



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.

### **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**

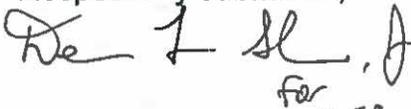
The adoption of the resolution is not a project requiring environmental review under CEQA, as such adoption constitutes administrative activities of the County that will not result in a direct or indirect physical change in the environment, pursuant to State CEQA Guidelines, Section 15378(b)(5). Alternatively, 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](mailto:csainz@planning.lacounty.gov) or Phillip Estes at [pestes@planning.lacounty.gov](mailto:pestes@planning.lacounty.gov) or (213) 974-6425.

Respectfully submitted,



Richard J. Bruckner *RSB*  
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](mailto: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 Service<sup>1</sup> and is consistent with the Los Angeles County General Plan goals and policies for historic resources<sup>2</sup>.

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.

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

<sup>2</sup> 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. RHD1

**Table 1: Evaluation of Eligibility**

Criteria for Designation of Landmarks and Historic Districts (Section 22.52.3060)	Criteria Satisfied
<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>	No
<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>	Yes
<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>	Yes

**ATTACHMENT A**

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

<b>Criteria for Designation of Landmarks and Historic Districts (Section 22.52.3060)</b>	<b>Criteria Satisfied</b>
<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"> <li>1. More than 50 percent of owners in the proposed district consent to the designation;</li> <li>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</li> <li>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.</li> </ol> <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

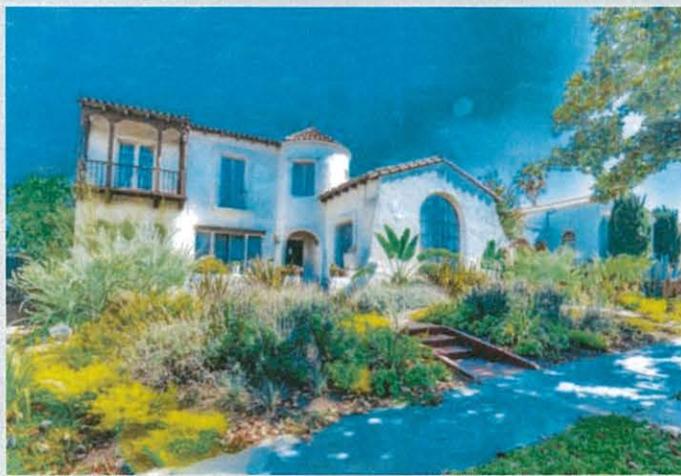


# Los Angeles County Landmark Evaluation Report

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

FINAL VERSION

February 2018



*Prepared for:*

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

*Prepared by:*

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Marilyn Novell, M.S.,  
Architectural Historian



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ASM Project Number 24440.01



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## 1. INTRODUCTION

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

### FINDINGS

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

### METHODOLOGY

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

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

*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.

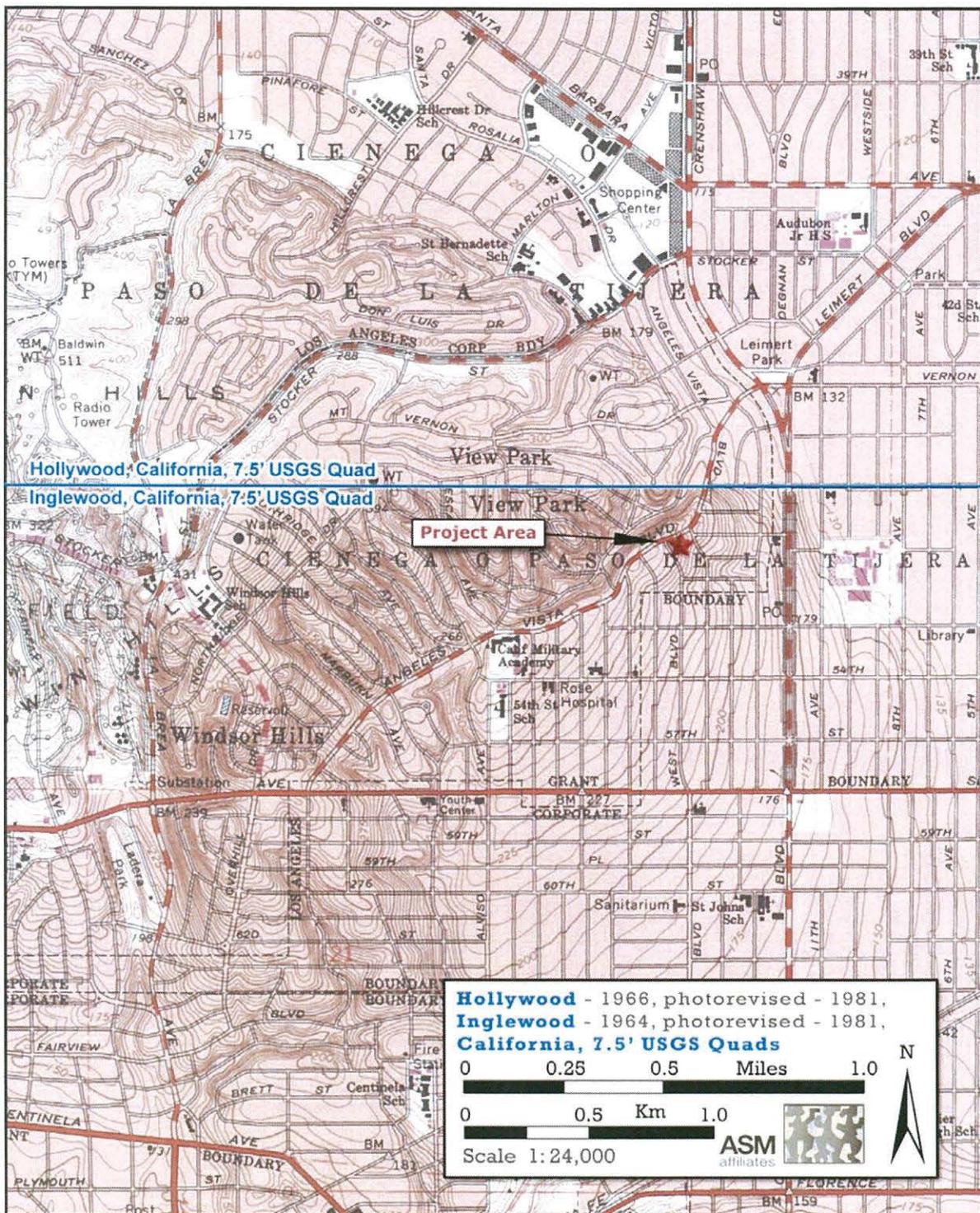


Figure 2. Project vicinity map.  
Source: ASM Affiliates. Date: December 2015.

2. Background Information



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

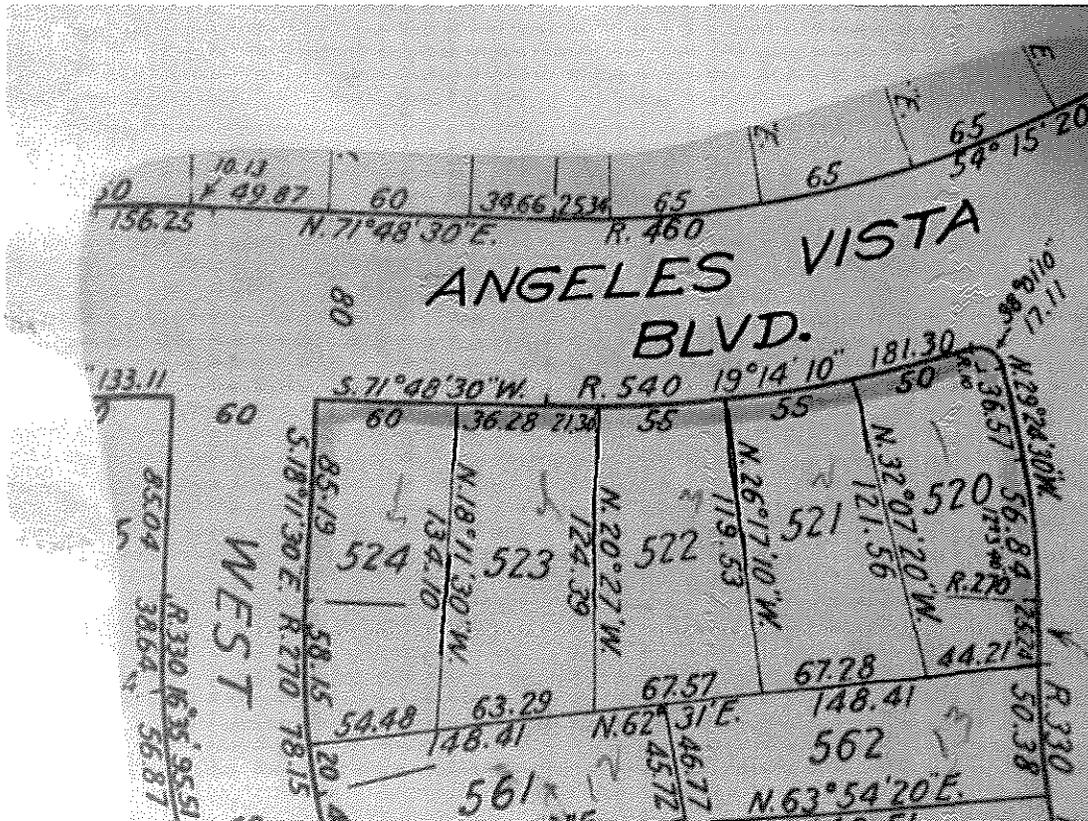


Figure 4. Historical tract map detail.  
Source: Los Angeles County records. n.d.

2 Background Information

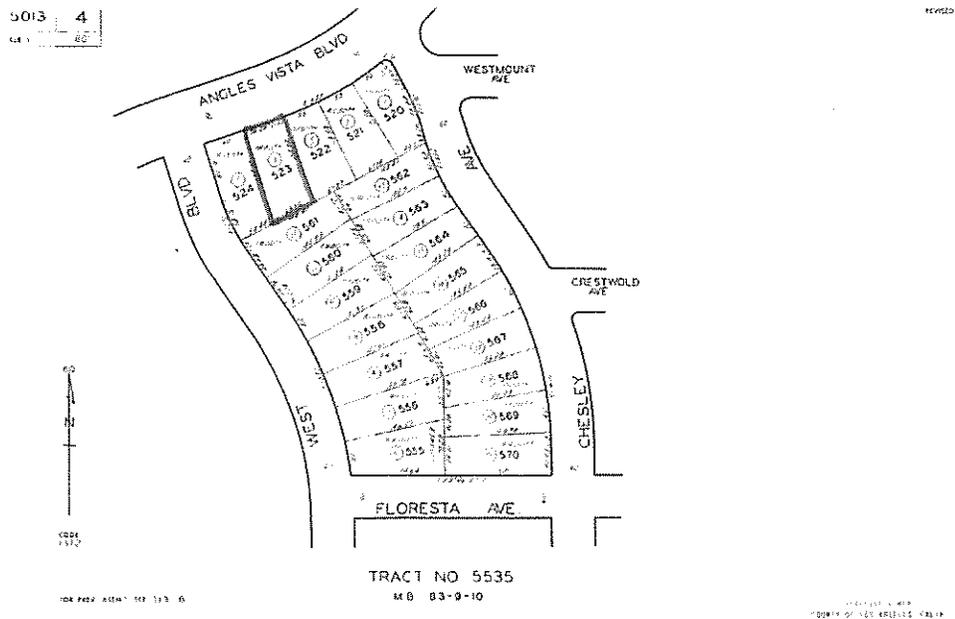


Figure 5. Current tract map with 4918 Angeles Vista Boulevard highlighted.  
Source: Los Angeles County Tax Assessor.



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.

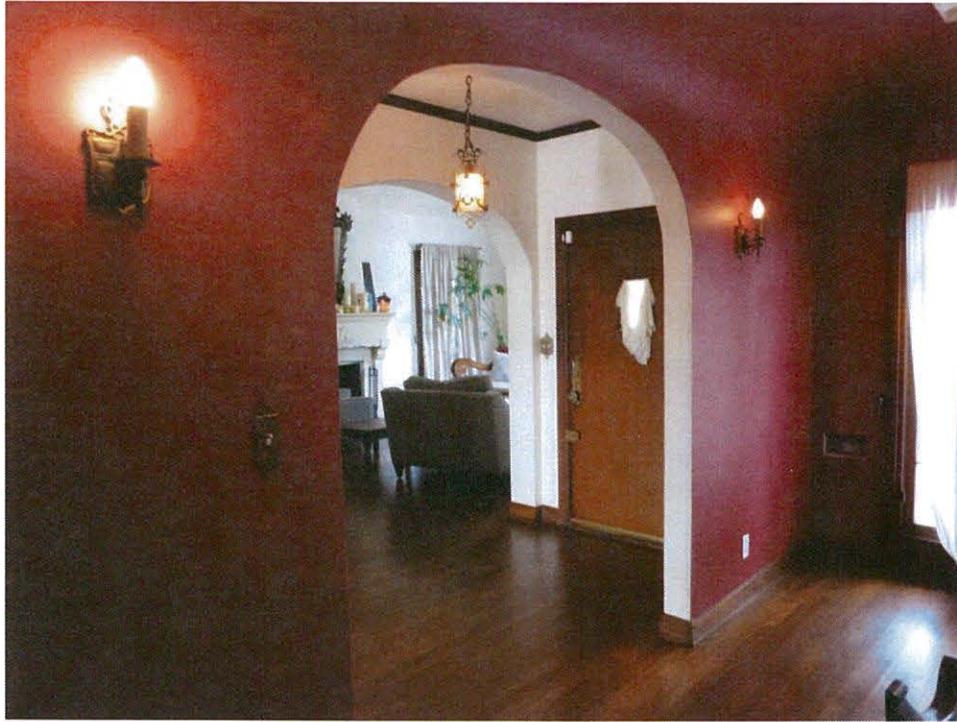


Figure 12. Interior view from dining room toward central hall and entrance.  
Source: ASM Affiliates: Date: December 3, 2015.



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

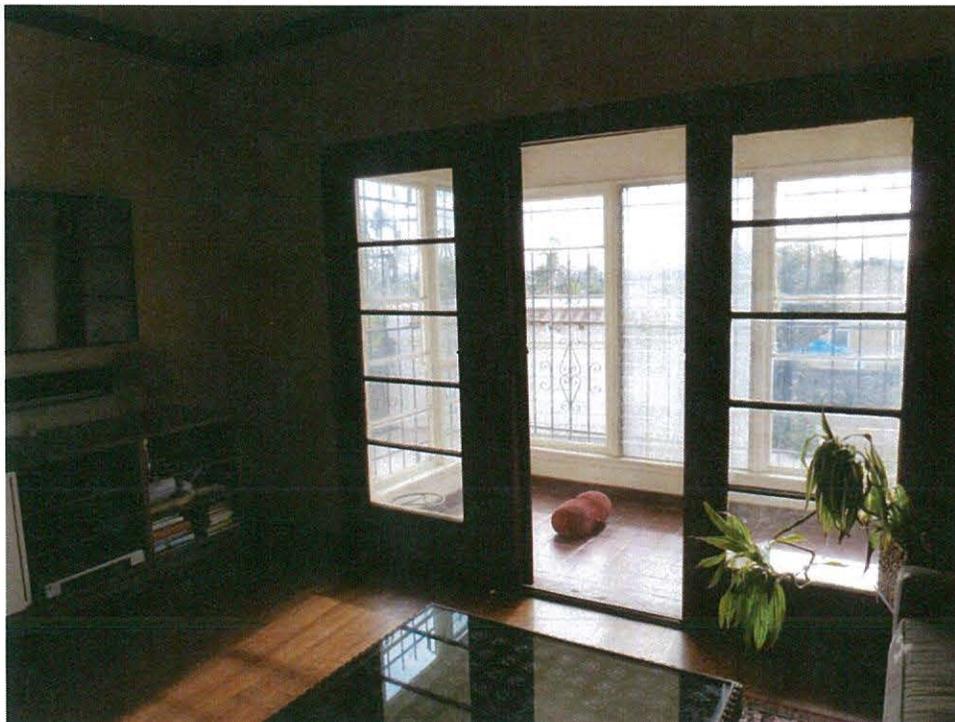


Figure 15. View of library on first floor.  
Source: ASM Affiliates: Date: December 3, 2015.



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



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### 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 Shammon 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

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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 22<sup>nd</sup> 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 22<sup>nd</sup> 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*

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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

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- 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

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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

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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**











**IMPORTANT NOTICE! THIS DIRECTORY IS INCORRECT**

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

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Hills  
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**Gasoline**

**Colleges—Business and Commercial—Contd**  
**SAWYER SCHOOL OF BUSINESS, 805 S Flower, Tel Trinity 3876** (See left side lines and page 240)  
**SOUTHWESTERN UNIVERSITY, 1121 S Hill, Tel Westmore 3018** (See page 269)  
**\*Colleges—Junior**  
**CUMNOOK SCHOOL, 5353 W 3d, Tels Whitney 7311 and 3427** (See page 271)  
**\*Colleges and Schools**  
**BEVERLY SCHOOL FOR BOYS, Boarding and Day School, Non-Military and Non-Sectarian, 308 S Arch Av, Tel Dunkirk 1455** (See page 270)  
**CALIFORNIA COMMERCIAL COLLEGE, 523 Metropolitan Bldg, 315 W 5th, Tel Vanlike 3810** (See left bottom lines and pages 179 and 270)  
**CHOUNARD SCHOOL OF ART, INC., 1441 San I, 2906 W 8th, After Jan 1, 741 S Grand View Tel Dunkirk 4703** (See page 270)  
**CUMNOOK SCHOOL, 5353 W 3d, Tels Whitney 7311 and 3427** (See page 271)  
**HARVARD SCHOOL (Military), 1601 S Westmore, Tel Emmons 0812** (See page 271)  
**ONEONTA MILITARY ACADEMY, 1070 Fremont at SOUTH PASADENA, Tel Elliot 2670** (See page 271)  
**PAGE MILITARY ACADEMY, 1201 S Cochran av, bet Wilshire Blvd and W Pico, Tel Whitney 1222** (See page 271)  
**SAWYER SCHOOL OF BUSINESS, 805 S Flower, Tel Trinity 3876** (See left side lines and page 240)  
**SOUTHWESTERN UNIVERSITY, 1121 S Hill, Tel Westmore 3018** (See page 269)  
**UNIVERSITY OF SOUTHERN CALIFORNIA, 835 University at Tel Westmore 6300**  
**WOODBURY COLLEGE, Woodbury Bldg, 727 S Figueroa, Tel Trinity 8491**

**\*Color Lithographers**  
**UNION LITHOGRAPH CO INC THE, 2030-2042 E 7th, Tel Trinity 8351** (See page 223)  
**\*Color Manufacturers**  
 Color Control Co 7027 Romaine  
 Radke J H 2044 Venice Blvd  
**\*Color Printers**  
**UNION LITHOGRAPH CO INC THE, 2030-2042 E 7th, Tel Trinity 8351** (See page 223)  
**\*Colors—Dry—Importers and Jobbers**  
**BUTCHER L H CO, 2034 Bay, Tel Trinity 8301**

**\*Columbariums**  
**HOLLYWOOD CREMATORY AND COLUMBARIUM, Located in Hollywood Cemetery, 8000 Santa Monica Blvd, Tels Holly 8755 and Hollywood 3830** (See back cover right top lines and page 105)  
**INGLEWOOD PARK CEMETERY ASSOCIATION, Offices 428 to 431 Van Nuys Blvd, 210 W 7th, Tel Trinity 4437, Selling Dept Tel Tucker 8404, Cemetery Inglewood Park, Redondo Beach Blvd, Hawthorne Car, Tel Pleasant 5144** (See page 186)  
**\*Combustion Instruments**  
**HAYS CORPORATION THE, Jno W Crawford Sales Rep, 1255 Industrial, Tel Mutual 5507** (See page 152)  
**\*Commercial Artists**  
**MEGGS CHAS, 808 Buena Studio Bldg, 6605 Hollywood Blvd, Tel Hampstead 0982**

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

**\*Commercial Collections**  
**AKAHORI COLLECTION AGENCY, 101 1/2 Weller, Tel Tucker 8684, PO Box 713** (See page 129)  
**BITTLETON COLLECTION AGENCY INC, 1211 Citizens National Bank Bldg, 463 S Spring, Tel Trinity 8881** (See ribbon marker and page 110)  
**HOLMES W H & CO, 208 Wilcox Bldg, 208 S Spring, Tel Vanlike 5784**  
**MERCHANTS NATIONAL PROTECTIVE ASSN, 412 California Bldg, 205 S Bway, Tel Vanlike 1904** (See page 172)  
**RELIABLE COLLECTION AGENCY INC, 711 Lincoln Bldg, 742 S Hill, Tel Trinity 0606** (See left top lines and page 171)  
**TAYLOR W W & E (Derthick), Cusack & Ganahl, 3411 Merritt Bldg, 307 W 8th, Tel Trinity 7917**  
**WILSHIRE CREDIT EXCHANGE, 5212 Wilshire Blvd, Tel Oregon 8607** (See page 172)  
**\*Commercial Colleges**  
**CALIFORNIA COMMERCIAL COLLEGE, 523 Metropolitan Bldg, 315 W 5th, Tel Vanlike 3856** (See left bottom lines and pages 179 and 270)

**SAWYER SCHOOL OF BUSINESS, 805 S Flower, Tel Trinity 3876** (See left side lines and page 240)  
**SOUTHWESTERN UNIVERSITY, 1121 S Hill, Tel Westmore 3018** (See page 269)  
**UNIVERSITY OF SOUTHERN CALIFORNIA, (University College), Transportation Bldg, 7th and Los Angeles, Tel Trinity 1701**

**\*Commercial Employment Service**  
**CALIFORNIA COMMERCIAL SERVICE BUREAU, 523 Metropolitan Bldg, 315 W 5th, Tel Vanlike 3856** (See left bottom lines and pages 179 and 270)  
**\*Commercial Investigations**  
**ARMSTRONG S DETECTIVE SERVICE, 209 Wilcox Bldg, 200 S Spring, Tels Tucker 3810 and 1850, Night Tel Albany 5-132** (See left side lines and page 177)  
**LLOYD'S DETECTIVE SERVICE, 618 Grant Bldg, 375 S Hollywood, Tel Vanlike 7448, Night Tel York 3360** (See Classified tab)  
**MOZLEY DETECTIVES, Palmer Bldg, 6262 Hollywood Blvd, Tel Granito 5303** (See page 177)  
**\*Commercial Paper**  
**MERRILL, LYNCH & CO, 809 Van Nuys Bldg, 1810 and 1850, Night Tel Trinity 6511** (See page 143)  
**NATIONAL BANK OF COMMERCE, 437-439 S Hill, Tel Faber 3101** (See page 122)  
**\*Commercial Paper and Street Improvement Bonds**  
**HOPKINS ROBERT E & CO, 452 Subway Terminal Bldg, 417 S Hill, Tels Mutual 6282 and 6283**

**\*Commercial Photographers**  
**AMERICAN STUDIOS, 4300 S Hoover, Tel Humbolt 6331** (See page 173)  
**\*Commercial Warehouses**  
**PACIFIC COAST TERMINAL WAREHOUSE CO, 320 McDarry (at 9th and Alameda), Tel Trinity 9701**

**Communicating Systems**  
 Beradex A E 5510 Monto Vista  
**WEAVER PHONE EQUIPMENT CO, 228 S Angeles, Tel Mutual 0460** (See page 578)  
**\*Compensation Insurance—Medical Service**  
**AMERICAN HOSPITAL ASSOCIATION INC, Suite 802-807 Western Pacific Bldg, 1031 S Broadway, Hospital-Medical Protection Certificate Tel Westmore 6284** (See left bottom lines and page 201)  
**\*Composition Floors**  
**DIATE FLOORING CO, 1136 N Mansfield av, Tel Holly 4111**

**\*Composition—Linotype, Intertype and Monotype**  
**TYPOGRAPHIC SERVICE CO, 417 E Pico, Ground Floor, Tel Westmore 5028** (See page 284)  
**\*Composition Roofing**  
**EL REY PRODUCTS CO, 1033 N San Pedro, Tel Angeles 1101** (See bottom edge, page 268 and opp page 837)  
**GANLEY G LUMBER CO, 8000 Avalon Blvd, Tel Arizide 0055, Branches 830 E 1st and 1912 S Olive** (See right bottom lines and page 225)  
**LOS ANGELES PAPER MFG CO, 1633 N San Pedro, Tel Angeles 1101** (See bottom edge, page 268 and opp page 837)  
**PARAFFINE COMPANIES THE, INC, 4500 Santa Fe av, Tel Jefferson 4141** (See page 287)

**\*Composition and Flexo Ornaments and Gilding**  
**WEAVER J P & CO, 1444 S San Pedro, Tel Westmore 5287**

**\*Compressors—Air and Gas**  
**COOPER-BESSEMER CORP, 830-036 R 61th, Tel Arizide 0170**

**\*Comptometer Schools**  
**MACKEY BUSINESS COLLEGE, 612 S Figueroa, Tel Trinity 0417**

**\*Computing Machines**  
**MERCHANT CALCULATING MACHINE CO, 380 I W Hellman Bldg, 124 W 4th, Tel Tucker 5078** (See right side lines and page 185)  
**\*Concrete—Mixed**  
**MATERIAL DEALERS DISTRIBUTING CO, 1000 N La Brea av, Tel Glendale 2108**

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

**Concrete Block Manufacturers**  
 McDonald J A 1432 Newton

**\*Concrete Burial Vaults**  
**ENDELE FRANK X, 1715 San Fernando St, Tel Capitol 1550**

**\*Concrete Cutting**  
**FUNK & BUNKER, 421 E 13th, Tel Westmore 0183**

**\*Concrete Form Holders**  
**AMERICAN "FORM-HOLDERS" CORPORATION, 8014 Universal Bldg, 155 Washington, cor Hill, Tel Westmore 0002**

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

**\*Concrete Pipe Manufacturers**  
**UNITED CONCRETE PIPE CO INC, 1347 W 208th, PO Box 1 Sta II, Tels York 9100 and 9107**

**\*Condensers**  
**SOUTHWESTERN ENGINEERING CORPORATION, 1221 Hollingsworth Bldg, 606 S Hill, Tel Trinity 3494**

**Condiment Manufacturers**  
 (See also Pickle Mfrs, also Preservo Mfrs.)  
 Albert F A 937 Birch  
 Gentry G D Chilli Powder Co 735 Deatur Golden West Products Co 2465 Hunter  
 Heinz H J Corp 712 Santa Fe av  
 Hollmann Products Co Inc 449 Seaton  
 Mandarin Sauce Co Inc 750 Ceres av  
 Morehouse L H 1128 San Fernando rd  
 Morrilo Messino 1510 1/2 Mozart  
 Night Kitchen 314 E 1st  
 Randall T A 2536 San Fernando rd  
 Willets Green & Manion 823 Tracton av

**Confectioners—Manufacturing**  
 Alaska Sucker, Sates & Equipment Co 121 W 4th R 308  
 Barr & Blair Inc 713 S Grand av  
 Bohmman Ellner 5210 S Hoover  
**BISHOP & COMPANY, 1306 B 7th, Tel Trinity 4111**  
 Braucht J A 5810 S Westa av  
 Brooks Christianity 2500 S Vermont av  
 Brown G J O 2900 W 9th  
 Brown Jerome 10310 S Main  
 Bullis D 405 S Bway  
 Campbell Thos 5015 Pico Blvd  
 Christopher Candy Co 4080 Avalon Blvd  
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 Connor H J 1726 W 8th Bar av  
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 Felix Dine 2520 S Catalina av  
 General Food Products Co 1025 E Vernon av  
 Goldberg Saml 631 E 82d  
 Hanker Paul 2016 Glendale Blvd  
 Hest-Teaty Corp 318 Omar  
 Hawkins H 407 E Pico R 408  
 Hayhoe S O 1262 E 8th  
 Helm A, Marceyron 5709 Huntington dr N  
 Hewitt A A, 2703 W Pico  
 Hoffman E A Candy Co 634 S San Pedro  
 Jaffe Rubin 1320 Newton  
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 Lyons J F 6927 S Hoover  
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 Sally Candy Shop Inc 634 S Westa R 10  
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 Triangle Candy Co 1840 Santa Fe av  
 Varro V G Jr 1430 E 78d  
 Vino Bar Mfg & Distributing Co 3420 S Main  
 Warfield Candy Co 802 W 11th  
 Watkins W O 760 Merchant  
**WEISS & GARDY CO, 110 E Jefferson Hwy, Tel Humbolt 0002**  
 Wolzmoed Lee 630 W Jeff Blvd  
 Woodrow & Haggart Co 2115 S Main

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

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**EMITABLE ADJUSTING ASSN** 143 S Spring R619

**FLETCHER AL** 502 Bank of Commerce Bldg 437 S Hill, Tel Trinity 4261

**FLETCHER & STEEL LTD.** 335 Subway Terminal Bldg 417 S Hill, Tel Michigan 3201

**Freeman Collection Co** 124 W 4th R601

**Exp G E** 315 W 9th R498

**Global Adjustment Service** 411 S Main R405

**GOLDMAN S & ASSOCIATES INC.** 501 Great Republic Life Bldg 736 S Spring, Tel Trinity 9985 (See left bottom lines and page 2448)

**Gower W C** 610 S Bway R1005

**GRINDLE & COMPANY LTD.** 631 Subway Terminal Bldg 417 S Hill, Tel Mutual 8782 and Michigan 6495

**H D L Co** 400 S Main R698

**Harris M H** 267 S Spring R227

**HARRIS NICK FINANCE EXCHANGE.** 271 Chamber of Commerce Bldg. 1161 S Broadway, Tel Prospect 8353

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**Hofferson M J** 5225 Wilshire Blvd R615

**Heller W W** 756 1/2 S Bway R515

**HOLLYWOOD COLLECTION SERVICE.** 306 Pacific States Life Bldg. 6305 Yuca, Tel Gladstone 2108

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**Jaffe S L** 200 S Spring R530

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**LANSDALE A.** 410 American Bank Bldg. 129 W 2d, Tel 1432

**Law A & O Co** 206 S Spring R511

**Libby F A** 458 S Spring R111

**LONG FRED W INC.** 605 Garland Bldg. 740 S Broadway, Tel Vandike 6086

**LOS ANGELES CREDIT MEN'S ASSOCIATION COLLECTION DIVISION.** 304-305 Board of Trade Bldg 111 W 7th, Tel Vandike 8148

**Los Angeles Investigating Bureau** 524 S Spring R591

**Los Angeles Merchants Bureau** 524 S Spring R 591

**Los Angeles Retail Board of Trade Collection Agency** 111 W 7th R1124

**Los Angeles Service Bureau** 72 S Hill R515

**Lynch E A** 412 W 6th R210

**MacCormack W H** 1070 Vine

**Manufacturing Confectioners Bureau** 417 S Hill R640

**McDonald Adjustment Service** 108 W 6th R033

**McDonnell Jas** 411 W 7th R503

**McGEE T D.** 239 N W Highland Bldg. 354 S Spring, Tel Michigan 4448

**Medical Credit Bureau** 180 Soave R097

**Medical Men's Service Bureau** 903B W 7th

**Menefee A S** 458 S Spring R126

**Merchants General Sales Ltd** 723 Hill R1217

**Merchants Service Bureau** 2241 W 16th

**Metkel R W** 705 S Alvarado

**Metropolitan Credit Bureau** 1835 Industrial

**Mitchell J C** 400 W 7th R600

**Miller H S** 208 W 8th R700

**NATIONAL PROTECTIVE AGENCY THE.** 504 Jewelers Bldg 747 S Hill, Tel Trinity 1500

**National Retail Board of Trade Inc** 1161 S Bway R114

**Pacific Northwest Creditors Assn** 1151 S Bway R658

**PALMER COLLECTION CO.** Successors to Anglo Collection Co 302 Central Bldg. 30 N Raymond, Ar. PASADENA, Teis Terrace 7130-7137

**Paramount Collection Co** 530 S Hill R450

**Parker Business Service** 4224 S Bway

**Personal Service Bureau** 1070 Vine

**Phillips D S** 424 W 4th R371

**Pioneer Advertising Co** 453 S Spring R608

**Pioneer Service Co Inc** 321

**Produce Credit Co** 1231 E 9th

**Professional Audit Co** 2008 W 7th R7

**Professional Finance & Adjustment Service** 307 W 8th R616

**Professional Service Bureau** 405 S Hill R710

**PRUDENTIAL NATIONAL ADJUSTMENT CO.** 918 Story Bldg. 610 S Broadway, Tel Trinity 5488, 6 Frank Lane

**Dable Chinos** 19 323 9th R590

**RAY FREDERICK.** 132 9th, Tel Mutual 3488

**Redeath R V** 1489 W Wash Blvd R201

**RELIABLE COLLECTION AGENCY INC.** 710 Lincoln Bldg. 745 S Hill, Tel Trinity 0100

**Retail Merchants Credit Assn of L A** 706 S Hill 10th fl

**Rene H O** 448 S Hill R418

**Rivyan Guy** 6362 Howard Blvd R100

**SCHWARZ ADOLPH M INC.** 440 Van Nuys Bldg. 210 W 7th, Tel Michigan 3654

**Southwestern Creditors Assn** 341 S Spring R415

**Suier C S & Associates** 403 W 8th R420

**Stamps WNCs** 112 W 9th R426

**Standard Service Agency** 740 S Spring R706

**Surety Collection Bureau** 219 W 7th R396

**Surety Finance & Adjustment Co** 1031 S Bway R822

**Taylor W E** 403 W 8th R300

**Tradera Clearing House Ltd** 1220 Mainie av R104

**United Finance Co** 448 S Hill R1305

**United Reporting Co** 1081 S Bway R338

**UNITED STATES CREDIT BUREAU.** 504 Jewelers Bldg 747 S Hill, Tel Trinity 1506

**UNIVERSAL ADJUSTMENT & FINANCE BUREAU.** 728-729 Bryson Bldg 146 S Spring, Tel Mutual 4005 (See page 2447)

**Van Dyne R H** 610 S Bway R312

**Wagner F G** 5509 Santa Monica Blvd

**Walker's Collection Service Co** 215 W 8th R 1009

**Weaver W J** 408 S Spring R611

**West Coast Bonded Adjusters Ltd** 650 S Spring R625

**WESTERN BOARD OF ADJUSTERS.** 725 C C Chapman Bldg. 756 S Broadway, Tel Mutual 1359

**Western Credit Protection Assn** 311 S Spring R520

**Wholesale Credit Adjustment Bureau** 417 S Hill R623

**Whittet & 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.** 5553 W 3d, Tel Oregon 1138 (See page 2509)

**\*Colleges and Schools**

**CHOUNARD SCHOOL OF ART INC.** 741 S Grand View, Tel Dunhill 8163 (See page 2509)

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**RADIO INSTITUTE OF CALIFORNIA.** 1117 Venice Blvd, Tel Drexel 0753 (See page 2511)

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**WOODBURY COLLEGE.** Woodbury Bldg. 727 S Figueroa, Tel Trinity 8491

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**\*Color Plate Engravers**

**ARTS ENGRAVING CO INC.** 308 E 9th, R300, Tel Tucker 4981 (See right top lines and page 2452)

**\*Columbariums**

**HOLLYWOOD CREMATORY & COLUMBARIUM** Located in Hollywood Cemetery, 6010 Santa Monica Blvd, Los Hollywood 8495 and Hemstead 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 2444)

**\*Commercial Collections**

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

**BITTLETON COLLECTION AGENCY LTD.** 124 Citizens National Bank Bldg. 453 S Spring, Tel Trinity 6861 (See ribbon marker and page 2447)

**CALIFORNIA CLAIM SERVICE LTD.** D W Cohn Genl Mgr. P H Chadley Res Mgr. 928 G Chapman Bldg. 750 S Broadway, Tel Tucker 7415 (See page 2446)

**GOLDMAN S & ASSOCIATES INC.** 501 Great Republic Life Bldg 736 S Spring, Tel Trinity 9985 (See left bottom lines and page 2448)

**RELIABLE COLLECTION AGENCY INC.** 710 Lincoln Bldg. 745 S Hill, Tel Trinity 0100

**UNIVERSAL ADJUSTMENT & FINANCE BUREAU.** 728-729 Bryson Bldg 146 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**

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**GANAHL O LUMBER CO.** 5900 Avalon Blvd, Los Angeles 0055, Branches 830 E 1st, and 1912 S Olive (See right bottom lines and page 2478)

**LOS ANGELES PAPER MFG CO.** 1833 N San Pablo, Tel Capitol 11-101 (See bottom edge and page 2507)

**PARAFLEX COMPANIES THE INC.** 4590 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.** 533 E 15th, Tel Prospect 8720

**\*Concrete—Mixed**

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

**Concrete Block Manufacturers**

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**Van Landingham W C** 6210 S Westa av

**\*Condensers**

**SOUTHWESTERN ENGINEERING CORPORATION.** 4800 Santa Fe Av, VERNON, Tel Jefferson 7411

**Condiment Manufacturers**

**(See also Pickle Mfrs; also Preserve Mfrs)**

**Golden West Products Co** 2465 Hunter

**Heintz H J** Corp 712 Santa Fe av

**Old Chief Products Co** 2812 Portland

**Robertson J D** 1807 E 7th

**Treaders Pickle Bldg**

**Wenrich Pickle Co** 1361 Willow

**Confectioners—Manufacturing**

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**Benson Bros** 1816 S Westa av

**Beckford C** 507 W 6th

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**Hewitt W A** 835 San Julian

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

**Lampman J A** 1445 W Finco av

**Littellohn H I** 549 S Bway

**Lizaw John** 421 S Victoria av

**Lord Alice Mrs** 1521 N Brousen av

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**Marines Geo W Co** 1122 E 14th

**McDonough L S** 2522 E 4th

**Miller & Schmitz** 543 Gladys av

**Moore W A** 2524 Colorado Blvd

**Pyle Elmer** 4456 1/2 Huntington Dr S

**Riley's Candy Shop** 6011 S San Pedro

**Rose Candy** 101 W 2d

**Ruben Mac A** 5109 W 1st

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 " Edw R (Zella) (wid) LA Roca h170 Douglas  
 " Grace M Mrs r1235 W 11st pl  
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 " Eliz maid r100 S Fuller av  
 " Ethel L (wid Belvedere Jr) h123 Sch r Glendale  
**DOW FRANK & CO INC, Mabel L. Outer Sec-Mgr. Customs Brokers, 107 LaBrea Bldg, 234 N Main, Tel Trinity 2188**  
 " Geo K (Jessie) slsmn h1530 Glendale Blvd  
 " Gerald G (Jessie) Indstl Work Shop for the Blind r Glendale  
 " Grace E music techr 672 S Lafayette Park pl r1754 4th av  
 " Grace M (Mrs) nurse Genl Hosp r7000 Fountain  
 " Harley E (Della) clk h1548 W 52d  
 " Harold R (Aileen) clk Pac Intermity Co h3031 Castle  
 " Helen E (ah City Sch r2730 Waverly dr  
 " J Neil h249 E Ar 43  
 " Jas G (Frances) factory h436 Lexington av  
 " Jas H (Daisy) chauff h7063 Sta Monica Blvd  
 " John (wid) r228 8th pl  
 " Jennie T Mrs nurse r253 3d av  
 " John A (Edna) garage 1501 W 1st h1262 S La Brea av  
 " Jones & Co C P Miller mex publishers 108 W 5th R333  
 " Jos (Kath) porter h1260 E 53d  
 " Julia r313 S Rampart Blvd

**DOW**  
 " Julian N obsv 727 W 7th h1228 r630 S Commonwealth av  
 " June W (wid Wm) h222 W 48th  
 " Kate (wid C) h1044 W 42d  
 " Kathleen r1355 S Broadway  
 " Leslie E (Vivian) (wid) h432 E Ar 39  
 " Louis C (Patricia) garage 1670 N Wernin av r1950 N Herendo  
 " Louisa C W R Hopkins mar adr 343 W 2d R328  
 " Louise A r573 S Boyls av  
 " Marie h730 Beacon av  
 " Margt r94 Georgia  
 " Marita A Mrs h1110 N Olsen dr  
 " Mary Mrs h1051 Browning Blvd  
 " Mary B our WTTCo r Glendale  
 " Mary E Mrs r2113 S Highland av  
 " Mary G (wid Elmer) r252 Rosemont  
 " Marzio A (wid Jos) h204 Hill  
 " Melissa R our Liv Cal Extension Div r127 S Wilton dr  
 " Merie A (Helen) mar Euton Apts h1821 S 14540 Alhambra av  
 " Mildred M clk r1044 W 42d  
 " Minnie Mrs house mother Occidental College  
 " Myrtle S h405 Lena dr  
 " Neal P lawyer 417 S Hill R504 r Culver City  
 " Peter seashore h619 N Kenmore av  
 " Peter h5735 Sta Monica Blvd  
 " Ralph G (shirley) acct 412 W 6th R110 h756  
 " Ralph G by acct R G Dow r758 W Adams Blvd  
 " Ralph O slsmn The Sharpe Mfg Co r Santa Monica  
 " Ralph S (Helen) slsmn Tabulating Mach Co h2740 Waverly dr  
 " Rebecca wife R S Hope  
 " Robt cpok r3825 S Bway  
 " Robt W ins act h600 1/2 Victoria av  
 " Rosa W Mrs h425 W 33d  
 " Ruth maid r1382 E Wash Blvd  
 " Ruth clk r14 S Maryland dr  
 " Sami slsmn r15 N Gardner  
 " Sami H (Lena) lat h1006 W 47th  
 " Salsale clk h1020 1/2 Valencia  
 " Wilber O sec Valencia Club r1030 Valencia  
 " Wilbur (Minnie) custom broker r1722 N Garfield pl  
 " Wm E slsmn r2104 Hill  
 " Wilson C (ah City Rd of Educ r1815 N Gramsey pl  
 Dowbridge Corrine P sten r5157 Rippen View av  
 " Susan M (Margt M) slsmn r3200 h5137 Range View av  
**DOWD, See also Doud**  
 " Dora E (wid Wm) De Longue av  
 " Delia nurse h1548 Casil pl  
 " Donald M clk h8025 S Denver av  
 " Eugene h523 S Grand  
 " Frank h6214 Leland way  
 " Fred (Hulby) chmkn h1310 W 80th  
 " Harry C (Helen) auto Curtiss Publishing Co r2221 Elmore  
 " Harry T (Mabel) Kt dentist 947 W 8th R1004  
 " Helen r806 W 10th  
 " Jim E (Jessie S) h6770 5th av  
 " Jack B (Lena) clk h5350 Verona  
 " John (Victoria E) slsmn h223 N Union av  
 " John V (wid Wm) h223 N Union av  
 " Joe P (Evelyn) clk h1006 N Boyiston  
 " Keith h620 Micheltogna  
 " Keith B dentist Commonwealth av  
 " Marst Mrs h525 S Gramercy pl  
 " Margt A Mrs h519 New Hampshire av  
 " Marzia W h11 E 64th  
 " Owen J (Edwede) electn h111 1/2 N Genesee  
 " Park r9706 5th  
 " Paul K (Wm) (Mrs) h360 S Hancock  
 " Park J (Wm) (Mrs) h360 S Hancock  
 " Theo E (ah City Rd of Educ r543 LaVerne av  
 " Thos J (Mary O) (wid) City Rd of Educ h509 W 10th  
 " Wm J (Theresa) h1223 S Berendo av  
 " Dowdy Virginia h1012 Hipperion  
 Dowdakin G coach Mitchell Camera Corp r West Los Angeles  
 Dowdell (Clara M) slsmn h636 W 81st  
 Dowdel Chasie Z (Blanche) rule h157 N Bonnie Beach pl  
 " Chas B (Ada) 2700 S Fira h192 Browning Blvd  
 " Curtis R (Ada) rule 1216 S Fira r1403 S 14th  
 " Dickie slsmn r1403 S Norton av  
 " Dorothy r5712 La Mirada av  
 " Edna Mrs h1006 S 14th  
 " Frank T (Edna S) h4401 National Blvd  
 " Gna (wid J) h1300 St Joseph's pl  
 " Gerald H (Winnifred) clk h534 E 66th  
 Dowden Chas L asst mgr Met Life Ins Co r Alhambra  
 " Edw h657 Saturn  
 " Frank M (wid) h3212 S Main  
 " Harrison (Ruth A) election techr 3275 Wilshire  
 " Hubert J slsmn r1211 E 75th  
 " Josie L h1238 N Alexandria av  
 " Lawrence A slsmn h123 E 75th  
 " Marjan E (wid) h1211 E 75th  
 " Neathela J h1005 E 57th  
 " Orlan (wid) h201 E 23d Av 6d  
 Dowding Darroll M (May) h112 S Hobart Blvd  
 " Earl H (Mrs) Jonathan Club h1243 W 3d  
 " Gerald H (Winnifred) clk h534 E 66th  
 " Norma P h1500 N Hoover  
 Dowdie Edw h4525 St Charles pl  
 " Grace clk C&P Bank r1200 S 14th  
 Dowdor Frank J (Pearl) electn h750 W 101st  
 " Pearl E solr LA Examiner r750 W 101st  
 " Dorothy D (wid) h1415 W 3d  
 " Roy W (Lillian) with Co Flood Control h5150 Maplewood av  
 Dowdy Hayden F (Dorothy) inspr State Dept of Professional and Vocational Standards, h 925 E Leighton av  
 " Jack H h624 N Thomas  
 " Verena A h624 N Thomas  
 Dowe Amelia (wid H G) h1006 Redwood  
 " Houston Jr lab City Eng r20 E 29th  
 " Houston Jr r1600 Redwood  
 " Rhabe (Mabel) shoebrk 336 1/2 S Main r761 Reichler  
 " Rhabe slsmn h228 S Kenmore av  
 Dowell Annie E h1007 N Harvard Blvd  
 " Bert L (Gladys R) urea Superior Underwriters r24 E Chandler  
 " Bertha A Mrs h155 W 11th pl  
 " Burney O (Lucille E) slsmn Straub Bros h1441 McHugh  
 " Chas P (Mrs) h410 W 1st  
 " Claudius F (ah City Rd of Educ r1083 N Ar 51  
 " Clifton W (Emma) electn h123 W 102d  
 " Dolores slsmn May Co r Inglewood  
 " Dorothy J clk r1800 W 41st pl  
 " Frances M police r136 W 50th  
 " Leola M (wid) h1083 N Ar 51  
 " Gna L (Cath) carm h1083 N Ar 51  
 " Harry F (Elsie) brkmn r3615 Bellevue

**DOWELL**  
 " Harvey L (Eleanor) h1037 Sherbourne dr  
 " Herb A (Nettie) handymkr h1074 Council  
 " Herb D slsmn Domestic Latex h543 S La Jolla av  
 " Jeremiah W clk Eur Dietzen Co r Inglewood  
 " Laverna (Dorothy) gas sta cor h1806 41st pl  
 " Lawrence R (Gertrude) slsmn h12021 S San Pedro  
 " Lee C (Gladys) chmkr h1238 N Fernon av  
**DOWELL LEBLIE (Jessie), Reporter L A Examiner, h510 W 34th**  
 " Marie K slsmn r121 N Flower  
 " Mary J (wid Wm) h3748 Ruthelen  
 " Ralph E clk h932 Jolo  
 " Vivian 244 Eaw Sterling r Santa Monica  
 " Wm M lab Commercial Refrigerator Mfg Co r Huntington Park  
 " Walter M musician r612 E 28th  
 " Warren (Ruth) r6631 Male av  
 " Wm A (Loretta) linemn h444 Van Home av  
 Dowler Jas M (Margt) Jan h811 E 77th  
 " Jas r811 E 77th  
 " John M r911 E 77th  
 " Sarah K asst surr Hosp of the Good Samaritan  
 Dowers Glenn O (Lucy E) auto mech h8064 W Adams Blvd  
 Dowey Edith M Mrs waiter Bullock's-Wilshire r Alhambra  
 " Frances (Lillian H) phys 1008 W 6th R222  
 " h1824 E 51st pl  
 " J Sinclair (N Grace) tech City Sch h1214 Clark  
 " Louisa Mrs (Elsie-Louise) Whio School r1242 W 51st pl  
 " Louisa W (Leona) h324 San Vicente Blvd  
 Dowland Geo E (Thillie M) supt T S Abbott h245 W 5th  
 " Thos clk r514 N Gardner  
 " Thos E (Beatrice L) asst mgr Dearden's Furn Co h5154 Lemmo Grove av  
 Dowle Dorothy amez Salvation Army Woman's Home r5870 N Griffin  
 " Fred A (Minnie) h311 Bridwell  
 " Douglas (Lillian) W r211 Muldred rd  
 " Earl E (Evelyn) auto mech h342 E 84th pl  
 " Edw E (Ethel) slsmn h645 E 19th  
 " Frank E (Bertha) elctn h602 E 118th pl  
 " G W r226 N Grand av  
 " Robt D clk r1922 W 54th  
 " Stanley R (Ada M) vtr h108 W 70th  
 " Wm D slsmn h1032 W 54th  
 Dowling Alit C (wid) notice LAPD r Van Nuys  
 " Lona Mrs h538 S Alvarado  
 " Carla gas sta adit r556 W 51st  
 " Danl P (Kathryn) slsmn h164 W Ar 26  
 " Dorothy slsmn r5155 Bellevue  
 " Edw slsmn r156 W 41st  
 " Edw F (wid) r221 1/2 S Ar 20  
 " Ella J slsmn r164 W 5th  
 " Estela C (wid J N) h351 S Oxford av  
 " Evaline T (ah City Sch h244 S Alexandria av  
 " Frank T C S tract 6067 Carlton av  
 " Frank T (ah City Sch Moore  
 " Frank M h734 Jackson  
 " Frank clk h108 1/2 37th dr  
 " Geo h1425 1/2 N Sierra Bonita av  
 " Henry (Pauline C) carp r245 S Fremont av  
 " John (Mary) supt h240 W 60th  
 " Jas T (May) br mur Lecl's Shoe Store h1415 Alvarado ter  
 " John h556 Calif  
 " John h356 W 51st  
 " John sten r1837 Circle av  
 " John G (Mabel) (wid) chmkr h1318 1/2 N Kenmore  
 " Josie R r351 S Oxford av  
 " Jos J (rene) trucker h5215 S San Pedro  
 " Kenneth slsmn Helms Bakers r Inglewood  
 " Leo W (Grace) h126 N Vendome  
 " Loren E waiter r342 E 47th  
 " Loreta M sten r627 S Leimington Blvd  
 " Lucille A sten r627 S Leimington Blvd  
 " Lucilla M Mrs r124 W 120th  
 " Marie (wid O D) h306 S 51st  
 " Martin L (Margt J) vtr eng h927 N Leimington Blvd  
 " May L clk h126 W Fernon av  
 " Minnie maid G Berkeley av  
 " Mitchell h942 7th pl  
 " Mrs D (wid J H) h1203 Flores  
 " Patk cook h124 S Flower  
 " Pauline C Mrs mgr Tarrilla Apts h245 S Vermont  
 " Rachael A r2600 W 9th  
 " Robt slsmn Helms Bakers r West Los Angeles  
 " Robt E (Lena) h619 E 23d  
 " Sam molier Genl Metals Corp r Maywood  
 " Wm (Lewise) h1733 E 61st  
 " Wm J (Bertha) slsmn h14758 W 49th  
 " Wm P (Ethel) cro 3252 Glendale Blvd h3253 Santa Monica  
 Dowling Noble C Mrs sten L E Minter r Huntington Park  
 Dowman Richd h454 S Fira  
 " Don Art S (wid) Genl E 5872 Crocker  
 " Bernard E (Florence) gas sta 1720 W 46th  
 " h175 W 101st  
 " Noel G (Ruth) radles 3926 S Vermont av h2413 W Jet Blvd  
 Dowward Alma Mrs r1603 E 40th  
 " Claude E (wid) sec Christian-Cathold Midway Of West Los Angeles  
 " Herb (Willie) lab r1466 E 44d  
 " Jas mech r12 Bearing Service h2309 1/2 Oregon  
 " Nancy (wid Ed) h1406 E 44d  
 " Ralph E police h1453 W 60th  
 " Downey David E lab r211 Glen Feliz Blvd  
 " Jas (Ruth A) mgr McCadden Court h304 N McCadden pl  
 " Jas E (Mabel) slsmn Prudential Ins Co h1304 N McCadden pl  
 " Jas R h133 E St Andrews pl  
 " Perry W (Mabel) auto reer 4720 Sunset Blvd h3721 Glen Feliz Blvd  
 Downey Cath Mrs h1776 Franklin av  
 " Chas S h319 S Norton av  
 " Clara Mrs h847 S Alvarado  
 " David W chauff r354 S Downey rd  
 " Frances (wid A) h1341 W Downey rd  
 " Frank (Dolores) uphol h139 E 31st  
 " Fredk A (Lena) slsmn Cal Whol Elec Co h8143  
 " Fredk A Jr emp SDC h2142 W 4th  
 " Harold N (Margt) r1067 S Norton av  
 " Hugh L chauff Natl Furn Co Van Nuys  
 " Jas R h8361 1/2 Blackhawk av  
 " John H (Lillian M) comy 1318 E 38th h462 E 57th  
 " John H h2152 W 95th  
 " Jos D (Viola H) slsmn W S Chambers h1340 Lehigh  
 " Jos H clk h2045 1/2 E 4th  
 " Peter A (Willie) lab r1466 E 44d  
 " Raymond H (Verna) h1028 N Hayward av  
 " Wayne (Billie) gamecmn h5800 Carlton way  
**DOWNES, See also Downs**  
 " Alf H (Gertrude) slsmn h1332 Bond  
 " Barbara r535 S Oxford av  
 " Carl E (wid) h1006 S Santa Monica  
 " Chas N r4006 S Vermont av  
 " Christina E clk Dent Water & Power r Maywood  
 " Edw (wid) r1006 S Santa Monica  
 " Edw (Virginia) h1271 Sunset Blvd  
 " Elvina B (wid J J) sten r1323 N June



Western Union



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PROMOTED
GRADUATED
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BIRTHDAYS
BIRTH OF A CHILD
A HIT ON THE STAGE
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DOUGLAS
G 137 E 3d
Patricia with Willshire Amusement Co
Paul estimator T F Merrill
Paul T clk Inter-Ocean Steamship Corp r Bo

DOUGLAS
Rk M (wid C M) h1528 N Kenmore av
F Greer barber 5108 S Vermont ar r1226 Grand View
Ernest G (Mabel) org h542 1/2 Kendall av
G Carl (Gertrude) clk r235 W 61st

Doutney Robt R (Obdulia) cable solder h1710 1/4 W 48th
Dourrel Victor (Sarah) h605 W 55th
Doveaux Paul r976 E Verdugo
Doveaux Arth Samr Preston Stanzas r8225 Sunset Blvd

Wm J (Mary) mech h2662 Glenview st
Wm S (Ethel) labry techn h4110 1/2 La Mira av
Wilson slum h626 N Windsor Blvd
Wynaldo (eta Chas) r1044 1/2 N Sweetzer

DOUGLASS NELSON & CO, Nelson Douglas Jr
Wm J (Ethel) mech h2662 Glenview st
Wm S (Ethel) labry techn h4110 1/2 La Mira av
Wilson slum h626 N Windsor Blvd

Dover Abt L (Mabel) D1 clk DIT h114 S Everett av
Amantina h499 Bev Blvd
Gina Mrs r155 W 97th
Geo B (Dorothy) housewife h9177 Carlela

DOUGLASS
Chas h4225 S Vermont ar
Chas A restr 720 E 2d
Chas J (Harriet) D1 enlyr h2915 Rimosa

DOUGLASS
Frank T motor repman SGGCo r3032 Casador
Louis A Jan h2011 Cypress ar
Doug Alf E (Helen) carp h1311 W 67th

Doveaux Ernest A (Florence) indvkr h1917 1/2 Workman
Perlmutter (Josephine) bkrmnth SPCo h2113 Muzart
Frank brnkr DWRCo r Huntington Pl
David A (Arlo) mach SGGCo h1917 Workman

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**APPENDIX B**  
**Sanborn Maps**



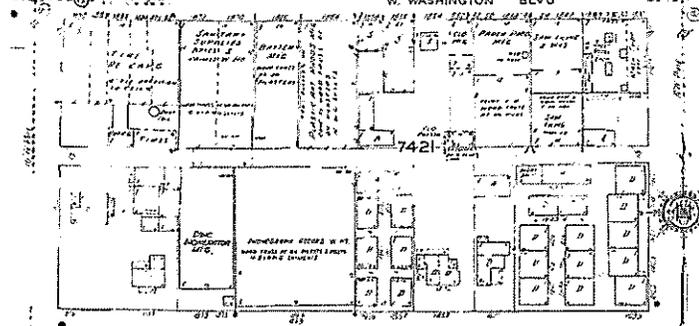
SEE VOLUME SEVEN

LOS ANGELES, CAL., 1925

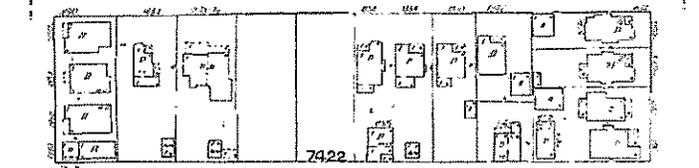
14A

(792 VOL. 7)

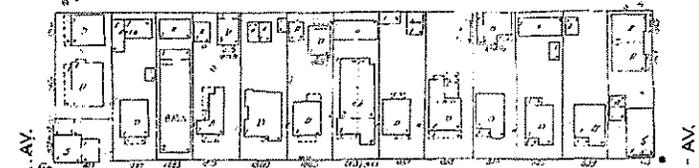
W. WASHINGTON BLVD



CORDOVA

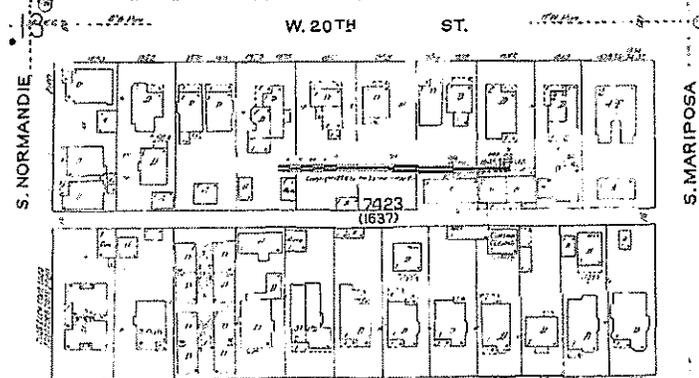


W. 20TH ST.



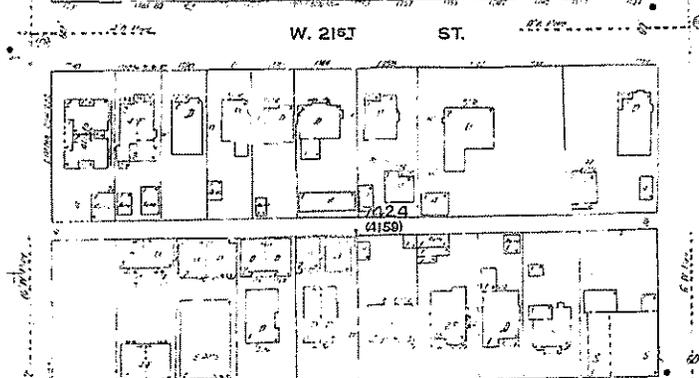
S. NORMANDIE AV.

W. 21ST ST.



S. MARIPOSA AV.

W. 22ND ST.

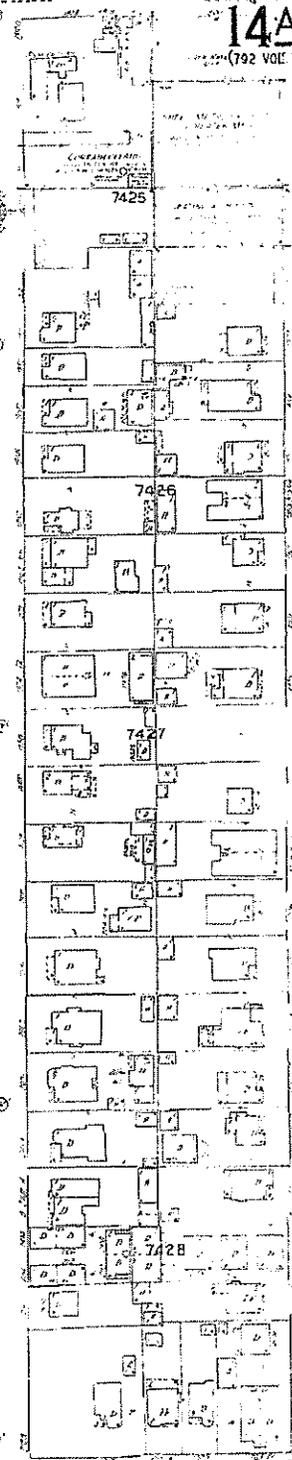


RAYMOND AV.

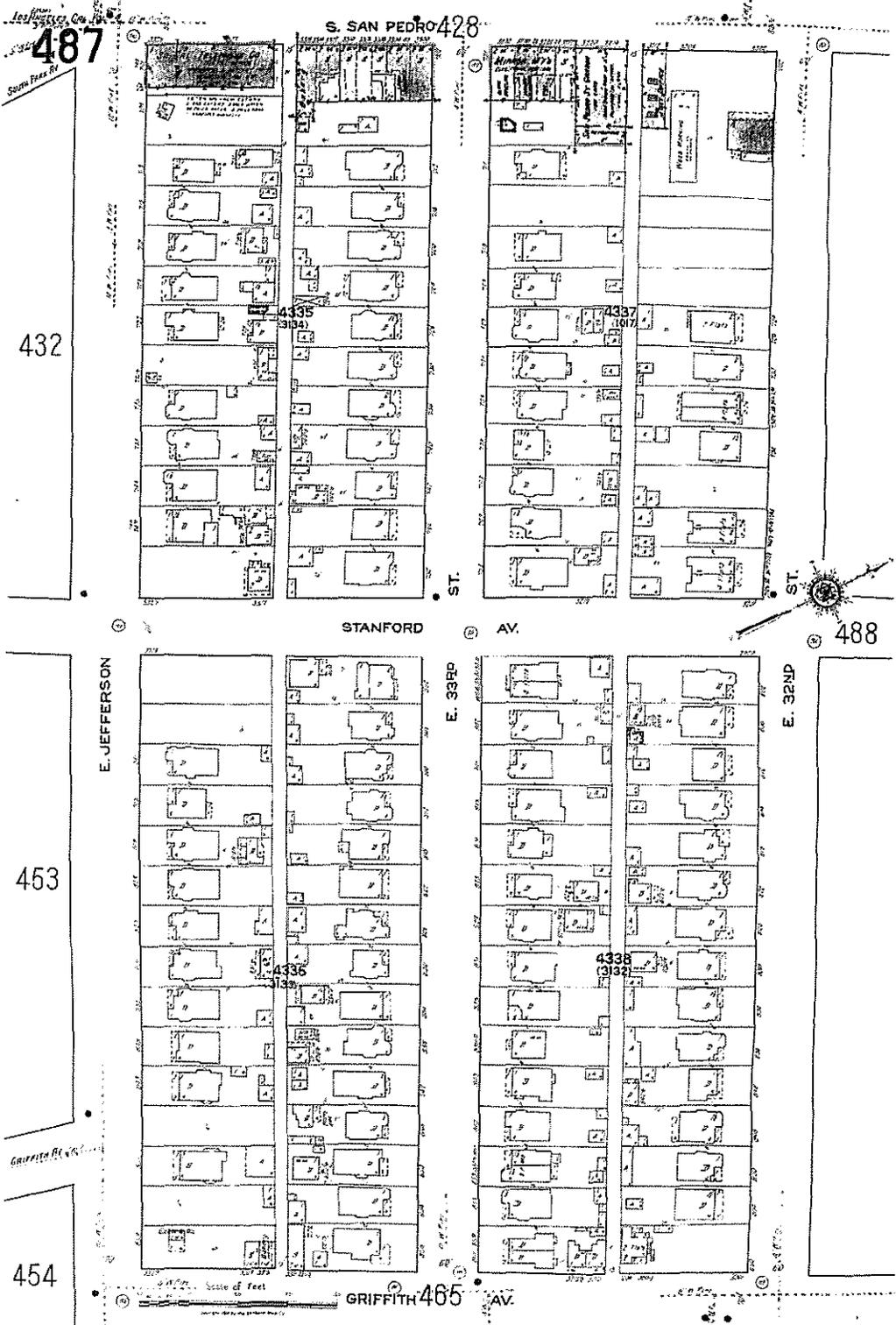
45

W. 22ND ST.

46







487

S. SAN PEDRO 428

432

ST.

ST.

STANFORD AV.

488

E. JEFFERSON

453

E. 32ND

E. 32ND

454

GRIFFITH AV. 465

Scale of feet







**DRAFT RESOLUTION  
COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS  
DESIGNATION OF A PROPERTY AS A LOS ANGELES COUNTY HISTORIC LANDMARK  
PROJECT NO. R2015-03701-(2)**

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

**WHEREAS**, the Board 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. 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.
9. 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.

10. 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.
11. A historic evaluation report was prepared by ASM Affiliates, Inc., a qualified historic preservation consultant. The report analyzed the property 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 Los Angeles County Code.
12. On or about April 25, 2016, the Department of Regional Planning filed a staff report with the Commission which analyzed historic features of the Doumakes property and its historical integrity. The report recommended the Commission adopt a resolution to the Board of Supervisors recommending that the Doumakes House be designated as a County Historic Landmark.
13. The Commission held a duly-noticed public hearing on the proposed landmark designation on April 8, 2016.

Staff provided a brief summary presentation and recommended approval of the designation. The Landmarks Commission heard testimony in support of the designation from the nominator and two members of the public, and from a representative with the Los Angeles Conservancy. The Commission discussed the significance of the property related to the Historic Preservation Ordinance criteria and to the history of Los Angeles County.

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).

14. At the conclusion of the public hearing on April 8, 2016, the Commission adopted a resolution recommending that the Board designate the Doumakes House as a County Historic Landmark.

15. The property satisfies at least one of the seven criteria to designate a County Historic Landmark pursuant to County Code section 22.52.3060. The criteria the property satisfies are:

- a. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located because the house is associated with James Doumak, founder of the Doumak Company, which grew into one of the foremost manufacturers of marshmallows in the United States. The period of significance under this criterion is 1928 to 1958.

(County Code section 22.52.3060.A.2)

- b. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located because the house is a good representation of the typical Spanish 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)

16. 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.

17. 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.

18. 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.

19. 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.

**NOW, THEREFORE, BE IT RESOLVED THAT,** the Board of Supervisors of the County of Los Angeles: