451 N Genesee
" Michl J clk SPCo r446 W 111th pl
Dovzaard Louis (Ethyla A) clk h1425 Echo Park av
Dovia Isaac (Pauline) acct Thomson-Moss & Co h4107 Garthwaite av
Doviat Theo (Maxine) fctywkr h5115 Granada
" Walter M (Evelyn) blueprinter SCGCo h4524½ Willowbrook av
Dovica Anthony tailor h1559 N Bronson av
Dovich John constrwkr r434 N Hill
Dovicke Raymond r1720 N Nmdie av
Dovidio Ernest A (Florence) Indywkr h1917½ Workman
" Ferdinando (Josephine) blksmith SPCo h2115 Mozart
" Frank blrmkr UPRRCo r Huntington Pk
" Guido A (Argie) mach SPCo h1917 Workman
" Jos (Albina) blksmith h710 E 75th ⊕
" Tony r716 E 75th
Dovilla Loren cook r917 W 5th
Dovin Mary h412 S Lake
Dow Abner H (Flora) acct h2807 Holt av ⊕
" Abram L h2313½ Fairfield av
" Ada J (wid F J) h1818 N Van Ness av
" Alex (Eliz) carp h6095 Meridian ⊕
" Benington B (Frances) driver h1041 Arapahoe
" C H Mrs h1057 S Westn av
" Cecil C h1430 W 29th
" Chas E (Edith V) h223 E Av 30
" Chas H (Juanita) driver h827 E 95th ⊕
" Christina (wid F B) h585 Oleander dr ⊕
" Clinton S (Billy R) h240½ S Poinsettia pl
" Courtney L clk DW&P h105 Loma dr
" Doris F r5712 5th av
" Dorothy clk r5856 Lexington av

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INDIVIDUAL UNDERWRITING CORPORATION GENERAL AGENT
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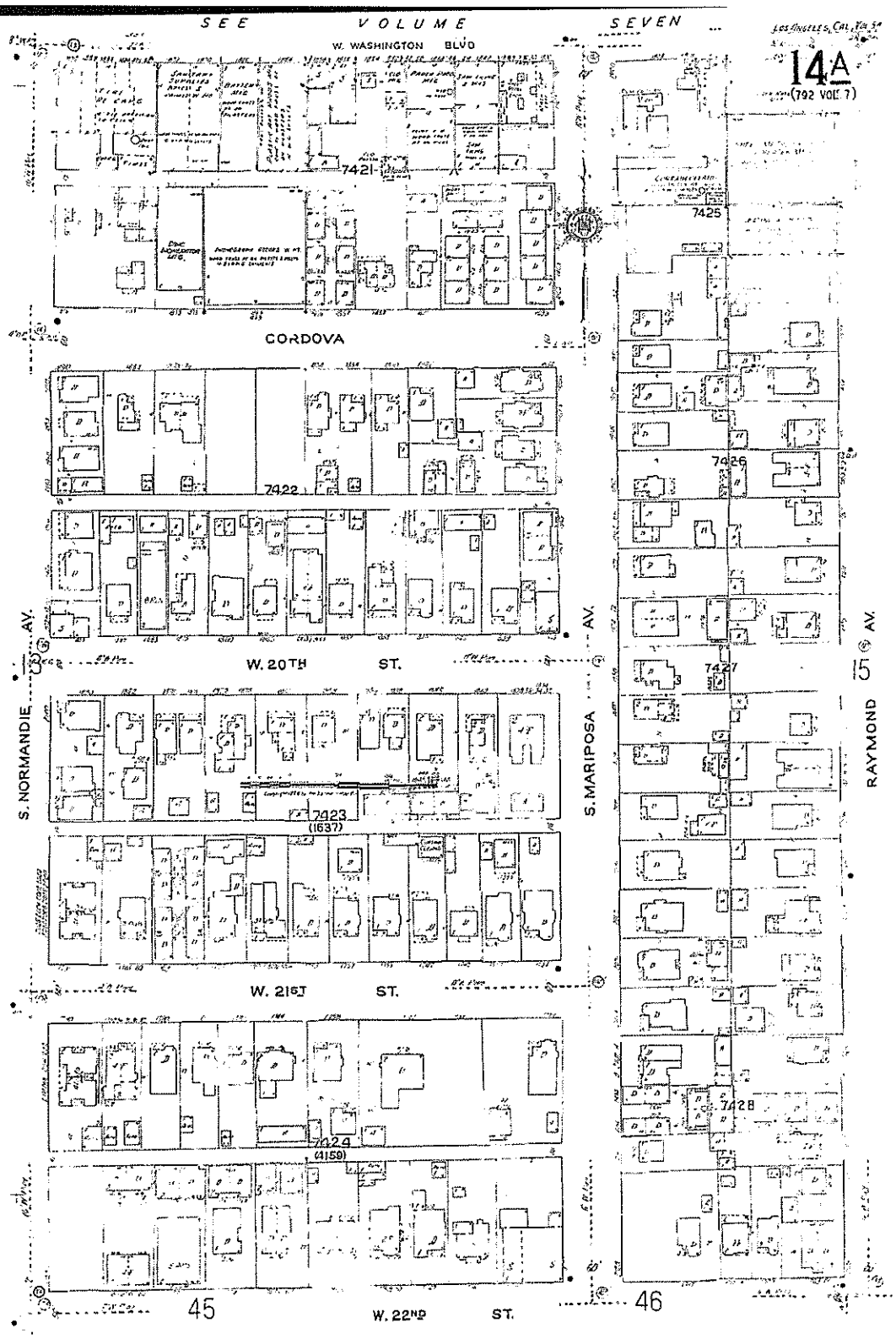
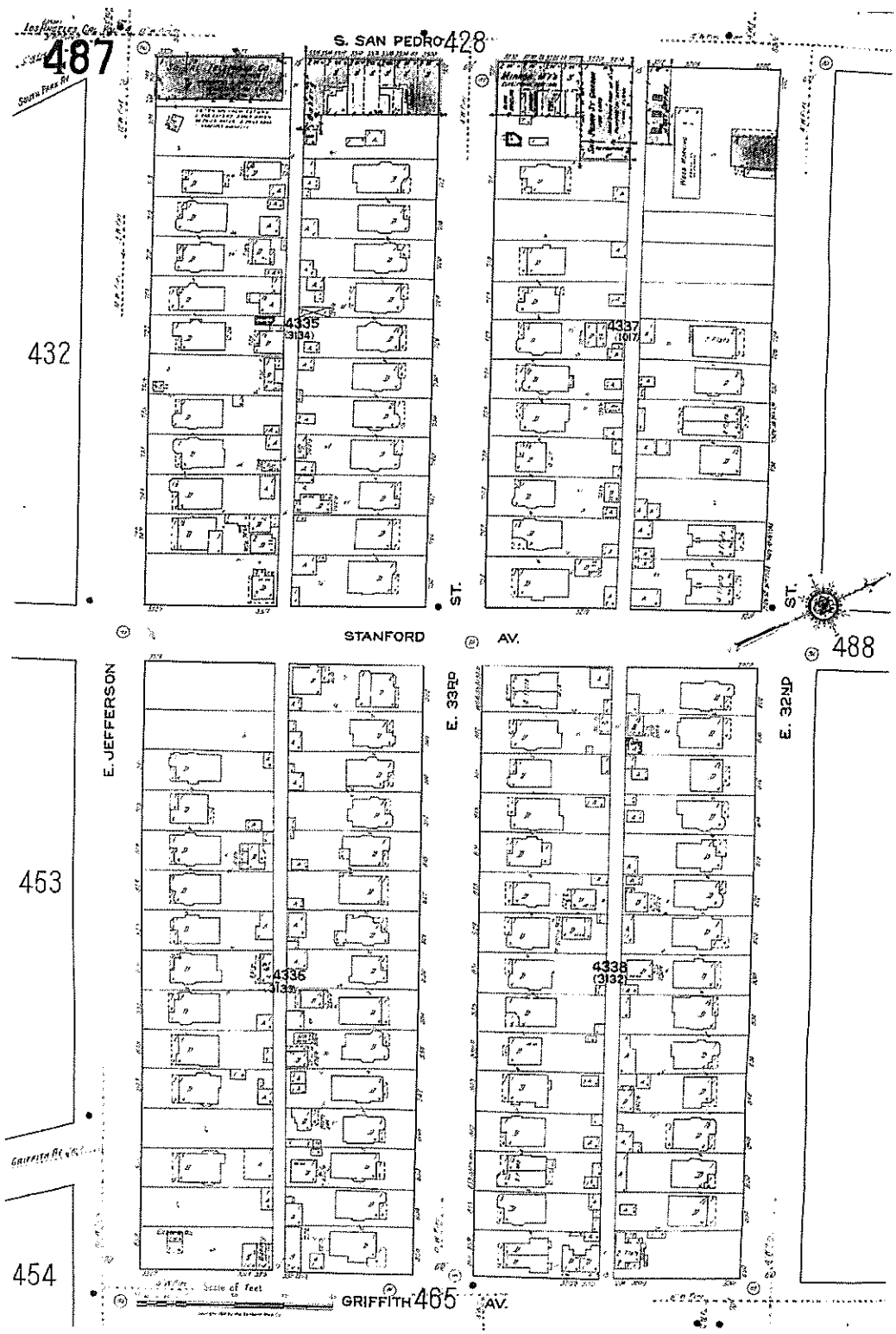
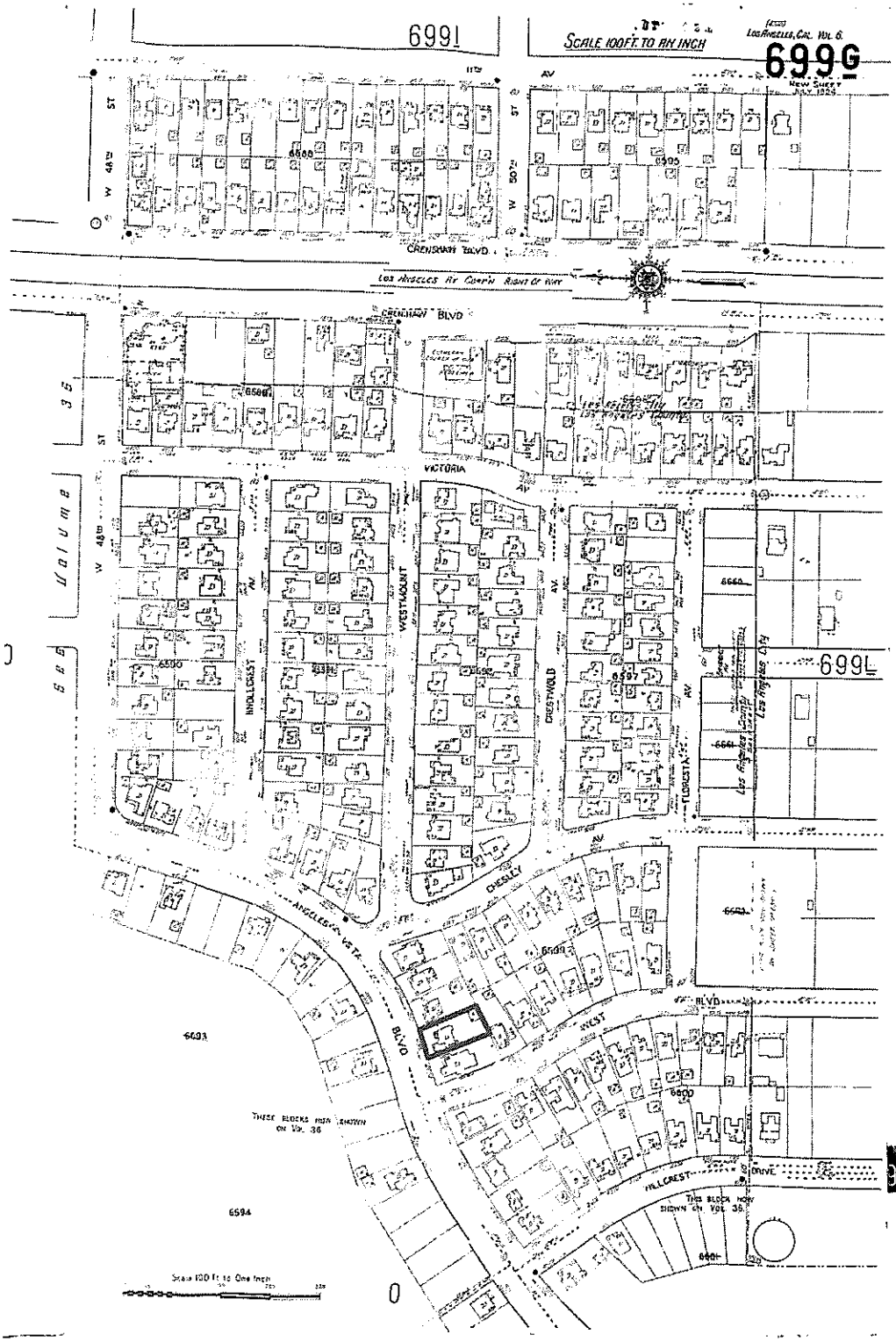
APPENDIX B

Sanborn Maps


SEE VOLUME SEVEN
14A
(792 VOL. 7)
W. WASHINGTON BLVD
7421
7425
CORDOVA
7422
7426
W. 20TH ST.
7427
S. NORMANDIE AV.
S. MARIPOSA AV.
RAYMOND AV.
15
7423
(1637)
W. 21ST ST.
7428
7424
(1159)
45
W. 22ND ST.
46


487
S. SAN PEDRO
428
432
4335
(3134)
4337
(3137)
ST.
ST.
STANFORD
AV.
488
E. JEFFERSON
E. 33RD
E. 32ND
453
4336
(3133)
4338
(3132)
454
Scale of Feet
GRIFFITH
465
AV.



699I
SCALE 100 FT. TO AN INCH
LOS ANGELES, CAL. VOL. 6.
699G
NEW SHEET
CRENSHAW BLVD.
LOS ANGELES RY CORP'N RIGHT OF WAY
CRENSHAW BLVD
VICTORIA
WESTMOUNT
CRESTWOLD
INNOLLCREST
FLORESTA
CHESLEY
ANGELES VS TA
BLVD
WEST
BLVD
HILLCREST
DRIVE
THESE BLOCKS NOW SHOWN ON VOL. 36
THIS BLOCK NOW SHOWN ON VOL. 36
699L
Volume 35
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 wind 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: _____
Deputy