

**HISTORICAL RESOURCE  
RESEARCH REPORT FOR THE  
4620 PACIFIC HIGHWAY BUILDING,  
SAN DIEGO, CALIFORNIA 92110**

**Project No. 689780**

**Submitted to:**

**City of San Diego  
Development Services Department  
1222 First Avenue, MS 301  
San Diego, California 92101**

**Prepared for:**

**Viewpoint Development  
1634 Pacific Ranch Drive  
Encinitas, California 92024**

**Prepared by:**

**Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064**



*August 6, 2021*

# “At-a-Glance” Report Summary

## Property Information & Applicable Criteria



Resource Address: 4620 Pacific Highway, San Diego, California 92110 APN: 442-740-05

Resource Name (per HRB naming policy): 4620 Pacific Highway

Resource Type: Commercial restaurant Will you be Submitting a Mills Act Application Following Designation? Y  N

Date of Construction: 1966 Architect/Builder: Unknown/R.E. Hazard, Jr. Inc.

Prior Resource Address (if relocated): None

Date of Relocation: N/A

Applicant's Name: Brian F. Smith and Associates, Inc. Owner's Name: Georgakopoulos Family, LLC

Address: 14010 Poway Road, Suite A Address: 4620 Pacific Highway  
Poway, California 92064 San Diego, California 92110

Phone #: (858) 484-0915 Phone #: (858) 945-7949

Email: bsmith@bfsa-ca.com Email: chris.livoni@viewpointco.com

### The resource is being nominated for designation as a historical resource under:

- HRB Criterion A as a special element of the City's, a community's or a neighborhood's
- historical development  archaeological development  cultural development
  - social development  economic development  political development  aesthetic development
  - engineering development  landscaping development  architectural development

for the following reason(s): \_\_\_\_\_

HRB Criterion B for its association with \_\_\_\_\_ who/which is significant in local, state or national history for the following reason(s): \_\_\_\_\_

HRB Criterion C as a good/excellent example of Futurist – Google style.

HRB Criterion D as a notable work of \_\_\_\_\_, a Master \_\_\_\_\_  
 Previously established as a Master  Proposed as a Master

HRB Criterion E as a property which has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

HRB Criterion F as a contributing resource to the \_\_\_\_\_ Historical District.

Are interior elements/features included in the nomination and proposed for designation?  Yes  No

If Yes, list elements and location: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# “At-a-Glance” Report Summary Required Forms and Documentation



Circle Yes or No, indicating whether or not the following required documentation has been provided:

## Report Copies

- N Provide one copy of the Historical Resource Research Report, double sided and stapled

## Department of Parks and Recreation Forms

- N Primary Record (523a)  
 N BSO Record (523b)  
Y  Archaeological Record (523c) (if applicable)  
Y  District Record (523d) (if applicable)  
Y  Locational Map (523j) (if applicable)  
 N Sketch Map (523k) (if applicable)  
 N Continuation Sheet (523l)

## Attachment A

- N Assessor’s Record  
 N Notice of Completion  
Y  Water Sewer Records  
Y  Building Permits  
 N Site Plan with Footprint  
Y  County Lot & Block Book  
 N Previous Survey Forms

## Attachment B

- N Chain of Title  
 N Directory Search  
 N Deed from the Date of Construction

## Attachment C

- N City SD 800 Scale Eng Maps  
 N USGS Maps  
 N Original Subdivision Map  
Y  1886/1887 Sanborn  
Y  1906 Sanborn  
Y  1921 Sanborn  
Y  1940 Sanborn  
Y  1950 Sanborn  
 N 1956 Sanborn

## Attachment D

- N Historical and Transitional Photos  
 N Current Photos of North Elevation  
 N Current Photos of East Elevation  
 N Current Photos of South Elevation  
 N Current Photos of West Elevation  
Y  Photos with a key floor plan  
(for interiors under consideration)

## Attachment E

- Y  Criterion A Documentation  
Y  Criterion B Documentation  
Y  Criterion C Documentation  
Y  Criterion D Documentation  
Y  Criterion E Documentation  
Y  Criterion F Documentation

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S2

Other Listings  
Review Code

Reviewer

Date

Page 1 of 13

\*Resource Name or #: 4620 Pacific Highway

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: *Point Loma, California*

Date: N.D., digital map T 16 S; R 2 W Projected; M.D. B.M. San Bernardino

c. Address: 4620 Pacific Highway

City: San Diego

Zip: 92110

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The building is located on Assessor's Parcel Number (APN) 442-740-05 and includes "that portion of Lot 2 of Jennings Tract, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 5632, filed in the office of the county recorder of said county, lying southeasterly of a line described as follows: beginning at a point in the easterly line of said Lot 2, distant 173.00 feet northerly of the southeasterly corner thereof; thence south 59°00'07" west to the westerly line of Lot 2." The building is located northwest of the intersection of Pacific Highway and Taylor Street at 4620 Pacific Highway Street in the Old Town area of the city of San Diego, California.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 4620 Pacific Highway building was designed by an unknown architect as a Googie-style restaurant called Sambo's in 1966. The building is located entirely within APN 442-740-05 and is currently in good condition. The building is comprised of wood walls and a wood frame on a concrete reinforced foundation. The exterior of the building is covered in stucco, with a fieldstone veneer at the entrance. The east half of the building features a folded roof and the west half features a flat roof with a parapet, except for the northwest corner which also features a folded roof. The entire primary (east) façade consists of large, vertically-oriented, rectangular windows separated from each other by vertical wood posts. The north façade is clad in stucco and features three narrow floor-to-ceiling windows with privacy glass near the western corner. The main entrance to the building is located at the northeast corner and is recessed back from the north façade. The only known modifications that have been made to building since its completion in 1966 include modifications to a shadow block accent wall and installation of landscaping walls. The shadow block accent wall separating the parking lot from the building was reduced in size between 1966 and 2016, again between 2016 and 2017, and removed completely after 2019. In addition, between 1987 and 2008, two adobe brick walls four courses high were added at the northeast corner of the building near the entrance to act as barriers between landscaping and the sidewalks.

P5a. Photo or Drawing



\*P3b. Resource Attributes: (List attributes and codes)

HP6. 1-3 story commercial building

\*P4. Resources Present:  Building  Structure  Object  
 Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

East façade of the building, July 2021

\*P6. Date Constructed/Age and Sources:

1966/Commercial-Industrial Building Record

Historic  Prehistoric  Both

\*P7. Owner and Address:

Georgakopoulos Family, LLC

4620 Pacific Highway

San Diego, California 92110

\*P8. Recorded by: (Name, affiliation, and address)

J.R.K. Stropes and Brian F. Smith

Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A

Poway, California 92064

\*P9. Date Recorded: 8/6/21

\*P10. Survey Type: (Describe) Historical Resource Research Report

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: 4620 Pacific Highway

- B1. Historic Name: Sambo's Pancake House  
B2. Common Name: Perry's Cafe  
B3. Original Use: Restaurant  
B4. Present Use: Restaurant

\*B5. Architectural Style: Googie

\*B6. Construction History: (Construction date, alterations, and date of alterations) Completed in 1966; adobe brick landscaping walls added at the northeast corner of the building between 1987 and 2008; shadow block accent wall at the northwest corner of the building reduced in size between 1966 and 2016 and again between 2016 and 2017; shadow block accent wall at the northwest corner of the building removed after 2019.

\*B7. Moved? No Yes Unknown Date: N/A Original Location: Same

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: R.E. Hazard, Jr. Inc.

\*B10. Significance: Theme: Area: San Diego

Period of Significance: 1966 Property Type: Commercial Restaurant Applicable Criteria: HRB Criterion C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the Commercial-Industrial Building Record, the 4620 Pacific Highway building was constructed as a Googie-style restaurant called Sambo's Pancake House in 1966, during the Preservation and Tourism in Old Town (1950-1970) Period, as defined by the "City of San Diego Old Town San Diego Community Plan Area Historic Resources Reconnaissance Survey: Historic Context & Survey Report" (Old Town Community Plan Area Historic Resources Survey Report) (Galvin Preservation Associates, Inc. [GPA] 2018). This period is primarily associated with the restoration and reconstruction of buildings in the Old Town area "in order to attract tourists" (GPA 2018). "Commercial development during this period catered to daytime visitors with the construction of small-scale restaurants, shops, and souvenir stands to provide tourists with opportunity to purchase gifts from their travels" (GPA 2018). The 4620 Pacific Highway building was designed by an unknown architect as a Googie-style restaurant. "[T]he majority of development [during the Preservation and Tourism in Old Town (1950-1970) Period] continued to occur along Old Town's busiest commercial corridors including San Diego Avenue, Pacific Highway, and Taylor and Congress Streets" (GPA 2018).

The subject building opened as Sambo's Pancake House at 4610 Pacific Highway on June 1, 1966 (*San Diego Union* 1965; Commercial-Industrial Building Record). The address of the building was subsequently listed as both 4610 and 4620 Pacific Highway after its completion. It is listed by the Old Town Community Plan Area Historic Resources Survey Report as a potential individual resource that appears eligible for local listing under City of San Diego Historical Resources Board (HRB) Criterion C as a "Rare surviving example of a Googie style restaurant in the Automobile, Early Tourism, and Preservation context" (GPA 2018). *San Diego Union* newspaper advertisements indicate that this Sambo's location was operational until at least 1983. Constanine Georgakopoulos, a Greek immigrant who managed the Sambo's location from at least 1976 (1976-1980 city directories), and later leased the building and opened "Perry's Cafe" in 1985 (Perry's Cafe n.d.). The Georgakopoulos family purchased the property in 1992 and still operates the restaurant.

According to the Old Town Community Plan Area Historic Resources Survey Report, the 4620 Pacific Highway building possesses all four Primary character-defining features of the Googie style and none of the four Secondary character-defining features. In addition, according to the San Diego Modernism Context Statement, the building possesses three out of four Primary character-defining features and two out of five Secondary character-defining features. The building also retains integrity of location, design, materials, workmanship, setting, and feeling. The building never possessed integrity of association. As such, the building is eligible for designation under HRB Criterion C as a representative example of a Googie-style roadside restaurant constructed during the Automobile, Early Tourism, and Preservation context with a 1966 period of significance.

B11. Additional Resource Attributes (List attributes and codes): None

\*B12. References: See Continuation Sheet

B13. Remarks: None

\*B14. Evaluator: J.R.K. Stropes and Brian F. Smith

\*Date of Evaluation: 8/6/21



\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation  Update

However, since the 4620 Pacific Highway building is not representative of a special element of either the Automobile, Early Tourism, and Preservation context or the Urban Renewal (1960-1970) Period, does not possess enough original integrity, is not associated with significant persons or events, does not possess National Register of Historic Places or California Register of Historical Resources eligibility, and is not located within a historic district, it is not eligible for designation under City of San Diego HRB criteria A, B, D, E, or F (see Continuation sheets three to 12 for evaluation).

Integrity Analysis

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.
2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating the building, the following steps were taken, as required in the City of San Diego *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009:

1. **Integrity of location** is the place where a resource was constructed or where an event occurred (City of San Diego 2009a). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the building had always existed at its present location or if it had been moved, rebuilt, or its footprint significantly altered. The 4620 Pacific Highway building was constructed in 1966 in its current location and it has not been moved or its location otherwise impacted in any way. Therefore, the building retains integrity of location.
2. **Integrity of design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property (City of San Diego 2009a). Integrity of design was assessed by evaluating the spatial arrangement of the building and any unique architectural features present. The 4620 Pacific Highway building was originally constructed as a Googie-style restaurant in 1966. Since its original construction, no known modifications have been made to the building, and therefore, it retains integrity of design.
3. **Integrity of setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area (City of San Diego 2009a). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features. The 4620 Pacific Highway building was built in its current location in 1966 while the Interstate 5 freeway was being completed. At that time, a gas station was located to the south on the same block as the restaurant. Directly across the street to the east were several large military structures associated with Naval Base Point Loma and a smaller gas station structure was located at the northeast corner of Taylor Street and Pacific Highway. Since the building's construction, both gas stations were removed. No other buildings were constructed in the place of the gas station on the block with the 4620 Pacific Highway building, which was removed between 1989 and 1990. The gas station across the street was removed between 1972 and 1978 and replaced by 1980 with two stucco-clad structures, which are now being used as a fish market and a store. Overall, the removal of the two gas stations did not alter the setting enough to impact the building's integrity of setting since the majority of its setting consists of the Interstate 5 freeway to the west, a parking lot to the north, and the Naval Base Point Loma structures to the east. As such, the 4620 Pacific Highway building retains integrity of setting.

\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation  Update

4. **Integrity of materials** comprise[s] the physical elements combined or deposited in a particular pattern or configuration to form a property (City of San Diego 2009a). Integrity of materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials, which may have altered the architectural design of the building. The 4620 Pacific Highway building was originally constructed as a Googie-style restaurant in 1966. Since its original construction, no known modifications have been made to the building, and therefore, it retains integrity of materials.
5. **Integrity of workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles (City of San Diego 2009a). Integrity of workmanship was assessed by evaluating the quality of the architectural features present. The original design and execution of construction for the 4620 Pacific Highway building were average for a 1960s restaurant. As no modifications have been made to the building since its initial construction, it retains integrity of workmanship.
6. **Integrity of feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place (City of San Diego 2009a). Integrity of feeling was assessed by evaluating whether or not the resource's features, in combination with its setting, convey an aesthetic sense of the property around the time that the building was constructed in 1952. As the building retains integrity of design, materials, and setting, it also retains integrity of feeling. Therefore, the 4620 Pacific Highway building still conveys aesthetic sense of its 1966 period of construction and retains integrity of feeling.
7. **Integrity of association** directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character (City of San Diego 2009a). Integrity of association was assessed by evaluating whether the building was ever directly associated with important events or individuals. The building was designed by an unknown architect and constructed in 1966 by R.E. Hazard, Jr., Inc. The property was owned by the San Diego Trust & Savings Bank from 1965 until 1992 when it was purchased by Constantine and Margarita Georgakopoulos. Constantine Georgakopoulos worked at the building when it was a Sambo's Pancake House from at least 1976 until it closed in 1983. Two years later, the Georgakopoulos family opened Perry's Café in the building and then purchased the property in 1992. Although both the Sambo's Pancake House and Perry's Café restaurants were popular, they are not associated with any significant events. In addition, no individuals could be associated with the property when the building operated as a Sambo's Pancake House and no information could be found about the Georgakopoulos family that would elevate them to a level of significance (see City of San Diego HRB Criterion B evaluation). Therefore, the 4620 Pacific Highway building has never possessed integrity of association.

City of San Diego HRB Evaluation

**I) City of San Diego HRB Criterion A:**

The key distinction provided by the City in HRB Criterion A is that in order for structures or built candidates to be considered historically significant they must be characterized as exemplifying or reflecting "special elements" of development. The Guidelines for the Application of HRB Designation Criteria states that:

Special elements of development refer to a resource that is *distinct* among others of its kind or that *surpass the usual in significance*. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do (Italics added).

Therefore, consideration for designation is established based upon whether or not the building exemplifies or reflects special elements of the types of development listed under Criterion A.

**Discussion:** The 4620 Pacific Highway building was constructed in 1966 as a Googie-style restaurant. For the evaluation of the building under HRB Criterion A, the following aspects of development were considered.

- **Historical Development:** *Historical development shall exemplify or reflect a special or unique aspect of the city's general historical development; or shall exemplify or reflect a unique aspect of the city's history* (City of San Diego 2009a). According to the Commercial-Industrial Building Record, the 4620 Pacific Highway building was constructed as a Googie-style restaurant called Sambo's Restaurant in 1966. The first Sambo's Pancake House was opened on June 17, 1957 on Cabrillo Boulevard in Santa Barbara by Sam Battistone and Newell Bohnett. Sambo's quickly gained popularity and chains opened all across the country through the 1960s and 1970s. At its peak, Sambo's boasted 1,117 locations in 47 states. However, when the chain began expanding into the northeast in the late 1970s, "protests followed" (*Portage Daily Register* 1978).

\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation  Update

Almost 80 years after “Little Black Sambo” first lulled children to sleep, the tale about a boy who watched tigers turn to butter is tripping up a national restaurant chain.

Pickets, political debates, outraged petition drives and threats of court suits have popped up since the chain decided to branch into the Northeast. And all because of its name – Sambo’s.

“Sambo” is offensive, the opponents say, because the word was once an insulting nickname for black people.

When the California-based string of restaurants began putting up Sambo’s signs in New England, protests followed. Now, one town is holding up its permit while officials consider banning the name. Another has the town lawyer looking into the same thing.

Because of the opposition, the chain has changed the names of 13 of its restaurants to “Jolly Tiger.” But Sambo’s does not like to do that because these restaurants cannot take advantage of Sambo’s national advertising, says the chain’s spokesman, David Severson.

The chain, though aware that some find “Sambo’s” insensitive, says it has a legal right to keep its name and plans to do so.

Opponents say the issue is more than a matter of nursery stories. They worry that Sambo’s signs will stir up racial trouble ...

The 1,000-word tale, written by Englishwoman Helen Bannerman in 1899, is about Sambo, a young boy in India. Tigers snatch his new clothes, argue over them, race around a tree and turn into butter. Sambo’s mother makes pancakes with the butter, and the lad eats them ...

Jorge Loboton of Brockton’s Association San Martin de Porres said people of mixed black and Indian blood are called “Sambo” in the Caribbean ...

... Severson says the name [of the restaurant] does not come from the children’s story but was a combination of the names of the founders, Sam Battistone and Newell Bohnett.

However, the chain capitalized on the coincidence. Signs at its older restaurants show a little black boy and a tiger. Murals from the book decorate the walls.

Now, however, Severson says that tigers are the only vestige of the story left in the new restaurants’ décor. (*Portage Daily Register* 1978)

The chain filed for bankruptcy in 1981 (*New York Times* 1981). 450 Sambo’s restaurants were closed across the country that year and by 1984, all Sambo’s had either closed or been sold, except the original location in Santa Barbara. The Santa Barbara location, which is still in operation, ultimately changed its name to “Chad’s Cafe” in 2020 in response to the Black Lives Matter Movement and 2020 protests following the murder of George Floyd (Meares 2017; Palminteri 2020).

Within San Diego, the 4620 Pacific Highway building was constructed during the Preservation and Tourism in Old Town (1950-1970) Period, as defined by the Old Town Community Plan Area Historic Resources Survey Report (GPA 2018) and the Urban Renewal Period (1960-1970), as defined by the Modernism Context Statement. This period is primarily associated with the restoration and reconstruction of buildings in the Old Town area “in order to attract tourists” (GPA 2018). “Commercial development during this period catered to daytime visitors with the construction of small-scale restaurants, shops, and souvenir stands to provide tourists with opportunity to purchase gifts from their travels ... the majority of development [during the Preservation and Tourism in Old Town (1950-1970) Period] continued to occur along Old Town’s busiest commercial corridors including San Diego Avenue, Pacific Highway, and Taylor and Congress Streets” (GPA 2018). According to the Old Town Community Plan Area Historic Resources Survey Report:



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\*Date: 8/6/21

Continuation     Update

There are two typical types of restaurants within the Old Town plan area. They are either one-story freestanding buildings surrounded by surface parking lots or they are located within commercial strips that are one to two stories in height at pedestrian level. These buildings were typically constructed in the Spanish Colonial Revival style due to enforced design guidelines established with the Old Town Planned District. However, some examples remain of other styles that were popular during the post-war period. A good example of this property type can be found at 4620 Pacific Highway. (GPA 2018)

Although the building was constructed as a road-side restaurant, it was built on the outskirts of Old Town in an area not easily accessed by pedestrians. The restaurant, when it first opened, also operated 24 hours a day and was not targeting “daytime visitors” and as a restaurant it did not “provide tourists with opportunity to purchase gifts from their travels” (GPA 2018). As a result, the building does not exemplify or reflect the development that occurred as part of the Preservation and Tourism in Old Town (1950-1970) Period of the city’s history. In addition, although the 4620 Pacific Highway building was constructed as a roadside restaurant in the Googie style, which focused on attracting motorists, the building was not built during the Post War San Diego (1945-1960) Period when the majority of buildings associated with increased use of the automobile and freeways were constructed. Instead, the building was constructed during the Urban Renewal (1960-1970) period, which focused primarily on revitalization of the downtown area and the construction of large sports facilities. As such, the property is not significant with respect to any form of historical development.

- **Archaeological Development:** *Archaeological development may be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features (City of San Diego 2009a).* No archaeological sites are associated with the 4620 Pacific Highway building. Therefore, the property is not significant with respect to any form of archaeological development.
- **Cultural/Social Development:** *Cultural development shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts (painting, sculpture, architecture, theater, dance, music), literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. Social development shall exemplify or reflect development that is associated with relations and interactions with others (City of San Diego 2009a).* Historical research did not reveal any persons or events associated with cultural or social development within the local area or the region that could be associated with the 4620 Pacific Highway building. Therefore, the property is not significant with respect to any form of cultural or social development.
- **Economic Development:** *Economic development shall exemplify or reflect development associated with the local, regional, state, or national economy or economics, including manufacturing, labor and agriculture, maritime, and transportation industries (City of San Diego 2009a).* The 4620 Pacific Highway building does not exemplify or reflect development associated with local, regional, state, or national economic patterns or industries, and therefore, is not significant with respect to any form of economic development.
- **Political Development:** *Political development shall exemplify or reflect development associated with politics or the political atmosphere, including women’s suffrage, neighborhood activism, labor organizations, and the Civil Rights Movement associated with ethnic and gay/lesbian issues (City of San Diego 2009a).* The 4620 Pacific Highway building is not associated with any political movements or individuals associated with politics. While the Sambo’s restaurant chain filed for bankruptcy due to the racist connotations associated with the name, the 4620 Pacific Highway building itself was not the impetus for the change, nor are any protests or Civil Rights-related events known to have occurred at the building. Therefore, the building is not significant with respect to any form of political development.
- **Aesthetic Development:** *Aesthetic development shall exemplify or reflect development associated with an artistic arrangement in theory or practice (City of San Diego HRB 2009a).* Although designed in the Googie style, the 4620 Pacific Highway building is not associated with any aesthetic pattern or arrangement that reflects any noteworthy design elements. The 4620 Pacific Highway building is almost identical to other Sambo’s Pancake House restaurants built in Fairfield, Downey, and Yuba City, California, as well as Sparks and Reno, Nevada (RoadsideArchitecture.com n.d.), and therefore, is not unique or particularly artistic or expressive in nature. Therefore, the property is not significant with respect to any form of aesthetic development.
- **Engineering Development:** *Engineering development shall exemplify or reflect development associated with engineering (City of San Diego HRB 2009a).* The engineering design of the 4620 Pacific Highway building is not associated with any unusual or unique engineering design or development. Therefore, the property is not significant with respect to any form of engineering development.

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\*Date: 8/6/21

Continuation  Update

- **Landscape Development:** *Landscape development shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines* (City of San Diego 2009a). Historic photographs of the 4620 Pacific Highway building (see Appendix D) show that original landscaping consisted of small palm trees and succulents on the east façade and cypress trees on the north along the wall of the building. Currently, the landscaping is overgrown and none of the plants appear to be original to the structure. In addition, no known landscape architect was involved in the design of the landscaping. Since the landscaping is not original and none of the current landscaping is associated with a garden or park design, subdivision design, or ecosystem/habitat restoration, the property is not significant with respect to any form of landscape development.
- **Architectural Development:** *Architectural development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners, and others associated with the building industry* (City of San Diego 2009a). The 4620 Pacific Highway building was designed in 1966 by an unknown architect and constructed by R.E. Hazard, Jr., Inc. Although current research did not reveal the identity of the architect, it is unlikely that the building was “designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners, and others associated with the building industry.” The building was likely designed by Ronald Bergquist, who designed many of the Sambo’s Pancake House buildings in the 1960s, many of which the 4620 Pacific Highway building shares design features with. Therefore, the property is not significant with respect to any form of architectural development.

Therefore, since the 4620 Pacific Highway building does not exemplify or reflect any special elements of the types of development listed above, it is not eligible for designation under City of San Diego HRB Criterion A.

**II) City of San Diego HRB Criterion B:**

*Is identified with persons or events significant in local, state, or national history.*

As stated previously, the 4620 Pacific Highway building was designed as a Sambo’s Pancake House by an unknown architect and constructed in 1966 by R.E. Hazard, Jr., Inc. The property was owned by the San Diego Trust & Savings Bank from 1965 until 1992 when it was purchased by Constantine and Margarita Georgakopoulos. Constantine Georgakopoulos worked at the building as a manager when it was a Sambo’s Pancake House from at least 1976 until it closed in 1983. Two years later, the Georgakopoulos family opened Perry’s Café in the building and then purchased the property in 1992. Constantine Georgakopoulos was born in Greece in 1929 and Margarita in 1934. The couple had a daughter, Perry, circa 1960 who went to San Diego High School as a teenager (Ancestry.com 2010). Little information could be found about the family prior to their relocation to San Diego other than the fact that Constantine Georgakopoulos may have lived in the New Jersey area for a time after coming to the United States from Greece, as in 1968, his social security number was issued (Ancestry.com 2014). In the late 1970s, both Constantine and Perry Georgakopoulos worked at the Sambo’s restaurant as a manager and waitress, respectively (Ancestry.com 2011). After operating the restaurant for a little over 20 years, Constantine Georgakopoulos passed away in 2006. Margarita followed in 2015. The couple’s daughter, Perry Eulmi, for whom the restaurant was named, and her son, Patrick, now operate the family business.

Although the *San Diego Union Tribune* reported that the building was “featured as a set location in the TV show ‘Veronica Mars’” (Kleske 2010), it appears that the restaurant building featured in the show is the Studio Diner at 4701 Ruffin Road and not the 4620 Pacific Highway building (Studioidiner.com n.d.).

No known significant events are known to have occurred at the property. In addition, no individuals could be associated with the property when the building operated as a Sambo’s Pancake House and no information could be found about the Georgakopoulos family that would elevate them to a level of significance. Therefore, the 4620 Pacific Highway building has never possessed integrity of association. As such, the building is not eligible for designation under City of San Diego HRB Criterion B.

**III) City of San Diego HRB Criterion C:**

*Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.*

*According to the HRB Designation Guidelines, this criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods, or methods of construction.*

\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation     Update

*In order to qualify under this criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.*

*It is important to note that Criterion C states that a resource must embody the distinctive characteristics of a style, type, period, or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period, or method of construction. Resources that do not embody the distinctive characteristics of a style, type, period, or method of construction as supported by established sources do not qualify.*

Style:

According to the Old Town Community Plan Area Historic Resources Survey Report:

The architectural character of the Old Town San Diego Community Plan Area reflects the fact that it was heavily influenced by design guidelines following the designation of the Old Town San Diego Historic District (the District) and the establishment of the Old Town Planned District Ordinance. Commercial and residential development located within and immediately adjacent to the District tends to be constructed in the Spanish Colonial Revival or Early 20<sup>th</sup> Century Commercial styles, regardless of their date of construction. While development located outside of the District tends to reflect more of the architectural styles popular at the time of construction. The majority of the residences located outside of the District constructed between 1900-1930 can be described as Craftsman bungalows. Commercial buildings were designed in the styles common during the period including Spanish Colonial Revival. Although, the majority of development within the plan area was predominately stagnant during the Great Depression and up through World War II, a small development of single-family residences constructed in the Minimal Traditional style emerged just below Presidio Hill. This was the only contiguous development constructed during this period apart from limited infill within already developed sections of the plan area. While most of the buildings following World War II, can be described as Minimal Traditional, Custom Ranch, Tract Ranch, and Late Spanish Colonial Revival, a few examples of the International Style, Googie/Futurists, and Streamlined Moderne can also be found. (GPA 2018)

Appendix A: Old Town Community Plan Area Historic Resources Survey Report: Futurist – Googie

Under the Old Town Community Plan Area Historic Resources Survey Report and the San Diego Modernism Context Statement, the 4620 Pacific Highway building was designed and constructed in 1966 in the “Futurist – Googie” style, which is described as:

The Futurist style of Modern architecture began after World War II as Americans became entranced with technology and the Space Age. At that time, America was also being transformed by a car culture. As automobile use increased, roadside architecture evolved. It was intended to attract the consumer with bright colors, oversized lighted signage, and exaggerated forms. In short, the building was the billboard. The Futurist style was used overwhelmingly on coffee shops, gas stations, motels, restaurants, and retail buildings. The name “Googie” comes from the well-known coffee shop in Los Angeles called Googies, which was designed by renowned Modernist architect John Lautner in 1949 ...

Futurist architectural design often incorporates sharp angles, boomerang or flying saucer shapes, large expanses of glass, exposed steel structural elements, and dramatic roof overhangs. The basic form and size of Futurist buildings varies significantly from building to building. An abstract arrangement of shapes and textures is typical. (GPA 2018; City of San Diego 2007)

However, “Futurist architecture was popular throughout the 1950s and fell out of favor by the mid-60s, as America became more sophisticated in its understanding and interpretation of space travel and futurist technology” (GPA 2018). The 4620 Pacific Highway building was constructed in 1966, after the style had already begun to fall “out of favor” (GPA 2018).

\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation

Update

**Primary Character-Defining Features:** According to the Old Town Community Plan Area Historic Resources Survey Report (GPA 2018), there are four “Primary” character-defining features of Futurist – Googie construction, which have been specifically applied to the property, accordingly:

1. *Abstract, angular, or curved shapes*

The 4620 Pacific Highway building features an abstract, angular, folded roof. Therefore, the building does possess this Primary character-defining feature of Googie-style construction.

2. *Expressive roof forms such as upswept, butterfly, parabolic, boomerang, or folded-plate*

The 4620 Pacific Highway building features an abstract, angular, folded roof. Therefore, the building does possess this Primary character-defining feature of Googie-style construction.

3. *Assortment of exterior materials including stucco, concrete block, brick, stone, plastic, and wood siding*

The 4620 Pacific Highway building features a stucco exterior with a fieldstone veneer near at the entrance. Therefore, the building does possess this Primary character-defining feature of Googie-style construction.

4. *Large and expansive plate glass windows*

The 4620 Pacific Highway building features large fixed-pane windows along the east façade. Therefore, the building does possess this Primary character-defining feature of Googie-style construction.

Of the four Primary character-defining features of Futurist – Googie construction expressed in the Old Town Community Plan Area Historic Resources Survey Report, the 4620 Pacific Highway building possesses four.

**Secondary Character-Defining Features:** According to the Old Town Community Plan Area Historic Resources Survey Report (GPA 2018), there are four “Secondary” character-defining features of Futurist – Googie construction, which have been specifically applied to the property, accordingly:

1. *Bright Colors*

The 4620 Pacific Highway building was originally painted in various shades of tan with yellow-orange vertical stripes along the north façade and yellow-orange along the wall beneath the windows on the east façade. The interior of the building was painted white and red with white and red booths. Currently, the building is painted various shades of tan and brown with the same yellow-orange vertical stripes along the north façade and the folded roof is a blue-gray color. While the color-scheme of the exterior of the building has only changed slightly, the building never featured bright colors on the exterior. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.

2. *Screen block and shadow block accents*

The 4620 Pacific Highway building no longer features any original sun shades, screens, or shadow block accents. The shadow block accent wall originally located on the west façade of the building was removed after 2019. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.

3. *Thematic ornamentation including Polynesian and Space Age motifs*

The 4620 Pacific Highway building never possessed Polynesian or Space Age motifs. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.

\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation     Update

4. *Prominent signage (neon or lighted)*

The original Sambo's pole sign located at the northeast corner of the building was removed when the restaurant changed its name to "Perry's Café" in 1985. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.

Of the four Secondary character-defining features of Futurist – Googie construction expressed in the Old Town Community Plan Area Historic Resources Survey Report, the 4620 Pacific Highway building possesses none.

*San Diego Modernism Context Statement: Futurist – Googie*

Under the San Diego Modernism Context Statement, the 4620 Pacific Highway building was designed and constructed in 1966 in the "Futurist – Googie" style. Although the Primary and Secondary character-defining features are similar between the two context statements, they are not exactly the same. As such, the character-defining features as provided in the San Diego Modernism Context Statement are provided below.

**Primary Character-Defining Features:** According to the San Diego Modernism Context Statement (City of San Diego 2007), there are four "Primary" character-defining features of Futurist – Googie construction, which have been specifically applied to the property, accordingly:

1. *Abstract, angular, or curved shapes*

The 4620 Pacific Highway building features an abstract, angular, folded roof. Therefore, the building does possess this Primary character-defining feature of Googie-style construction.

2. *Expressive roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or folded)*

The 4620 Pacific Highway building features an abstract, angular, folded roof. Therefore, the building does possess this Primary character-defining feature of Googie-style construction.

3. *Large windows (aluminum framed)*

The 4620 Pacific Highway building features large fixed-pane windows along the east façade. Therefore, the building does possess this Primary character-defining feature of Googie-style construction.

4. *Prominent signage (neon or lighted)*

The 4620 Pacific Highway building features lighted "Perry's Café" signs on the north and south façades at the roofline. The signs, however, are not original and are not as prominent as the original Sambo's pole sign that was previously located in the parking lot to the north of the building. As such, the building does not possess this Primary character-defining feature of Googie-style construction.

Of the four Primary character-defining features of Futurist – Googie construction expressed in the San Diego Modernism Context Statement, the 4620 Pacific Highway building possesses three.

**Secondary Character-Defining Features:** According to the San Diego Modernism Context Statement (City of San Diego 2007), there are five "Secondary" character-defining features of Futurist – Googie construction, which have been specifically applied to the property, accordingly:

1. *Variety of exterior finishes including stucco, concrete block, brick, stone, plastic and wood siding*

The 4620 Pacific Highway building features a stucco exterior with a fieldstone veneer near at the entrance. Therefore, the building does possess this Secondary character-defining feature of Googie-style construction.

\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation     Update

2. *Bright colors*

The 4620 Pacific Highway building was originally painted in various shades of tan with yellow-orange vertical stripes along the north façade and yellow-orange along the wall beneath the windows on the east façade. The interior of the building was painted white and red with white and red booths. Currently, the building is painted various shades of tan and brown with the same yellow-orange vertical stripes along the north façade and the folded roof is a blue-gray color. While the color-scheme of the exterior of the building has only changed slightly, the building never featured bright colors on the exterior. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.

3. *Screen block and shadow block accents*

The 4620 Pacific Highway building no longer features any original sun shades, screens, or shadow block accents. The shadow block accent wall originally located on the west façade of the building was removed after 2019. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.

4. *Building as billboard*

Although the 4620 Pacific Highway building does not feature any original large signage, the unique shape of the roof, the large windows that were illuminated when the restaurant operated 24 hours a day, and the building's location along both Pacific Highway and Interstate 5 all caused the building to function as a billboard. Therefore, the building does possess this Secondary character-defining feature of Googie-style construction.

5. *Asymmetrical façades*

The 4620 Pacific Highway building does features a symmetrical primary façade. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.

Of the five Secondary character-defining features of Futurist – Googie construction expressed in the San Diego Modernism Context Statement, the 4620 Pacific Highway building possesses two.

Type:

Restaurants are one of the property types identified in the Old Town Community Plan Area Historic Resources Survey Report.

As a result of the tourism industry there are numerous restaurants in the plan area. There are two typical types of restaurants within the Old Town plan area. They are either one-story freestanding buildings surrounded by surface parking lots or they are located within commercial strips that are one to two stories in height at pedestrian level. These buildings were typically constructed in the Spanish Colonial style due to enforced design guidelines established with the Old Town Planned District. However, some examples remain of other styles that were popular during the post-war period. A good example of this property type can be found at 4620 Pacific Highway.

*Criteria:* San Diego Register Criterion C

*Evaluation of Individual Resources:* Restaurants may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent (See Architectural Styles in Appendix A as well as the San Diego Modernism Historic Context Statement).

*Essential Factors of Integrity:* Under Criterion C setting, design, materials, feeling and workmanship must be retained in the evaluation. The use of the building may have changed and it is assumed that the general setting will have changed since the period of significance; however, the immediate setting should remain intact. (GPA 2018)

\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation     Update

As stated previously, although the 4620 Pacific Highway building does not possess any of the Secondary character-defining features of the Googie style as provided in the Old Town Community Plan Area Historic Resources Survey Report and only two of those provided in the San Diego Modernism Context Statement, the San Diego Modernism Context Statement states that “In order to be eligible for designation, Googie style buildings should retain the primary character defining features of the style. Secondary character defining features which may have been lost due to tenant improvements and commercial remodeling are not as critical to conveying the style” (City of San Diego 2007).

While not a valuable example of the use of indigenous materials or craftsmanship, the 4620 Pacific Highway building retains integrity of location, design, materials, workmanship, setting, and feeling and features a majority of the Primary character-defining features of the Googie style. Therefore, the building is considered a representative example of a Googie-style restaurant constructed during the Automobile, Early Tourism, and Preservation context as identified in the Old Town Community Plan Area Historic Resources Survey Report and is eligible for designation under City of San Diego HRB Criterion C with a period of significance of 1966.

**IV) City of San Diego HRB Criterion D:**

*Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.*

The 4620 Pacific Highway building was designed by an unknown architect and built by R.E. Hazard, Jr., Inc. Many Sambo’s restaurant buildings were designed by Santa Barbara architect Ron Bergquist (Seattle Historic Sites 2015; Nagoshi 2020; Regan 2016). As such, it is likely that the 4620 Pacific Highway building was also designed by Bergquist, but no documents could be located to confirm. Regardless, Ron Bergquist has not been identified by the City of San Diego as an established architect, nor has R.E. Hazard, Jr., Inc. been identified as a master builder. As such, the 4620 Pacific Highway does not represent a notable example of the work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman, and is not eligible for designation under City of San Diego HRB Criterion D.

**V) City of San Diego HRB Criterion E:**

*Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the California Register of Historical Resources.*

The 4620 Pacific Highway building is not listed on the National Register of Historic Places or the California Register of Historical Resources, nor has the property been formally determined eligible for either register. Therefore, the 4620 Pacific Highway building is not eligible for designation under City of San Diego HRB Criterion E.

**VI) City of San Diego HRB Criterion F:**

*Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest, or aesthetic value or which represent one or more architectural periods or styles in the history and development of the city.*

The 4620 Pacific Highway building does not share a common theme with any other structure in its immediate area, nor does the surrounding neighborhood exhibit improvements denoting special character, historical interest, or aesthetic value. Currently, a historic district does not exist for the area. In addition, none of the structures immediately surrounding the property exhibit the Googie style of architecture, nor do they appear to be associated with the restaurant industry of Old Town. Therefore, the 4620 Pacific Highway building is not eligible for designation under City of San Diego HRB Criterion F.

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\*Recorded by: J.R.K. Stropes and Brian F. Smith

\*Date: 8/6/21

Continuation     Update

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**APPENDIX A**

**Building Development Information**

**County Assessor's Building Record**

# COMMERCIAL-INDUSTRIAL BUILDING RECORD

700 1464  
Account No. 7102889

Parcel No. 442-240-2405

ASSESSOR, SAN DIEGO COUNTY

NAME JAMBO'S RESTAURANT

ADDRESS 4620 Pacific Hwy

SHEET 1 OF 3

CLASS & SHAPE		FRAME		TRUSSES		EXT. FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION							
D610-S		X Wood	Concrete Reinf.	X Wood	Steel	FLRB	Stucco	Shed	X Standard	Below Standard	Type	NUMBER OF ROOMS				MATERIALS					
Stories	Bsmt	Mezz	No Frame	FLOORS		Veneer	X Gable	FIXTURES		X Glass in					FLOORS	GD	WALLS	GD	CEILING	GI	
1				Span Spaced		Metal		Arch				All -									
				Concrete		Wood		Wood	X Fluorescent	X Metal	Wood										
				Wood		Wood		Metal	Incandescent	X Glass Doors											
				Brick		Sub-Floor		Unfinished	Concrete		Auto No.	Kitchen	1				Conc	PL&PT	PL&PT		
				Conc. Blk		Elevation					Bulkhead	Office	1				Conc	PL&PT	PL&PT		
				Metal							Back Trim	Lobby									
				Tilt Up		FOUNDATION	WINDOWS	X Composition	PLUMBING	Lighting	Hall										
				Pilasters	X	Concrete Reinf.	X Metal	Built-Up	10 Fixtures	Drop Ceiling	Bath										
				Party		Masonry	Wood	Metal	Quality	Disp. Platform	Restroom										
									Sprinklers	Quality											

CONSTRUCTION RECORD				EFFEC.	APPR.	NORMAL % GOOD				RATING (E, G, A, F, P)					ITEM	NO. CAPACITY	MATERIAL OR TYPE	QUAL.
No.	Permit For	Amount	Date	YEAR	YEAR	Age	Rem. Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Ade- quacy	Wkm- ship	Air Cond.			
A22262	Restaurant	50500	1-6-66	1966	1967	1	49	0R50	99									
					1970	4	36	0R40	96									
					1974	8	22	0R30	79	A+	G	G	G	A				
					1978	12	18	0R30	65									
															Doors			
															Sky-Lites			
															Elevator			

Appraiser and Date		UNIT		AREA/ UNIT		UNIT COST		COST		UNIT COST		COST		UNIT COST		COST	
Brook 13-23-67		Restaurant	4877	FMA	7000	17.20	83884			27.50	134117	44.00	214588				
Kirkpatrick 2-15-74		P.C.	157			1000 <sup>00</sup>	15000				15000						
20 April 1977		Yd. Imps					3300				5200		5200				
		TOTAL			7000	102184		102184		154317		219788					
		NORMAL % GOOD				100		90		79		65					
		R.C.L.N.D.		UNF	7000	102184		91965		121910		142862					
		CHECKED															
		REVIEWED															

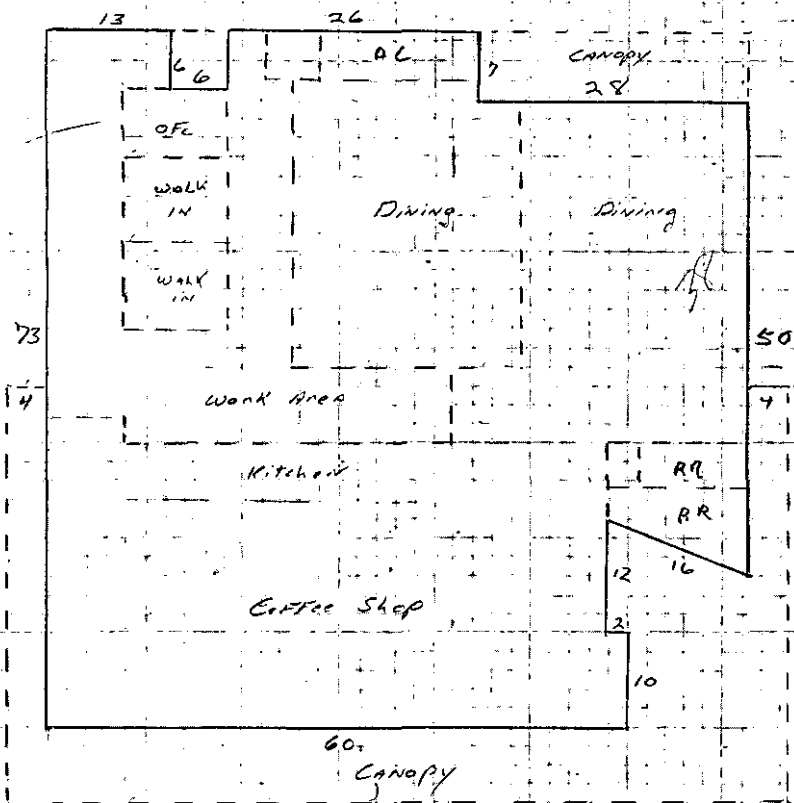
Scale: 1" = 20' Ft.

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIM.	AREA/UN.
PLANTERS							1500
ASP					9000	30 20	2700 1800
YD LIGHTS							1000
							5200

COMPUTATIONS

$A = 60 \times 10 =$	600	B.F.	10.80
$58 \times 12 =$	696	P Adj	1.154
$44 \times 73 =$	3212	Add For	12.74
$\frac{15 \times 6}{2} =$	45	Ex Elec	.50
$45 \times 2 =$	-90	Walk in Bar	.24
$13 \times 6 =$	78	Part	.46
$26 \times 6 =$	156	Flr Cover	.60
$P_c$	315	Marquee	1.67
		Ex Fin	1.00
			17.21
		1974 S	27.50



REMARKS: (1) BUDG Cost 102000 10-3-67 (2) (2) Except building area (Dining Rooms) for current demand. J. S. 5/5/70

SEE SKETCH 343

**Notice of Completion**

RECORDING REQUESTED BY

FILE/PAGE NO. 26308  
RECORDED REQUEST OF  
TITLE INSURANCE AND TRUST COMPANY

840331

AND WHEN RECORDED MAIL TO

FEB 27 2 51 PM '67

Name  
Street Address  
City & State

San Diego Trust & Savings Bank  
P. O. BOX 1871  
San Diego, California 92112  
Attn: R. E. Loan Department

SERIES 32804 1967  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
A. S. GRAY, RECORDER \$2.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION FORM

# Notice of Completion

TO 408-1 C

Before execution, refer to title company requirements stated on reverse side.

Notice is hereby given that:

- The undersigned is owner of the interest or estate stated below in the property hereinafter described.
- The full name of the undersigned is SAN DIEGO TRUST & SAVINGS BANK AS TRUSTEE UNDER P.T. 667
- The full address of the undersigned is 530 Broadway, San Diego, California
- The nature of the title of the undersigned is: In fee.  
(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee".)

- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
<u>San Diego Trust &amp; Savings Bank,</u>	
<u>Trustee, under Trust PT 667</u>	<u>530 Broadway, San Diego, California</u>

- The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

NAMES	ADDRESSES
<u>None</u>	

(If no transfer made, insert "none".)

- A work of improvement on the property hereinafter described was completed on July 25, 1966
- The name of the contractor, if any, for such work of improvement was  
R. E. HAZARD, JR., INC.  
(If no contractor for work of improvement as a whole, insert "none".)

9. The property on which said work of improvement was completed is in the City of San Diego  
County of San Diego State of California, and is described as follows:  
That portion of Lot 2 of JENNINGS TRACT, in the City of San Diego, County of San Diego,  
State of California, according to Map thereof No. 5632, filed in the office of the County  
Recorder of said County, lying Southeasterly of a line described as follows: BEGINNING  
at a point in the Easterly line of said Lot 2, distant 173.00 feet Northerly of the  
Southeasterly corner thereof; thence South 59° 00' 07" West to the Westerly line of  
said Lot 2.

- The street address of said property is 4610 Pacific Highway, San Diego, California

(If no street address has been officially assigned, insert "none".)

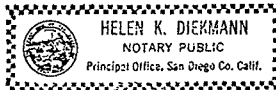
Dated: February 24, 1967  
Signature of owner named in paragraph 2, UNDER P. T. 667.  
SAN DIEGO TRUST & SAVINGS BANK AS TRUSTEE (Corporate Seal)

STATE OF CALIFORNIA, }  
COUNTY OF San Diego } SS. By O. B. James, Vice Pres. (Also sign verification below at X)  
O. B. James and Stanley W. Miller ASSISTANT SECRETARY  
that they are the Vice President & Ass't Secretary of \_\_\_\_\_, being duly sworn, says:

\_\_\_\_\_ the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he/makes this verification on behalf of said corporation; that he/has read said notice and knows the contents thereof, and that the facts therein stated are true.

SUBSCRIBED AND SWORN TO before me  
Signature of corporate officer above named X O. B. James, Vice Pres.  
SAN DIEGO TRUST & SAVINGS BANK AS TRUSTEE  
UNDER P. T. 667.

on February 24, 1967  
Signature Helen K. Diekmann  
HELEN K. DIEKMANN  
My Commission Expires July 30, 1968  
Name (Typed or Printed)  
Notary Public in and for said State



Title Order No. \_\_\_\_\_  
Escrow or Loan No. 150-10-762

SEE REVERSE SIDE FOR  
TITLE COMPANY REQUIREMENTS AS TO NOTICE OF COMPLETION

(This area for official notarial seal)

No. 26308

**Water/Sewer Connection Records**

*(Not Available at This Time)*

**Construction Permits**

*(Not Available at This Time)*









**Site Plan With Footprint**



**Legend**

-  Shadow Block Accent Wall Reduction (1966-2016)
-  Shadow Block Accent Wall Reduction (2016-2017)
-  Shadow Block Accent Wall Removal (2019)
-  Adobe Brick Wall Additions (1987-2008)



**Site Plan With Footprint**  
4620 Pacific Highway

**Lot Block Book Page**

*(Could Not Be Located)*

**Previous Historical Resource Survey Forms**

## Potential Individual Resources

The survey identified 21 potential individual resources, which appear to be eligible for local listing under the City’s designation criteria. All of these meet the eligibility requirements set forth in the context statement under San Diego criteria A and/or C.

Map Key	Address	APN	Criteria; Reason	Year Built	Status Code(s)
1	3920 Conde Street	4437210900	C; Excellent example of a Spanish Colonial Revival style residence in the <i>Early American Development and Industrialization</i> context.	1925	5S3
2	2533 Congress Street	4425703600	C; Older residence with good integrity. Significant in the <i>Early American Development and Industrialization</i> context.	1914	5S3
3	3919 Harney Street	4437211700	C; Older residence with good integrity. Significant in the <i>Early American Development and Industrialization</i> context.	1923	5S3
4	3970 Harney Street	4426102700	C; Older residence with good integrity. Significant in the <i>Early American Development and Industrialization</i> context.	1913	5S3
5	2495 Jefferson Street	4437211900	C; Older residence with good integrity. Significant in the <i>Early American Development and Industrialization</i> context.	c. 1927	5S3
6	2836 Juan Street	4424900700	C; Excellent example of an early restaurant in the <i>Automobile, Early Tourism, and Preservation</i> context.	1938	5S3
7	2361 Linwood Street <sup>93</sup>	4435132900	C; Excellent example of multi-family residential development in the <i>Post World War II</i> context.	1959	5S3
8	2363 Linwood Street	4435132700	C; Excellent example of multi-family residential development in the <i>Post World War II</i> context.	1959	5S3
9	2365 Linwood Street	4435132800	C; Excellent example of multi-family residential development in the <i>Post World War II</i> context.	1959	5S3
10	3941 Mason Street	4425700300	C; Excellent example of a Western False Front style commercial building in the <i>Automobile, Early Tourism, and Preservation</i> context.	1953	5S3
11	4620 Pacific Highway	4427400600	C; Rare surviving example of a Googie style restaurant in the <i>Automobile, Early Tourism, and Preservation</i> context.	1966	5S3
12	2266 San Diego Avenue	4437410200	C; Excellent example of a Mid-century Modern style building in the <i>Post-World War II</i> context.	1956	5S3

<sup>93</sup> 2361, 2363, and 2365 Linwood Street comprise one apartment complex which spans three parcels. The three parcels together constitute one resource, despite having separate addresses and APNs.

*Representative Photographs:*



4620 Pacific Highway



2266 San Diego Avenue



2525 San Diego Avenue



2548 San Diego Avenue



3970 Harney Street



3941 Mason Street



NUMBER	STREET	SUFFIX	APN	YEAR BUILT	STATUS CODE <sup>97</sup>
4134	TWIGGS	ST	4426620900	1941	5D3
2360	SAN DIEGO	AV	4435133100	c. 1929 <sup>98</sup>	5S1/5S3
2525	SAN DIEGO	AV	4426102100	c. 1925 <sup>99</sup>	5S1/5S3
3920	CONDE	ST	4437210900	1925	5S3
2533	CONGRESS	ST	4425703600	c. 1914	5S3
3919	HARNEY	ST	4437211700	1923	5S3
3970	HARNEY	ST	4426102700	1913	5S3
2495	JEFFERSON	ST	4437211900	c.1927	5S3 <sup>100</sup>
2836	JUAN	ST	4424900700	1928	5S3
2361	LINWOOD	ST	4435132900	1959	5S3
2363	LINWOOD	ST	4435132700	1959	5S3
2365	LINWOOD	ST	4435132800	1959	5S3
3941	MASON	ST	4425700300	1953	5S3 <sup>101</sup>
4620	PACIFIC	HY	4427400600	1966	5S3
2266	SAN DIEGO	AV	4437410200	1956	5S3
2414	SAN DIEGO	AV	4435132300	1938	5S3
2489	SAN DIEGO	AV	4435130200	1932	5S3
2501	SAN DIEGO	AV	4426102500	c. 1925	5S3
2521	SAN DIEGO	AV	4426102200	c. 1910	5S3
2548	SAN DIEGO	AV	4426211900	1917	5S3
4151	TAYLOR	ST	4424900100	1928	5S3
4145	TWIGGS	ST	4426220900	1959	5S3
3851	AMPUDIA	ST	4437215400	1923	7R
3859	AMPUDIA	ST	4437215600	1925	7R

<sup>98</sup> This property is designated HRB Site #46, but also includes buildings that are potentially eligible. This date is an estimated date assigned by field surveyors based on observation and available water and sewer permits for the buildings that have not been designated yet.

<sup>99</sup> This property is designated HRB Site #352, but also includes buildings that are potentially eligible. This date is an estimated date assigned by field surveyors based on observation and available water and sewer permits for the building that has not been designated yet.

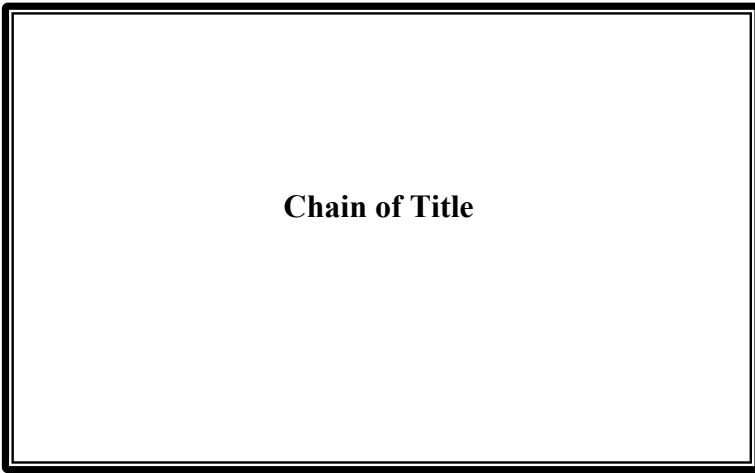
<sup>100</sup> This parcel also contains a mid-century apartment building addressed at 3893-3895 Harney Street, which is listed separately.

<sup>101</sup> This parcel also contains a mid-century apartment building addressed at 2361-35 Congress Street, which is listed separately.

**APPENDIX B**

**Ownership and Occupant Information**





**Chain of Title**

**Chain of Title**

Title Records for 4620 Pacific Highway (APN 442-740-06)

Seller	Buyer	Year
State of California	San Diego Trust & Savings Bank, Trustee	1965
State of California	San Diego Trust & Savings Bank, Trustee, under its Trust P.T. 667	1969
San Diego Trust & Savings Bank, Trustee, under its Trust P.T. 667, as to a portion, and San Diego Trust & Savings Bank, Trustee, as to the remainder	Constantine C. Geogakopoulos and Margarita Geogakopoulos	1992
Constantine C. Geogakopoulos and Margarita Geogakopoulos	Constantine C. Geogakopoulos and Margarita Geogakopoulos, Trustees	2001
Margarita Geogakopoulos and Petroula Eulmi, Trustees	Margarita Geogakopoulos and Petroula Eulmi, Trustees of the Geogakopoulos Survivor's Trust, 27.9% interest; Margarita Geogakopoulos and Petroula Eulmi, Trustees of the Geogakopoulos Exemption Trust, 50% interest; and Margarita Geogakopoulos and Petroula Eulmi, Trustees of the Geogakopoulos Non-Exempt Marital Trust, 22.1% interest	2008
Margarita Geogakopoulos and Petroula Eulmi, Trustees of the Geogakopoulos Survivor's Trust	Perry G. Eulmi, Trustee of the perry G. Eulmi Trust, 1% interest	2008
Margarita Geogakopoulos and Petroula Eulmi, Trustees of the Geogakopoulos Survivor's Trust, 26.9% interest; Margarita Geogakopoulos and Petroula Eulmi, Trustees of the Geogakopoulos Exemption Trust, 50% interest; Margarita Geogakopoulos and Petroula Eulmi, Trustees of the	Geogakopoulos Family LLC	2008

<b>Seller</b>	<b>Buyer</b>	<b>Year</b>
Georgakopoulos Non-Exempt Marital Trust, 22.1% interest, and Perry G. Eulmi, Trustee of the Perry G. Eulmi Trust, 1% interest		

**City Directory Listing of Occupants**

**City Directory\***  
4610 and 4620 Pacific Highway\*\*

Year	Name
1966	Address Not Listed
1967	Sambo's Restaurant
1968	Sambo's Restaurant
1969	Book Not Available
1970	Sambo's Restaurant
1971	Sambo's Restaurant
1972	Sambo's Restaurant
1973	Sambo's Restaurant
1974	Sambo's Restaurant
1975	Sambo's Restaurant
1976	Sambo's Restaurant
1977	Sambo's Restaurant
1978	Sambo's Restaurant
1979	Sambo's Restaurant
1980	Sambo's Restaurant
1981	Book Not Available
1982	Book Not Available
1983	Book Not Available
1984	Book Not Available
1985†	Perry's Café
1986†	Perry's Café
1987†	Perry's Café
1988†	Perry's Café
1989†	Perry's Café
1990†	Perry's Café
1991†	Perry's Café
1992†	Perry's Café
1993†	Perry's Café
1994†	Perry's Café
1995†	Perry's Café
1996†	Perry's Café
1997†	Perry's Café
1998†	Perry's Café
1999†	Perry's Café
2000†	Perry's Café
2001†	Perry's Café
2002†	Perry's Café
2003†	Perry's Café
2004†	Perry's Café

<b>Year</b>	<b>Name</b>
2005†	Perry's Café
2006†	Perry's Café
2007†	Perry's Café
2008†	Perry's Café
2009†	Perry's Café
2010†	Perry's Café
2011†	Perry's Café
2012†	Perry's Café
2013†	Perry's Café
2014†	Perry's Café
2015†	Perry's Café
2016†	Perry's Café
2017†	Perry's Café
2018†	Perry's Café
2019†	Perry's Café
2020†	Perry's Café

*\*Under the guidance of the California Department of Public Health and San Diego County's Public Health Officer, 12 San Diego Public Library locations are open for limited in-person services, including online library services, contactless hold pickup, and all book drops. Directories are not currently accessible.*

*\*\*Sambo's Restaurant was listed at 4610 Pacific Highway between 1967 and 1980 and Perry's Café is also listed at 4610 Pacific Highway*

*†According to Perry's Café website*

**Copy of the Deed from Date of Construction**

RECORDING REQUESTED BY  
State Division of Highways  
When recorded mail to  
P. O. Box 390  
San Diego, California 92112

FILE/PAGE NO. **102158**  
RECORDED REQUEST OF  
STATE DIV. OF HWYS.

1100

117

JUN 8 1 44 PM '65

SERIES 6 BOOK 1965  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
A. S. GRAY, RECORDER

\$4.40

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### DIRECTOR'S DEED

DISTRICT	COUNTY	ROUTE	SECTION	NUMBER
11	SD	5	19.8	R/W 9595-A

KNOW ALL MEN BY THESE PRESENTS:

That the STATE OF CALIFORNIA, acting by and through its Director of Public Works, does hereby grant to

SAN DIEGO TRUST & SAVINGS BANK, Trustee,

all that certain real property situate, lying and being in the City of San Diego,  
County of San Diego, State of California, described as follows, to-wit:

Those portions of Lots 1 to 3, inclusive, Block 376, of corrected plat of Subdivision of Blocks 368, 369, 374, 375 and 376 of Old San Diego, according to Map thereof No. 420, filed in the office of the County Recorder of San Diego County, lying Northeasterly of the following described line:

Beginning at a point on the Southeasterly line of said Lot 3, distant along said Southeasterly line, S.36°39'02"W., 85.62 feet from the most Easterly corner of said Lot 3; thence from a tangent which bears N.16°35'23"W., Northerly, along a curve concave to the East, having a radius of 650 feet, through an angle of 8°47'20", a distance of 99.71 feet to a point on the Southeasterly line of Gaines Street, 50 feet wide; as said Street is shown on said Map 420; thence continuing along last said curve, across said Gaines Street, through an angle of 6°42'35", a distance of 76.12 feet to the Northwestern line of said Gaines Street, distant along last said line S.36°39'02"W., 149.97 feet from the most Easterly corner of Block 367 of E.O. Rogers' Subdivision of Blocks 370, 373, 367 and 366 of Old San Diego, Cal. according to Map thereof No. 429 on file in the office of said County Recorder.



Containing 4087 square feet.

EXCEPTING and RESERVING unto the State of California any and all rights of ingress to or egress from the land herein conveyed over and across the hereinabove described line, and also over and across the Northwesterly line of said Block 376.

It is the purpose of the foregoing exception and reservation to provide that no easement of access shall attach or be appurtenant to the property hereby conveyed, by reason of the fact that the same abuts upon a public way and upon a State highway.

The bearings and distances used in the above description are on the California Coordinate System, Zone 6. Grid distances equal ground level distances.

Subject to special assessments if any, restrictions, reservations, and easements of record.

AND BE IT FURTHER KNOWN:

FIRST, the Director of Public Works has heretofore found and determined and does hereby find and determine, that the said lands were acquired for State Highway purposes and are no longer necessary, and are not now being used for highway uses or purposes;

SECOND, that this conveyance is executed pursuant to the authority vested in the Director of Public Works by law and, in particular, by the Streets and Highways Code.

WITNESS the hand of the Director of Public Works, and the seal of the Department of Public Works of the State of California, this 1st day of June, 1965

STATE OF CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS

*Russell J. Cooney*  
RUSSELL J. COONEY  
Deputy Director, (Management)

APPROVED AS TO FORM AND PROCEDURE

*Howard J. Lucas*  
ATTORNEY  
DEPARTMENT OF PUBLIC WORKS

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO } ss.

On this 1st day of June, in the year 1965, before me,  
CARLA M. RENICK, a Notary Public in and for the State of California,  
RUSSELL J. COONEY

residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_,  
known to me to be the Deputy Director of the Department of Public Works of the State of California,  
described in and that executed the within instrument, and also known to me to be the person who executed the same on  
behalf of the State of California therein named and he acknowledged to me that the State of California executed the same.

WITNESS my hand and official seal

CARLA RENICK  
NOTARY PUBLIC  
COUNTY OF SACRAMENTO  
My commission Expires Nov. 9, 1966

*Carla M. Renick*  
Notary Public

# RESOLUTION

RESOLVED by the California Highway Commission that, it having approved the manner and terms and conditions of the transaction, the execution by the Director of Public Works on behalf of the State of California of a deed conveying to SAN DIEGO TRUST & SAVINGS BANK, Trustee, a parcel of land containing 4087 square feet,

JERRY WHOL

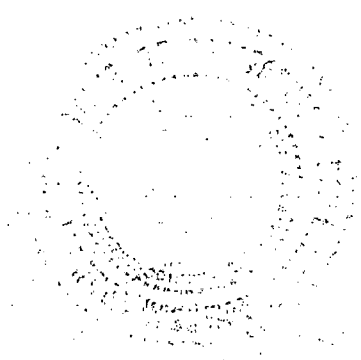
in the City of San Diego, County of San Diego, State of California,  
is hereby authorized and approved.

THIS IS TO CERTIFY That the foregoing is a full and correct copy of the original resolution passed by the California Highway Commission at its meeting regularly called and held on the 26th day of May, 1965, in the City of Los Angeles, a majority of the members of said Commission being present and voting therefor.

Dated this 27th day of May, 1965

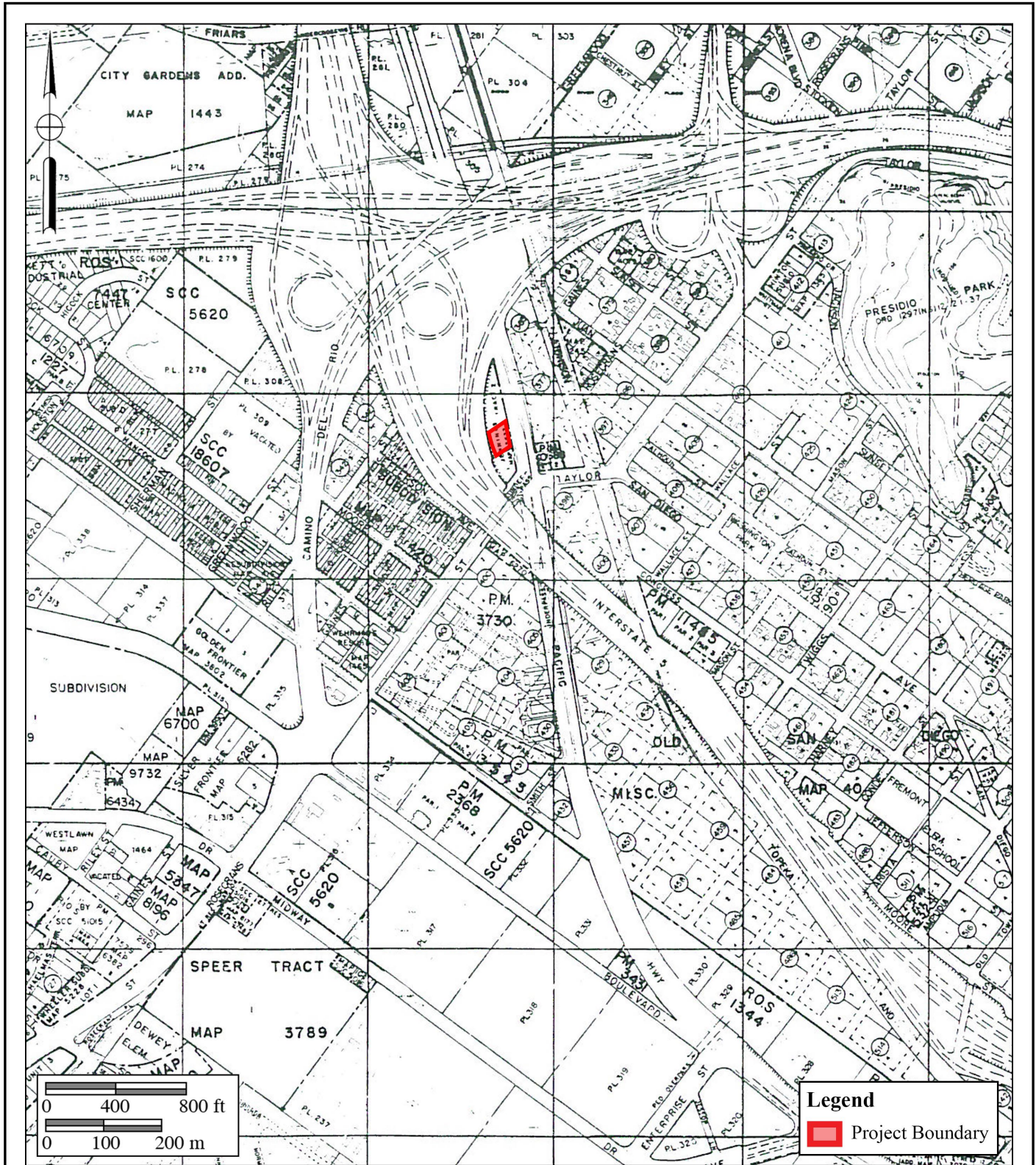
*Robert T. Martin*

ROBERT T. MARTIN  
Assistant Secretary of the  
California Highway Commission



**APPENDIX C**

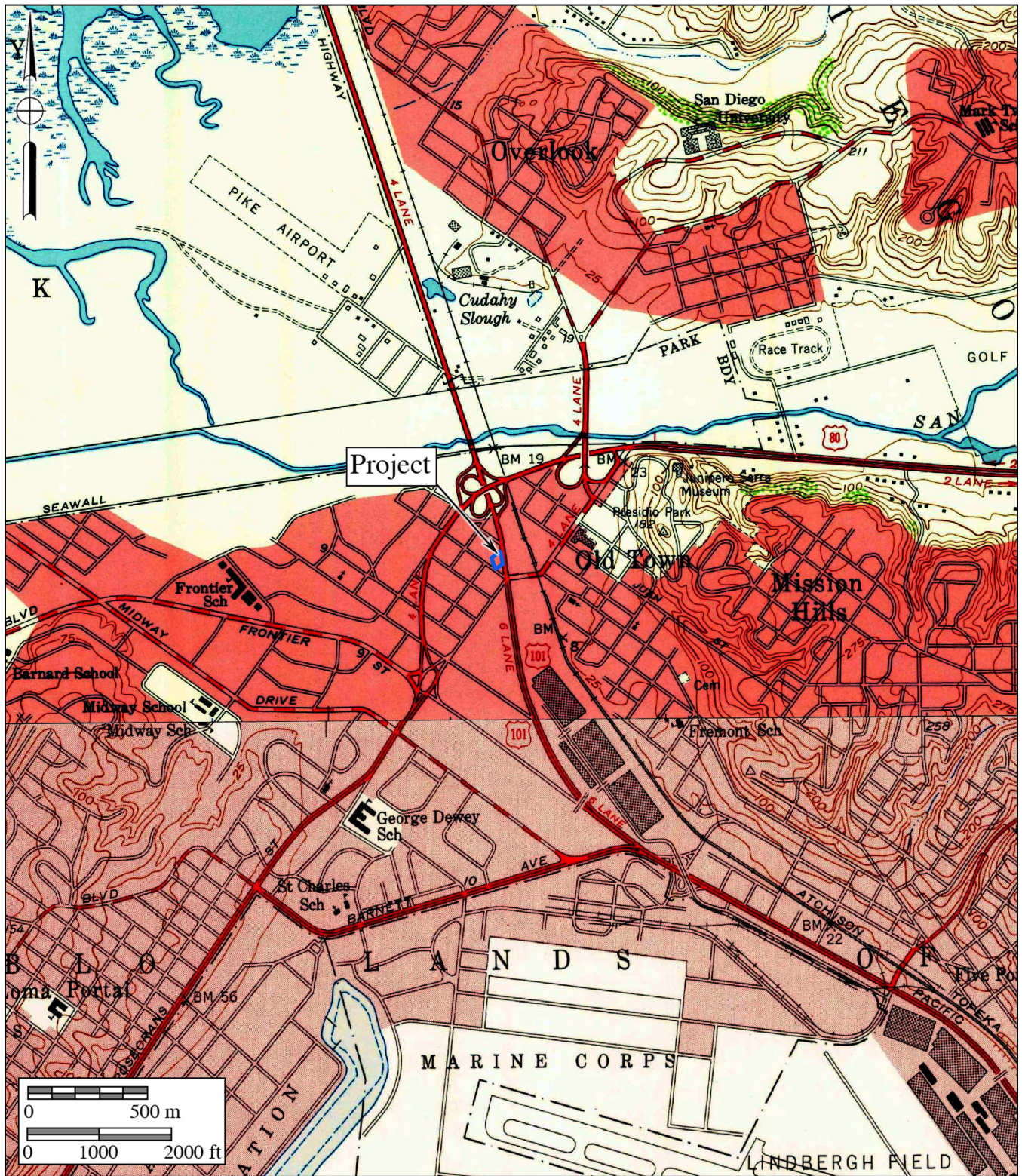
**Maps**



**Figure 1**  
**Project Location Map**  
 4620 Pacific Highway

Shown on The City of San Diego 1" to 800' Scale Engineering Map





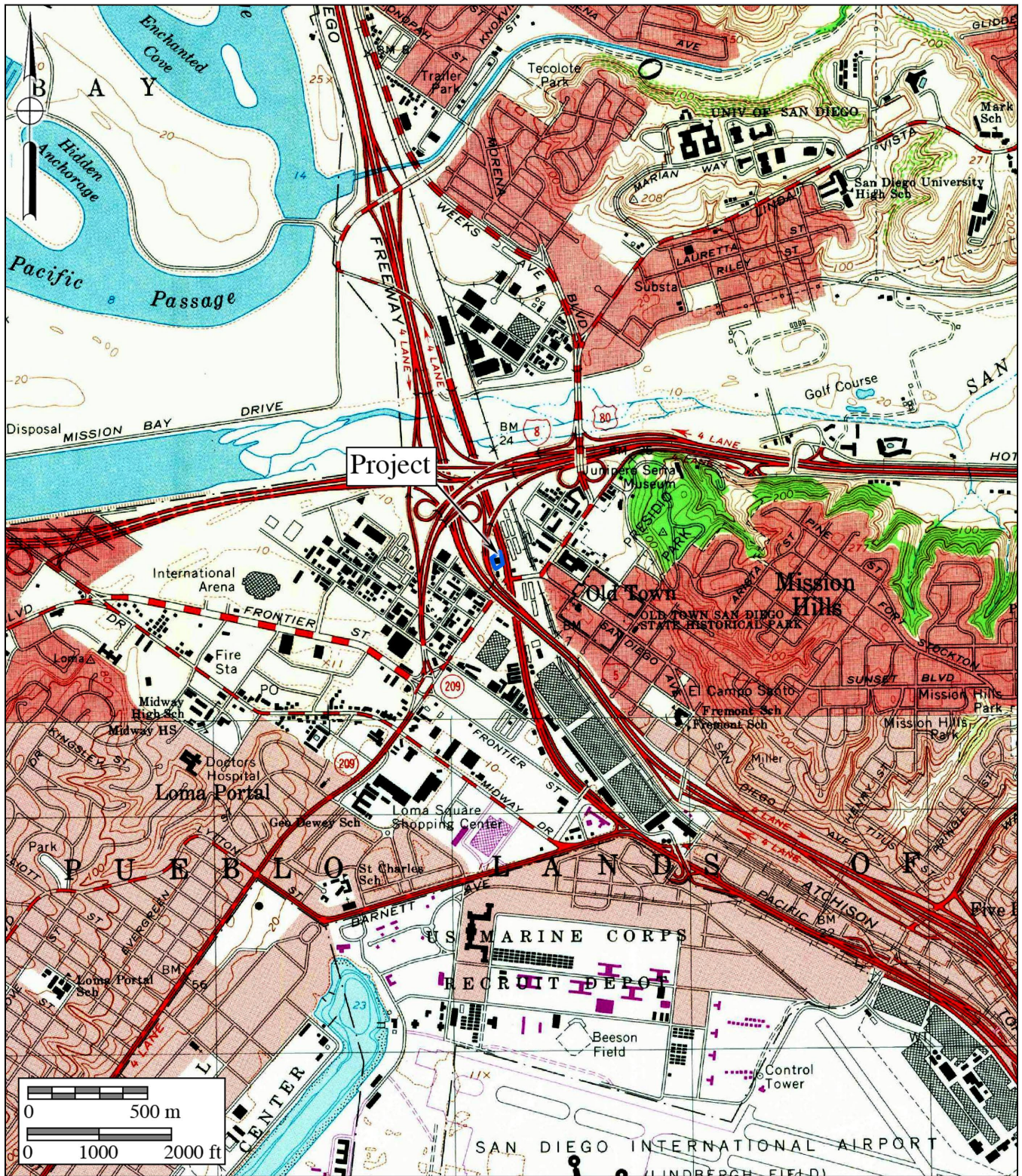
**Figure 2**

**1953 USGS Map**

4620 Pacific Highway

USGS *La Jolla* and *Point Loma* Quadrangles (1:62,500 series)





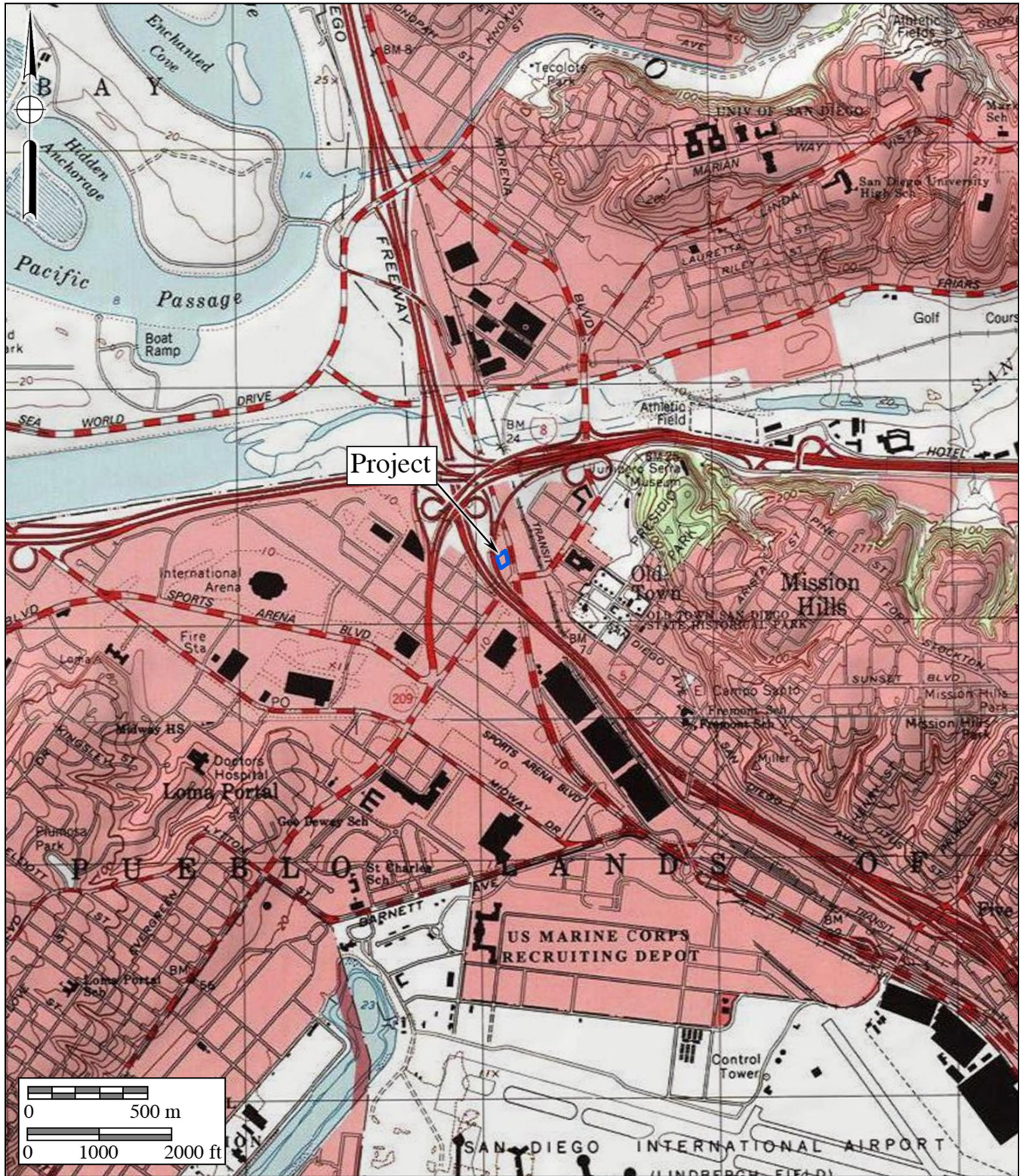
**Figure 3**

**1967 USGS Map**

4620 Pacific Highway

USGS La Jolla and Point Loma Quadrangles (7.5-minute series)





Project

**Figure 4**

**Current USGS Map**

4620 Pacific Highway

USGS La Jolla and Point Loma Quadrangles (7.5-minute series)





**1886/1887 Sanborn Map**

*(Map Not Available)*

**1906 Sanborn Map**

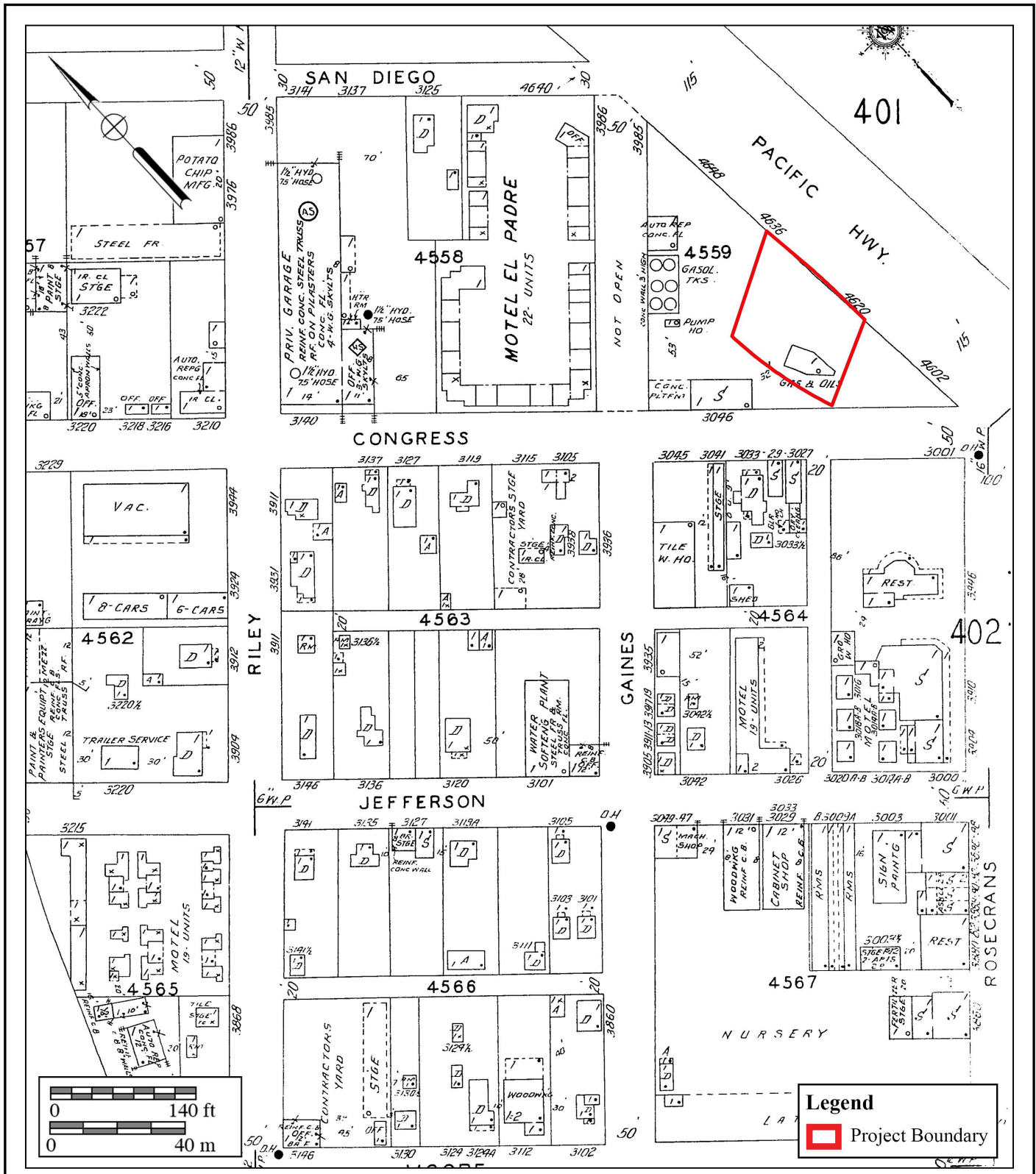
*(Map Not Available)*

**1940 Sanborn Map**

*(Map Not Available)*

**1950 Sanborn Map**

*(Map Not Available)*



**Figure 5**  
**1956 Sanborn Map**  
**4620 Pacific Highway**



# JENNINGS TRACT

SHEET 2 OF 2 SHEETS

## LEGEND

- ⊙ = Set 2" iron pipe centered by a cement disk stamped L.S. 2783
- = Set 3/4" iron pipe centered by a cement plug and metal disk stamped L.S. 2783, except as otherwise shown.
- indicates point found as noted.

----- Indicates Rights-of-Access Relinquished by deeds recorded June 3, 1964, as File/page # 99143, Series 3, Book 1964, and recorded May 17, 1965, as File/page # 87026, # 87802, and # 87948, Series 6, Book 1965, all of Official Records.

Basis of Bearing: A line between N. Levee & S. Levee Control Points of the Calif. Coord. System, Zone 6, to N 74°15'47" W.

(See Sheet 1 for Deferred Monumenting)

Area = 1.52 acres - gross

Number of Lots = 2

S. LEVEE N 1°15'48" W

N. LEVEE

Set 1" X 1" Hub

Set 1" X 1" Hub

Set 1" X 1" Hub

Set 1" X 1" Hub

Set 1" X 1" Hub

Set 1" X 1" Hub

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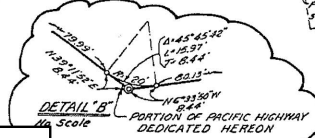
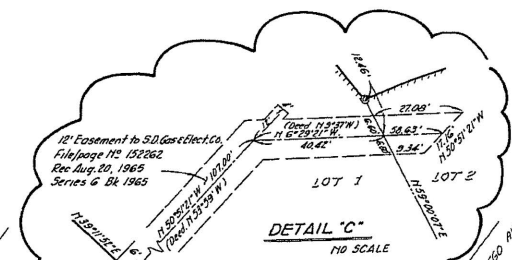
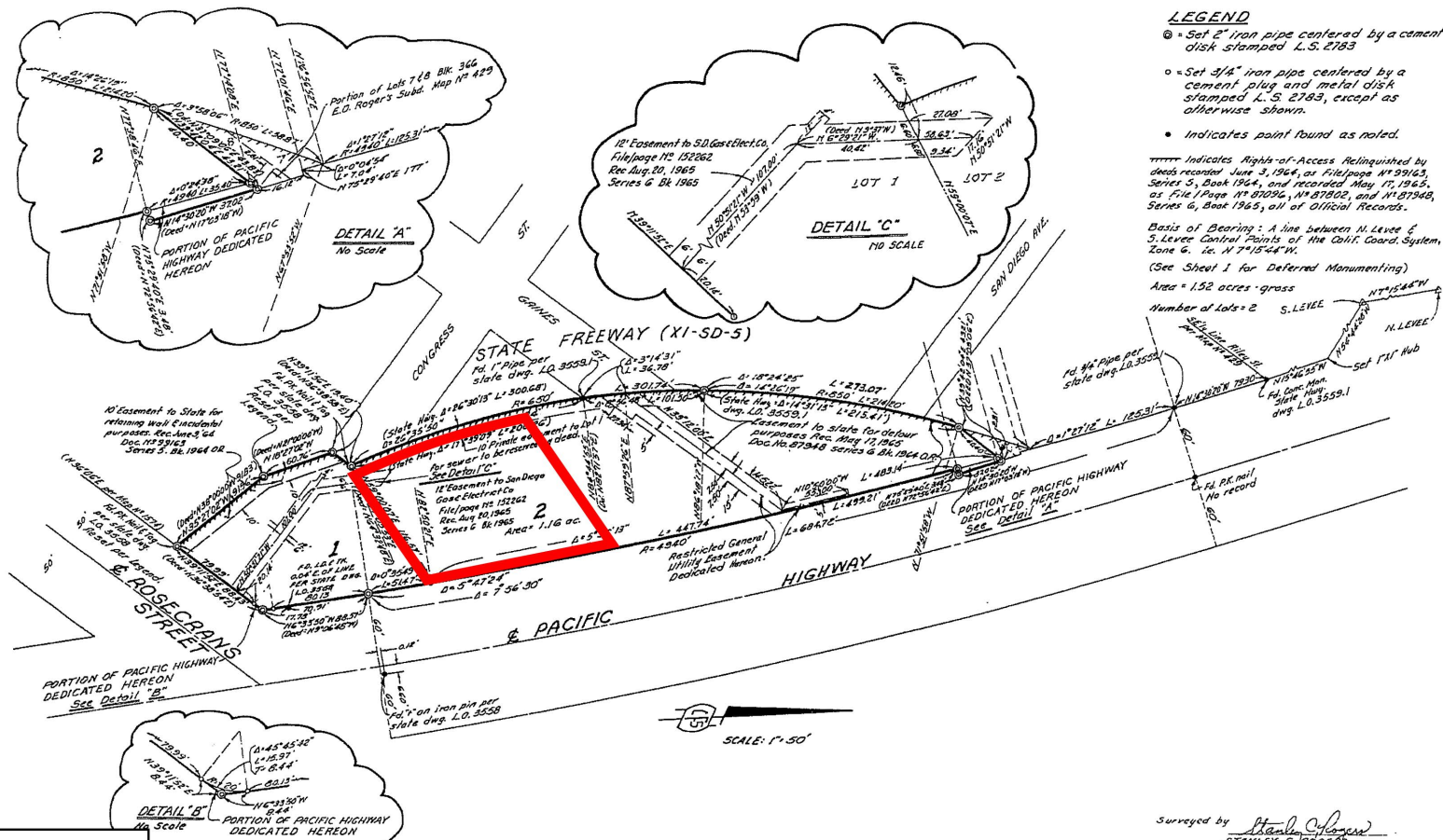
Set 1" X 1" Hub

Set 1" X 1" Hub

Set 1" X 1" Hub

Set 1" X 1" Hub

Surveyed by *Stanley C. Rogers*  
 STANLEY C. ROGERS  
 Licensed Land Surveyor - No 2783  
 July 1965



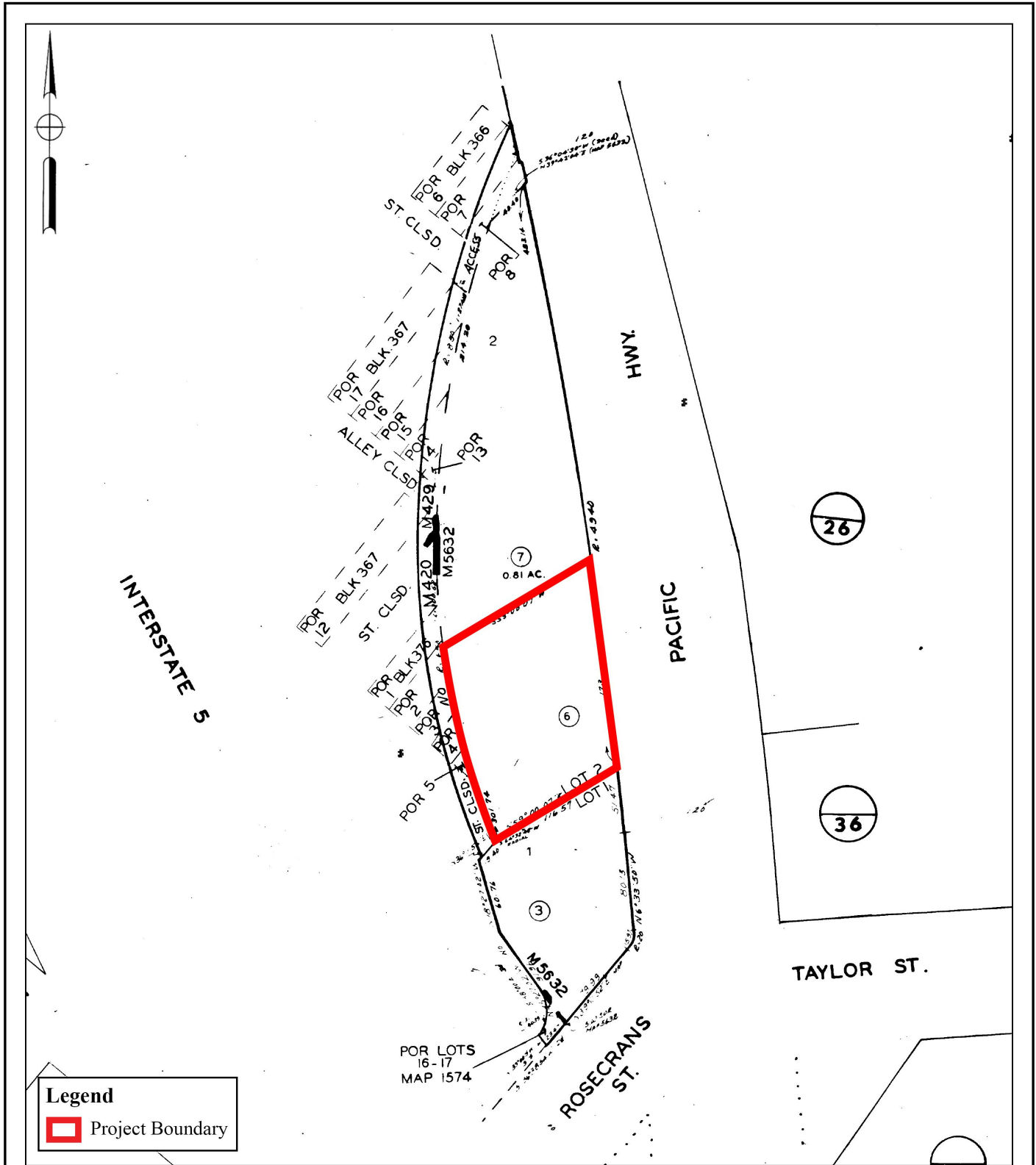
**Legend**

Project Boundary

SCALE: 1" = 50'



**Figure 6**  
**Original Subdivision Map**  
 4620 Pacific Highway



**Figure 7**  
**Current Assessor's Parcel Map**  
 4620 Pacific Highway



**APPENDIX D**

**Photographs**





**Historical Photographs**



## **Plate 1**

### **1966 Aerial Photograph**

4620 Pacific Highway

*(Photograph courtesy of the San Diego History Center)*





## Plate 2

**1966-1970 Photograph of the East and North Façades of the 4620 Pacific Highway Building**

4620 Pacific Highway

*(Photograph courtesy of SambosPhotos.com)*





### Plate 3

**1966-1970 Photograph of the Interior of the  
Former Sambo's Restaurant at 4620 Pacific Highway**

4620 Pacific Highway

*(Photograph courtesy of SambosPhotos.com)*





**Plate 4**  
**1975 Aerial Photograph**  
4620 Pacific Highway



**Plate 5**  
**1980 Aerial Photograph**  
4620 Pacific Highway



## Plate 6

**1987 View of the East and North Façades of  
the 4620 Pacific Highway Building, Facing South**

4620 Pacific Highway

*(Image courtesy of CBS 8 San Diego)*





## Plate 7

**2008 View of the East and North Façades of  
the 4620 Pacific Highway Building, Facing Southwest**

4620 Pacific Highway

*(Image courtesy of Google Street View)*







## Plate 8

**2016 View of the North Façade of the 4620 Pacific Highway Building, Facing Southwest**

4620 Pacific Highway

*(Image courtesy of Google Street View)*





## Plate 9

**2017 View of the North Façade of the 4620 Pacific Highway Building, Facing Southwest**

4620 Pacific Highway

*(Image courtesy of Google Street View)*





**Current Photographs**



## Plate 1

**View of the North Façade of the 4620 Pacific Highway Building, Facing South**

4620 Pacific Highway



## Plate 2

**View of the Entrance in the Northeast Corner of the North Façade  
of the 4620 Pacific Highway Building, Facing South**

4620 Pacific Highway





### Plate 3

**View of the Entrance in the Northeast Corner on the North Façade of the 4620 Pacific Highway Building, Facing South**

4620 Pacific Highway





## Plate 4

**Close-Up View of the North Façade of the 4620 Pacific Highway Building,  
Showing the Fieldstone Veneer at the Entrance (Left), Facing West**

4620 Pacific Highway



## Plate 5

**View of the West Extent of the North Façade of the  
4620 Pacific Highway Building, Facing South**

4620 Pacific Highway





## Plate 6

**View of the North and West Façades of the 4620 Pacific Highway Building, Facing South**

4620 Pacific Highway



**Plate 7**

**View of the North Extent of the West Façade of the 4620 Pacific Highway  
Building, Showing a Portion of the Folded Roof, Facing East**

4620 Pacific Highway





## Plate 8

**View of the West Façade of the 4620 Pacific Highway Building, Facing East**

4620 Pacific Highway



## Plate 9

**View of the West Extent of the South Façade of  
the 4620 Pacific Highway Building, Facing East**

4620 Pacific Highway





## Plate 10

**View of the South Façade of the 4620 Pacific Highway Building, Facing North**

4620 Pacific Highway



## Plate 11

**Close-Up View of the Folded Roof on the East Façade of  
the 4620 Pacific Highway Building, Facing Northwest**

4620 Pacific Highway





## Plate 12

**View of the South and East Façades of the  
4620 Pacific Highway Building, Facing Northwest**

4620 Pacific Highway





## Plate 13

**View of the East Façade of the 4620 Pacific Highway Building, Facing West**

4620 Pacific Highway





**Plate 14**  
**View of the East Façade of the 4620 Pacific Highway Building, Facing West**  
4620 Pacific Highway



**Plate 15**  
**View of the East and North Façades of**  
**the 4620 Pacific Highway Building, Facing Southeast**  
4620 Pacific Highway