

HISTORICAL RESOURCE TECHNICAL REPORT FOR 5702 OLD MEMORY LANE

PRJ-1107880

Submitted to:

**City of San Diego
Development Services Department
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Prepared for:

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I. EXECUTIVE SUMMARY

As part of a Site Development Permit, the City of San Diego has required the preparation of a Historical Resource Technical Report for the historic radio station building and associated transmitter towers located at 5702 Old Memory Lane. In order to comply with the City's request, BFSa Environmental Services, a Perennial Company (BFSa), was contracted to complete the historical evaluation of the building and transmitter towers, which were constructed in 1948 and 1949, to determine if they constitute historic resources, as defined by City of San Diego Historical Resources Board (HRB) eligibility criteria (Appendix E of the guidelines), National Register of Historic Places (NRHP), and California Register of Historical Resources (CRHR) criteria. The evaluation would also provide a determination as to whether the proposed demolition of the structures would have an adverse effect upon the built environment.

The project is located at 5702 Old Memory Lane in the Encanto community of the city of San Diego, San Diego County, California. The buildings are located on Assessor's Parcel Number (APN) 543-340-02 with a legal description that describes the property as:

All that portion of Lot 18 of Rancho Mission of San Diego, according to the Partition Map thereof made in an action entitled "Juan M. Luco, et al., vs. Commercial Bank of San Diego, a corporation, et al.," and on file in the office of the County Clerk of Said San Diego County.

BFSa evaluated the architectural and historic significance of the structures in conformance with San Diego Municipal Code Section 143.0212, the California Environmental Quality Act (CEQA), and City of San Diego HRB eligibility criteria.

The radio station is a two-story, rectangular, Streamline Moderne-style commercial building designed and built by an unknown architect and an unknown builder. The transmission towers were constructed as free-standing steel lattice towers, also by an unknown architect and an unknown builder. Archival research indicates that the radio station and the first transmitter tower were constructed in 1948, and the second transmitter tower was constructed in 1949 (Mahoney 1948; *San Diego Union* 1949). Since that time, the radio station building has undergone minimal modifications, including the addition of air conditioning vents on the northeast façade of the building after 1955, basement venting infilled on the northeast and southeast façades of the building after 1965, and the covering up of windowpanes of the southwest façade with wood boards between 1955 and 2008. Despite these alterations, the 5702 Old Memory Lane radio station building and associated transmission towers have been evaluated as retaining four of the seven aspects of integrity: location, design, materials, and workmanship. The building and towers do not retain integrity of setting or association.

Although the 5702 Old Memory Lane building is an example of the Streamline Moderne architectural style, it is a poor example in comparison to the 13 previously designated Streamline Moderne structures listed on the San Diego Register of Historical Resources (SDRHR) and three

previously designated Streamline Moderne structures listed on the CRHR. Therefore, the building has been determined ineligible for listing on the SDRHR and CRHR. The transmission towers were not designed in any specific style or type and are, therefore, considered non-contributing elements of the transmitter building. In addition, the 5702 Old Memory Lane property was determined ineligible for nomination to the NRHP due to its loss of original setting and its lack of association with an important event or person. Because the 5702 Old Memory Lane property has been evaluated as ineligible for listing on the SDRHR and the CRHR, the proposed development will not have any adverse impacts on the built environment.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the potential historic and/or architectural significance of 5702 Old Memory Lane in the community of Encanto, city of San Diego, California. As part of the environmental review, the City of San Diego has required an evaluation of the existing historic radio station building and associated transmission towers to determine if the building and radio towers are potentially significant, and to determine whether or not they are eligible for local designation. Because this project requires approval from the City of San Diego, CEQA and City of San Diego HRB eligibility criteria were used for this evaluation. Therefore, criteria for listing on the SDRHR, CRHR, and NRHP are the appropriate measures of significance.

Project Area

The project area is located at 5702 Old Memory Lane and is located entirely within the boundaries of APN 543-340-02. Maps of the project location are provided in Appendix C. The property is located within the Emerald Hills neighborhood of the community of Encanto, city of San Diego, San Diego County, California. The project parcel is surrounded by high-density single-family residences to the north, east, and south, and an elementary school and Emerald Hills Park to the west. Currently, a portion of the property is developed with a historic radio station building and two associated transmitter towers. The rest of the property is undeveloped.

Project Personnel

This evaluation was conducted by Jennifer R.K. Stropes, Irem Oz, and Jillian L.H. Conroy (Appendix E). Word processing, editing, and graphics production services were provided by BFSa staff.

III. PROJECT SETTING

Physical Project Setting

The project is located in the Encanto neighborhood of San Diego. The project area of potential effect (APE) is situated in the western portion of the Peninsular Ranges geomorphic

province of southern California. Vegetation within the project is limited to introduced grasses with pockets of sage brush and a few eucalyptus trees, as much of the area has been previously developed. The majority of the APE is currently vacant, except for the radio transmission towers and associated transmitter building. Elevations within the project range from approximately 315 feet above mean sea level (AMSL) to approximately 375 feet AMSL. Geologically, the project lies just east of a mapped strand of the La Nación fault, and is underlain by formational sediments of the middle Eocene (42.8-million-year-old) Mission Valley Formation and upper Pleistocene to Holocene (less than 50,000 years old to present) undifferentiated alluvium and slopewash (Kennedy and Tan 1977). The majority of the area surrounding the project APE has been developed for single-family residences.

Historical Overview

Exploration Period (1530 to 1769)

The historic period around San Diego Bay began with the landing of Juan Rodríguez Cabrillo and his men in 1542 (Chapman 1921). Sixty years after the Cabrillo expeditions (1602 to 1603), an expedition under Sebastián Vizcaíno made an extensive and thorough exploration of the Pacific coast. Although his voyage did not extend beyond the northern limits of the Cabrillo track, Vizcaíno had the most lasting effect upon the nomenclature of the coast. Many of Vizcaíno's place names throughout the region have survived to the present time, whereas nearly every one of Cabrillo's has faded from use. For example, Cabrillo named the first port at which he stopped in the (now) United States "San Miguel"; 60 years later, Vizcaíno changed the port name to "San Diego" (Rolle 1969).

Spanish Colonial Period (1769 to 1821)

The Spanish occupation of the claimed territory of Alta California took place during the reign of King Carlos III of Spain (Engelhardt 1920). José de Gálvez, a powerful representative of the king in Mexico, conceived the plan to colonize Alta California and thereby secure the area for the Spanish (Rolle 1969). The effort involved both military and religious components, where the overall intent of establishing forts and missions was to gain control of the land and the native inhabitants through conversion. Actual colonization of the San Diego area began on July 16, 1769, when the first Spanish exploring party, commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations), arrived by the overland route to San Diego to secure California for the Spanish (Palou 1926). The natural attraction of the San Diego harbor and the establishment of a military presence solidified its importance to the Spanish colonization of the region and the growth of the civilian population.

Missions were constructed from San Diego to the area as far north as San Francisco. The mission locations were based upon a number of important territorial, military, and religious considerations. Grants of land were made to those who applied, but many tracts reverted back to the government due to lack of use. As an extension of territorial control by the Spanish Empire, each mission was placed so as to command as much territory and as large a population as possible.

While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities within the colony. This route was considered to be the most direct path between the missions (Rolle 1969; Caughey 1970). As increasing numbers of Spanish and Mexican peoples, as well as the later Americans during the Gold Rush, settled in the area, the Native American populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

Mexican Period (1821 to 1846)

On September 16, 1810, Father Miguel Hidalgo y Costilla started a revolt against Spanish rule. He and his untrained Native American followers fought against the Spanish but were unsuccessful and Father Hidalgo was executed. After this setback, Father José Morales led the revolutionaries, but he too failed and was executed. These two men are still symbols of Mexican liberty and patriotism. After the Mexican-born Spanish and the Catholic Church joined the revolution, Spain was finally defeated in 1821. Mexican Independence Day is celebrated on September 16 of each year, signifying the anniversary of the start of Father Hidalgo's revolt. The revolution had repercussions in the northern territories and, by 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate and, after 1836, missionaries ceased to make regular visits inland to minister the needs of the Native Americans (Engelhardt 1920). Large tracts of land continued to be granted to those who applied or who had gained favor with the Mexican government. Grants of land were also made to settle government debts and the Mexican government was called upon to reaffirm some older Spanish land grants shortly before the Mexican-American War of 1846 (Moyer 1969).

Anglo-American Period (1846 to Present)

California was invaded by United States troops during the Mexican-American War from 1846 to 1848. The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless and they quickly surrendered to the United States Navy in July 1847 (Bancroft 1886).

The cattle ranchers of the "counties" of southern California prospered during the cattle boom of the early 1850s. They were able to "reap windfall profit ... pay taxes and lawyer's bills ... and generally live according to custom" (Pitt 1966). However, cattle ranching soon declined, contributing to the expansion of agriculture. With the passage of the "No Fence Act," San Diego's economy shifted from raising cattle to farming (Robinson 1948). The act allowed for the expansion of unfenced farms, which was crucial in an area where fencing material was practically unavailable. Five years after its passage, most of the arable lands in San Diego County had been patented as either ranchos or homesteads, and growing grain crops replaced raising cattle in many of the county's inland valleys (Blick 1976; Elliott 1883 [1965]).

By 1870, farmers had learned to dry farm and were coping with some of the peculiarities of San Diego County's climate (*San Diego Union* 1868; Van Dyke 1886). Between 1869 and

1871, the amount of cultivated acreage in the county rose from less than 5,000 acres to more than 20,000 acres (*San Diego Union* 1872). Of course, droughts continued to hinder the development of agriculture (Crouch 1915; *San Diego Union* 1870; Shippek 1977). Large-scale farming in San Diego County was limited by a lack of water and the small size of arable valleys. The small urban population and poor roads also restricted commercial crop growing. Meanwhile, cattle continued to be grazed in parts of inland San Diego County. In the Otay Mesa area, for example, the “No Fence Act” had little effect upon cattle farmers because ranches were spaced far apart and natural ridges kept the cattle out of nearby growing crops (Gordinier 1966).

During the first two decades of the twentieth century, the population of San Diego County continued to grow. The population of the inland county declined during the 1890s, but between 1900 and 1910, it rose by about 70 percent. The pioneering efforts were over, the railroads had broken the relative isolation of southern California, and life in San Diego County had become similar to other communities throughout the west. After World War I, the history of San Diego County was primarily determined by the growth of San Diego Bay. In 1919, the United States Navy decided to make the bay the home base for the Pacific Fleet (Pourade 1967), and, in the 1920s, the bay became the home to the aircraft industry (Heiges 1976). The establishment of these industries led to the growth of the county as a whole; however, most of the civilian population growth occurred in the north county coastal areas, where the population almost tripled between 1920 and 1930. During this time period, the history of inland San Diego County was subsidiary to that of the city of San Diego, which had become a Navy center and an industrial city (Heiges 1976). In inland San Diego County, agriculture became specialized and recreational areas were established in the mountain and desert areas. Just before World War II, urbanization spread to the inland parts of the county.

A Brief History of Encanto, San Diego

The Encanto neighborhood of San Diego is located within South Chollas Valley. In the early 1800s, this portion of San Diego was known as Ex-Mission Lot Number 3, a 3,305.5-acre tract of undeveloped land. By the late nineteenth century, the tract was owned by San Diego businessman Abraham Klauber, who developed a country estate in the portion of the tract that would become Encanto. According to the Southeastern San Diego Historic Context Statement (Page and Turnbull 2014):

After the booming real estate market crashed in the late 1880s, Klauber platted and subdivided the land around his country house into ten-acre lots. His daughter Ella is credited with naming the subdivision *Encanto*, Spanish for “enchantment” or “charm.” The first subdivision map for Encanto was recorded in 1891, with another survey in 1892 and a third survey in 1893.

In 1907, 1,000 acres of Encanto were purchased and subdivided by the Richland Realty Company, establishing Encanto Heights, the “first suburban stop outside of San Diego on the San

Diego Cuyamaca and Eastern Railway line” (Page and Turnbull 2014). The community continued to expand through the 1910s with the development of a commercial center on Imperial Avenue, cemeteries and associated businesses (stone cutters, flower shops, and mortuaries), schools, churches, baseball stadiums, post offices, fire stations, and a dance hall. In 1916, Encanto was annexed into the City of San Diego, as its citizens desired access to a more affordable water supply (Page and Turnbull 2014).

With the increased presence of the United States Military in the area as a result of World War I, and the increased accessibility of the automobile which allowed for settlement further from rail lines, people began to settle further from San Diego’s center as the population of the area increased. This led to the development of additional suburban communities in Encanto in the 1920s and 1930s including Sunshine Gardens, Morrison’s Marscene Park, Las Alturas Extensions, Highland Square, and Valencia Park. Additionally, associated automobile garages and automobile-related services began to develop throughout the area. Increased housing development resulted in the development of lumber yards near Encanto to support construction, as well as more schools, churches, fire stations, a new library, and a new park. In addition, the Emerald Hills Gold Fours and Country Club was also developed during this time period, which included the current project area (Page and Turnbull 2014).

Into the 1940s and following World War II, which resulted in an even greater military presence in the area, a subdivision boom occurred in San Diego County. According to the Southeastern San Diego Historic Context Statement (Page and Turnbull 2014):

The postwar era saw the rapid expansion of San Diego: over 2,500 new subdivisions were recorded city wide between 1940 and 1967. These new subdivisions were designed for the car. Curvilinear streets ended in cul-de-sacs, and every house had a garage or carport. New architectural structures such as drive-in movie theatres and carwashes proliferated in the city’s new suburbs.

Page and Turnbull (2014) continue:

The biggest changes to the Southeastern San Diego Community Plan area occurred in the Chollas Valley, east of [Interstate 805] I-805. With large tracts of rural land available so close to the center city, postwar developers quickly saw the potential to create new suburbs in the valley. A study of San Diego County Assessor’s records revealed that many large subdivisions were recorded in the 1950s and 1960s in what had previously been Ex-Mission Rancho lots.

These subdivisions include Ocean View Terrace, Donna Estates, Glenclift, Bonnie View, El Rey Gardens, Emerald Hills Estates, Chollas View, Broadway Heights, Casa Bonita, and Rancho Cerro Estates. The development of these subdivisions was supported by the development of the freeway system in the 1950s, which allowed for an ease of commuting outside of one’s

neighborhood. In addition, more schools and parks were developed to support the population, including Emerald Hills Park in the vicinity of the current project.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this project were sought to fulfill the requirements of Appendix E of the City of San Diego HRB guidelines, as well as to identify any associated historic persons and events or architectural significance. The records research was conducted at the BFSa research library, the San Diego History Center, and the offices of the San Diego Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were accessed at the San Diego Public Library; however, the parcel is outside of the coverage area. Title records for the property were also obtained, including documentation obtained from California Lot Book, Inc. Appendix C contains maps of the property, including a City of San Diego 800' Scale Engineering Map; historic U.S. Geological Survey (USGS) maps from 1944, 1963, and 1978; a current USGS project location map; the original subdivision map; and the current Assessor's parcel map (Figures 1 to 7). Historic aerial photographs from 1953, 1963, 1974, 1976, 1981, and 2021 are provided on pages 43 to 48. No original plans could be located and are not on file at the San Diego Historical Society.

Historic Context: Emerald Hills

The radio station building and transmission towers were developed within the Emerald Hills neighborhood of Encanto in 1948 and 1949. Emerald Hills is located in the northeast corner of the Encanto community. Development of the radio station and transmission towers occurred during the Freeway Era (1940 to 1967) as defined in the Southeastern San Diego Historic Context Statement (Page and Turnbull 2014) which states:

This period was punctuated by the construction of the freeways that define the boundaries of the plan area, which dramatically changed the form of the built environment in Southeastern San Diego. The dominant historical themes of this period are:

- Onset of World War II, including the expansion of Naval Station San Diego and the buildup of civilian defense industries
- Growth of residential suburbs in the postwar era
- Declining socioeconomic conditions, especially in the western half of the plan area
- Connections between race and settlement patterns, including both housing discrimination and racial integration
- Construction of highways

- Municipal and educational improvements, especially in response to the postwar baby boom

Extant properties capable of representing these themes include primarily residences and schools. Suburban development patterns are typically better represented by groups of residences because the street grid, landscaping, and homogeneous building types can combine to clearly illustrate the theme of suburbanization. Cohesive districts such as the collection of Cinderella Ranch style houses in Emerald Hills are thus much more likely to be significant than individual properties. Schools from this period may be significant as a reflection of the postwar baby boom and subsequent educational improvements.

The property types associated with the above significance themes that are identified in the Southeastern San Diego Historic Context Statement for the Freeway Era (1940 to 1967) include:

- Residential: Residential Subdivisions
- Social/Community: Schools
- Commercial

As the transmitter building was never used as a school and was never used commercially for the sale of goods, “Social/Community: Schools and Commercial” is not an applicable property type for the 5702 Old Memory Lane Building. Although the building was primarily constructed as a radio station transmitter building, the building record indicates that the second story was utilized as a two-bedroom caretaker’s apartment and, therefore, could be evaluated as a residential building. However, the historic context statement specifically identifies residential suburban development as the primary characteristic of the residential theme. As summarized below, residences from this period may be significant:

- for their association with a theme of large-scale residential tract development in the post-war era (HRB Criteria A and B, CRHR Criterion 1, and NRHP Criterion A),
- for their association with persons important to San Diego history (HRB Criterion B, CRHR Criterion 2, and NRHP Criterion B),
- or for their architecture as an example of the suburban housing building type (HRB Criterion C and D, CRHR Criterion 3, and NRHP Criterion C) (Page and Turnbull 2014).

Page and Turnbull (2014) further state that “the theme of suburban development is best exemplified by homogenous housing tracts, and thus historic districts are more likely to be significant than individual properties.”

The radio station building is an individual building that is not associated with a homogenous housing tract or large-scale residential tract development. Additionally, no residents are ever listed as residing on the property as the caretaker, and although the property was developed by Thomas Sharp (see below), no records indicate that he ever lived on the property. Therefore, the radio station building is not considered significant as a residential property or residential development under any of the listed criteria.

The transmission towers do not fall under the school, commercial, or residential property types and are, therefore, not considered significant structures that exemplify the “Freeway Era” theme according to the Southeastern San Diego Historic Context Statement (Page and Turnbull 2014).

History of the Property: Ownership and Development

The project and surrounding area consisting of a 357-acre tract of land were owned by Charles C. Crouch, George W. Crouch, and Homer G. Fenton by 1929 under the name “Crouch Brothers and Fenton.” Prior to its development in 1929, the project area was “seeded to barley and other grains for hay” (*San Diego Union* 1930a). Early in 1929, Charles Crouch put down a well on the property (*San Diego Union* 1929a) (Plate 1). After attempting to sell the well water to the City of San Diego for 15 cents per 100 cubic feet (*San Diego Union* 1929b):



Plate 1: Charles C. Crouch and the Crouch Well, circa 1929.
(*Water News Network* 2018)

Charles Crouch was reported as saying that if the well held out he and his associated planned to build on their property the finest public golf course in southern California. Since that time an electric power line has been run to the well and

continued pumping tests have increased instead of diminished the supply of water. (San Diego Union 1929a)

By June of 1929, “steam shovels began the excavation of a 400,000-gallon reservoir into which water will be pumped for distribution through the many miles of pipelines which will run through the fairways” (San Diego Union 1929a). As stated by Charles C. Crouch when speaking of the golf course development:

An all grass public golf course has been one of the most pressing needs of the city of San Diego for several years. Our investigations have shown that the city is losing thousands of tourists every year because San Diego has no place for them to play golf. The wealthy tourists come to southern California to rest and play, and when they find that San Diego has no modern public golf course they either do not come here at all, or else come and stay for a few days and then go to Long Beach [or] some other city near Los Angeles that offers them an opportunity to use their golf clubs, which they nearly all bring along. (San Diego Union 1929a)

The golf course and club house opened to the public on March 22, 1930, and included an 18-hole course with a man-made lake for swimming, boating, and fishing, and a club house that was equipped with locker rooms with showers, a dining room, and a ball room (San Diego Union 1930b) (Plate 2). The Emerald Hills Country Club club house is still extant at 1601 Kelton Road.



Plate 2: “Nash sport roadster in front of new club house. The picture shows Ted Wooley of the Emerald Hill club and Roy Tufts, golf professional, discussing the new course” (Evening Tribune 1930).

According to a 1938 article in the *Evening Tribune*, the course was in declining condition by that year: “The putting greens of the golf course are in good shape but the fairways need water. The place is ideally situated for an exclusive club...” (Evening Tribune 1938). By 1939, a portion

of the golf course was owned by Arthur Cloninger and a portion of the course was owned by Thomas Eugene Sharp. Cloninger, a local night club owner and restaurateur (*Evening Tribune* 1953), remodeled the Country Club and renamed it the “Emerald Hills Club House” in an attempt to “make Emerald Hills the playground of San Diego” (*Evening Tribune* 1939).

The grand re-opening was held on February 11, 1939 (*San Diego Union* 1939). Plate 3 depicts the golf course and country club in 1940. Although ownership of the golf course properties was divided between Cloninger and Sharp, Sharp’s portion of the property remained part of the golf course until about 1948.



Plate 3: Emerald Hills Golf Course circa 1940, with project location.
Image courtesy of the San Diego History Center.

The Emerald Hills Golf Course continued to operate until the mid-1950s. In 1956, Cloninger’s Emerald Hills holdings plus an additional 110 acres were purchased by Walter Bollenbacher and Louis Kelton for the development of the Emerald Hills subdivision (*San Diego Union* 1956). Plate 4 depicts the development of a portion of the golf course for the Emerald Hills subdivision, with the current project area. Throughout the remainder of the twentieth century, the area surrounding the project continued to develop with residential subdivisions (see pages 43 to 48). In addition, by the time the transmission building and towers were built in the late 1940s, the property was no longer utilized for golf.



Plate 4: 1957 aerial photograph showing the Emerald Hills subdivision, the radio station building and transmission towers, the former Emerald Hills Club House, and the project boundary.

A Brief History of Commercial Radio in San Diego

Commercial broadcasting in San Diego began in 1922 with the stations KON, KDPT, KYF, KDYM, KDYO, KFBC (KGB), KEN, KFFA, and KVU. By 1927, all of these stations except for KFBC (KGB) were no longer in operation. In 1925, KFVW (KFSD/KOGO) was licensed to broadcast and, in 1926, the station's call sign changed to KFSD. In 1928, KFBC changed its call sign to KGB. Between 1925 and 1941, no additional stations were licensed to air. In 1941, KFMB was broadcast, followed by KSDJ and KSON in 1946 and KYOR/KFLR and KUSN in 1947. KFMB and KSON are still in operation under those call signs. KSDJ became KCBQ in 1949, under which sign it continues to operate. KFLR was broadcast in 1947. By 1948, the station was known as KYOR. KUSN began broadcasting in 1947. In 1948, the station merged with KYOR and, by 1949, the station assumed the new call name of KSDO. Table 1 details the broadcasting stations that operated through the 1940s (Crane 1977).

Table 1
San Diego Radio Stations Operating in the 1940s

Station	Air Dates	Location(s)
KFBC (KGB)	1922-1928 (KFBC)	5038 Cliff Place (1922-1926); Balboa Theater Building (1926-1927); 207 Electric Building (1927-1928)
	1928-current (KGB)	Pickwick Terminal Hotel (1928-1944); 1017 First Avenue (1944 to unknown)
KFVW (KFSD/ KOGO)	1925-1926 (KFVW) 1926-1961 (KFSD) 1961-current (KOGO)	402 B Street (1925); U.S. Grant Hotel (1926); Emerald Hills (transmitter) (1948); Mount Soledad (transmitter) (1954); Highway 94 and 48 th Street (offices) (1957)
KFMB	1941-current	Pacific Square (1941-1951); Spreckles Building (transmitter) (1941); 1370 Pacific Highway (1951-1952); 1405 Fifth Avenue (1952-unknown); 7677 Engineer Road (by 1977)
KSON	1946-current	Maryland Hotel (1946 to unknown)
KSDJ (KCBQ)	1946-1949 (KSDJ) 1949-current (KCBQ)	Fifth and Ash Streets (offices) (1946-1951); College Avenue and El Cajon Boulevard (transmitters) (1946); Hotel Mano (1951 to unknown)
KFLR/ KYOR (KUSN) (KSDO)	1947-1948 (KFLR/ KYOR)	San Diego Hotel (1947-1948)
	1947-1948 (KUSN) 1949-current (KSDO)	U.S. National Bank Building (1947-1948) Mission Valley at Ward Road (3 towers) (1947)

Thomas Edward Sharp and Airfan Radio Corporation

Thomas Edward Sharp (Plate 5) was a local rancher and businessman who gained an interest in broadcasting in 1928. According to a 1951 profile of Sharp in *Broadcasting-Telecasting*:

To William Sharp and Elizabeth Jane Bailey Sharp, this son, Thomas Edward Sharp, was born in Victoria, Australia, just 61 years ago this Saturday. After private schools in Victoria, young Tom Sharp began a course in engineering. Then came World War I. Tom Sharp joined the Australian Imperial forces. He became a commissioned officer about 1915. Two years later, in London, England, he married the former Madeleine Nichols. This was August 7, 1917.



Plate 5: Thomas Edward Sharp (*Broadcasting-Telecasting* 1951)

Thomas E. Sharp came to the United States in 1918 while on the staff of a British military mission. He obtained his discharge while still in this country. While the young couple was still in New York, in 1918, a daughter, Madeleine, was born. Madeleine, now Mrs. Daniel Healy, lives in San Marino, Calif.

Tom Sharp went to California for health reasons in 1919 and spent the next several years in Coronado, regaining his health. Then Donald was born, Sept. 9, 1922, in San Diego. (*Broadcasting-Telecasting* 1951)

In 1928, Sharp, who had developed an interest in broadcasting, became Station Director of KFSD (Crane 1977). KFSD was a local radio station owned by the Airfan Radio Corporation (Airfan). According to Crane (1977) the Airfan Radio Corporation was:

... a San Diego radio dealer with two retail stores [that had] received authorization from the Department of commerce, Bureau of Navigation, Radio Division for a new broadcast Station on 2 June 1925. Call letters KFVW were assigned and the new station went on air the next day from 402 "B" Street ... The name Airfan was derived from an avid listener – fan – of what was on the air. (Crane 1977).



**Plate 6: 1933 KFSD stamp
(Ricquish 2008).**

However, by the end of 1925, KFVW was inactive, as its transmitting location was inadequate. This prompted the station's move to the top of the U.S. Grant Hotel at 326 Broadway in March of 1926.

KFVW, San Diego's high powered radio broadcasting station on the roof of the U.S. Grant hotel went on the air last night with one of the most elaborate radio programs ever presented. Hal C. Rogers, president and general manager of the Airfan Radio corporation, which owns and operates the studio, announced today.

Officers of the Airfan Radio corporation which owns and operates the station include Hal C. Rogers, president and general manager; Robert Jackson, secretary and treasurer; Lois J. Blanken, vice president; Charles Ray, director; Louis R. Kirby, director and counsel; James H. Rice, assistant manager; Lester Picker, operator; Gene Merritt, studio technician; J. J. Mahler, chief engineer; Daniel D.

Esterly, announcer; and Eleanor Franklin, advertising and publicity. (*San Diego Union* 1926a).

By May of 1926, the station changed its call letters to KFSD, meaning “From San Diego,” and Airfan elected a new board of directors, with the exception of Rogers and Kirby, including: Raymund V. Morris, vice president; J.O. Miller, secretary and treasurer, and Bernard Levi and Wayne A. Hood, unknown (*San Diego Union* 1926b; Crane 1977).

When Sharp became Station Director of KFSD in 1928, the station was “bordering on insolvency” (*Broadcasting-Telecasting* 1951). In her 1977 San Diego State University thesis, “The Development of Commercial Radio in San Diego to 1950,” Marie Brenn Crane states, “Sharp soon discovered bills outstanding and employees unpaid; and as he became involved in KFSD operations, Mrs. Dickson remembers gratefully that Sharp paid all debts” (Crane 1977). Crane (1977) continues:

With the appearance of Thomas Edward Sharp, the station became stabilized; and the thirties evidenced a positive period of expanded offerings, of network affiliation and of increased power. The station had an excellent position on the frequency spectrum and was serving its audience efficiently. (Crane 1977)

In 1930, KFSD, still owned by Airfan, became affiliated with the National Broadcasting Company (NBC), debuting its first national broadcast in June of that year (*San Diego Union* 1930c). Sharp was “influential in obtaining NBC for San Diego” (*San Diego Union* 1930d). By 1931, KFSD became affiliated with the NBC Red Network, carrying NBC’s dramas, soap operas, and gameshows during the “Golden Age of Radio.” By 1933, Sharp became president of Airfan (*Evening Tribune* 1933).

When Sharp purchased the property in Emerald Hills in 1939, he did so with the intent to move the KFSD radio operations from the top of the U.S. Grant Hotel to the Emerald Hills property by constructing a radio station building with associated transmission towers there, as approved by the Federal Communications Commission (FCC): “Yet another increase in power was requested; and in May 1940 the FCC granted a construction permit for KFSD to increase power to 5000 watts, install a new vertical radiator, and move its transmitting site” (Crane 1977). However, this development was put on hold at the onset of World War II due to the location’s proximity to the Chollas Naval transmission towers (Crane 1977).

In 1945, Airfan (KFSD) was “given a conditional grant for a frequency modulation (FM) radio station, making it possible for the station to proceed with the preliminary plans for obtaining FM Equipment, The Associated Press reported” (*San Diego Union* 1945). Although KFSD was an early adopter of FM broadcasting, following the San Diego Union School District in 1947 (*San Diego Union* 1947), the station did not broadcast over FM until 1948. In 1948, the FCC granted the construction permit for the Emerald Hills towers and station, and the first tower was completed that year. After completing construction on the first transmission tower and radio station building

on the Emerald Hills property, KFSD received its FM broadcast permit from the FCC (Mahoney 1948). In 1949, KFSD constructed its second transmission tower on the property (*San Diego Union* 1949). Both towers are AM broadcast and each has an antenna at the top for FM broadcasting.

Sharp continued to work in broadcasting into the 1950s. In 1953, he expanded Airfan Radio Corporation, Ltd. by moving into television streaming and KFSD-TV became San Diego's third television station, although but they did not broadcast from the Emerald Hills location (Crane 1977). In 1954, Sharp sold his Airfan shares, exiting the broadcasting world (*San Diego Union* 1959). That same year, Sharp donated \$500,000 to the construction of what would become the Donald N. Sharp Memorial Community Hospital (*San Diego Union* 1954). This act made Sharp the single largest contributor to the construction of the hospital. Because of this, the San Diego Hospital Association gave Sharp the honor of naming the hospital. Sharp named the hospital "as a memorial to his son and all other servicemen killed in World War II. First Lt. Donald N. Sharp, 22, Air Force pilot, was killed on his 15th bombing mission over Germany in 1944" (*San Diego Union* 1954). Sharp died of a heart attack in November of 1959 (*San Diego Union* 1959).

In 1961, KFSD's call letters were changed to KOGO and the licensee name was modified from Airfan to KFSD, Inc. In 1962, Time-Life Broadcast, Inc., a Colorado corporation, purchased KOGO and, in 1972, the station was purchased by Retlaw Enterprises, Inc. (Walter spelled backwards), Disney's broadcast division. Under the ownership of Retlaw Enterprises, Inc., the radio station returned to the KFSD call sign, was separated from television station ownership, and began to play primarily classical music (Crane 1977). Between the 1970s and 1990s, the station was sold several times. During this time, the call letters changed frequently: KFSD to KXGL (for Eagle), to KJQY (for K-Joy), to KLZZ (for Class), and to KKLQ. As indicated by the tower repair permits, by 1991, Airfan was licensee of the station again (see Appendix A, Construction Permits). In 1993, Par Broadcasting purchased the station and brought back the call letters KOGO. While the radio station continued to struggle under Par Broadcasting, it reclaimed its position as San Diego's number one news/talk radio station in 1997, when it was purchased by Citicasters (Peterson 1999).

Field Survey

BFSA conducted a photographic documentation survey on October 27, 2022 (Plates 7 to 16 and 18 to 24). Preparation of architectural descriptions was conducted in the field and supplemented using photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

According to the Commercial-Industrial Building Record for the radio station building and transmitter towers, the building was constructed in 1947. However, archival research indicates that the radio station and the first transmitter tower were constructed in 1948, and the second

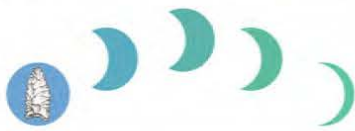
transmitter tower was constructed in 1949 (Mahoney 1948; *San Diego Union* 1949). No original plans could be located and are not on file at the San Diego Historical Society.

The radio station building was constructed in the Streamline Moderne architectural style using wood frame construction on a concrete foundation. The building has a rectangular floor plan with a southwest projection and is comprised of a two-story northwest section (the main building), a one-and-a-half-story southeast section (the main building), and a one-story southwest section (the southwest projection). The structure features a flat roof with no coping and is covered with a built-up roof covering, metal sash windows, and stucco-clad exterior walls. A horizontal accent band runs above the second-story windows and below the roof line on the northeast side of the northwest façade and the northwest side of the northeast façade (Plate 7). Another horizontal accent band runs above the windows on all four façades.

Access to the structure is provided through its primary (northwest) façade (see Plate 7). The primary façade features the two-story northwest section of the building and the one-story southwest section of the building. The entrance is recessed on the northwest façade of the two-story section of the building, with a porch that extends partially under the southwest balcony (Plate 8). A wide staircase, three risers high, runs along the porch, with two planters with trees located at the northeast and southeast ends (see Plate 7). The recessed entry is supported by two cylindrical and metal columns. The primary entrance to the building features a wood and glass double door located on the northeast end of the porch with metal sash sidelites and a transom window above (Plate 9). Three metal sash casement windows and a glass and wood door are located southwest of the entry door (Plate 10). Northeast of the recessed section on the first story is one group of two and one group of four metal sash casement windows (Plate 11). The second story of the northwest façade features three groups of three metal sash casement windows (see Plate 11). The one-story section of the building projects from the southwest end of the main building. This section of the building can be seen on the southwest end of the primary façade, at the southwest end of the porch (see Plate 10).

Entrance to the one-story southwest section of the building is provided by a single wood panel door located at the southwest end of the porch, facing northeast (Plate 12). One metal sash casement window is located northwest of the door. A manual wood garage door is located on the northwest façade of the one-story section (Plate 13).

The southwest façade of the one-story projection features a group of three metal sash casement windows (Plate 14). The roof of the one-story projection is flat and designed as a balcony, featuring curved and horizontal metal railings. The balcony is enclosed on the northeast side by the southwest façade of the second story of the building. This façade features a group of three metal sash casement windows, and a simple wood door providing access to the balcony from the second story of the building (Plate 15). The southeast façade of the projection features two windows that have been affixed with air conditioner units (Plate 16), which were added after 1955 (Plate 17).



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Plate 7
Northwest Façade of the Transmitter Building, Facing South
5702 Old Memory Lane





Plate 9

**Close-Up View of the Main Entrance Door on the
Northwest Façade of the Transmitter Building, Facing South**

5702 Old Memory Lane



BFS Environmental Services
A Perennial Company





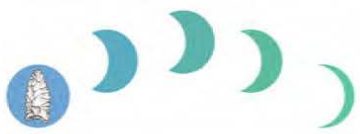






BFS Environmental Services
A Perennial Company

Plate 14
Southwest Façade of the Transmitter Building, Facing Northeast
5702 Old Memory Lane



BFS Environmental Services
A Perennial Company

Plate 15
Southwest Façade of the Transmitter Building, Facing Northeast
5702 Old Memory Lane

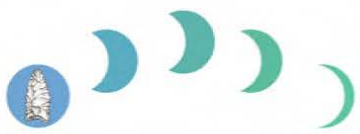


BFS Environmental Services
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Plate 16

Southeast Façade of the West Part of the Transmitter Building, Facing Northwest

5702 Old Memory Lane



BFS Environmental Services
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Plate 17
1955 View of the Transmitter Building, Facing East
5702 Old Memory Lane
(Image Courtesy of Vintage San Diego)

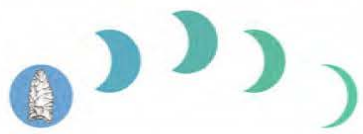
The one-and-a-half-story section of the main building is located on the southeast façade of the two-story section of the main building (Plate 18). The southwest façade of this section features a group of six metal sash casement windows below a horizontal band of glass blocks (Plate 19). The southeast façade of this section features a metal sash casement window on its southwest end and three glass block windows on the northeast end (Plate 20). Plate 21 shows a detailed view of the glass block windows located on the southeast façade of the building.

The northeast side of the main building depicts the one-and-a-half-story section of the building to the southeast and the two-story section of the building to the northwest (Plate 22). The one-and-a-half-story side of the northeast façade features a double door and a group of four metal sash casement windows with a band of glass blocks above (see Plate 22 and Plate 23). The two-story section of the northeast façade features two metal sash casement windows with projecting sills on the first floor and a group of three metal sash casement windows on the second floor.

Since it was constructed in 1948, the radio station building has undergone minimal modifications, including:

- adding air conditioning vents on the northeast façade of the building after 1955 (see Plate 17),
- infilling the basement venting on the northeast and southeast façades of the building after 1965 (Plate 24),
- and covering up windowpanes of the southwest façade with wood boards between 1955 (see Plate 17) and 2008 (Plate 25).

As a result, the building appears to have been mostly unaltered since its 1948 construction. In addition, building permits indicate that permits for unspecified electrical work were filed in 1981 and 1982, the electrical service box was relocated in 1988, and electrical work was conducted on the air conditioning unit in 2000. These permits also indicate that a water meter was moved in 1974 and unspecified plumbing work was conducted in 1987 (see Appendix A, Construction Permits, for the building permit records). It does not appear that this electrical and plumbing work impacted the outward appearance of the building.



BFS Environmental Services
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Plate 18
Southwest Façade of the Transmitter Building, Facing Northeast
5702 Old Memory Lane









BfSA Environmental Services
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Plate 22
Northeast Façade of the Transmitter Building, Facing Southwest
5702 Old Memory Lane





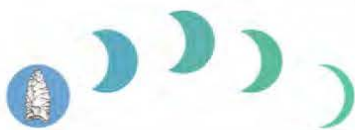
 Vintage San Diego

Plate 24

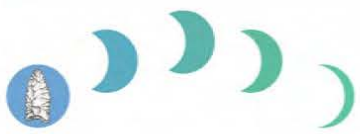
**1965 View of the Transmitter Building and
Southwest Transmission Tower, Facing Southwest**

5702 Old Memory Lane

(Image Courtesy of Vintage San Diego)



BFS Environmental Services
A Perennial Company



BFS Environmental Services
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Plate 25

2008 View of the Transmitter Building, Facing East

5702 Old Memory Lane

(Image Courtesy of Scott Fybush)

The radio transmission towers are located northeast and southwest of the transmitter building. The first tower was constructed in 1948, generating 5000 watts with a “two-tower directional antenna utilizing a 5kw RCA [Radio Corporation of America] transmitter with the same pattern day and night” (Crane 1977). The second tower was completed in 1949 utilizing a 10kw RCA transmitter (Crane 1977). Both towers were constructed as free-standing towers utilizing a steel, “eiffelized” framework with triangular cross-sections and welded and riveted structural steel. An “eiffelized” framework indicates that the form of the towers is wider at the base and tapers toward the top, similar to that of the Eiffel Tower. The feet of the tower are set atop porcelain insulators which are secured with steel brackets to poured concrete blocks on a concrete pad. The blocks are grounded via a copper strap, as required for FM transmission. Although not advertised in their catalogs until the 1960s, RCA supplied “the wire, copper strap, and ground mats required to meet the consultant’s ground system specifications” and ground system installation was sometimes “included with the tower contract” (RCA 1966).

Although the most common variety of tower in the 1980s was the guyed tower, made of stacked identical sections secured from wind by guy wires (American Radio Relay League [ARRL] 1989), the free-standing tower “is by far the most common tower used today for carriers, WISPs [wireless internet service providers], utilities, police and fire departments” (Crossland 2021). The free-standing tower, also called lattice or self-supporting, requires “only a small footprint and can be very tall” (Crossland 2021). The Emerald Hills facility towers are similar in design to the Chollas Heights Naval Transmitting Facility’s AM towers built in 1916, with the main difference being that the Chollas Heights towers, although self-supporting, also feature guy wires (Crawford 1994). Free-standing towers similar to those present at the Emerald Hills facility were clearly constructed as early as the 1910s based upon their presence at the Chollas Heights facility. RCA catalogs advertised the sale and installation of self-supporting towers matching the design of the Emerald Hills towers between 1948 and 1973 (RCA 1948; RCA 1973).

Towers that transmit both AM and FM require an AM-FM isolation unit. The isolation unit is a device for transferring FM power across the insulating zone of an AM antenna tower to feed an FM antenna mounted atop the tower. RCA provided these isolation units as Type BAF-14A from 1948 to 1950 (RCA 1948; RCA 1950). This isolation unit consisted “of two series resonant circuits coupled together” with “capacitor rings mounted concentric with the input and output lines” (RCA 1950). The isolation unit was housed in a weatherproof box. Access to the interior of the housing for inspection was by means of a removable panel on the side. The original isolation unit was likely replaced around 1970 as no Type BAF-14A isolation unit was observed at the towers; however, isolation units similar to Type BAF-15A models (available in 1970 and 1973) or newer were observed on the tower legs. These isolation units consist of “a rugged pressurized copper section designed to mount directly in 1 5/8-inch FM transmission line between transmitter and antenna by means of standard E1A fittings” (RCA 1973). They are designed to be mounted to the tower leg and resemble a long copper pipe (RCA 1973).

The FM antennas currently present on the towers also likely replaced the original FM antennas after 1966, as the BFA Type Broadband six and eight section FM antennas currently visible on the towers were not available from RCA until that year (RCA 1966).

The towers are located approximately 800 feet from each other. The northeast tower is located approximately 450 feet east-northeast of the transmission building and the southwest tower is located approximately 400 feet south-southwest of the transmission building. The towers' bodies, cages, and peaks reach 356 feet. The FM antennae extend an additional, unknown, number of feet from the peak. Above-ground coaxial transmission lines extend from each tower to the transmission building. Plates 26 and 27 depict the transmission towers.

According to the building record and Antenna Repair Plan filed in 1990, both towers underwent repair work in 1991, which included:

- Repair and strengthen damaged or overstressed girts;
- Strengthen bowed diagonals;
- Reinforce legs;
- Replace bent and excessively loose rods;
- Painting

The 1991 repair work was minimal, and although it is unknown if the original paint color was changed during the repair, these repairs do not appear to have altered the overall appearance, function, or structure of the transmission towers. In addition, although FM equipment appears to have been upgraded, archival research did not find any other repairs or alterations to the towers since their 1948 and 1949 construction.

In 2011, the Federal Emergency Management Agency (FEMA) identified the 5702 Old Memory Lane property as the location to construct "three modular structures" including a new fuel tank, a new generator, and a new transmitter, all surrounded by a chain link fence. This development was part of Executive Order 13407. According to FEMA's correspondence with the State Historic Preservation Officer (SHPO) of California:

Executive Order 13407 requires the federal government to provide an effective, reliable, integrated, flexible, and comprehensive system to alert and warn the American people in situations of war, terrorist attack, natural disaster or other hazards to public safety and well being. IPAWS [Integrated Public Alert and Warning System] is a critical part of FEMA's plan to upgrade the existing national warning systems to allow the President and authorized officials to communicate with the public in times of emergency via television, radio, telephone, email, cell phone and other communications pathways. (Donaldson 2011)





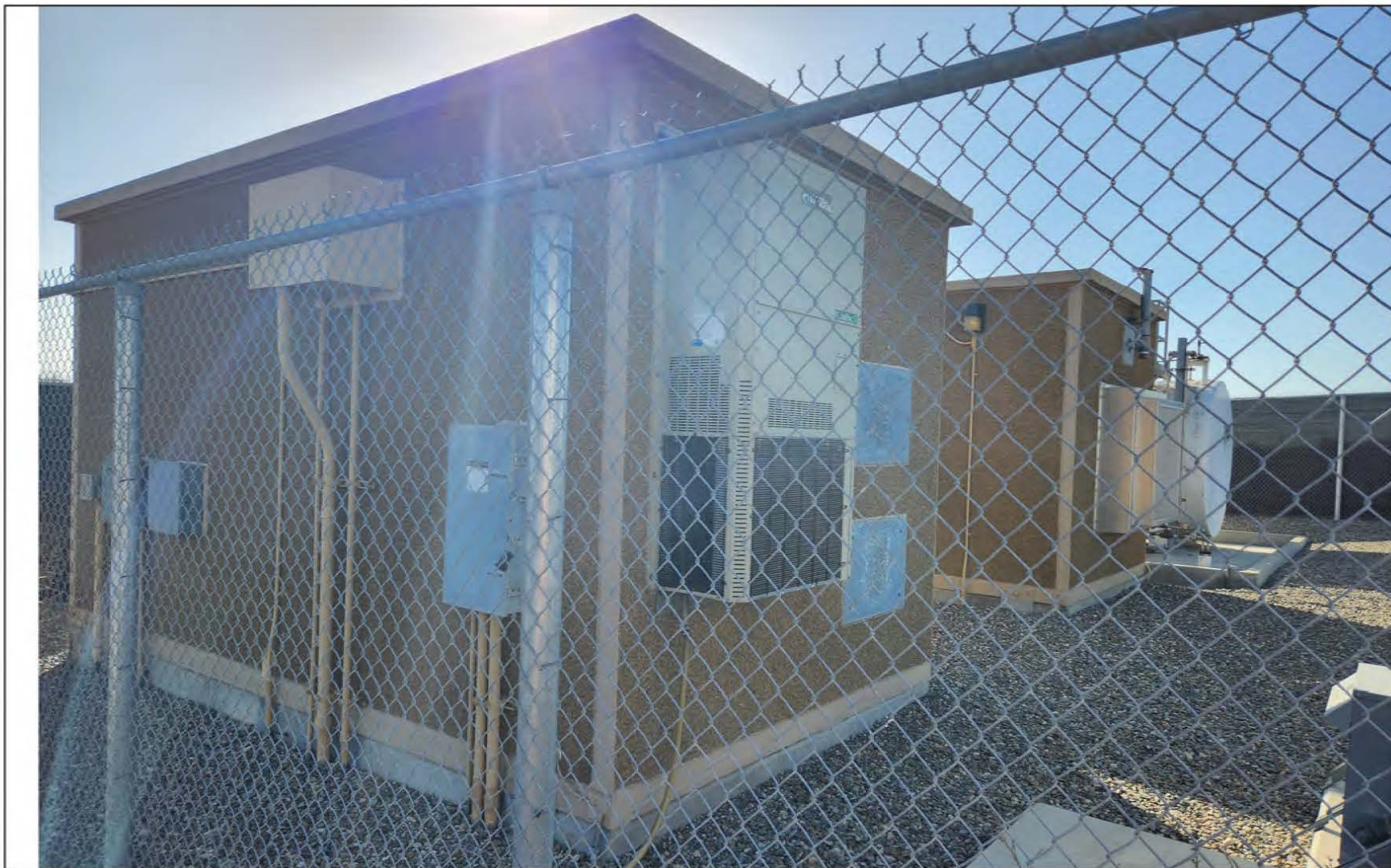
FEMA and the SHPO agreed that the development of these structures and the chain link fence would not have an adverse effect on the radio station building and transmission towers.

Aerial photographs indicate that the FEMA buildings were completed by October of 2012 and are located approximately 70 feet east-southeast of the radio station building (Plate 28). The FEMA buildings are surrounded by a chain link fence and constructed on poured concrete footings (Plates 29 and 30). The northernmost FEMA structure measures approximately 20 feet by 10 feet and the central structure measures approximately 15 feet by 10 feet. These two buildings house the new generator and the new transmitter, as mentioned above. The buildings have no windows, flat roofs, and are clad in a roughcast exterior siding. The fuel tank is not housed in a new structure and was placed on a poured concrete pad.

The construction of the FEMA buildings and the chain link fence complied with the proposed construction as indicated in the 2011 FEMA letter. The completed buildings are “less than 15 feet in height, and no more than 20'x40' in size for each” (Donaldson 2011). As the SHPO agreed that the construction of these buildings with these specifications would not impact the integrity of the radio station building, the development of these modern structures, therefore, has no impact on the historic building and transmission towers. In addition, as these buildings are less than 45 years in age, they do not qualify as historic resources and are, therefore, not included in this evaluation.







V. SIGNIFICANCE EVALUATIONS

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

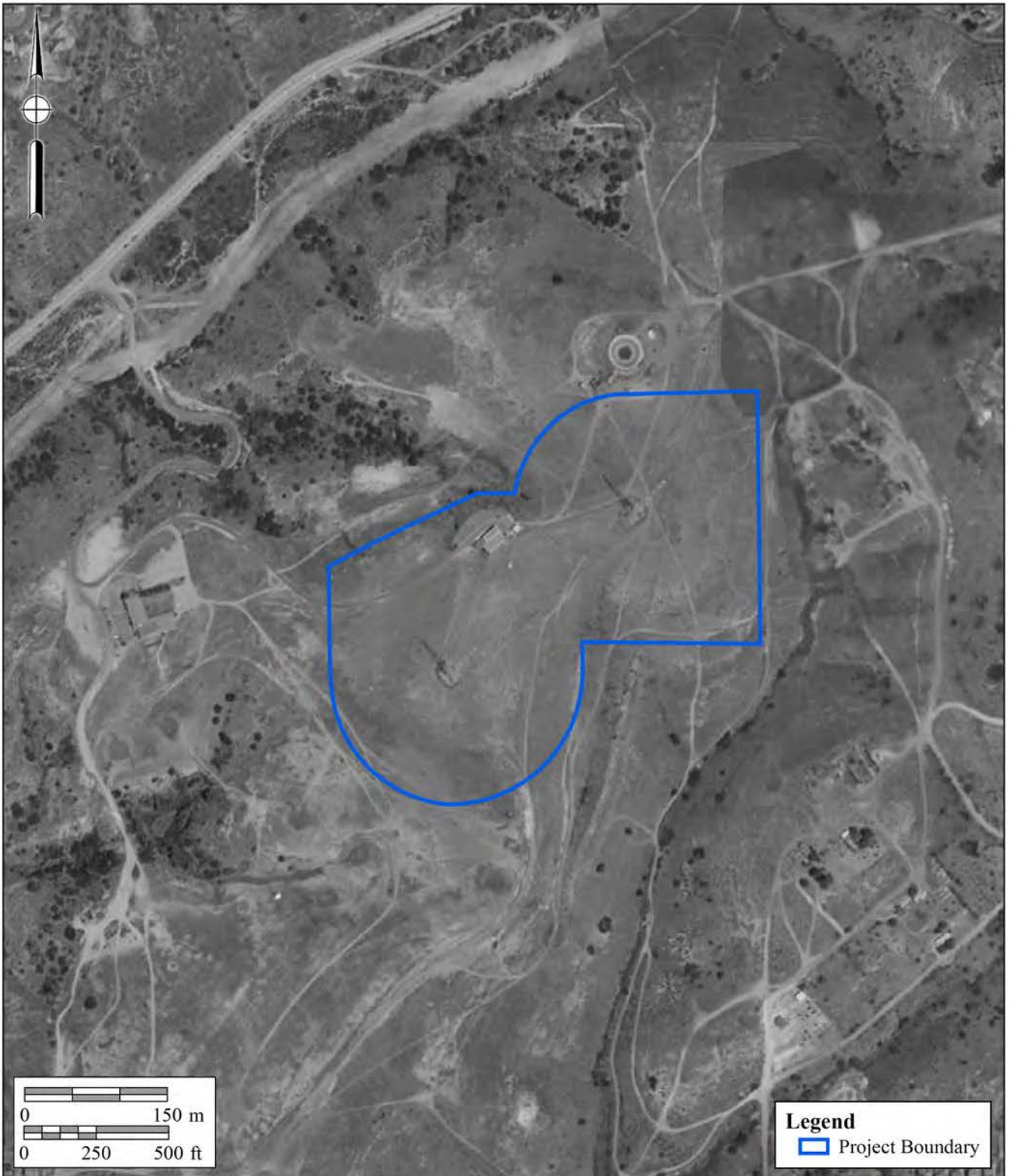
1. **Location** is the place where a resource was constructed or where an event occurred.
2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
3. **Setting** applies to a physical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

In order to assess each aspect of integrity when evaluating the 5702 Old Memory Lane property, the following steps were taken, as required in the City of San Diego *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009, and in accordance with the recommendations presented in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of location** *is the place where a resource was constructed or where an event occurred* (City of San Diego 2009a). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the building and towers had always existed at their present locations or if they had been moved or rebuilt. The radio transmission towers and transmitter building located at 5702 Old Memory Lane were constructed in 1948 and 1949 in their current locations. Therefore, the building and towers retain integrity of location.
2. **Integrity of design** *results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property* (City of San Diego 2009a). Integrity of design was assessed by evaluating the spatial arrangement of the building and towers and any unique architectural features present. The radio transmission towers were constructed as steel lattice towers in 1948 and 1949. The transmitter building was constructed in 1948 in the Streamline Moderne style and, in addition to serving as a transmitter building, was also used as a residence for the caretaker. Modifications made to the exterior of the transmitter building since its initial construction include the addition of air conditioning vents to the northeast façade and infilling ground-level vents on the northeast and southeast façades after 1965, and covering the windowpanes on the southwest façade with wood boards at an unknown date. None of these modifications altered the form, plan, space, structure, or style of the transmitter building. Historical research did not find any indication that the radio transmission towers have ever been altered. Therefore, the building and towers retain integrity of design.
3. **Integrity of setting** *applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area* (City of San Diego 2009a). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features. Historic USGS maps indicate that, prior to the establishment of the radio infrastructure between 1948 and 1949, the property was vacant. Since its development, the property has always been used for radio transmission. Development of the general area appears to have begun prior to the early 1950s. In 1953, the areas southwest and northeast of the property included some low-density residential development, while the remainder of the surrounding area was vacant except for a church to the northwest. By 1963, residential development to the southwest and northeast continued, transforming these areas from low to high residential density, the road north of the property was converted into Highway 94, separating the subject property from the residential development on the northwest, and Johnson Elementary School was established to the west. Between 1963 and 1976, the residences immediately south of the property along Old Memory

Lane were constructed, which did not obstruct the property's direct visual and physical access to Radio Canyon, a canyon/open space preserve that cuts diagonally from the northeast to southwest corners of Encanto, due to its higher elevation; however, this still changed the setting as these residences are visible from the higher location. Suburban development continued from the 1960s through the 1980s as depicted in the 1963, 1974, 1976, and 1981 aerial photographs (Plates 31 to 35). By 1976, the area immediately north of the property had been graded for new residences constructed by 1981. In 2011, three auxiliary buildings were constructed as part of the FEMA IPAWS program. It was determined at that time that they did not constitute an impact to the historic resource and, therefore, are not considered an impact to the setting of the building or transmission towers. Currently, the surrounding area is a moderate-density residential area and is no longer recognizable as semi-developed land (Plate 36). Since the property no longer retains the same open space, viewshed, landscape, vegetation, or general built environment, none of the buildings or structures retain integrity of setting.

4. **Integrity of materials** *comprise[s] the physical elements combined or deposited in a particular pattern or configuration to form a property* (City of San Diego 2009a). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials, which may have altered the architectural design of the building and towers. The radio transmission towers were constructed as steel lattice towers in 1948 and 1949. The transmitter building was constructed in 1948 in the Streamline Moderne style and was used to house the transmitters and as a residence for the caretaker. Modifications made to the exterior of the transmitter building since its initial construction include the addition of air conditioning vents to the northeast façade and infilling ground-level vents on the northeast and southeast façades after 1965, and covering the windowpanes on the southwest façade with wood boards at an unknown date. Historical research indicated that the radio transmission towers and transmitter building have not undergone any modifications since their initial construction that would have introduced new materials or modified the original form, plan, space, and structure of the structures. Therefore, the building and towers retain integrity of materials.













5. **Integrity of workmanship** *consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles* (City of San Diego 2009a). Integrity of workmanship was assessed by evaluating the quality of the architectural features present. The workmanship displayed in the original construction of the transmitter building and radio transmission towers at 5702 Old Memory Lane is above average and the modifications were made utilizing the same quality of workmanship. Therefore, the building and the towers retain integrity of workmanship.

6. **Integrity of feeling** *relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place* (City of San Diego 2009a). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, convey an aesthetic sense of the property in the late 1940s when the structures were constructed. The building and the towers retain integrity of location, design, materials, and workmanship as they have never been moved from their original locations and have not undergone any modifications that have introduced new materials, have modified their original form, plan, space, and structure, or have impacted their original above-average quality of workmanship. Although integrity of setting has been impacted by the suburban development of the surrounding area, this has not impacted the ability of the building and towers to convey an aesthetic sense of their late 1940s construction. Therefore, the 5702 Old Memory Lane building and towers possess integrity of feeling.

7. **Integrity of association** *directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character* (City of San Diego 2009a). Integrity of association was assessed by evaluating whether the building and towers were ever directly associated with important events or individuals. Historical research revealed that no specific important events are associated with the 5702 Old Memory Lane structures. The structures are associated with Thomas E. Sharp, who owned the property at the time of their construction. Sharp was a native of Australia who became the largest single contributor to the San Diego Hospital Association for the construction of their new hospital in 1954 (*San Diego Union* 1954). Starting with the construction of the Donald N. Sharp Memorial Community Hospital, which was named after his son who was lost over Germany while returning from his mission during World War II (*San Diego Union* 1959), non-profit organization Sharp HealthCare became a large health care group consisting of four acute care hospitals, three specialty hospitals, three medical groups, and a health plan (Sharp HealthCare 2023). Although Sharp owned the property, there is no evidence that he ever resided or worked at the property and, therefore, the building and towers do not retain integrity of association.

Because this project requires approval from the City of San Diego, CEQA and City of San Diego HRB eligibility criteria were used for this evaluation. Therefore, criteria for listing on the SDRHR, the CRHR, and the NRHP were used to measure the significance of the resources.

City of San Diego HRB Eligibility Evaluation

A historic resource must be significant at the local, state, or national level, under one or more of the following criteria in order to be eligible for designation on the SDRHR:

- **City of San Diego HRB Criterion A:**

It exemplifies or reflects special elements of the city's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.

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

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

Consideration for designation, therefore, is established based upon whether or not the buildings exemplify or reflect special elements of the types of development listed under Criterion A.

The transmitter building and radio transmission towers were constructed in 1948 and 1949. The transmitter building was constructed in the Streamline Moderne style and the radio transmission towers as steel lattice towers on a previously vacant lot. For the evaluation of the structures under City of San Diego HRB Criterion A, the following aspects of development were considered:

- **Historical Development:** *Historical development shall exemplify or reflect a special or unique aspect of the city's general historical development or shall exemplify or reflect a unique aspect of the city's history* (City of San Diego 2009a). The transmitter building and radio transmission towers were constructed in 1948 and 1949 during the Post-War San Diego (1945-1960) Period, as defined by the Modernism Context Statement (City of San Diego

2007). This period is associated with increased automobile use, expansion of the city toward the suburbs, the emergence of commercial strips and shopping malls, and suburban industrial and office parks. While construction of the structures took place during this period, they were not associated with the developing highway system as a result of increased automobile use, expanding suburbs, or the emergence of commercial strips or suburban industrial and office parks. While the transmitter building was owned by KFSD as one of the early San Diego radio stations to adopt FM broadcasting, it wasn't the first. The earliest FM permit was issued to the San Diego Unified School District for the construction of a non-commercial educational broadcasting system to be used by the school district (*San Diego Union* 1947). Another article indicates that, by 1948, when KFSD received its FM permit from the FCC, radio station KFMB had already started FM broadcasting (*San Diego Union* 1948; Mahoney 1948). As such, although the KFSD transmitter building and towers comprised one of the early FM radio stations in the city, it was not the first, nor are the structures associated with the types of development important to the Post-War San Diego (1945-1960) Period. Therefore, the property is not significant with respect to any form of historical development.

- **Archaeological Development:** *Archaeological development may be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features* (City of San Diego 2009a). No archaeological sites are associated with the 5702 Old Memory Lane property. Therefore, the property is not significant with respect to any form of archaeological development.
- **Cultural/Social Development:** *Cultural development shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts (painting, sculpture, architecture, theater, dance, music), literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. Social development shall exemplify or reflect development that is associated with relations and interactions with others* (City of San Diego 2009a). No information was uncovered during historical research that associates the 5702 Old Memory Lane property with any form of cultural or social development in San Diego. Therefore, the property is not significant with respect to any form of cultural or social development.

- **Political Development:** *Political development shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations, and the Civil Rights Movement associated with ethnic and gay/lesbian issues* (City of San Diego 2009a). The 5702 Old Memory Lane property is not associated with any political movements or individuals associated with politics. Therefore, the property is not significant with respect to any form of political development.
- **Economic Development:** *Economic development shall exemplify or reflect development associated with the local, regional, state, or national economy or economics, including manufacturing, labor and agriculture, maritime, and transportation industries* (City of San Diego 2009a). The 5702 Old Memory Lane property is not associated with any patterns of economic development reflecting local or regional economic patterns or industries. Therefore, the property is not significant with respect to any form of economic development.
- **Aesthetic Development:** *Aesthetic development shall exemplify or reflect development associated with an artistic arrangement in theory or practice* (City of San Diego 2009a). The 5702 Old Memory Lane property is not associated with any aesthetic patterns or arrangements that reflect any noteworthy design elements. Therefore, the property is not significant with respect to any form of aesthetic development.
- **Engineering Development:** *Engineering development shall exemplify or reflect development associated with engineering* (City of San Diego 2009a). The engineering design of the structures located within the 5702 Old Memory Lane property is not associated with any unusual or unique aspects of engineering design or development. Therefore, the property is not significant with respect to any form of engineering development.
- **Landscape Development:** *Landscape development shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines* (City of San Diego 2009a). Historic photographs of the 5702 Old Memory Lane property do not indicate that the structures featured any associated landscaping when they were constructed in 1948 and 1949, and none of the current vegetation can be verified as being associated with the 1948 to 1949 period of significance. Therefore, the property is not significant with respect to any form of landscape development.

- **Architectural Development:** *Architectural development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners, and others associated with the building industry* (City of San Diego 2009a). In 1948 and 1949, the radio transmission towers were constructed as steel lattice towers and the transmitter building was constructed in the Streamline Moderne style to house the transmitters and serve as a residence for the caretaker. The architect and builder of the structures are unknown. The architecture and construction of the building and towers do not exemplify or reflect development associated with San Diego's built environment as they were not associated with the developing highway system as a result of increased automobile use, expanding suburbs, or the emergence of commercial strips or suburban industrial and office parks. Therefore, the building and towers are not significant with respect to any form of architectural development.

As a result of the above evaluations, since the 5702 Old Memory Lane structures do not exemplify or reflect any special elements of the types of development listed above, they are not eligible for designation under City of San Diego HRB Criterion A.

- **City of San Diego HRB Criterion B:**

It is identified with persons or events significant in local, state, or national history.

Historical research revealed none of the owners or individuals who operated businesses at the 5702 Old Memory Lane property were found to be significant in local, state, or national history for their association with the property.

When the 5702 Old Memory Lane radio transmission towers and transmitter building were constructed in 1948 and 1949, the property was owned by Thomas Eugene Sharp. Sharp also acted as the general manager of the KFSD radio station, managing operations out of the 11th floor of the U.S. Grant Hotel from the 1920s through the 1950s (Crane 1977; City Directories). KFSD, which stands for "From San Diego," is the second-longest standing radio station in San Diego after KGB, and was originally licensed in 1925 with the call sign KFWV. Due to the abundance of stations that used the letters "KFWV-," the station started to operate under the KFSD call sign starting in 1926. In 1961 the station was rebranded and renamed KOGO. The station faced bankruptcy in 1928 and Sharp purchased the radio station the same year (Crane 1977).

Sharp was born in 1890 in Victoria, Australia. After completing his schooling in Australia and receiving a degree in engineering, he enlisted in the Australian military

during World War I. He was sent overseas and became a commissioned officer in 1915. He met his wife, Madeleine Nichols, in London. After they got married in 1917, he was transferred to the United States. After a brief stay in New York, after Sharp was discharged from the military, they arrived in Coronado in 1919 and resided in San Diego County until his death in 1959 (*Coronado Eagle and Journal* 1959). As mentioned previously, he entered the radio industry in 1928 during the reorganization of KFSD. He expanded his business to television streaming in 1953 and remained in the broadcasting business until 1954, when he sold his shares (*San Diego Union* 1959). Sharp also became the single largest contributor to the San Diego Hospital Association for the construction of their new hospital in 1954 (*San Diego Union* 1954). The hospital, Donald N. Sharp Memorial Community Hospital, was named after his son who was lost over Germany while returning from his mission during World War II (*San Diego Union* 1959).

Even though the national economy had been severely crippled in the aftermath of the Great Depression in the early 1930s, radio station KFSD began a steady upward trend in its financial position. In 1931, KFSD became affiliated with the NBC Red Network, carrying NBC's dramas, soap operas, and gameshows during the "Golden Age of Radio" (Crane 1977). In 1939, KFSD had the opportunity to move its studios from the U.S. Grant Hotel to its current location in Emerald Hills; however, this move was not completed until 1948 due to the neighborhood's proximity to the Chollas Naval towers that were used during World War II. One year later, KFSD started FM broadcasting from the Emerald Hills location (Crane 1977). While KFSD was one of the early radio stations in San Diego that adopted FM broadcasting, it wasn't the first. The earliest FM permit was issued to the San Diego Unified School District for the construction of a non-commercial educational broadcasting system to be used by the school district (*San Diego Union* 1947). Another article indicates that, by 1948, when KFSD received its FM permit from the FCC, radio station KFMB had already started FM broadcasting (*San Diego Union* 1948; Mahoney 1948). In 1953, KFSD-TV became San Diego's third television station, but they did not broadcast from the Emerald Hills location. In 1961, after Sharp's death, KFSD's call letters were changed to KOGO, which was selected by a "computer" (Crane 1977).

Time-Life Broadcast, Inc., a Colorado corporation, purchased KOGO in 1962 and then Retlaw Enterprises, Inc., Disney's broadcast division, purchased it in 1972. Under the ownership of Retlaw Enterprises, Inc., the station returned to the KFSD call sign and was separated from the package ownership of AM, FM, and television stations. The station began to primarily play classical music. Between the 1970s and 1990s, the station was sold many times and the call letters were frequently changed from KFSD to KXGL (for Eagle), KJQY (for K-Joy), KLZZ (for Class), and KKLQ. In the early

1990s, Par Broadcasting purchased the station and brought back the call letters KOGO. While the radio station continued to struggle under Par Broadcasting, it got back on track when purchased by Citicasters in 1997, reclaiming its position as San Diego's number one news/talk radio station (Peterson 1999).

Although Thomas Sharp is a significant individual in the history of San Diego due to his donations to the San Diego Hospital Association, his ownership of the 5702 Old Memory Lane property and commission of the transmitter building is not considered to be one of the reasons he is a significant individual. Therefore, the building and towers are not eligible for designation under City of San Diego HRB Criterion B.

- **City of San Diego HRB Criterion C:**

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

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

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

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

In October 2007, the City of San Diego developed and implemented the Modernism Context Statement. The stated purpose of the Modernism Context Statement is to “assist in the identification, evaluation and preservation of significant historic buildings, districts, sites, and structures associated with the Modernism movement in San Diego from 1935 to 1970” and was created to better understand “Modern era resources and the types of resources that are significant to the history and development of San Diego” (City of San Diego 2007). The City of San Diego utilizes the Modernism Context Statement in conjunction with the evaluation of potential historic resources constructed within the Modern era from 1935 to 1970.

Under the Modernism Context Statement, the transmitter building was designed and constructed in the Streamline Moderne style in 1948. The radio transmission towers can be considered non-contributing resources to the transmitter building and were constructed as free-standing steel towers. The transmitter building was constructed during the circa 1925 to 1950 period of significance for the Streamline Moderne style defined by the Modernism Context Statement (City of San Diego 2007). The Modernism Context Statement indicates that most commercial and public buildings designed during the Post-War San Diego (1945-1960) Period were Contemporary, Tract Ranch, Googie, and Streamline Moderne (City of San Diego 2007).

Modernism Context Statement – Primary Character-Defining Features – According to the Modernism Context Statement (City of San Diego 2007), there are five “Primary” character-defining features of Streamline Moderne construction. The following Primary character-defining features noted in the Modernism Context Statement have been specifically applied to the transmitter building, accordingly:

1. *Flat roofs with coping or flat parapet:* The transmitter building features a flat roof with coping and therefore, does possess this Primary character-defining feature of Streamline Moderne construction.
2. *Asymmetrical façade:* The transmitter building possesses an asymmetrical façade created by the recessed entrance porch. Therefore, the building does possess this Primary character-defining feature of Streamline Moderne construction.
3. *Horizontal massing and emphasis:* The transmitter building was designed as a two-story building featuring a balcony on its southwest corner. Horizontal emphasis is seen in the horizontal accent that runs above the second-story windows, below the roof line on the northeast side of the northwest façade and northwest side of the northeast façade, and above all first-story windows. Therefore, the building does possess this Primary character-defining feature of Streamline Moderne construction.

4. *Smooth stucco or concrete exterior finish:* The transmitter building exhibits a smooth stucco finish and, therefore, does possess this Primary character-defining feature of Streamline Moderne construction.
5. *Horizontal accents, or “speedlines,” and restrained detailing:* The transmitter building exhibits a balcony railing designed as “speedlines.” In addition, horizontal accents are located above the windows on all façades. Therefore, the building does possess this Primary character-defining feature of Streamline Moderne construction.

Of the five Primary character-defining features of Streamline Moderne construction expressed in the Modernism Context Statement, the building possesses all five.

Modernism Context Statement – Secondary Character-Defining Features –
According to the Modernism Context Statement, there are six “Secondary” character-defining features of Streamline Moderne construction. The following Secondary character-defining features noted in the Modernism Context Statement have been specifically applied to the transmitter building, accordingly:

1. *Curved building corners:* The transmitter building possesses a curved west corner and, therefore, does possess this Secondary character-defining feature of Streamline Moderne construction.
2. *Curved horizontal railings, overhangs, and coping with horizontal projections above doorways and at the cornice line:* The transmitter building possesses a curved horizontal railing on its southwest corner and, therefore, does possess this Secondary character-defining feature of Streamline Moderne construction.
3. *Steel sash windows:* The transmitter building features metal sash windows and, therefore, does possess this Secondary character-defining feature of Streamline Moderne construction.
4. *Corner windows:* The transmitter building does not feature any corner windows and, therefore, does not possess this Secondary character-defining feature of Streamline Moderne construction.
5. *Glass block:* The transmitter building features glass block windows on its southeast façade and horizontal glass block accents above the windows on its southwest façade. Therefore, the building does possess this Secondary character-defining feature of Streamline Moderne construction.
6. *Round “porthole” windows and nautical theme:* The transmitter building was not constructed with any porthole windows or nautical-themed elements and, therefore, does not possess this Secondary character-defining feature of Streamline Moderne construction.

Of the six Secondary character-defining features of Streamline Moderne construction expressed in the Modernism Context Statement, the building possesses four.

Modernism Context Statement – Streamline Moderne Evaluation Criteria – The Modernism Context Statement (City of San Diego 2007) indicates that in order to be eligible for designation, Streamline Moderne buildings:

... should exhibit all of the primary character defining features, but need not exhibit all of the secondary character-defining features if they were not present on the resource historically. Due to the emphasis on smooth stucco walls, inappropriate restuccoing with coarse texture stucco may render the property ineligible for designation, unless the resource is otherwise an excellent, unique or rare expression of the style.

Under the Modernism Context Statement (City of San Diego 2007), the transmitter building exhibits all of the Primary character-defining features and four of the six Secondary character-defining features of Streamline Moderne construction. The transmission towers were constructed as free-standing steel towers utilizing a metal framework. The towers were constructed as utilitarian structures with no specific architectural design elements by unknown builders. The form and construction of the free-standing steel towers, on three legs and tapering towards to top and constructed using a welded and riveted construction, is standard for radio transmission towers and still in use today. As the transmission towers were not designed in any specific style or type, they are considered non-contributing elements of the transmitter building in regard to HRB Criterion C.

Although the transmitter building exhibits all of the Primary character-defining features of Streamline Moderne construction and a majority of the Secondary character-defining features, the building is in generally poor condition and no longer retains integrity of setting and never retained integrity of association. Further, a total of 13 buildings that were constructed in the Streamline Moderne architectural style have been designated under City of San Diego HRB Criterion C. As a result, the 5702 Old Memory Lane building is not an “excellent, unique, or rare expression of the style” (City of San Diego 2007) in comparison to the previously designated Streamline Moderne buildings listed on the SDRHR. In addition, the transmission towers are not considered a representative example of a specific style, type, or period of construction. Therefore, the transmitter building and towers are not eligible for listing on the SDRHR. The Streamline Moderne buildings currently on the SDRHR are listed below and in Appendix A:

- 3736-3748 Park Boulevard, San Diego (1930)

- Ford Building, 2001 Pan American Place, San Diego (1935)
- Gustafson Furniture Building, 2930 El Cajon Boulevard, San Diego (1948)
- Irvine M. Schulman House, 2540 Presidio Drive, San Diego (1938)
- Islenair Historic District Contributor, 3419 Euclid Ave, San Diego (1938)
- Kress Department Store, 428 C Street, San Diego (1941)
- Leslie R. and Isabel M. Smith/Charles H. Salyers Spec House #1, 2626 Clove Street, San Diego (1937)
- Paul E. Stake/George W. Schilling House, 3037 28th Street, San Diego (1936)
- Samuel and Della Campbell Spec House, 2354 Plum Street, San Diego (1938)
- Sherman Heights Historic District Contributor, 2020 Market Street, San Diego (1938)
- South Park Historic District Contributor, 1501-1503 Grove Street, San Diego (1922)
- South Park Historic District Contributor, 2953 Beech Street, San Diego (1924)
- Woolworth Building, 3067-3075 University Ave, San Diego (1949)

- **City of San Diego HRB Criterion D:**

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

The radio station building and transmission towers at 5702 Old Memory Lane were designed and built by unknown individuals. The property was owned by Thomas E. Sharp when the radio station building was constructed in 1948 and the transmission towers were constructed in 1948 and 1949. However, none of the individuals that owned the property are known builders, designers, architects, engineers, or craftsmen, and no historical evidence was identified indicating that the structures represent the “notable” work of a master. Therefore, the property is not eligible for designation under City of San Diego HRB Criterion D.

- **City of San Diego HRB Criterion E:**

It is listed on or has been determined eligible by the National Park Service for listing on the NRHP, or is listed or has been determined eligible by the State Historic Preservation Office for listing on the State [California] Register of Historical Resources.

The 5702 Old Memory Lane property is not listed on the National Register of Historic Places or the California Register of Historical Resources, nor has the property been formally determined eligible for either register (Donaldson 2011; Beason 2024). Therefore, the property is not eligible for designation under City of San Diego HRB Criterion E.

- **City of San Diego HRB Criterion F:**

It is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements, which have a special character, historical interest, or aesthetic value, or which represent one or more architectural period(s) or style(s) in the history and development of the city.

The 5702 Old Memory Lane property does not share a common theme with any other structure in its immediate area, nor does it exhibit improvements denoting special character, historical interest, or aesthetic value. Currently, a historic district does not exist for the area. In addition, none of the structures immediately surrounding the property exhibit Streamline Moderne architecture. Therefore, the property is not eligible for designation under City of San Diego HRB Criterion F.

CRHR/NRHP Evaluation

In order for a historic resource to be considered eligible for listing on the CRHR or the NRHP, it must be determined significant at the local, state, or national level, under one or more of the below criteria. Resources significant under any of these criteria must also possess integrity of location, design, setting, materials, workmanship, feeling, and association to be considered eligible for listing on the NRHP. The 5702 Old Memory Lane property retains integrity of location, design, materials, workmanship, and feeling. The property does not retain integrity of setting and never retained integrity of association.

- **CRHR Criterion 1/NRHP Criterion A:**

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

As stated previously in the evaluation under City of San Diego HRB Criterion A, the 5702 Old Memory Lane building and towers were constructed in 1948 and 1949. Although the KFSD transmitter building and towers comprised one of the early FM radio stations in the city, it was not the first, nor are the structures associated with the types of development important to the Post-War San Diego (1945-1960) Period. Therefore, the property is not significant with respect to any form of historical development. In addition, archival research did not reveal that the property is associated with any form of archaeological, cultural, social, political, economic, aesthetic, engineering, or landscaping development. Further, the building and towers do not exemplify or reflect development associated with San Diego's built environment during the Post-War San Diego Period, as they were not associated with the developing highway system as a result of increased automobile use, expanding suburbs, or the emergence of commercial strips or suburban industrial and office parks. Therefore, the

5702 Old Memory Lane building and transmission towers are not eligible for designation on the CRHR under Criterion 1 or the NRHP under Criterion A.

- **CRHR Criterion 2/NRHP Criterion B:**

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

As stated previously in the evaluation under City of San Diego HRB Criterion B, the 5702 Old Memory Lane property was purchased by Thomas Sharp for the purpose of expanding the reach of the KFSD radio station. Sharp was a significant individual in the history of San Diego for the large contribution he made to the San Diego Hospital Association in 1954. This contribution ultimately led to the construction of Sharp Hospital (named for Sharp's son). However, his contribution occurred after he sold the radio station earlier that year and is, therefore, not associated with Sharp during his ownership of the KFSD radio station, between 1928 and 1954. Further, the transmitter building is not considered to be the reason he is a significant individual. Therefore, the 5702 Old Memory Lane building and transmission towers are not eligible for designation on the CRHR under Criterion 2 or the NRHP under Criterion B.

- **CRHR Criterion 3/NRHP Criterion C:**

It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

In order to evaluate the 5702 Old Memory Lane building and transmission towers under CRHR Criterion 3/NRHP Criterion C, BFSa based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of the integrity of the building followed by the assessment of distinctive characteristics. The transmission building and towers were determined to possess four of the seven aspects of integrity when evaluating historic resources. It was determined to not retain integrity of setting, or association. Although the transmitter building exhibits all the Primary character-defining features of Streamline Moderne construction and a majority of the Secondary character-defining features, the building is in generally poor condition. Further, in addition to the 13 Streamline Moderne buildings that have been designated to the SDRHR under City of San Diego HRB Criterion C (see above), three more Streamline Moderne-style structures have been designated under CRHR Criterion 3:

- 620-630 East South Street, Long Beach, San Buenaventura 2009 (1934)

- Southeast Treatment Plant, Bayview-Hunter's Point, San Francisco, Smith 2016 (1952)
- Gunther's Ice Cream, 2801 Franklin Boulevard, Sacramento, Smith and Moffett 2017 (1949)

In comparison to the previously designated Streamline Modern buildings listed on the SDRHR and on the CRHR, the building is in very poor condition and does not possess integrity of setting or association. Therefore, the transmitter building is not eligible for listing on the CRHR. In addition, as the transmission towers were not designed in any specific style or type, they are considered non-contributing elements of the transmitter building with regards to CRHR Criterion C and are, therefore, not eligible for designation under this criterion. Further, because the property does not possess integrity of setting or association, it is not eligible for nomination to the NRHP under Criterion 3.

- **CRHR Criterion 4/NRHP Criterion D:**

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

It is unlikely that the 5702 Memory Lane property, as it presently exists, could contribute additional information beyond that which is presented in this report, which could be considered important to the history of the local area or the state, or would be of any scientific value. Although the property served as a radio station beginning in the late 1940s, further research would not provide any additional information pertinent to the history of the city of San Diego or the state of California. Therefore, the 5702 Memory Lane property is not eligible for designation on the CRHR under Criterion 4 or the NRHP under Criterion D.

VI. FINDINGS AND CONCLUSIONS

The 5702 Memory Lane radio station building and associated transmission towers were built in 1948 and 1949. Since their completion, air conditioning vents were added on the northeast façade of the building after 1955, basement venting was infilled on the northeast and southeast façades of the building after 1965, and windowpanes on the southwest façade were covered up with wood boards between 1955 and 2008. Although the building record indicates that the transmission towers were repaired in 1991, no other modifications or alterations made to the towers are known. Although the building retains all Primary character-defining features of the Streamline Moderne style, it only features four out of six of the Secondary features. As such, the building is not considered a unique or noteworthy example of the style when compared to the 13 structures currently listed on the SDRHR and the three additional structures listed on the CRHR. The building, therefore, is considered to be a common example of the Streamline Moderne style and is

not an exemplary reflection of any form of historical, archaeological, cultural, economic, political, aesthetic, landscape, or architectural development. The property also does not retain integrity of setting and never possessed integrity of association. Because the property is not considered eligible under City of San Diego HRB, CRHR, or NRHP criteria, the removal of the building and transmission towers will not pose a negative impact to the history or the overall character of the surrounding neighborhood. Because the property is not considered eligible for listing on the SDRHR, the CRHR, or the NRHP, the proposed project will not have an adverse effect on the built environment and no mitigation measures are recommended.

Impacts Discussion

The proposed project by the applicant will demolish the existing radio station building and transmission towers, and the property will be developed with 123 single-family residences, including 13 affordable rate units. Because the building and transmission towers are evaluated as not eligible for listing on the SDRHR, CRHR, or NRHP, their removal will not pose a negative impact on the built environment, nor will the proposed project negatively impact the history or overall character of the surrounding neighborhood. Therefore, no additional mitigation measures are required.

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- 1926a Opening of KFWW, San Diego Broadcasting Station, Is Marked by Elaborate Program. 28 March:17. San Diego, California.
- 1926b Install Heads of Radio Firm: H. C. Rogers is President of Airfan Corporation; R. V. Morris is Vice President. 28 May:8. San Diego, California.
- 1929a Start Work on All-Green Golf Course for Public Use. 23 June:75. San Diego, California.

- 1929b Offers to Sell Water to City. 7 April:2. San Diego, California.
- 1930a This 'N That. 27 February: 17. San Diego, California.
- 1930b Advertisement: At Last! an all-green 18-hole golf course for San Diego. 1 January:66. San Diego, California.
- 1930c Big Air Program Will Celebrate San Diego's Bow to Radio World. 6 June:1. San Diego, California.
- 1930d Gilman Stresses Radio in Case of National Crisis. 13 June:5. San Diego, California.
- 1939 Advertisement: Grand Opening, Saturday, February 11th, Art Cloninger's New Emerald Hills Country Club. 11 February:4. San Diego, California.
- 1945 KFSD Wins FM Permit. 24 November:3. San Diego, California.
- 1947 S.D. Schools Seek FM Station Permit. 10 December:30. San Diego, California.
- 1948 KFSD Completes Case for Video Before Hearing. 4 November:21. San Diego, California.
- 1949 F.C.C. Holds Key to More Stations. 15 May:90. San Diego, California.
- 1954 Sharp Given First Hospital Certificate. 16 September:13. San Diego, California.
- 1956 Engineering Notices. 11 November:108. San Diego, California.
- 1959 Thomas Sharp Dies; Endowed Hospital Here. 30 November:1. San Diego, California.

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VIII. APPENDICES

Appendix A: Building Development Information

Appendix B: Ownership and Occupant Information

Appendix C: Maps

Appendix D: DPR Forms

Appendix E: Preparers' Qualifications

APPENDIX A

Building Development Information

**County Assessor's Building Record
Notice of Completion
Water/Sewer Connection Records
Construction Permits
Site Plan With Footprint
Lot Block Book Page
Previous Historical Resource Survey Forms
and Historic Photos**

Parcel No. 543-340-02

BR

2000

Appendix A

0000

9

3/14/45

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

OF

[illegible][illegible]

| Appraiser and Date | | 6/28/97 | | | | | | July 4/4/98 | | | | | |
|-----------------------------------|------------|-----------------------|---------|------------------|---------|-----------|------|-------------|------|-----------|------|-----------|------|
| UNIT | SQ FT UNIT | UNIT COST | COST | UNIT COST | COST | UNIT COST | COST | UNIT COST | COST | UNIT COST | COST | UNIT COST | COST |
| BLOG. | | P.A.
1050 S.D.A. ② | 316,000 | 4/16 | 282,000 | | | | | | | | |
| Photo Towers
SELF-SUPPORTING } | 2 | | | 800 @
350,000 | 700,000 | | | | | | | | |
| Road 6' x 8' Curb | 4300 yds | | | 8 ^m | 37,200 | | | | | | | | |

| | |
|---------------|-----------|
| Total | 1,024,200 |
| Normal % Good | P/A 50% |
| R.C.L.N.D. | 510,600 |

Scale: 1" = 20' F.T.

MISCELLANEOUS STRUCTURES

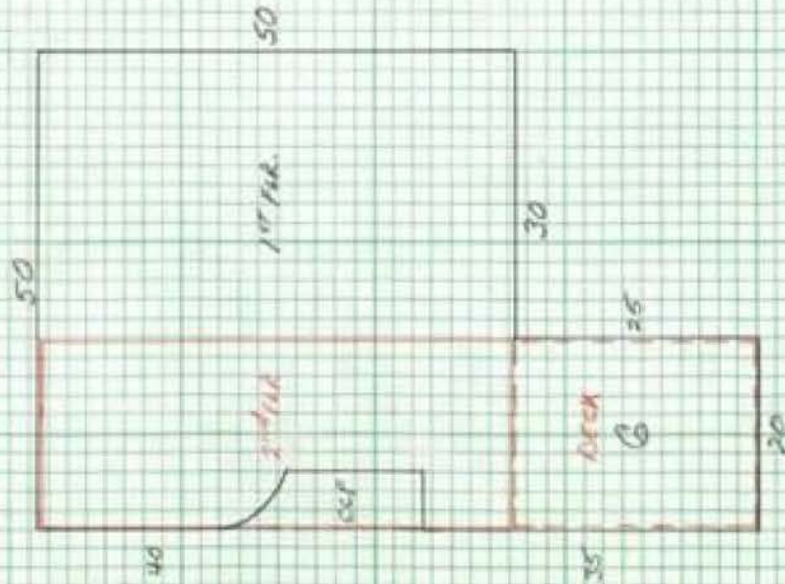
| STRUCTURE FOUND | FLOOR | CONST. | EXT. | ROOF | DIM. | AREA/UNIT |
|--------------------------------------|-------|--------|------|------|------|-----------|
| C.L. FENCE | | | | | | |
| (2) 416 FT. HIGH TRANSMITTING TOWERS | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

COMPUTATIONS

AREA: $50 \times 50 = 2500$
 $20 \times 50 = 1000$
 3500 ft^2
 $10 \text{ FL} + 6 \text{ EXT} + 2 \text{ APRL (APT)} = 7050 \text{ ft}^2$

G.A. : $50 \times 50 = 500 \text{ ft}^2$

REMARKS: 1) ALL DIMENSIONS ARE AS NOTED. NO EXCESSIVE E.A. CASE.
 2) Bldg. = 2-STY STRUCTURE WITH BUREAU.
 (Bldg. contains a total of about 7050 ft² of area.)
 The first floor and basement are currently being used
 to house TRANSmitters for several major stations.
 The second floor is being used as 2 BA Canteen's
 APT. (An appraisal dated 11/4/83 (see attached)
 12/3/87 ③ TRANSmitters are SELF SUPPORTING, 416' tall
 (= 2 TOWERS, FOR DIRECTIONAL SIGNAL). A BASEBALL SWIFT
 COST = \$42,750 to 434,250 each tower. 12/4/88



Notice of Completion
(Could Not Be Located)

WATER ☒
SEWER ☐

CITY OF SAN DIEGO UTILITIES DEPARTMENT

WORK ASSIGNMENT ORDER

Ben Jellon 464-2224

| | | | | | |
|-----------------|----------------------------------------------|-----------------|-------------|---------------------|-------------------------|
| TRANS. CODE 1-3 | ACCOUNT NO. 991 | SERVICE ADDRESS | STATION #81 | CUSTOMER NAME | Retlaw Broadcasting Co. |
| MTR. SZ. | MK. | STYLE | REG. NO. | METER READING 12-18 | DATE INSTALLED |
| 60th St | | | | | |
| LOCATION | near intersection of Gravity Way | | | | |
| MTR. SZ. | MK. | STYLE | REG. NO. | SET READ | DATE |
| | | | | | |
| LOCATION | New Location | | | | |
| | 2 ft Mgr. Box End of Old Memory Lane E. side | | | | |

NATURE OF COMPLAINT

☐ METER LEAK☐ BREAK☐ STOP☐ ON - OFF☐ PRESSURE☐ TASTE/ODOR☐ OTHER

| | | | | | | |
|----------|---------|------|----|---------------|---------|---------|
| TAKEN BY | DATE | TIME | AM | ASSIGNED TO | DATE | BY |
| JS | 7/11/75 | | | Precedo #4382 | 7/15/75 | Unit 13 |

ACTION REQUIRED

| | | | | | | | | | | |
|-------------------------------------|--------------------------------------|----------------------------------|---------------------------------------|-------------------------------------------------------|-------------------------------------------|----------------------------------|-----------------------------------|----------------------------------|-------------------------------------|--------------------------------|
| <input type="checkbox"/> READ | <input type="checkbox"/> REMOVE | <input type="checkbox"/> REPLACE | <input type="checkbox"/> TURN ON | <input type="checkbox"/> LOCK | <input checked="" type="checkbox"/> METER | <input type="checkbox"/> REG. | <input type="checkbox"/> MTR. BOX | <input type="checkbox"/> BOX LID | <input type="checkbox"/> WATER LEAK | <input type="checkbox"/> VALVE |
| <input type="checkbox"/> ROD REPAIR | <input type="checkbox"/> BAIST LOWER | <input type="checkbox"/> INSTALL | <input type="checkbox"/> MINOR MAINT. | <input checked="" type="checkbox"/> SPECIAL INSTRUCT. | <input type="checkbox"/> SERVICE | <input type="checkbox"/> HYDRANT | <input type="checkbox"/> MAIN | <input type="checkbox"/> MANHOLE | <input type="checkbox"/> LATERAL | |

Move existing 1 1/2" Meter from location on
60th St to 5706 Old Memory Lane (10' N of N side of Concrete
Alley where it is) TRANSFER MTR. 3' N. side of Drive.

| | | | | | |
|-------------------|-------|---------|------|----|----|
| WORK COMPLETED BY | TITLE | DATE | TIME | AM | PM |
| W. Stanback | UO II | 7/16/75 | | | |

5102 Plumbing and Gas PERMIT APPLICATION

ADDRESS: 5706 Old Memory Lane

LOT: W.D. 3026 BLOCK: KL77 SUBDIVISION NAME: 8665 Hibbs Dr. UNIT NO.:

CITY: San Diego, CA 92125 ZIP CODE: 565-6006

NAME: Purles Plumbing TEL. NO.: 283-5844

ADDRESS: 4611 University Ave CITY: San Diego, CA 92105

STATE LIC NO.: 272828 LIC CLASS: C-36-20 CITY LIC NUMBER: 7408596

NAME: Craig Purles TEL. NO.: 565-6006

ADDRESS: 4611 University Ave CITY: San Diego, CA 92105

ZIP CODE: 92105

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor's Signature: Craig Purles

OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): My city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code; or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

☐ I am exempt under Sec. _____ B.P.C. for this reason: _____

Owner's Signature: Craig Purles

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab.C.).

Policy No.: PUR 10-048152 Insurance Company: Transcontinental Expiration Date: 9-1-87

Applicant's Signature: Craig Purles

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner's or Contractor's Signature: Craig Purles

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name: _____

Lender's Address: _____

NAME: _____ CITY: _____ ZIP CODE: _____

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption, from the Worker's Compensation provisions of the Labor Code, I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation law, this permit shall be deemed null and void.

SIGNATURE: Craig Purles DATE: 3-18-87

☐ CONTRACTOR ☐ OWNER ☐ AGENT FOR CONTRACTOR ☐ AGENT FOR OWNER

5706 Old Memory Lane

PERMIT NUMBER: P001958

BUILDING

NEW

☐ 1 or 2 Family 761

☐ Multi Family 762

☐ Non-Res 751

EXISTING

☐ 1 or 2 Family 764

☐ Multi Family 765

☐ Non-Res 766

☐ RELOCATION 767

BUILDING PERMIT ☐ HAS ☐ HAS NOT BEEN ISSUED AUTHORIZING STRUCTURAL WORK IN CONNECTION WITH THIS JOB.

BUILDING PERMIT NUMBER: _____ BUILDING USE ZONE: _____

CITY TREASURER VALIDATION

SEWERAGE DISPOSAL

☐ NEW SEWER ☐ EXISTING SEWER

☐ SEPTIC TANK

FOR THE INSTALLATION OR RELOCATION OF

| | NO. | FEE |
|---------------------------------------------|-----|--------------|
| BATHTUB | | |
| DENTAL UNIT OR CUSPIDOR | | |
| DRINK FOUNTAIN | | |
| FLOOR DRAIN | | |
| GAS SYSTEM (1 to 8 OUTLETS) | | |
| GAS OUTLET, EACH (OVER 5) | | |
| BUILDING SEWER | | |
| INTERCEPTORS OR PUMP | | |
| LAVATORY | | |
| LAUNDRY TUB | | |
| BACKFLOW PREVENTER | | |
| RECEPTOR & FLOOR SINK | | |
| SHOWER DRAIN | | |
| SINK - KITCHEN | | |
| SINK - OTHER | | |
| URINAL | | |
| WASHING MACH. DRAIN | | |
| WATER CLOSET | | |
| WATER HEATER | | 250 |
| SOLAR WATER HEATER | | |
| WATER PUMP (REPAIR OR REPLACEMENT) | | |
| WATER SOFTENER | | |
| DRAINAGE VENT PIPING (REPAIR OR ALTERATION) | | |
| HOSE BIB | | |
| TOTAL FEE ITEMS | | 15.00 |

BUILDING INSPECTION DEPARTMENT

OWNER BLDG VERIFICATION

ISSUING FEE (NOT REFUNDABLE): 15.00

SUB-TOTAL (SINGLE UNIT): 17.50

NO. OF UNITS: _____ SINGLE UNIT FEE: _____ TOTAL FEE DUE: _____

FUND 100 REVENUE ACCT 73450

APPLICATION APPROVAL

DATE: _____ SIGNATURE OF BLDG INSP DEPT. DEPUTY: _____

01159



City of San Diego
Permit Services Division
Development Services Department
Permit Center • 1222 First Ave. • MS-301
San Diego, CA 92101
(619) 236-6270

Permit Application

40.00

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. Permit Type: <input type="checkbox"/> Combination <input type="checkbox"/> Building <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Plumbing & Gas <input type="checkbox"/> Mechanical <input type="checkbox"/> Demolition/Relocation/Remove Building <input type="checkbox"/> Signs | |
| 2. Project Address: Include Building or Suite No.
<u>5702</u> OLD MEMORY LANE STE A | |
| Plan File No. For City Use Only
<u>E503652-00</u> | |
| Lot No. <u>5702</u> | Block No. _____ |
| Subdivision Name _____ | |
| Unit No. _____ | |
| Map No. _____ | |
| Parcel No. _____ | |
| Parcel Map No. _____ | |
| Assessor's Parcel No. _____ | |
| Existing Use
OLD TRANSMITTER | |
| Condition of Soil at Site: <input type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill | |
| Description of Work
ELECTRICAL FOR AIR COND. UNIT | |
| Total Floor Area _____ | |
| 3. Designer name _____ | |
| Address _____ | |
| City _____ State _____ Zip Code _____ | |
| Telephone _____ License Number _____ | |
| 4. Applicant Name Please check one <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Agent for Contractor <input type="checkbox"/> Owner <input type="checkbox"/> Agent for Owner | |
| NATIONAL ELECTRIC WORK, INC. | |
| Address <u>5983 FAIRMOUNT AVE</u> City <u>SAN DIEGO</u> State <u>CA</u> Zip Code <u>92120</u> Telephone <u>619-282-2144</u> | |
| 5. Property Owner/Lessee Tenant Name Please check one <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Lessee or Tenant | |
| JEFFERSON PILOT COMMUNICATIONS | |
| Address <u>1615 MURRAY CANYON RD</u> City <u>SAN DIEGO</u> State <u>CA</u> Zip Code <u>92108</u> Telephone <u>619-543-1353</u> | |
| 6. Contractor Name _____ | |
| Address _____ City _____ State _____ Zip Code _____ Telephone _____ | |
| State License No. <u>591191</u> License Class <u>C10</u> City Business Tax No. <u>90004070</u> | |
| Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect. | |
| Signature <u>James W. [Signature]</u> Title <u>PRESIDENT</u> Date <u>6-7-00</u> | |
| 7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations: | |
| <input type="checkbox"/> a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. | |
| <input checked="" type="checkbox"/> b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: | |
| Insurance Company <u>RELIANCE</u> Policy No. <u>NWA2786031</u> Expiration Date <u>10/00</u> | |
| (This section need not be completed if the permit is for one hundred dollars (\$100) or less). | |
| <input type="checkbox"/> c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions | |
| Signature <u>James W. [Signature]</u> Date <u>6/7/00</u> | |
| Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees. | |
| 8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500): | |
| <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.). | |
| <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law). | |
| <input type="checkbox"/> I am exempt under Section _____, B.P.C. for this reason: _____ | |
| Signature _____ Date _____ | |
| 9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C). | |
| Lender's Name _____ Lender's Address _____ | |
| 10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked. | |
| Signature <u>James W. [Signature]</u> Date <u>6-7-00</u> | |

This information is available in alternative formats for persons with disabilities.
To request this information in alternative format, call (619) 236-7703 or (800) 735-2929 (TT)

ELECTRICAL PERMIT APPLICATION

APPLICANT NAME **CALIFORNIA ELECTRIC WORKS**ADDRESS **P.O. BOX 389** ZIP CODE **92112**JOB ADDRESS **5704 OLD MEMORY LANE**

LEGAL DESCR

LOT BLOCK SUBDIVISION

NAME **K.S.O.N. RADIO**ADDRESS **COLLEGE GROVE CENTER** TEL NO. **286-1240**CITY **SAN DIEGO** ZIP CODE **92115**NAME **CALIFORNIA ELECT WORKS** STATE LIC NO. **802**ADDRESS **P.O. BOX 389** LIC CLASS **C10**CITY **SAN DIEGO CA** ZIP CODE **92112**CITY LIC NUMBER **SD 74 000 197** TEL NO. **263-2181**

NAME LIC NO.

ADDRESS

CITY ZIP CODE

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor **Martin L. Madlock**
OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)☐ I am exempt under Sec. B & P C. for this reason.

Owner

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department. (Sec. 3800, Lab C.)

Policy No. **449500022** Company **COMMERCIAL UNION INS.**
Applicant **Martin L. Madlock** Date **1-19-82**

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Applicant

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ C.)

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct, and that I am the owner of the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption, from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation law, this permit shall be deemed revoked.

APPLICANT'S SIGNATURE **Martin L. Madlock**☐ OWNER
☒ AGENTDATE **1-19-82**

JOB ADDRESS

5704 Old Memory Ln.

CENSUS TRACT NUMBER

30.01

PERMIT NUMBER

N745-13

UNIT NUMBERS

METER SHEET NO.

NEW RESET TEMP METER TEMP POLE PERM RES. COM

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN THE SPACE PROVIDED.

405 3

01/19/82 405 3

01/19/82 405 3

Dist. 44 SC

TYPE OF STRUCTURE ONE OR TWO FAMILY ☐ OTHER ☒

USE APPROPRIATE FEE SCHEDULE

A. NEW RESIDENTIAL CONSTRUCTION ONLY

ENTER TYPE OF CONSTRUCTION AND AMPER RATING OF SERVICE TO BE INSTALLED

NEW SINGLE-FAMILY ☐
NEW MULTI-FAMILY ☐

10 X

30 X

B. ALL OTHER WIRING INSTALLATIONS

ENTER TYPE OF CONSTRUCTION AND NUMBER OF CIRCUITS, INCLUDING FEEDERS AND/OR SERVICES, IN THE APPROPRIATE COLUMN FOR CIRCUIT SIZE AND VOLTAGE.

NEW COMMERCIAL ☐ REMODEL COMMERCIAL ☒ SINGLE-FAMILY ☐
INDUSTRIAL ☐ INDUSTRIAL ☐ MULTI-FAMILY ☐

CIRCUIT SIZE AMPERES 115/230V 120/208V 277/480V OVER 600V

0 - 20A
1 - 100 inc0 - 20A
OVER 100

25 - 45A

50 - 199A

200A + LARGER

C. TEMPORARY SERVICE ☐ 0 - 200A ☐
TEMPORARY POLE CONST. ☐ OVER 200A ☐

BUILDING INSPECTION DEPARTMENT



CITY OF SAN DIEGO

ISSUING FEE NOT REFUNDABLE

SUB-TOTAL (SINGLE UNIT)

NO. OF UNITS

SINGLE UNIT FEE

FUND 100

REVENUE ACCT 73440

DATE

APPLICATION APPROVAL

SIGNATURE OF BLDG INSP. DEPUTY

Dia. Phillips

FILE



PERMIT APPLICATION

CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT

1222 First Avenue, MS-301, San Diego, Ca 92101 (619) 236-6270

☐ Combination Permit ☐ Building Permit ☒ Electrical Permit ☐ Plumbing & Gas Permit ☐ Mechanical Permit ☐ Relocation Permit ☐ Demolition Permit ☐ Mobile Home Permit

1. PROJECT INFORMATION

Plan File No. **E00256488**

| | | | |
|-------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| ADDRESS 5706 Old Memory Ln (92114) | | BUILDING OR SUITE NO. | |
| LOT NO. | BLOCK NO. | SUBDIVISION NAME | UNIT NO. |
| PARCEL NO. | PARCEL MAP NO. | | ASSESSOR'S PARCEL NO. 543-34-002 |
| EX-ISTING USE Radio transmitter facility | | CONDITION OF SOIL AT SITE
<input type="checkbox"/> UNDISTURBED <input type="checkbox"/> COMPACT FILL <input type="checkbox"/> LOOSE FILL | |
| DESCRIPTION OF WORK re-locate service, 200 A. 1φ & 600 A. 3φ | | TOTAL FLOOR AREA | |

2. APPLICANT

| | | | |
|-------------------------------------|-------------------------------|------------------------------------------------------|-----------------------------------------------|
| NAME Mc Bride Electric | TELEPHONE NO. 560-1900 | <input checked="" type="checkbox"/> CONTRACTOR OWNER | <input type="checkbox"/> AGENT FOR CONTRACTOR |
| ADDRESS 9175 Kearny Villa Ct | CITY San Diego | STATE Cal | ZIP CODE 92123 |

3. PROPERTY OWNER

| | | | |
|---------------------------------------------|-------------------------------|-------------------------------------------|-------------------------------------------|
| NAME KKLQ Radio (Edens Broadcasting) | TELEPHONE NO. 565-6006 | <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> LESSEE OR TENANT |
| ADDRESS 8525 Gibbs dr # 204 | CITY San Diego | STATE Cal | ZIP CODE 92123 |

4. CONTRACTOR

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| NAME McBride Electric | TELEPHONE NO. 560-1900 |
| ADDRESS 9175 Kearny Villa Ct | CITY San Diego STATE Cal ZIP CODE 92123 |
| STATE LICENSE NO. C-432519 | LICENSE CLASS C-10 CITY BUSINESS LICENSE NO. 83002691 |
| LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. | |
| SIGNATURE Steve Carley | TITLE Estimator DATE 5-9-88 |

5. WORKER'S COMPENSATION

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------|
| WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C). | | |
| INSURANCE COMPANY Firemans | POLICY NO. WP 50319149 | EXPIRATION DATE 4-1-89 |
| CERTIFICATE OF EXEMPTION: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. | | |
| SIGNATURE Steve Carley | DATE 5-9-88 | |

6. OWNER-BUILDER DECLARATION

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom; and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)). | |
| <input type="checkbox"/> As owner of the property, or my employees with wages as their sole compensation, will do the work and the structure and intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale). | |
| <input type="checkbox"/> As owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law). | |
| <input type="checkbox"/> I am exempt under Section _____ B & P C. for this reason _____ | |
| SIGNATURE _____ | DATE _____ |

7. CONSTRUCTION LENDING AGENCY

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C). | |
| LENDER'S NAME _____ | LENDER'S ADDRESS _____ |

8. APPLICANT'S SIGNATURE

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code, I would become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation law, this permit shall be deemed revoked. | |
| SIGNATURE Steve Carley | DATE 5-9-88 |

IN-3032 (1-87)

01476



Permit Application

City of San Diego Building Inspection Department
1222 First Avenue, MS 301, San Diego, CA 92101 (619) 236-6270

1. Permit Type

Repair and maintenance of existing structures

☐ Combination ☒ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition
☐ Relocation ☐ Remove Building

2. Project Information

LN

Plan File No. A003710-91

Address 5706 Old Memory Lane, San Diego 92114

Building or Suite No.

Legal Description

| | | | | |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------|--------------------------|
| Lot No.
18 | Block No.
NA | Subdivision Name
Tract 330 | Unit No.
NA | Map No. |
| Parcel No.
543-340-02-00 | Assessor's Parcel Map No.
Book 543 Page 34 | Assessor's Parcel No.
543-340-02-00 | | |
| Existing Use
Radio station towers | Condition of Soil at Site
NA <input type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill | | | |
| Description of Work
Repair, maintenance and painting of (2) 410' radio towers | see Exhibit 1 | Total Floor Area
NA | | |
| Designer name
Joseph Vellozzi, PH.D., P.E. | Address
1 Croton Court | | | |
| City
Ardsley | State
NY | Zip Code
10502 | Telephone
(914)-693-0762 | License Number
C32745 |

3. Applicant

☐ Contractor ☐ Agent for Contractor ☐ Owner ☒ Agent for Owner

| | | |
|-------------------|---------------------|-------------------------------------|
| Name
Tom Cox | Address
c/o KKLQ | Address
8525 Gibbs Drive Ste 204 |
| City
San Diego | State
CA | Zip Code
92123 |
| | | Telephone
(619)-565-6006 |

4. Property Owner

☒ Owner ☐ Lessee or Tenant

| | |
|------------------------------------|----------------------------------|
| Name
Edens Broadcasting Company | Address
840 N. Central Avenue |
| City
Phoenix | State
AZ |
| | Zip Code
85004 |
| | Telephone
(602)-258-8181 |

5. Contractor

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|-------------|
| Name
Towercon North Texas d/b/a Doty-Moore Tower Services | Address
2261 Crown Rd Ste 109 | | |
| City
Dallas | State
TX | | |
| | Zip Code
75229 | | |
| | Telephone
(800)-345-7191 | | |
| State License No.
618945 | License Class
A | City Business Tax No. | Applied For |
| Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. | | | |
| Signature
<i>J. Doty-Moore</i> | Title
President | Date
5-16-91 | |

6. Workers' Compensation

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------|--|
| <input type="checkbox"/> Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C). | | | |
| Insurance Company
Houston General | Policy No.
TWC100846463 | Expiration Date
4/14/92 | |
| <input type="checkbox"/> Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. | | | |
| Signature
<i>J. Doty-Moore</i> | Date
5-16-91 | | |

7. Owner-Builder Declaration

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)]:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and contracts for such project with contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Section _____ B.&P.C. for this reason: _____

Signature *[Signature]* Date 5/20/91

8. Construction Lending Agency

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name NA Lender's Address

9. Applicant's Signature

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation Law, this permit shall be deemed revoked.

Signature *[Signature]* Date 5/20/91



PLAN FILE NUMBER

A

003710

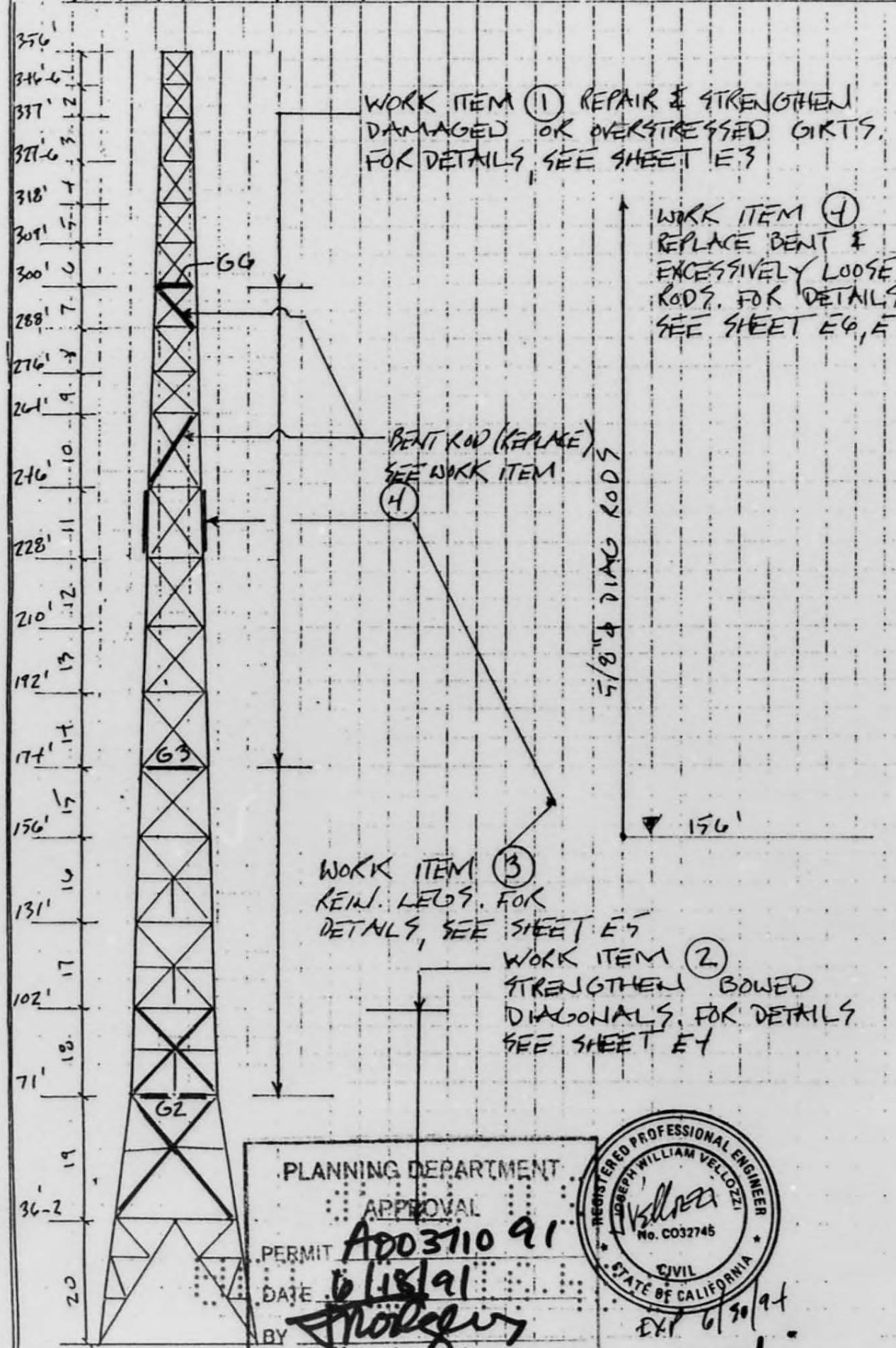
91

City of San Diego

Building Inspection Department

J. P. VELLOZZI PH.D., P.E.
 CONSULTING ENGINEER
 ARDSLEY NEW YORK
 KKLQ AM FM
 ITEMS OF WORK
 SOUTHWEST TOWER

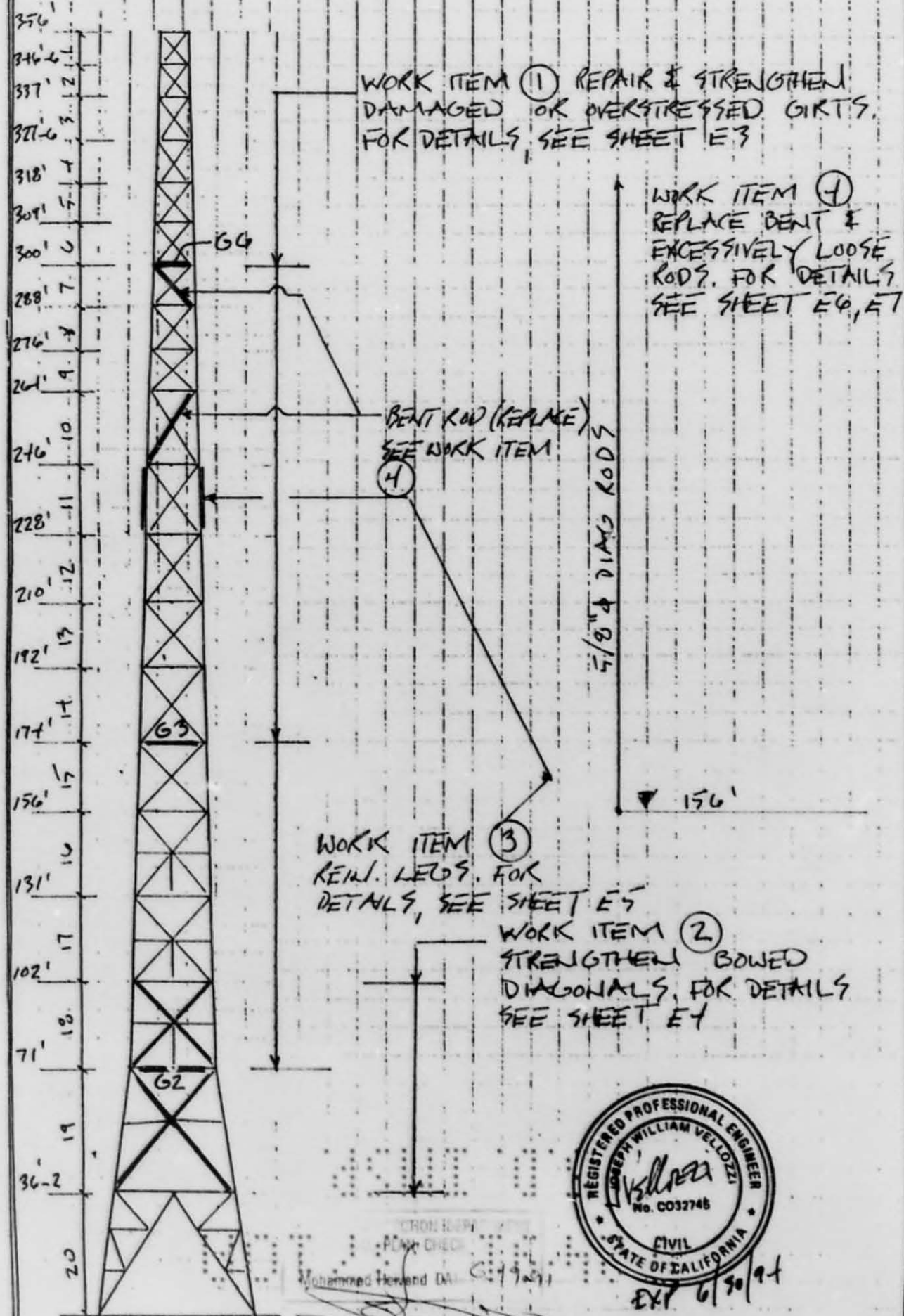
JOB KKLQ AM FM SAN DIEGO
 SHEET NO. 9001 - E1 OF E7
 CALCULATED BY JV DATE 2/90
 CHECKED BY DATE
 SCALE



Repair work on existing towers only.

DR VELLOZZI PH.D. P.E.
CONSULTING ENGINEER
ARDSLEY NEW YORK
KKLQ AM FM
ITEMS OF WORK
SOUTHWEST TOWER

FOR KKLQ AM FM SAN DIEGO
SHEET NO. 9004 - E1 OF E7
CALCULATE BY JV DATE 2/90
CHECKED BY DATE
SCALE



PLAN CORRECTION SHEET
THIS IS NOT A BUILDING PERMIT

THE FOLLOWING LIST DOES NOT NECESSARILY INCLUDE ALL ERRORS AND OMISSIONS. SEE SEC. 303(C) OF THE UNIFORM BUILDING CODE. PLANS REQUIRE CORRECTION AS INDICATED BY ITEMS LISTED BELOW BEFORE A BUILDING PERMIT CAN BE ISSUED.

| | | | | | | |
|-----------|---------------------|-----------|------|-----------|--------------|---------------|
| OWNER | ERENS BROADCASTING | TEL NO. | | FILE DATE | CENSUS TRACT | PLAN FILE NO. |
| DESIGNER | VELLOZZI | TEL NO. | | 5/20/91 | 30.01 | A003710-91 |
| BLDG. NO. | JOB ADDRESS | OCCUPANCY | TYPE | STORIES | BLDG. AREA | FLOOR AREA |
| | 5702 OLD HIGHWAY 16 | — | — | — | — | — |
| | | | | | | VALUATION |
| | | | | | | 52000 |

FOR CLEARANCES REQUIRED, SEE UPDATED PRINTOUT OF CL SCREEN

TO BE FILED WITH THE INSPECTION DEPT:

- ☒ CALCULATIONS AND SPECIFICATIONS
☐ SOILS REPORTS
☐ ACOUSTICAL ANALYSIS REPORT
☐ CITY STANDARD CONSTRUCTION SPECIFICATION

FOR DEPARTMENT USE ONLY:

- | | YES | NO |
|------------------------------|-----|----|
| SPECIAL INSPECTION CHECKLIST | | |
| REPORT OF COMPLIANCE (IN-5) | | |
| HOLD ORDER | | |

① COMPLIANT WITH THE ATTACHED SPECIAL INSPECTION
AGREEMENT FORMS.

② IN ONE LOCATION SHOW THE WORK WHICH REQUIRES
SPECIAL INSPECTION (EXAMPLE: WELDS, HIGH STRENGTH A325
BOLTS)

③ GEOLOGICAL RECONNAISSANCE REPORT MAY BE REQ.
CONTACT ROB HAWK 6236-7236 FOR MORE INFO.

④ SPECIAL INSPECTION FORMS ARE REQUIRED.
⑤ Location of special bolt work shown on B. 904 E4
of structural steel plans.
⑥ Rob Hawk contacted on 11/19/91. Informed us that
geological reconnaissance not required.
Any further questions contact Tim Cox 6236-6000

Rechecks may be accomplished in two ways: by returning the corrected plans or in person.

For both recheck methods, make the corrections to the original tracings and bring two sets of corrected plans, one set of corrected calculations and one set each of original plans and calculations for the recheck. In addition, identify on the correction sheet where the corrections have been made on the plans. Return this correction sheet with corrected plans.

1. If returning the plans, the plans may be brought into the Building Inspection Department or mailed to: City of San Diego, Building Inspection Department, 1222 First Avenue, M.S. 301, San Diego, CA 92101. When returning the plans, include the name, address and telephone number of a contact person.
2. Rechecks may be accomplished in person by making an appointment with the plan checker. Appointments can be made by calling 619-236-6251.

CORRECTIONS MADE AND PLANS
APPROVED (EXCEPT FOR CLEARANCES)

FOR ADDITIONAL CORRECTIONS SEE ATTACHED SHEET(S)

DATE 6/1/91

EXHIBIT 20

Outside boundary line of area retained by Airfan for its operations.

Outside boundary line of area retained by Airfan for its operations.

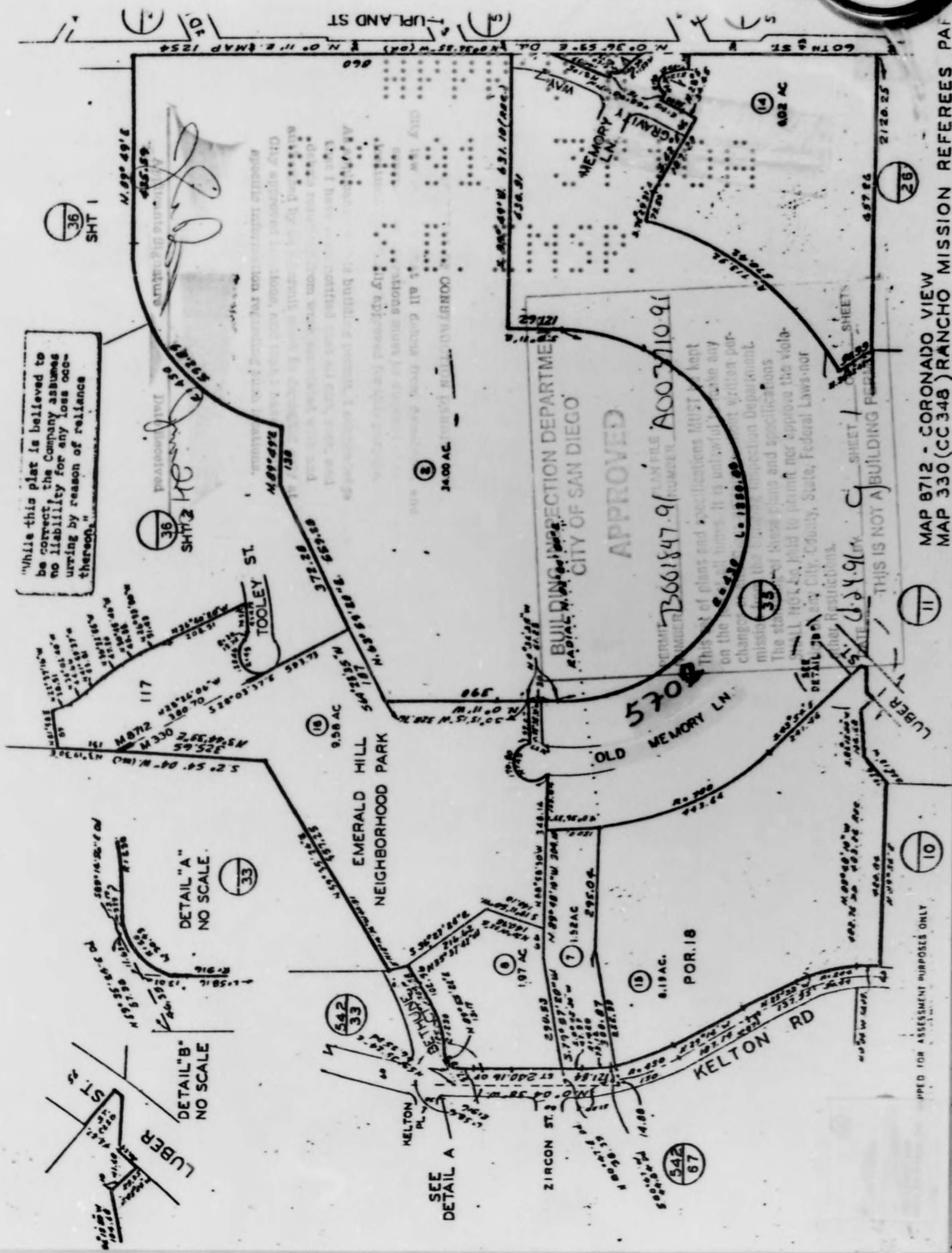
Outside boundary line
of area retained by
Airfan for its opera-
tions.

Outside boundary line
of area retained by
Airfan for its opera-
tions.

Outside boundary line
of area retained by
Airfan for its opera-
tions.

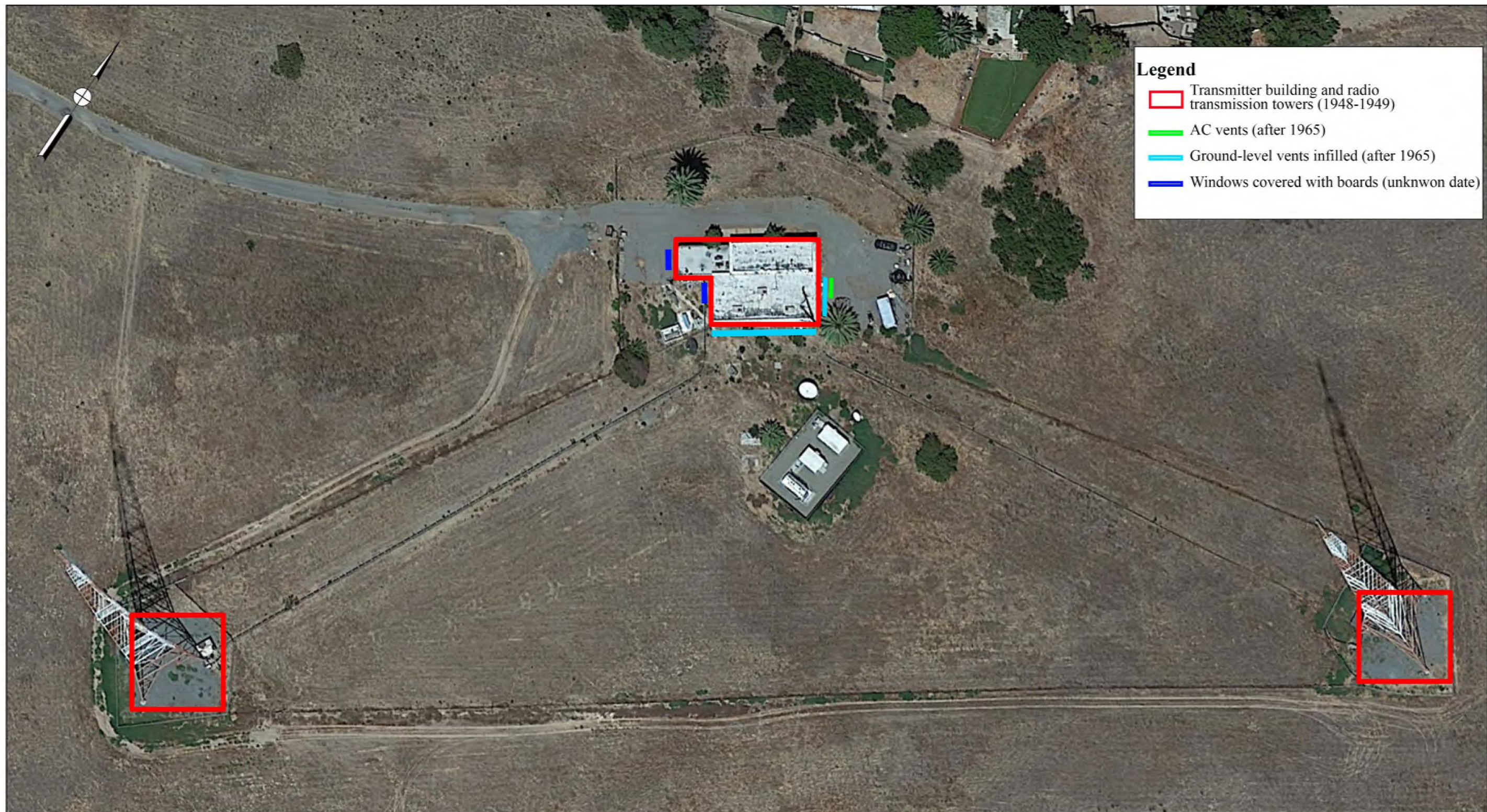
Area retained by
side boundary line
for its own use.

"While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."



PPED FOR ASSESSMENT PURPOSES ONLY

MAP 8712 - CORONADO VIEW
MAP 330 (CC 348) RANCHO MISSION REFEREES PAI



Legend

- Transmitter building and radio transmission towers (1948-1949)
- AC vents (after 1965)
- Ground-level vents infilled (after 1965)
- Windows covered with boards (unknown date)

Lot and Block Book Page
(Could Not Be Located)

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



July 5, 2011

Reply In Reference To: FEMA110526A

Donna M. Meyer
Deputy Environmental and Historic
Preservation Officer, FEMA
U.S. Department of Homeland Security
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

RE: Radio Station KOGO, Integrated Public Alert and Warning System (IPAWS) Improvements,
San Diego, FEMA-PEPAC-30

Dear Ms. Meyer:

Thank you for your May 25, 2011, letter requesting my review and comment with regard to the proposed undertaking in the City of San Diego, San Diego County, California in compliance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800 and the 2005 First Amended Programmatic Agreement between FEMA, my office, CalEMA, and the Advisory Council on Historic Preservation. Along with your letter, you also submitted a report entitled "Documentation – Historic Properties No Adverse Effect" (no date), maps and photographs showing the Area of Potential Effect (APE).

The proposed undertaking, as I understand it, involves improvements to the radio station's IPAWS capabilities. These will include the construction of three 20' X 40' prefabricated metal structures (less than 15' tall) on concrete pads and the construction of an eight-foot chain link fence surrounding them. The buildings will house a new fuel tank, new generator, and new transmitter.

FEMA has identified the Area of Potential Effect (APE) as the area of installation for the three buildings and the new fence. No historic properties have been previously located in the APE, and through research and survey, FEMA finds it unlikely that undiscovered archaeological resources are present or would be disturbed by construction, as the only ground disturbance will be caused by pouring the concrete slabs. FEMA has also evaluated the existing transmitter building, which was constructed between 1948 and 1949 and finds it to be eligible for listing on the National Register of Historic Places (NRHP) under Criteria A and B.

FEMA has applied the Criteria of Adverse Effect (36 CFR § 800. 5(a)(1)) and finds that the proposed construction of three prefabricated buildings and a fence will have No Adverse Effect on the NRHP-eligible Transmitter Building. After reviewing the information submitted with your letter, I offer the following comments:

- I concur that this action qualifies as a federal undertaking as defined in 36 CFR 800.
- I concur that the APE is appropriate.
- I agree that the property appears to be eligible for listing on the NRHP. However, the two paragraphs of context and evaluation are insufficient to support a conclusive determination of eligibility.

- Since FEMA presented this consultation with the belief that the Transmitter Building is eligible, I recommend that the agency treat the property as eligible for the purposes of this undertaking.
- If the agency prefers to produce a full evaluation with a context and application of NRHP criteria sufficient to support eligibility, I will review that instead of assuming eligibility.
- If FEMA agrees to assume eligibility for the purposes of this undertaking only, then I concur that pursuant to 36 CFR § 800.4(d)(1), a Finding of No Adverse Effect is appropriate for the undertaking as described.
- Please be advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have future responsibilities for this undertaking under 36 CFR Part 800.

Thank you for seeking my comments and considering historic properties as part of your project planning. If you have any questions or concerns, please contact Mark Beason, at (916) 445-7047 or mbeason@parks.ca.gov.

Sincerely,

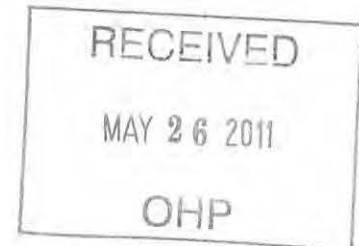
Susan H Stratton for

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer



FEMA

May 25, 2011



Mr. Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
Attention: Ms. Susan Stratton

Re: FEMA-PEPAC-30
KOGO, San Diego, San Diego County

Dear Mr. Donaldson:

The Federal Emergency Management Agency's (FEMA) Integrated Public Alert and Warning System (IPAWS) Program Management Office (PMO) was established to execute policy for compliance with Executive Order 13407 (EO 13407). EO 13407 requires the federal government to provide "an effective, reliable, integrated, flexible, and comprehensive system to alert and warn the American people in situations of war, terrorist attack, natural disaster or other hazards to public safety and well being." IPAWS is a critical part of FEMA's plan to upgrade the existing national warning systems to allow the President and authorized officials to communicate with the public in times of emergency via television, radio, telephone, email, cell phone and other communications pathways.

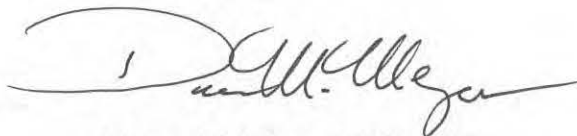
KOGO is an AM station that operates existing transmission facilities near Emerald Hills Park, approximately 5 miles east of downtown San Diego. The property is approximately 34 acres and is located at 5706 Old Memory Lane (32°43'14"N, -117°04'24"W; T17S, R2W, sec3). FEMA intends to construct and install three modular structures, less than 15 feet in height, and no more than 20'x 40' in size for each. The structures would house a new fuel tank, new generator, and new transmitter. In addition, the proposed project would include the construction of an 8' chain-link fence that would surround the new equipment modules. The proposed project meets the definition of an undertaking pursuant to 36 CFR Part 800.16(y).

May 25, 2011

The KOGO transmitter site is in a high density residential area surrounded on three sites by single family homes and on the west side by an elementary school and Emerald Hills Park. The three modular structures would be prefabricated metal structures located adjacent to the existing transmitter building. FEMA has identified an Area of Potential Effect (APE) in accordance with 36 CFR Part 800.4(a)(1) as the footprint for the three building installation and footprint of the 8' chain-link fence surrounding the new structures as identified on the enclosed partial site plan. FEMA has made a finding that historic properties are present adjacent to the APE but that the construction and installation of three small prefabricated metal structures and an 8-inch chain-link fence would have no adverse effect to historic properties pursuant to 36 CFR Part 800.4(d)(1). We have enclosed documentation in support of our finding in accordance with 36 CFR Part 800.11(d). We request your concurrence with our finding pursuant to 36 CFR Part 800.4(d)(1)(i).

Unless the CASHPO objects to our determination within 30 days of receipt, FEMA will assume concurrence and commence with the proposed undertaking. However, in the interest of time we would appreciate a response at your earliest opportunity. Should you have any questions or require additional information please do not hesitate to contact me at (510) 627-7728 or donna.meyer@dhs.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna M. Meyer", with a large, sweeping initial "D" and "M".

Donna M. Meyer, CEM/HPS
Deputy Regional Environmental Officer

Enclosures

DOCUMENTATION – HISTORIC PROPERTIES NO ADVERSE EFFECT

1) A description of the undertaking, specifying the Federal involvement, and its area of potential effects, including photographs, maps, drawings, as necessary;

The Department of Homeland Security – Federal Emergency Management Agency (FEMA) intends to construct and install three 20'x40' prefabricated metal structures and an 8' chain-link fence around them to house emergency communications equipment at the KOGO AM Radio transmitter site at 5706 Old Memory Lane, San Diego, San Diego County. The undertaking is required pursuant to EO 13407. FEMA has determined the Area of Potential Effect (APE) for direct impacts would be limited to the area of installation for the three structures and the chain-link fence. A separate APE for indirect impacts was not established because no potential was identified for effects from factors such as visual intrusions or noise as the entire parcel is currently used for radio broadcast transmission.

2) A description of the steps taken to identify historic properties, including, as appropriate, efforts to seek information pursuant to §800.4(b);

A search of the National Register of Historic Places (NHRP) was performed. The transmitter site is not listed on the National Register of Historic Places. A literature review of the Environmental Data Resources, Inc. NEPA Check® and Phase I Environmental Site Assessment prepared by Michael Brandman Associates and Michael Baker, Jr, Inc, no historic properties are found within one mile of the transmitter site. The transmitter site includes a remote transmitter building, two antenna towers, and miscellaneous radio equipment. The transmitter building is a two-story reinforced concrete structure constructed between 1948 and 1949. The façade contains metal fixed pane windows on the first and second floors with brick and concrete steps leading to the front entrance that contains a large porch. A literature review of available website material indicates that radio station KOGO was born in 1961 after its parent station KFSD changed formats. The call letters for KOGO were derived from a "new" device called a computer. KFSD was slated to move to the Emerald Hills area in 1939 but didn't move until 1948 when the facility was constructed and outfitted with the finest equipment available. According to the web source, the original RCA BTA-5F transmitter is still in place at the Emerald Hills site and was apparently designed by John Vassos and is the last complete 5F in its original install.

3) The basis for determining that no historic properties are present or affected.

The existing transmitter building though constructed in the late 1940's has undergone few renovations. FEMA has applied the criteria for listing to the National Register of Historic Places pursuant to 36 CFR Part 60.4 and finds that it might be considered eligible under criteria a and b. Because the transmitter building is surrounded by development and has been highly disturbed with grading and paving, it is unlikely that any undiscovered archaeological resources would be encountered during the construction and installation of the undertaking. Minimal ground disturbance is expected to occur when pouring the concrete slab.

FEMA has applied the criteria of adverse effect pursuant to 36 CFR Part 800.5(a)(1) and finds that the addition of three small prefabricated metal structures would not diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. In addition, FEMA has determined that the addition of three small modular buildings within the APE would not introduce visual, atmospheric or audible elements that would diminish the integrity of the property's significant historic features as the transmitter building is located in an area that already has extensive development such as other buildings, antenna, and towers within close proximity. Thus FEMA has determined that there are eligible historic properties adjacent to the APE but that the undertaking would result in no adverse affect to them.

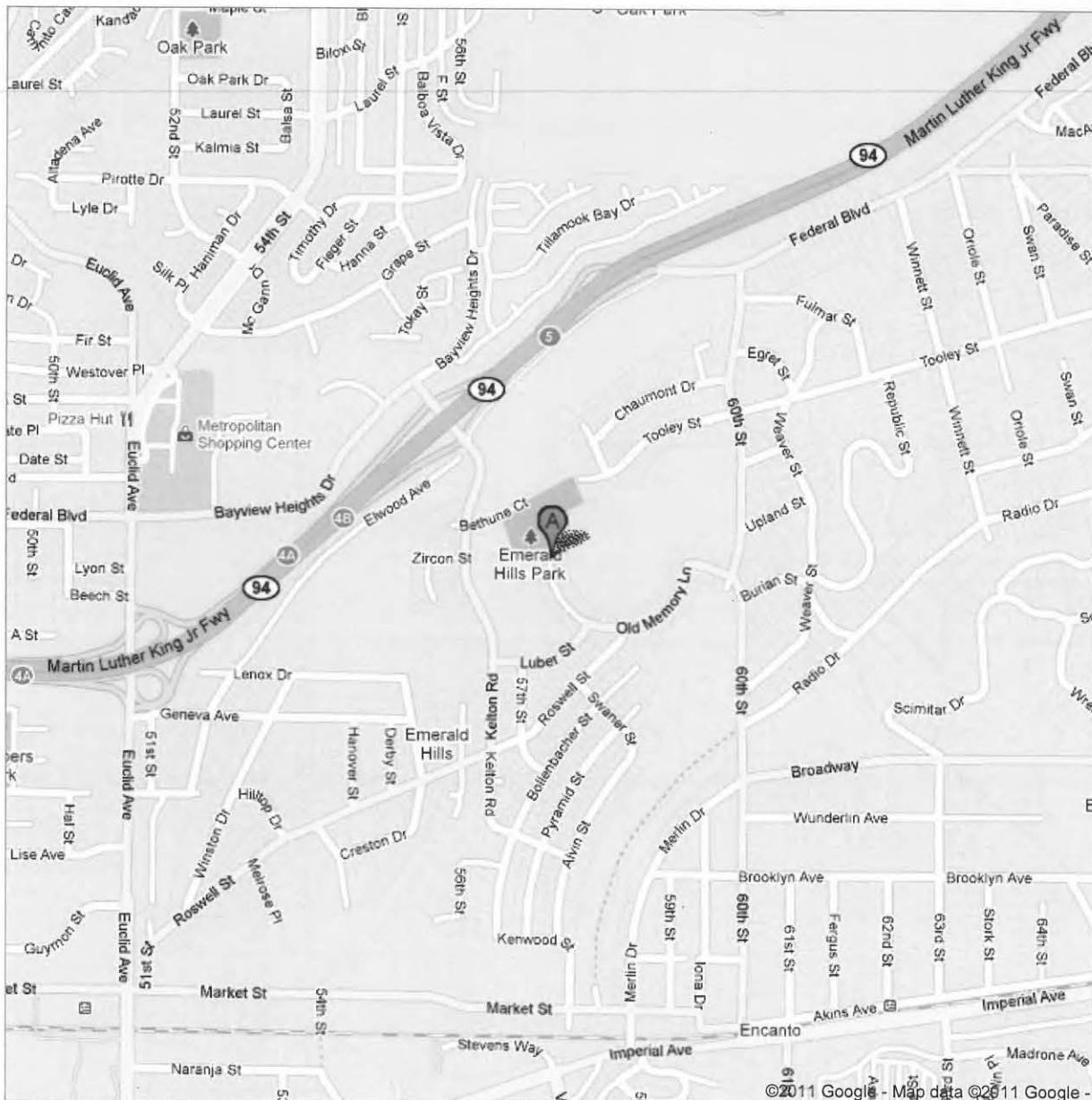
FEMA has sent an informational letter to seven potentially interested Native American tribes on May 25, 2011. FEMA will notify the CASHPO's office with copies of any responses received.

Google maps

Address **5706 Old Memory Ln**
San Diego, CA 92114

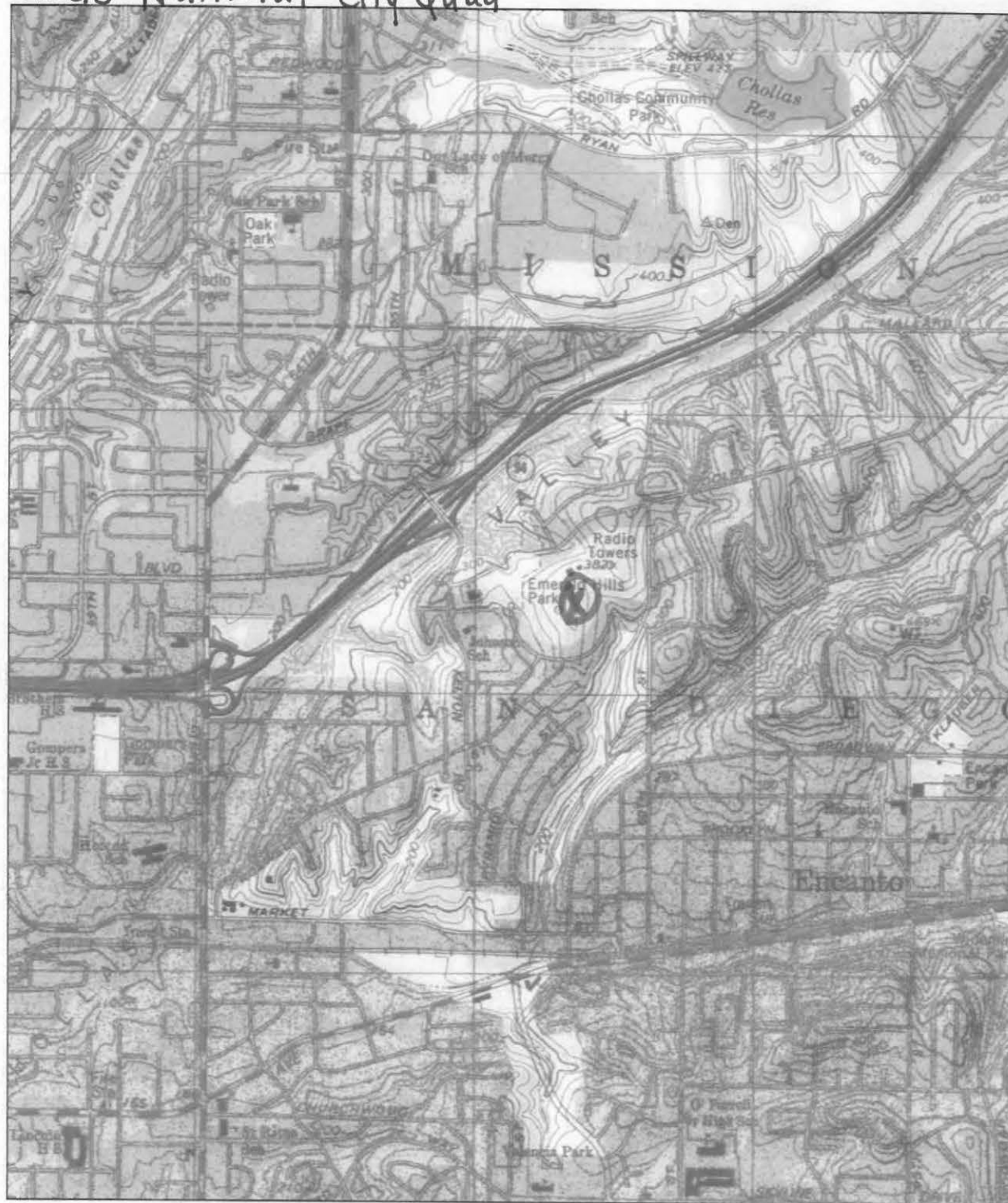
Get Google Maps on your phone

Text the word "GMAPS" to 466453



©2011 Google - Map data ©2011 Google -

Uses National City Quad



0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com

Historic Sites Map



- ★ Target Property
- Streets
- County Boundary
- Waterways
- Water
- ◆ Historic Sites
- ▨ Federal Historic Areas
- ▨ State Historic Areas
- ▨ US Indian Reservations
- Scenic Trail

0 1/4 1/2 1 Miles

SITE NAME: KOGO - San Diego
 ADDRESS: 60th Street/Old Memory Lane
 San Diego CA 92114
 LAT/LONG: 32.7212 / 117.0703

CLIENT: Michael Brandman Associates
 CONTACT: Paras Acharya
 INQUIRY #: 2655301.2s
 DATE: December 8, 2009

TC2655301.2s Page 12 of 41



PROPERTY ACREAGE: 34 ACRES

1
02

KOGO AERIAL VIEW

SCALE: NONE



FEMA



KBR

Baker

MICHAEL BAKER JR INC
A unit of Michael Baker Corporation

Altride Business Park
100 Altride Drive
Moon Township PA 15108
(412) 269-6300

Drawing Title:
KOGO AERIAL VIEW

Project
KOGO SAN DIEGO

Enclosure No.

Date:
12/15/2009

Project No.:
118281

Scale:
NONE

1a

Drawing
Number:

02

Sheet 02 of 04





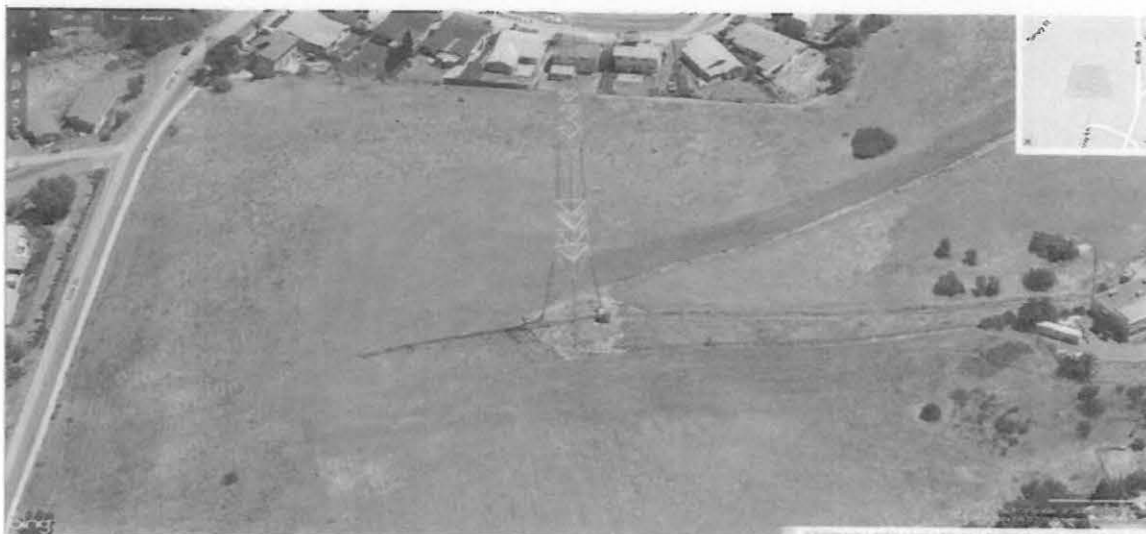
Enhanced View of Transmitter Building (View from Northwest)



Enhanced View of Transmitter Building (View from East)



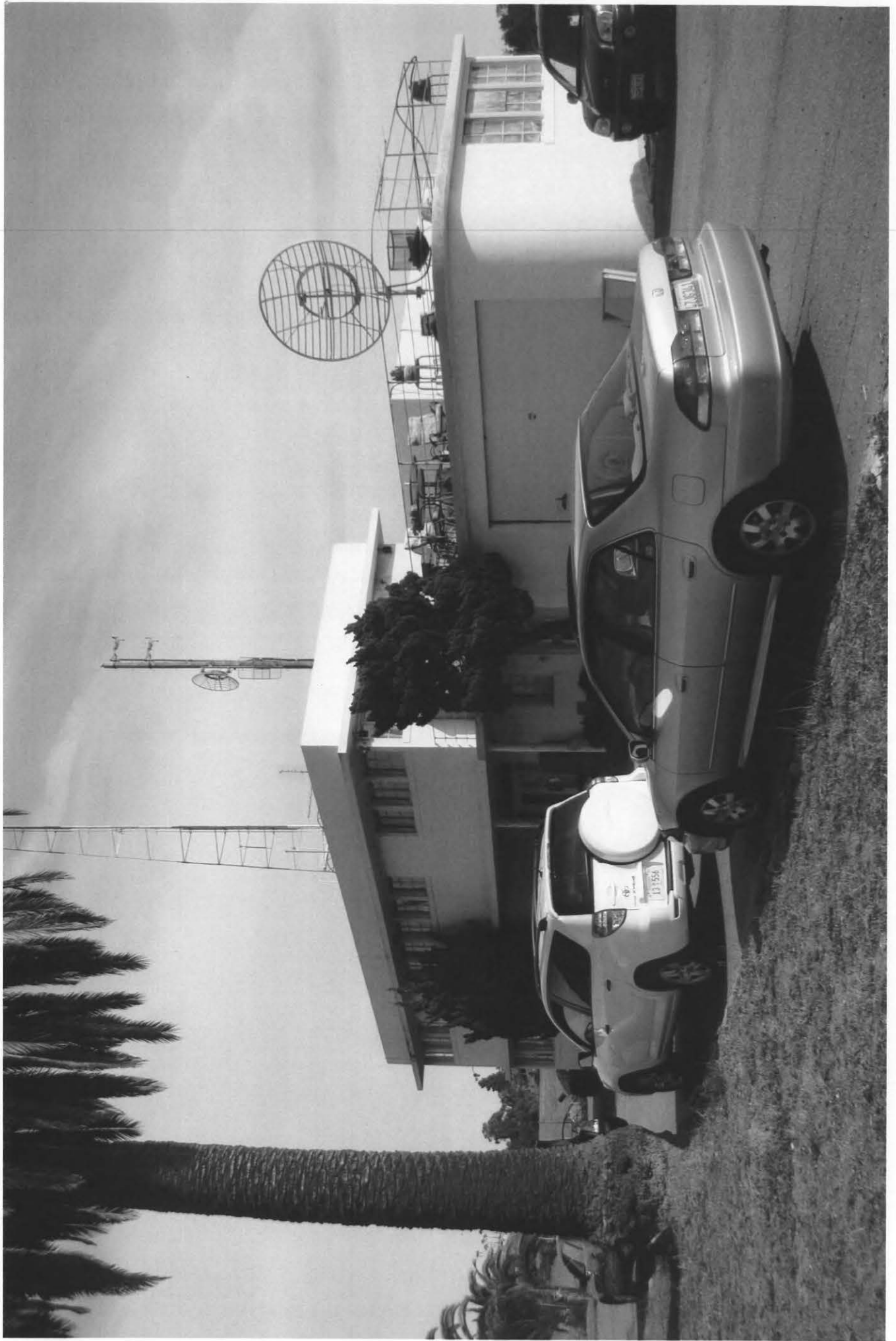
Western Portion of Property (View from Northwest)



Southeastern Border of Property (View from North)



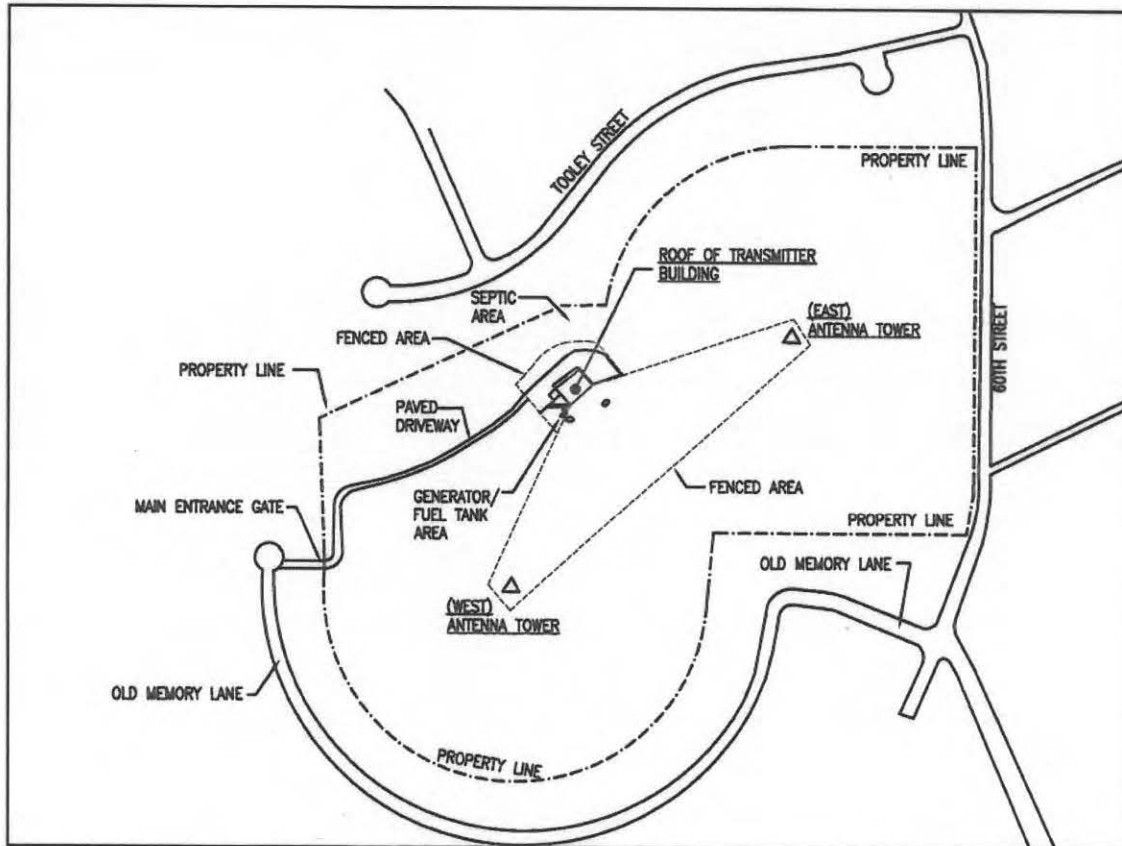
Front of transmitter Building



Angle View of Transmitter Building



Back of Transmitter Building



PROPERTY ACREAGE: 34 ACRES

1
01

KOGO LOCATION SITE PLAN

SCALE: NONE



FEMA



KBR

Baker

MICHAEL BAKER JR INC

A unit of Michael Baker Corporation

Atrside Business Park
100 Atrside Drive
Moon Township PA 15108
(412) 289-6300

Drawing Title:

KOGO LOCATION SITE PLAN

Project

KOGO SAN DIEGO

Enclosure No.

1

Date:

12/15/2009

Project No.:

118281

Scale:

NONE

Drawing
Number:

01

Sheet 01 of 04

Fw: 5702 Old Memory Lane - KOGO

Beason, Mark@Parks <Mark.Beason@parks.ca.gov>

Thu 1/18/2024 4:26 PM

To: Jenni Stropes <jstropes@bfsa.perennialenv.com>

Cc: Beason, Mark@Parks <Mark.Beason@parks.ca.gov>; Newman, Monica@Parks <Monica.Newman@parks.ca.gov>

 2 attachments (2 MB)

Outlook-e4rdma2z; Pages from 5702 Old Memory Lane.pdf;

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

From: Beason, Mark@Parks <Mark.Beason@parks.ca.gov>

Sent: Thursday, January 18, 2024 4:23 PM

To: jstropes@bfsa.perennialenv.com

Cc: Beason, Mark@Parks <Mark.Beason@parks.ca.gov>; Newman, Monica@Parks <Monica.Newman@parks.ca.gov>

Subject: Fw: 5702 Old Memory Lane - KOGO

Hi Jennifer,

No further official determination of eligibility occurred following this consultation. The building has no official National Register status.

Please let me know if there are any other questions.

Mark

Mark A. Beason

Acting Cultural Resources Program Supervisor

Architectural Review and Environmental Compliance Unit

California Office of Historic Preservation

1725 23rd Street, Suite 100

Sacramento, CA 95816

(916) 503-8599

Mark.Beason@parks.ca.gov

From: Jenni Stropes <jstropes@bfsa.perennialenv.com>

Sent: Wednesday, January 17, 2024 9:34 AM

To: Office of Historic Preservation General Inbox <info.calshpo@parks.ca.gov>

Subject: 5702 Old Memory Lane - KOGO

You don't often get email from jstropes@bfsa.perennialenv.com. [Learn why this is important](#)

Good morning Monica,

Thank you for taking my call this morning. I have attached the 2011 letter from Milford Wayne Donaldson (Susan Stratton) and the FEMA letter report for the KOGO Radio Station at 5702 (also 5706) Old Memory Lane in the City of San Diego.

We are currently preparing a historic resources report for the property and the City of San Diego has asked whether a formal determination was ever made for the property, or if it was just assumed significant as is stated in the letter. Can you please send back a confirmation one way or the other that I can include as an attachment in our report?



Jennifer R.K. Stropes M.S., RPA

Director / Principal Historian

BFSA Environmental Services

Phone: 858-484-0915

Email: jstropes@bfsa.perennialenv.com

14010 Poway Road, Suite A

Poway, CA 92064

bfsa.perennialenv.com



CALIFORNIA HISTORICAL RESOURCES INVENTORY DATABASE

City of San Diego

[Home](#) [Search](#) [Help](#) [Acknowledgements](#) [Admin](#)

Searching allows for single or multiple search criteria. A maximum of 1,000 properties will be returned for any search so refining your search may be necessary. Search results will display a list of properties along with some general information for each. To view a DPR form or to find more information for each property click on the property thumbnail image or the address.

[Search](#) > [Results](#) > [Property](#) >

Search by Property

NOTE: Help tips are available by clicking a search criteria label.

| | |
|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Address: <input type="text"/> | HRB Name: <input type="text"/> |
| APN: <input type="text"/> | Architect: <input type="text"/> |
| HRB Number: <input type="text"/> | Builder: <input type="text"/> |
| Architectural Style: Streamline Moderne <input type="button" value="v"/> | Original Use: Select Original Use <input type="button" value="v"/> |
| Status: Select A Status <input type="button" value="v"/> | Year Built: <input type="text"/> Exact Year <input type="button" value="v"/> |
| Designation Type: Select a Designation <input type="button" value="v"/> | District: -- <input type="button" value="v"/> |
| Community Plan Area: <input type="text"/> | Neighborhood: <input type="text"/> |













[National Register of Historic Places Status Code:](#) Select National Register of Historic Places Status Code













[Search Property](#) [Clear Form](#)

Search Results: Displaying 1 to 25 of 35 records

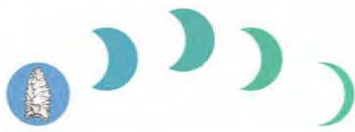
Search Date: 01/25/2024

[\[Previous Page / Next Page \]](#)

| Detail | Address | Year Built | Architectural Style | District | Location | NRHP Code | HRB # / Dist. Contrib. # | HRB Name | Property Status |
|-------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------|--------------------------------------------------------------------------|------------------------------|--------------------------|---------------------------|------------------------------------------|----------------------------------------------------------------|---------------------------------|
|  | 951-961 16TH San Diego, CA 92113 | 1924 | Streamline Moderne | | Map | 5S3 | | | Surveyed |
|  | 716 16th ST San Diego, CA 92101 | 1947 | Streamline Moderne | | Map | | | Homer McClure Building | Note and File |
|  | 3037 28th ST San Diego, CA 92104 | 1936 | Streamline Moderne | | Map | | 356 | Paul E. Stake/George W. Schilling House | Designated |
|  | 2953 Beech ST San Diego, CA 92102 | 1924 | Commercial: One-Part Commercial Block Streamline Moderne | South Park Historic District | Map | 5D1 | 1276 / 1276-124 | South Park Historic District Contributor | Designated |
|  | 428 C ST San Diego, CA 92101 | 1941 | Streamline Moderne | | Map | | 642 | Kress Department Store | Designated |
|  | 2626 Clove ST San Diego, CA 92106 | 1937 | Streamline Moderne | | Map | | 1048 | Leslie R. and Isabel M. Smith/Charles H. Salyers Spec House #1 | Designated |
|  | 104-118 Dickinson ST San Diego, CA 92103 | 1940 | Streamline Moderne | | Map | | | | Note and File |
|  | 2944 EL CAJON BL San Diego, CA 92104 | 1950 | Streamline Moderne | | Map | | | | Surveyed |
|  | 2930 EL CAJON Blvd San Diego, CA 92104 | 1948 | Streamline Moderne Art Deco | | Map | | 517 | Gustafson Furniture Building | Designated |
|  | 3093-3095 EL CAJON San Diego, CA 92104 | 1930 | Streamline Moderne | | Map | | 1470 | W.C. And Irene Everett Building | On Appeal |
|  | 3419 Euclid Ave San Diego, CA 92105 | 1938 | Streamline Moderne | Islenair Historic District | Map | | 807 / 807-40 | Islenair Historic District Contributor | Designated |
|  | 1501-1503 Grove ST San Diego, CA 92102 | 1922 | Streamline Moderne | South Park Historic District | Map | 0 | 1276 / 1276-285 | South Park Historic | Designated |

| | | | | | | | | | |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------|-----------------------------------------------------------------|----------------------------------------------|---------------------|-----|------------------|-------------------------------------------------------------------------|------------------------|
|  | 2405 HARBOR
San Diego, CA 92113 | 1930 | Streamline
Moderne | | Map | 7R | | District
Contributor | Surveyed |
|  | 3650-3656 Indiana ST
San Diego, CA 92103 | 1941 | Spanish
Eclectic
Streamline
Moderne | Park Boulevard Residential Historic District | Map | 5D1 | | Park
Boulevard
Residential
Historic
District
Contributor | Pending
Designation |
|  | 2185-2195 LOGAN
San Diego, CA 92113 | 1945 | Streamline
Moderne | | Map | 7R | | | Surveyed |
|  | 1800 Logan
San Diego, CA 92113 | 1940 | Streamline
Moderne | | Map | 5S3 | | | Surveyed |
|  | 1857 Logan Avenue
San Diego, CA 92113 | 1933 | Streamline
Moderne | | Map | 5S3 | | | Surveyed |
|  | 1878 MAIN ST
San Diego, CA 92113 | 1945 | Streamline
Moderne | | Map | 7R | | | Surveyed |
|  | 2141 MAIN
San Diego, CA 92113 | 1945 | Streamline
Moderne | | Map | 7R | | | Surveyed |
|  | 2694 MAIN
San Diego, CA 92113 | 1945 | Streamline
Moderne | | Map | 7R | | | Surveyed |
|  | 3576 MAIN
San Diego, CA 92113 | 1950 | Streamline
Moderne | | Map | 7R | | | Surveyed |
|  | 3600 MAIN
San Diego, CA 92113 | 1950 | Streamline
Moderne | | Map | 7R | | | Surveyed |
|  | 1488 Market ST
San Diego, CA 92101 | 1940 | Streamline
Moderne | | Map | | | Includes 648
15th Ave | Note and
File |
|  | 2020 Market ST
San Diego, CA 92102 | 1938 | Streamline
Moderne | Sherman Heights Historic District | Map | | 208 /
208-232 | Sherman
Heights
Historic
District
Contributor | Designated |
|  | 1897 NATIONAL
San Diego, CA 92113 | 1945 | STREAMLINE
MODERNE | | Map | 5S3 | | | Surveyed |

[[Previous Page](#) / [Next Page](#)]



BFS Environmental Services
A Perennial Company

1940 Aerial Photograph of Emerald Hills

5702 Old Memory Lane

(Photograph courtesy of the San Diego History Center)



BFSA Environmental Services
A Perennial Company

Circa 1950s Photograph of the Transmitter Building

5702 Old Memory Lane

(Photograph courtesy of the San Diego History Center)



January 1964 Photograph of Henry Luce (Editor-in-Chief of Time-Life, Inc.), Le Roy A. Bellwood (Time Life Broadcaster), and Clayton Brace (KOGO General Manager) Inside the Transmitter Building

5702 Old Memory Lane

(Photograph courtesy of the San Diego History Center)



BFSA Environmental Services
A Perennial Company

APPENDIX B

Ownership and Occupant Information

**Chain of Title
City Directory Listing of Occupants
Copy of the Deed From the Date of Construction**

Chain of Title

Title Records for 5702 Old Memory Lane (APN 543-340-02)

| Seller | Buyer | Year |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------|
| Thomas E. Sharp | KFSD, Inc., a Delaware corporation | 1956 |
| KOGO Broadcasting corporation, a Delaware Corporation (which acquired title as KFSD, Inc., a Delaware corporation) | Time-Life Broadcast, Inc., a Colorado corporation | 1962 |
| Time-Life Broadcast, Inc., a Colorado corporation | Retlaw Enterprises, Inc., a California corporation | 1972 |
| Retlaw Enterprises, Inc. | SBI-KOGO, Inc. | 1979 |
| SBI-KOGO, Inc. | Edens Broadcasting Inc., an Arizona corporation | 1986 |
| Edens Broadcasting Inc. | Par Broadcasting Company, Inc. | 1993 |
| Par Broadcasting Company, Inc., a California corporation | Citicasters, Co., an Ohio corporation | 1997 |
| Citicasters, Co., an Ohio corporation | iHeartMedia Tower, Co. I, LLC, a Delaware limited liability company | 2015 |
| Vertical Bridge CC FM, LLC, a Delaware limited liability company f/k/a iHeartMedia Tower Co., I, LLC | Vertical Bridge LANDCO, LLC, a Delaware limited liability company | 2016 |

City Directory
5702 Old Memory Lane

| Year | Name | Occupation |
|-----------|--------------------|------------|
| 1946 | Book Not Available | |
| 1947-1948 | Address Not Listed | |
| 1949 | Book Not Available | |
| 1950 | Address Not Listed | |
| 1951 | Book Not Available | |
| 1952 | Address Not Listed | |
| 1953-1954 | | |
| 1955 | Book Not Available | |
| 1956 | Address Not Listed | |
| 1957 | | |
| 1958 | | |
| 1959 | Book Not Available | |
| 1960 | | |
| 1961 | Address Not Listed | |
| 1962 | | |
| 1963-1964 | | |
| 1965 | Book Not Available | |
| 1966 | | |
| 1967 | Address Not Listed | |
| 1968 | | |
| 1969-1970 | | |
| 1971 | | |
| 1972 | | |
| 1973 | | |
| 1974 | | |
| 1975 | | |
| 1976 | | |
| 1977 | | |
| 1978 | | |
| 1979 | | |
| 1980 | | |
| 1981 | | |
| 1982 | | |
| 1983 | | |
| 1984 | | |
| 1985 | | |
| 1986 | | |
| 1987 | | |

| Year | Name | Occupation |
|-----------|--------------------|------------|
| 1988 | | |
| 1989 | | |
| 1990 | | |
| 1991-1992 | | |
| 1993 | | |
| 1994 | | |
| 1995-1996 | | |
| 1996-1997 | | |
| 1998-1999 | | |
| 1999-2000 | | |
| 2001 | | |
| 2002 | | |
| 2003 | | |
| 2004 | Book Not Available | |
| 2005 | Address Not Listed | |
| 2006 | | |
| 2007 | | |
| 2008 | | |
| 2009 | Book Not Available | |
| 2010 | Address Not Listed | |
| 2011 | Book Not Available | |
| 2012 | Address Not Listed | |
| 2013 | Book Not Available | |
| 2014 | Address Not Listed | |
| 2015 | | |
| 2016 | | |
| 2017 | | |
| 2018 | | |
| 2019-2020 | | |
| 2021 | | |

Copy of the Deed From Date of Construction
(Could Not Be Located)

APPENDIX C

Maps

City of San Diego 800' Scale Engineering Map
Historic USGS Maps
Current USGS Map
Original Subdivision Map With Site Location
Current Assessor's Parcel Map
Regional Location Map
Sanborn Fire Insurance Maps

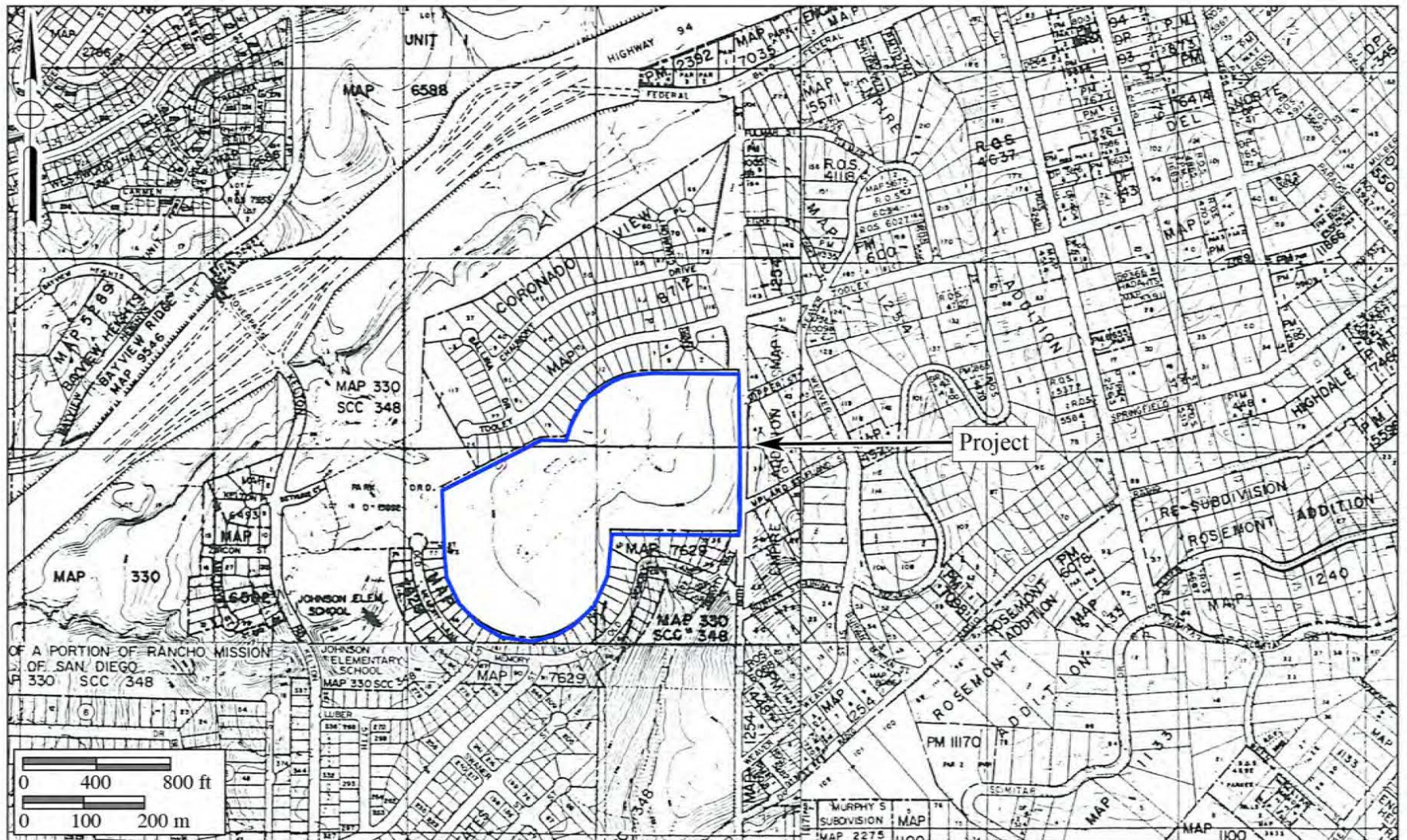
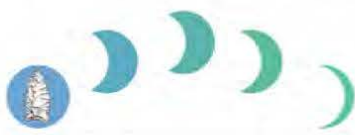


Figure 1
Project Location Map
 5702 Old Memory Lane

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



BFS Environmental Services
 A Perennial Company



Figure 2
1944 USGS Map

5702 Old Memory Lane

USGS National City Quadrangle (7.5-minute series)



BFS Environmental Services
 A Perennial Company

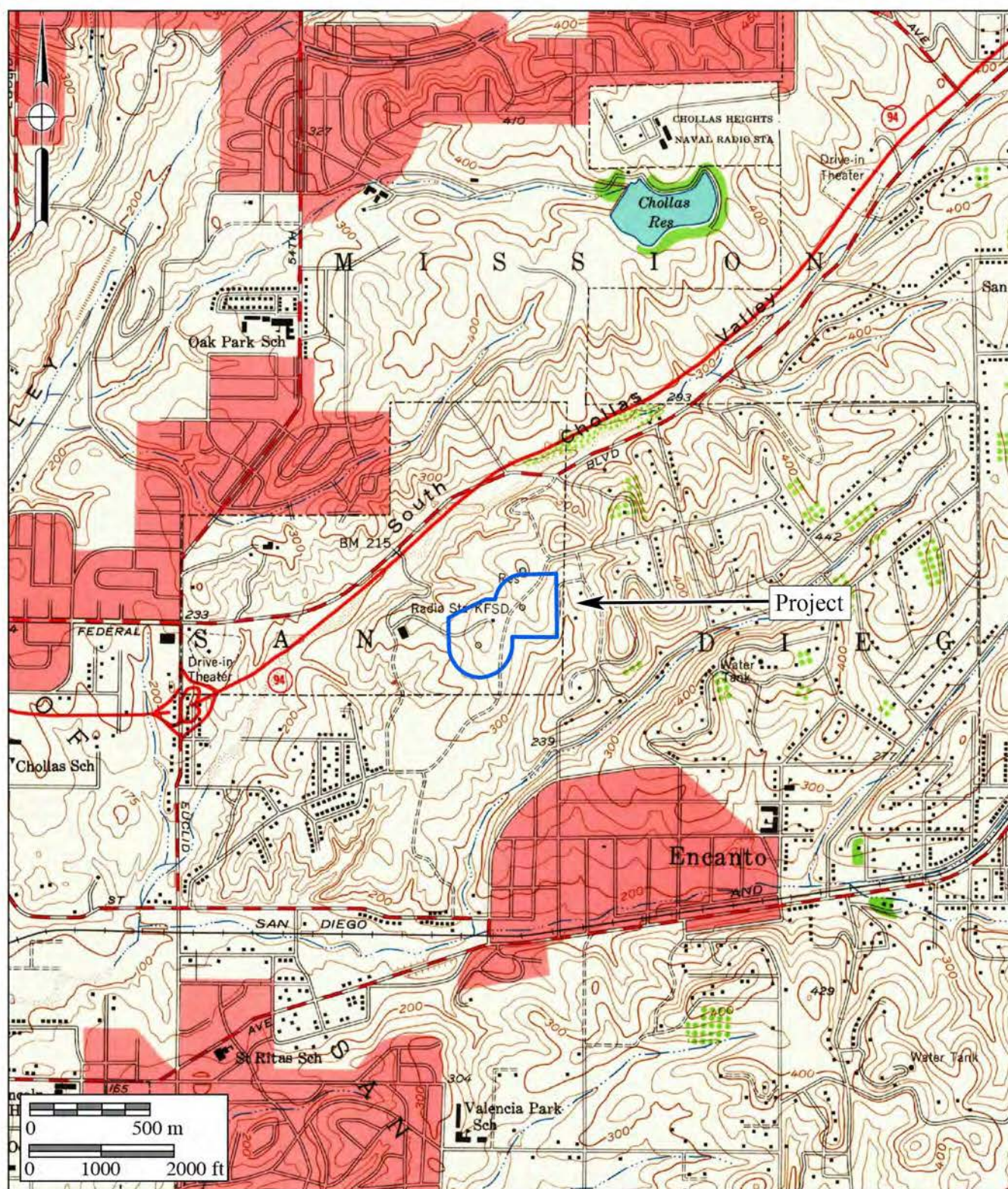


Figure 3
1963 USGS Map
 5702 Old Memory Lane
 USGS National City Quadrangle (7.5-minute series)

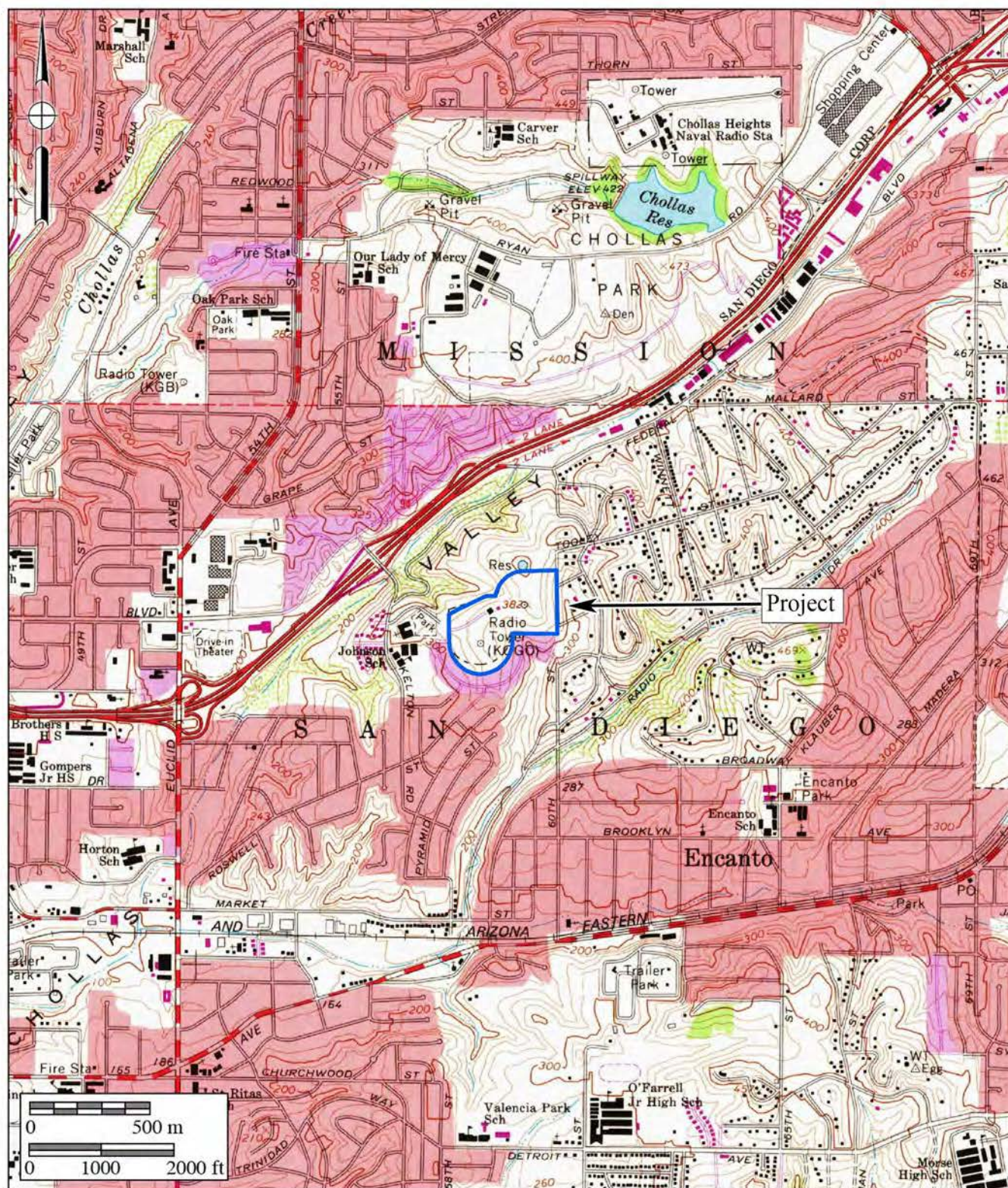


Figure 4
1978 USGS Map
 5702 Old Memory Lane
 USGS National City Quadrangle (7.5-minute series)

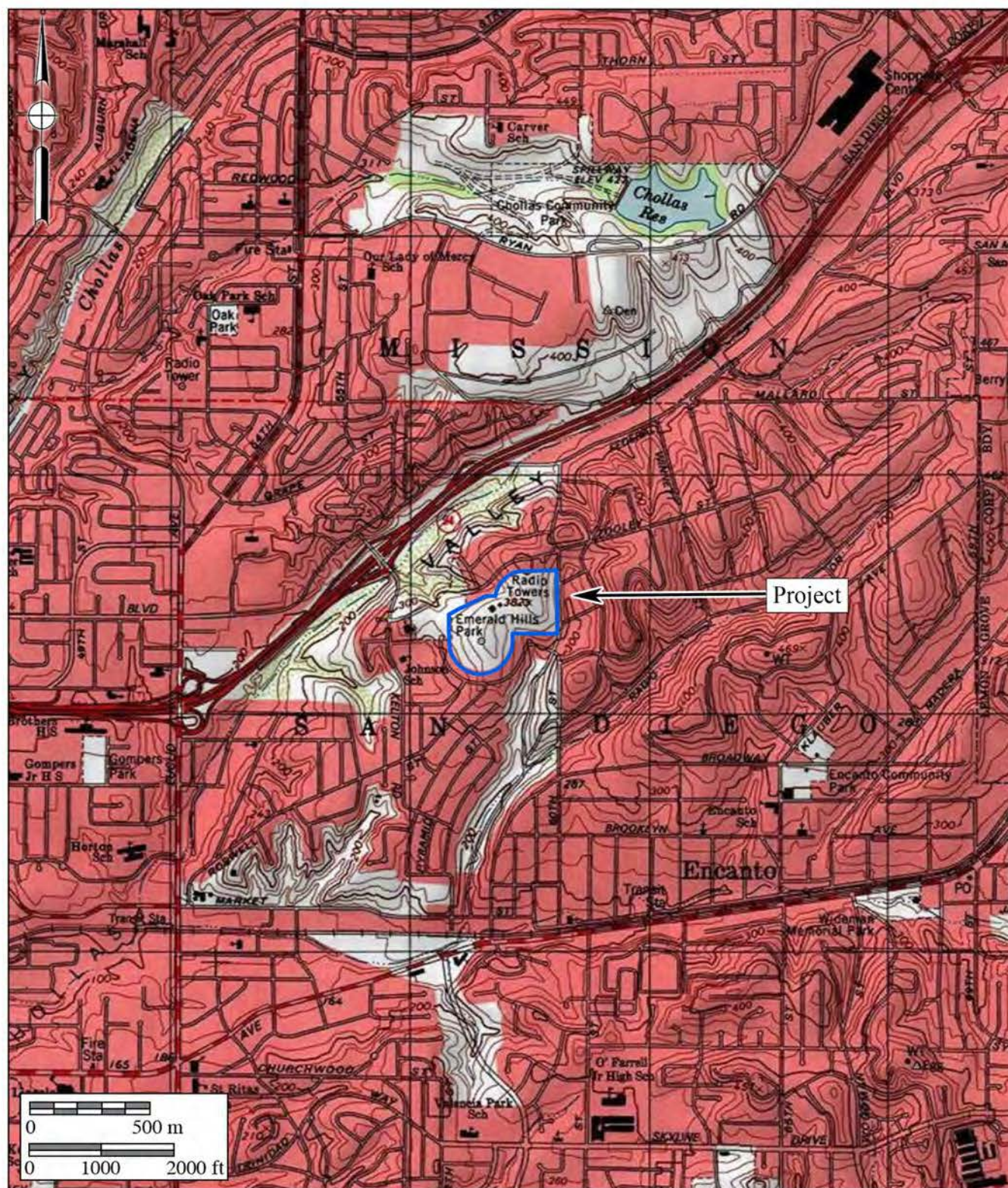


Figure 5

Current USGS Map

 5702 Old Memory Lane

USGS National City Quadrangle (7.5-minute series)

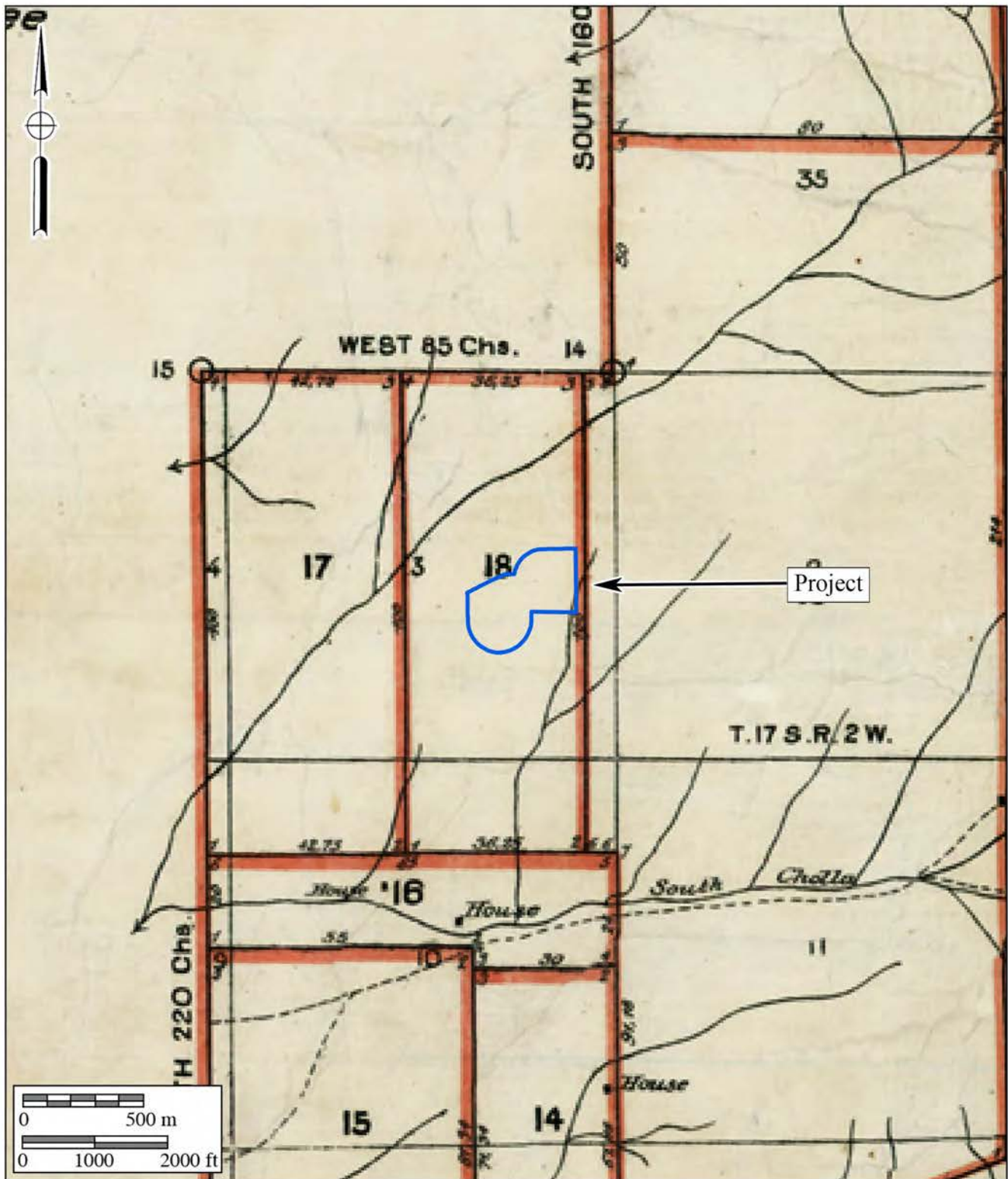


Figure 6

Original Subdivision Map With Site Location

 5702 Old Memory Lane

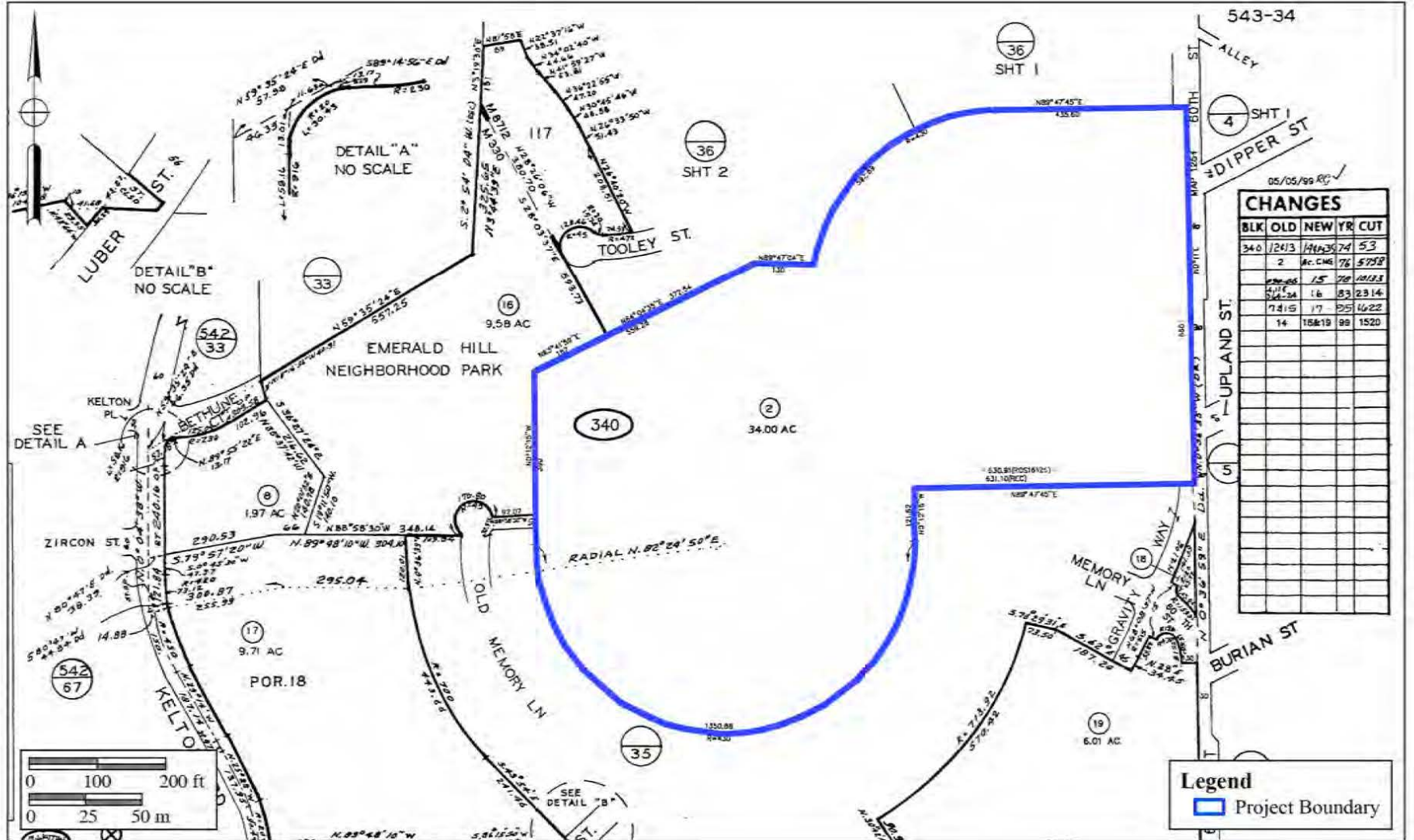


Figure 7
Current Assessor's Parcel Map
 5702 Old Memory Lane

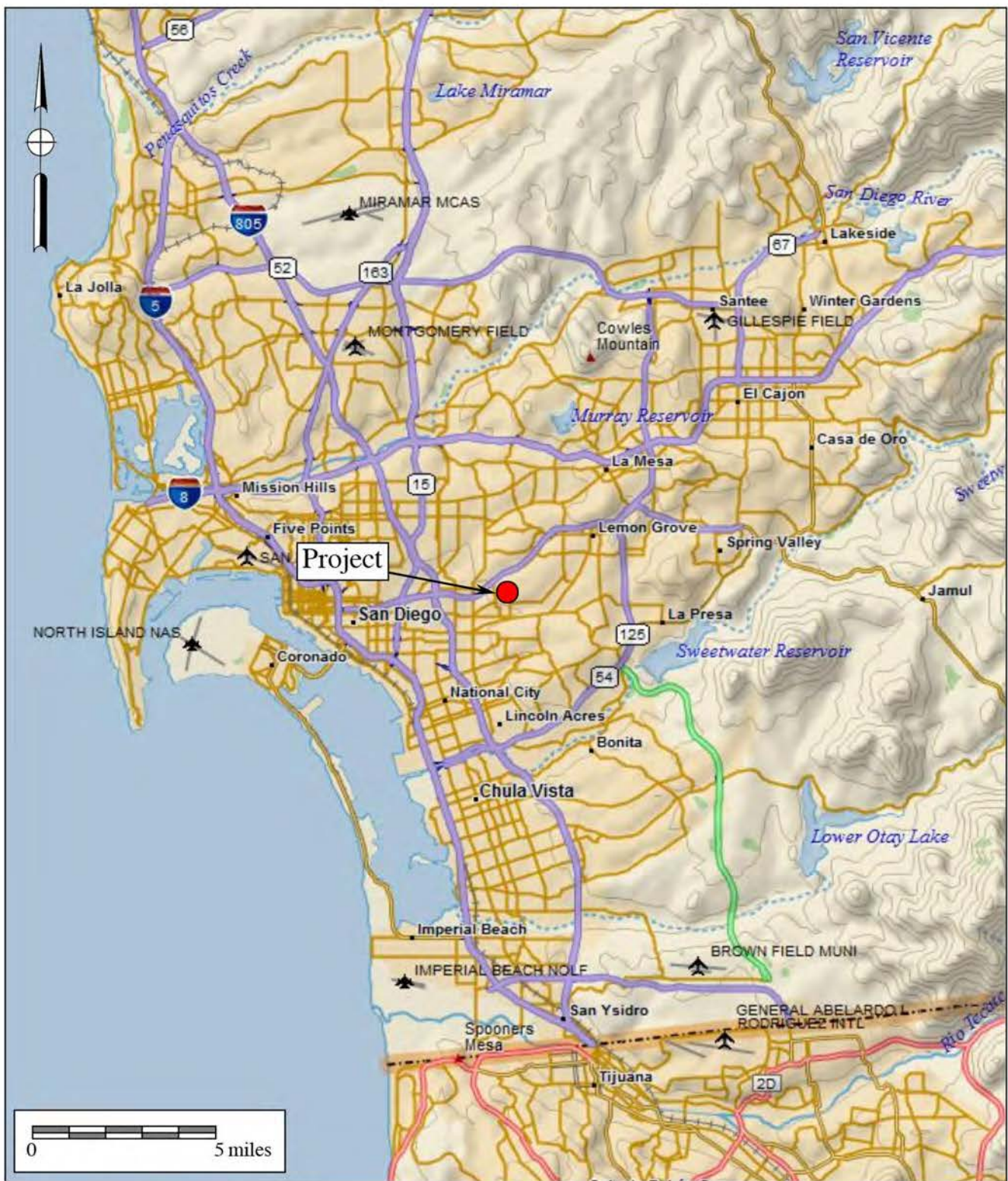


Figure 8
Regional Location Map
 5702 Old Memory Lane
 DeLorme (1:250,000 series)

1886/1887 Sanborn Map

(Map Not Available)

1906 Sanborn Map

(Map Not Available)

1921 Sanborn Map

(Map Not Available)

1940 Sanborn Map

(Map Not Available)

1950 Sanborn Map

(Map Not Available)

1956 Sanborn Map

(Map Not Available)

APPENDIX D

DPR Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 5702 Old Memory Lane

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: *National City, California*

Date: 1996 T 17 S R 2 W (projected); M.D. B.M. San Bernardino

c. Address: 5702 Old Memory Lane

City: San Diego

Zip: 92114

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The two radio transmission towers and the single transmitter building are located within Assessor's Parcel Number 543-340-02, which is located within "All that portion of Lot 18 of Rancho Mission of San Diego, according to the Partition Map thereof made in an action entitled 'Juan M. Luco, et al., vs. Commercial Bank of San Diego, a corporation, et al.,' and on file in the office of the County Clerk of Said San Diego County." The property is located southwest of the intersection of Tooley and 60th streets and northwest of the intersection of Old Memory Lane and 60th Street in the Emerald Hills neighborhood of San Diego, San Diego County, California.

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

The 5702 Old memory Lane property includes two radio transmission towers on the northeast and southwest portions of the property and a transmitter building located between the towers, close to the northern property boundary. All three structures were constructed between 1948 and 1949 (Donaldson 2011). The transmitter building was constructed in the Streamline Moderne architectural style and was used to house the transmitters and as a residence for the caretaker. At the time of their construction, the property was owned by Thomas E. Sharp, who also acted as the general manager of the KFSD radio station. KFSD, which stood for First in San Diego, was the first commercially licensed radio station in San Diego. The station was rebranded and renamed KOGO in 1961. Access to the property is provided by the northeast extension of Old Memory Lane, which extends beyond the transmitter building and is used as a parking lot.

The transmitter building was built using wood frame construction on a concrete foundation. The structure has a rectangular plan with a southwest projection and is comprised of a two-story northwest section, a one-and-a-half-story southeast section, and a one-story western section. The structure features a flat roof covered with a built-up roof covering, metal sash windows, and stucco-clad exterior walls. The roof does not feature any coping. A horizontal accent runs above the second-story windows, below the roof line on the northeast side of the northwest façade and the northwest side of the northeast façade. Another horizontal accent runs above the windows on all four façades.

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

HP11: Engineering Building

*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

☐ Element of District ☐ Other (Isolates, etc.)

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

Northwest façade of the transmitter building, 2022

*P6. Date Constructed/Age and Sources:

1948 to 1949/Donaldson (2011)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Vertical Bridge Landco, LLC

P.O. Box 812277

Boca Raton, Florida 33481

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

Irem Oz and J.R.K. Stropes

BFSA Environmental Services, a Perennial Company

14010 Poway Road, Suite A

Poway, California 92064



*P9. Date Recorded: 1/30/24

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Oz, Irem, Jennifer R.K. Stropes, and Jilliam L.H. Conroy. 2024. Historical Resource Technical Report for 5702 Old Memory Lane, Project No. 693332. Report prepared for and on file with BFSA Environmental Services, a Perennial Company, Poway California.

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

*Recorded by: Irem Oz and J.R.K. Stropes

*Date: 1/30/24

☒ Continuation ☐ Update

Access to the structure is provided through its primary (northwest) façade. The southwest end of the northwest façade features the northwest façade of the one-story western section, which features a garage door. The area above this section is designed as a balcony and features curved horizontal railings. The northeast side of the building features the northeast façade of the two-story northwest section. The entrance is recessed on the northwest façade, partially under the west balcony, with a wood and glass double door on its northeast end. Wide stairs run along the northwest edge of the recessed section. Two planters with trees are located on the northeast and southwest ends of the three-tier staircase. The recessed entry is supported by two cylindrical columns. The double entry door features metal sash side lites and a transom window above. Three metal sash casement windows and a glass and wood window are located southwest of the entry door. Northeast of the recessed section is one group of two and one group of four first-story metal sash casement windows. The second story of the northwest façade features three groups of three metal sash casement windows.

The southwest façade of the projection features a group of three metal sash casement windows. The second story of the projection features a balcony, a group of three metal sash casement windows, and a simple wood door providing access to the balcony. The southwest façade of the main building features a group of six metal sash casement windows below a horizontal band of glass blocks.

The southeast façade of the projection features two windows with air conditioner units attached. The southeast façade of the main building is one and half stories tall and features a metal sash casement window on its southwest end and three glass block windows on the northeast end.

The northern side of the northeast façade features two metal sash casement windows with projecting sills on the first floor and a group of three metal sash casement windows on the second floor. The southeastern side of the northeast façade features a double door and a group of four metal sash casement windows with a band of glass blocks above.

Since the building's construction, some windows were covered with wood boards on the southwest façade at an unknown date and air-conditioning vents were added and ground-level vents infilled on the northeast and southeast façades after 1965. However, based upon historic photographs from 1955, 1965, and 2008 and the sketches on the Residential Building Record, the building seems mostly unaltered.

The radio transmission towers are located northeast and southwest of the transmitter building. They were constructed between 1948 and 1949 as lattice towers (Donaldson 2011). Both sit on three base legs, have wider bases than tops, and have triangular cross-sections. The building record indicates they were repaired in 1991, but research did not find any other alterations.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 5S3

*Resource Name or #: 5702 Old Memory Lane

B1. Historic Name: 5702 Old Memory Lane

B2. Common Name: 5702 Old Memory Lane

B3. Original Use: Radio transmission

B4. Present Use: Radio transmission

*B5. **Architectural Style:** Streamline Moderne (transmitter building); utilitarian structures without a specific type (radio transmission towers)

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Transmitter building and radio transmission towers built between 1948 and 1949; air-conditioning vents added to the northeast façade of the transmitter building and ground-level vents on the northeast and southeast façades of the transmitter building after 1965; windowpanes on the southwest façade of the transmitter building covered with wood boards at an unknown date.

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

Original Location: N/A

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance Theme:** Streamline Moderne architectural style

Area: San Diego

Period of Significance: 1948 to 1949 **Property Type:** Engineering building **Applicable Criteria:** City of San Diego HRB Criterion C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 5702 Old Memory Lane transmitter building was constructed between 1948 and 1949 (Donaldson 2011) during the Post-War San Diego (1945-1960) Period, as defined by the San Diego Modernism Historic Context Statement (Modernism Context Statement) (City of San Diego 2007). The transmitter building was constructed in the Streamline Moderne architectural style by an unknown architect and builder. The radio transmission towers were constructed as lattice towers with a metal framework. The towers were constructed as utilitarian structures with no specific architectural design elements by unknown builders. The radio transmission towers can be considered non-contributing resources to the transmitter building. Streamline Moderne-style elements, as described by the Modernism Context Statement, incorporated into the building design include: flat roofs, asymmetrical façade, horizontal massing, smooth stucco exterior finish, horizontal accents, curved building corners, curved horizontal railings, steel sash windows, and glass blocks (City of San Diego 2007). The transmitter building was also constructed within the period of significance for the Streamline Moderne style, between 1925 and 1950, as defined by the Modernism Context Statement (City of San Diego 2007).

Only minor modifications have been made to the exterior of the transmitter building since its completion between 1948 and 1949, including the addition of air conditioning vents to the northeast façade and infilling ground-level vents on the northeast and southeast façades after 1965 and covering the windowpanes on the southwest façade with wood boards at an unknown date. Although the transmitter building exhibits all of the Primary character-defining features of Streamline Moderne construction and a majority of the Secondary character-defining features, the building is in generally poor condition and no longer retains integrity of feeling and setting and never retained integrity of association. Further, a total of 13 buildings that were constructed in the Streamline Moderne architectural style have been designated under City of San Diego HRB Criterion C. As a result, the 5702 Old Memory Lane building is not an “excellent, unique, or rare expression of the style” (City of San Diego 2007) in comparison to the previously designated Streamline Moderne buildings listed on the SDRHR. In addition, the transmission towers are not considered a representative example of a specific style, type, or period of construction. Therefore, the transmitter building and towers are not eligible for listing on the SDRHR. Neither the transmitter building or towers were determined eligible under any HRB Criteria.

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

*B12. **References:** See Continuation sheets

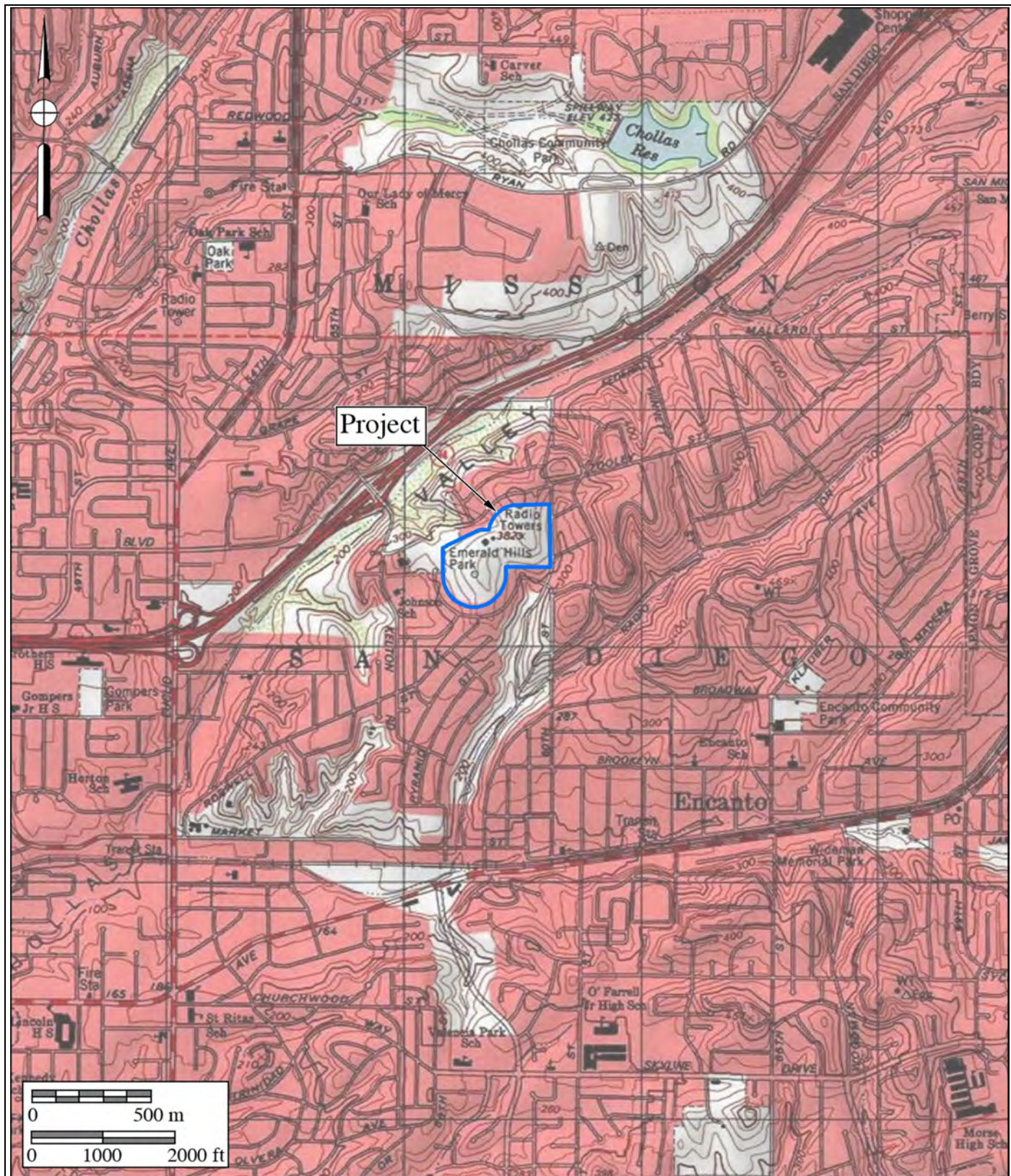
B13. Remarks: None

*B14. **Evaluator:** Irem Oz and J.R.K. Strope

***Date of Evaluation:** 1/30/24



LOCATION MAP



APPENDIX E

Preparers' Qualifications

Irem Oz, Ph.D.

Architectural Historian
BFSA Environmental Services, A Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: ioz@bfsa.perennialenv.com



Education

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

Research Interests

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

Experience

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Architectural Historian
BFSA Environmental, a Perennial Company | March 2022–Present |
| Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation. | |
| On-Call Architectural Historian
Stell Environmental Enterprises, Inc. | September 2021–March 2022 |
| Writing, editing, and producing cultural resource reports; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation. | |

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

August 2015–December 2021

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

Research Assistant
UNESCO Mudurnu Cultural Heritage Management Plan Project

March 2013–November 2014

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

Project Supervisor
Taksim Yapi, Istanbul

January 2000–December 2001

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

Scholarly Works

Oz, I. and Staub, A.

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

Oz, I. and Staub, A.

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

Oz, I. and Staub, A.

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

Oz, I.

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

Oz, I. and Staub, A.

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

Oz, I.

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

Technical Reports

Oz, Irem

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

Oz, Irem and Sarah Steinkraus

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

Smith, Brian F., Jennifer R.K. **Stropes**, Irem Oz, and Elena C. Goralogia

- 2022 *Historic American Buildings Survey for the Republic Supply Company of California Northern Division Headquarters (1919 Williams St.)*. Prepared for Duke Realty. Report on file at the City of San Leandro.

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

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

Jennifer R.K. Stropes, MS, RPA

Director/Principal Historian
BFSA Environmental Services, A Perennial Company
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• E-Mail: jstropes@bfsa.perennialenv.com



Education

Master of Science, Cultural Resource Management Archaeology **2016**

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Zooarchaeology

Historic Structure Significance Eligibility

Historical Archaeology

Human Behavioral Ecology

Taphonomic Studies

Experience

Director/Principal Historian
BFSA Environmental Services, A Perennial Company

November 2006–Present

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor
Santa Cruz, California

December 2003–March 2004

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant
University of California, Santa Cruz

June 2003–December 2003

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager
Archaeological Resource Management

January 2000–December 2001

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Conroy, Jillian L.H., Jennifer R.K. **Stropes**, and Brian F. Smith

2022 *Historic Context Statement for the Dairy Industry Individuals or Families Within the Merrill Commerce Center Specific Plan Project.* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Goralogia, Elena C., Jennifer R.K. **Stropes**, and Brian F. Smith

2019 *Cultural Resources Study for the Merrill Commerce Center Specific Plan Project, City of Ontario, San Bernardino County, California.* Prepared for Merrill Commerce Center East, LLC. Report on file at the City of Ontario Planning Department.

Grant, Kim, Brian F. Smith, Jennifer R.K. Stropes, Elena C. Goralogia, and Courtney J. Accardy

2019 *Historic American Buildings Survey for Grand Market.* Prepared for the City of Escondido. Report on file at the City of Escondido.

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore.* Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R. and Brian F. Smith

- 2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.
- 2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.
- 2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.
- 2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).* Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.
- 2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring Report for the Cisterra Semptra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.
- 2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).* Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South

Coastal Information Center.

- 2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project.* Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.

Smith, Brian F. and Jennifer R. Kraft

- 2016 *Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562.* Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.
- 2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292.* Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.
- 2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.
- 2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445).* Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.

Smith, Brian F. and Jennifer R.K. **Stropes**

- 2018 *Historic Structure Assessment for 2608 South Escondido Boulevard, Escondido, California (APN 238-152-07)*. Prepared for Tony Cassolato. Report on file at the City of Escondido.

Smith, Brian F., Jennifer R.K. **Stropes**, Jillian L.H. Conroy, and Elena C. Goralogia

- 2021 *Historic American Buildings Survey for 8643 Eucalyptus Ave. (Residence and Milk Parlor)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.
- 2021 *Historic American Buildings Survey for 8731 Eucalyptus Avenue (Residence and Milk Parlor)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.
- 2021 *Historic American Buildings Survey for 8831 Eucalyptus Avenue (Residence)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.
- 2021 *Historic American Buildings Survey for 8888 Eucalyptus Avenue (Residence)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.
- 2021 *Historic American Buildings Survey for 14651 South Grove Ave. (Residence and Milk Parlor)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Smith, Brian F., Jennifer R.K. **Stropes**, and Elena C. Goralogia

- 2021 *Historic American Buildings Survey for 121-141 North Fig St. (Medical Office)*. Prepared for the City of Escondido. Report on file at the City of Escondido.

Smith, Brian F., Jennifer R.K. **Stropes**, Elena C. Goralogia, Courtney J. Accardy, and Caitlin Foote

- 2018 *Historic American Buildings Survey for the Lindbergh Field Air Terminal (Terminal 1)*. Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.
- 2018 *Historic American Buildings Survey for the United Airlines Hangar and Terminal (UAHT Building)*. Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

Smith, Brian F., Jennifer R.K. **Stropes**, Leah Moradi, and Elena C. Goralogia

- 2022 *Historic American Buildings Survey for Dorothy Cottage (827 Coast Blvd. South)*. Prepared for the City of San Diego. Report on file at the City of San Diego.
- 2021 *Historic American Buildings Survey for the Paxton Adobe (2608 South Escondido Blvd)*. Prepared for the City of Escondido.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. Kraft

- 2015 *Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K.

- 2022 *Dorothy Cottage Relocation and Rehabilitation and Harriet Cottage Rehabilitation Treatment Plan.* Prepared for the City of San Diego. Report on file at the City of San Diego.
- 2020 *Dorothy Cottage Relocation and Rehabilitation Monitoring Plan.* Prepared for the City of San Diego. Report on file at the City of San Diego

Stropes, J.R.K., Leah Moradi, and Brian F. Smith

- 2020 *Historical Resource Research Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037.* Prepared for 800 Coast, LLC. Report on file at the City of San Diego.

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

- 2021 *Historic Structure Assessment for 1405 South Escondido Boulevard, Escondido, California. Prepared for Glen Schniepp.* Report on file at the City of Escondido.
- 2021 *Historic Structure Assessment for the 2402 South Escondido Boulevard Building, Escondido, California.* Prepared for Kensington Canterbury Gardens, LLC. Report on file at the City of Escondido.
- 2021 *Section 106 Assessment for the San Diego International Airport Airfield Improvements and Terminal 1 Replacement Project.* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.
- 2020 *Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037.* Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.
- 2020 *Historical Resources Technical Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037.* Prepared for 800 Coast, LLC. Report on file at the City of San Diego.
- 2020 *Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California.* Prepared for Integral Communities. Report on file at the City of Escondido.
- 2019 *Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC.* Report on file at the City of San Diego Development Services Department.
- 2018 *Historic Resources Study for the Proposed Airport Development Plan Project at the San Diego International Airport.* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.