



**Historic Building Evaluation of the
Palm Tree Motor Lodge and the
Wagon Wheel Restaurant at
425 West Mission Avenue,
Escondido, California**

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ABSTRACT

This report presents the methods and results of a historic building evaluation of the Palm Tree Motor Lodge and the Wagon Wheel Restaurant at 425 West Mission Avenue Project in the city of Escondido. A field visit to the building was conducted on December 7, 2016, by Harry Price, to photograph and obtain information on the current condition of the buildings. Archival research was conducted at the Escondido Historical Society, the Pioneer Room of the Escondido Public Library, the South Coastal Information Center, and online by Richard Shultz. According to the Commercial-Industrial Building Records, the motel buildings were constructed between 1953 and 1958, and were called the Pine Tree Lodge. The restaurant was constructed in 1958 as the Wagon Wheel Restaurant. None of the buildings are listed at the South Coastal Information Center and little information was found on either the owners or the buildings themselves during the research.

The California Environmental Quality Act provides four criteria to use for evaluation of properties for historical significance. The Palm Tree Motor Lodge and the Wagon Wheel Restaurant do not qualify for listing on the California Register of Historical Resources. The Palm Tree Motor Lodge and the Wagon Wheel Restaurant freestanding signs do not qualify for listing on the California Register of Historical Resources under any criteria.

The City of Escondido has developed a set of 13 criteria to address when evaluating a possible historic resource for inclusion on the list of historic landmarks or the local historic register. The Palm Tree Motor Lodge and the Wagon Wheel Restaurant qualify under only one of these criteria: they are over 50 years old. Qualification under at least two criteria is required for a resource to be eligible for inclusion on either local list.

The Palm Tree Motor Lodge sign and the Wagon Wheel Restaurant sign qualify under Criterion 5 of the City of Escondido criteria for listing on the Local Register of Historic Places or as a Landmark property; they are resources that are over 50 years old. Qualification under only a single criterion is not sufficient to make the Palm Tree Motor Lodge and the Wagon Wheel Restaurant signs eligible for inclusion on the Escondido Local Register.

California Department of Parks and Recreation Primary Site Forms were submitted to the South Coastal Information Center (SCIC) and primary site numbers have been assigned. The Palm Tree Motor Lodge is P-37-036400 and the Wagon Wheel Restaurant is P-37-036401.

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1.0 Summary

This report presents the methods and results of a historic building evaluation of the Palm Tree Motor Lodge and the Wagon Wheel Restaurant at 425 West Mission Avenue Project in the city of Escondido, California. A field visit to the building was conducted on December 7, 2016, by Harry Price, to photograph and obtain information on the current condition of the buildings. Archival research was conducted at the Escondido Historical Society, the Pioneer Room of the Escondido Public Library, the South Coastal Information Center (SCIC), and online by Richard Shultz. According to the Commercial-Industrial Building Records, the motel buildings were constructed between 1953 and 1958, and called the Pine Tree Lodge. The restaurant was constructed in 1958 as the Wagon Wheel Restaurant. None of the buildings is listed at the SCIC and little information was found on either the owners or the buildings themselves.

The California Environmental Quality Act (CEQA) provides four criteria to use for evaluation of properties for historical significance. The Palm Tree Motor Lodge and the Wagon Wheel Restaurant do not qualify for listing on the California Register of Historical Resources (CRHR). The Palm Tree Motor Lodge and the Wagon Wheel Restaurant freestanding signs do not qualify for listing on the CRHR under any criteria.

The City of Escondido has developed a set of 13 criteria to address when evaluating a possible historic resource for inclusion on the list of historic landmarks or the local historic register. The Palm Tree Motor Lodge and the Wagon Wheel Restaurant both qualify under Criterion 5: they are both over 50 years old. Qualification under at least two criteria is required for a resource to be eligible for inclusion on either local list.

The Palm Tree Motor Lodge sign and the Wagon Wheel Restaurant sign qualify under Criterion 5 of the City of Escondido criteria for listing on the Local Register of Historic Places or as a Landmark property; they are resources that are over 50 years old. Qualification under only a single criterion is not sufficient to make the Palm Tree Motor Lodge and the Wagon Wheel Restaurant signs eligible for inclusion on the Escondido Local Register.

California Department of Parks and Recreation Primary Site Forms were submitted to the SCIC and primary site numbers have been assigned. The Palm Tree Motor Lodge is P-37-036400 and the Wagon Wheel Restaurant is P-37-036401.

2.0 Introduction

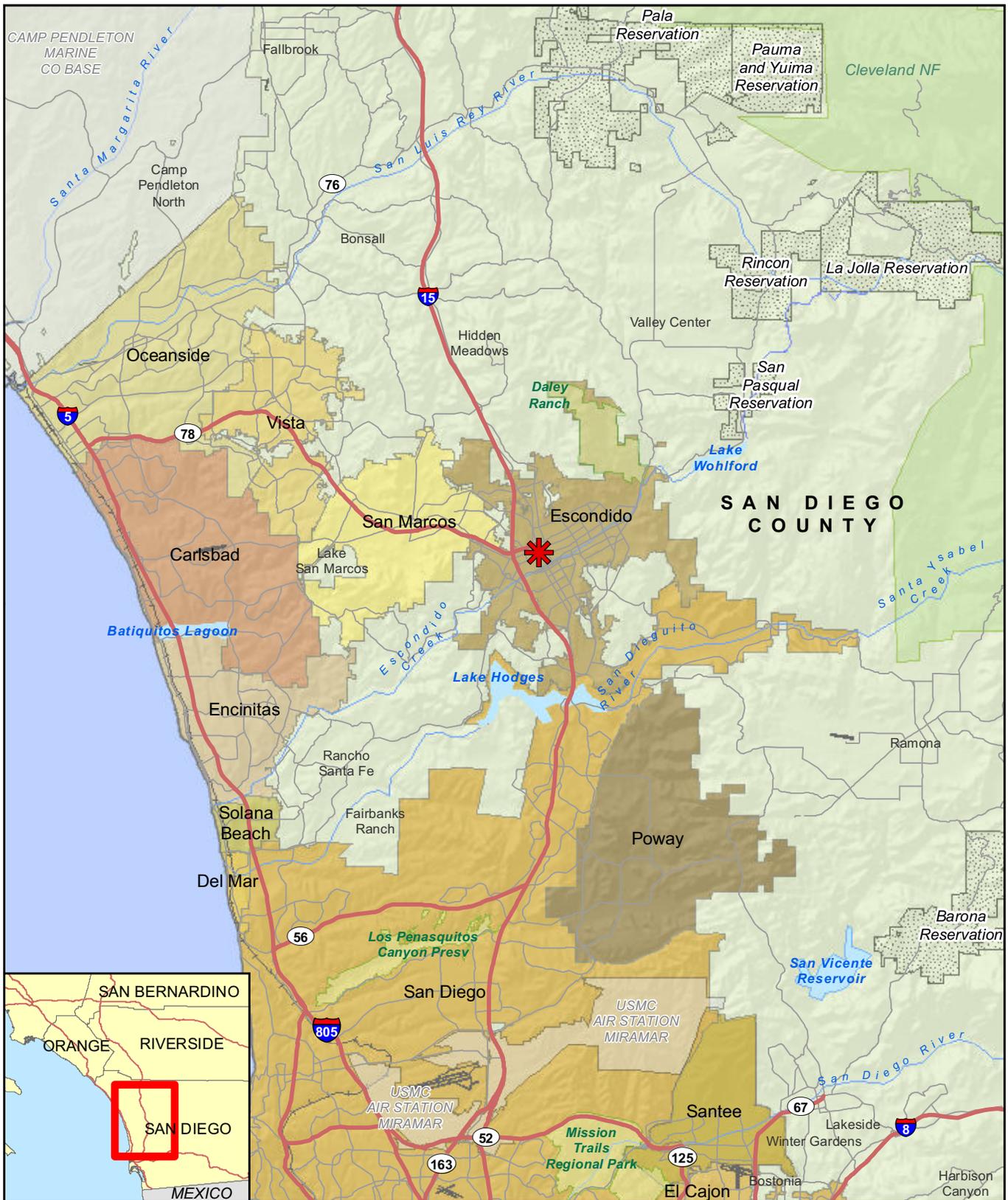
In accordance with CEQA and policies and requirements of the City of Escondido regarding the protection of historic resources, a historic resource archival search, pedestrian survey, and historic structure assessment were completed for the Palm Tree Motor Lodge and the Wagon Wheel Restaurant, located at 425 West Mission Avenue Project (Project Buildings), in the city of Escondido, in San Diego County (Figures 1 to 3). The parcel number for the property is Assessor's Parcel Number 229-172-3800. The 2.24-acre project area is located at 425 West Mission Avenue, on the southeast corner of the intersection of West Mission Avenue and Centre City Parkway (see Figure 3). Interstate 15 is 0.75 mile east west of the project, State Route 78 is approximately 850 feet to the north, downtown Escondido is approximately 0.6 mile to the southeast, and Lake Hodges is 4.1 miles to the south. The project area is located in 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 topographic map, Valley Center, California quadrangle, dated 1996 (see Figure 2).

The project would demolish the existing uses on site and construct a commercial development that would consist of three buildings. Building A would consist of 3,500 square feet of retail space (Stanton Optical) and a 2,872-square-foot restaurant with a drive-through. Building B would consist of a 2,000-square-foot restaurant with a drive-through and 3,206 square feet of sit-down restaurant uses. Building C would consist of a 4,291-square-foot SuperStar carwash. The carwash would include a drive-through tunnel and 22 vacuum stalls.

The parcel is flat and currently occupied by the Palm Tree Motor Lodge and the Wagon Wheel Restaurant (see Figure 3). The motor lodge consists of an attached series of single-story units arranged around the eastern and southern perimeter of the parcel, a detached single-story rectangle of units in the center of the parcel, and a pool and landscaped area south of the rectangle. The restaurant is near the northern end of the parcel. The remainder of the parcel consists of asphalt parking area. Centre City Parkway, immediately west of the project, is a four-lane road with a landscaped median. West Mission Avenue, immediately to the north, is also a four-lane road, but without the landscaped median. There are small shopping malls and large individual commercial buildings to the north, east, and northwest. There is a similar motor lodge to the immediate west and multi-family complexes farther west and southwest. The parcel to the immediate south of the project is currently being developed, with a mix of commercial and residential uses beyond that.

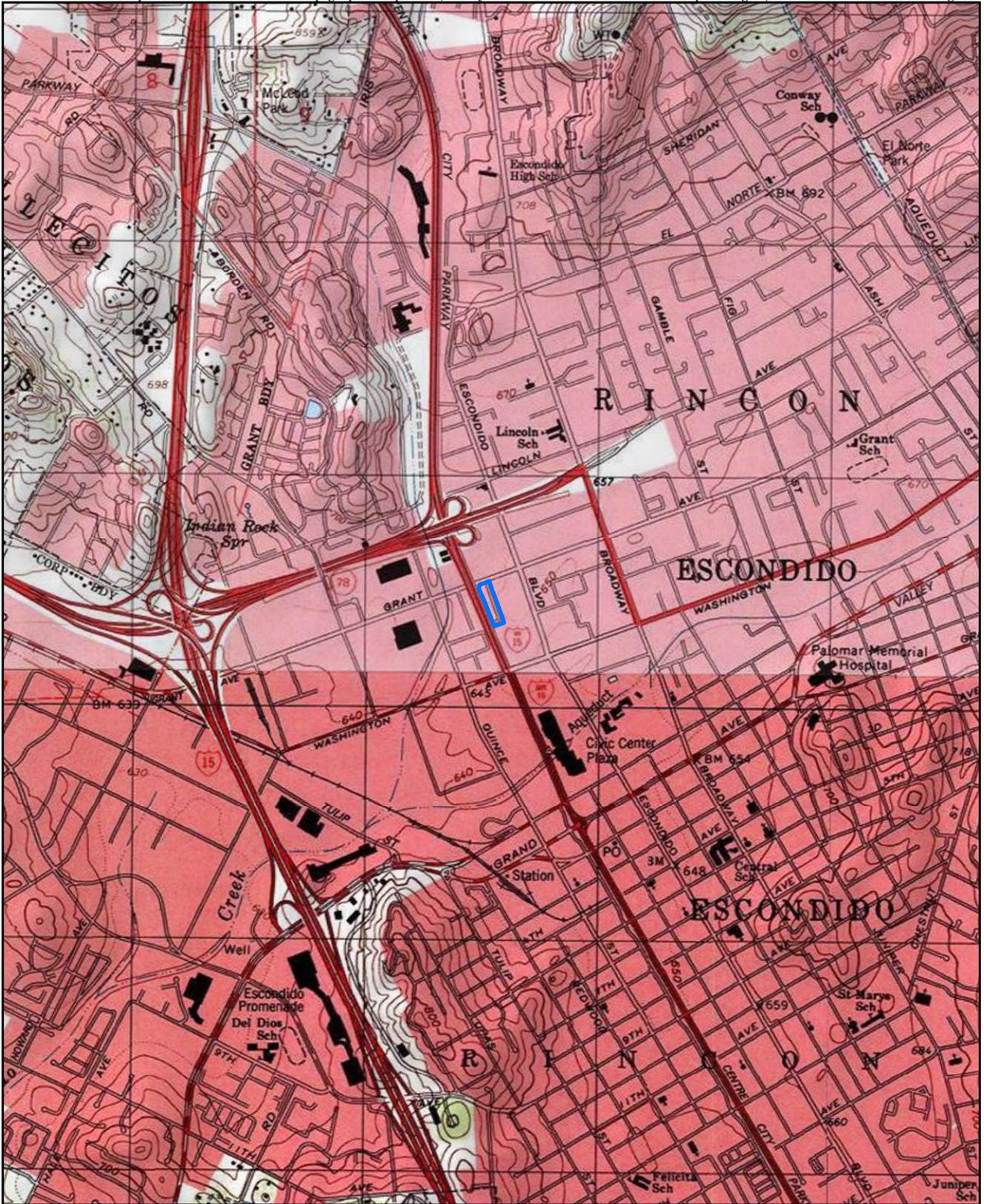
3.0 Research Design

This evaluation was requested by the City of Escondido to determine the historical significance of the buildings on the project property. The evaluation consisted of a field inspection of the buildings and archival research at appropriate institutions to determine their historical significance under CEQA and City criteria. Research included a review of aerial photographs and Sanborn maps, and a literature search at various local archives.



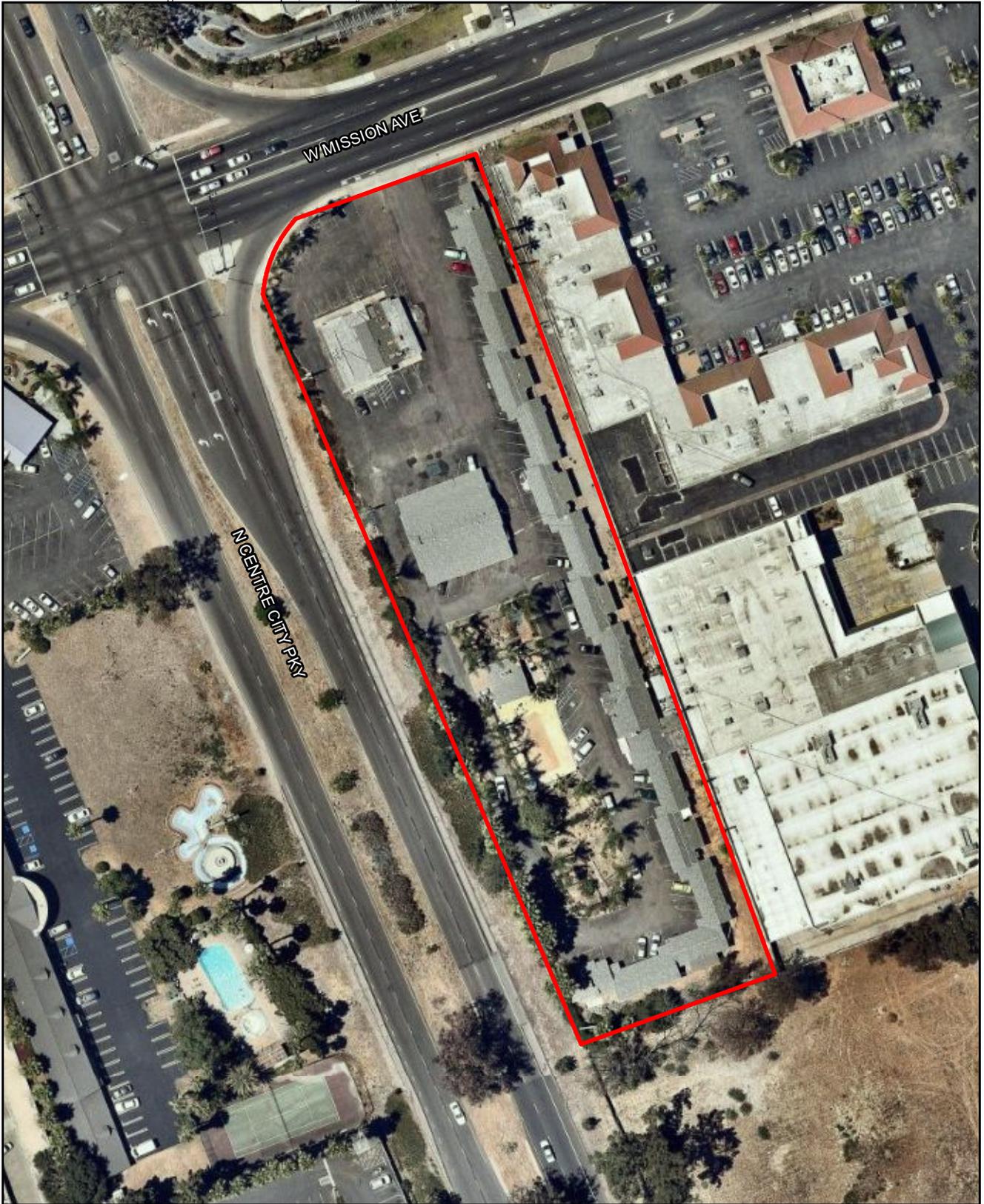
 Project Location

FIGURE 1
Regional Location



 Project Boundary

FIGURE 2
Project Location on USGS Map



 Project Boundary

FIGURE 3
Project Location on Aerial Photograph

The field survey was completed on December 7, 2016, by Harry J. Price, RECON Environmental, Inc. archaeologist/historian. Archival research was conducted by Richard Shultz in December 2016. The field survey included observations of exterior architectural elements and building design. Photographs using a digital single-lens reflex camera were taken of the outside of the building, including elevations, construction details, and general lot conditions.

The archival research included a review of the Sanborn Insurance maps, check of the names listed on the chain of title, check of City of Escondido files, record search at the SCIC, and review of the files at the Escondido Historical Society and the Pioneer Room at the Escondido Public Library. Aerial photographs dating from between 1947 and 2012, which are available online (Nationwide Environmental Title Research, LLC [NETR] 2016), were examined for information on the building.

4.0 Survey Results

Building Descriptions

The Palm Tree Motor Lodge was constructed in phases between 1953 and 1958, and originally called the Pine Tree Motor Lodge. The lodge consists of three buildings: an L-shaped row of 29 units and lobby constructed to appear to be attached small bungalows; a rectangular building housing 10 units; and a cabana building adjacent to the pool. In addition, there are landscaped areas on the north and south sides of the pool/cabana area. The long arm of the “L” is approximately 570 feet long, and the short arm is approximately 122 feet long.

The basic architectural style is rustic Minimal Traditional. The Minimal Traditional style is characterized by a low-pitched gabled roof (either front or side), shallow eave overhangs, simplified details (while often retaining details such as fixed shutters on the façade), traditional building materials (such as wood siding and stucco), chimneys, small porches, and smaller windows (McAlester and McAlester 1984; City of San Diego 2007). Also evident is the restriction of decorative elements to the main façade of the building, with the rear and sides unadorned.

As noted above, the floorplan of the main lodge building resembles a series of small duplexes joined together end to end (Photograph 1). The attachment is staggered approximately seven feet, so the façade is an alternating, set forward, set back wall. Each duplex segment has a low pitched, end gabled roof. Roofing is currently composition shingles, but the Commercial Building Record lists shake shingles as the original roofing material. Eaves on the gable ends are close raked, with a fascia board against the wall (Photograph 2). There are two vent holes, set below the gable apex, that are designed to look like birdhouse entrances with small landing platforms. Eaves on the front and back of the segments are open, with an overhang of approximately 24 inches. The exposed rafters are 6-by-12-inch beams with rounded tails and no fascia board. The roof edge is covered by a metal coping.



PHOTOGRAPH 1
North End of Palm Tree Lodge, Looking Southeast



PHOTOGRAPH 2
Looking Northeast at the Main Lodge
Building, Showing Roofs and Eaves

There are three chimneys constructed of used red brick; one each at the far ends of the building and one on the south end of the office segment (Photograph 3). The chimneys are approximately 20 inches by 68 inches by 210 inches high, with the long axis at right angle to the roof long axis. They are built using a running bond. The walls are clad in vertical, rough sawn, board-and-batten. The doors are located at the ends of the segments. On the segments that set forward, the doors are located on the gable ends. On the segments set back, the doors are on the ends next to the wall angles.

Because of their location, the two doors can be covered by a single shed roof extending out at the juncture angle of the building segments (Photograph 4). The shed roofs extend out approximately 5 feet and are approximately 8 feet wide. The pitches of the shed roofs are slightly shallower than the main roof; they are supported by two flared wood posts (6 by 6 inches at the bottom) and two 6-by-16-inch beams (Photograph 5). The doors are a combination of 6- and 8-panel wood doors. The casings are wood. Each building segment has four windows; a central grouped pair of two-over-two double hung wood frame window flanked by eight-over-eight double hung wood framed windows (see Photographs 4 and 6).

All windows have wood casings and fixed, slatted, wood shutters. The central paired windows are smaller, and have a narrow decorative shelf below them supported by heavy, arched knee-braces. Only one window on the facade has been replaced with a metal framed window.

The office/lobby segment is located towards the south end of the long (north-south) arm of the lodge (Photograph 7). The entrance door is set to the left of center. An end gabled roof covers the door and a window set on the left of the door. The gable eaves are close raked, with a fascia board. The gable is clad with horizontally set, lapped wood boards. The side eaves area open and match the other open eaves in design. A lightbox sign is affixed in the gable, and an older lightbox sign sits on the north side of the roof, visible from the north. The roof is supported by two posts styled to match the other roof support posts. The door has a fixed, nine-light upper half and a lower half with four triangular panels. The window is nine over nine double, hung, with wood frame and casing. A shelf has been added in front of the window, attached to the window casing. The area below the window and the bottom one-half of the posts have been faced with glazed tiles. The tiles are 12-inch squares and have a mottled terra cotta glaze. These tiles are definitely a later addition. To the right of the entrance is a pair of large windows, separated by a wood mullion. The windows are six-over-six, double hung, with wood frames and narrow wood casings. The eaves over these windows match the other open eaves on the lodge. The wall below the windows has been clad with red used brick. To the south of the lobby is what appears to be a storage room, with a door in the west wall and a door on the south wall (Photograph 8). A small shed has been added to the front of the storage room, made of plywood and roofed with corrugated sheet metal. A corrugated sheet metal roof has also been added between this shed and the lobby roof to cover an ice machine and soda dispenser (see Photograph 7).



PHOTOGRAPH 3
Chimney at South End of Main Lodge Building



PHOTOGRAPH 4
View Showing Arrangement of Doors and
Windows on Recessed Segment of Façade



PHOTOGRAPH 5
Close-up of Door, Shed Roof, and Support Posts



PHOTOGRAPH 6
Arrangement of Windows on Projecting Lodge Segment



PHOTOGRAPH 7
Lodge Office/Lobby Façade



PHOTOGRAPH 8
Storage Area South of Office/Lobby

The end segments of the main building have small rooms on the outside corners, faced with used red brick and partial hipped roofs (Photograph 9). Each end room has large corner windows. The windows have diamond lights and wood frames. As noted above, each end room has a rectangular red brick chimney, with the long axis oriented at right angle to the long axis of the segment. A narrow room sits behind the window rooms. This room has a shed roof oriented the same as the gable ridge of the segment, with close raked eaves and a fascia board against the wall (see Photograph 9).

The rears of the lodge segments have one to four rectangular windows, in two sizes, spaced regularly along the segment (Photographs 10 and 11). Windows are one over one, double hung, with wood frames, casings, and sills. The windows of the smaller size are paired, and in many of the pairs air conditioner units have been installed in one of the windows. A number of windows are boarded up, possibly because air conditioning units have been removed. There are wood doors set on the short end of the segments. The visible door has a one over one, double hung, wood frame window in the top half.

Building 2 of the Palm Tree Motor Lodge is a rectangular, single story building measuring approximately 65 feet (east-west) by 45 feet (north-south). It is in the same rustic Minimal Traditional architectural style as the main lodge building. It has a side gabled roof, with the long axis oriented east-west. The unit entrances are on the north and south sides of the building, and are covered by a 10-foot roof extension (Photograph 12). The extensions are supported by six flared wood posts, identical to those on the main lodge building, supporting 6-by-16 inch beams. The roof is covered with composition shingles. The roof pitch angle is low, and the angle changes to almost flat on the roof extensions. Gable ends have open eaves with false roof beams and fascia board for the 8 to 10 feet closest to the roof ridge (Photograph 13). The lower portions of the eaves are close, with fascia boards set against the wall. The gables are clad with horizontally set, lapped wood boards. There are three vent openings in the west side gable; one tall and centered on the ridge and the other two small and set flanking the central vent (see Photograph 13). Vent openings have horizontal slats. The east side gable does not have vent holes; instead, the horizontal boards in the area below the extended eaves are spaced with small gaps between for the passage of air (Photograph 14). On the ridge above the east gable is a small rectangular cupola, clad with board-and-batten, with a hipped roof and open eaves. There are four arched holes in each side, similar to the birdhouse holes in the gable ends of the main lodge. At the base of the gable on both the east and west walls is a narrow shed roof extending out approximately 20 inches (Photograph 15). Eaves are open, the exposed rafters have with rounded tails, and there is no fascia board. Below the shed roof on the east and west walls, and on the north and south walls, the building is clad in rough sawn board-and-batten. On the west wall the portion of the wall below the windows has been covered in used red brick, with a narrow brick sill.



PHOTOGRAPH 9
North End of Long Leg of Main Lodge Building,
Showing Small Room Roof and Windows



PHOTOGRAPH 10
Rear of Short Leg of Main Lodge Building
Showing Window and Door Arrangement



PHOTOGRAPH 11
Rear of Long Leg of Main Lodge Building



PHOTOGRAPH 12
Second Lodge Building, South Façade



PHOTOGRAPH 13
Second Lodge Building, West Elevation



PHOTOGRAPH 14
Second Lodge Building, East Elevation

On both the east and west walls are four windows, evenly spaced across the wall. All windows are replacements; the two outer windows are wide rectangular dual glazed windows, with sandwiched strips simulating 24 lights, coated metal frames, and original wood casings. The two inner windows are narrow, double hung, with simulated four over four lights, metal framed, with original wood casings. On the north and south façades there are five doors with grouped pairs of windows between (Photograph 16). The doors are nine panel wood doors. The windows are replacements, and all are simulated six-over-six, double hung, dual glazed, with coated metal frames and original wood casings. Small air conditioner units have been installed in holes cut in the walls below the windows.

The cabana is a rectangular structure approximately 30 feet long by 25 feet wide, with the south end (façade) open (Photograph 17), and incorporates some of the same design elements as the main lodge building. The cabana has a shed roof, high on the south side and pitched to the north at a low angle. The roof is made of tongue and groove boards and covered with composition shingles. A chimney, set approximately 8 feet in from the north end of the cabana, extends out of the roof. It is approximately 20 inches by 68 inches and constructed of brick, which appear to be painted white. The 6-by-10-inch roof beams extend out from the cabana entrance to form a shade cover approximately 4 feet deep (see Photograph 17). The eaves on the east and north sides are close raked. The roof on the façade side is supported by four posts, flared to match the roof supports on the main lodge.

The exterior walls are cladded in vertical, rough sawn, board-and-batten. The western one-third of the interior has been made into a separate enclosed room. A post has been used as a corner to attach a front and east side wall, made of exterior plywood sheets. There is a door on the south end of the enclosed area. There is a single light, fixed window with wood frame in the east wall offset to the left of center (Photograph 18). A similar window in the west wall has been boarded up (Photograph 19). There are double doors and two windows in the north wall; the doors offset to the right of center and the windows offset to the left (Photograph 20). The doors are constructed of rough sawn wood planks, and each has a small, rectangular vent filled with wire screen, cut below center. The windows are single light, fixed, and have wood frames. A storage shed has been added off the west wall (see Photograph 19). It measures approximately 12 feet wide by 10 feet deep, and is cladded with exterior plywood with scouring resembling narrow siding. It has a shed roof, connected to the roof of the cabana, covered with rolled composition roofing. The roof extends out on the south and north sides approximately 2 feet; no doors or windows are visible, and it may be accessed through the cabana.

A pool that originally was located immediately to the south of the cabana was filled in within the last few years. Surrounding the cabana and pool area is a landscaped area. Currently the landscape plants include palm trees, cycads, bird-of-paradise, pomegranate trees, and box hedges. There is a raised, circular, red brick planter at the north end of the landscaped area, and concrete walkways around the cabana and where the pool was. Most of the existing landscape plants appear to have been planted since 2000, based on review of aerial photographs (NETR 2016). The Palm Tree Motor Lodge has been assigned the Primary site number P-37-036400.



PHOTOGRAPH 15
Second Lodge Building, West Elevation Showing Narrow Shed Roof



PHOTOGRAPH 16
Second Lodge Building, North Façade,
Showing Door and Window Arrangement



PHOTOGRAPH 17
Cabana, Façade



PHOTOGRAPH 18
Cabana, East Elevation



PHOTOGRAPH 19
Cabana, West Elevation



PHOTOGRAPH 20
Cabana, North Elevation

The Wagon Wheel Restaurant is set near the northern end of the project property (Photograph 21). The building currently measures approximately 60 feet (east-west) by 45 feet (north-south). A substantial addition has been constructed on the west side of the original building, which measured approximately 45 feet (north-south) by 32 feet (east-west). The addition measures approximately 25 feet east-west by 45 feet north-south. The original building appears to have shared the same rustic Minimal Traditional architectural style as the lodge, but much of this is now covered or removed. A possible smaller addition across the east side of the building, approximately 6 feet deep, is a storage area. The architectural style of the large western addition is a Contemporary style of architecture, with a strong horizontal orientation, prominent roof form in the marquee, deep overhanging eaves, large windows, and fieldstone exterior cladding.

The roof is a combination of a moderately pitched end gable roof on the original portion of the building, a flat roof on the western addition, and an extended shed roof (at a shallower angle than the original roof) on the east addition (Photograph 22). The original roof is covered with composition shingles. The western and eastern addition roofs are covered with rolled composition roofing. There is a small rectangular cupola, with a pyramid roof, centered on the roof ridge.

The visible gable eaves on the original portion of the restaurant are close, with a fascia board (see Photograph 22). The eastern addition has open eaves extending out approximately 18 inches, with rounded rafter ends and no fascia board. The western addition has roof extensions on all sides, varying in depth from 1 foot on the north side to 5 feet on the west side (Photograph 23). The roof boards are tongue and groove wood boards. A vertical marquee, approximately 4 feet high, is attached to the roof extension on all three sides of the west addition. On the west (façade), the marquee is attached to the beams that support the roof extension. The marquee is constructed of plywood with 2-by-3-inch vertical slats spaced approximately 6 inches apart on the façade face. The central portion of the façade false front is flat, and was probably used for a sign when the restaurant was in business (Photograph 24).

The marquee extends onto the original building, covering the two entrances on both the north and south walls. The marquee is 2 feet deep on the north side and 4 feet deep on the south side. On the north side, the entrance consists of double glass storefront doors with a narrow fixed sidelight on the right side (Photograph 25). The glass in the sidelight is textured and amber in color. A short, low wall faced in fieldstone flanks the door on the right side. An 8-foot-deep by 10-foot-wide room extension, part of the original building, flanks the door on the left. This extension has front gabled roof with a low pitch angle. The extension has had a façade built on two sides, clad with rough sawn wood board-and-batten (see Photograph 25). East of this extension is a short, slatted, screen wall made of two-by-fours that covers part of the original building north wall. To the right (west) of the doors is a set of ribbon windows, consisting of three large fixed lights with metal frames and wood mullions. Above the windows, the wall is clad with wood board-and-batten; and below the windows, it is stuccoed.



PHOTOGRAPH 21
View of Wagon Wheel Restaurant Building, Looking Southeast



PHOTOGRAPH 22
Restaurant, South Elevation, Showing Roof Configuration



PHOTOGRAPH 23
Restaurant, View of Overhang
and Marquee on Façade



PHOTOGRAPH 24
Restaurant, Façade Showing Flat Area on Marquee



PHOTOGRAPH 25
Restaurant, North Elevation
Showing Entrance Doors and Other Details

The door on the south wall is a single, glass storefront door with narrow sidelights (see Photograph 22). The sidelights are fixed and the glass is textured and amber in color. There are short, low walls faced in fieldstone that flank the door on both sides. To the left (west) of the doors is a set of ribbon windows, consisting of three large fixed lights with metal frames and wood mullions. Above the windows, the wall is cladded with wood board-and-batten, and below it is stuccoed. The wall to the right of the door is the original building wall, cladded in board-and-batten (see Photograph 22). Close to the door is a louvered glass window with wood frame and coping. East of the window is an exhaust fan set in what appears to be a partially blocked in window. Near the top of the gable is a rectangular louvered vent. On the eastern addition portion of the wall is a single screened rectangular opening, set just below the roof eaves.

The façade (west wall) below the marquee is dominated by large, rectangular ribbon windows, with fixed lights, metal frames, and wood mullions (see Photograph 24). The windows run the length of the wall. Above the windows, the wall is cladded with rough sawn wood board-and-batten, and below with fieldstone. Short walls extend out from the building corners, cladded with fieldstone.

The east wall, possibly a narrow addition for storage, is cladded with rough sawn wood board-and-batten (Photograph 26). A wide wood door with screened openings is set slightly to left of center. There are narrow rectangular, screened openings just below the eaves that extend approximately 15 feet on either side of the door. There is a third, short screened opening on the north end of the wall.

There are two freestanding signs on the project property that are 50 or more years old: one for the “Palm Tree Lodge” and one for the Wagon Wheel Restaurant. The sign for the Palm Tree Lodge is a rectangular metal sign supported by two pipe legs, set in a poured concrete base (Photograph 27). The sign is approximately 10 feet high and 4 to 5 feet wide, and is oriented north-south to be visible from Centre City Parkway. The sign body is painted dark green. At the top is a neon arrow pointing east to the lodge buildings. Below the arrow are the words “PALM TREE,” and below those the word “LODGE,” in sans-serif font in dimensional form. These letters may be lighted. Below these are the words “INTERNET,” “SENIOR,” “WEEKLY,” and “WELCOME” on separate lines. These words are in flat, sans-serif font metal letters. Style and placement of lettering is the same on both sides of the sign.

The Wagon Wheel Restaurant sign is a metal sign composed of three panels, two rectangular and one octagonal, supported by two rectangular metal legs (Photograph 28). The metal portions of the sign are painted in a now faded medium brown color. This sign is also oriented north-south, to be seen from Centre City Parkway. The octagonal panel is the topmost, and consists of a metal frame holding round translucent panels with a bearded man driving a wagon painted on them. Small light bulbs set in the metal frame circle the panels. The octagonal panel sits on the middle, rectangular metal framed panel. This panel also has translucent panels on which the words “THE WAGON WHEEL RESTAURANT” are painted. The words “WAGON WHEEL” are bold and in a serif western style font, while the words “THE” and “RESTAURANT” are smaller and in a sans-serif font.



PHOTOGRAPH 26
Restaurant, East Elevation



PHOTOGRAPH 27
Palm Tree Motor Lodge Sign



PHOTOGRAPH 28
Wagon Wheel Restaurant Sign

Behind the words are painted wood logs. The bottom panel is separated from the middle panel, although also consisting of a metal frame with translucent panels. On this panel, the words “FINE FOOD Since 1953” are painted. The words “FINE FOOD” are in a plain serif font while “Since” is in script. The background also has a painted log design. The three panels are illuminated internally.

5.0 Research Results

Several sources were used to obtain information about the Project Buildings. The City of Escondido series Sanborn Fire Insurance maps were checked to determine if the buildings were present on any of these maps. The map and manuscript files of the Escondido Historical Society and those of the Pioneer Room at the Escondido Public Library were checked for maps, photographs, and written information on the buildings and property owners. The historic aerial photograph files were reviewed to compare development of the parcel and surrounding area (NETR 2016). The chain of title was researched to determine previous property owners. The chain of title is included as Attachment 1.

The Project Buildings are not listed in the 2001 Escondido Historic Architecture Update Survey as they were not 50 years old at the time of the survey.

A records search was conducted at the SCIC to determine if either the Palm/Pine Tree Motor Lodge or the Wagon Wheel Restaurant are listed in their files. None of the buildings are listed as historic addresses, and California Department of Parks and Recreation site forms had not been filled out and filed for either of them. California Department of Parks and Recreation Primary Site Forms were subsequently submitted to the SCIC and primary site numbers were assigned. The Palm Tree Motor Lodge is P-37-036400 and the Wagon Wheel Restaurant is P-37-036401. The Record Search map is included as Attachment 2.

The Pioneer Room at the Escondido Library and the files of the Escondido Historical Society were checked for information on the Project Buildings and names on the chain of title.

Chain of Title Information

According to the chain of title, Lot 14 of Lot 4 of Block 148 in the city of Escondido was quitclaimed by Constance J. Ehmke (nee Johnston) to her brother Daniel H. Johnston on 22 June 1948. The parcel was next Grant Deeded to the Pine Tree Lumber Company in June 1953 from Dan H. and Mary W. Johnston. The Pine Tree Lumber Company was a partnership of Bryan A. Sweet, Warren S. Wexler, and William S. Wyland. The Pine Tree Lumber Company, a partnership, Grant Deeded the same property to the Pine Tree Lumber Company, a California Corporation, on 16 December 1967. The corporation, at this time, consisted of the same three partners.

In October 1979, Pine Tree Lumber Company, Incorporated, Grant Deeded the property to the Pine Tree Lodge, Incorporated. At this time it appears that only Warren Wexlor and William Wyland comprise the Pine Tree Lumber Company partnership.

In November 1991 the Pine Tree Lodge, Inc. Grant Deeded the parcel to CLW Associates, Incorporated. No names were listed for CLW Associates. At this time, it appears that the Pine Tree Lumber Company, Inc., was managed by Mark Wyland, and Michael Wexlor.

Finally, in May 2002 the parcel was Grant Deeded to Jinkyu and Joy Tokmi Heo, who currently own the property. The chain of title is included as Attachment 1.

Information on Property Owners

Constance J. Ehmke was the wife of Murry Howard Ehmke, who, after serving as a B-29 pilot in World War II, returned to Escondido to start an avocado ranch, progressing to becoming a real estate broker, and later a co-founder of Palomar Savings and Loan.

Constance Ehmke was the sister of Daniel (“Dan”) Johnston. The two were the children of Mr. and Mrs. John Johnston, who built and opened The Ritz Theatre in 1938. Twenty-year-old Dan, forced to return from the University of Southern California, took over management of the theatre after Max Siegal failed to meet the terms of his lease with the Johnstons. At some point afterward, Dan bought the theatre from his parents, and by the late 1980s owned 11 mobile home parks (McGrew 1988:113–114), one of which was the Pine Tree Trailer Park, previously developed and owned by the Pine Tree Lumber Company around the same time that the Pine Tree Lodge/Motel was developed. Dan Johnston’s wife, Mary Ann Johnston, nee Willey, was the 1940 Grape Day Queen (McGrew 1988:74). The Johnstons also owned a drive-in theater on West Mission Avenue in Escondido. This is probably the same drive-in theater visible on the 1953 and 1964 aerial photographs.

Warren S. Wexler, and William S. Wyland married two daughters of Bryan A. and Katherine E. Sweet. The Sweets formed a number of businesses in Escondido, including a plumbing enterprise, which later gave rise to establishing the Pine Tree Lumber Company. This was formed as a partnership between B.A. Sweet and his two sons-in-law Warren S. Wexlor, and William S. Wyland, in 1946. B.A. Sweet featured in water politics for Escondido, serving on both the Escondido City Council and the San Diego County Board of Supervisors in the 1930s.

Although not specifically stated in any of the material reviewed during the research, a major reason for the location of the Palm Tree Motor Lodge and the Wagon Wheel Restaurant was the realignment of U.S. Highway 395. In 1947, Highway 395 was realigned from its older alignment in Escondido (further east) to follow the route of current Centre City Parkway (called Pine Street or Escondido Expressway in the past) for approximately 9.3 miles, through downtown Escondido. This change in route of a major north-south highway in San Diego County would have made property along the highway route ideal for travel-related businesses, especially motel accommodations and restaurants. The Pine Tree Lumber Company owners certainly were planning for such businesses when they purchased the property in 1953.

Building Alterations

The Palm Tree Motor Lodge main building does not appear to have been altered significantly since its construction between 1953 and 1958. The Commercial-Industrial Building Records list no exterior alterations or additions after the initial construction dates (Attachment 3). There are no visible alterations to the structure. Only a single window on the facade has been replaced with a metal frame window. More windows have been replaced on the rear side. A few doors have been replaced, but the replacements are different only in having more recessed panels. The original shake shingle roofing has been replaced with composition shingles. A small shed has been added to the facade next to the office/lobby, but this has not altered the original building structure itself.

Building 2 of the motor lodge does not appear to have been structurally altered from its original configuration. No exterior alterations or additions are noted on the Commercial-Industrial Building Records. All windows have been replaced with modern double pane windows with coated metal frames. The small air conditioning units may be replacements. This building probably originally had shake shingle roofing, which has been replaced with composition shingles. The sign on the west wall is a recent addition.

The cabana has been significantly altered over time, although no alterations are listed in the Commercial-Industrial Building Record. The western one-third of the interior has been made into a separate enclosed room. A post has been used as a corner to attach a front and east side wall, made of exterior plywood sheets. A storage shed has been added off the west wall, measuring approximately 12 feet wide by 10 feet deep. It is clad with exterior plywood with scouring resembling narrow siding, and has a shed roof, connected to the roof of the cabana, covered with rolled composition roofing.

The Wagon Wheel Restaurant building has been significantly altered by a large addition. The Commercial-Industrial Building Record lists an addition being completed in 1966 (Attachment 4). The addition is drawn as 12 to 15 feet east-west and 43 feet north-south. However, a postcard photograph of the Wagon Wheel Restaurant shows the original gabled roof with no flat extension to the west (Photograph 29). The flat portion of the current roof extends approximately 25 feet west past the existing gable roof of the original building, and probably represents the actual addition size. As discussed above, the architectural style of the western addition does not match the original Minimal Traditional style of the restaurant. It is in the Contemporary style of architecture, with a strong horizontal orientation, prominent roof form in the marquee, deep overhanging eaves, large windows, and fieldstone exterior cladding.

It is unclear if the narrow storage area on the eastern side of the building is an addition or part of the original structure. The Commercial-Industrial Building Record does not show it as an addition. However, the roof pitch angle does change where the storage area begins. Also, the storage area does not extend all the way across the east side of the building, but stops approximately 24 inches shy of the northeast corner, where the electrical circuit box is located (Photograph 30). It would seem awkward to create a corner, and lose interior space, just to mount the box where it is as part of the original design. The roofing has been switched from wood shake shingles to composition roofing at some time.



PHOTOGRAPH 29
Historic Photograph of Wagon Wheel
Restaurant Showing Original Façade



PHOTOGRAPH 30
Northeast Corner of Wagon
Wheel Restaurant Showing Jog in
Building and Electrical Box Location

6.0 Evaluation

6.1 Building Discussion

The CRHR establishes the evaluative criteria used by CEQA in defining a historic resource. A historic resource is significant if it meets one or more of the criteria for listing in the CRHR. Resources are eligible for listing on the CRHR if they:

- A. Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.
- B. Are associated with the lives of persons important to the nation or to California's past.
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- D. Have yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

Since resources that are not listed or determined eligible for the CRHR may still be historically significant in a local sense, their significance must be determined if they are affected by a project.

The determination of significance for historic buildings within the City of Escondido is based on age, location, context, association with an important person or event, uniqueness, and integrity under the City's Historic Resources Code (Article 40, sec. 33-794, Escondido Zoning Ordinances). The City has developed a set of 13 criteria to address when evaluating a possible historic resource for inclusion on the list of Landmark Properties or the Escondido Local Register of Historic Places. Of the 13 criteria, seven deal with buildings and are potentially applicable to the project building:

1. Resources that are strongly identified with a person or persons who significantly contributed to the culture, history, pre-history, or development of the city of Escondido, region, state, or nation.
2. Building or buildings that embody distinguishing characteristics of architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered.
3. Historical resources that are connected with a business or use that was once common but is now rare.
4. Historical resources that are the site of significant historical events.
5. Historical resources that are 50 years old or have achieved historical significance within the past 50 years.

6. Historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, or district.
7. Historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.
8. Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered.
9. 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.
10. Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.
11. 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.
12. Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory.
13. Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests.

A historic property must meet at least two of these criteria to be eligible for inclusion on the local register of historic places or be given historic landmark status.

The City has one designated historic district, including the Westside Historic District. The Old Escondido Neighborhood, which is a residential area south of the downtown commercial area. Boundaries for historic districts were determined by the Escondido Community Development Department and local residents. Criteria used in determining a potential district in Escondido include:

- The proposed historical district as a geographically definable area possessing a significant concentration or continuity of sites, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development;
- The collective historical value of the proposed district may be greater than that of each individual resource; and
- The designation is in conformance with the purpose of the City's historic preservation provisions set forth in the City's general plan.

6.2 Significance Evaluation Under CEQA and City of Escondido Guidelines

6.2.1 Significance Evaluation under CEQA Guidelines

- A. Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.

No information could be found to associate either the Palm Tree Motor Lodge or the Wagon Wheel Restaurant with a significant event in California's history or cultural heritage. Although the motor lodge buildings and restaurant were certainly a result of the realignment of Highway 395 in 1947, they were not a contributing factor in the decision to realign the highway. Neither the Palm Tree Motor Lodge buildings nor the Wagon Wheel Restaurant are eligible under this criterion.

- B. Are associated with the lives of persons important to the nation or to California's past.

Neither the Palm Tree Motor Lodge buildings nor the Wagon Wheel Restaurant are eligible under this criterion. Although the Johnston's, Warren S. Wexler, William S. Wyland, and Bryan A. and Katherine E. Sweet were certainly successful businessmen in the development of Escondido, no connection other than ownership of the property connects them to either the motor lodge or the restaurant. No information could be found to indicate W. Wexler, W. Wyland, or B. Sweet personally ran the motor lodge or the restaurant, or used either one of them as offices to conduct their businesses in Escondido, or lived at the lodge at any time.

- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Neither the Palm Tree Motor Lodge buildings nor the Wagon Wheel Restaurant are eligible under this criterion. The Palm Tree Motor Lodge buildings are a reasonably good example of the Minimal Traditional style of architecture, with a twist of rustic in the rough sawn boards and posts. However, it is not an exceptional or unique example. Also, the Minimal Traditional style itself is not a unique or rare architectural style, but well represented in the Escondido area. The style is not unique to the Escondido area, and there are not methods of construction used that are unique to Escondido or to San Diego County. No information could be found to link the motor lodge to an important creative architect or builder in the Escondido or San Diego County area.

The Wagon Wheel Restaurant has been heavily altered during its period of use. The original building was constructed in the same rustic Minimal Traditional style as the Palm Tree Motor Lodge. However, most of the original building exterior has been covered by

additions dating to 1966. Because of this, it has lost sufficient integrity of design and workmanship to not be eligible under this criterion.

- D. Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

The Palm Tree Motor Lodge buildings and the Wagon Wheel restaurant are not eligible under this criterion. The buildings themselves have not, and are not likely to yield information important in local or state history.

6.2.2 Evaluation Under City of Escondido Historic Landmark Criteria

For a structure to qualify for the Escondido Local Register of Historic Places or as a Landmark property it must qualify under two or more of the seven criteria listed below.

1. Resources that are strongly identified with a person or persons who significantly contributed to the culture, history, pre-history, or development of the city of Escondido, region, state, or nation.

Neither the Palm Tree Motor Lodge buildings nor the Wagon Wheel Restaurant are eligible under this criterion. Although the Johnston's, Warren S. Wexler, William S. Wyland, and Bryan A. and Katherine E. Sweet were certainly successful businessmen in the development of Escondido. There was no information found to identify any of them as significantly contributed to the development of Escondido. Also, no connection other than ownership of the property connects them directly to either the motor lodge or the restaurant. No information could be found to indicate W. Wexler, W. Wyland, or B. Sweet personally ran the motor lodge or the restaurant, or used either one of them as offices to conduct their businesses in Escondido, or lived at the lodge at any time.

2. Building or buildings that embody distinguishing characteristics of architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered.

Neither the Palm Tree Motor Lodge buildings nor the Wagon Wheel Restaurant are eligible under this criterion. The Palm Tree Motor Lodge buildings are a reasonably good example of the Minimal Traditional style of architecture, with a twist of rustic in the rough sawn boards and posts. However, it is not an exceptional or unique example. Also, the Minimal Traditional style itself is not a unique or rare architectural style, but well represented in the Escondido area. There are no visible methods used in construction or finishing of any of the lodge buildings that are unique to Escondido or to San Diego County. No information could be found to link the motor lodge to an important creative architect or builder in the Escondido or San Diego County area.

The Wagon Wheel Restaurant has been heavily altered during its period of use. The original building was constructed in the same Minimal Traditional style with rustic touches

style of the Palm Tree Motor Lodge. However, most of the original building exterior has been removed or covered by the 1966 addition. Because of this, it has lost sufficient integrity of design and workmanship to not be eligible under this criterion.

3. Historical resources that are connected with a business or use that was once common but is now rare.

The Palm Tree Motor Lodge is an example of a business that is still common in Escondido. Numerous hotels and motor lodges are in business in Escondido, many located on or near Centre City Parkway. As an example, the Mt. Vernon Inn, a motor lodge with accompanying restaurant, constructed between 1953 and 1964, is still in business across from the project on Centre City Parkway.

The Wagon Wheel Restaurant is also an example of a business that is still very common in Escondido.

4. Historical resources that are the site of significant historical events.

No information could be found to associate either the Palm Tree Motor Lodge or the Wagon Wheel Restaurant with a significant event in California's history or cultural heritage. Although the motor lodge buildings and restaurant were certainly a result of the realignment of Highway 395 in 1947, they were not a contributing factor in the decision to realign the highway. Neither the Palm Tree Motor Lodge buildings nor the Wagon Wheel Restaurant are eligible under this criterion.

5. Historical resources that are 50 years old or have achieved historical significance within the past 50 years.

The Palm Tree Motor Lodge buildings are over 50 years old, and retain sufficient integrity to qualify under this criterion.

Although the Wagon Wheel Restaurant is over 50 years old, even the addition, it has been so altered from its original design that it lacks sufficient integrity to be eligible under this criterion.

6. Historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, or district.

Visually, the Palm Tree Motor Lodge buildings are not an important key focal point in the neighborhood. The entire intersection area is visually cluttered, with numerous tall trees, signage, street and traffic lights, and numerous buildings of approximately the same height but conflicting design. The lodge buildings are single-story, the same as many of the buildings surrounding the intersection, and it does not stand out distinctly in the mid-ground skyline. Much of the lodge is not visible from West Mission Avenue because of its single-story height and linear design, which extends away from the road. Also, when driving east along West Mission Avenue, the portion of the lodge adjacent to the road is overpowered by the strip mall building immediately to the east. This building is taller and

the lodge tends to blend into the varying angular rooflines. The Wagon Wheel Restaurant also obscures the lodge while driving east through the intersection of West Mission Avenue and Centre City Parkway. When driving west on West Mission the lodge is not visible until they are directly opposite the viewer, and do not stand out. From Centre City Parkway, the southern two-thirds of the lodge are screened from view by vegetation. The Wagon Wheel Restaurant also obscures a portion of the lodge from view from Centre City Parkway. On the west side of the intersection, the Mt. Vernon Inn and associated restaurant are more visible because of the Inn's height (two-story) and the inverted "V" roofline of the restaurant.

The lodge is also not a key focal point in the character of the neighborhood around the intersection. The buildings on the east and northwest sides of the intersection are almost all much newer than the lodge and have architectural styling that is more massive, with heavier details such as pillars, wide marquees, and taller roofs. The lodge, with its low massing and understated architectural details no longer visually exemplifies the neighborhood character. The surrounding businesses are also much more consumer oriented than the motor lodge, with heavier vehicular and pedestrian usage volume.

Although the Wagon Wheel building is much more visible from the intersection vicinity, it is not visually an important key focal point in the neighborhood. As with the lodge buildings, the restaurant is a low single-story building and blends into the general busyness of the intersection. Because of the restaurant being single-story, set off the road a distance, and its irregular exterior design, it tends to blend in with the motor lodge when viewed from the intersection. The architecture, with a busy façade and visible mechanical structures on the roof, does not stand out when viewed from West Mission Avenue.

As with the motor lodge, the Wagon Wheel Restaurant building is not a key focal point in the character of the neighborhood around the intersection. The surrounding buildings are almost all much newer than the restaurant and have architectural styling that is more massive, with heavier details such as pillars, wide marquees, and taller roofs. The restaurant, with its low massing and understated architectural details, no longer visually exemplifies the neighborhood character.

7. Historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

The Palm Tree Motor Lodge buildings do not qualify under this criterion. There are numerous other buildings in the Minimal Traditional architectural style in Escondido.

The Wagon Wheel Restaurant building does not qualify under this criterion because it lacks sufficient integrity of design, materials, workmanship, and feeling.

8. Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered.

Neither the Palm Tree Motor Lodge sign nor the Wagon Wheel Restaurant sign qualify under this criterion. Both are of technology common for the late 1950s to 1960s; metal

frames, metal letters, plastic, and painted designs. The craftsmanship is good, but not exemplary, and the signs do not use historic sign materials. The restaurant sign appears not to be altered, although no information on the sign was found and the translucent panels may not be part of the original design. It is difficult to determine how much the motor lodge sign was altered when the lodge name changed from “Pine Tree” to “Palm Tree.” Lettering style and use of dimensional letters may not conform to the original sign design.

9. 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.

Neither the Palm Tree Motor Lodge sign nor the Wagon Wheel Restaurant sign qualify under this criterion because neither are integrated into the architecture of the buildings.

10. Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.

The Palm Tree Motor Lodge sign does not exhibit extraordinary aesthetic quality, creativity, or innovation. The neon is limited to a single, plain arrow on each side. The lettering style is commonplace and use of dimensional letters is not unique or innovative. The sign shape is also commonplace.

The Wagon Wheel Restaurant sign does exhibit some aesthetic quality in the design and execution of the wagon/driver design and the use of serif rustic typeface. However, these are not extraordinarily original in design creativity or execution. Additionally, the sign is not extraordinary in its innovation, using established materials and common visual themes.

The Wagon Wheel Restaurant was presented with a Historic Sign Preservation Award in 2012 for the continued maintenance and preservation of the Wagon Wheel Restaurant signs, including an iconic sputnik. The sputnik which was on the roof of the restaurant has since been removed some time since 2012. The freestanding Wagon Wheel sign, next to Centre City Parkway still exists. The paint on the metal parts of the sign is faded, but the sign panels with lettering and the wagon/driver are, although somewhat faded, still clearly readable.

11. 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.

Neither the Palm Tree Motor Lodge nor the Wagon Wheel Restaurant qualify under this criterion because neither possesses landscape features associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities.

12. Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory.

Neither the Palm Tree Motor Lodge nor the Wagon Wheel Restaurant qualify under this criterion because the project site is not identified as an Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory.

13. Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests.

Neither the Palm Tree Motor Lodge nor the Wagon Wheel Restaurant qualify under this criterion because neither are considered historical resources that have an outstanding rating of the criteria used to evaluate local register requests.

6.2.3 Integrity

Integrity is necessary for the property to convey its proposed significance. Enough integrity must remain to convey the reasons for the property's significance. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The location is the place where the property was constructed or where the significant historic event took place. The design of a property is the combination of architectural elements that create its structure, form, plan, space, and style. The setting of a property is its physical environment. This is not a specific spot, but the character of the spot and its surroundings. Materials are the physical elements used to construct the property. Workmanship is the physical evidence of the crafts or skills of the period or culture during the period of historic significance. Feeling is the property's expression of the historic or aesthetic sense of its particular significant period of time. Association is the link between the property and the important historic event or person significance is based on.

Design: The Palm Tree Motor Lodge buildings, with the exception of the cabana, retain integrity of Design. No information could be found to indicate they have been altered from their original design. The small storage room attached to the lobby area has not destroyed any structural features, only covered them. It could easily be removed and the underlying façade probably remain intact. Windows have been replaced, but they are similar in size to the originals, and the change in materials does not significantly alter the original design. The cabana has been visually heavily altered, and in its current configuration does not retain integrity of Design. However, it is probable that the additions could be removed without significantly damaging the original structure.

The Wagon Wheel Restaurant building has been heavily altered and no longer retains integrity of Design. The Contemporary architectural style of the addition does not harmonize with the original restaurants Minimal Traditional style. Also the false façade and short slatted screen wall added to the north wall do not integrate well into the original design and have the feel of expedient additions.

Taken together as a group, as they were originally constructed, the Palm Tree Motor Lodge and the Wagon Wheel Restaurant retain integrity of design. All of the elements of the

original layout remain, except the pool, in their original locations. The lack of the pool does not significantly alter the look and feel of the design.

Setting: The Palm Tree Motor lodge buildings retain integrity of Setting. The West Mission Avenue area has been developed for commercial purposes since the 1960s. The southwest corner of the intersection of West Mission Avenue and Centre City Parkway is still occupied by the motor lodge and restaurant constructed prior to 1964.

The Wagon Wheel Restaurant building also retains integrity of Setting.

Taken as a whole, the Palm Tree Motor Lodge and the Wagon Wheel Restaurant retain sufficient integrity of setting, for the reasons discussed above.

Materials: The Palm Tree Motor Lodge main lodge and second lodge buildings retain sufficient integrity of Materials. No substantial additions or alterations were made that removed original materials or using materials not used in the original construction on the two main buildings. The limited replacement of windows on the large lodge building is not a significant materials change. The small storage room, although using new materials, is not a permanent addition to the structure. The replacement of the original shake shingle roofing with composition shingles is a significant change, but the roofing is an element of the building that is subject to periodical replacement and composition shingles can easily be removed and shakes reinstalled. The replacement of the windows on the second lodge building is a more significant impact to Material integrity. The white-coated metal window frames stand out from the rest of the building materials as obvious recent replacements. However, the original casings remain and the windows could be replaced with wood framed windows matching the original windows. Because of additions, the cabana no longer retains sufficient integrity of Materials. The enclosing of part of the interior significantly alters the original all open design, and the addition of the shed to the west wall adds clutter to an originally simple design. Removal of the additions would probably restore sufficient integrity of Materials.

The Wagon Wheel Restaurant building does not retain integrity of Materials. The western addition has introduced fieldstone as a major cladding material that was not used in the original building construction.

Workmanship: The Palm Tree Motor Lodge main lodge and second lodge buildings retain sufficient integrity of Workmanship. There have been no major alterations to the main lodge building that would have removed original structural elements showing original workmanship. If there have been any substantial repairs, they are not obvious by their difference in workmanship. As with other aspects of Integrity the construction of the storage room addition lacks comparable workmanship; but it is easily removed and does not appear to have compromised the general integrity of the lodge building. The replacement of the original shake shingles for roofing with composition shingles does not compromise integrity, because roofing is subject to periodical replacement and shake shingles can be installed. The replacement of the windows on the second lodge building is a more significant impact to Workmanship integrity. The white coated window frames stand out as obvious mass-produced replacements. However, the original casings remain and the

windows could be replaced with wood framed windows matching the original windows. Because of additions, the cabana no longer retains sufficient integrity of Workmanship. The workmanship of the additions is not comparable to the original workmanship in construction techniques or attention to detail. Removal of the additions would probably restore sufficient integrity.

The Wagon Wheel Restaurant building does not retain integrity of Workmanship. Much of the original building has been removed or covered by the substantial addition on the west, removing much of the original workmanship.

Feeling: The Palm Tree Motor Lodge buildings retain integrity of Feeling. Although some alterations have occurred, there are sufficient original features remaining to impart a sense of feeling from the 1950s to 1960s.

Association: As there were no identified important historic events or persons of significance in history associated with the Palm Tree Motor Lodge this is not a relevant aspect of Integrity.

7.0 Potential Project Impacts

The Palm Tree Motor Lodge buildings and the Wagon Wheel Restaurant building do not qualify for listing on the CRHR under any criteria. The Palm Tree Motor Lodge buildings and the Wagon Wheel Restaurant building qualify under Criterion 5 of the City of Escondido criteria for listing on the Local Register of Historic Places or as a Landmark property; they are resources that over 50 years old. Qualification under only a single criterion is not sufficient to make the Palm Tree Motor Lodge buildings and the Wagon Wheel Restaurant building eligible for inclusion on the Escondido Local Register.

The Palm Tree Motor Lodge and the Wagon Wheel Restaurant freestanding signs do not qualify for listing on the CRHR under any criterion. The Palm Tree Motor Lodge sign and the Wagon Wheel Restaurant sign qualify under Criterion 5 of the City of Escondido criteria for listing on the Local Register of Historic Places or as a Landmark property; they are resources that over 50 years old. Qualification under only a single criterion is not sufficient to make the Palm Tree Motor Lodge buildings and the Wagon Wheel Restaurant signs eligible for inclusion on the Escondido Local Register.

The current plans for the property at 425 West Mission Avenue in Escondido call for the demolition of all the existing buildings and signs to facilitate construction of the project. Because the buildings and signs are not eligible for listing either on the CRHR or under City of Escondido criterion there will not be a significant adverse effect to historic resources as a result of their demolition. California DPR Primary Site Forms were filled out for both the Palm Tree Motor Lodge and Wagon Wheel Restaurant and submitted to the SCIC; they are included as Attachment 5. The SCIC has assigned primary site numbers. The Palm Tree Motor Lodge is P-37-036400 and the Wagon Wheel Restaurant is P-37-036401.

8.0 Recommendations

The buildings and signs at 425 West Mission Avenue do not qualify for listing under CEQA or City of Escondido Criteria as significant historic resources, and therefore there will be no significant adverse effects from implementation of the proposed project. Because of this, RECON feels no mitigation measures are necessary.

9.0 Certification and Project Staff

This report was prepared in compliance with the California Environmental Quality Act and with policies and procedures of the City of Escondido. To the best of our knowledge, the statements and information contained in this report are accurate.



Harry J. Price
Architectural Historian

The following individuals participated in the field tasks or preparation of this report. Resumes for key personnel are included as Attachment 6.

Harry J. Price, Jr.	Report Author, Architectural Historian
Richard Shultz	Research Analyst
Chris Nixon	GIS Specialist
Jennifer Gutierrez	Production Specialist

10.0 References Cited

McAlester, Virginia and Lee

1984 A Field Guide to American Houses. Alfred A Knopf, Inc. New York.

McGrew, Alan M.

1988 Hidden Valley Heritage; Escondido's First 100 Years 188-1988. Blue-Ribbon Centennial History Committee, L & W Printery, Inc. Escondido, California. On file at the Escondido Historical Society.

Nationwide Environmental Title Research, LLC (NETR)

2016 Historic aerial maps available at
<http://www.historicaerials.com/aerials.php?scale=2000&lon=-117.0877&lat=32.701553&year=2005>. Accessed December 15, 2016

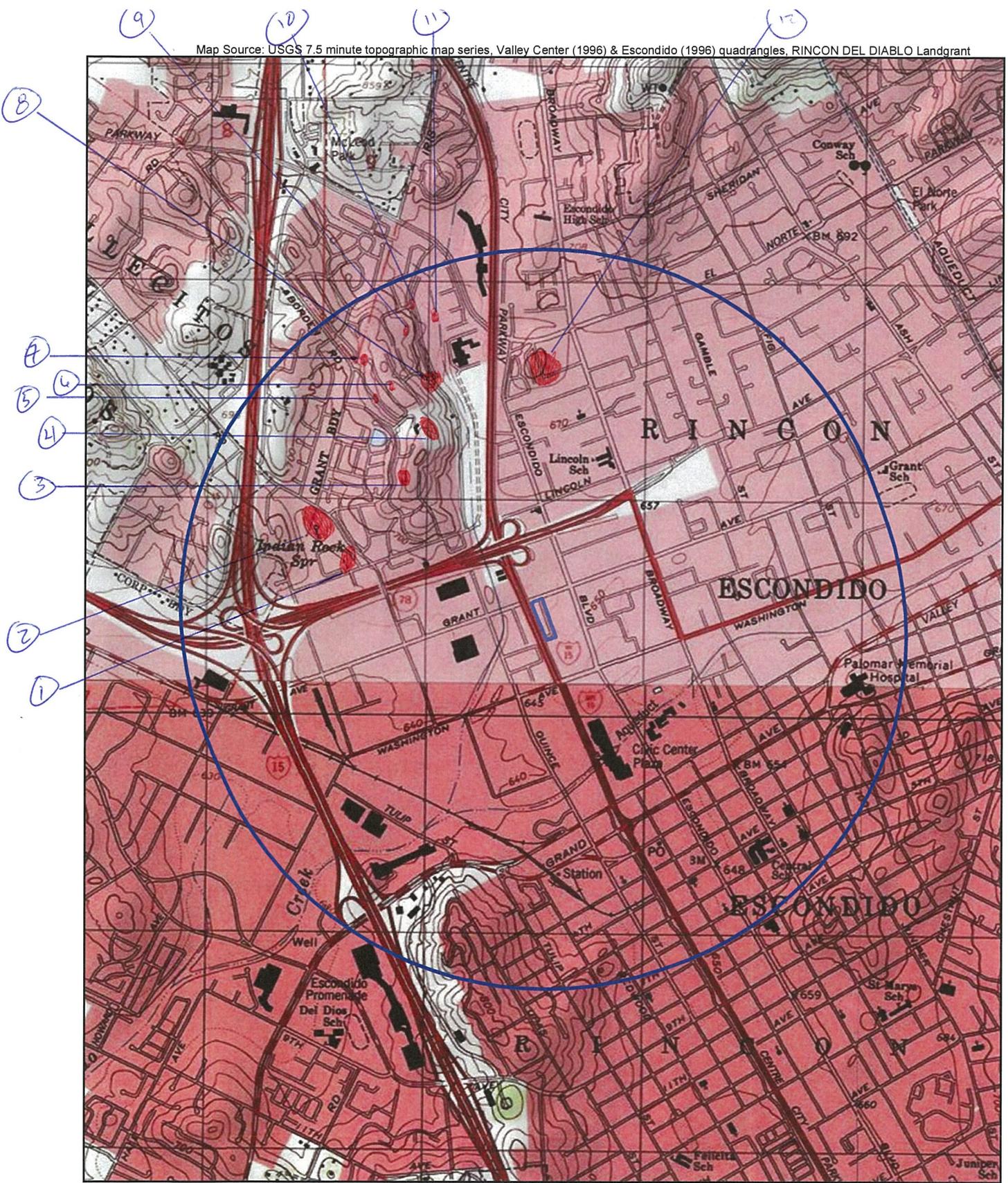
San Diego, City of

2007 San Diego Modernism, Historic Context Statement. Unpublished manuscript on file at the City of San Diego and RECON Environmental, San Diego CA.

ATTACHMENTS

ATTACHMENT 1

Record Search Map



 Project Boundary

FIGURE 2
Project Location on USGS Map

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-37-000151	CA-SDI-000151						
P-37-000152	CA-SDI-000152						SD-08951
P-37-001036	CA-SDI-001036						SD-08951
P-37-005210	CA-SDI-005210						SD-05269, SD-05270, SD-08159, SD-08951, SD-10352
P-37-006727	CA-SDI-006727						SD-00480, SD-10352
P-37-006728	CA-SDI-006728						SD-00480, SD-10352
P-37-006729	CA-SDI-006729						SD-00480, SD-10352
P-37-007785	CA-SDI-007785						SD-00844, SD-03621, SD-10352
P-37-009828	CA-SDI-009828						SD-00632
P-37-009829	CA-SDI-009829						SD-00632
P-37-009830	CA-SDI-009830						SD-00632

ATTACHMENT 2

Chain of Title



**First American Title Company
National Commercial Services**

**4380 La Jolla Village Drive, Suite 110
San Diego, CA 92122**

December 01, 2016

Austin Dias
Duhs Commercial Brokerage
3830 Ray Street
San Diego , CA 92104
Phone: (619)491-0612
Fax: (619)491-0696

Title Officer: Vince Tocco/ Linda Slavik
Phone: (858)410-3886

Order Number: NCS-805559-SD

Escrow Officer: Lieng Smith
Phone: (858)410-3894

Escrow Number: NCS-805559-SD

Owner: Jinkyu Heo and Joy Tokmi Heo

Property: 425 West Mission Avenue, San Diego, CA

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Company maintain the fundamental principle:

Customer First!

GUARANTEE

LIABILITY: \$1,000.00
FEE: \$200.00

ORDER NO.: NCS-805559-SD
YOUR REF:

First American Title Insurance Company
a Nebraska corporation, herein called the Company

GUARANTEES

Harry Price

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

Dated: November 22, 2016 at 7:30 A.M.

SCHEDULE A

CHAIN OF TITLE GUARANTEE

The assurances referred to on the face page hereof are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was (acquired) (reserved) by:

JINKYU HEO AND JOY TOKMI HEO, HUSBAND AND WIFE AS JOINT TENANTS

pursuant to a Grant Deed in and to the real property in the City of San Diego, County of San Diego, State of California, described as follows:

THAT PORTION OF LOT 14 IN BLOCK 148 OF RANCHO RINCON DEL DIABLO, 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 10 FEET TO AN ANGLE POINT IN THE BOUNDARY OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 14, 1948 IN BOOK 2797, PAGE 217 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF THE LAND SO CONVEYED AS FOLLOWS: SOUTH 69°39'30" WEST, 132.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69°39'30" WEST ALONG SAID BOUNDARY, 135.62 FEET TO THE BEGINNING OF A 40 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHERLY ALONG SAID CURVE, 64.96 FEET; THENCE SOUTH 23°23' EAST, 576.20 FEET TO THE SOUTHERLY LINE OF SAID LOT 14 THENCE LEAVING THE BOUNDARY LINE OF SAID STATE LAND, NORTH 69°43'30" EAST ALONG THE SOUTHERLY LINE OF SAID LOT, 145.62 FEET; THENCE NORTH 20°26'30" WEST, 617.63 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 10.00 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 14, 1948 IN BOOK 2797, PAGE 217 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF THE LAND SO CONVEYED AS FOLLOWS: SOUTH 69°39'30" WEST, 242.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69°39'30" WEST, 25.16 FEET TO THE BEGINNING OF A 40 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 64.96 FEET; THENCE SOUTH 23°23' EAST, 2.57 FEET TO A POINT IN THE ARC OF A 90 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 80°51'00" EAST; THENCE LEAVING THE BOUNDARY OF SAID STATE LAND AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°57'40", A DISTANCE OF 81.62 FEET TO THE TRUE POINT OF BEGINNING.

APN: 229-172-38-00

only the following matters appear in such records subsequent to January 1, 1950.

A document recorded June 22, 1948 as Book 2846, Page 179 of Official Records.

From: Constance J. Ehmke
To: Dan H. Johnston, as his sole and separate property

A document recorded June 29, 1953 as Instrument No. 30722 of Torrens of Official Records.

From: Dan H. Johnston and Mary W. Johnston, husband and wife
To: Pine Tree Lumber Co, a co-partnership consisting of B. A. Sweet, W. S. Wexler and W. S. Wyland

A document recorded December 18, 1967 as Instrument No. 198790 of Official Records.

From: Pine Tree Lumber Company, a partnership, consisting of B. A. Sweet, also known as Bryan A. Sweet, W. S. Wexler, also known as Warren S. Wexler, and W. S. Wyland, also known as William S. Wyland
To: Pine Tree Lumber Co., Inc., a California Corporation

A document recorded October 01, 1979 as Instrument No. 79-408792 of Official Records.

From: Pine Tree Lumber Co., Inc.
To: Pine Tree Lodge, Inc.

A document recorded November 13, 1991 as Instrument No. 1991-0584888 of Official Records.

From: Pine Tree Lodge Inc. - - a corporation
To: CLW Associates, Inc., a California corporation

A document recorded May 24, 2002 as Instrument No. 2002-0445031 of Official Records.

From: CLW Associates, Inc., a California Corporation
To: Jinkyu Heo and Joy Tokmi Heo, husband and wife as joint tenants

This Guarantee does not cover:

1. Taxes, assessments and matters related thereto.
2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurance which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price. Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 4380 La Jolla Village Drive, Suite 110, San Diego, CA 92122 .

ATTACHMENT 3

Commercial-Industrial Building Records for the Pine Tree Motor Lodge

COMMERCIAL-INDUSTRIAL BUILDING RECORD

Account No. 7126567

Parcel No. 229-172-X33

ASSESSOR, SAN DIEGO COUNTY

Community ESCONDIDO

NAME PINE TREE LODGE - MOTEL

ADDRESS 425 MISSION 547 W. GRANT AVE.

SHEET 1 OF 3

CLASS & SHAPE		FRAME	TRUSSES		EXT. FINISH	ROOF	LIGHTING	FRONT	INTERIOR CONSTRUCTION										
MOTEL		X Wood	Light	Heavy	FLR	Flat	X Standard	Type	NUMBER OF ROOMS				MATERIALS						
D50 S/S		Concrete Reinf.	Wood	Steel	Stucco	Shed	Below Standard		Desc.	B	M	1	2	3	FLOORS	GD	WALLS	GD	CEIL.
Stories /		Steel	Span Spaced		Metal	Arch			All		X				PINE	A	PL	A	PL
Bsm't	Mezz	No Frame	FLOORS		Veneer	X Gable	FIXTURES		Glass in										
USE	DESIGN	FLR	WALLS	Concrete	Wood	Wood	Fluorescent	Metal	Wood										
Garage		X Wood	X Wood	PINE	Glass	Metal	X Incandescent	Glass Doors											
Store		Brick		Sub-Floor	Unfinished	Concrete		Auto. No.	BED ROOM			1 EA.			A.T.				
Office		Conc. Blk		Elevation	X BFB		Quality A	Bulkhead	Office										
Factory		Metal					Quantity	Back Trim	Lobby										
Warehouse		Tilt Up	FOUNDATION		WINDOWS	Composition	PLUMBING	Lighting	Hall										
X MOTEL	X	Pilasters	X Concrete Reinf.	Metal		Built-Up	3 EA. Fixtures	Drop Ceiling	Bath			1 EA.			LINO		PL		PL
39 UNITS		Party	Masonry	X Wood		Metal	Quality A	Disp. Platform	Restroom										
				X SHAKE			Sprinklers	Quality	SPECIAL FEATURES										

CONSTRUCTION RECORD				EFFEC. 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	Adva. quacy				
4143	MOTEL	47865	11-24-53	1958	1964	6	31	OR40	93	G	A	A	A	A	29 UNITS AIR COND. DEFS. PROP.		
5083	MOTEL (10 UNITS)	27000	12-8-55		1967	9	31	OR40	88						10 UNITS AIR COND. 3 TON EST. - P.P.		
6251	MOTEL (10 UNITS)		2-10-58		1968	10	30	OR40	86	(A)							
7155	AIR COND.		4-14-59		1978	20	25	OR45	73								
3948	KIT. ADDS	2880	10-26-61												Doors		
1375	6 KIT ADDS	7140	3-9-64												Sky-Lites		
															Elevator		

Appraiser and Date		Ron Wade 5-21-63		Wm. Lander 2-9-67		Lockard 1-12-68		W. H. Hunt 11-78							
UNIT	AREA / UNIT	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
MOTEL #1	29 UNITS 11602 10,862	7.90	85,810	7.10	9,165.6	9.00	104,418	19.50	226,239						
A.C.			5300		5300		5950		11700						
16 D4.0 KITCHENS			3500		77.00										
FIREPLACES	3	400	1200	4.00	1200		1200	9.00	2400						
PORCHES	900 sq ft	2.00	1800	2.00	1800										
MOTEL #2	10 UNITS 2898	8.05	23329	8.05	23329	8.60	24923	17.50	50715						
TOTAL			120,939		130,985		136,391		291,054						
NORMAL % GOOD			93		93		86		73						
R.C.L.N.D.			112,473		121,816		117,296		212,469						
CHECKED															
REVIEWED															

PINE TREE LODGE - MOTEL

ADDRESS 547 W. GRANT AVE

7166567

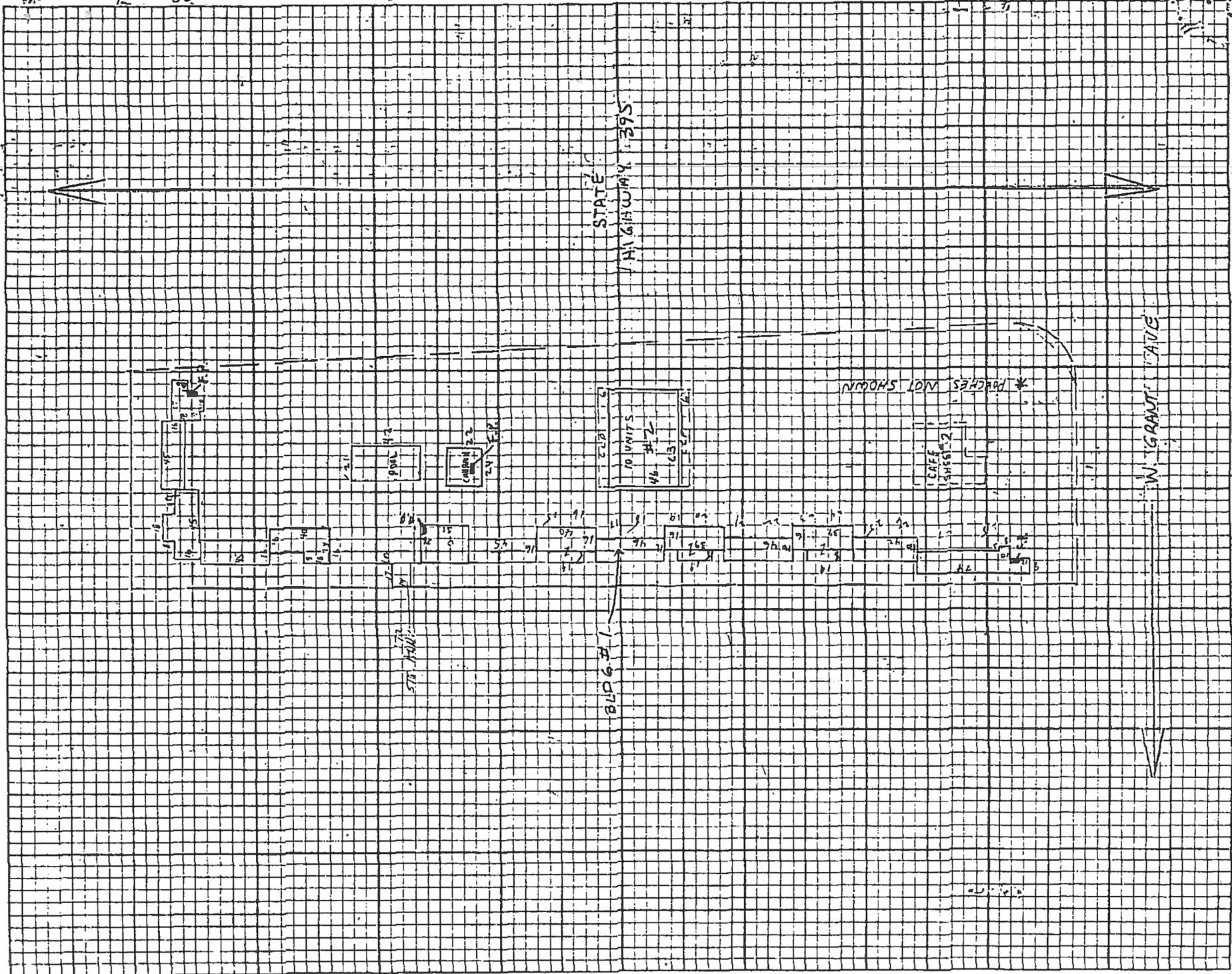
DESCRIPTION OF BUILDINGS

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	2 nd Story or Loft	Year Built	Efect. Year	R.C.N. L.N.D.
					Type	Cover					
1	CABANA	22' X 24'	CONC.	B & B EXT- POST & BEAM	SHED	SHAKE	2-PIED. CONC. FL. FIREPLACE - OP BM.		1954	1954	230
2	POOL	21' X 42'		GUNITE	3-8' IN DEPTH		HTR-FILTER-LADDER-DIV. BD.		1954	1954	230
3	ASPHALT PAVING	FOR DRIVEWAYS		& PARKING					1954	1954	230
4	14 X 17	STONARBS	BLDC	P/M + S	UCCO.				1972	1972	230

COMPUTATION

Appraiser-Date		Ron Wade 5-21-63			Lockard 1-12-68			S.B.M. 11/21/72			W.H. 1-11-78			R.C.N. L.N.D.			
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	528	4.00	2112	72	1521	6.00	3168	58	1837					10.00	5211	50	2640
2	987	5.00	4410	72	3175	7.50	6615	58	3837						14500	50	7250
3	40,000	.10	4000	72	2880	.16	6400	58	3712					.35	14000	50	7000
4	238									6.00	1428	100	1428	10.00	2380	90	2142
Total			10522		7576		16183		9386						36160		1902

Appraiser-Date		H												R.C.N. L.N.D.			
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
Total																	



ATTACHMENT 4

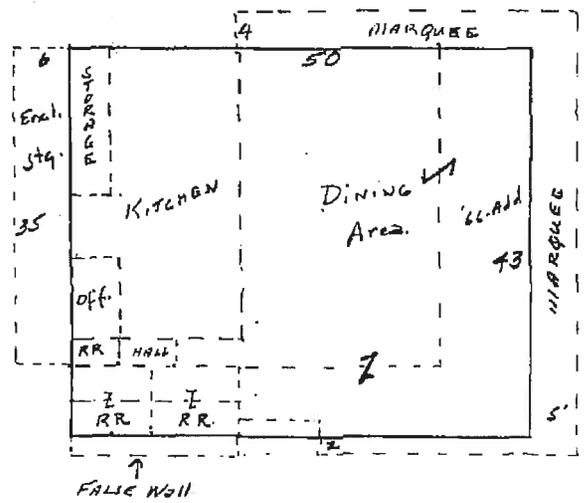
Commercial-Industrial Building Records for the Wagon Wheel Restaurant

Scale: 1" = 20 Ft.

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIA.	AREA/UNI
Encl. Storage					210 @ 3.00		\$ 630
Flat Conc.					41680 @ .50		20840

↑
TO HOTEL



Hwy #395

AREA:

COMPUTATIONS

43 x 50 = 2150	B.F.	5/80
Per = 186	Ht. Adj (1.98)	5.68
	A & P Adj (1.37)	7.78
	Part.	.60
	Plyg	.80
	Front	1.00
	Marquee (False Wall)	.60
		10.78
	BE	21.30

REMARKS:

D'66 Addn, per owner, was completed in Jan. 1967, but was inadvertently not appraised for '67. Reptd Cost of Addn. \$16,200± & A.C. \$1350 - R. 1/2/68

N.
↓

MISSION AVE
427 - W. ~~Green~~ Ave

ATTACHMENT 5

Primary Site Forms

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

Primary # P-37-036400
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: Palm Tree Motor Lodge

P1. Other Identifier: Pine Tree Motor Lodge

***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 and Escondido Date: 1996; Unsectioned Portion of Rincon Del Diablo Landgrant

c. Address: 425 W Mission Avenue

City: Escondido

Zip: 92025

d. UTM: Zone: 11 ; 491557mE/3665420N (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 650 AMSL

From Interstate 15 in Escondido, take State Route 78 east and exit south on Centre City Parkway. Continue on Centre City Parkway for one block, turning east on West Mission Avenue. Resource is located on the southeast corner of Centre City Parkway and West Mission Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Palm Tree Motor Lodge was constructed in phases between 1953 and 1958, and originally called the Pine Tree Motor Lodge. The lodge consists of three buildings: an L-shaped line of 29 units and lobby constructed to appear to be attached small bungalows; a rectangular building housing 10 units; and a cabana building adjacent to the pool. In addition, there are landscaped areas on the north and south sides of the pool/cabana area. The long arm of the "L" is approximately 570 feet long, and the short arm is approximately 122 feet long. (See continuation sheets)

***P3b. Resource Attributes:** (List attributes and codes) HP5 Hotel/motel

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



P5b. Description of Photo: (View, date, accession #) Southeast, 12/07/2016, ABM_3563

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Harry J. Price
RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101

***P9. Date Recorded:**
December 7, 2016

***P10. Survey Type:** (Describe)
Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Price, Harry J., Historic Building Evaluation of the Palm Tree Motor Lodge and the Wagon Wheel Restaurant at 425 West Mission Avenue in Escondido, California. 2017.

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

The basic architectural style is rustic Minimal Traditional. The Minimal Traditional style is characterized by a low-pitched gabled roof (either front or side), shallow eave overhangs, simplified details (while often retaining details such as fixed shutters on the façade), traditional building materials (such as wood siding and stucco), chimneys, small porches, and smaller windows (McAlester and McAlester 1984; City of San Diego 2007). Also evident is the restriction of decorative elements to the main façade of the building, with the rear and sides unadorned.

As noted above, the floor plan of the main lodge building resembles a series of small duplexes joined together end to end. The attachment is staggered approximately seven feet, so the façade is an alternating, set forward, set back wall. Each duplex segment has a low pitched, end gabled roof. Roofing is currently composition shingles, but the Commercial Building Record lists shake shingles as the original roofing material. Eaves on the gable ends are close raked, with a fascia board against the wall. There are two vent holes, set below the gable apex, that are designed to look like birdhouse entrances with small landing platforms. Eaves on the front and back of the segments are open, with an overhang of approximately 24 inches. The exposed rafters are 6-by-12-inch beams with rounded tails and no fascia board. The roof edge is covered by a metal coping. There are three chimneys constructed of used red brick; one each at the far ends of the building and one on the south end of the office segment. The chimneys are approximately 20 inches by 68 inches by 210 inches high, with the long axis at right angle to the roof long axis. They are built using a running bond.

The walls are clad in vertical, rough sawn, board-and-batten. The doors are located at the ends of the segments. On the segments that set forward, the doors are located on the gable ends. On the segments set back, the doors are on the ends next to the wall angels. Because of their location, the two doors can be covered by a single shed roof extending out at the juncture angle of the building segments. The shed roofs extend out approximately 5 feet and are approximately 8 feet wide. The pitches of the shed roofs are slightly shallower than the main roof; they are supported by two flared wood posts (6 by 6 inches at the bottom) and two 6-by-16-inch beams. The doors are a combination of 6- and 8-panel wood doors. The casings are wood. Each building segment has four windows; a central grouped pair of two-over-two double hung wood frame window flanked by eight-over-eight double hung wood framed windows. All windows have wood casings and fixed, slatted, wood shutters. The central paired windows are smaller, and have a narrow decorative shelf below them supported by heavy, arched knee-braces. Only one window on the facade has been replaced with a metal framed window.

The office/lobby segment is located towards the south end of the long (north-south) arm of the lodge. The entrance door is set to the left of center. An end gabled roof covers the door and a window set on the left of the door. The gable eaves are close raked, with a fascia board. The gable is clad with horizontally set, lapped wood boards. The side eaves area open and match the other open eaves in design. A lightbox sign is affixed in the gable, and an older lightbox sign sits on the north side of the roof, visible from the north. The roof is supported by two posts styled to match the other roof support posts. The door has a fixed, nine-light upper half and a lower half with four triangular panels. The window is nine over nine double, hung, with wood frame and casing. A shelf has been added in front of the window, attached to the window casing. The area below the window and the bottom one-half of the posts have been faced with glazed tiles. The tiles are 12-inch squares and are have a mottled terra cotta glaze. There tiles are definitely a later addition. To the right of the entrance is a pair of large windows, separated by a wood mullion. The windows are six-over-six, double hung, with wood frames and narrow wood casings. The eaves over these windows match the other open eaves on the lodge. The wall below the windows has been clad with red used brick. To the south of the lobby is what appears to be a storage room, with a door in the west wall and a door on the south wall. A small shed has been added to the front of the storage room, made of plywood and roofed with corrugated sheet metal. A corrugated sheet metal roof has also been added between this shed and the lobby roof to cover an ice machine and soda dispenser.

The end segments of the main building have small rooms on the outside corners, faced with used red brick and partial hipped roofs. Each end room has large corner windows. The windows have diamond lights and wood frames. As noted above, each end room has a rectangular red brick chimney, with the long axis oriented at right angle to the long axis of the segment. A narrow room sits behind the window rooms. This room has a shed roof oriented the same as the gable ridge of the segment, with close raked eaves and a fascia board against the wall.

The rears of the lodge segments have one to four rectangular windows, in two sizes, spaced regularly along the segment. Windows are one over one, double hung, with wood frames, casings, and sills. The windows of the smaller size are paired, and in many of the pairs air conditioner units have been installed in one of the windows. A number of windows are boarded up, possibly because air conditioning units have been removed. There are wood doors set on the short end of the segments. The visible door has a one over one, double hung, wood frame window in the top half.

Building 2 of the Pine Tree Motor Lodge is a rectangular, single story building measuring approximately 65 feet (east-west) by 45 feet (north-south). It is in the same rustic Minimal Traditional architectural style as the main lodge building. It has a side gabled roof, with the long axis oriented east-west. The unit entrances are on the north and south sides of the building, and are covered by a 10-foot roof extension. The extensions are supported by six flared wood posts, identical to those on the main lodge building, supporting 6-by-16 inch beams. The roof is covered with composition shingles. The roof pitch angle is low, and the angle changes to almost flat on the roof extensions. Gable ends have open eaves with false roof beams and fascia board for the 8 to 10 feet closest to the roof ridge. The lower portions of the eaves are close, with fascia boards set against the wall. The gables are clad with horizontally set, lapped wood boards. There are three vent openings in the west side gable; one tall and centered on the ridge and the other two small and set flanking the central vent. Vent openings have horizontal slats. The east side gable does not have vent holes; instead the horizontal boards in the area below the extended eaves are spaced with small gaps between for the passage of air. On the ridge above the east gable is a small rectangular cupola, clad with board-and-batten, with a hipped roof and open eaves. There are four arched holes in each side, similar to the birdhouse holes in the gable ends of the main lodge. At the base of the gable on both the east and west side is narrow shed roof extending out approximately 20 inches. Eaves are open, the exposed rafters have with rounded tails, and there is no fascia board. Below the shed roof on the east and west walls, and on the north and south walls, the building is clad in rough sawn board-and-batten. On the west wall the portion of the wall below the windows has been covered in used red brick, with a narrow brick sill. On both the east and west walls are four windows, evenly spaced across the wall. All windows are replacements; the two outer windows are wide rectangular dual glazed windows, with sandwiched strips simulating 24 lights, coated metal frames, and original wood casings. The two inner windows are narrow, double hung, with simulated four over four lights, metal framed, with original wood casings. On the north and south façades there are five doors with grouped pairs of windows between. The doors are nine panel wood doors. The windows are replacements, and all are simulated six-over-six, double hung, dual glazed, with coated metal frames and original wood casings. Small air conditioner units have been installed in holes cut in the walls below the windows.

The cabana is a rectangular structure approximately 30 feet long by 25 feet wide, with the south end (façade) open, and incorporates some of the same design elements as the main lodge building. The cabana has a shed roof, high on the south side and pitched to the north at a low angle. The roof is made of tongue and groove boards and covered with composition shingles. A chimney, set approximately 8 feet in from the north end of the cabana, extends out of the roof. It is approximately 20 inches by 68 inches and constructed of brick, which appear to be painted white. The 6-by-10-inch roof beams extend out from the cabana entrance to form a shade cover approximately 4 feet deep. The eaves on the east and north sides are close raked. The roof on the façade side is supported by four posts, flared to match the roof supports on the main lodge. The exterior walls are clad in vertical, rough sawn, board-and-batten. The western one-third of the interior has been made into a separate enclosed room. A post has been used as a corner to attach a front and east side wall, made of exterior plywood sheets. There is a door on the south end of the enclosed area. There is a single light, fixed window with wood frame in the east wall offset to the left of center. A similar window in the west wall has been boarded up. There are double doors and two windows in the north wall; the doors offset to the right of center and the windows offset to the left. The doors are constructed of rough sawn wood planks, and each has a small, rectangular vent filled with wire screen, cut below center. The windows are single light, fixed, and have wood frames. A storage shed has been added off the west wall. It measures approximately 12 feet wide by 10 feet deep, and is clad with exterior plywood with scouring resembling narrow siding.

It has a shed roof, connected to the roof of the cabana, covered with rolled composition roofing. The roof extends out on the south and north sides approximately 2 feet; no doors or windows are visible, and it may be accessed through the cabana.

A pool that originally was located immediately to the south of the cabana was filled in within the last few years. Surrounding the cabana and pool area is a landscaped area.

Currently the landscape plants include palm trees, cycads, bird-of-paradise, pomegranate trees, and box hedges. There is a raised, circular, red brick planter at the north end of the landscaped area, and concrete walkways around the cabana and where the pool was. Most of the existing landscape plants appear to have been planted since 2000, based on review of aerial photographs (NETR 2016).

McAlester, Virginia and Lee

1984 *A Field Guide to American Houses*. Alfred A Knopf, Inc. New York.

Nationwide Environmental Title Research, LLC (NETR)

2016 Historic aerial maps available at <http://www.historicaerials.com/aerials.php?scale=2000&lon=-117.0877&lat=32.701553&year=2005>. Accessed December 15, 2016

Significance Evaluation under CEQA Guidelines

- A. Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.

No information could be found to associate the Palm Tree Motor Lodge with a significant event in California's history or cultural heritage. Although the motor lodge buildings were certainly a result of the realignment of Highway 395 in 1947, they were not a contributing factor in the decision to realign the highway. The Palm Tree Motor Lodge buildings are not eligible under this criterion.

- B. Are associated with the lives of persons important to the nation or to California's past.

The Palm Tree Motor Lodge buildings are not eligible under this criterion. Although the Johnstons, Warren S. Wexler, William S. Wyland, and Bryan A. and Katherine E. Sweet were certainly successful businessmen in the development of Escondido, no connection other than ownership of the property connects them to the motor lodge. No information could be found to indicate W. Wexler, W. Wyland, or B. Sweet personally ran the motor lodge, or used it as offices to conduct their businesses in Escondido, or lived at the lodge at any time.

- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. creative individual, or possesses high artistic values.

The Palm Tree Motor Lodge buildings are not eligible under this criterion. The Palm Tree Motor Lodge buildings are a reasonably good example of the Minimal Traditional style of architecture, with a twist of rustic in the rough sawn boards and posts. However, it is not an exceptional or unique example. Also, the Minimal Traditional style itself is not a unique or rare architectural style, but well represented in the Escondido area. The style is not unique to the Escondido area, and there are not methods of construction used that are unique to Escondido or to San Diego County. No information could be found to link the motor lodge to an important creative architect or builder in the Escondido or San Diego County area..

- D. Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

The Palm Tree motor Lodge is not eligible under this criterion. The buildings themselves have not, and are not likely to yield information important in local or state history.

Evaluation Under City of Escondido Historic Landmark Criteria

1. Resources that are strongly identified with a person or persons who significantly contributed to the culture, history, pre-history, or development of the city of Escondido, region, state, or nation.

The Palm Tree Motor Lodge buildings are not eligible under this criterion. Although the Johnstons, Warren S. Wexler, William S. Wyland, and Bryan A. and Katherine E. Sweet were certainly successful businessmen in the development of Escondido. There was no information found to identify any of them as significantly contributed to the development of Escondido. Also, no connection other than ownership of the property connects them directly to the motor. No information could be found to indicate W. Wexler, W. Wyland, or B. Sweet personally ran the motor lodge, or used it as offices to conduct their businesses in Escondido, or lived at the lodge at any time.

2. Building or buildings that embody distinguishing characteristics of architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered.

The Palm Tree Motor Lodge buildings are not eligible under this criterion. The Palm Tree Motor Lodge buildings are a reasonably good example of the Minimal Traditional style of architecture, with a twist of rustic in the rough sawn boards and posts. However, it is not an exceptional or unique example. Also, the Minimal Traditional style itself is not a unique or rare architectural style, but well represented in the Escondido area. There are no visible methods used in construction or finishing of any of the lodge buildings that are unique to Escondido or to San Diego County. No information could be found to link the motor lodge to an important creative architect or builder in the Escondido or San Diego County area.

3. Historical resources that are connected with a business or use that was once common but is now rare.

The Palm Tree Motor Lodge is an example of a business that is still common in Escondido. Numerous hotels and motor lodges are in business in Escondido, many located on or near Centre City Parkway. As an example, the Mt. Vernon Inn, a motor lodge with accompanying restaurant, constructed between 1953 and 1964, is still in business across from the project on Centre City Parkway.

4. Historical resources that are the site of significant historical events.

No information could be found to associate the Palm Tree Motor Lodge with a significant event in California's history or cultural heritage. Although the lodge was certainly a result of the realignment of Highway 395 in 1947, it was not a contributing factor in the decision to realign the highway. The Palm Tree Motor Lodge is not eligible under this criterion.

5. Historical resources that are 50 years old or have achieved historical significance within the past 50 years.

The Palm Tree Motor Lodge buildings are over 50 years old, and retain sufficient integrity to qualify under this criterion.

6. Historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, or district.

Visually, the Palm Tree Motor Lodge buildings are not an important key focal point in the neighborhood. The entire intersection area is visually cluttered, with numerous tall trees, signage, street and traffic lights, and numerous buildings of approximately the same height but conflicting design. The lodge buildings are single-story, the same as many of the buildings surrounding the intersection, and it does not stand out distinctly in the mid-ground skyline. Much of the lodge is not visible from West Mission Avenue because of its single-story height and linear design, which extends away from the road. Also, when driving east along West Mission Avenue, the portion of the lodge adjacent to the road is overpowered by the strip mall building immediately to the east. This building is taller and the lodge tends to blend into the varying angular rooflines. The Wagon Wheel Restaurant also obscures the lodge while driving east through the intersection of West Mission Avenue and Centre City Parkway. When driving west on West Mission the lodge is not visible until they are directly opposite the viewer, and do not stand out. From Centre City Parkway, the southern two-thirds of the lodge are screened from view by vegetation. The Wagon Wheel Restaurant also obscures a portion of the lodge from view from Centre City Parkway. On the west side of the intersection, the Mt. Vernon Inn and associated restaurant are more visible because of the Inn's height (two-story) and the inverted "V" roofline of the restaurant.

The lodge is also not a key focal point in the character of the neighborhood around the intersection. The buildings on the east and northwest sides of the intersection are almost all much newer than the lodge and have architectural styling that is more massive, with heavier details such as pillars, wide marquees, and taller roofs. The lodge, with its low massing and understated architectural details no longer visually exemplifies the neighborhood character. The surrounding businesses are also much more consumer oriented than the motor lodge, with heavier vehicular and pedestrian usage volume.

7. Historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

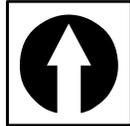
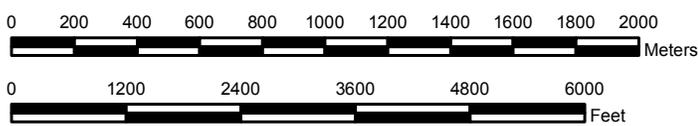
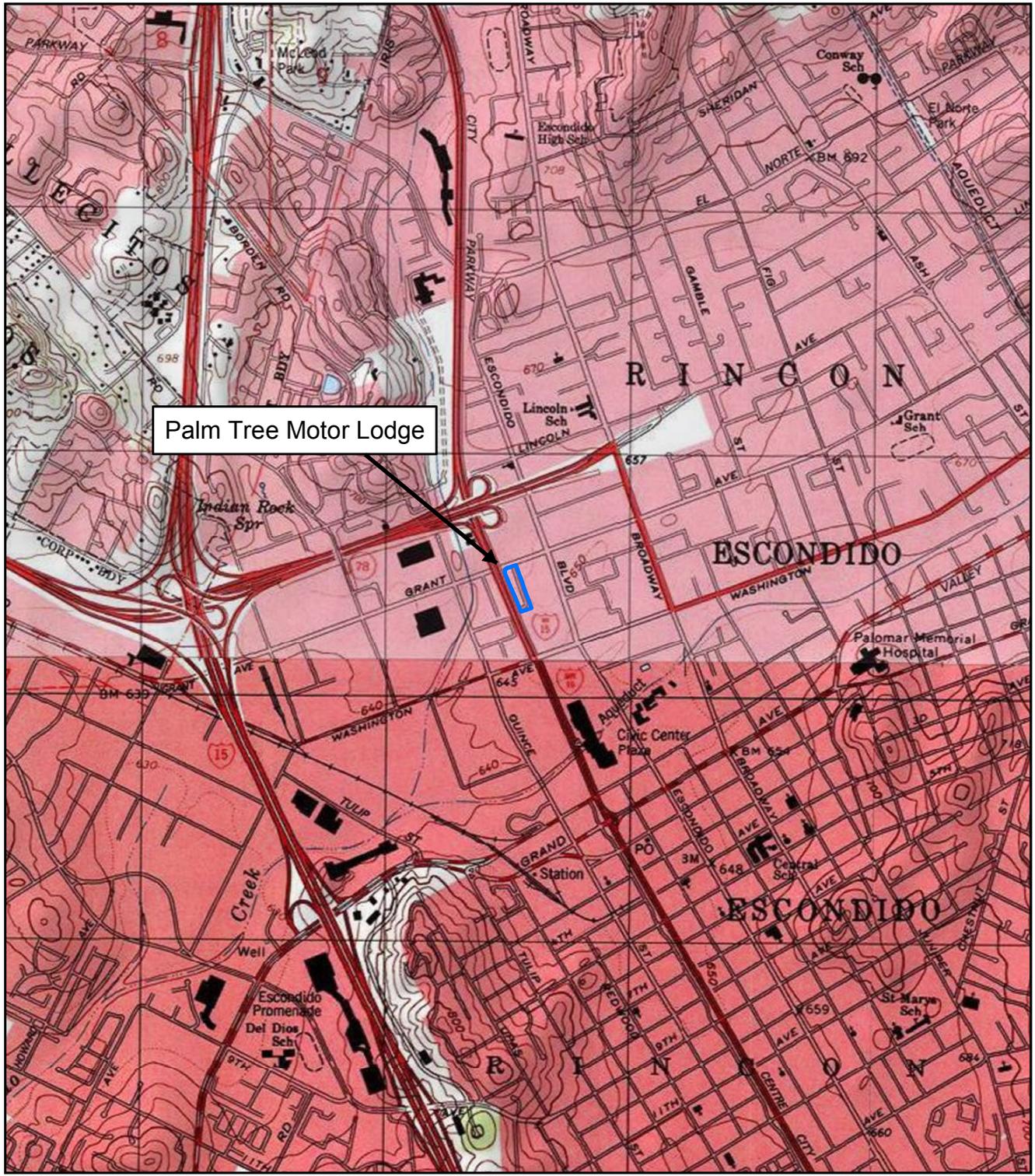
The Palm Tree Motor Lodge buildings do not qualify under this criterion. There are numerous other buildings in the Minimal Traditional architectural style in Escondido.

LOCATION MAP

*Resource Name or Number (Assigned by recorder): Palm Tree Motor Lodge

Drawn by: H.Price/GPS

Scale: 1:24,000 Date: 1/2017



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

Primary # P-37-036401
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: Wagon Wheel Restaurant

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 and Escondido Date: 1996; Unsectioned Portion of Rincon Del Diablo Landgrant

c. Address: 425 W Mission Avenue

City: Escondido

Zip: 92025

d. UTM: Zone: 11 ; 491510mE/3665502N (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 653 AMSL

From Interstate 15 in Escondido, take State Route 78 east and exit south on Centre City Parkway. Continue on Centre City Parkway for one block, turning east on West Mission Avenue. Resource is located on the southeast corner of Centre City Parkway and West Mission Avenue.

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

The Wagon Wheel Restaurant is set near the northern end of the project property. The building currently measures approximately 60 feet (east-west) by 45 feet (north-south). A substantial addition has been constructed on the west side of the original building, which measured approximately 45 feet (north-south) by 32 feet (east-west). The addition measures approximately 25 feet east-west by 45 feet north-south (see continuation sheet).

*P3b. Resource Attributes: (List attributes and codes) HP39 Other: Restaurant

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



*P5b. Description of Photo: (View, date, accession #) South southeast, 12/07/2016, ABM_3580

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)
Harry J. Price
RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101

*P9. Date Recorded:
December 7, 2016

*P10. Survey Type: (Describe)
Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Price, Harry J., Historic Building Evaluation of the Palm Tree Motor Lodge and the Wagon Wheel Restaurant at 425 West Mission Avenue in Escondido, California. 2017.

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

The original building appears to have shared the same rustic Minimal Traditional architectural style as the lodge, but much of this is now covered or removed. A possible smaller addition across the east side of the building, approximately 6 feet deep, is a storage area. The architectural style of the large western addition is a Contemporary style of architecture, with a strong horizontal orientation, prominent roof form in the marquee, deep overhanging eaves, large windows, and fieldstone exterior cladding.

The roof is a combination of a moderately pitched end gable roof on the original portion of the building, a flat roof on the western addition, and an extended shed roof (at a shallower angle than the original roof) on the east addition. The original roof is covered with composition shingles. The western and eastern addition roofs are covered with rolled composition roofing. There is a small rectangular cupola, with a pyramid roof, centered on the roof ridge.

The visible gable eaves on the original portion of the restaurant are close, with a fascia board. The eastern addition has open eaves extending out approximately 18 inches, with rounded rafter ends and no fascia board. The western addition has roof extensions on all sides, varying in depth from 1 foot on the north side to 5 feet on the west side. The roof boards are tongue and groove wood boards. A vertical marquee, approximately 4 feet high, is attached to the roof extension on all three sides of the west addition. On the west (façade), the marquee is attached to the beams that support the roof extension. The marquee is constructed of plywood with 2-by-3-inch vertical slats spaced approximately 6 inches apart on the façade face. The central portion of the façade false front is flat, and was probably used for a sign when the restaurant was in business.

The marquee extends onto the original building, covering the two entrances on both the north and south walls. The marquee is 2 feet deep on the north side and 4 feet deep on the south side. On the north side, the entrance consists of double glass storefront doors with a narrow fixed sidelight on the right side. The glass in the sidelight is textured and amber in color. A short, low wall faced in fieldstone flanks to door on the right side. An 8-foot-deep-by-10-foot-wide room extension, part of the original building, flanks the door on the left. This extension has a front gabled roof with a low pitch angle. The extension has had a façade built on two sides, cladded with rough sawn wood board-and-batten.

East of this extension is a short, slatted, screen wall made of two-by-fours that covers part of the original building north wall. To the right (west) of the doors is a set of ribbon windows, consisting of three large fixed lights with metal frames and wood mullions. Above the windows, the wall is cladded with wood board-and-batten; and below the windows, it is stuccoed.

The door on the south wall is a single, glass storefront door with narrow sidelights. The sidelights are fixed and the glass is textured and amber in color. There are short, low walls faced in fieldstone that flank the door on both sides. To the left (west) of the doors is a set of ribbon windows, consisting of three large fixed lights with metal frames and wood mullions. Above the windows, the wall is cladded with wood board-and-batten, and below it is stuccoed. The wall to the right of the door is the original building wall, cladded in board-and-batten. Close to the door is a louvered glass window with wood frame and coping. East of the window is an exhaust fan set in what appears to be a partially blocked in window. Near the top of the gable is a rectangular louvered vent. On the eastern addition portion of the wall is a single screened rectangular opening, set just below the roof eaves.

The façade (west wall) below the marquee is dominated by large, rectangular ribbon windows, with fixed lights, metal frames, and wood mullions. The windows run the length of the wall. Above the windows, the wall is cladded with rough sawn wood board-and-batten, and below with fieldstone. Short walls extend out from the building corners, cladded with fieldstone.

The east wall, possibly a narrow addition for storage, is cladded with rough sawn wood board-and-batten. A wide wood door with screened openings is set slightly to left of center. There are narrow rectangular, screened openings just below the eaves that extend approximately 15 feet on either side of the door. There is a third, short screened opening on the north end of the wall.

*Recorded by: H Price

*Date: Dec. 2016

Continuation

Update

Significance Evaluation under CEQA Guidelines

- A. Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.

No information could be found to associate the Wagon Wheel Restaurant with a significant event in California's history or cultural heritage. Although the restaurant was certainly a result of the realignment of Highway 395 in 1947, it were not a contributing factor in the decision to realign the highway. The Wagon Wheel Restaurant is not eligible under this criterion.

- B. Are associated with the lives of persons important to the nation or to California's past.

The Wagon Wheel Restaurant is not eligible under this criterion. Although the Johnstons, Warren S. Wexler, William S. Wyland, and Bryan A. and Katherine E. Sweet were certainly successful businessmen in the development of Escondido, no connection other than ownership of the property connects them to the restaurant. No information could be found to indicate W. Wexler, W. Wyland, or B. Sweet personally ran the restaurant, or used it as offices to conduct their businesses in Escondido.

- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. creative individual, or possesses high artistic values.

The Wagon Wheel Restaurant is not eligible under this criterion. The Wagon Wheel Restaurant has been heavily altered during its period of use. The original building was constructed in the same rustic Minimal Traditional style as the Palm Tree Motor Lodge. However, most of the original building exterior has been covered by additions dating to 1966. Because of this, it has lost sufficient integrity of design and workmanship to not be eligible under this criterion.

- D. Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

The Wagon Wheel restaurant is not eligible under this criterion. The buildings themselves have not, and are not likely to yield information important in local or state history.

Evaluation Under City of Escondido Historic Landmark Criteria

1. Resources that are strongly identified with a person or persons who significantly contributed to the culture, history, pre-history, or development of the city of Escondido, region, state, or nation.

Thee Wagon Wheel Restaurant is not eligible under this criterion. Although the Johnstons, Warren S. Wexler, William S. Wyland, and Bryan A. and Katherine E. Sweet were certainly successful businessmen in the development of Escondido. There was no information found to identify any of them as significantly contributed to the development of Escondido. Also, no connection other than ownership of the property connects them directly to the restaurant. No information could be found to indicate W. Wexler, W. Wyland, or B. Sweet personally ran the restaurant, or used it as offices to conduct their businesses in Escondido.

2. Building or buildings that embody distinguishing characteristics of architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered.

The Wagon Wheel Restaurant is not eligible under this criterion. The Wagon Wheel Restaurant has been heavily altered during its period of use. The original building was constructed in the same Minimal Traditional style with rustic touches style of the Palm Tree Motor Lodge. However, most of the original building exterior has been removed or covered by the 1966 addition. Because of this, it has lost sufficient integrity of design and workmanship to not be eligible under this criterion.

*Recorded by: H Price

*Date: Dec. 2016

Continuation

Update

3. Historical resources that are connected with a business or use that was once common but is now rare.

The Wagon Wheel Restaurant is an example of a business that is still very common in Escondido and does not qualify under this criterion.

4. Historical resources that are the site of significant historical events.

No information could be found to associate the Wagon Wheel Restaurant with a significant event in California's history or cultural heritage. Although the restaurant was certainly a result of the realignment of Highway 395 in 1947, it was not a contributing factor in the decision to realign the highway. The Wagon Wheel Restaurant is not eligible under this criterion.

5. Historical resources that are 50 years old or have achieved historical significance within the past 50 years.

Although the Wagon Wheel Restaurant is over 50 years old (even the addition), it has been so altered from its original design that it lacks sufficient integrity to be eligible under this criterion.

6. Historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, or district.

Although the Wagon Wheel building is much more visible from the intersection vicinity, it is not visually an important key focal point in the neighborhood. As with the lodge buildings, the restaurant is a low single-story building and blends into the general busyness of the intersection. Because of the restaurant being single-story, set off the road a distance, and its irregular exterior design, it tends to blend in with the motor lodge when viewed from the intersection. The architecture, with a busy façade and visible mechanical structures on the roof, does not stand out when viewed from West Mission Avenue.

As with the motor lodge, the Wagon Wheel Restaurant building is not a key focal point in the character of the neighborhood around the intersection. The surrounding buildings are almost all much newer than the restaurant and have architectural styling that is more massive, with heavier details such as pillars, wide marquees, and taller roofs. The restaurant, with its low massing and understated architectural details, no longer visually exemplifies the neighborhood character. The Wagon Wheel Restaurant does not qualify under this criterion.

7. Historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

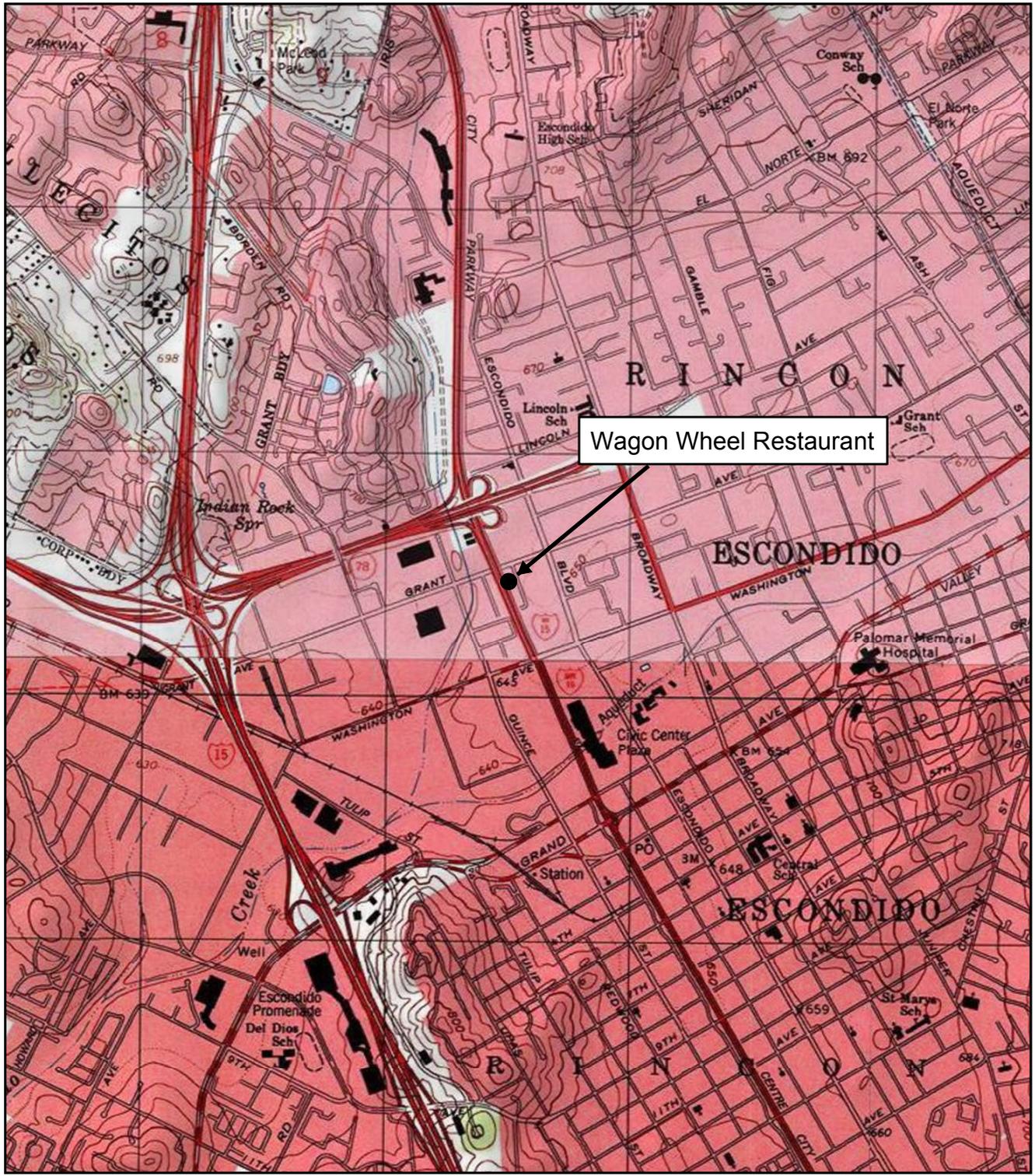
The Wagon Wheel Restaurant building does not qualify under this criterion because it lacks sufficient integrity of design, materials, workmanship, and feeling.

LOCATION MAP

*Resource Name or Number (Assigned by recorder): Wagon wheel Restaurant

Drawn by: H.Price/GPS

Scale: 1:24,000 Date: 1/2017



ATTACHMENT 6

Resumes of Key Personnel

Harry Price

Architectural Historian



Highlights

- ✓ Field surveying and evaluating
- ✓ Experience evaluating properties for the National Register of Historic Places

Experience:

40 years

Education:

B.A. Anthropology, San Diego State University, 1976

Certifications/Trainings:

County of San Diego
Approved CEQA
Consultants List –
Archaeological and Historic
Resources

City of San Diego Qualified
Archaeological Principal
Investigator

Qualified Archaeological
Monitor, City of San Diego

National Preservation
Workshop on Identification
and Evaluation of Mid-20th-
Century Buildings

California BLM Cultural
Resource Use Permit No.
CA-15-01

County of Riverside
Cultural Resources
Consultants List

Riverside County Cultural
Sensitivity Training
Course, Register No. 241

Experience Summary

Mr. Price has been working for RECON as an architectural historian and cultural resources specialist since 1986. He has experience in Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) documentation for historic structures. He has performed historic building evaluations and archival research for many historic structures in the San Diego area and is familiar with the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility requirements. Mr. Price is on the County of San Diego's Qualified Consultants List for the fields of Historic Resources and Archaeology, and the City of San Diego list of Principal Investigators.

North Coastal Regional Center, Health and Human Services Agency, Oceanside, CA

Mr. Price conducted a historic evaluation of two existing buildings that comprise the County of San Diego's Health and Human Services Agency North Coastal Regional Center, in the City of Oceanside. Research conducted at the Oceanside Historical Society and on-line newspaper archives identified Robert A. Bradt as architect of one of the two buildings. The evaluation concluded that the two buildings, constructed between 1957 and 1960, were not eligible for inclusion on the California Register of Historical Resources.

Alpha Square Project in Downtown San Diego, CA

Mr. Price completed historic resource research reports for two pre-1950 buildings at Market Street and 14th Avenue in downtown San Diego. These reports included architectural descriptions of the building, photographs, and historic research, and were used to determine the building's eligibility for listing on the San Diego City Register of Historic Resources.

Del Mar City Hall/Town Hall EIR, Del Mar, CA

The survey and evaluation were conducted by Mr. Price to determine the significance of two existing City Hall buildings that are over 50 years old that were to be demolished by the proposed Del Mar City Hall/Town Hall Project on the existing City administration property. The evaluation included a review of archival files at the Del Mar Historical Society, San Diego Historical Society, County of San Diego, and an on-foot

reconnaissance of the parcel. The evaluation determined that neither building qualified for listing on the California Register of Historic Resources under any of the four criteria. In addition, neither building qualified as historically significant under City of Del Mar Municipal guidelines.

372 Fourth Avenue Project, San Diego, CA

This report written by Mr. Price evaluated the potential for subsurface archaeological deposits to be present on the 372 Fourth Avenue Project parcel. Research included a review of the results of a records search at the California Historical Resources Information System South Coastal Information Center, a review of the 1876 Bird's Eye View drawing of San Diego, applicable Sanborn Fire Insurance Maps, and a review of the files at the San Diego Historical Society. This research was used to determine what buildings occupied the project site prior to the construction of the current warehouse building.

The report determined that the potential exists for subsurface historic archaeological deposits such as building foundations and trash deposits, to be present.

Dorothy Street Residence Project, Chula Vista, CA

Mr. Price prepared a technical analysis report for the City of Chula Vista to determine the impacts of a proposed multi-family development on a historic private residence at 753 Dorothy Street in the City of Chula Vista. The Spanish Colonial Revival Style residence had been recommended as being eligible for inclusion on the list of Chula Vista's Register of Historical Resources and the California Register of Historical Resources. The technical analysis included background information on the development of the parcel and house and a discussion of the integrity of the house. The report also evaluated the impacts on the integrity of the house from a proposed relocation of the house to either of two proposed sites on the parcel. Mr. Price determined relocation of the house to the preferred site would not significantly impact the integrity of the house and it would remain eligible for listing on both the Chula Vista and California registers. This determination was accepted by the City of Chula Vista.

Atmosphere Project in Downtown San Diego, CA

Mr. Price completed historic resource research reports for two pre-1960 buildings at 1434 and 1492 Fifth Avenue in downtown San Diego to determine their eligibility for listing on the California Register of Historical Resources and the San Diego Register of Historical Resources. These reports included architectural descriptions of the building, research results,

photographs, and discussions and determinations of significance.

El Granito Rancho Adobe Historic Building Survey, El Cajon, CA

Mr. Price developed and directed the efforts to research and record an adobe house, wood-frame house, and barn prior to their demolition. Research included accessing primary material from various sources. Recordation included photo documentation of all buildings, exterior drawings of the wood-frame house, and exterior and interior drawings of the adobe. Research determined the adobe was constructed in 1941 by James Streeter.

Mount Laguna Air Force Station, San Diego County, CA

Mr. Price co-authored a National Register of Historic Places eligibility evaluation of the Mount Laguna Air Force Station (MLAFS) located in the Cleveland National Forest. The evaluation for potential eligibility for inclusion on the National Register involved a building-by-building inspection of the remaining 23 buildings and the development of a historic context of MLAFS to use in the evaluation process. In addition, a cultural resources survey of the 140 acres of MLAFS was also conducted.

South Orange Avenue, Escondido, CA

Mr. Price was the project architectural historian for this redevelopment project in Escondido. He was responsible for background research, on-site current conditions survey, and buildings evaluation report with mitigation recommendations for these four buildings (three residences and an outbuilding) built between 1930 and 1960. The evaluation included archival, aerial photography, and architectural research following CEQA and City of Escondido Guidelines.

Escondido Disposal Incorporated Master Plan, Escondido CA

Mr. Price completed the historic building evaluation of the Golfcraft office/manufacturing plant building as part of the environmental review of a proposed expansion/modernization of the EDCO facility in the City of Escondido. The evaluation included a review of archival files at the City of Escondido, Escondido Historical Society, San Diego Historical Society, County of San Diego, an on-foot reconnaissance of the parcel and evaluation of the building eligibility under CEQA and City of Escondido eligibility criteria. The report determined that the building was eligible for both the California Register of Historical Resources and the Escondido historic register.

Clinicas de Salud del Pueblo Expansion Project, Imperial County, CA

Mr. Price co-authored a National Register of Historic Places eligibility evaluation of a building constructed between 1928 and 1937. The building was part of a proposed project in the City of Brawley and involved renovation and expansion of the existing Clinic complex. The evaluation determined the historic building at 945 G Street, qualified for listing on the National Register of Historic Places under Criterion C, at the local level of significance. Because the project could not be redesigned, a program of mitigation to reduce impacts to the historic building was developed in conjunction with the State Historic Preservation Office, including a HABS Level III recordation of the building and installation of an interpretive plaque in the new Clinicas reception area.

Additional Projects

- ◆ Rohr Complex Building Evaluation for Chula Vista Bayfront Master Plan EIR, Chula Vista, CA
- ◆ Cultural Resource Survey and Building Evaluation of the AMCAL Multi-housing Project, El Centro, CA
- ◆ Historic Building Survey on West San Ysidro Boulevard, City of San Diego, CA
- ◆ Historical Building Evaluation of the Buildings at 4040 Fifth Avenue, San Diego, CA
- ◆ Historic Building Assessment and Context Development for the El Cajon Downtown Specific Plan, El Cajon, CA
- ◆ Evaluation of the Ivey Ranch House at the Ivey Ranch Park, Oceanside, CA
- ◆ Historical/Structural Assessment for 101 Mission Avenue, The Pishon/Guenther Residence, Oceanside, CA
- ◆ Historic American Building Survey (HABS) for the Descanso Ranger Station, Engine Garage, San Diego County, CA
- ◆ National Register Evaluation/Documentation of Schwanbeck's Store, Crossroads, CA
- ◆ Historic American Engineering Record (HAER) Documentation of Six Base End Stations in the White's Point Reservation, Los Angeles County, CA
- ◆ Evaluation and Documentation of the Alta Loma Heights Citrus Association Packing House, Rancho Cucamonga, CA.
- ◆ Excavations and Evaluations of Historic Ceramics at Los Peñasquitos (Johnson Taylor) Ranch House, San Diego, CA

- ◆ Cultural Resource Survey of the Shawnee Grantville Redevelopment Project, Mission Gorge, City of San Diego, CA
- ◆ San Diego Flume Documentation and Assessment of Mission Gorge Superior Mine, San Diego, CA
- ◆ Imperial Irrigation District Irrigation System Assessment in Association with South Fourth Street Property, El Centro, CA
- ◆ Consideration of Edgemore Geriatric Hospital and Polo Barn Relative to Proposed Development of Santee Town Center Specific Plan Amendment, Santee, CA
- ◆ Savage/Spreckles Tire Factory and Aztec Brewing Company Historic Archaeological Studies and Construction Monitoring, San Diego, CA
- ◆ Construction Monitoring for the Egyptian Condominiums, San Diego, CA
- ◆ Cultural Resources and Historic Resources Survey for the Camp Lockett Sewage Treatment Plant Garage, San Diego County, CA

Richard Shultz

Archaeologist



Experience Highlights

- ✓ California BLM Cultural Resource Use Permit
- ✓ Field surveying, excavation, and monitoring
- ✓ Meets the Secretary of Interior Standards for Archaeology

Experience

28 years

Education/Registrations

B.A. Anthropology, San Diego State University

M.A. Cultural Resources Management, Sonoma State University

Registered Professional Archaeologist, 15841

Certifications/Permits

Nevada State Museum, Antiquities Permit 533

Arizona BLM Cultural Resource Use Permit AZ-000590

California BLM Cultural Resource Use Permit CA-16-05

Nevada BLM Cultural Resource Use Permit N-93693

Mr. Shultz's extensive experience in cultural resources management includes numerous historical and archaeological surveys, testing, data recovery, monitoring programs, and other research agendas. He has worked with federal and state agencies such as the Bureau of Land Management, the Department of Agriculture Forest Service, the Department of Defense, the U.S. Army Corp of Engineers, the Department of Homeland Security, the California Department of Transportation, the California Public Utilities Commission, and the State Water Resources Control Board. He has successfully implemented the requirements of Section 106 of the National Historic Preservation Act (NHPA), as well as requirements of the Federal Energy Regulatory Commission (FERC), the EPA, CEQA, the Bureau of Indian Affairs (BIA) guidelines, and the Native American Graves Protection and Repatriation Act (NAGPRA). Mr. Shultz is also experienced with integrating archaeological theory and principles with Native American concerns for site protection. He has project experience in the mountain and desert regions of the southwestern United States.

Cultural Resources Inventory of 35.4 Miles for the Saguaro-Tucson 115-kiloVolt Transmission Line, Tucson, AZ

Mr. Shultz served as field director and report author for U.S. Department of Energy, Western Area Power Administration, Desert Southwest Region (WAPA), Class III cultural resources survey for the Saguaro-Tucson 115-kiloVolt transmission line. He completed site assessment updates and impact analysis.

Sheriff Emergency Vehicle Operation Center, San Diego County, CA

Mr. Shultz participated as field crew during cultural resources constraints study for the in support of the development of the County Sheriff's Emergency Vehicle Operation Center.

Potrero Park Restroom, Stage and Picnic Area Electrical Upgrades , San Diego County, CA

Mr. Shultz was the lead archaeologist for the archaeological monitoring at the Potrero County Park for underground trenching activities for the placement of electrical conduit. Mr. Shultz co-authored the negative survey report as no

City of San Diego Qualified
Archaeological Principal
Investigator and Monitor

County of Riverside
Cultural Resources
Consultants List

Training

Unexploded Ordnance
Safety Training for
Archaeological Survey and
Excavation Programs,
MCAGCC 29 Palms, MCB
Camp Pendleton, Fort
Irwin, and Naval Air
Facility, El Centro

ARC-GIS 9.x - BLM
Cultural Tool Database
System

cultural resources were identified and the project resulted in no impacts to cultural resources.

Archaeological Evaluation for the Cottonwood Development Plan, Joshua Tree National Park, CA

RECON is under contract with the National Park Service for the identification, documentation, and evaluation of historic properties pursuant to Section 106 of the National Historic Preservation Act at the Cottonwood campground area in Joshua Tree National Park. As principal investigator, Mr. Shultz is conducting the archeological investigations including a systematic survey of the 176-acre Area of Potential Effect (APE) and archeological testing to determine integrity and data potential of 2 archeological sites potentially affected by the Development Plan design alternatives.

Evaluation Plan and Archeological Testing of Two Sites for the Isabella Dam Safety Modification Project, Kern County, CA

RECON is under contract with the Army Corps of Engineers to complete an evaluation plan and testing of two sites within the Isabella Dam Safety Modification Project located in the Sequoia National Forest. Mr. Shultz participated as field crew during the test excavation phase of the project. He was responsible for surface collection, unit excavations, and daily notes.

Chapman Solar Ranch Project, San Diego County, CA

Mr. Shultz participated in the archaeological survey of the 135 acre project area. The site would be impacted by construction of a solar generating facility, gen-tie components, and access roads. Mr. Shultz assisted in recording cultural resources and prehistoric isolated artifacts.

Nelson Lake Flight Landing Strip, National Training Center, Fort Irwin, San Bernardino County, CA

Mr. Shultz was one of the Secretary of Interior qualified archaeological monitors for the construction of the C-17 capable landing strip. This project that consisted of both day and night construction to meet the aggressive completion deadline. Mr. Shultz was present during the grading for the project, recorded daily notes, and kept the current Base cultural resources team informed of his findings. When monitoring exposed one feature, he followed discovery procedures, including consulting with the Base Archaeologist, and took detailed notes and photographs. Mr. Shultz also exercised the safety protocols after identifying two unexploded ordinance devices within the excavation area.

Indiana Street Apartments IS/MND, San Diego, CA

Mr. Shultz served as project archaeologist for the proposed Indiana Street Apartments project, conducting survey and providing support for a MND for the City of San Diego.

Delaware Street Apartments, Huntington Beach, CA

Mr. Shultz completed the cultural resources survey in support of the development of the Delaware Street Apartments Project. The results of the survey were used to prepare a letter to State Historic Preservation Office requesting concurrence of no effect to historic properties.

Vidler Estates, San Marcos, CA

Mr. Shultz served as project archaeologist for the proposed Vidler Estates project, conducting survey and providing support for a MND for the City of San Marcos.

The Elms and The Ivy Property, San Diego, CA

Mr. Shultz participated as a field director during the survey and subsequent data recovery programs of the 33.7-acre project. Responsibilities included directing and supervising six field archaeologists, maintaining project paperwork including daily photos and notes, communicating updates to the project manager, and ensuring that the project was completed on time and on budget.

Group Job 809 Archaeological Data Recovery and Construction Monitoring, San Diego, CA

Mr. Shultz was the field director for preconstruction data recovery project at two large-area archaeological deposits in the highly urban area of La Jolla. The project required considerable coordination with construction crews, city engineers, local residents, and off-site RECON wet-screen staff.

San Vicente Road Improvements Project, San Diego, CA

Mr. Shultz served as a field archaeologist responsible for completing archaeological test excavations within the area of proposed impact in order to comply with the County's cultural review requirements in accordance with CEQA. The test excavations consisted of 16 shovel test pits and three one-by-one meter units.

Imperial Solar Energy Center (CSOLAR) South and West Projects, Imperial County, CA

Mr. Shultz served as the field director for the Imperial Solar Energy Centers South and West projects in Imperial Valley within portion of the Yuha Desert. The project consisted of two utility-scale solar energy project sites

(photovoltaic solar field and associated transmission lines) covering over 3,000 acres of both private and BLM lands. As part of this effort he and his crew recorded 65 sites and 110 isolated artifacts. Mr. Shultz also attended one tribal meeting and one site visit with a member of Cocopah and a member from the San Pasqual Band of Indians.

Pinto Basin Road Rehabilitation EA and BA, Joshua Tree National Park, Riverside County, CA

Mr. Shultz served as the principal investigator for the Pinto Basin Road Improvements project in Joshua Tree National Park. The project proposed to redesign and realign approximately 23 miles of the road. RECON archaeologists relocated 17 previously recorded isolates and eight of the nine previously recorded sites, and identified 135 new isolates and 40 newly recorded sites. Management recommendations included construction monitoring for 22 sites and additional testing of two sites that were within 10 meters of the road alignment.

Emery Road Realignment, County of San Diego, CA

The proposed project is the realignment of an existing one-quarter mile section of the Emery Road which would result in the construction of new culverts to serve the realigned roadway. Mr. Shultz assisted during the data recovery program phase of this project.

Borrego Valley Airport Improvement Sites, San Diego, CA

Mr. Shultz was the Principal Investigator responsible for providing cultural resources services to the County of San Diego Department of Public Works for the Borrego Valley Airport, which required conducting agency and field research and documentation for recommendations in support of the Federal Aviation Administration NEPA documentation.

Lower Colorado River Cultural Landscape Study and Sears Point Ethnography Study, Yuma, AZ

Mr. Shultz completed site forms and documents research in support of an ethnographic study of the Sears Point Area of Critical Environmental Concern (ACEC), for the BLM Yuma Field Office.

Selected Bureau of Land Management Road Closures in the Yuha Desert and East Mesa, Imperial County, CA

Mr. Shultz conducted cultural resource surveys for a two-phase heritage resources inventory of road segments in the West Mesa area of Imperial County. The first phase entailed a reconnaissance or intensive survey of 29 miles,

as appropriate, while the second phase covered just under 55 miles.

Heritage Resource Sample Survey at Remote Training Site, Warner Springs, CA

Mr. Shultz participated in, and documented the results of, a Class II sample survey for the proposed expansion of the U.S. Navy Remote Training Site, Warner Springs. The two-phase systematic sample survey covered approximately 6,400 acres of the total 12,544-acre project area in the upper San Luis Rey watershed in northern San Diego County. The survey identified two ethnographic village sites and numerous supporting resource locations.

Lawson Valley Road Bridge Replacement Project, San Diego County, CA

Mr. Shultz served as interim principal investigator on this Caltrans-sponsored bridge replacement project, where he prepared a data recovery plan as a response to findings during monitoring operations.

Ancient Lake Cahuilla Shoreline, Target Area 101, Naval Air Facility El Centro, CA

Mr. Shultz conducted a cultural resource survey of a portion of ancient Lake Cahuilla. The survey identified over 2,200 heritage resources, which helped define an archaeological district within a cultural landscape, both of which are considered eligible for inclusion in the National Register of Historic Places.

Positive Archaeological Survey Report for a Coastal Access Scenic Bikeway on a Portion of Port Road and Off-Highway Parcels in the City of Point Arena, Mendocino County, CA

This Caltrans sponsored project included an architectural and cultural resources survey for a proposed bikeway in the City of Point Arena. Mr. Shultz was responsible for project coordination, implementation, contact with Native American representatives, records search, field evaluations, report documentation, and proposal of recommendations.

Effects of Fire and Fire Management on Cultural Resources, Point Reyes National Seashore, National Parks Service, Marin County, CA

Mr. Shultz developed documentation on the effects of fire and fire management on cultural resources, provided feasible mitigation measures, and conducted cultural resource surveys prior to prescribed burns for the Department of the Interior, Point Reyes National Seashore and Golden Gate National Recreation Area.

Architectural Evaluation: Norwood Tentative Parcel Map, County of Sacramento, CA

Mr. Shultz documented and evaluated for inclusion on National Register of Historic Places/California Register of Historical Resources a circa 1905 residential building for the County of Sacramento Department of Environmental Review and Assessment.

Highway 14 and 395/Freeman Gulch Four-lane Expansion Project, Caltrans District 10, Ridgecrest/Freeman Junction, Kern County, CA (Southwestern Great Basin)

As project archaeologist/crew chief with the Anthropological Studies Center, Mr. Shultz tested and evaluated for inclusion on the National Register of Historic Places over 20 previously recorded cultural resources as part of a Caltrans proposed widening of two road alignments in Kern County. Sites were evaluated through the California Archaeological Resource Identification and Data Acquisition Program (CARIDAP).

Diamond Heritage Cultural Resources Survey, Plumas and Lassen National Forests, Mount Hough Ranger District, CA

Mr. Shultz conducted a cultural resources survey of 17,000 acres of Plumas National Forest in Plumas and Lassen Counties, visiting, updating, and documenting over 110 previously recorded sites, as well as documenting scores of previously unknown resources, including historic-period mining camps and homesteads, mining areas, Basque sheep camps and grazing lands, and high altitude, trans-mountain prehistoric sites.

Cultural Resources Services for the San Diego Border Barrier Project, Border Field State Park, San Diego, CA

Mr. Shultz served as Field and Laboratory Director on this Border Field Border Fence project, under which the U.S. Department of Homeland Security proposed to build an improved fence along the international border with Mexico. The Fort Worth US Army Corp of Engineers was responsible for overseeing environmental studies. Mr. Shultz was responsible for managing up to 18 field and 4 laboratory archaeologists. He successfully negotiated the multifaceted aspects of this project through constant open dialogue between federal and state agency heads, project construction personnel, and concerned Native American monitors.

Class III Cultural Inventory within the Pine Wash, Stokes, and Fife fuel reduction projects, Lincoln County and Ely District, NV

Mr. Shultz co-conducted a 2,700 acre cultural resource survey for a fuels reduction program issued by the BLM. Several previously recorded sites were revisited, site forms were updated as needed, and over 40 new prehistoric archaeological deposits were identified and documented.
