



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 17, 2016

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

Dear Supervisors:

**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.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

May 17, 2016

LORI GLASGOW
EXECUTIVE OFFICER

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 Doumkes House as a County Historic Landmark, the Landmarks Commission will enter the Doumkes 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

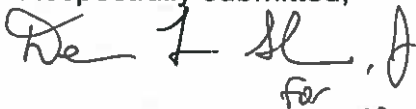
The adoption of the resolution is not a project requiring environmental review under CEQA, as such adoption constitutes administrative activities of the County that will not result in a direct or indirect physical change in the environment, pursuant to State CEQA Guidelines, Section 15378(b)(5). Alternatively, 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,



Richard J. Bruckner *RJB*
Director

RJB:MC:CS:PE:pe:ems

Attachments:

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

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

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
Project Summary

PROJECT DESCRIPTION Designation of a Los Angeles County Historic Landmark

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

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

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

LANDMARKS COMMISSION HEARING DATE April 8, 2016

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

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

MEMBERS VOTING NAY None

MEMBERS ABSENT Commissioner Sun

MEMBERS ABSTAINING None

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

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

MAJOR POINT AGAINST None

HISTORICAL LANDMARKS AND RECORDS COMMISSION
Summary of Public Hearing Proceedings

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

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

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

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

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

VOTE:

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

Dissenting: None

Abstaining: None

Absent: Commissioner Sun

Action Date: April 8, 2016

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

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

WHEREAS, the Commission finds as follows:

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

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

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

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

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

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

(County Code section 22.52.3060.A.3)

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

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

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

ACTION DATE: April 8, 2016

VOTES

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

4/11/16



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 24, 2016

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

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

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

INTRODUCTION AND BACKGROUND

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

PROJECT SUMMARY

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

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

Applicant: Mr. Benjamin J. Kahle

Property Owner: Mr. Benjamin J. Kahle

Location: 4918 Angeles Vista Boulevard

Assessor Parcel No.: 5013-004-004

Zoned District: View Park

Zone: R-1 (Single-Family Residence)

PUBLIC NOTIFICATION

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

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

ENVIRONMENTAL DETERMINATION

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

OWNER CONSENT

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

ANALYSIS

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

Architectural Description

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

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

Discussion

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

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

Historic Preservation Ordinance Criteria

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

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

Evaluation of Historical Integrity

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

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

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

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

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

PUBLIC COMMENTS

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

RECOMMENDATION

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

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

SUGGESTED MOTION

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

Attachments: Evaluation Report by ASM Affiliates, Draft Resolution

ATTACHMENT A

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

Table 1: Evaluation of Eligibility

<p align="center">Criteria for Designation of Landmarks and Historic Districts (Section 22.52.3060)</p>	<p align="center">Criteria Satisfied</p>
<p>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;</p> <p>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.</p>	<p align="center">No</p>
<p>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;</p> <p>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.</p>	<p align="center">Yes</p>
<p>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;</p> <p>Summary: The Doumakes House is a good representation of a typical Spanish Colonial Revival single-family residence in Los Angeles County. This architectural</p>	<p align="center">Yes</p>

ATTACHMENT A

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

Criteria for Designation of Landmarks and Historic Districts (Section 22.52.3060)	Criteria Satisfied
<p>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.</p>	
<p>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;</p> <p>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.</p>	No
<p>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;</p> <p>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.</p>	No
<p>6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or</p> <p>Summary: No trees on this property meet this criterion.</p>	No
<p>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.</p> <p>Summary: The nominated property is not a natural land feature.</p>	No
<p>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</p>	No

ATTACHMENT A

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

Criteria for Designation of Landmarks and Historic Districts (Section 22.52.3060)	Criteria Satisfied
<p>exceptional importance.</p> <p>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.</p>	
<p>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.</p> <p>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.</p>	No
<p>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:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	No

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

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

WHEREAS, the Commission finds as follows:

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

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

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

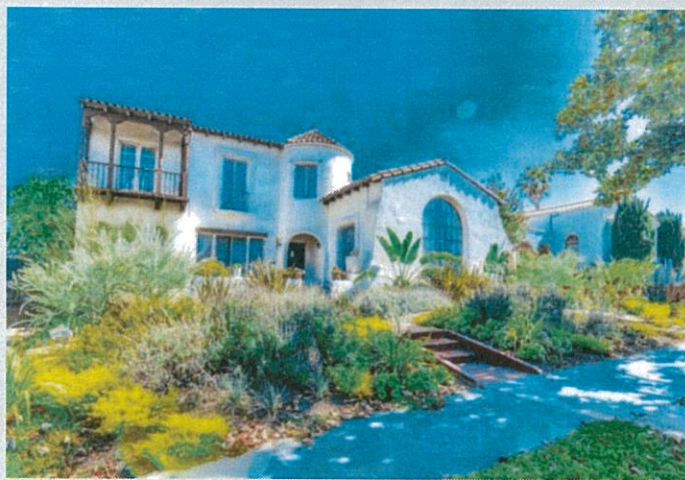
02/22/2016

Los Angeles County Landmark Evaluation Report

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

FINAL VERSION

February 2016



Prepared for:

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

Prepared by:

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



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

ASM Project Number 24440.01

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

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1. INTRODUCTION

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

FINDINGS

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

METHODOLOGY

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

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

1. Introduction

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

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

2. BACKGROUND INFORMATION

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

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

PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY

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

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

2. Background Information



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.

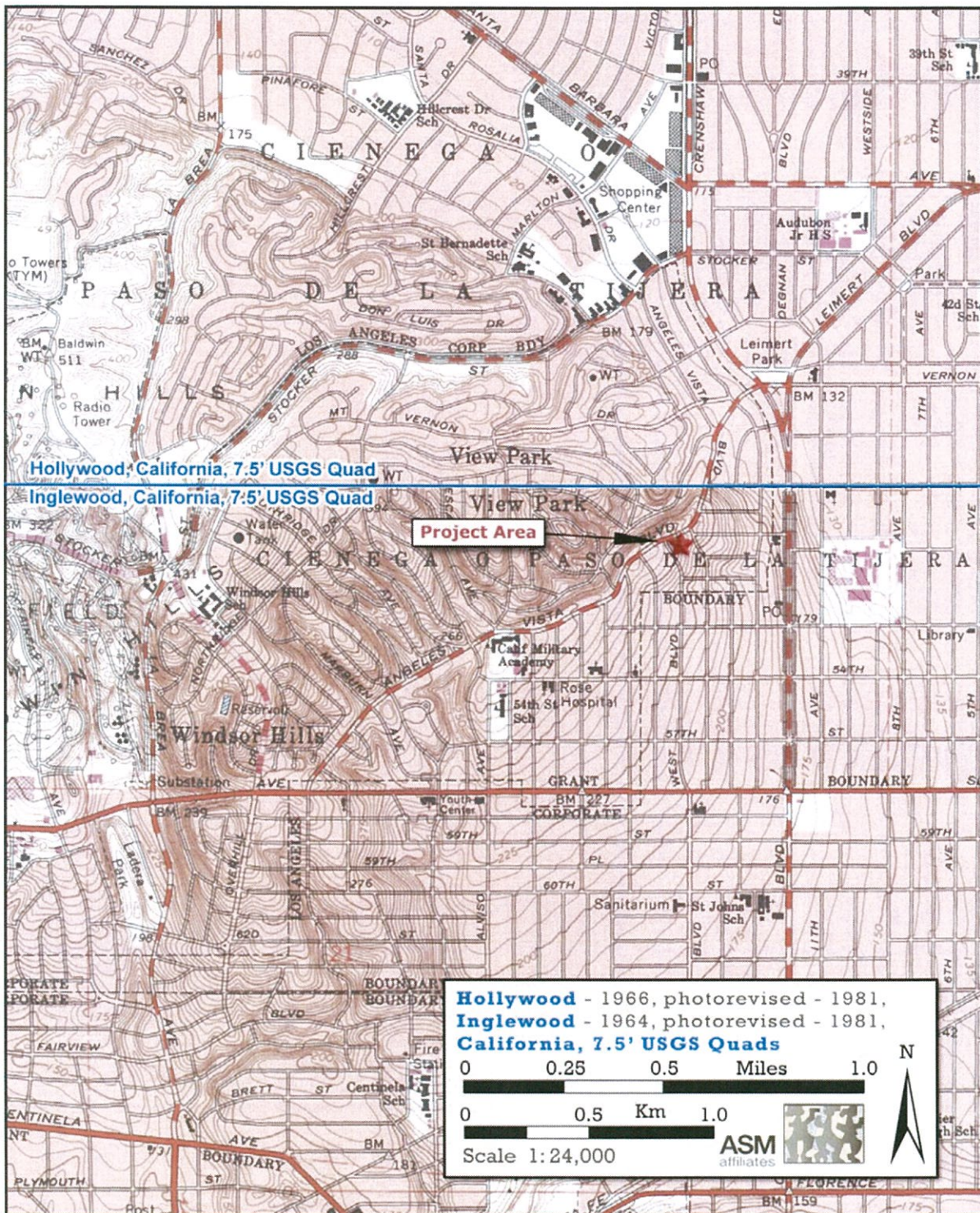


Figure 2. Project vicinity map.
Source: ASM Affiliates. Date: December 2015.

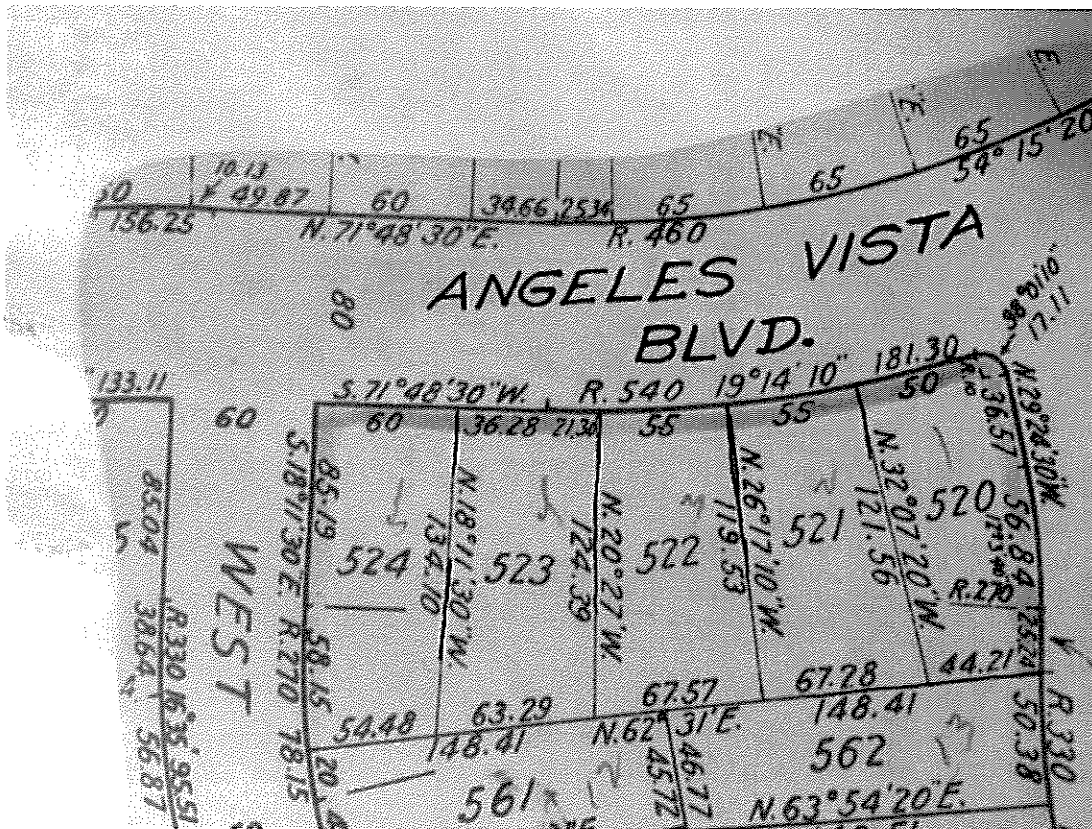


Figure 4. Historical tract map detail.
Source: Los Angeles County records. n.d.

2. Background Information

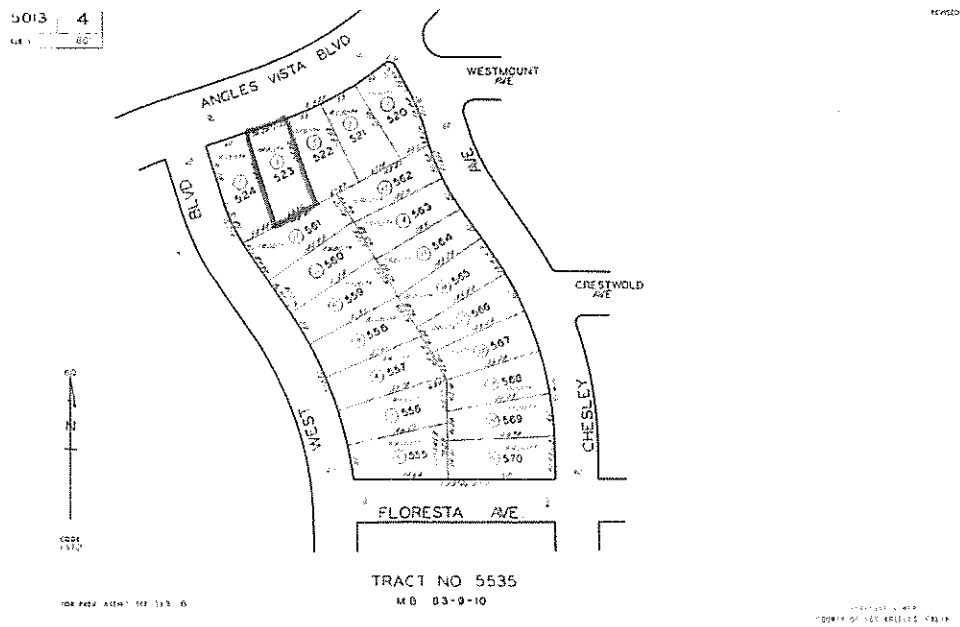


Figure 5. Current tract map with 4918 Angeles Vista Boulevard highlighted.
Source: Los Angeles County Tax Assessor.

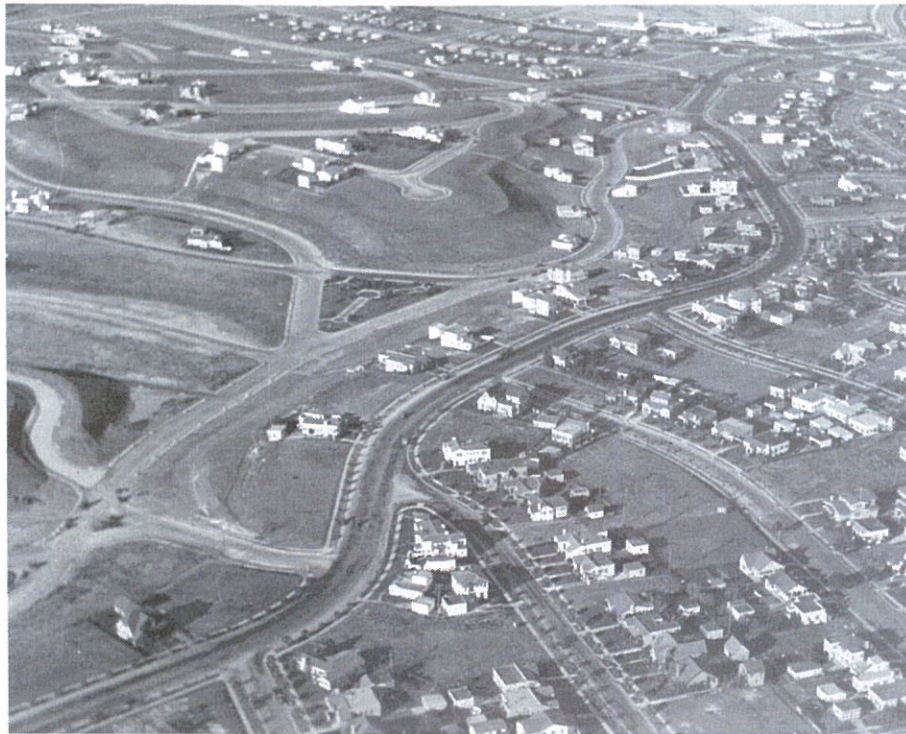


Photo by "Dick" Whittington

Figure 6. Aerial view, looking northeast of what is now View Park overlooking 4900 Angeles Vista Boulevard and Mullen and Olympiad Drive with Crenshaw Boulevard to the top.

Source: University of Southern California Digital Library, Dick Whittington Photography Collection, 1924-1987. Date: 1937.



Figure 7. View toward the south of the north (primary) façade.

Source: Cristopher Nolasco Photography. n.d.



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



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



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



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

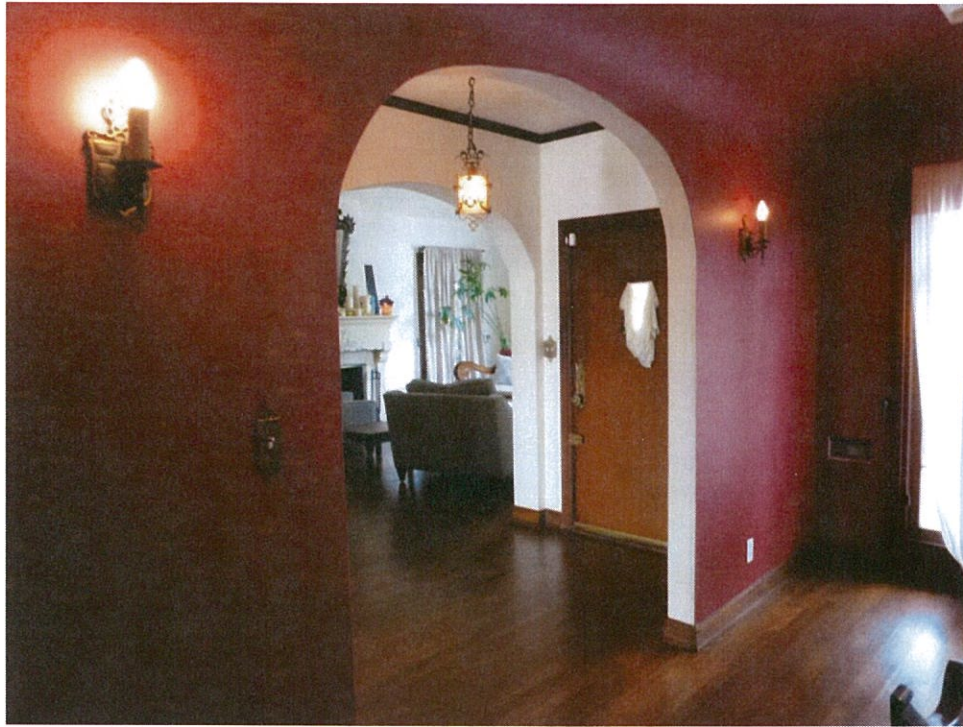


Figure 12. Interior view from dining room toward central hall and entrance.
Source: ASM Affiliates: Date: December 3, 2015.



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



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



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



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



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



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



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



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

Public Records

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

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

Table 1. Chain of Ownership, 4918 Angeles Vista

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

3. HISTORICAL CONTEXT

THE NEIGHBORHOOD: VIEW PARK

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

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

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

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

3. Historical Context

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



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

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



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



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

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

HISTORICAL SIGNIFICANCE OF THE DOUMAKES HOUSE

Association with the Doumakes Family and Marshmallow Manufacturing

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

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

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

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

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

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

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

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

Architectural Style: Spanish Colonial Revival

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

3. Historical Context

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

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

4. EVALUATION OF HISTORICAL SIGNIFICANCE

CRITERIA FOR EVALUATION

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

County of Los Angeles Landmark Criteria

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

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

4. Evaluation of Historical Significance

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

Historical Integrity

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

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

ASSESSMENT OF ELIGIBILITY

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

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

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

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

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

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

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

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

4. Evaluation of Historical Significance

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

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

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

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

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

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

No trees on this property meet this criterion.

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

The nominated property is not a natural land feature.

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

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

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

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

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

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

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

EVALUATION OF HISTORICAL INTEGRITY

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

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

4. *Evaluation of Historical Significance*

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

5. CONCLUSION

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

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APPENDICES

APPENDIX A
Building Research Records

"McEVERLAST" Protective Coatings

For Preserving All Metals, Wood and Concrete

Phone TRinity 3196 **McEVERLAST, Inc.** 1110 Board of Trade Bldg.

DEAL

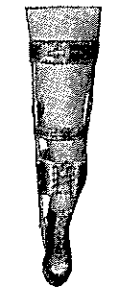
- Merrill H real est 8742 Santa Monica Blvd
- 77964 Fountain av
- Neomi Lehr City Sch r222 S Germano
- Norma r522 S Germano av
- Oliver (wid) Francis r1262 W 24th
- Norma r522 S Germano av
- Oliver (wid) C A r416 E 48th
- Orval J (Anna E) pistr contr h629 N Ar 53
- Park D (OAB) police h6281 Bensalis av
- Russell (Clara) electric h1116 Dalton av
- Ruth E sign r210 W 84th
- Thos (Peggy) r522 S San Pedro
- W J chauff Ewing Herald
- W J steamer FROSTWOOD r115 S Olive
- Walter E door Motor Transic Co r2358 12th
- Wm cementwkr r3420 Whittier av
- De Alba Joseph bus boy r212 1/2 W 41st dr
- Deulin Jas telr r12 E 34th
- Deall Anna M Mfgs r3260 Connecticut
- De Almer M r507 5th
- De Alba Veick C telr City Sch r800 N Bonnie
- Hrao pl
- de Alvarez Claudina G Mrs socialwkr r2023
- Stoughton av
- de Lanza Y (wid G) h2231 W 25th
- De Alvarez Decades (wid F) r1254 Deconing
- Blvd
- de Carmen F Mrs h3378 Winter
- Dealy Christine Mrs smstrs r295 N Ar 66
- de Earl suit Mex Ins h1702 West Blvd
- Walter (Margt) indolr h113 Camulos
- De Ann, see also Deann and Deana
- DEAN**
- F L h3647 7th av
- Omni R (Nell) auto mech h444 E 75th
- Deann Louis E (wid) chaut h5003 Merrilam
- Deann Gladys r1700 Arlington av
- Deann Wm H wisman r1021 Monte Vista
- DEAN**
- Sue and Deana and Deana
- A H (wid) Cal Sis & Dev Co
- E (Elizabeth) real est 406 S Main R 104
- rB24 Grays
- Adairine clk r110 S Naudie av
- Bellevue r747 E 11th
- Aznes Mrs r2309 W 11th
- Albi H (Minnie) clk h2310 Hillcrest dr
- Albi H (Anna) rest 311 W 9th h361 W 77th
- Alf C (Estelle) barber 4036 B Fiera h2900
- Home
- Alf L E (Viola) batteries 2812 W 10th
- h1630 S Catalina
- Alfred (wid W) h410 W 60th
- Alfred G Mrs sten State Inheritance Tax Dept
- Venice
- Alford nevs agt r234 W 68th
- Alford (wid S G) h494 S Union av
- Alford W (Ethel) slaugr h1658 S Highland av
- Alford nurse r1100 S Union
- Alfreda E h811 E 107th
- Anna Mrs dom h1434 1/2 E 57th
- Alva W vrcor h255 Products Co r3044
- E 6th
- B B hubb h928 Grande Vista dr
- Belle h326 1/2 E 11th
- Bent H (Pearl) matrim h245 Isabel
- Beps H E and J 51 2d ind auto 4254 S
- Vmont av
- C A driver Yellow Cab Co
- Carl (May) die estier h382 W 55th
- Carl C (Wm) patrolm h233 1/2 N La Jolla av
- Carol attend John A Treatment r3553 4th av
- Carolyn r159 S Kingsley dr
- Charles Krimm r3607 Whittier h101
- Chas (Maudie) cameram h1000 W 10th
- Chas E cur h88 32nd
- Chas G (Murrel) h409 E 38th
- Chas G (Eloise) mach h1202 E 60th
- Chas E (Fido) ins agt h131 W 8th Bar av
- Chas M (Dorothy) h1496 Hollywood
- Chas M (Armedeo) Brown h282 E 45th
- Chas H (Bertha) ins h141 1/2 6th av
- Chas S exp and drayage rear 3630 S Vmont
- av r312 1/2 19th
- Chas W chiropractor 427 W 5th R 001 r
- Glendale
- Chris E chauf r1143 E Adams
- Chas telr City Sch h1930 W 52d
- Clark M (Gifford) (Associated Sign Service)
- r2021 W Hobart Blvd
- Claudia J phone opr r1423 Mt Pleasant
- Clude (Herm) r3857 Bethel pl
- Clude lab r117 Crown 4th
- Clyde L (June) slaugr h449 S Johnston
- Carliss A barber r2330 Portland
- Crutche E door Victor Girard r Glendale
- Darrel h763 Ottawa
- Daryl (Adda) pmbre h2714 Lantfranco
- Daryl M r2916 Park
- Daryl W (Gerald) h122 contr h1800 W 25th
- Davis musician r922 S Kenmore av
- Dawson slaugr Marshall Field & Co x No
- Hollywood
- Donald T (Mildred) h122 contr 1327 W 60th
- Dora beauty parlor 607 S Hill R 925 r3120
- 9th av
- Dorothy slaugr r3653 Flower dr
- Dorothy D sten r884 W 47th
- Earl (Hazel) auto ins h1748 Granville av
- Early h1938 Angles av
- Eddy radio opr r120 1/2 W 9th
- Edu L restwkr r815 W Pico
- Edu G (Herm) 8th
- Eliz Mrs baker r1257 W 48th
- Eliz S telr r4837 Maywood av
- Eliz M (wid) Alex r1400 Hollywood
- Elmer E with W&A Co r107 S Westlake av
- Elmer clk r323 Lombard av
- Emily h1156 Federal
- Ervin S orderly L.A. Genl Hosp r123 S Work-
- man
- Esther C Mrs dressr r600 1/2 N Virgil av
- Ethel smstrs r6330 Chestnut av
- Ethel F Mrs sten h1138 Resean av
- Ethel M Mrs r1528 Ewing
- Eug driver Calif Trawl Supply
- Estelle r1345 Venice
- F Lincoln (Ethel) see Minerals & Metals
- Corp h416 N Sweetser av
- Faxon M (Marct) photogr h2655 De Longpre

DEAN

- Florence nurse h1032 1/2 Pleasant av
- Florence Mrs r1553 Ewing
- Florence A (wid J D) h738 W 44th
- Fors rear 1238 W 7th r738 W Pico
- Foster S (Anna) slaugr h203 1/2 N Av 50
- Frances r1230 Cadaroga av
- Frances slaugr h325 1/2 Flower dr
- Frances see W G Loomis h2273 Howard Blvd
- Frances H Mrs (Alaska Nugget Ants) h362
- N Flower
- Francis r2863 Verdun av
- Francis clk 21er Siegel & Co
- Francis P S teller Bank of Italy r1264 Rose-
- wood
- Frank r540 Ceres av
- Frank h763 Hyperion av
- Frank (Kath) h1230 E 53d
- Frank auto mech r1054 Zenana
- Frank (Jessie) clk h2028 Rosewood av
- Frank A J clk r763 Hyperion
- Frank E (Estel) contr 5129 S Fiera r322
- W 51st
- Frank E (Martha) furn rms 262 N Flower
- Frank E (Daisy) furn rms 233 Cadaroga av
- Frank A (Dean & Sommer) h7000 Norton av
- Frank W (Alba) pres West Coast Forwarding
- Co 8014 Burnside
- Franklin jr clk r159 S Kingsley dr
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- Grace A bpr Jas Donnakes r715 E Jeff Blvd
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- H (wid) slaugr Gordon Warren r801 N
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- H F (wid) slaugr System Corp r1020 Anstie
- Harold E (Flora) and FN Inc h1232 Ingle
- Harry G (Gm) C mer Bible Institute h1800
- On
- Harriet mdr h2953 Flower dr
- Harriette r966 W 16th
- Harriette (wid P) mer Ryan Arms Apts
- h1048 W 7th
- Harry (Ethel) cond h1045 E 67th
- Harry (Ethel) purch 423 Wm Bush h1207
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- Harry Samm Jas Jaeger Co r1110 E 100th
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- Hazel rest r338 S Naudie av
- Hazel water r358 E 102d
- Helen (wid) h121 S Union
- Helen actor r323 1/2 N La Jolla av
- Helen phone opr Carthy Circle Theatre r
- Cherry City
- Helen slaugr r1120 E 74th
- Helen telr h2709 W Pico
- Helen C (wid) furn rms S Ardmore av
- Helen M (Laver) CDGO h282 1/2 S Bonavia
- Drac
- Hendrich h2727 Vatabah av
- Henry h122 E 105th
- Henry wcmkr 707 S Bway R 506 r2725
- Wablar A
- Henry M (Ada P) chf clk Hotel Clark h414
- W 7th
- Henry H chauf r246 W 84th
- Hobart porter r745 E 28th
- Homer r2343 Fresno
- Howard h1334 S E Andrews pl
- Howard (Charity) ny h1222 N Mariposa av
- Hugh G (Helen) purch h408 S Griffin av
- Ida water r2753 1/2 Newell
- Ida L bkpr W A Muller Co r611 S Hobart
- Blvd
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- Irene clk r4016 Melrose av
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- John R (Florence) cond h340 W 75th
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- Julia r2021 N Hobart Blvd
- Julia A dom r1667 Stanton av
- Lawrence eng r2805 Vermont av
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- Lena M Mrs r151 1/2 (Jas)
- Lebbe C slaugr FGSD&HICO h321 N Ven-
- domo
- Lillian Mrs h1341 N Beranda
- Lorain M (Rosa Fern Co) r Alhambra
- Louis A (Matilda) (Vinton & Dean) h110 E
- 20th
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- Lucetta J gnta 2910 W 8th
- Luce (wid Frank) h292 S Kenmore av
- Lula (wid S) h2863 Verdun av
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- M Frances R telr City Sch r1511 Brooklyn av
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- Marye Mrs walter r306 1/2 S New Hampshire av
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- Martha M (wid) h1007 1/2 Wood Blvd
- h1805 Wilcox av
- Martha R telr UCLA h1810 N Beranda
- Marvin R (wid) r320
- Martini (Ida M) brown h2753 1/2 Newell
- Mary h3010 W 11th
- Mary Mrs h1020 Whittier av
- Mary L (wid Genl) r1010 E 46th
- Mary M (wid J C) r1800 Oak
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- riston av
- Merrin M (Alfred) other h426 W 84th
- Mildred M r1260 1/2 E 2nd
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- pl
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- Ruth M A statistician Union Oil Co r1862
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- Saml Mrs h241 1/2 E 60th
- Saml H (Ethel) r1368 Ewing
- Saml M vcrs wkr r225 E 20th
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- Sue A (wid A C) h2021 N Hobart Blvd
- T W unit Howard Motor Co of Wood r1211
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Surety Collection Bureau 240 W 7th R998

Surety Finance & Adjustment Co 1031 S Bway R822

Taylor W E 403 W 8th R300

Tradera Clearing House 114 1220 Maple av R1704

United Finance Co 448 S Hill R1205

United Reporting Co 1931 S Bway R338

UNITED STATES CREDIT BUREAU. 504 Jewellers Bldg. 7 S Hill, Tel Trinity 1506

UNIVERSAL ADJUSTMENT & FINANCE BUREAU. 728-729 Bryson Bldg 446 S Spring, Tel Mutual 4005 (See page 2447)

Van Dyne R H 610 S Bway R412

Wagner F G 5509 Santa Monica Blvd

Walker's Collection Service Co 215 W 8th R 1003

Weiser W J 408 S Spring R611

West Coast Bonded Adjusters Ltd 650 S Spring R628

WESTERN BOARD OF ADJUSTERS. 725 C C Chairman Bldg. 756 S Broadway, Tel Mutual 1489

Western Credit Protection Assn 311 S Spring R526

Wholesale Credit Adjustment Bureau 417 S Hill B523

Willett & Prieske 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**

CHOINARD SCHOOL OF ART INC. 741 S Grand View, Tel Donkirk 8162 (See page 2509)

CUMNOCK SCHOOLS. 5353 W 3d, Tel Oregon 1138 (See page 2509)

HOLLYWOOD SCHOOL FOR GIRLS. 1740 N La Brea Av, Tel Granite 4801 (See page 2514)

ONEOTA MILITARY ACADEMY (Accredited) 1070 Fremont Av, SOUTH PASADENA, Tel Syracuse 2300

PAGE MILITARY ACADEMY. 1201 S Cochran Av, bet Wilshire Blvd and S Pico, Tel White-nose 2510

RADIO INSTITUTE OF CALIFORNIA. 1117 Venice Blvd, Tel Drexel 0733 (See page 2514)

SOUTHWESTERN UNIVERSITY. 1121 S Hill, Tel Prospect 3078 (See left side lines and page 2508)

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

Color Manufacturers

Chemical Color Process Co 918 N Westa av

Color Control Co 7027 Romanus

***Color Plate Engravers**

ARTS ENGRAVING CO INC. 308 E 9th R300, Tel Tucker 4931 (See right top lines and page 2452)

***Columbariums**

HOLLYWOOD CREMATORIUM & COLUMBARIUM (located in Hollywood Cemetery, 6010 Santa Monica Blvd, Tel Hollywood 8495, and Hemmstead 3840 (See back cover, right top lines and page 2430))

INGLEWOOD PARK CEMETERY ASSOCIATION. Offices 428 to 431 Van Nuys Bldg. 310 W 7th, Tel Michigan 3900, Cemetery Inglewood Park, Redondo Beach Blvd, Hawthorn Car, Tel Pleasant 3134 (See right bottom lines and page 2440)

***Commercial Banks**

UNION BANK & TRUST CO OF LOS ANGELES. Union Bank Bldg. 8th and Hill, Tel Trinity 6411 (See page 2414)

***Commercial Collections**

AMERICAN ADJUSTMENT & INSURANCE AGENCY. 230 River-Stream Bldg. 112 W 9th, Tel Tucker 1946 (See right top lines and page 2448)

BITTLESTON COLLECTION AGENCY LTD. 121 Citizens National Bank Bldg. 453 S Spring, Tel Trinity 6861 (See ribbon marker and page 2452)

CALIFORNIA CLAIM SERVICE LTD. D W Cohn Chappin Mer. P B Chaffey Res Mer. 928 G Chappin Bldg. 750 S Broadway, Tel Tucker 7413 (See page 2446)

GOLDMAN R S & ASSOCIATES INC. 501 Great Republic Life Bldg 756 S Spring, Tel Trinity 2985 (See left bottom lines and page 2440)

RELIABLE COLLECTION AGENCY INC. 710 Lincoln Bldg. 742 S Hill, Tel Trinity 0106

UNIVERSAL ADJUSTMENT & FINANCE BUREAU. 728-729 Bryson Bldg 446 S Spring, Tel Mutual 4005 (See page 2447)

***Commercial Colleges**

SOUTHWESTERN UNIVERSITY. 1121 S Hill, Tel Prospect 3078 (See left side lines and page 2508)

***Commercial Photographers**

ARTS PHOTO SERVICE INC. 308 E 9th, R300, Tel Tucker 3750 (See right top lines and page 2452)

***Commercial Warehouses**

PACIFIC COAST TERMINAL WAREHOUSE CO. 820 McGeeey (at 9th and Alameda), Tel Trinity 3701

Communicating Systems

Los Angeles Telephone Supply 234 E 7th

Roberts D I. 228 S Los Angeles

***Compensation Insurance Medical Service**

AMERICAN HOSPITAL ASSOCIATION LTD. Suite 212-607, Western Pacific Bldg. 1031 S Broadway, Hospital-Medical Protection Certificate, Tel Prospect 5284, Always Open (See left bottom lines and page 2431)

***Composition Floors**

DIATO FLOORING CO. 1135 N Mansfield Av, Tel Hollywood 1111

***Composition Roofing**

EL REY PRODUCTS CO. 1933 N San Pablo, Tel Capitol 11-101 (See bottom edge and page 2507)

GANAHL C LUMBER CO. 5300 Avalon Blvd, Tel Arroyo 0945, Branches 830 E 1st, and 1912 S Olive (See right bottom lines and page 2478)

LOS ANGELES PAPER MFG CO. 1033 N San Pablo, Tel Capitol 11-101 (See bottom edge and page 2507)

PARAKEE PAPER COMPANIES THE INC. 4500 Santa Fe Av, Tel Jefferson 4131

***Composition and Flexco Ornaments and Gilding**

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

***Compressor Service**

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

***Concrete—Mixed**

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

Concrete Block Manufacturers

Hackle H E 1890 W Shausen av

Van Landingham W C 6210 S Westa av

***Condensers**

SOUTHWESTERN ENGINEERING CORPORATION. 4300 Santa Fe Av, VERNON, Tel Jefferson 4111

Condiment Manufacturers

(See also Pickle Mfrs; also Preserve Mfrs)

Golden West Products Co 2465 Hunter

Heintz H J Corn 712 Santa Fe av

Old Chief Products Co 2812 Portland

Robertson J D 1807 E 7th

Trevis 933 W 11th

Weinrich Pickle Co 1361 Willow

Confectioners—Manufacturing

Armenandez Raymond 2648 San Fernando rd

Beckford J C 507 W 6th

Bishop & Co 1366 E 7th

Browner J B 10810 S Main

Chapman Dorothy 9611 W Pico Blvd

Christopher Candy Co 3080

Chavez Last 1848 Sherman av

Colley & McDermott 940 W 12th

Coleman O T 307 S Hill R218

Connor H T 1770 W 1st, Bar av

Christy Candy Co 180 S Central av

Davis Candy Co 187 N Utah

Deacon Charles 5224 W Santa Monica

Deamaker Jas 111 E 3rd Blvd

Dowell H A 804 W 11th

Edwards Nicholas 4420 S Central av

Evans Confection Co 2871 W 9th

Fraser Mary Capitol

107 S Westa av

Frost Ben 2117 E 1st

Gank Jenny 308 W 67th

Gilson C A 3804 W Pico

Glickman H I 1615 E 1st

Gouldner Saul 3399 Firestone Blvd

Hauer Paul 2016 Glendale Blvd

Haney C F 1502 E 1st Blvd

Harbarger H C 1303 S Oxford av

Hewitt W A 885 San Julian

Hoffman E C Candy Co 6000 Avalon Blvd

Hony Candy Co 2365 W 9th

Keating A H 616 E 7th

Lake W G 1410 W 24th and 403 W Washn Blvd

Lampman J A 1445 W Finco av

Littlejohn H 549 S Bway

Lizavay John 421 E Pechery av

Lloyd Alice Mrs 1521 N Brousen av

Luce Vern 1360 Mariposa

Mathews Geo W Co 1422 E 14th

McDonough L S 2522 E 4th

Miller & Schmitt 573 Gladys av

Moon W A 2248 Colorado Blvd

Pyle Elmer 438 1/2 Huntington Dr S

Riley's Candy Shop 6611 S San Pedro

Rose Candy 108 W 2d

Ruben Mac A 5109 W 1st

Sally's Home Made Candy Co 1577 W Jeff Blvd

Searcy J L 2817 Avalon Blvd

See's Candy Shop Inc 519 W Washn

Shetzler Albr Mission Candy Co Ltd 4766 Santa Monica Blvd

Sunkist Candy Co 425 E 58th

Talbans Philip 4601 Bunker

123 Bunk & Sun Co 611 E Anderson

Washington Martha Candies 6210 Wilshire Blvd

Wassell Joe 4839 W Washn Blvd

Watkins W C 7th Merchant

WEISS & C CANDY CO. 3755-3759 Broadway

Wells Place, Tel Adams 0900

Wolcott Candy Ltd 8151 Ber Blvd

Wilkinson E C 6029 S Vermont

Yassy Albr 2068 Marengo

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DOUGLAS " G 1237 E 5d " Patricia with Wildlife Amusement Co " Paul estimator T F Merrill " Paul T clk Inter-Ocean Steamship Corp r Bo " Fasa " Peter elect h2701 S Orange dr " Eddie H (Clay) firewkr h1051 S Boyle av " Phillip M clk r115 S Union dr " El Vincent (Dorothy) clk h1488 Shandoub " Ray (Stella) h1336 Shatto " Raymond h1048 E 60th " Russ clk r1126 W 62d " Nichol E (Grace E) druzs 4298 Union Pacific av h1438 Downey rd " Wiley (Clara) mech h1718 N Av 54 @ " Robt r180 E Jeff Blvd " Robt r343 S Flower " Robt adlt Ontca " Robt emp Hardley Optical Co r251 S Olive " Robt A carp r270 S Union av " Robt A slumg r1020 Wilshire Blvd " Robt M car h374 W 54th " Robt O pharm SillCo r1338 Downey rd " Robt P h1481 Shandoub " Robt M car h374 W 54th " Robt R r3918 Aurelia Blvd " Ray (Virginia) dent hd Paramount Pictures " Royce firewkr r0411 Avalon Blvd " Ruth 1694 E 49th " Rich emp Municipal Court r3906 3th av " Ruth L clk US Inc Rev r Tombs City " S B r305 S Grand av " Saml h1051 S New Hampshire av " Saml h1051 h077 E 57th @ " Saml Hlrcm WOCs Downey " Saml Mrs h094 E 46th " Shannon (Alice) bkpr h1277 1/2 39th pl " Sharon h301 S Kingsley dr " Sney B clk SEBY r309 E 0th " Temple Universal Brotherhood of Spiritualists 1434 E 21st " Thoma smts h800 S Burlington av " Thos (Dorothy) r347 N Reswood dr " Thos B (Jessie P) h3195 W Olympic Blvd " Thos S clk Z G Barnland " Thoson G (Ivce) Waterhouse & Col r Glendale " Tom int dec 0689 Sunset Blvd h3426 DeLone-

DOUGLAS " Elk M (wid G M) h1538 N Kenmore av @ " F Greer barber h108 S Vinson av r1126 Grand View " Forrest G (Mabel) eng h542 1/2 Kendall av " G Carl (Gerardine) clk r235 W 61st " Geo H plys 260 S La Brea av r No " Geo O r323 S Mathews " Geo P (Mildred) with O'Melveny-Wagenseller & Durst h551 11th @ " Geraldine sten E F Maine (Stella) Co r5154 S Van Ness av " Glenn (Esther) h032 W 43d pl " Glenn B clk r6129 Burwood av " Harry E slumg B F McDonald Co r Glendale " Howard H slumg r1123 Court " Jack L (Frances R) Dmbr 4006 York Blvd h1402 S Av 46 " Jan (Marion) hrmm LAED h10016 LaSalle av @ " Jas H (Christine) custodian Pub Sch h1310 E 49th " Jas L h1070 W 40th " Jas W r222 E 32d " John B lat city Eng r Watta " John G (Widie R) h392 E 33d " John M carrier PO r La Crescenta " John W (Annie) carrier PO h3040 Inez @ " Jos W clk r1123 Court " Jos W (Ruth) variety store 4479 Sunset Blvd " Julian B (Beatrice B) bkpr h747 Halatrop " Kathleen Mrs sten r2800 Wellington rd " Kenneth H (Alma) mtr h421 55th pl @ " Leslie h084 Clarendon r448 Shatto pl " Lella (wid O L) h1645 E 41st pl " Louis H (Thekla I) acct h245 Brunswick av @ " Mansel V (Eunice) aircraft h850 W Gage " Marco Mrs sec G E Tolentz r2952 Wynwood " Mary h526 S Oxford av " Mary (wid Jas) h2531 Ridgeley dr @ " Mary B clk Co Tel " Mary E (wid H R) kro 3801 Lanfranco h3803 do @ " Mary M (wid F E) h1153 Amata @ " Maud E r101 S Oxford av " Mildred M h1114 Mohawk " Nelson jr drx Nelson Douglas & Co r Rev Hills " Douglas Nelson & Co, Nelson Douglas Jr " Fred J E Eray 111th @ " Lamoreaux Sec-Treas. Investment Securities, 220 Security Bldg, 510 S Spring, Tel Vandike 8181 " Omnia L sten Hamby Graham Co r1520 W " Paul mech h1133 W 1st " Peary L tel opr r2631 Ridgeley dr " Peter W (Gerardine) custodian Pub Sch h1547 E 41st pl " President (Ada) Jan CUD h1306 1/2 E 68th " R J Adm r107C r220 E 61st " Ralph (Grace) slumg Sealco Industries h1224 W 8th " Rhed H (Kath) h2408 S Orange dr @ " Robt h388 S Mathews av " Robt H (Inez) tel Pub Sch h6113 Arroyo " Robt r111 W 71st " Robt R slubpr h2207 Ruthelen " Robt R wchmn r1818 S Berende " Robt W (Ethel) h1024 E 47th " Roy J (Cath) mech UPRICO h5474 Temple- " Ruth P Mrs nurse Genl Hosp r738 E 33d " Sadio G (Muriel) r324 S Kenmore av " Saml R (Anit R) Jan h1705 1/2 W 60th " Senele E 24 E 2 " Thos (Ada) real est 6440 York Blvd " Thos J (May) Ins act h1024 Meadowbrook " Walter A slumg Wm Adams Chevrolet r Inglewood " Walter D H (Charlotte) h501 S Hudson av " Wm (Ethel) h142 S Sycamore av " Wm (Ethel) h123 Court W 37th " Wm H (Mae) h320 N Fuller av " Wm H (Carmen) carp h923 S Mathews " Wm H E clk h223 S Mathews " Wm J (Lewell L) h5207 Ruthelen " Wm L jr USA r2807 Ruthelen " Zenith Mrs maid r018 Mokinley av " Douillard Emile A baker Ahrens Bakery r Inglewood " Frank restr 1310 N Westin av " Frank A smbr Serv Auto Body Wks r5427 Poyntain av " Frank T motor repmn SCGC r3032 Casador " Louis A Jan h2011 Cypress av " Doug Alf E (Helen) carp h1311 W 87th " Doug B (Ethel) r1123 Court " Ralph M (Zelma) mtrmn h732 N Rowen av " Donna Jacob H (Alvone) acct emp USEnr h2320 1/2 Santa " Doumkae Alex (Jennie) mod nur James Doumkae h5342 Mullen av " Joe (Angeles) Vics h11 E Jeff Blvd r1818 " John J (Ethel) mar James Doumkae h1722 W " Doumkae Malik K (Olga) pres Polio Petroleum Corp h726 S Windsor Blvd @ " Olga Mrs exec Polio Petroleum Corp r736 S Windsor Blvd " Peter (Lillian) 616 N Beachwood dr " Selma (Ethel) h1024 E 47th " Douglas Wm (Pearl) bdr h1171 S Lorena " Doumkae Georgiana A water r722 S Main " Doumkae Leticia sec Dr. Rosa h432 S Boyle av " Doumkae Hattie Mrs r1908 W 6th " Doumkae George (Berle) W h222 W 40th pl @ " Doumkae Louis (Kosin) lab h7525 Whitsett av

Doutoux Robt R (Obdulia) cable slicer h1710 1/4 W 48th " Dourral Victor (Sarah) h605 W 55th " Doumkae Paul r076 N Vendome " Doumkae With Dmbr Preston Stanzas r2225 Sunset Blvd " Edith G r1834 N Av 53 " Wm (Ethel) h1024 E 47th " Douthett Thos M (Flourina) telr h3751 Luth- " Douthett Chas r383 W 0th " Chas P waiter r2225 Oak Glen pl " Clifford (Sue) news vendor h1311 Temple " Dottie Mrs r2228 W 0th " Dorothy A r148 N Av 56 " Edna O telr Pub Sch h370 N Av 57 @ " Genera clk Pub Sch r1422 Hi Point " Inez J (Joseph A) h1422 Hi Point " Jean waiter r320 N Armore av " Jean clk h087 S Bronson av " John W (Kath) slumg h449 N Av 56 @ " W Mack sald blaster h524 Bandora " Wm M (Helen) h3012 Clarendon av " Douthett Ethel Mrs r3488 E 5th " Grace B mv sec CUD h803 Felora " John M h1839 30 av " Lillian M r1020 W 41st pl " Laurence av opr r013 E 6th @ " Douthett Aroh S (Mame) hater h7029 4th av " Mary (wid Guy) h105 S St Andrews pl " Marie K bkpr r7030 4th av " Douthett Jos (Thos) mech h5140 Sahara av " Rose J (Esther B) slumg h1208 87th dr " Doug (Ethel) h147 1/2 N 1st " Douthett Chas (Helen) mech h142 1/2 E Broad " Douglas Gustavo (Mary) h3435 Banner @ " Douglas (Ethel) clk h1818 Garnet @ " Douville Chas M (Marj) h5304 Lockwood av @ " Harry (Mary) h1543 13th pl " Doumkae Annette (Edna) bdr h6216 Hayes av " Dove Al A (Helen) stereo Dalia h2210 San Marco dr " Alice h087 Shatto pl " Anna Mrs r1808 Lexington av " Annie M Mrs acct 122 E 7th r10 r087 Shatto " Laurence av opr r013 E 6th " Anthony elec opr r013 E 6th " Betty tel opr h7267 Franklin av " Carrie (wid W T) h7267 Franklin av @ " Chesera clo clns 4186 Ber Blvd " Clyde (Nellie) mech h081 E 83d @ " Cordeila (wid Carl) mech opr r1210 E 70th " Daxton (Ethel) lab h1224 1/2 E 74th " Edw T forcm Daily News h170 Douglas @ " Edw W (Ethel) h3024 Cordelia av " Grace M Mrs h3918 Deanna Blvd " Gas (Ethel) emp r356 E Rowen " Gm (Ethel) mech r1 S Rowen av " John M r7207 Franklin av " Lee A (Helen) mech h1436 S Hudson av " Marie (wid Wiley) h1052 1/2 E 49th @ " Mrs Co M J (Goldie S K (Ethel) underwar- " mfrs 1014 S Los Angeles @ " Marie L bkpr r2427 Franklin av " Marry (wid Hov) h130 S New Hampshire av " Matilda C Mrs h1437 E 54th " Maud (wid Hov) h1632 E 40th " Molt T wsmn r7207 Franklin av " Vera C custodian Pub Sch h3950 Coolidge av " Norma streetcar r100 Reno av " Dorell Libetta r3947 S Harvard Blvd " Zetvni clk r608 W 42d pl " Dover Albt L (Mabel D) clk DPT h114 S Eber- " street av " Apartments 4199 Bev Blvd " Anna Mrs r165 W 0th " Geo H (Dorothy) restrkr h0177 Carola " Geo J (Grace) USA h2327 S Catalina " Helene (wid Lee B Mettler Co r520 N Pima- " outh Blvd " Jack E (Ethel) chauf h1636 1/2 Temple " Lee r234 S Olive " Lary h5200 Marathon " Lora O r4411 Bonduras " Pearl h096 1/2 Central av " Pearl M Mrs maid r1122 E Sta Bar av " Wm (Helen) clk h1314 Kensington av " Wm W (Vivian) lab h704 Hoover av " Doversnik Donald L (Helen) h043 La Verne " Av 29 " Dreyer Ada M Mrs smts h1299 1/2 S Eastern av " Frank r205 E 5th " Helen Mrs h1461 N Geneva " Milt J clk h340 E 440 W 11th pl " Dorzand Louk (Ethel A) clk h1426 Echo Park av " Doris Isaar (Pauline) acct Thompson-Stess & Co h4107 Gardwade av " Doris (Ethel) clk h1115 Granada " Walter M (Ethel) blueprint SCGC h4524 1/2 Wilshire Blvd " Doris Anthony tailor h1559 N Bronson av " David John constrctr r134 N Hill " Desisce Harmond r1720 N Nadia av " David Ernest A (Florence) indvkr h1017 1/2 Workman " Pearlman (Josephine) bkemith SP Co h2113 Muzart " Frank bkpr DWRCo r Huntington Park " Guido A (Anita) mech SCGC h1917 Workman " Joe (Albina) bkemith h710 E 75th @ " Tony r716 E 75th " Douthett Loren cook r917 W 5th " Doris Mary h412 S Lake " Dovy Abner H (Florence) acct h2807 Holt av @ " Adam L h2213 1/2 Fairfield av " Ada J (wid F J) h1818 N Van Ness av " Alex (Ethel) carp h0990 Alerdian @ " Berneta B (Frances) driver h041 Arapaloe " C H Mrs h1057 S Westin av " Carl C h1430 W 29th " Chas E (Ethel) W h222 E Ar 39 " Chas H (Juanita) driver h827 E 95th @ " Christina (wid F B) h535 Oleander dr @ " Clotia S (Ethel) h1 h240 1/2 Pomona pl " Courtney L clk DW&P h105 Loma dr " Doris F r5712 5th av " Doris clk h550 Lexington av

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APPENDIX B
Sanborn Maps

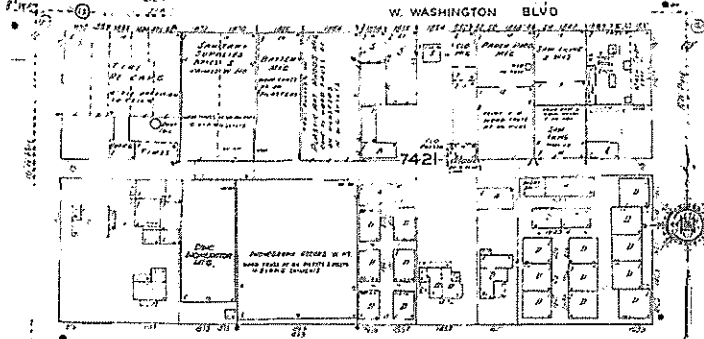
SEE VOLUME SEVEN

LOS ANGELES, CALIF.

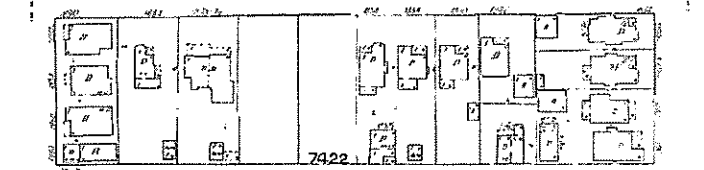
14A

(792 VOL 7)

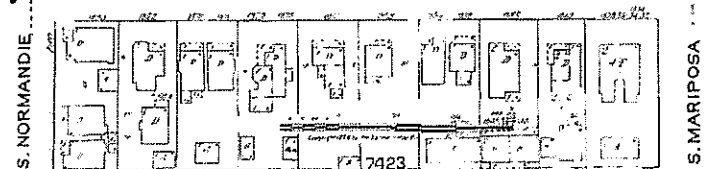
W. WASHINGTON BLVD



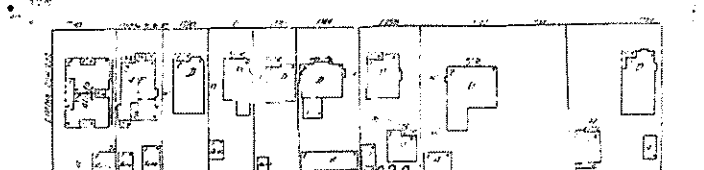
CORDOVA



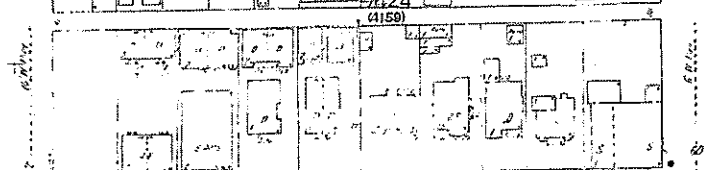
W. 20TH ST.



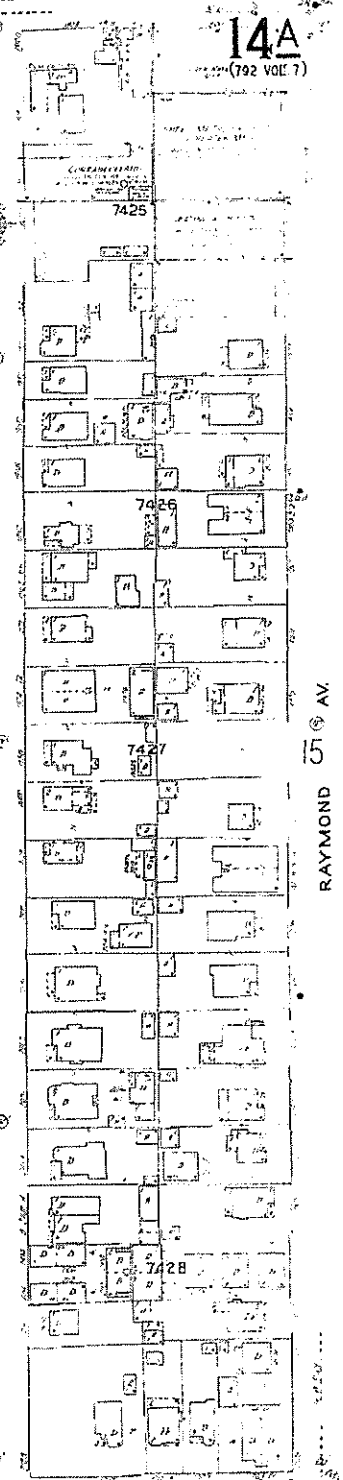
W. 21ST ST.



W. 22ND ST.



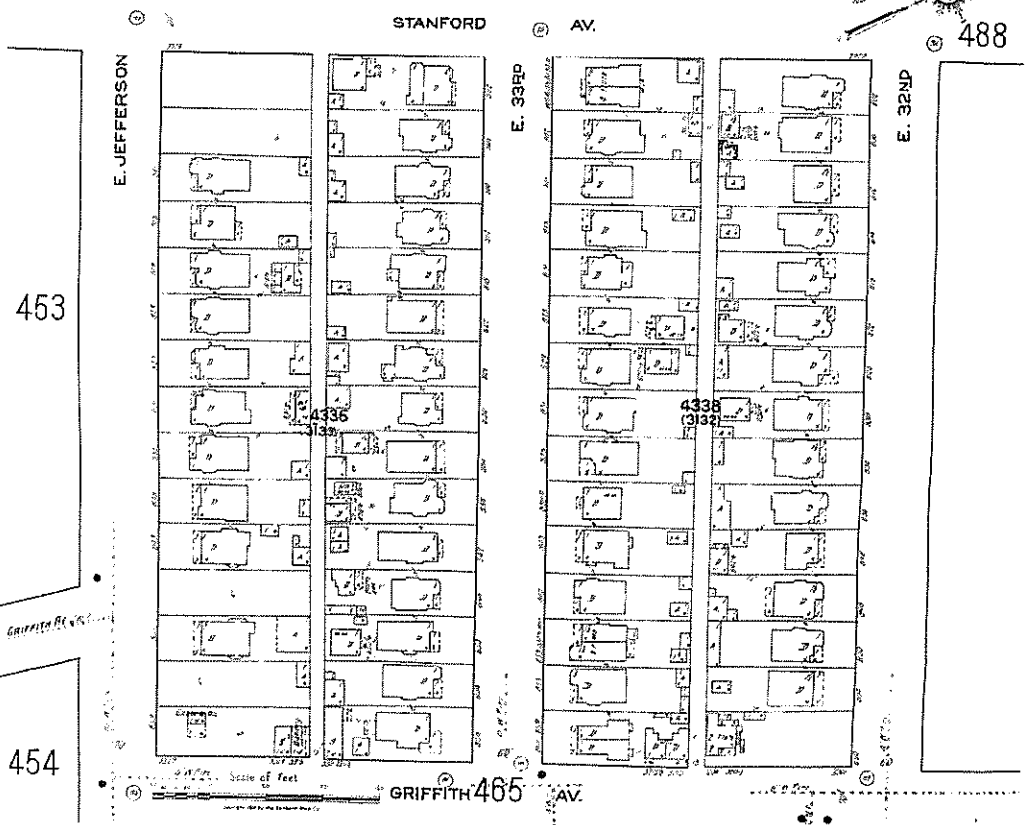
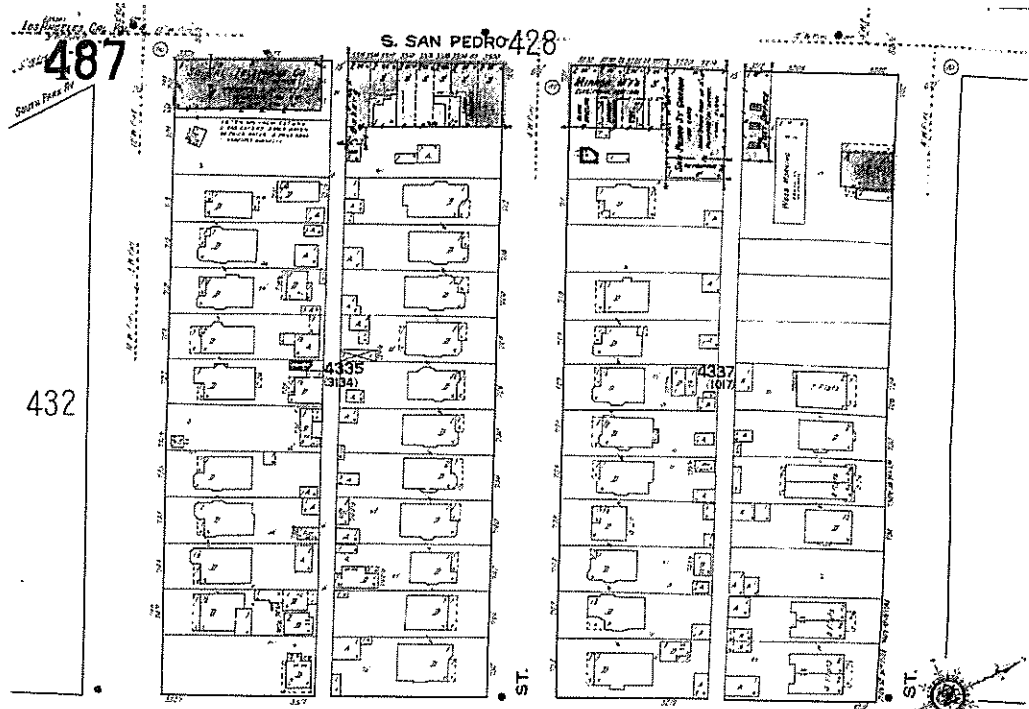
45



S. MARIPOSA AV.

RAYMOND AV.

46



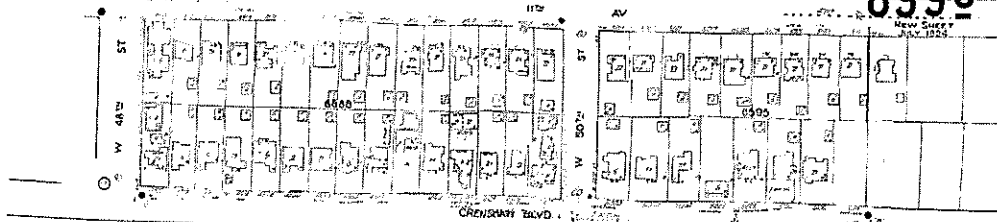
6991

SCALE 100 FT. TO ANY INCH

LOS ANGELES, CAL. VOL. 6

6999

1924



Los Angeles River Channel River or Run



W 48th ST
W 50th ST
W 52nd ST
W 54th ST
W 56th ST
W 58th ST
W 60th ST
W 62nd ST
W 64th ST
W 66th ST
W 68th ST
W 70th ST
W 72nd ST
W 74th ST
W 76th ST
W 78th ST
W 80th ST
W 82nd ST
W 84th ST
W 86th ST
W 88th ST
W 90th ST
W 92nd ST
W 94th ST
W 96th ST
W 98th ST
W 100th ST

6693

THESE BLOCKS NOW SHOWN ON MAP 36

6694

Scale 100 Ft. to One Inch

996

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

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

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

WHEREAS, the Board finds:

1. The subject property is located at 4918 Angeles Vista Boulevard, View Park, California 90043 (hereinafter, the "Doumakes House"), and is located in the R-2 (Single-Family Residence) zone and is used as a single-family residence;

2. The applicant and property owner, Benjamin J. Kahle, filed a nomination application on October 29, 2015, and requested the County designate the Doumakes House as a County Historic Landmark;

3. The Doumakes House was constructed in 1928 and is located on Lot 523 of Tract No. 5535, and is designated Assessor's Parcel Number (APN) 5013-004-004. The slightly irregular-shaped lot measures approximately 63 feet by 124 feet and comprises 7,803 square feet in area;

4. The Doumakes House parcel contains a two-story single-family residence approximately 3,119 square feet in size, consisting of four bedrooms and three bathrooms. There is a detached, three-vehicle garage with a parapet capped with clay tile at the rear (south) of the parcel. The garage is accessed by a driveway that runs from the street along the east side of the house;

5. The residence is composed of a rectangular plan with a one-story wing projecting from the primary façade. A two-story cylindrical tower containing the primary entrance joins the wing with the main mass of the house. The house is clad in smooth stucco and capped with a clay tile, cross-gable roof with a moderate pitch and exposed rafter tails;

6. An historic evaluation report was prepared for the Doumakes House by ASM Affiliates, Inc., a qualified historic preservation consultant. The report analyzed the Doumakes House in conformance with nationally accepted methodology established by the National Register of Historic Places (NRHP) guidance on conducting historic building evaluations. The evaluation report concluded the Doumakes House satisfies

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

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

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

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

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

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

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

WHEREAS, the Board further finds:

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

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

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

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

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

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

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

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

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

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



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

By: Carla Little
Deputy

APPROVED AS TO FORM:
MARY C. WICKHAM
County Counsel

By: [Signature]
Deputy