

# HISTORIC STRUCTURE ASSESSMENT FOR 503 WEST MISSION AVENUE

ESCONDIDO, CALIFORNIA

APN 229-171-29

Submitted to:

City of Escondido  
201 North Broadway  
Escondido, California 92025

Prepared for:

In and Out Burger  
13502 Hamburger Lane  
Baldwin Park, California 91706

Prepared by:

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Signature



July 7, 2022

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- Report Title:** Historic Structure Assessment for 503 West Mission Avenue, Escondido, California (APN 229-171-29)
- Prepared for:** In and Out Burger  
13502 Hamburger Lane  
Baldwin Park, California 91706
- Submitted to:** City of Escondido  
201 North Broadway  
Escondido, California 92025
- USGS Quadrangles:** *Escondido, California (7.5 minute)*
- Study Area:** 503 West Mission Avenue
- Key Words:** USGS *Escondido, California* topographic quadrangle; City of Escondido; historic structure evaluation; 1962 Googie-style restaurant building has been determined to be eligible for listing on the CRHR under Criterion 3 and the City of Escondido Register under Criteria 2 and 5; preservation and integration into the project design or Level I or II HABS documentation recommended.

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## **I. EXECUTIVE SUMMARY**

The property located at 503 West Mission Avenue in the city of Escondido, San Diego County, is proposed to be redeveloped and Brian F. Smith and Associates, Inc. (BFSA) was retained to conduct a historic survey of the restaurant building constructed within the property in 1962. The purpose of this evaluation is to determine if the building constitutes a historic resource and whether or not its proposed removal will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA). This project is identified as Assessor's Parcel Number (APN) 229-171-29 and is situated within Township 12 South, Range 2 West, in an unsectioned portion of the Rincon del Diablo Rancho, on the U.S. Geological Survey, 7.5-minute *Valley Center, California* topographic quadrangle map. The legal description of the property is described as "That portion of Lot 15, in Block 148 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 349 by O. N. Sanford filed in the office of the County Recorder of San Diego County, July 10, 1886."

The 503 West Mission Avenue building meets the minimum age threshold (50 years old) to be considered a historic structure, and therefore, the building is subject to further evaluation of its integrity and architectural and historic significance. BFSA evaluated the architectural and historic significance of the historic building in conformance with CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria. As a result of the current evaluation, City of Escondido Municipal Code and CEQA criteria indicate that the 1962 Google-style restaurant building is historically and architecturally significant under California Register of Historical Resources (CRHR) Criterion 3 and City of Escondido Local Register of Historic Places (City of Escondido Register) Criteria 2 and 5. It is therefore recommended that the original building be preserved and integrated into the design of the project. In the event that the building cannot be incorporated into the design of the project and there are no redesign or relocation alternatives available based upon financial constraints and the requirements necessary to achieve project feasibility, it is recommended that Level I or II Historic American Building Survey (HABS) documentation (or equivalent) of the building be conducted in order to achieve mitigation by exhausting the research potential of the resource.

## **II. INTRODUCTION**

### Report Organization

The purpose of this study is to evaluate the building located at 503 West Mission Avenue in the city of Escondido, California. Since the owner proposes to demolish the building for future redevelopment of the property, the City of Escondido required an evaluation of the existing structure to determine if it is historically important and to determine whether or not it should be listed as a historic resource. Because this project requires approval from the City of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources,

Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and City of Escondido Register were used to measure the significance of the building.

#### Project Area

The building evaluated in this study is entirely within APN 229-171-29. The parcel is located at 503 West Mission Avenue, southwest of the intersection of West Mission Avenue and Centre City Parkway, in the city of Escondido, San Diego County, California. The parcel is flat and currently occupied by the restaurant Pho Truc Xanh. The property includes a single-story building located at the northwest portion of the lot and associated hardscape and landscaping.

#### Project Personnel

This evaluation was conducted by Irem Oz and Brian Smith (Appendix E). Word processing, editing, and graphics production services were provided by BFS staff.

### **III. PROJECT SETTING**

#### Physical Project Setting

Geographically, this general area is part of the coastal foothills physiographic unit. The area is geologically mapped as older Pleistocene alluvial river deposits (younger than 500,000 years) of moderately consolidated sediments composed of silty sand with gravel and clay (Tan and Kennedy 1999). Prehistorically, the Escondido area was occupied by Native Americans associated with Luiseño and Kumeyaay tribes. Escondido Creek and its associated streams have been sources of fresh water for humans in the Escondido area for thousands of years. The most important food source for prehistoric Native American groups in the area were acorns and hunted animal species included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, and freshwater fish. The area was used for ranching and farming following the Spanish occupation of the region. Native American cultures that have been identified in the general vicinity of the project consist of a possible Paleo Indian manifestation of the San Dieguito Complex, the Archaic and Early Milling Stone Horizons represented by the La Jolla Complex, and the Late Prehistoric Luiseño and Kumeyaay cultures.

#### Historical Overview

The subject property is located inside the Rincón del Diablo Land Grant issued to Juan Bautista Alvarado by Mexican Governor Manuel Micheltoarena in 1843. Alvarado was prominent in Los Angeles and San Diego, holding office as a councilman in both cities in the 1830s. When he died in 1850, the rancho was sold to Oliver S. Witherby, a judge and member of California's first state legislature. Witherby farmed and raised cattle, and in the early 1860s, began to mine for gold (Fark 2016). In 1868, Witherby sold the rancho to Edward McGeary and the three Wolfskill brothers.



In 1886, 13 businessmen formed the Escondido Land and Town Company (ELTC) and bought the former Rincón del Diablo, subdividing the land to plant more vineyards and citrus groves (Fark 2016). During the 1886 survey for a new rail line that was to extend from the coastal city of Oceanside to Escondido, a former cow path was turned into a 100-foot street and named Grand Avenue (City of Escondido 1990). The railroad line was constructed to Escondido in 1887 because the ELTC needed to move their agricultural products. In 1888, the ELTC was influential in getting the town incorporated and drilled several wells to provide water for the surrounding farms and new city. The incorporation of the city also led to the widening of Grand Avenue and the addition of board sidewalks and hitching posts. Escondido continued to grow and Grand Avenue quickly became home to the Escondido Bank, the *Escondido Times*, a post office, general stores, a meat market, a drug store, a bakery, a barber, a smithy, a cobbler-harness maker, and a laundry (City of Escondido 1990).

“About 1891, the Escondido Irrigation District was organized and bonds in the amount of \$350,000 were issued ... to Henry W. Putnam of San Diego, for the construction of the Escondido Reservoir, late[r] named Lake Wohlford” (Whetstone 1963). The Escondido Irrigation District was reorganized and named the Escondido Mutual Water Company (Moyer 1969), after which:

A period of depression followed, and many people were not able to pay their irrigation taxes; finally, a compromise was worked out, whereby the land would be released from the bonded indebtedness upon payment of 43% of the amount due. The burning of the bonds was the occasion for a joyful celebration on Admission Day, September 9, 1905, and a crowd of three thousand people gathered at the Lime Street school grounds in what is now Grape Day Park. When the papers went up in flames, men tossed their hats into the air and women waved their handkerchiefs; judge J. N. Turrentine gave the speech of the day, which was loudly applauded.

On September 9, 1908, the people of Escondido started holding an annual celebration in remembrance of the burning of the bonds. It was called “Grape Day” because grapes were then one of the most important agricultural products of the valley, and each yearly celebration, tons of free grapes were distributed to the crowds. W. L. Ramey of the Escondido Lumber Hay and Grain Company, and Sig Steiner, early store owner and civic leader, were the originators of Grape Day, the community’s largest event for many years. (Whetstone 1963)

Visitors came from all over and stayed in the Escondido Hotel, centrally located on Grand Avenue, which was the main shopping street (Fark 2016). “Later, as horse drawn wagons were replaced by automobiles, surfaced streets began to crisscross the County and by the 1940s, motor courts and motels became economical ‘homes away from home’ for families seeing the country” (Escondido History Center 2019).

As Escondido flourished, houses were constructed that would represent the time period. “Many were Victorian cottages which had Queen Anne and Colonial Revival phases. These smaller Victorians were often decorated almost as elaborately as their larger sisters, but some were plain hip-roof boxes” (City of Escondido 1990:17). Through the early 1900s, Classical Revival, Mission (Moorish) Revival, Craftsman, American Foursquare, and Prairie homes were also constructed in Escondido (City of Escondido 1990:18). In the early 1900s, Craftsman-style homes were prominent. Craftsman architecture, which was part of the Arts and Crafts movement of 1876 to 1916, rejected the ornamental architecture of the Victorian home:

The [Arts and Crafts] movement was a response to a call for the return to simple, natural, and honest lifestyles and products. It addressed social, industrial, and political issues and included the fine arts, literature, bookbinding, printing, furniture and textile design, as well as architecture. (City of Escondido 1990:19)

Grapes continued to be an important agricultural product for Escondido throughout the first half of the twentieth century. In 1909, W.E. Alexander purchased 2,000 acres of the remaining McCoy ranch, south of downtown. He first subdivided the western portion of the land into 10-acre parcels, which became known as the first Homeland Acres Addition to Escondido (Berk and Covey 2010). In 1911:

Between 600 and 700 acres of muscatel grapes were set out in Escondido ... by the Escondido Valley Land and Planting Company [EVLPC], of which ... W.E. Alexander [was] the president.

The planting was done on the Homeland Acres, and with the acreage planted in 1910 makes a total of between 1,000 and 1,100 acres. (Jeffery and Ferguson 1912)

“Between 300 and 400 acres” were to be planted in 1912 (Jeffery and Ferguson 1912). The EVLPC planted and cared for the vineyards for three years then turned them over to the owners. Although the grapes were “planted on rolling ground no irrigation” was used, nor was any necessary. Instead, “the Campbell system of dry farming [was used], of which Mr. Alexander [was] an ardent advocate” (Jeffery and Ferguson 1912). Utilizing these grapes, several wineries opened in Escondido. “Before the prohibition era there were at least a dozen wineries in Escondido, but only the Ferrara Winery survived beyond that time and it continued to operate until 2011” (Fox and Rea 2020).

By 1914, “an electric railroad from the county seat at San Diego, thirty-five miles southerly [of Escondido], via El Cajon” was “assured ... to eventually be extended to Los Angeles, 100 miles to the north,” but the railroad was never completed (Jeffery and Ferguson 1912). In 1916, Homeland Acres Addition to Escondido No. 2 was platted to the east of the original Homeland

Acres Addition. Both Homeland Acres additions were part of the 2,000-acre McCoy Tract located in the northern portion of the original San Bernardo Land Grant, south of the city of Escondido. “The town of Bernardo flourished for a time, then declined and disappeared by the early 1920s. Its demise was hastened by the growth of the city of Escondido ... and the completion of the Lake Hodges Dam and Reservoir in 1919” (Rancho Bernardo Historical Society 2020).

Prior to the 1950s, the main thoroughfare between Escondido and San Diego was San Diego Boulevard, which was later renamed Escondido Boulevard. The boulevard was home to sparse development including gas stations, small stores, motor courts, and rural single-family residences (Stropes and Smith 2020). With the construction of Highway 395 in the late 1940s, however, the city of Escondido experienced a building boom. Highway 395 was realigned in 1947 from further east to its current location, which follows the route of Centre City Parkway (previously called Pine Street or the Escondido Expressway), passing through downtown Escondido. Changing a major travel route to provide a north to south connection in San Diego County allowed travel-related businesses, especially motel accommodations and restaurants, to be established along the route (Price 2017).

Highway 395 linked Escondido to San Diego, making the city a good choice for commuters. Around this time, many agricultural fields that were previously dedicated to citrus and grapes were developed into subdivisions to house workers in the defense industry. In 1960, the lemon packing house, previously famed to be the largest facility of its kind in the world, closed its doors. Citrus fields gave way to more subdivisions, and some were converted into avocado crops (Fark 2016). Escondido can still be described as a commuter city. It has some fame because of the San Diego Zoo Safari Park, breweries, wineries, the auto mall, and the California Center for the Arts, Escondido, which was constructed in 1994.

#### **IV. METHODS AND RESULTS**

##### *Archival Research*

Records relating to the ownership and developmental history of this property were sought with a view to not only fulfill the requirements of this report, but to identify any associated historic or architectural significance. Records located at the BFSa research library, those of the San Diego Assessor/Recorder/County Clerk, and the Escondido History Center were consulted. Title records for the property were also obtained. Appendix D contains maps of the property, including a general location map, historic and current USGS maps, the original subdivision map, and the current Assessor’s parcel map. Sanborn Fire Insurance maps were not reviewed for the property as it is located outside of the coverage area.

##### *History of the Property: Ownership and Development*

The 503 West Mission Avenue property was originally owned by George P. and Anna M. Timmons, Ralph and Mona E. Petreny, and James and Fotine Twedell, who were doing business

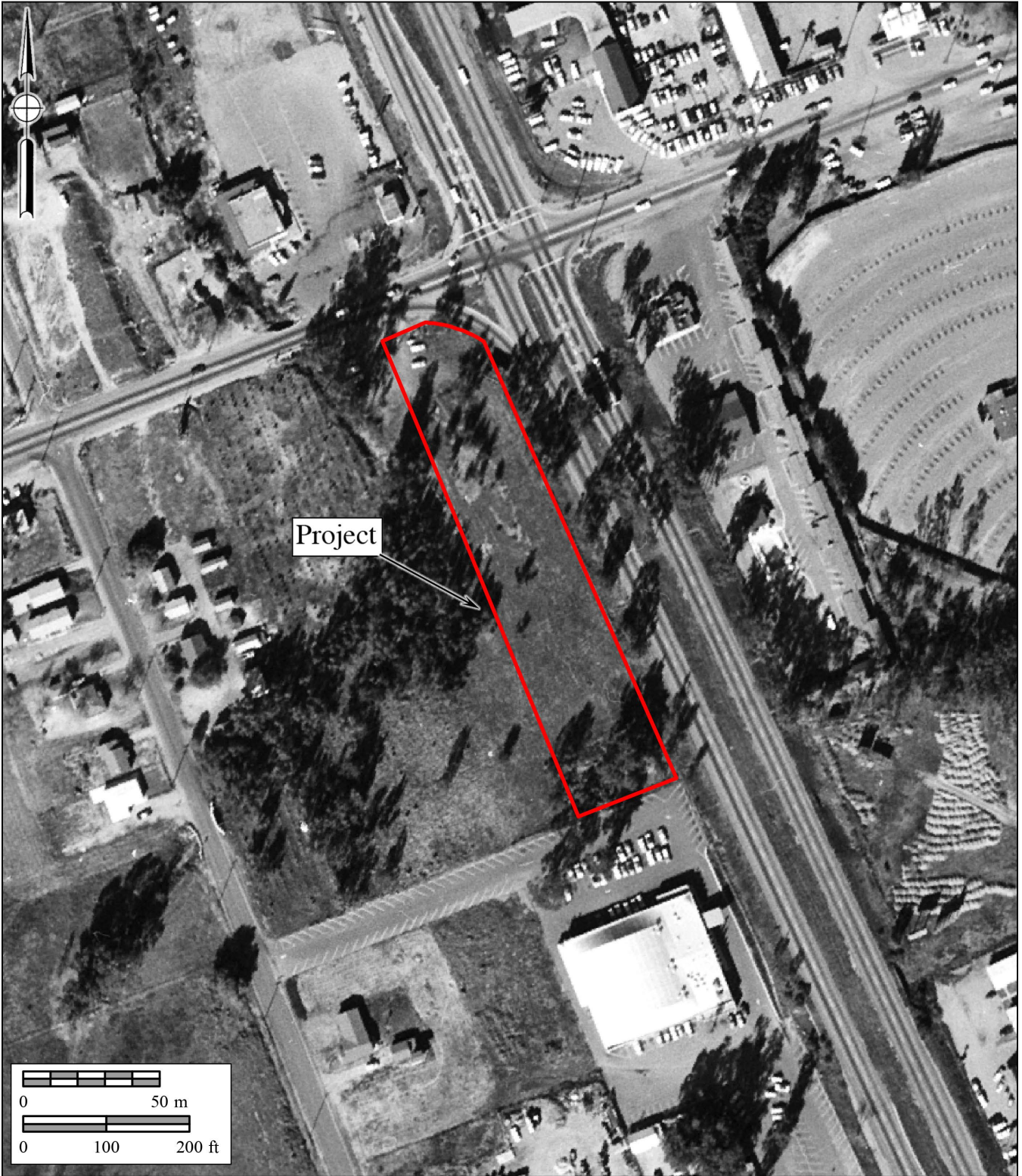
as Mt. Vernon Motels. Historic aerial photographs (Plates 1 and 2) and archival research indicate that Mt. Vernon Inn was constructed south of 503 West Mission Avenue between 1960 and 1961 and was listed in city directories for the first time in 1962 (Ancestry.com 2011). The motel and the 503 West Mission Avenue building were located within the same building block. The construction of the 503 West Mission Avenue building was completed in 1962 by R.E Mauer Construction, a construction company operating in Chula Vista, San Diego, Clairemont, and National City (*Chula Vista Star-News* 1954; *San Diego Union* 1960, 1963; *National City Star-News* 1954).

On April 17, 1962, ownership of the 503 West Mission Avenue property was passed to Mt. Vernon Motels, Inc. before the construction of the building was completed on May 31, 1962. The ownership of the property was once again transferred to Ralph and Mona Petreny and James and Fotine Twedell, as equal shareholders, on June 4, 1962, and finally transferred to Aircraft Mobilehomes, Inc. on the same day.

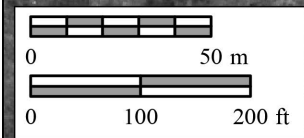
George Perkins Timmons and Anne Myrtle Timmons were originally from Kansas. George and Anna Timmons were born in 1907 and 1906, respectively (Ancestry.com 2002). They married and moved to California between 1915 and 1930 and resided in Long Beach (Ancestry.com 2012). The Long Beach City Directory indicates that George Timmons worked as a driver in 1940, a shipyard worker in 1942, and a painting contractor in 1951 before starting his own business, Timmons Painting and Engineering Company, in 1952 (Ancestry.com 2011). Records indicate that George Timmons passed away in 1978 (Ancestry.com 2000).

Ralph and Mona Petreny were natives of Canada and arrived in Blaine, Washington, in 1952 when Ralph (Rudolph) Petreny was 31 and Mona Ellen Petreny was 28. Ralph Petreny's Naturalization Record indicates that they lived in Long Beach in 1952 (Ancestry.com 2010a).

James and Fotine Tweddell are also natives of Canada and arrived in Blaine, Washington, in 1952, when both were 32. That same year, they resided in Garden Grove, California (Ancestry.com 2010a). James Tweddell's border crossing document indicates that he worked as a glass cutter before he moved to the United States (Ancestry.com 2010b) and the 1954 directory shows that he continued to work at the Grove Glass Company (Ancestry.com 2011). James Tweddell passed away in 1985 and Fotine Malinos (after her divorce from Tweddell) passed away in 1993 (Ancestry.com 2014) (Plate 3).



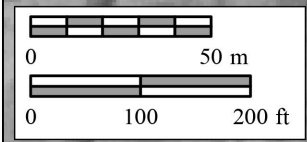
Project



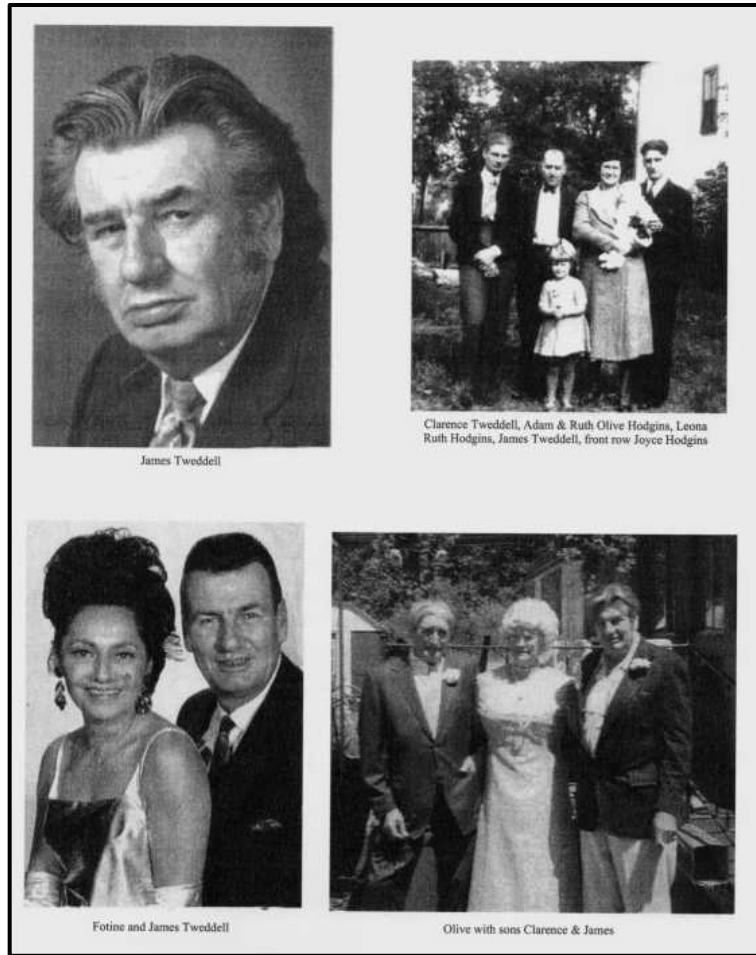
**Plate 1**  
**1960 Aerial Photograph**  
503 West Mission Avenue



Project



**Plate 2**  
**1963 Aerial Photograph**  
503 West Mission Avenue



**Plate 3: James and Fotine Tweddell.**  
*(Image courtesy of Ancestry.com)*

The 503 West Mission Avenue building was constructed as a Denny’s Restaurant right before the property was purchased by Aircraft Mobilehomes, Inc. Denny’s was established by Harold Butler and Richard Jezak, who opened a donut stand in Lakewood, California in 1953 and called it “Danny’s Donuts” (Plate 4). By 1956, Danny’s Donuts had become a six-store chain. When Jezak left the partnership, Butler changed the concept from a donut shop to a coffee shop and rebranded the small franchise as 24-hour “Danny’s Coffee Shops” (Denny’s 2022). In the 1950s, Los Angeles architects Louis Armet and Eldon Davis, who are credited with construction of over 4,000 Goochie-style restaurants (Edward Cella Art & Architecture 2022), created a prototype building for Danny’s Coffee Shops, which would later become a model for stores built all over the United States. This prototype included a boomerang-shaped roof and large signage, since most of the later stores were built around freeways (Hess 2004) (Plates 5 and 6). The name of the franchise was changed to “Denny’s Coffee Shops” in 1959 to avoid confusion with Coffee



Plate 4: Danny's Donuts, the original donut stand opened by Butler and Jezak. (Photograph courtesy of Denny's 2022)

Dan's in Los Angeles and eventually became just "Denny's" in 1961 (Denny's 2022). The business quickly grew and by 1981, there were over 1,000 restaurants in the United States. The business purchased many of the old Sambo's restaurants and used their similar designs to their advantage (*New York Times* 1988).

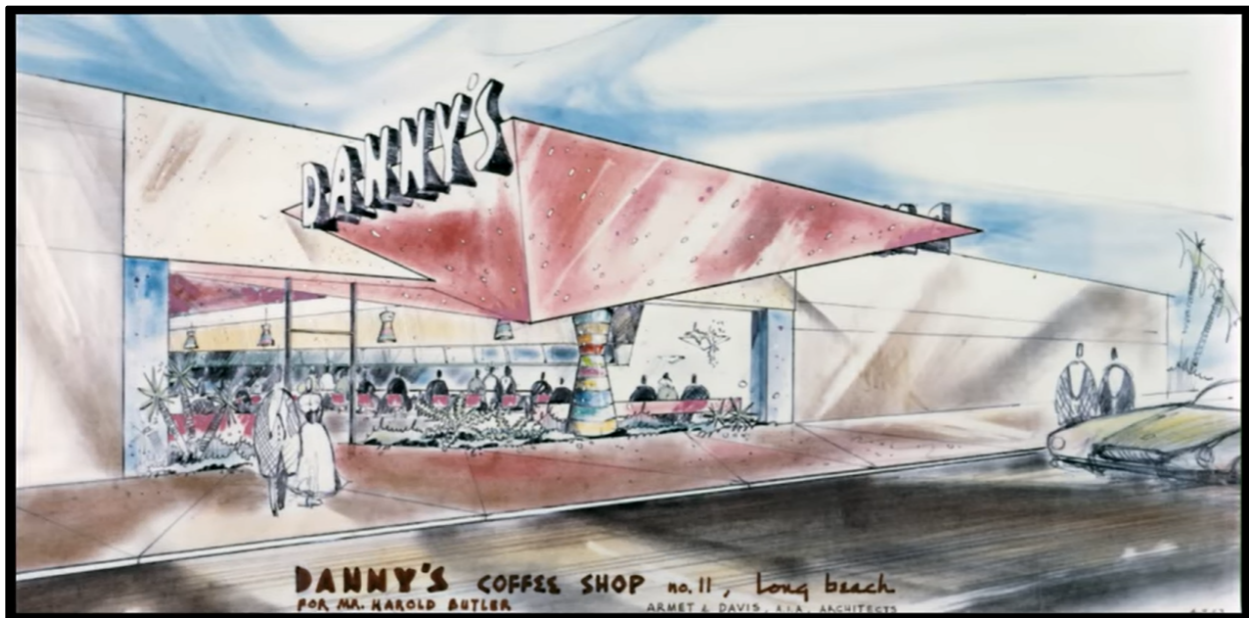


Plate 5: Louis Armet and Eldon Davis's design/prototype for Danny's Coffee Shop. (Image courtesy of Getty Research Institute 2013)





**Plate 6: Louis Armet and Eldon Davis’s design/prototype for Denny’s Coffee Shop. (Image courtesy of Getty Research Institute 2013)**

Aircraft Mobilehomes, Inc. was established in 1946 in Hartford, Connecticut, by Vernon Titcomb, Sr. and his sons Vernon Titcomb, Jr. and Ellwood Titcomb (*Times-Advocate* 1963a). “The family operated an FBO [fixed-base operators] the Brainard Field [Airport] in East Hartford, Connecticut. At the same time the family was operating a war-time trailer camp for factory workers at Pratt & Whitney” (Titcomb 2017). The trailer park was named Aircraft Trailer Park, Inc., which was changed to Aircraft Mobilehomes, Inc. in the 1960s, Amicorp, Inc. in the 1980s, and finally Amicorp Enterprises, Inc. in 2003 (Titcomb 2017). In 1962, they expanded operations by purchasing the land where Mt. Vernon Inn and Denny’s were located and they built Mount Vernon Apartments, a luxury living apartment complex, on the lot south of the motel and the restaurant (*Times-Advocate* 1963a). The apartment complex is still extant and operates under the name “Quince Park Apartment.”

Ellwood, Vernon Jr., and Vernon Sr. Titcomb were all licensed pilots (*Times-Advocate* 1965). Vernon, Jr. and his wife Jean died in a plane crash when their twin-engine plane crashed in New Hampshire. Titcomb, Jr. served in the United States Air Corps during World War II as a flight instructor and worked for Eastern Air Lines in Florida before moving to California. Before his death, he served as the director of the Escondido Chamber of Commerce for three years and he was a member of the Ambassadors Club for five years. He was also the director of the North County Bank of Escondido. He and his wife were active members of the First Baptist Church in Encinitas (*Times-Advocate* 1974). Vernon Titcomb, Sr. passed away in 1977 (*Times-Advocate* 1977). In 1967, when he was 81 years old, he solo piloted a small plane coast to coast (*Los Angeles*

*Times* 1967) (Plate 7). After his father and brother passed away, Ellwood Titcomb continued with



NEVER TOO OLD — Vernon Titcomb Sr. observed his 78th birthday Wednesday by piloting this four-seat Cessna for a 45-minute flight over the North County. He didn't take up flying until he was 65. Titcomb, who lives in Cardiff, is a partner with his two sons (Vernon Jr. and Ellwood) in the corporation that owns the Mount Vernon Motel and the Mount Vernon Apartments in Escondido. — Photo by John Daly.

**Plate 7: Vernon Titcomb, Sr. in 1967.**  
(*Photograph courtesy of Los Angeles Times 1967*)

the development business until he retired and moved to Florida in 1979. After he retired, the 503 West Mission Avenue property remained in the possession of Amicorp Enterprises, Inc. until 2004, when it was sold to Trinity Capital Investments. He passed away in 2011 (Dignity Memorial 2011).

While the 503 West Mission Avenue property was owned by Americorp Enterprises, Inc., it was operated as a Denny's until 1982. In 1963, the *Times-Advocate* referred to the 503 West Mission Avenue Denny's as one of the best coffee shops in Escondido (*Times-Advocate* 1963b). That year, the 503 West Mission Avenue Denny's served as a meeting place for a group of Mexican lawmakers, who stopped in Escondido as a part of a three-day tour through San Diego to observe private

enterprise operations, and Bob Hale of the San Diego Chamber of Commerce and president of the Balboa Mortgage Company (*Times-Advocate* 1963c). In 1964, the 503 West Mission Avenue Denny's was given the "Golden Cup" award by the Coffee Brewing Institute for the quality and brewing excellence of the coffee it serves" (*Times-Advocate* 1964). In 1970, another Denny's was opened at 2680 South Escondido Boulevard (*Times-Advocate* 1970). The 1983 City Directory shows that Denny's stopped operating at 503 West Mission Avenue and moved to 510 West Mission Avenue that year. The 510 West Mission Avenue address appears for the first time in 1982 (*Times-Advocate* 1982a).

An article from 1982 mentions that three Greek Covina restauranteurs, Pete Tsokas, Alex Lazinos, and Pete Polytarhos, leased the 503 West Mission Avenue Denny's building, which was remodeled between 1982 and 1983 (*Times-Advocate* 1982b; see building record in Appendix A). In 1983, the 503 West Mission Avenue building had become a restaurant called Burger Stop Family Restaurant (*Times-Advocate* 1983a) and appeared on the *Times-Advocate's* best hamburger list as the second runner-up (*Times-Advocate* 1983b). The name of the restaurant changed one more time in 1983 to the Family Stop Restaurant, still run by Tsokas, Lazinos, and Polytarhos (*Times-Advocate* 1983c). In 1986, it became the Escondido Café (*Times-Advocate* 1986), in 1988, it became Johnny R's #2 Family Restaurant run by Johnny Raizian (Mock 1988) (Plate 8), in 1991, it became Cheers Family Restaurant (Ancestry.com 2011; *Times-Advocate* 1993) (Plate 9), and in

2001, it became El Galeón Mexican Restaurant.

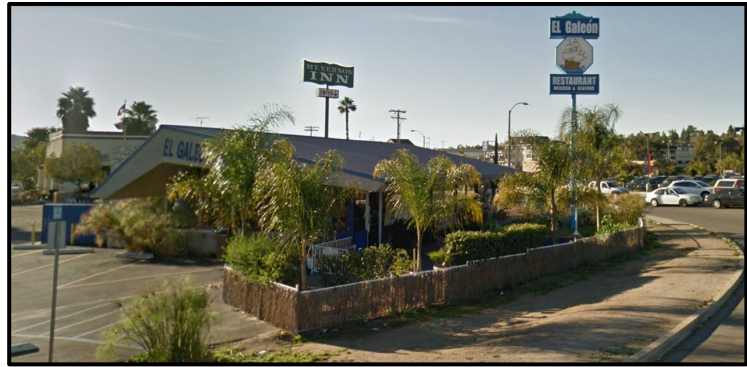


**Plate 8: Johnny R's #2 Family Restaurant at 503 West Mission Avenue in 1988. (Photograph courtesy of Times-Advocate 1988)**



**Plate 9: Cheers Family Restaurant at 503 West Mission Avenue in 1993. (Photograph courtesy of Times-Advocate 1993)**

In 2004, the 503 West Mission Avenue property was purchased by Menketh Akram Yalda and Azhar T. Elias Yalda and remained in their possession until 2013. While owned by the Yaldas, the 503 West Mission Avenue building continued to operate as El Galeón Mexican Restaurant (Plate 10). In 2013, ownership was passed to Menaz, LLC, for which Menketh Yalda was listed as an agent. The restaurant then became Pho Truc Anh, a Vietnamese restaurant that still uses the building. In 2019, the property was purchased by the current owner, 503 West Mission, LLC. The full ownership records for the property are provided in Table 1, below.



**Plate 10: El Galeón Mexican Restaurant at 503 West Mission Avenue in 2007. (Image courtesy of Google Street View)**

**Table 1**

Title Records for 503 West Mission Avenue

Seller	Buyer	Year
Ralph Trustman and Blossom Trustman, Peter T. Rice and Colleen Rice	George P. Timmons and Anna M. Timmons	1959

Seller	Buyer	Year
George P. Timmons and Anna M. Timmons	George P. Timmons and Anna M. Timmons, Ralph Petreny and Mona E. Petreny, James Tweddell and Fotine Tweddell, doing business as Mt. Vernon Motels	1961
George P. Timmons and Anna M. Timmons, Ralph Petreny and Mona E. Petreny, James Tweddell and Fotine Tweddell	Mt. Vernon Motel, Inc.	1962
Mt. Vernon Motel, Inc.	Ralph Petreny and Mona E. Petreny, James Tweddell and Fotine Tweddell	1962
Ralph Petreny and Mona E. Petreny, James Tweddell and Fotine Tweddell	Aircraft Mobilehomes, Incorporated	1962
Amicorp, Inc., formerly known as Aircraft Mobile Homes, Inc.	Amicorp Enterprises, Inc.	2003
Amicorp Enterprises, Inc.	Trinity Capital Investments 1	2004
Trinity Capital Investments 1	Menketh Akram Yalda and Azhar T. Elias Yalda, Co-Trustees	2004
Menketh Akram Yalda and Azhar T. Elias Yalda, Co-Trustees	Menaz, LLC	2013
Menaz, LLC	503 West Mission, LLC	2019

Field Survey

BFSA conducted a field assessment on June 24, 2022. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resource

The historic building identified at the 503 West Mission Avenue property includes a single-story restaurant structure and associated landscape and hardscape. According to the Notice of Completion, the building was constructed in 1962 and it has not been previously evaluated. The 503 West Mission Avenue building was constructed in the Googie architectural style, a style closely associated with southern California (City of Olympia 2008).

The building is rectangular in plan and glass, stucco, and stone are used as the principal building materials. The building has a reinforced concrete foundation and metal frame. The design is dominated by a boomerang roofline, which shelters the building’s northeast, southeast, and southwest façades, which are visible from the road (Plate 11). The building record indicates that the original roof cover was built-up; however, this was replaced by insulated metal sheets at an

unknown date. The main entrance is located on the southeastern portion of the northeast façade and features an aluminum-framed glass door. Two floor-to-ceiling window units are located on both sides of the entrance door. The northwest portion of this façade features large window units located above a short, stucco-clad wall. A random rubble masonry wall separates the southeast and northwest portions of the northeast façade. This masonry wall has a trapezoid shape with a thicker base and a narrower upper part (Plates 12 and 13). There is no direct access to the main entrance on the northeast façade due to the curved form of the northern edge of the lot as it rounds the sharp turn from West Mission Avenue to Centre City Parkway. The access to this entrance is provided indirectly through the space behind the structure that is used for parking. A walkway that runs along the northwest and northeast façades also provides access to the main entrance (Plates 14 and 15).

The northwest and southeast façades of the 503 West Mission Avenue building are similar due to the boomerang view of the roof. While both the northwest and southeast façades feature large windows placed above stucco-clad walls (Plates 16 and 17), the northwest façade differs as it features a metal door (Plate 18) with a small concrete ramp in front. Both façades exhibit large signs on the boomerang-shaped ends of the roof (Plate 19). The southwest ends of both façades include random rubble masonry walls. While the masonry wall on the southeast façade extends southwest and envelopes the southern corner of the building (Plates 20 and 21), the one on the northwest façade is much narrower and separates the front part of the building from the recessed back section (Plates 22 and 23). All of the windows are aluminum-framed.

The rear of the building features a recessed projection that is a structural building element and an enclosure that provides a storage/service area (Plate 24). The recessed projection has a rectangular footprint, is clad in stucco, and features a service door on its southwest façade (Plate 25). The service area is enclosed by a brick wall and features wood access gates (Plate 26). The building record indicate that this enclosure was added to the building in 1962 after the initial construction. The property includes an outdoor area on its northeast side (Plate 27). This landscaped area is enclosed by a short metal fence and includes trees, plants, bushes, and a large sign (Plates 28 and 29).

Modifications and alterations to the original building include:

- Service area enclosure added to the southwest part of the building in 1962 (see Plate 2)
- Remodel that primarily included replacing existing insulated metal panels in 1983
- Building painted blue and white and the signage on the northwest and southeast boomerang ends of the roof added between 2008 and 2009 (Plate 30)
- Building painted white and green, northwest and southeast signage and the free-standing sign changed between 2012 and 2014 (Plates 31 and 32)
- Built-up roof cover replaced with metal sheets at an unknown date



**Plate 11**  
**North Corner of the Building, Facing South**  
503 West Mission Avenue



**Plate 12**  
**North Corner of the Building Showing Entry to the Front Walkway, Facing East**  
503 West Mission Avenue



**Plate 13**  
**North Corner of the Building Showing the Front Walkway, Facing South**  
503 West Mission Avenue





**Plate 14**  
**Northeast Façade of the Building, Facing Southwest**  
503 West Mission Avenue



**Plate 15**  
**Northeast Façade of the Building, Facing West**  
503 West Mission Avenue



**Plate 16**  
**Southeast Façade of the Building, Facing Northwest**  
503 West Mission Avenue



**Plate 17**  
**Northwest Façade of the Building, Facing Southeast**  
503 West Mission Avenue



**Plate 18**  
**Northwest Façade Showing the Metal Door, Facing Southeast**  
503 West Mission Avenue



**Plate 19**

**Northwest Façade of the Building Showing the Signs on  
the Boomerang End of the Roof, Facing Southeast**

503 West Mission Avenue





**Plate 20**

**Southeast Façade of the Building Showing the  
Masonry Wall Extending Southwest, Facing Northwest**

503 West Mission Avenue





**Plate 21**  
**South Corner of the Building, Facing North**  
503 West Mission Avenue





**Plate 22**  
**Northwest Façade of the Building Showing Masonry Wall Detailing, Facing Northeast**  
503 West Mission Avenue



**Plate 23**  
**West Corner of the Building, Facing East**  
503 West Mission Avenue



**Plate 24**  
**West Corner of the Building, Facing East**  
503 West Mission Avenue



**Plate 25**  
**Southwest Façade of the Building, Facing Northeast**  
503 West Mission Avenue



**Plate 26**  
**Southwest Façade of the Building, Facing Northeast**  
503 West Mission Avenue



**Plate 27**  
**Current Aerial Photograph**  
503 West Mission Avenue



**Plate 28**  
**Landscaped Area Northeast of the Building, Facing West**  
503 West Mission Avenue



**Plate 29**

**Landscaped Area and Signage  
Northeast of the Building, Facing South**

503 West Mission Avenue







**Plate 30**

**May 2008 (Top) and March 2009 (Bottom)**

**Views of the Building, Facing West**

503 West Mission Avenue

*(Images courtesy of Google Street View)*





**Plate 31**

**January 2012 (Top) and April 2014 (Bottom)  
Views of the Building, Facing West**

503 West Mission Avenue

*(Images courtesy of Google Street View)*





**Plate 32**

**November 2016 View of the Building, Facing West**

503 West Mission Avenue

*(Image courtesy of Google Street View)*



## V. SIGNIFICANCE EVALUATIONS

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. For the 503 West Mission Avenue building, seven aspects of integrity were used for the evaluation, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of Location** [*refers to*] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). 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. Historical research reveals that the single-story building was constructed in its current location in 1962 and has not been moved. Therefore, the building retains integrity of location.
2. **Integrity of Design** [*refers to*] the combination of elements that create the form, plan, space, structure, and style of the property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the building, identifying any unique architectural features present, and determining if those features are original or if they have been modified. The 503 West Mission Avenue building was originally constructed between in 1962 in the Googie style. The Escondido Historic Context Statement does not cover Googie-style architecture; however, the period of significance for the Googie style is defined as between 1950 and 1965 by the San Diego Modernism Historic Context Statement (City of San Diego 2007) and the construction of the 503 West Mission Avenue Building falls within this timeframe. The modifications made to building include: a service area enclosure was added to the southwest part of the building in 1962; a remodel that primarily included replacing existing insulated metal panels in 1983; the building was painted blue and white and the signage on the northwest and southeast boomerang ends of the roof was added between 2008 and 2009; the building was painted white and green and the northwest and southeast signage and the free-standing sign were changed between 2012 and 2014; and the built-up roof cover was replaced with metal sheets at an unknown date. These

modifications did not alter the plan and space of the building and did not change the overall form, structure, design, or style of the building. The building still possesses most of the Primary character-defining features of the Gooie style it has exhibited since its conception. Therefore, the building retains integrity of design.

- 3. Integrity of Setting** [*refers to*] *the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property. It has been determined that the setting of the 503 West Mission Avenue property has drastically changed since the completion of the building in 1962. The 1963 aerial photograph (see Plate 2) shows that some development had begun in the lots surrounding the subject property. The traffic junction located one block north of the property, which is formed by the intersection of Centre City Parkway and State Route 78, was transformed into a large cloverleaf interchange between 1964 and 1967 (Plates 33 and 34), changing the overall viewshed and character of the area. During this time, within the 503 West Mission Avenue parcel, the landscaping and infrastructure around Reidy Creek were changed. Additionally, the “Escondido World Marketplace” was constructed southwest of the property. West Mission Avenue, running northwest of the property, was widened between 1967 and 1978 (see Plates 34 and 35).

When constructed in 1962, the lot north of the 503 West Mission Avenue property included an “L”-shaped structure that was demolished between 1967 and 1978 (see Plates 34 and 35). The lot east of the property included a large open area and three commercial buildings. While two of these buildings are still extant, the rest of the building lot now includes two large structures, a strip mall, a charter school, and three smaller office buildings. An apartment complex was constructed south of the property between 1986 and 1987 (Plates 36 and 37). The lot north of the property included several small structures; however, none of these buildings are currently extant and instead several restaurant and office buildings and a department store were constructed on the northeast lot between 1967 and 1978 (see Plates 34 and 35).

The western portion of the subject property has changed as a result of the application of new landscaping around Reidy Creek and the construction of additional structures between 1967 and 1978 (see Plates 34 and 35). The motel building and associated pool were constructed south of the property between 1960 and 1963 (see Plates 1 and 2) and they are still extant in their original locations.



**Plate 33**

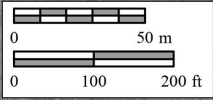
**1964 Aerial Photograph**

503 West Mission Avenue





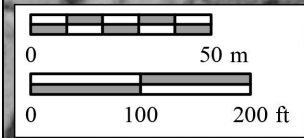
Project



**Plate 67**  
**1967 Aerial Photograph**  
503 West Mission Avenue



Project



**Plate 35**  
**1978 Aerial Photograph**  
503 West Mission Avenue





Project



**Plate 36**  
**1986 Aerial Photograph**  
503 West Mission Avenue



Project



**Plate 37**  
**1987 Aerial Photograph**  
503 West Mission Avenue

As the surrounding area transformed from being semi-developed to a well developed commercial center, it can be concluded that the 503 West Mission Avenue property does not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials that may have altered the architectural design of the building. The 503 West Mission Avenue building was originally constructed in 1962 in the Googie style. The modifications made to building include: a service area enclosure was added to the southwest part of the building in 1962; a remodel that primarily included replacing existing insulated metal panels in 1983; the building was painted blue and white and the signage on the northwest and southeast boomerang ends of the roof was added between 2008 and 2009; the building was painted white and green and the northwest and southeast signage and the free-standing sign were changed between 2012 and 2014; and the built-up roof cover was replaced with metal sheets at an unknown date. These modifications did not alter the plan and space of the building and did not alter or replace the original materials used in the construction of the building. Therefore, the building retains integrity of materials.
  
5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given time period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the building. The 503 West Mission Avenue building was constructed in 1962 by R.E Mauer Construction utilizing a great quality of workmanship according to the building record (see Appendix A). The subsequent modifications include: a service area enclosure was added to the southwest part of the building in 1962; a remodel that primarily included replacing existing insulated metal panels in 1983; the building was painted blue and white and the signage on the northwest and southeast boomerang ends of the roof was added between 2008 and 2009; the building was painted white and green and the northwest and southeast signage and the free-standing sign were changed between 2012 and 2014; and the built-up roof cover was replaced with metal sheets at an unknown date. However, these modifications did not impact the original workmanship and the building retains integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the building's features, in combination with its setting, convey a historic sense of the property from the period of significance. Although the 503 West Mission Avenue building still retains integrity of design and materials, it no longer retains integrity of setting due to the transformation of the surrounding area. Due to this loss of setting, the 503 West Mission Avenue building no longer represents an aesthetic or historic sense of when it was constructed in the early 1960s. Therefore, the building does not retain integrity of feeling.
  
7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the building's data or information and its ability to answer any research questions relevant to the history of the city of Escondido or the state of California. Historical research indicates that the building is not associated with any significant persons or events. None of the companies, businesses, or individuals who owned or utilized the building were found to be significant and no known important events occurred at the property. Therefore, the 503 West Mission Avenue building has never possessed integrity of association.

The 503 West Mission Avenue building was determined to meet four of the seven categories of the integrity analysis (location, design, materials, and workmanship). The building lacks integrity of setting, feeling, and association due to the substantial changes that have occurred around the property since the 1960s and its lack of association with significant individuals or events.

Because this project requires approval from the City of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and the City of Escondido Register were used to measure the significance of the building.

#### CRHR Evaluation

To be eligible for designation on the CRHR, a historic resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**

*It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

In order to evaluate the 503 West Mission Avenue building under Criterion 1, BFS

took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the event(s) with which the structure is associated through the review of the archaeological record, historic records, and oral histories.
  - It was discovered through historical research that no significant events could be associated with the 503 West Mission Avenue building. As the building cannot be associated with any specific events that have made a significant contribution to the broad patterns of California's history, the 503 West Mission Avenue building is not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**

*It is associated with the lives of persons important in our past.*

In order to evaluate the 503 West Mission Avenue building under Criterion 2, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify any important persons associated with the structure through the investigation of the archaeological record, historic records, and oral histories.
  - It was discovered that no historically significant persons are associated with the 503 West Mission Avenue building. Because the building could not be associated with any historically important persons, it is not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

*It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.*

In order to evaluate the 503 West Mission Avenue building under Criterion 3, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the structure.

This will be done by examining the pattern of features common to the particular class of resource that the site or features may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.

- The 503 West Mission Avenue building was originally constructed in the Googie style by R.E Mauer Construction while the property was owned by George P. and Anna M. Timmons, Ralph and Mona E. Petreny, and James and Fotine Tweddell. While historical research could not identify the architect of the building, it is possible that the building was constructed following the theme and boomerang-roofed prototype created by architects Louis Armet and Eldon Davis in the 1950s. Their designs included two Googie-style prototypes: the boomerang-roofed design that became a model for Denny's restaurants built all over the United States and the zigzag-roofed restaurant structure. Their designs enabled the Googie style to spread across the country (Hess 2004) (Plate 38).

As the City of Escondido does not have a historic context statement that addresses the Googie style, the most relevant context statements can be found in the San Diego Modernism Historic Context Statement (City of San Diego 2007) and the Los Angeles Citywide Historic Context Statement (City of Los Angeles 2021). According to the City of San Diego:

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 ...



**Plate 38**

**Denny's Restaurants in Pasadena (Top, Built 1963),  
Los Angeles (Middle), and Palm Springs (Bottom, Built 1965)**

503 West Mission Avenue

*(Photographs courtesy of RoadsideArchitecture.com)*



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. (City of San Diego 2007)

However:

... the Googie style had fallen out of favor by the late 1960s. By this time, the nation's architectural culture had changed. The American public was no longer as captivated by ideas like space travel and nuclear energy, and aspects of the future that had once engendered excitement among the public were now seen as mundane and effete. (Novak 2012 in City of Los Angeles 2021:187).

The style was not used after the 1970s.

The 503 West Mission Avenue building was constructed in 1962, during the period in which the Googie style was most popular (City of San Diego 2007).

***Primary Character Defining Features:*** According to the San Diego Modernism Historic 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 503 West Mission Avenue building features an abstract and curved 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 503 West Mission Avenue building features an abstract, angular, boomerang-shaped roof. Therefore, the building does possess this Primary character-defining feature of



Googie-style construction.

3. *Large windows (aluminum-framed):* The 503 West Mission Avenue building features large, aluminum-framed, fixed-pane windows on its northeast, northwest, and southeast façades. Therefore, the building does possess this Primary character-defining feature of Googie-style construction.
4. *Prominent signage (neon or lighted):* The 503 West Mission Avenue building features “Pho Truc Xanh & Chinese Cuisine” signs on the northwest and southeast façades at the roofline. The signs are not original and are not as prominent as the original pole sign located in the parking lot north of the building. However, while the pole and metal frame of the pole sign are original, the sign itself has been changed as the building was used by different businesses. 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 Historic Context Statement, the 503 West Mission Avenue building possesses three.

***Secondary Character Defining Features:*** According to the San Diego Modernism Historic 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 503 West Mission Avenue building features a stucco exterior with a random rubble masonry wall on its northwest and southeast façades. Therefore, the building does possess this Secondary character-defining feature of Googie-style construction.
2. *Bright colors:* The original colors of the 503 West Mission Avenue building are unknown; however, historic images show that the building was painted blue and white between 2008 and 2009, and white and green color between 2012 and 2014. The building still features the white and green colors. Since the color scheme of the

exterior of the building has significantly changed since 1962, the building does not possess this Secondary character-defining feature of Googie-style construction.

3. *Screen block and shadow block accents:* The 503 West Mission Avenue building never featured any sunshades, screens, or shadow block accents. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.
4. *Building as billboard:* The large signage located east of the 503 West Mission Avenue building was altered for different businesses over time. The signs on the northwest and southeast rooflines are not original. Therefore, the building does not possess this Secondary character-defining feature of Googie-style construction.
5. *Asymmetrical façades:* The 503 West Mission Avenue building does feature an asymmetrical primary façade. Therefore, the building does 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 Historic Context Statement, the 503 West Mission Avenue building possesses two.

The San Diego Modernism Historic 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). The 503 West Mission Avenue building retains integrity of location, design, materials, and workmanship 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 its period of significance between 1950 and 1965. Therefore, the building is eligible for designation under CRHR Criterion 3 with a period of significance of 1962.

- **CRHR Criterion 4:**

*It has yielded, or may be likely to yield, information important in prehistory or history.*

It is unlikely that the 503 West Mission Avenue building, as it presently exists, could contribute additional information beyond that presented in this report, which could be considered important to the history of the local area or the state. The building could not be associated with any specific events or persons, and therefore, further research would not provide any additional information pertinent to the history of the city of Escondido or the state of California. Therefore, the building is not eligible for designation under CRHR Criterion 4.

City of Escondido Register Evaluation

According to Escondido Municipal Code, Chapter 33, Article 40, Section 33-794(c):

Prior to granting a resource local register or historical landmark status, the HPC [Historic Preservation Commission] shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven (7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13). The criteria are as follows:

- **City of Escondido Criterion 1:**

*The historic resource is strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation.*

As stated previously in the CRHR Criterion 2 evaluation, the 503 West Mission Avenue building is not associated with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation. Therefore, the building is not eligible for designation under City of Escondido Criterion 1.

- **City of Escondido Criterion 2:**

*The historic resource embodies distinguishing characteristics of an architectural type or specimen or is representative of a recognized architect's work and has not been substantially altered.*

As stated previously in the CRHR Criterion 3 evaluation, while the 503 West Mission Avenue building is not representative of a recognized architect's work, it embodies distinguishing characteristics of the Googie architectural style and is a representative example of the style. The modifications did not alter the overall style, form, space, or materials used in the original construction of the building. Therefore, the building is eligible for designation under City of Escondido Criterion 2.

- **City of Escondido Criterion 3:**

*The historic resource is connected with a business or use that was once common but is now rare.*

The 503 West Mission Avenue building was originally constructed as a Denny's and at the time of its construction it was the only Denny's in the Escondido area; however, it was not the first or last restaurant, diner, or coffee shop in Escondido. There are four diners operating in the blocks surrounding 503 West Mission Avenue. In addition, after closing their restaurant at 503 West Mission Avenue, Denny's opened two other locations at 510 West Mission Avenue and 2680 South Escondido Boulevard in Escondido. While the Escondido Boulevard restaurant has since closed, the 510 West Mission Avenue location still operates as a Denny's. As the 503 West Mission Avenue building is not connected to a business that was once common but is now rare, it is not eligible for designation under City of Escondido Criterion 3.

- **City of Escondido Criterion 4:**

*The historic resource is a site of significant historic events.*

No significant historic events are known to have occurred at the 503 West Mission Avenue building. Therefore, the building is not eligible for designation under City of Escondido Criterion 4.

- **City of Escondido Criterion 5:**

*The historic resource is 50 years old or has achieved historical significance within the past 50 years.*

The 503 West Mission Avenue building is over 50 years old. Therefore, the building is eligible for designation under City of Escondido Criterion 5.

- **City of Escondido Criterion 6:**

*The historic resource is an important key focal point in the visual quality or character of a neighborhood, street, area, or district.*

While the 503 West Mission Avenue building is located at the corner of West Mission Avenue and Centre City Parkway, due to its scale, it fails to be perceived as a key focal point in the visual quality of the area and cannot be considered a key focal point of the neighborhood. Therefore, the building is not eligible for designation under City of Escondido Criterion 6.

- **City of Escondido Criterion 7:**

*The historic resource is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.*

The 503 West Mission Avenue building possesses characteristics of the Googie style and is eligible for designation under CRHR Criterion 3 and City of Escondido Criterion 2 as it possesses *distinguishing* characteristics of the Googie style. While the Escondido Historic Context Statement (City of Escondido 1990) does not mention whether Googie-style buildings are common in Escondido, field research identified several examples of Googie-style architecture close to the 503 West Mission Avenue building. The document titled “Escondido’s Marvelous Mid-Centuries: 1945-1969” prepared by the City of Escondido (2016) mentions that the Denny’s building at 510 Mission Avenue (Plate 39), across the street from 503 West Mission Avenue, constructed between 1953 and 1964 (see Plates 33 and 40) is an excellent example of a Mid-Century, Googie-style commercial building. Two other Googie-style buildings and one sign were identified at 810 North Broadway (Plate 41), constructed between 1953 and 1964 (see Plates 33 and 40), 2680 South Escondido Boulevard (Plate 41), constructed in 1969, and the northwest corner of West Mission Avenue and North Escondido Boulevard (Plate 43), erected between 1967 and 1978 (see Plates 34 and 35). Since the 503 West Mission Avenue building is among several examples of the Googie style in the city possessing distinguishing features of the architectural style, it is not eligible for designation under City of Escondido Criterion 7.

- **City of Escondido Criterion 8:**

*The historic resource is a sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed and used historical sign materials and is not significantly altered.*

The sign associated with the 503 West Mission Avenue property was installed when the building was constructed in 1962. However, it is not exemplary of technology, craftsmanship, or design of the period and it has been significantly altered. Therefore, the signage is not eligible for designation under City of Escondido Criterion 8.



**Plate 39**

**510 West Mission Avenue Building Constructed Between 1953 and 1964**

503 West Mission Avenue

*(Image courtesy of Google Street View)*





**Plate 40**  
**1953 Aerial Photograph**  
503 West Mission Avenue





**Plate 41**

**810 North Broadway Building Constructed Between 1953 and 1964**

503 West Mission Avenue

*(Image courtesy of Google Street View)*







**Plate 42**

**2680 South Escondido Boulevard Building Constructed in 1969**

503 West Mission Avenue

*(Image courtesy of Google Street View)*





**Plate 43**

**Sign at West Mission Avenue and North Escondido  
Boulevard Erected Between 1967 and 1978**

503 West Mission Avenue

*(Image courtesy of Google Street View)*



- **City of Escondido Criterion 9:**

*The historic resource is a sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles.*

The sign associated with the 503 West Mission Avenue property was installed when the building was constructed in 1962. However, it is not integrated into the architecture of the building. Therefore, the signage is not eligible for designation under City of Escondido Criterion 9.

- **City of Escondido Criterion 10:**

*The historic resource is a sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.*

The sign associated with the 503 West Mission Avenue property was installed when the building was constructed in 1962. However, it does not demonstrate extraordinary aesthetic quality, creativity, or innovation. Therefore, the signage is not eligible for designation under City of Escondido Criterion 10.

- **City of Escondido Criterion 11:**

*The historic resource is an Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic qualities.*

No landscape features associated with an event or person of historic significance to the community, or that warrant special recognition due to size, condition, uniqueness, or aesthetic qualities, occur on the property. In addition, none of the landscaping on the property associated with the 503 West Mission Avenue building is historic in age. Therefore, no landscape features are eligible for designation under City of Escondido Criterion 11.

- **City of Escondido Criterion 12:**

*The historic resource is an archaeological site that has yielded, or may be likely to yield, information important in prehistory.*

No archaeological resources have been identified within the property, nor have any been documented in previous studies. Therefore, no archaeological resources are eligible for designation under City of Escondido Criterion 12.

- **City of Escondido Criterion 13:**

*The historic resource has an outstanding rating of the criteria used to evaluate local register requests.*

The 503 West Mission Avenue building does not have an outstanding rating of the criteria used to evaluate local register requests, and therefore, is not eligible for designation under City of Escondido Criterion 13.

## **VI. FINDINGS AND CONCLUSIONS**

The assessment of the 503 West Mission Avenue building has concluded that the building is eligible for designation on the City of Escondido Register under eligibility Criteria 2 and 5 and the CRHR under eligibility Criterion 3. While this building was designed by an unknown architect, it was built according to the prototypes created for Denny's by architects Louis Armet and Eldon Davis and it retains integrity of location, design, materials, and workmanship. It is therefore recommended, if possible, that the original building be preserved, renovated, and integrated into the design of the project. In the event that the building cannot be incorporated into the design of the project and there are no redesign or relocation alternatives available based upon financial constraints and the requirements necessary to achieve project feasibility, it is recommended that Level I or II HABS documentation (or equivalent) of the building be conducted in order to achieve mitigation by exhausting the research potential of the resource, after which the building could be demolished.

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## **VIII. APPENDICES**

Appendix A: Site Record Form

Appendix B: Building Development Information

Appendix C: Ownership and Occupant Information

Appendix D: Maps

Appendix E: Preparers' Qualifications



**APPENDIX A**

**Site Record Form**

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

**Primary #**  
**HRI #**  
**Trinomial**  
**NRHP Status Code** 5S3; 3CS

**Other Listings**  
**Review Code**

**Reviewer**

**Date**

Page 1 of 4

\*Resource Name or #: 503 West Mission Avenue

**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: *Valley Center, California*

Date: 1996, digital map T 12 S; R 2 W Projected; M.D. B.M. San Bernardino

c. Address: 503 West Mission Avenue

City: Escondido

Zip: 92025

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) 229-171-29 and includes "That portion of Lot 15, in Block 148 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 349 by O. N. Sanford filed in the office of the County Recorder of San Diego County, July 10, 1886." The building is located southwest of the intersection of West Mission Avenue and Centre City Parkway in the city of Escondido, San Diego County, California.

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

The building is rectangular in plan and glass, stucco, and stone are used as the principal building materials. The building has a reinforced concrete foundation and metal frame. The design is dominated by a boomerang roofline, which shelters the building's northeast, southeast, and southwest façades, which are visible from the road. The building record indicates that the original roof cover was built-up; however, this was replaced by insulated metal sheets at an unknown date. The main entrance is located on the southeastern portion of the northeast façade and features an aluminum-framed glass door. Two floor-to-ceiling window units are located on both sides of the entrance door. The northwest portion of this façade features large window units located above a short, stucco-clad wall. A random rubble masonry wall separates the southeast and northwest portions of the northeast façade. This masonry wall has a trapezoid shape with a thicker base and a narrower upper part. There is no direct access to the main entrance on the northeast façade due to the curved form of the northern edge of the lot as it rounds the sharp turn from West Mission Avenue to Centre City Parkway. The access to this entrance is provided indirectly through the space behind the structure that is used for parking. A walkway that runs along the northwest and northeast façades also provides access to the main entrance.

The northwest and southeast façades of the 503 West Mission Avenue building are similar due to the boomerang view of the roof. While both the northwest and southeast façades feature large windows placed above stucco-clad walls, the northwest façade differs as it features a metal door with a small concrete ramp in front. Both façades exhibit large signs on the boomerang-shaped ends of the roof. The southwest ends of both façades include random rubble masonry walls. While the masonry wall on the southeast façade extends southwest and envelopes the southern corner of the building, the one on the northwest façade is much narrower and separates the front part of the building from the recessed back section. All of the windows are aluminum-framed.

P5a. Photo or Drawing



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

HP2: Commercial property

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

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

Overview of the building, facing northwest, June 2022

\*P6. Date Constructed/Age and Sources:

1962/Notice of Completion

Historic  Prehistoric  Both

\*P7. Owner and Address:

Michelle Bennett

13502 Hamburger Lane

Baldwin Park, California 91706

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

Irem Oz

Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A

Poway, California 92064

\*P9. Date Recorded: 7/7/22

\*P10. Survey Type: (Describe) Historic structure assessment

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") Oz, Irem and Brian F. Smith, 2022, Historic Structure Assessment for 503 West Mission Avenue, Brian F. Smith and Associates, Inc., report in progress

\*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):

**CONTINUATION SHEET**

\*Recorded by: Irem Oz

\*Date: 7/7/22

Continuation  Update

The rear of the building features a recessed projection that is a structural building element and an enclosure that provides a storage/service area. The recessed projection has a rectangular footprint, is clad in stucco, and features a service door on its southwest façade. The service area is enclosed by a brick wall and features wood access gates. The building record indicate that this enclosure was added to the building in 1962 after the initial construction. The property includes an outdoor area on its northeast side. This landscaped area is enclosed by a short metal fence and includes trees, plants, bushes, and a large sign.

Modifications and alterations to the original building include:

- Service area enclosure added to the southwest part of the building in 1962
- Remodel that primarily included replacing existing insulated metal panels in 1983
- Building painted blue and white and the signage on the northwest and southeast boomerang ends of the roof added between 2008 and 2009
- Building painted white and green, northwest and southeast signage and the free-standing sign changed between 2012 and 2014
- Built-up roof cover replaced with metal sheets at an unknown date

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 3 of 4

\*NRHP Status Code: 5S3; 3CS

\*Resource Name or #: 503 West Mission Avenue

B1. Historic Name: Denny's

B2. Common Name: N/A

B3. Original Use: Commercial restaurant

B4. Present Use: Commercial restaurant

\*B5. Architectural Style: Googie

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in **1962**; addition of the enclosure to the southwest part of the building in **1962**; replacement of existing insulated metal panels in **1983**; painting of the building to a blue and white color and addition of the signage on the northwest and southeast boomerang ends of the roof **between 2008 and 2009**; painting of the building to a white and green color, changing the signage on the northwest and southeast boomerang ends of the roof, and changing the free-standing sign northeast to the building **between 2012 and 2014**; replacement of the built-up roof cover with metal sheets at an **unknown date**.

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

Original Location: Same

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: R.E. Mauer Construction

\*B10. Significance: Architectural design

Theme: Googie-style architecture

Area: Escondido

Period of Significance: 1962

Property Type: Commercial

Applicable Criteria: CRHR

Criterion 3/City of Escondido Register Criteria 2 and 5

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

The historic building identified within the 503 West Mission Avenue property includes a single-story restaurant structure and its associated landscape and hardscape. According to the Notice of Completion, the building was constructed in 1962. The restaurant building has not been previously evaluated. The 503 West Mission Avenue building was constructed in the Googie style, which emerged in southern California and started to gain popularity after World War II, when Americans became more interested in technology and the space age. With the exploding car culture, the Googie style became popular, especially in commercial construction (City of San Diego 2007). The City of San Diego identifies the period of significance for this style as between 1950 and 1965 (City of San Diego 2007). This architecture incorporates sharp angles, boomerang or flying saucer shapes, large expanses of glass, exposed structural steel elements, and dramatic roof overhangs (City of San Diego 2007). The Primary character-defining features of this style are abstract, angular or curved shapes, expressive roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or folded), large windows (aluminum-framed), and prominent signage (neon or lighted). The Secondary character-defining features include a variety of exterior finishes including stucco, concrete block, brick, stone, plastic and wood siding, bright colors, screen block and shadow block accents, buildings as billboards, and asymmetrical façades.

The 503 West Mission Avenue building was constructed within the period of significance for the Googie style in 1962 and currently features three out of four Primary character-defining features and two out of five Secondary character-defining features of the style. Since the building has not undergone many alterations since its original construction, it still retains four out of seven aspects of original integrity. The San Diego Modernism Historic Context Statement mentions that due to their commercial uses, many examples of the Googie style involved frequent tenant changes and related tenant remodels (City of San Diego). For this reason, good examples of this style that retain a high degree of integrity are rare. In order for buildings to be eligible for designation, Googie-style buildings should retain Primary character-defining features of the style, but the retention of the Secondary character-defining features is not critical as it is common for buildings to undergo tenant improvements. Since the 503 West Mission Avenue building was constructed over 50 years ago, retains a high degree of integrity, and features a majority of the Primary character-defining features, it is eligible for designation under California Register of Historical Resources Criterion 3 and City of Escondido Local Register of Historic Places Criteria 2 and 5.

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

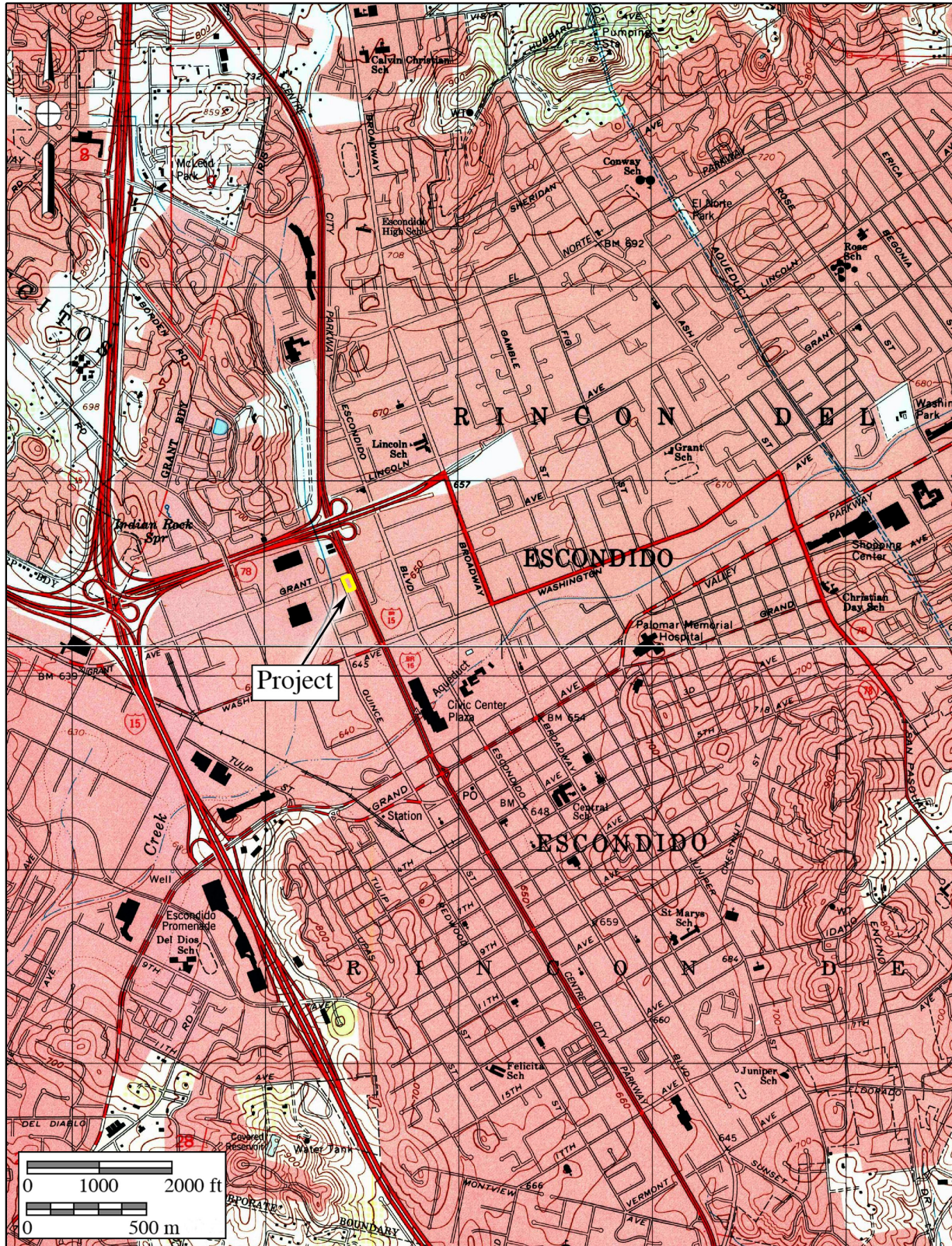
\*B12. References: See Oz and Smith (2022)

B13. Remarks: None

\*B14. Evaluator: Irem Oz

\*Date of Evaluation: 7/7/22





**APPENDIX B**

**Building Development Information**

3689  
Account No.  
64C 5190



# COMMERCIAL-INDUSTRIAL BUILDING RECORD

Parcel No. 229-171-2729  
ESCONDIDO  
SHEET 12 OF 12 X

ASSESSOR, SAN DIEGO COUNTY

NAME Denny's Coffee Shop ADDRESS 503 (C) MISSION (GRANT) AVE. WEST

CLASS & SHAPE		FRAME		TRUSSES		EXT. FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION										
25.0		Wood		Light	Heavy	FLRB		Flat		Standard		Type	NUMBER OF ROOMS			MATERIALS								
Stories 1		Concrete Reinf.		Wood	Steel	XX	Stucco	Shed		Below Standard			Desc.	B	M	1	2	3	FLOORS	GD	WALLS	GD	CEILING	GD
Bsmt	Mezz	No Frame		FLOORS		X	Veneer	Gable		FIXTURES		X	Glass in											
USE	DESIGN	FLRB	WALLS	X	Concrete	"	Wood	Wood		Fluorescent	X	Metal	Wood											
Garage		X	Wood		Wood	XX	Glass	Metal		Incandescent	2	Glass Doors												
Store			Brick		Sub-Floor		Unfinished	Concrete				Auto No.												
Office			Conc. Blk		Elevation					Quality G+	X	Bulkhead	Office											
Factory			Metal							Quantity G.		Back Trim	Lobby											
Warehouse			Tilt Up		FOUNDATION		WINDOWS	Composition		PLUMBING		Lighting	Hall											
X Restaurant			Pilasters	X	Concrete Reinf.	X	Metal	X Built-Up		2 G. Fixtures		Drop Ceiling	Bath											
			Party		Masonry		Wood	Metal		Quality G.		Disp. Platform	Rest room	2										
										Sprinklers		Quality G-E.												



CONSTRUCTION RECORD				EFFECT. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)				ITEM	NO.-CAPACITY	MATERIAL OR TYPE	QUAL.
No.	Permit For	Amount	Date			Age	Rem. Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Ad-q. uacy				
4178	COFFEE SHOP	16000	1-8-62	1962	1962	0	15	OR 45	100	G	G	A	A	G.			
6261	TRASH ENCL.	900	12/6/62	1962	1963												
2844	Remodel	13000	11-24-82	1962	1964	2	43	OR 45	99	G	G	A	-	G.			
				1962	1968	6	34	OR 40	93	A+							
					1978	16	24	"	73								

Appraiser and Date		UNIT	AREA/UNIT	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
B. Bank		Restaurant	2373	FMA	3000	15.15	36663	16.10	38205	18.70	44375	45.00	106785		
B. Bank		Ac.					3750		5000		5000				
B. Bank		Flat - Asp.	15000			0.15	2250		2250	.20	3000	40	6000		
J. TIPTON		83 Pack-up Conc. Block Enclosure	720												+1500
W. NUNT															
Bmy															
		TOTAL			3000		42663		45455		52375		112785		
		NORMAL % GOOD					100		99		93		73		
		R.C.L.N.D.			3000		42663		45000		48709		82333		
		CHECKED													
		REVIEWED													

Scale: 1" = 20 Ft.

MISCELLANEOUS STRUCTURES

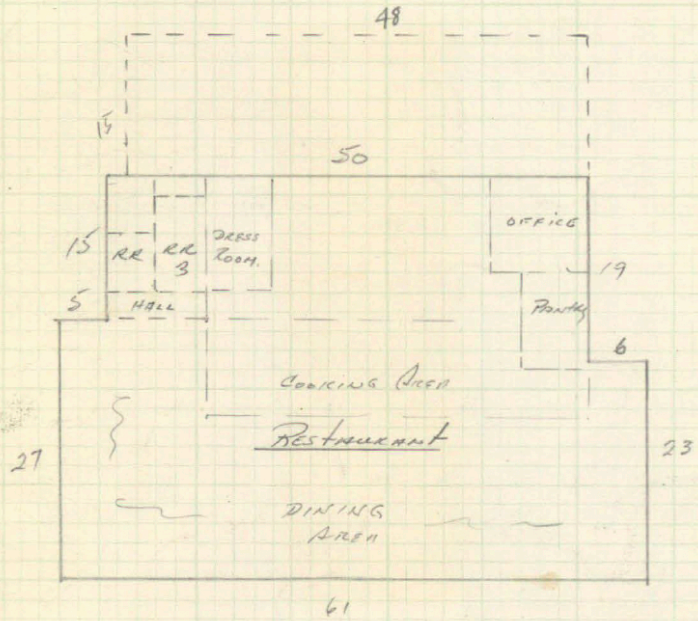
STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIM.	AREA/UNIT
enclosure.	conc	conc	8" conc BLOCK	4	3 wood gables	6' hi	720'

COMPUTATIONS

Area: 61 x 23 = 1403	B.F.	=	10.90
55 x 4 = 220	PART	=	1.00
50 x 15 = 750	ELEC	=	1.50
2373	PLMG.	=	.23
	TERR.	=	.40
Per = 200	OVERHNG	=	.62
Wt = 14'	FRONT	=	.80
			<del>15.25</del>

1968: TYPE III C.G.S	1964		
C.F. = 1870	B.F.	=	10.90
	PART	=	1.00
	ELEC	=	1.50
	PLMG	=	.23
	TERR.	=	.40
	OVHNG	=	.95
	FRONT	=	1.10

REMARKS: 1983 remodel - mostly replacement of existing imp. / 16.08  
4-83 fmj





... Insurance  
... only. If  
... as to its execution or as  
... upon the title,  
REGORDING REQUESTED BY

189 MM 28746

FILE/PAGE NO. **93058**  
RECORDED AT REQUEST OF

12411

TITLE INSURANCE AND TRUST COMPANY

MAY 31 1962  
AT 16 MINUTES PAST 3  
SERIES 3 BOOK 1962 280  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIFORNIA  
A. S. GRAY, COUNTY RECORDER 5

WHEN RECORDED MAIL TO  
SAN DIEGO FEDERAL SAVINGS & LOAN ASSOCIATION  
P. O. Box 2592 1265 Sixth Avenue  
San Diego, California

ORDER NO  
ESCROW NO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

998 12-59

Loan No. 26501

# NOTICE OF COMPLETION

(BEFORE EXECUTION, REFER TO REQUIREMENTS STATED ON REVERSE SIDE)

THIS FORM FURNISHED COURTESY OF UNION TITLE INSURANCE COMPANY

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 **Tweedell dba MT. VERNON MOTELS, a co-partnership**
- The FULL ADDRESS of the undersigned is **10721 Claussen Street, Garden Grove, 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
- 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 are: (If no transfer made, insert "none".)  

NAMES	ADDRESSES
- A work of improvement on the property hereinafter described was COMPLETED on **May 23, 1962**
- The name of the CONTRACTOR, if any, for such work of improvement was. (If no contractor for work of improvement as a whole, insert "none")  
**R. E. MAURER Construction, Inc.**
- The property on which said work of improvement was completed is in the City of **Escondido**  
County of **San Diego**, State of California, and is described as follows.

PARCEL 1:

That portion of Lot 15, in Block 148, of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 349 by O. N. Sanford, filed in the Office of the County Recorder of San Diego County, July 10, 1886, described as follows:

Beginning at the most southerly corner of said Lot 15; thence North 69° 43' 56" East along the southeasterly line of said Lot a distance of 221.61 feet to the intersection with a line drawn parallel with and distant 80 feet westerly at right angles from the center line of the Department of Public Works Survey Road XI-SD 77-245 as said center line is described in Deed to the State of California, recorded May 14, 1948 in Book 2797, page 217 of Official Records; thence along said parallel line North 23° 23' west 573.41 feet; thence from a tangent which bears North 52° 32' 46" West along a curve to the left with a radius of 115 feet through an angle of 34° 58' 59" a distance of 70.22 feet to a line parallel with and distant 10 feet South of the North line of said Lot 15; thence along said last mentioned line South 69° 39' 30" West 138.67 feet to the westerly line of said Lot 15; thence South 20° 22' 42" East along the southwesterly line of said Lot 15 to the point of beginning.

1250

I,                     , Notary Public for the State of California, do hereby certify that the foregoing is a true and correct copy of the original as shown to me and as stated herein.

                      
Notary Public  
for the State of California

*R. E. MAURER*

PARCEL 2:

easement and right of way to lay, construct, maintain, operate and repair a 6 inch sewer line for sewer disposal over the southeasterly 1 1/2 feet of Lot 16, Block 143 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 349, filed in the Office of the County Recorder of San Diego County, July 10, 1886.

... Insurance  
... only if  
... as to its execution or as  
... the title,  
RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
SAN DIEGO FEDERAL SAVINGS & LOAN ASSOCIATION  
P.O. Box 2592 1265 Sixth Avenue  
San Diego, California

ORDER NO  
ESCROW NO

167 MM 18/40

FILE/PAGE NO  
RECORDED AT REQUEST OF

1271

TITLE INSURANCE AND TRUST COMPANY

MAY 31 1962  
AT 16 MINUTES PAST  
SERIES 3 BOOK 1962  
OFFICIAL RECORDS  
SAN DIEGO COUNTY CALIFORNIA  
A. S. GRAY, COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

01

NO

TITLE INSURANCE COMPANY

1

2

3

4

5

6

7.

8.

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id Fotine

common are

of the work of

insert none")

1271

10. The street address of said property is (if no street address has been assigned, insert "none".)  
U. S. 395 at State 78

State of California }  
County of San Diego } ss.

(VERIFICATION)

Dated May 31, 1962

*James Trudell*  
SIGNATURE OF OWNER NAMED IN PARAGRAPH 2 ALSO SIGN VERIFICATION AT RIGHT AT X

SUBSCRIBED AND SWORN TO BEFORE ME

on . 19

(SEAL)

NOTARY'S SIGNATURE

NOTARY'S NAME  
TYPE OR PRINT  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

STATE OF CALIFORNIA  
COUNTY OF San Diego

The undersigned, being duly sworn, says that he is one of the partners of the partnership that executed the foregoing notice as owner of the aforesaid estate or interest in the land described in the foregoing notice; that he makes this verification on behalf of said partnership, that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

*James Trudell*  
Subscribed and sworn to before me this  
31st day of May 1962

*Mattie R. Dickinson*  
Mattie R. Dickinson  
Notary Public in and for said County and State

32 P Partnership (Verification)

**APPENDIX C**

**Ownership and Occupant Information**

**City Directory**  
503 West Mission Avenue

Year	Name
1960	Address Not Listed
1961	
1962	
1963	
1964	
1965	Denny's Coffee Shop
1966	
1967	Book Not Available
1968	
1969	
1970	
1971	
1972	
1973	Denny's Coffee Shop
1974	
1975	
1976	Dennys Restaurant
1977	
1978	
1979	
1980	Book Not Available
1981	Dennys Restaurant
1982	
1983	Burger Stop Fmly
1984	
1985	Family Stop Rest
1986	
1987	Book Not Available
1988	Escondo Cafe
1989	XXX
1990	Johnny RS Fmly Rest
1991	Cheers Family Rest
1992	
1993	
1994	
1995	
1996	
1997	
1998	
1999	
2000	

Year	Name
2001	El Galeon Mexican Restaurant
2002	
2003	
2004	
2005	
2006	
2007	
2008	
2009	
2010	
2011	El Galeon Mexican Restaurant
2012	XXX
2013	Pho Truc Anh
2014	
2015	
2016	
2017	
2018	
2019-2020	Address Not Listed
2021	

120 749122

RECORDING REQUESTED BY

FILE/PAGE No. 65098

RECORDED REQUEST OF  
TITLE INSURANCE & TRUST CO.

APR 17 9:00 AM '62

SERIES 3 BOOK 1962

OFFICIAL RECORDS

SAN DIEGO COUNTY, CALIF.

A. S. GRAY, RECORDER

WHEN RECORDED MAIL TO

Hardy and Williams  
9656 Garden Grove Blvd.  
Garden Grove, California

SPACE ABOVE THIS LINE FOR RECORDER

AFFIX I.R.S. \$46.75 IN THIS SPACE

### Grant Deed

THIS FORM FURNISHED BY FARMERS & MERCHANTS BANK

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
George P. Timmons and Anna M. Timmons, husband and wife, and Ralph Petrony  
and Mona E. Petrony, husband and wife, and James Tweddell and Fotine  
Tweddell, husband and wife  
hereby GRANT(S) to

Mt Vernon Motel, Inc., a California Corporation.

the following described real property in the  
county of San Diego, state of California:

**PARCEL 1:**

That portion of Lot 15, in Block 148 of Escondido, in the City of Escondido,  
County of San Diego, State of California, according to Map thereof No. 349  
by O. N. Sanford, filed in the office of the County Recorder of San Diego  
County, July 10, 1886, described as follows:

Beginning at the most Southerly corner of said Lot 15; thence North 69° 43'  
56" East along the Southeasterly line of said Lot a distance of 221.61 feet  
to the intersection with a line drawn parallel with and distant 80 feet  
Westerly at right angles from the center line of the Department of Public  
Works Survey Road XI-SD 77° EAS as said center line is described in Deed to  
the State of California, recorded May 14, 1948 in Book 2797, page 217 of  
Official Records; thence along said parallel line North 23° 23' West 573.41  
feet; thence from a tangent which bears North 52° 32' 46" West along a  
curve to the left with a radius of 115 feet through an angle of 34° 58' 59"  
a distance of 70.22 feet to a line parallel with and distant 10 feet South of  
the North line of said Lot 15; thence along said last mentioned line South  
69° 39' 30" West 138.87 feet to the Westerly line of said Lot 15; thence  
South 20° 22' 42" East along the Southwesterly line of said Lot 15 to the  
point of beginning.

**PARCEL 2:**

Easement and right of way to lay, construct, maintain, operate and repair  
a 6 inch sewer line for sewer disposal on the Southeasterly 1 1/2 feet of Lot  
16 in Block 148 of Escondido, in the City of Escondido, County of San Diego,  
State of California, according to Map thereof No. 349 filed in the office of  
the County Recorder of San Diego County July 10, 1886.

James Tweddell and \_\_\_\_\_, known to me  
as the person whose name \_\_\_\_\_ is subscribed to the within  
instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

*U. Holman Tweddell*

(Seal) *Beitha D. Meyer*  
Notary Public in and for said County and State  
BEITHA D. MEYER  
My Commission Expires July 12, 1964  
If executed by a Corporation the Corporation Form of  
Acknowledgment must be used.

Title Order No. \_\_\_\_\_  
Escrow No. \_\_\_\_\_

Dated: March 12, 1962

George P. Timmons  
Anna M. Timmons  
Ralph Patreny  
Mona E. Petreny  
James Tweddell  
Notary Tweddell

STATE OF CALIFORNIA  
COUNTY OF Orange } ss.

On March 12, 1962 before me, the undersigned, a Notary Public in and for said County and State, personally appeared George P. Timmons

Anna M. Timmons  
Ralph Patreny and Mona E. Petreny  
James Tweddell and Notary Tweddell known to me to be the persons whose name s are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) Bertha D. Meyer  
Notary Public in and for said County and State  
BERTHA D. MEYER

My Commission Expires July 12, 1964  
If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Title Order No. \_\_\_\_\_

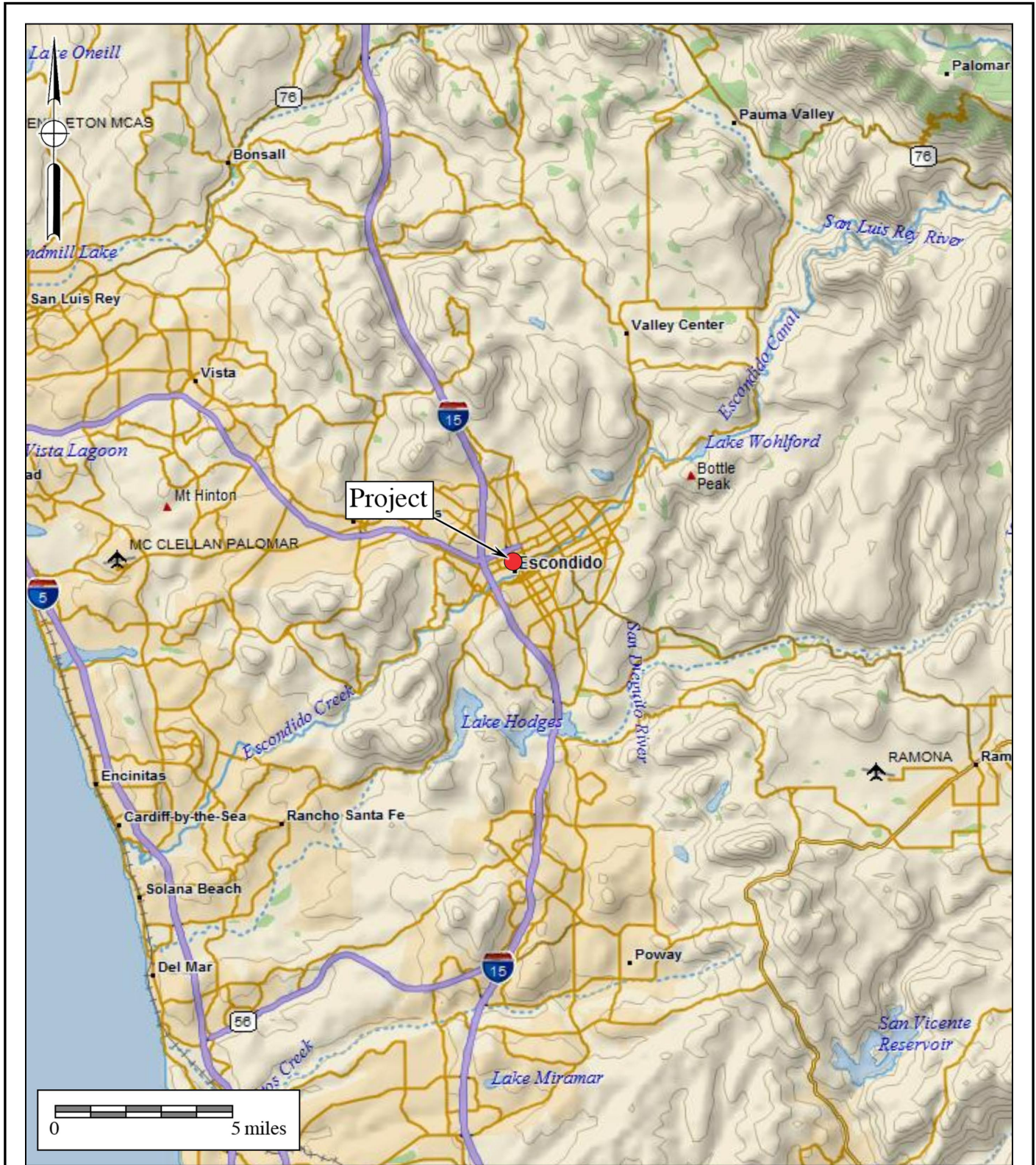
Escrow No. \_\_\_\_\_

RECORDED

**APPENDIX D**

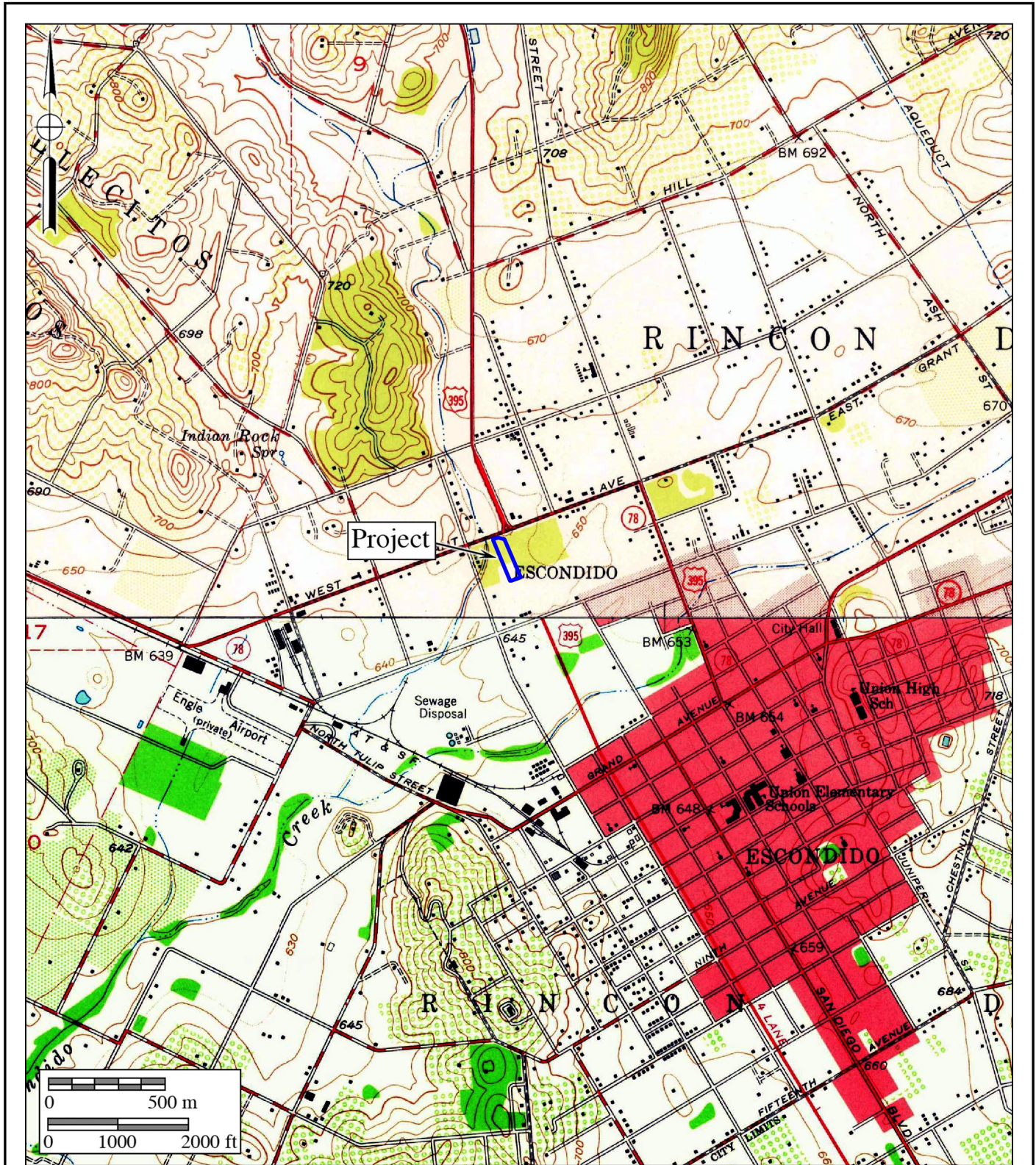
**Maps**





**Figure 1**  
**General Location Map**  
 503 West Mission Avenue  
 DeLorme (1:250,000)





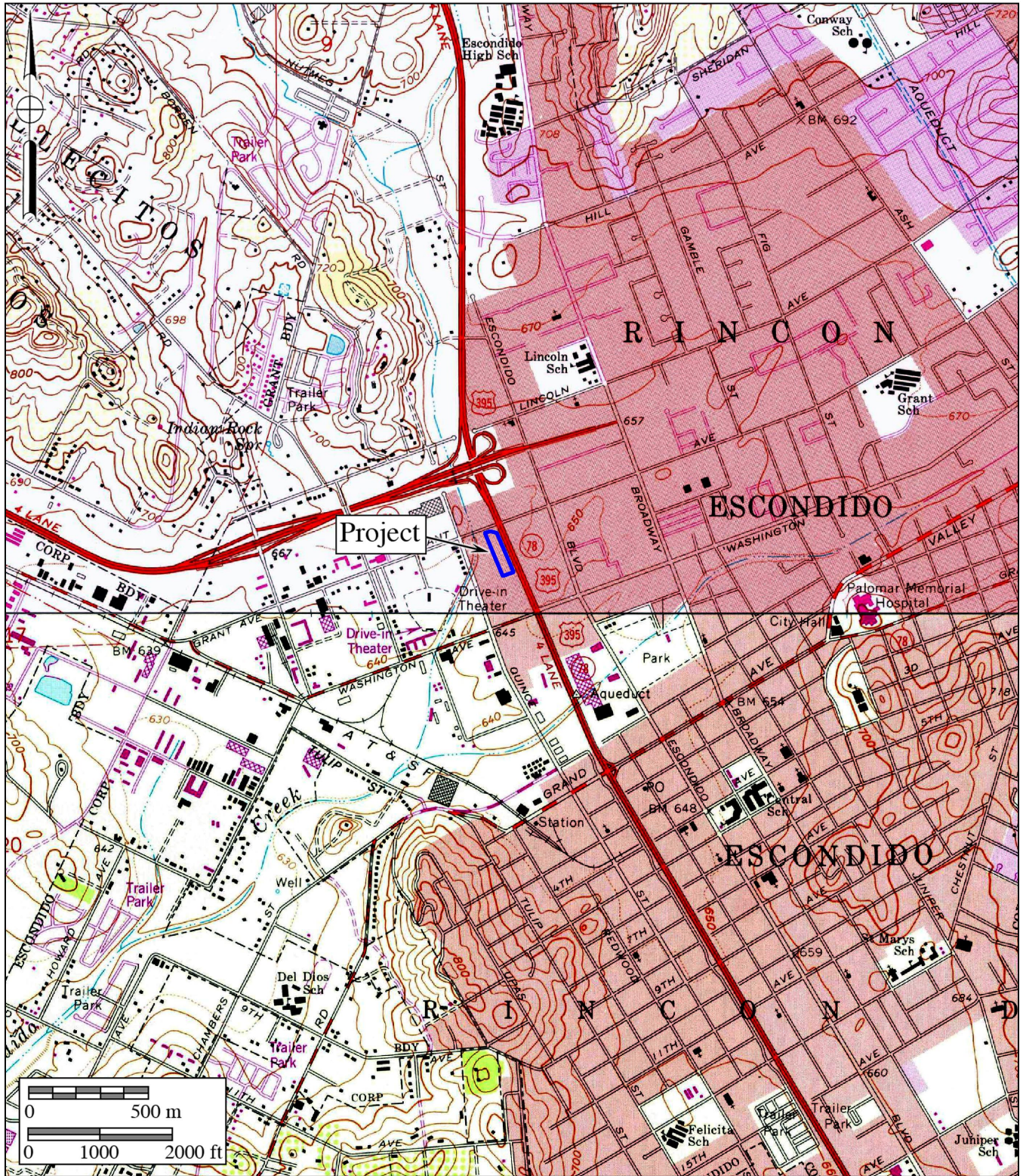
**Figure 2**

**1948 USGS Map**

503 West Mission Avenue

USGS Valley Center and Escondido Quadrangles (7.5-minute series)





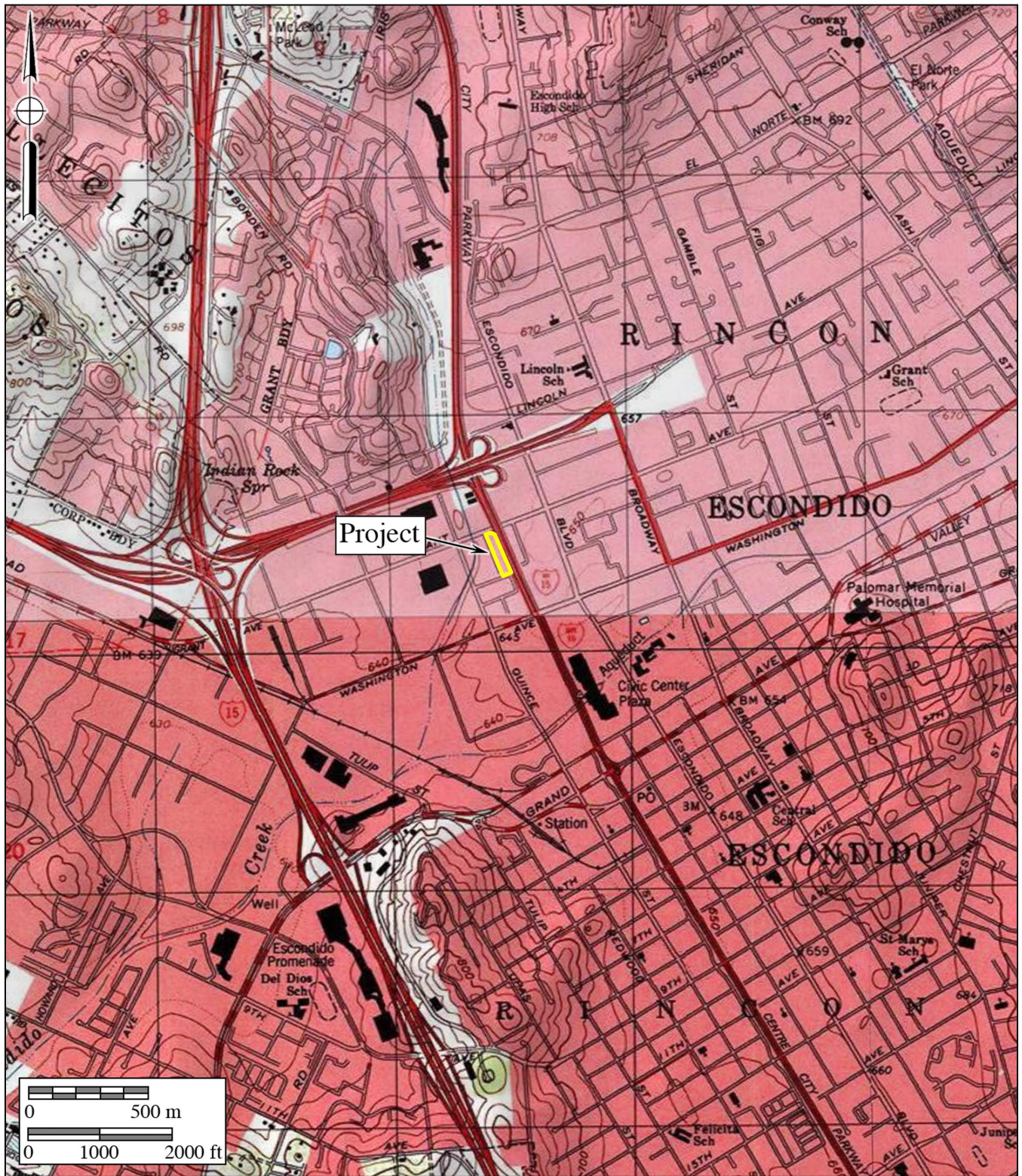
**Figure 3**

**1968 USGS Map**

503 West Mission Avenue

USGS Valley Center and Escondido Quadrangles (7.5-minute series)





Project

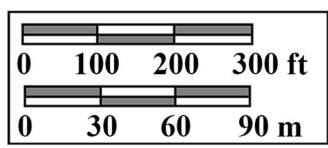
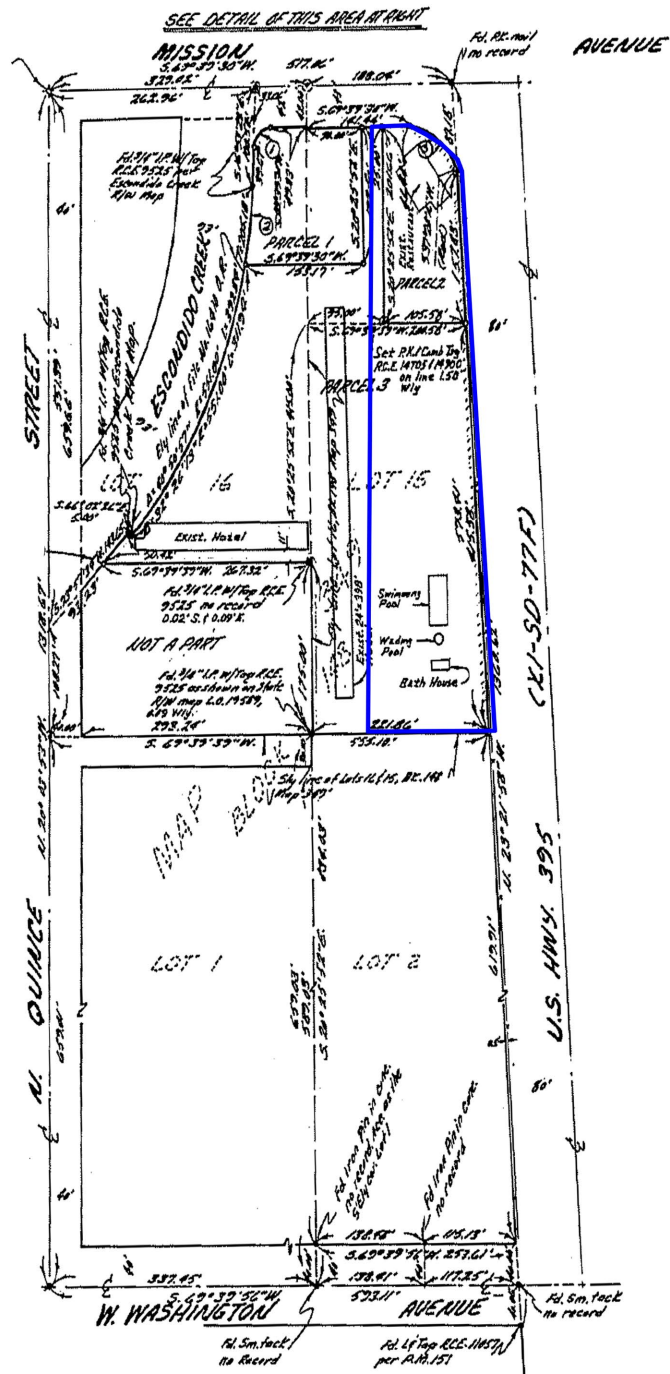
**Figure 4**

**Current USGS Map**

503 West Mission Avenue

USGS Valley Center and Escondido Quadrangles (7.5-minute series)

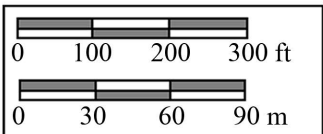
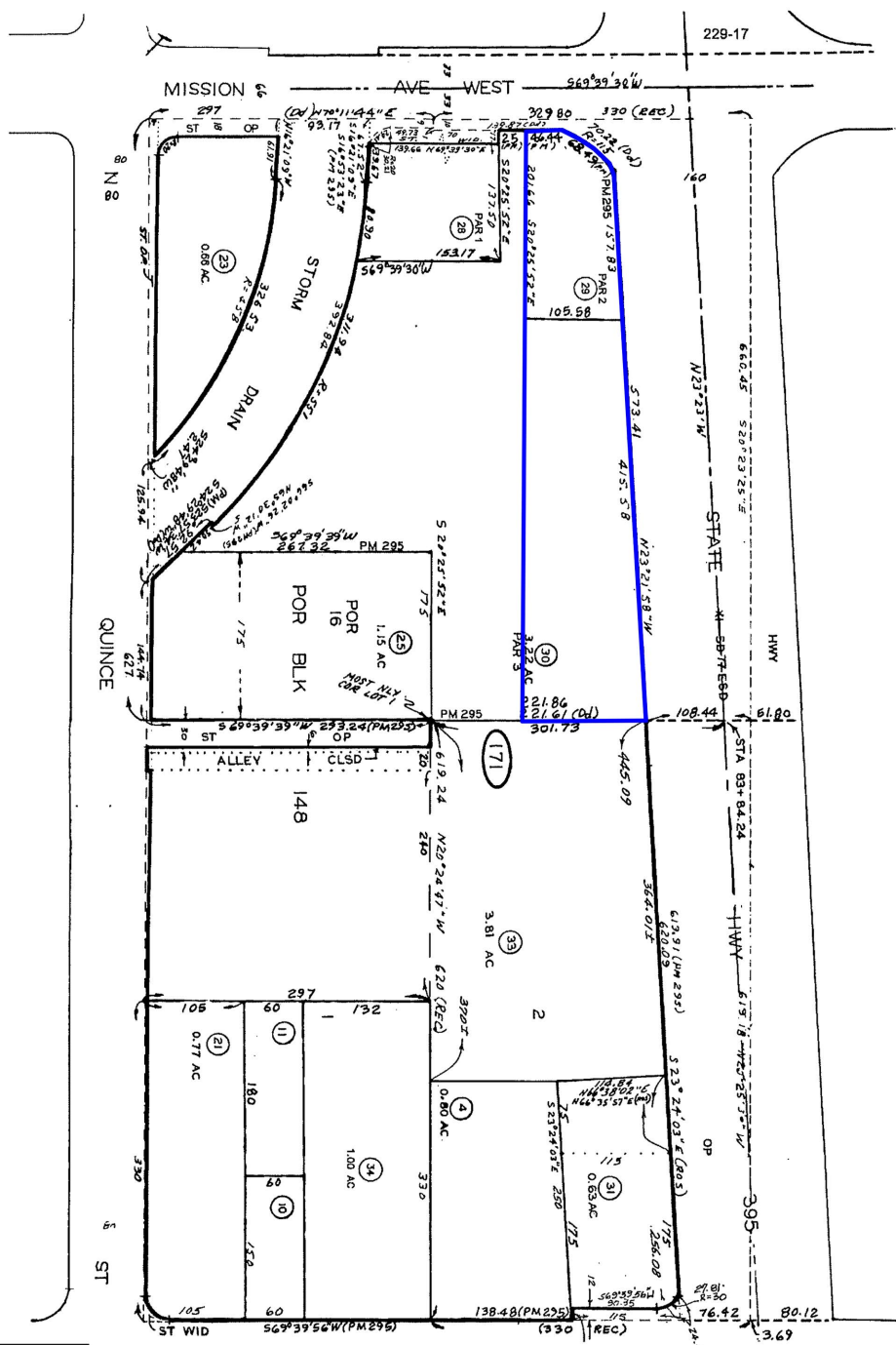




**Legend**  
Project Boundary

**Figure 5**  
**Original Subdivision Map**  
503 West Mission Avenue





**Legend**  
 Project Boundary



**Figure 6**  
**Current Assessor's Parcel Map**  
 503 West Mission Avenue

**APPENDIX E**

**Preparers' Qualifications**

# Brian F. Smith, MA

## Owner, Principal Investigator

Brian F. Smith and Associates, Inc.  
14010 Poway Road • Suite A •  
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com



## Education

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**Master of Arts, History, University of San Diego, California** 1982

**Bachelor of Arts, History, and Anthropology, University of San Diego, California** 1975

## Professional Memberships

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Society for California Archaeology

## Experience

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**Principal Investigator**  
**Brian F. Smith and Associates, Inc.**

**1977–Present**  
**Poway, California**

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

## Professional Accomplishments

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These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16<sup>th</sup> Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15<sup>th</sup> and Island (2014), Park and G (2014), Comm 22 (2014), 7<sup>th</sup> and F Street Parking (2013), Ariel Suites (2013), 13<sup>th</sup> and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10<sup>th</sup> Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7<sup>th</sup> Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloff



Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSa resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSa recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor— included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

# Irem Oz, Ph.D.

## Architectural Historian

Brian F. Smith and Associates, Inc.

14010 Poway Road • Suite A •

Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: irem@bfsa-ca.com



## Education

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<b>Doctor of Philosophy, Architecture</b>	<b>2022</b>
The Pennsylvania State University, University Park, Pennsylvania	
<b>Master of Arts, Archaeology and Art History</b>	<b>2014</b>
Koc University, Istanbul, Turkey	
<b>Bachelor of Science, City and Regional Planning</b>	<b>2010</b>
Middle East Technical University, Ankara, Turkey	

## Research Interests

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History of Architecture	Archival Research
Historic Structure Significance Eligibility	Ethnography
Cultural Heritage Management	Qualitative Research

## Experience

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**Architectural Historian** **March 2022–Present**  
**Brian F. Smith and Associates, Inc.**

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

**On-Call Architectural Historian** **September 2021–March 2022**  
**Stell Environmental Enterprises, Inc.**

Writing, editing, and producing cultural resource reports; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

**Research and Teaching Assistant/Ph.D. Candidate  
The Pennsylvania State University**

**August 2015–December 2021**

Conducting literature reviews and research on various large-scale urban planning projects; teaching history of architecture and urban planning (ARCH 100) to non-specialist groups of 150+ students per semester; acting as a jury in architectural design studios; developing and conducting comprehensive qualitative research projects with clearly stated scope of work, cultural and scientific significance, and expected outcomes; analyzing and synthesizing spatial and socio-cultural data; producing 3-D models, site plans, section drawings and synthesis plans; preparing interview and focus group protocols, conducting expert, in-depth and walkalong interviews and moderating focus groups; writing grant applications.

**Research Assistant  
UNESCO Mudurnu Cultural Heritage Management Plan Project**

**March 2013–November 2014**

Conducting literature reviews and archival research on the history of the town of Mudurnu in Turkey; conducting field surveys and interviews to identify local tangible and intangible cultural heritage; developing a conservation action plan; preparing and digitizing conservation implementation plan proposals

**Project Supervisor  
Taksim Yapi, Istanbul**

**January 2000–December 2001**

Conducting literature reviews and archival research on the architectural heritage in Istanbul; developing conservation projects for the Molla Çelebi and Hüseyin Ağa Mosques in Istanbul through rigorous archival research and interviews; managing a team of 50 workers and contractors during the implementation of conservation projects; preparing and submitted fiscal reports and memos on project progress.

## Scholarly Works

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Oz, I. and Staub, A.

2020 The Performance of Gender and Ethnic Identity in the Diaspora Mosque in The Architect and the City. *Proceedings of the ARCC 15th International Conference.*

Oz, I. and Staub, A.

2019 Fieldwork in-between Architecture and Anthropology: The Case of Marxloh, Duisburg in *Future Praxis: Applied Research as a Bridge between the Theory and Praxis. Proceedings of the ARCC 14th International Conference.*

Oz, I. and Staub, A.

2018 The Tale of Two Mosques: Marxloher Merkez Mosque vs. Cologne Central Mosque in Architectural Research for a Global Community. *Proceedings of the EAEE ARCC 13th International Conference.*

Oz, I.

2018 The Tale of Marxloher Merkez Mosque: The Miracle of Duisburg or an Illusion of Miracle?. *Archi-DOCT, 10.*

Oz, I. and Staub, A.

2016 Integration of Turkish Migrants in Germany: A Case Study in Polarities in Architectural Research Addressing Societal Challenges. *Proceedings of the EAEE ARCC 11th International Conference.*

Oz, I.

- 2015 Spatial Representations of Ideology and Politics in Urban Scene: Keçiören Example. *Journal of Ankara Studies*, 2, 131-158.
- 2015 Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I., ..., Moralı, Y. (2014). *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

## Technical Reports

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Oz, Irem

- 2022 *History of the Poultry Research Facilities at the Beltsville Agricultural Research Center*. Prepared for Stelle Environmental Enterprises, Inc to be submitted to the United States Army Corps of Engineers and the Bureau of Engravings. Report under revision.

Oz, Irem and Sarah Steinkraus

- 2022 *Historic Structure Assessment for 401 Avery Street, Walla Walla County, Washington. Parcel Numbers 350724440024, 360730220010 and 360730220029*. Prepared for Gram Northwest, LLC.
- 2021 *Historic Structure Assessment for 2121 Keene Road, Benton County, Washington. Parcel Number 122983000001009*. Prepared for Gram Northwest, LLC.

Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I, Moralı, Y.

- 2014 *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*