



REPORT TO
HISTORIC PRESERVATION COMMISSION

DATE: September 6, 2022

SUBJECT: Project 2022-0770 (Binotti) – Consideration of a request to designate the property located at 9190 Brier Road, APN 490-402-72-00 in the R1S-BT (Suburban Residential / Brier Tract Overlay) zone as a historic landmark and to establish a property preservation (Mills Act) agreement for the site

SUMMARY:

Issue:

Does the property at 9190 Brier Road qualify for designation as a historic landmark, and should the City enter into property preservation (Mills Act) agreement with the owner?

Recommendation:

Staff recommends that the Commission adopt resolutions (**Attachments A and B**) recommending to the City Council 1) that the property known as the Stanley and Virginia Scott House located at 9190 Brier Road be designated a historic landmark, based on qualifying criteria B, C, D, and F described below; and 2) that a property preservation (Mills Act) agreement be entered with the property owner.

Environmental Review:

This project is categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15301 and 15331.

BACKGROUND:

Chapter 25.03 of the City's Historic Preservation Ordinance provides for the designation of historic landmarks by the City Council. A cultural resource may be designated a historic landmark if it meets one or more of eight criteria listed below.

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history;
- B. It is identified with persons or events significant in local, state, or national history;

- 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;
- D. It is representative of the notable work of an acclaimed builder, designer, or architect;
- E. It is identified with a person or groups who significantly contributed to the culture and development of the City;
- F. It embodies elements of outstanding attention to architectural design, detail materials, or craftsmanship;
- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value; or
- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

Exterior alterations to historic landmarks are subject to development approval by the Historic Preservation Commission (HPC) to ensure that cultural resources are being maintained in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Properties with landmark designation are eligible for a reduced property tax assessment through the Mills Act, and the owners have applied for this benefit in conjunction with the landmark nomination. California Government Code Section 50280 et seq. authorizes cities to enter into property preservation agreements with owners of qualified historical properties to ensure the preservation, maintenance and restoration of historic properties through reduced property tax assessments. This program, known as the Mills Act, provides for a 10-year preservation agreement. Each year, on the anniversary of the effective date of the Agreement, a year is automatically added to the initial term of the agreement unless either party files a notice of non-renewal.

DISCUSSION:

The owners of 9190 Brier Road have applied for designation of the property as a local historic landmark. Located on the east side of Brier Road between Briercrest Drive and Bramble Road, the 1.3-acre site is developed with a single-family residence, attached garage, detached accessory structure, and pool. The improvements are situated on the westerly half of the site, facing the street. Much of the area between the house and the street contains a paved, looped driveway. The rear half of the site slopes downhill towards the east. When the property was originally developed, the lot included an additional 80-foot wide strip of land to the southeast. The southeasterly 80 feet, totaling one-half-acre, was split from the original site by a parcel map recorded in 2020. A vicinity map is shown below, and the Assessor Parcel map is provided as **Attachment C**.

As described in the nomination report, **Attachment D**, the residence is a custom ranch built in 1950 for local developer Stanley Scott and his family. Stanley Scott was a partner in Jackson & Scott Builders, Inc., prolific builders of over 3,000 homes in San Diego County during the post-WWII development boom. The years of residence for the Scott family, 1950-1962, were the peak building period for Jackson & Scott.

The house embodies a typical mid-century aesthetic on both the interior and exterior and is in excellent near-original condition. The house is long and low and sits wide to the street. Exterior character defining features include a low-sloped gable roof with cedar shingles, walls of



white brick with weeping mortar and vertical board and batten siding, and a prominent brick chimney. Contributing interior elements include vaulted open beam ceilings, wood parquet flooring, an exposed red brick double-sided fireplace, and unpainted cedar paneling. Contributing site improvements include the pool and basket-weave brickwork in the front and back patios. The driveway layout retains its original configuration as well. Overall, the craftsmanship is of above-average quality and both the house and site improvements retain integrity of location, design, setting, materials, workmanship, feeling and association.

The report concludes that the property is eligible for landmark designation under four eligibility criteria. As relates to architecture and design, the resource embodies distinctive characteristics of the Custom Ranch sub-style of Midcentury Modern (**Criterion C**), and embodies elements of outstanding attention to architectural design, detail materials, and craftsmanship (**Criterion F**). For being associated with persons significant in local history, 9190 Brier Road is significant under **Criterion B**, and for being the work of a locally acclaimed builder, the resource meets **Criterion D**.

Mills Act Agreement

Planned improvements identified by the owners are listed below. Those improvements would be funded with the Mills Act tax savings and are proposed for inclusion in the Mills Act agreement, with a recommended timeline of five years for completion:

- Replace cedar shake roofing with shake-like tile, similar in size and texture to the existing shakes (by 2023).

- Repair broken brick mortar from wear/sprinklers in front yard and around the pool (by 2023).
- Repair broken brickwork throughout landscaping (by 2023).
- Replace all rotten/falling fencing street-side with like-kind 2x4 white fencing (by 2023)
- Repair and replace deteriorated board and batten siding as needed (by 2025)
- Maintain original craftsman woodwork including: built-in closets, doors, and unpainted cedar paneling in main living spaces (ongoing)
- Maintain mature citrus and eucalyptus trees that are important to area history. Replace aging citrus trees with new citrus as needed (ongoing)

Environmental Review:

The historic landmark nomination request is exempt from environmental review pursuant to categorical exemption Class 1, Existing Facilities and categorical exemption Class 31, Historical Resource Restoration/Rehabilitation, as provided by the California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15331, respectively. Section 15301 exempts activities involving negligible or no expansion of use of an existing facility. Section 15331 exempts the preservation and conservation of historical resources when carried out in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project serves to protect the resource by ensuring that future alterations are subject to the standards described in Section 15331. None of the exceptions in Section 15300.2 apply.

RECOMMENDATION:

Staff recommends that the Historic Preservation Commission adopt resolutions (**Attachments A and B**) recommending to the City Council 1) that the property known as the Stanley and Virginia Scott House located at 9190 Brier Road be designated a historic landmark, based on qualifying criteria B, C, D, and F; and 2) that a property preservation (Mills Act) agreement be entered into with the property owner.

Respectfully submitted,



Allyson Kinnard
Associate Planner

Attachments:

- A. Draft Resolution for Historic Landmark Status
- B. Draft Resolution for Mills Act Application
- C. Assessor Parcel Map Page
- D. Historic Landmark Nomination Form and Information Booklet

RESOLUTION NO. HPC 2022-xx

RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LA MESA RECOMMENDING CITY COUNCIL APPROVAL OF PROJECT 2022-0770, A REQUEST TO DESIGNATE THE STANLEY AND VIRGINIA SCOTT HOUSE AT 9190 BRIER ROAD, APN 490-402-72-00 IN THE R1S-BT (SUBURBAN RESIDENTIAL/BRIER TRACT OVERLAY) ZONE AS A HISTORIC LANDMARK

WHEREAS, Bryan and Catherine Binotti, owners of the property located at 9190 Brier Road, APN 490-402-72-00 in the R1S-BT (Suburban Residential/Brier Tract Overlay) zone, have submitted a request to designate the property as a local historic landmark of the City of La Mesa;

WHEREAS, Section 25.03.010 of the Historic Preservation Ordinance provides that a cultural resource may be recommended for designation as a landmark if it meets one or more prescribed criteria;

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed historic landmark designation of 9190 Brier Road; and

WHEREAS, the Historic Preservation Commission of the City of La Mesa did hold a duly noticed hearing on September 6, 2022, and accepted public testimony in considering Project 2022-0770.

THE HISTORIC PRESERVATION COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the project is exempt from environmental review under California Environmental Quality Act Guidelines Sections 15301 and 15331. Section 15301 exempts activities involving negligible or no expansion of use of an existing facility. Section 15331 exempts the preservation and conservation of historical resources when carried out in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project serves to protect the resource by ensuring that future alterations are subject to the standards described in Section 15331. The project meets the criteria for the exemptions and none of the exceptions listed in Section 15300.2 apply.
2. That the project complies with Section 25.03.010 of the Historic Preservation Ordinance, Historic Landmark and Historic District Designation Criteria.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Historic Preservation Commission of the City of La Mesa as follows:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. Project 2022-0770 has been found to be consistent with the established criteria of Section 25.03.010 of the Historic Preservation Ordinance, finding that Criteria B, C, D, and F of the Section applies to the historical and cultural significance of the property.

3. The Historic Preservation Commission recommends that the City Council approve the designation of the Stanley and Virginia Scott House, located at 9190 Brier Road and further described in "Exhibit A", as a historic landmark.

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 6th day of September, 2022, by the following vote, to wit:

Aye:
Nay:
Abstain:
Absent:

I, Kerry Kusiak, Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 2022-xx, duly passed and adopted by the Historic Preservation Commission.

Kerry Kusiak, Secretary
La Mesa Historic Preservation Commission

Exhibit A

Legal Description

Real property located in the City of La Mesa, County of San Diego, State of California, described as follows:

PARCEL 1 OF PARCEL MAP NO. 21817, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 04, 2020 AS FILE NO. 2020-7000406 OF OFFICIAL RECORDS.

APN 490-402-72-00

RESOLUTION NO. HPC 2022-xx

RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LA MESA RECOMMENDING THAT THE CITY COUNCIL ENTER INTO A HISTORIC LANDMARK PROPERTY PRESERVATION AGREEMENT WITH THE OWNERS OF THE PROPERTY LOCATED AT 9190 BRIER ROAD, APN 490-402-72-00 KNOWN AS THE STANLEY AND VIRGINIA SCOTT HOUSE, IN THE R1S-BT (SUBURBAN RESIDENTIAL/BRIER TRACT OVERLAY) ZONE

WHEREAS, Bryan and Catherine Binotti, owners of the property located at 9190 Brier Road, APN 490-402-72-00 in the R1S-BT (Suburban Residential/Brier Tract Overlay) zone, wish to maintain the historical integrity of the property;

WHEREAS, the property owners wish to enter into an Historic Landmark Property Preservation Agreement with the City to both protect and preserve the characteristics of historical significance of the historic property and to qualify the historic property for an assessment of valuation pursuant to the Provisions of Chapter 3, part 2, of Division 1 of the California Revenue and Taxation Code;

WHEREAS, the Historic Landmark Property Preservation Agreement is subject to designation of the property as a local historic landmark;

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed Historic Landmark Property Preservation Agreement for the property located at 9190 Brier Road; and

WHEREAS, the Historic Preservation Commission of the City of La Mesa did hold a duly noticed public hearing on September 6, 2022, and accepted public testimony in considering Project 2022-0770, a request by the owners to enter into a Historic Landmark Property Preservation Agreement with the City as authorized under the Mills Act.

THE HISTORIC PRESERVATION COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the project is exempt from environmental review under California Environmental Quality Act Guidelines Sections 15301 and 15331. Section 15301 exempts activities involving negligible or no expansion of use of an existing facility. Section 15331 exempts the preservation and conservation of historical resources when carried out in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project serves to protect the resource by ensuring that future alterations are subject to the standards described in Section 15331. The project meets the criteria for the exemptions and none of the exceptions listed in Section 15300.2 apply.
2. That the project complies with California Government Code Sections 50280 et seq. as set forth in the Historic Landmark Property Preservation Agreement.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Historic Preservation Commission of the City of La Mesa as follows:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The Historic Preservation Commission recommends that the City Council approve the Historic Landmark Property Preservation Agreement for the Stanley and Virginia Scott House at 9190 Brier Road, contingent upon designation of said property as a historic landmark, subject to the following improvements to be completed as listed:
 - a. Replace cedar shake roofing with shake-like tile, similar in size and texture to the existing shakes (by 2023).
 - b. Repair broken brick mortar from wear/sprinklers in front yard and around the pool (by 2023).
 - c. Repair broken brickwork throughout landscaping (by 2023).
 - d. Replace all rotten/falling fencing street-side with like-kind 2x4 white fencing (by 2023)
 - e. Repair and replace deteriorated board and batten siding as needed (by 2025)
 - f. Maintain original craftsman woodwork including: built-in closets, doors, and unpainted cedar paneling in main living spaces (ongoing)
 - g. Maintain mature citrus and eucalyptus trees that are important to area history. Replace aging citrus trees with new citrus as needed (ongoing).

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 6th day of September, 2022, by the following vote, to wit:

Aye:

Nay:

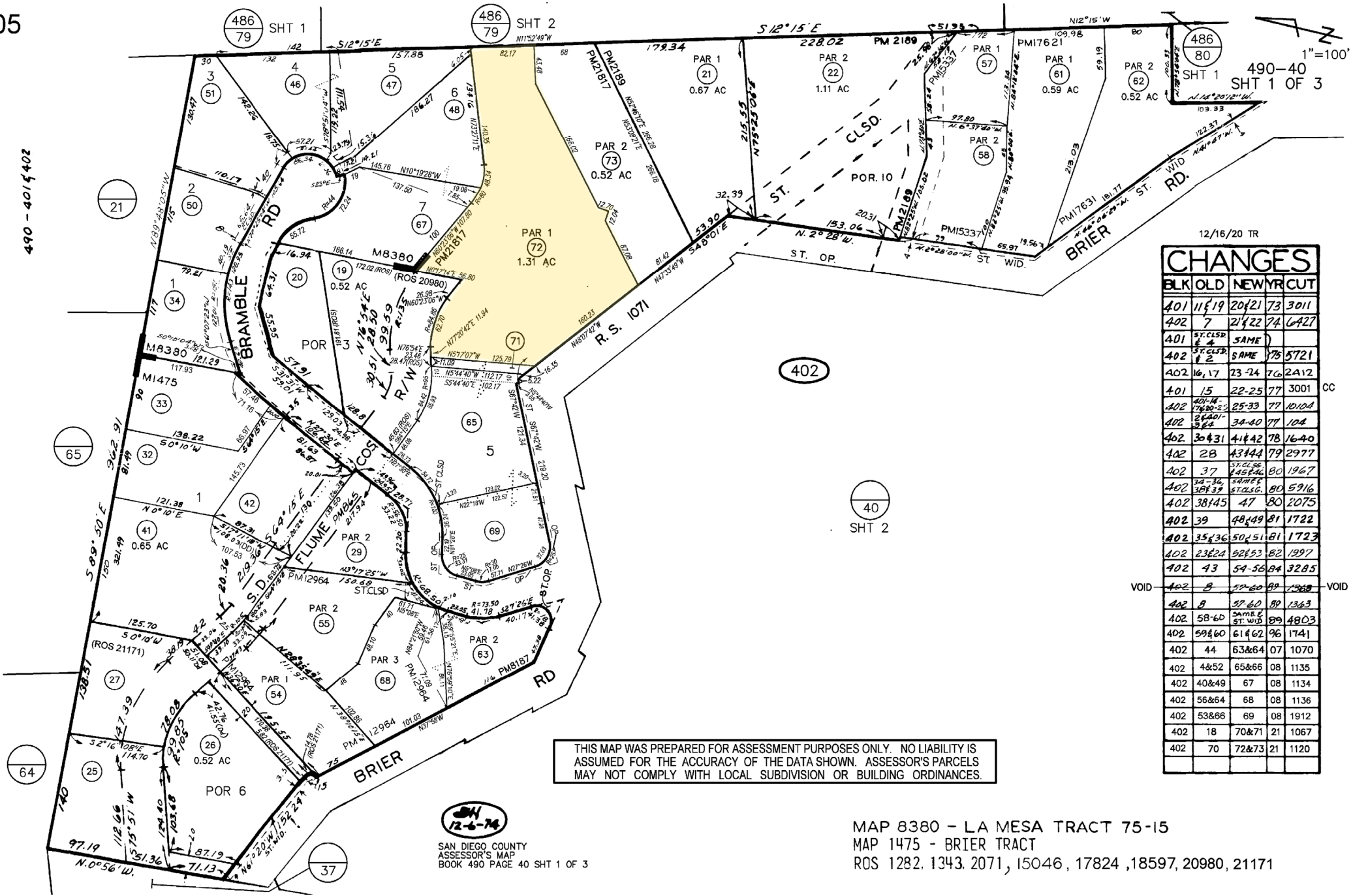
Abstain:

Absent:

I, Kerry Kusiak, Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 2022-xx, duly passed and adopted by the Historic Preservation Commission.

Kerry Kusiak, Secretary
La Mesa Historic Preservation Commission

490 - 401 & 402



CHANGES				
BLK	OLD	NEW	YR	CUT
401	11	19	20	73 3011
402	7	21	22	74 6427
401	ST. CLSD	SAME		
402	ST. CLSD	SAME		
402	16, 17	23-24	76	2412
401	15	22-25	77	3001
402	25-33	77	10104	
402	34-40	77	104	
402	30 & 31	41 & 42	78	1640
402	28	43 & 44	79	2977
402	37	45 & 46	80	1967
402	34-36	SAME		
402	38 & 45	47	80	2075
402	39	48 & 49	81	1722
402	35 & 36	50 & 51	81	1723
402	23 & 24	52 & 53	82	1997
402	43	54-56	84	3285
VOID	402	5	55-60	87 1368
VOID	402	8	57-60	89 1363
402	58-60	SAME		
402	59 & 60	61 & 62	96	1741
402	44	63 & 64	07	1070
402	4 & 52	65 & 66	08	1135
402	40 & 49	67	08	1134
402	56 & 64	68	08	1136
402	53 & 66	69	08	1912
402	18	70 & 71	21	1067
402	70	72 & 73	21	1120

Historic Site Designation Report

March 2022

Stanley and Virginia Scott House



Prepared for/by: Bryan and Catherine Binotti, Property Owners

9190 Brier Road, La Mesa, CA 91942

Submitted to: La Mesa City Planning

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HISTORIC LANDMARK NOMINATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION
8130 Allison Avenue, La Mesa, CA 91942
Phone: 619.667.1177 • Fax: 619.667.1380

1. NAME Stanley and Virginia Scott House

Historic:

and/or Common:

2. LOCATION

Address: 9190 Brier Rd.

City: La Mesa

State: CA

Zip: 91942

3. CLASSIFICATION

CATEGORY

- ☐ District
- ☐ Building(s)
- ☒ Structure
- ☐ Site
- ☐ Object

OWNERSHIP

- ☐ Public
- ☒ Private
- ☐ Both

PUBLIC ACQUISITION

- ☐ In progress
- ☐ Being Considered

STATUS

- ☒ Occupied
- ☐ Unoccupied
- ☐ Work in progress

PRESENT USE

- ☐ Agricultural
- ☐ Commercial
- ☐ Educational
- ☐ Entertainment
- ☐ Government
- ☐ Industrial
- ☐ Military
- ☐ Museum
- ☐ Park
- ☒ Private residence
- ☐ Religious
- ☐ Scientific
- ☐ Transportation
- ☐ Other

4. OWNER OF PROPERTY

Name: Bryan and Catherine Binotti

Address: 9190 Brier Road

City: La Mesa

State: CA

Zip: 91942

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds, etc.:

Address: County of San Diego Recorder's Office 1600 Pacific Way

City: San Diego

State: CA

Zip: 92101

6. REPRESENTATION IN EXISTING SURVEYS

Title: N/A
Date:
Depository for Survey Records:
City: State: Zip:

7. DESCRIPTION

CONDITION

- ☒ Excellent ☐ Deteriorated
☐ Good ☐ Ruins
☐ Fair ☐ Unexposed

CHECK ONE

- ☐ Unaltered
☒ Altered

CHECK ONE

- ☒ Original site
☐ Moved

Date: 1/5/22

Describe the present and original (if known) physical appearance:

a. WEST ELEVATION (Main Façade)

Original drafts, shown in Appendix A, parallel the current condition of the home in regards to nearly every aspect of this sprawling one-story mid-century ranch home.

The front façade of the home has a strong horizontal emphasis directly facing into a circle driveway arching around a small grove of citrus trees. Board and batten garage doors seamlessly blend the garage with the rest of the body of the home. The home is currently painted a custom "Johnson Green"—a light green with darker shade of moss green for trim and shutters complimented by white crisp eaves. The wide sprawling home is a slight U shape centering on an outdoor east-facing patio. The recessed front porch entry is met with an extra wide original wood door, with an upper glass pane of bottled glass flanked by louvered wood sidelights.

All windows are wood double hung, with simulated divided lite following the panel pattern from the original sketch. Exterior siding is board and batten of 1x3, and 1x12 woodwork, and weeping brick painted white under the front and back areas covered by a wide hip roof and wide eaves for a front porch and rear patio. The front porch walkway is red brick in a basket-weave pattern. Exterior wood louvered shutters are found on all windows of the main home with the exception of the garage and picture window of the front den. The exterior and interior of the home utilizes high end custom details and materials for the Ranch design.

A prominent and wide brick chimney is seen protruding from the left half of the cedar shake roof. Original drawings also note a cedar shake roof. Photos in Appendix D from 1971 show landscaping of grass with a lamppost, and a few citrus planted near the road. Today, areas once covered by grass have been retrofitted for drought tolerant native landscaping, yet the lamppost remains the same.

b. EAST ELEVATION (Rear façade)

The east elevation of the home is viewed through floor to ceiling glass looking over a swimming pool with north facing vistas of Fletcher Hills. The backside façade of the home mirrors the front with a sprawling deep-set roof with weeping mortar, and basket weave brick patio. Unobstructed views to the north, as well as open land slope down the east portion of the property allow for breezes and air to flow through the home from the double back doors to the air inlets flanking the extra-wide front door on the west facade.

The east elevation, or the backyard, has an oval swimming pool and slide, with a detached pool house and covered cabana area. There is evidence of a previous diving board in the cement and in photos in appendix D.

c. NORTH ELEVATION

The north elevation is not viewable from the street, and is comprised of three bedrooms and two bathroom double hung wood windows, as well as the board and batten siding pattern.

d. SOUTH ELEVATION

A three car garage allows ample room for automobilists and storage. The single car garage has access from both the rear and front for privacy in the "shop" and accessibility. The rear of the garage faces an open courtyard area with a basketball hoop and the kitchen window accentuating family life. These characteristics show the modernistic approach as homes were adapted to the enjoyment and convenience of the family residing in them and the natural elements around the property.

Please See Section V for remainder of description of physical attributes.

8. SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE – CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archeology-Prehistoric	<input type="checkbox"/> Conservation	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> Archeology-Historic	<input type="checkbox"/> Economics	<input type="checkbox"/> Law	<input type="checkbox"/> Science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Education	<input type="checkbox"/> Literature	<input type="checkbox"/> Sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Engineering	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Social /	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> Art	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Music	<input type="checkbox"/> Humanitarian	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> Commerce	<input type="checkbox"/> Industry	<input type="checkbox"/> Philosophy	<input type="checkbox"/> Theater	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> Communications	<input type="checkbox"/> Invention	<input type="checkbox"/> Politics/Government	<input type="checkbox"/> Transportation	
	<input checked="" type="checkbox"/> Community Planning	<input type="checkbox"/> Other (specify)			

SPECIFIC DATES: 1950

BUILDER/ARCHITECT: Jackson- Scott Construction

Statement Of Significance:

This Historic Site Designation report has been prepared for the Stanley and Virginia Scott house, located at 9190 Brier Rd. in the Brier tract of La Mesa northwest of Mt. Helix, by and for the developer Stanley Scott and his family. Stanley Scott was a partner in Jackson & Scott builders Inc- prolific builders in the East San Diego County during the post WWII development boom. The custom ranch residence is a 4 bedroom, 3 bathroom single family 2563 sq ft residence, on 1.31 acre. This report was prepared by property owners Bryan and Catherine Binotti in order to support a designation request to the La Mesa City Historic Board. The aforementioned property owners are seeking La Mesa historical designation in order to enter into a Mills Act Property Abatement contract.

Designed for property owners Stanley and Virginia Scott in 1949, the Scott family resided there from 1950-1962. Tucked into a grove of mature eucalyptus behind a small orchard of orange trees sits a ranch style home boasting a cedar shake roof and weeping white brick. The 9190 Brier Dr dwelling retains a high degree of integrity, maintained meticulously such that the dwelling's appearance has not been significantly changed from the original design and construction. The home embodies the mid-century appeal in interior and exterior work with great individual traits of a classic custom ranch residence. Built during 1950 it exemplifies the shift in modern construction to cater to the family needs and interests. Great skill and detail exhibited by Jackson & Scott Construction went into the home.

The home is historically and architecturally significant for its reflection of Mid-century construction that characterized the La Mesa community in the post WWII development period, masterful craftsmanship, as well as the impact of original owner Stanley Scott to the growth and development of La Mesa and the surrounding community during the peak of his career. The exterior and interior of the dwelling as well as the garage are all contributing elements to the property's significance. Contributory elements of the interior include: vaulted open beam ceiling of entryway, main living room, and front den. Wood parquet wood flooring, exposed red brick fireplace shared between the living room and kitchen, and clear unpainted cedar paneling in the living room. Rear exterior contributory elements include the mid-century oval shaped pool, with classic blue tile edging and brick colored edging, as well as basket-weave brickwork in the front and back patio.

The years of residence for the Scott family in their custom built home was a peak building period for Jackson- Scott, with the business office located locally in La Mesa. With high community involvement, and small desks and shelving throughout the home, it is only assumed that work was often brought into the Scott home in a social and professional capacity. 9190 Brier Road is found to meet criteria B and D due to the association with builder Stanley Scott. Criteria C and F are met due to the exceptional nature of the integrity of the home remaining true to its distinctive design, style, and craftsmanship.

Please see section II, III, and IV below for further expanded detail on the significance and residents of 9190 Brier Road.

9. PLANNED IMPROVEMENTS

- 2023-Replace shake roofing with shake-like tile, similar in size and texture to shake
- 2023-Repair broken brick mortar from wear/sprinklers in front yard and around pool
- 2023-Repair broken brickwork throughout landscape
- 2023-Replace all rotten/falling fencing street-side with like-kind 2x4 white fencing.
- 2025-Repair and replace rotten board and batten as needed.
- Maintain original craftsman woodwork including: built-in closets, doors, and clear cedar paneling in main living spaces
- Maintain mature citrus and eucalyptus that are important to area history. Will replace aging citrus trees with new citrus trees as needed.

10. SOURCES

1. Save Our Heritage Organisation - weekend 2005
2. Modern San Diego
3. Architects Envisioned a 'Spectacular' Postwar La Mesa: Homes Seen in Tour- Ruocco
4. 4421 Mayapan Dr- Zillow
5. City of La Mesa Design Review Board
6. Historic Nomination of the Ben and Ruth Rubin House
7. La Mesa Historical Society website
8. Historical Nomination
9. CA Homebuilding Foundation 1986 Honoree- Stanley C. Scott
10. CA Building Industry Association- 75th Anniversary
11. PCBC- Pacific Coast Building Conference
12. San Diego Union Tribune, January 11, 1993 image
13. San Diego Blood bank- celebrating 70 years
14. Grossmont Healthcare District history
15. San Diego Union Tribune, November 13, 2016
16. American Psychological Association- Laverne C. Johnson
17. Lloyd Ruocco Archive
18. San Diego Modernism Historic Context Statement - 2007
19. Personal documents and photographs
20. San Diego History Center: 1542-1908
21. La Mesa Preservation Element
22. SD Municipal Code: Land Development Code- Historical resources Guidelines
23. James Newland- Historian

11. Geographical Data: SD County Assessor's Parcel No 490-402-72-00 on Map 1475, Brier Tract

12. FORM PREPARED BY:

Catherine Binotti

13. APPLICATION PREPARED BY:

Catherine Binotti

II. EXECUTIVE SUMMARY:

This Historic Site Designation report has been prepared for the Scott house, located at 9190 Brier Rd, in the Brier tract of La Mesa northwest of Mt. Helix, by and for the developer Stanley Scott and his family. Stanley Scott was a partner in Jackson & Scott builders- prolific builders in the East San Diego County during the post WWI development boom. This property is identified as San Diego County Assessor's Parcel No. 490-402-72-00 on Map 1475. The custom ranch residence is a 4 bedroom, 3 bathroom single family 2563 sq ft residence, on 1.31 acre. This report was prepared by property owners Bryan and Catherine Binotti in order to support a designation request to the La Mesa City Historic Board. The aforementioned property owners are seeking La Mesa historical designation in order to enter into a Mills Act Property Abatement contract.

Designed for property owners Stanley and Virginia Scott in 1949, the Scott family resided there from 1950-1962. Tucked into a grove of mature eucalyptus behind a small orchard of orange trees sits a ranch style home boasting a cedar shake roof and weeping white brick. The 9190 Brier Dr. dwelling retains a high degree of integrity, maintained meticulously such that the dwelling's appearance has not been significantly changed from the original design and construction. The home embodies the mid-century appeal in interior and exterior work with great individual traits of a classic custom ranch residence. Built during 1950 it exemplifies the shift in modern construction to cater to the family needs and interests. Great skill and detail exhibited by Jackson & Scott Builders Inc went into the home.

The home is historically and architecturally significant for its reflection of Mid-century construction that characterized the La Mesa community in the post WWI development period, masterful craftsmanship, as well as the impact of original owner Stanley Scott to the growth and development of La Mesa and the surrounding community during the peak of his career. The exterior and interior of the dwelling, as well as the garage, are all contributing elements to the property's significance. Contributory elements of the interior include: vaulted open beam ceiling of the entryway, main living room, and front den. Interior elements also include wood parquet wood flooring, exposed red brick fireplace shared between the living room and kitchen, and clear unpainted cedar paneling in the living room. Rear exterior contributory elements include the mid-century oval shaped pool, with classic blue tile edging and brick colored edging, as well as basket-weave brickwork on the patio.

The years of residence for the Scott family in their custom built home was a peak building period for Jackson- Scott, with the business office located locally in La Mesa. With high community involvement, and small desks and shelving throughout the home, it is only assumed that work was often brought into the Scott home in a social and professional capacity. 9190 Brier Road is found to meet criteria B and D due to the association with builder Stanley Scott. Criteria C and F are met due to the exceptional nature of the integrity of the home remaining true to its distinctive design, style, and craftsmanship. According to the City of La Mesa Code of Ordinances 25.03.010 - Historic landmark and historic district designation criteria: a cultural resource may be recommended for designation as a landmark or historic district, if it meets one of more of the following criteria.

A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or

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

- 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; or
- D. It is representative of the notable work of an acclaimed builder, designer, or architect; or
- E. It is identified with a person or persons or groups who significantly contributed to the culture and development of the City; or
- F. It embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship; or
- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value;
- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

III. HISTORICAL CONTEXT:

a. GROSSMONT-BRIER COMMUNITY

Brier Tract is found in the community of La Mesa, incorporated in 1912. (21) The Brier tract was mapped and subdivided in 1912 per map shown in Appendix B. Land was bought and subdivided in the early 1900's but was not developed until laws and funds made construction available once again following WWI. A La Mesa Scout article, dated June 22, 1950 mentions "33 county roads are now named" Brier Lane being among the newly named roads. La Mesa was annexed into San Diego in 1951. Today the tract has been subdivided multiple times, the original Scott home sitting on one of the largest remaining lots of the tract at 1.31 acre. The La Mesa 1953-1954 Directory shows 6 addresses listed on Brier Rd (also documented as Lane). Brier tract is tucked away immediately north of 8 freeway, and looks westward over the 125 freeway and northward over Fletcher Hills.

The Brier tract was part of the land utilized to carry water to greater San Diego from the Cuyamaca Mountains, with the historical flume defining the northern property line of 9190 Brier Road. San Diego was outgrowing its dependence on well water and in 1872 San Diego's first water company was organized, incorporated January 20, 1873. The next water development hurdle in San Diego was the San Diego Flume Company who sought to irrigate the rich valley of El Cajon and bring water to San Diego. Many barriers stood in their way along the road including financial, man-power, and political boundaries. "Construction began in May, 1886, on Cuyamaca Dam and a wooden flume 35 miles long to bring water to San Diego. The Los Coches Trestle was the highest of all the trestles supporting the San Diego Flume. The flume was completed in 1888." The flume traveled from the San Diego River a short distance below the mouth of Boulder Creek and ends at a reservoir on the side of Cuyamaca Mountain with a capacity of nearly 4,000,000,000 gallons. (20)

This influx of water allowed the land to sustain more development and expand to include agriculture and citrus orchards with packing warehouses as well as health resorts and limited film production facilities at the turn into the twentieth century. (21) Further development in the Brier tract area is described in Historian Jim Newland's article in the winter-

spring 2021 edition of Lookout Avenue. The 125 North extension, in addition to the 8 interchange, caused original southern lots in Brier Tract to be removed by CalTrans. Nearby Murray drive and Nokomis street are where the S-L/Grossmont Movie Studio once sat.

Marvin Jackson, of Jackson & Scott Builders Inc, served as President on the board of directors of Grossmont Community hospital (14). He was a leading visionary for the Grossmont hospital which became a reality with a groundbreaking ceremony in April 1954. A dedication ceremony was held in July 1955 in which Jackson said to the audience “This is your hospital. It was your work and money which made this day possible” (14). Scott’s home and the subject of this designation is less than a mile from Grossmont hospital. Jackson and Scott were prominent and successful San Diegans in the building industry and East county community leadership roles.

b. MID-CENTURY ARCHITECTURE

Mid-century modern architecture was birthed with Irving Gill and Rudolf Schindler being credited as pioneers in San Diego modernism at the beginning of the twentieth century. They brought an architecture of simplicity, valuing function over form. Their contributions were valued considerably more after their careers had ended by others that followed in their footsteps.

Post WWII housing demand brought great opportunities for the building industry. Previously when land was sold to individuals the land was provided with utilities and infrastructure, and then an architect was hired to design a custom home. The housing act of 1949 made it beneficial for developers to build tract homes, therefore cutting out the need for the homeowner to seek architectural services. Jackson- Scott is listed as a prominent builder of Rolando, Oak Park, Pt. Loma, and Del Cerro as shown in the table in appx B from the San Diego Modernism Context Statement. (18)

Architectural styles of the mid-century varied, with modernism not fully emerging until the post-war bust of prosperity and construction. Modernist styles are all noted to have a forward looking attitude, utilizing new materials and techniques, expansive glass, integration of indoor-outdoor spaces, functional floor plans, and easy maintenance features. Sub-styles within modernism do not share a uniform design motif. According to San Diego Modernism Historic Context Statement sub-styles in San Diego include

- Streamline Moderne
- Minimal traditional
- International
- Futurist- Googie
- Tiki- Polynesian
- Post and Beam
- Tract Ranch
- Custom ranch
- Contemporary
- Brutalisms
- Organic Geometric
- Organic Free-form

The mass production of the 1940s gave way to the 1950s which brought more variety of styles such as tract ranch, split-level, and contemporary. The rise in the economy paralleled the design of homes, most boasting a two car garage visually oriented towards the street. Tract Ranch was the most prominent style, largely popularized by Cliff May in the Los Angeles area and the publication "Western Ranch Houses by Cliff May" by Sunset Magazine in 1958. (18)

Mid Century architecture was molded by the changes to the lifestyle of families in the post-WWII era. Technology was rapidly changing while automobiles were becoming more common. Modern Residential Architecture focused on the needs and interests of the residents, leading to a wide range of variability in building materials, form, and appearance.

The garage became a crucial part of the home. Between 1945 and 1955, the number of cars on the road doubled, with around 70 percent of families owning an automobile by 1958 in comparison to the 20 percent at the beginning of the decade. This allowed greater expansive development away from the city. (18) Due to the Great depression, WWII, and interest in developing the fringes of the city surrounding shopping centers, the downtown San Diego area remained stagnant. By the late 1950s no significant building has been constructed in the downtown area in nearly thirty years. Organizations were developed and money was funneled to rehabilitate downtown. New life was breathed into the downtown area through city initiatives, including building a new city hall, convention center and auditorium, and Civic Theater designed by Lloyd Ruocco which opened in 1965. Clean simple design was utilized as seen in the Civic center, reflecting the budget of the time, as well as the growth of modernism seen in commercial buildings. The 1960's also welcomed a new sports arena in Mission Valley as well as large research companies and intellectual pursuits such as UCSD and Salk research institute, driven by the cold war's need for higher education as a driving political force.

San Diego attracted large numbers of architects such as Lloyd Ruocco, Cliff May, John Mortenson, John Lloyd Wright, and Homer Delawie. Outdoor living in San Diego was emphasized with redwood paneling and large glass windows in efforts to bring the outdoors to blend seamlessly with the indoors. Adaptation of house and lot to man, elimination of the sense of confinement while integrating and valuing views, materials and structure.

Modernism evolved to the tract ranch as a prominent style home from 1950-1970 and the suburban areas grew rapidly. Primary characteristics include horizontal massing, single story, and low sloped gabled or hipped roofs with deep overhangs. Roofs were generally finished with wood shingles and wall materials included horizontal wood siding, wood board and batten, stone, and brick. Details such as wood shutters, wide brick or stone chimneys, and wood windows were commonly included. (18)

Custom Ranch homes were built with specific clients in mind and were popularized by San Diego Designers such as Cliff May, Richard Wheeler, CJ Paderewski, and Weir Brothers Construction. Cliff May became a ranch style icon due to his book and articles published in Sunset Magazine.

Custom Ranch homes followed the same characteristics as ranch tract homes but often were much more lavish including deep street setbacks, expansive yard landscaping, "larger garages, motor courts, servant's quarters, expanded kitchens, and generous living spaces". (18) Materials parallel their Ranch tract counterparts with detailing including "paneled wood doors, divided lite windows, wood shutters, and prominent chimneys. Custom ranch often have sprawling floor plans in an "L" or "U" shape surrounding a central courtyard, large attached garages, and expensive building materials with more generous materials and craftsmanship. Due to the custom build of many of these homes, vast individualizations resulted in efforts to meet the client's needs and preferences.

c. REGISTERED DESIGNER

No architect or designer was uncovered through research done on 9190 Brier Rd. It is assumed that as a proficient builder with expansive exposure to various styles, that Scott had his home built with his favorite aspects of multiple designers. The natural landscape of hills and valleys, with large boulders, and panoramic views in east county lent itself to the mid-century modern California architecture.

Although not documented on the original drawings for the home, multiple known architects have been tied to the Scott name through his business. Lloyd Ruocco has been credited with designing business partner Marvin Jackson's home at 4421 Mayapan Drive in 1949. John Nelson Mortenson, although never an accredited architect, was tied to multiple homes in the Mt. Helix area for his "Mortenson house" design approach. He worked for Jackson and Scott at the beginning of his career, for seven years until 1958. (2)

d. JACKSON-SCOTT CONSTRUCTION

i. Early years:

Richard Marvin Jackson, also known as R. Marvin Jackson, and Stanley Scott formed a building partnership in 1945. Jackson was originally from Oklahoma, and moved to San Diego as a young man with his family where they lived in the North Park neighborhood. He also studied architecture at San Diego State College, similar to Stanley Scott. Jackson married Helen Elizabeth Bates of Reno, Nevada. The 1937 San Diego City Directory shows Jackson as a partner with the now established Master Builder Carl B. Hayes before partnering with Scott in 1945. Jackson and Hayes remained partnered until the early 1940s and worked primarily in the North park region. (6)

Marvin Jackson had an office in North Park from his brief time as an independent builder between working with Carl B. Hayes and partnering with Stanley Scott. Out of this office in North Park Jackson & Scott were able to capitalize greatly on the post war construction boom. Demand for new homes soared with lifted Federal building restrictions following the end of the war in 1945. Promotions and newspaper advertisements are seen prominently displayed in the San Diego Union (SDU) Newspaper and other advertisement materials as seen in Appendix D.

According to the Chamber of Commerce's 1945 Industrial and Commercial Survey, the labor force of the city increased 62%; from 88,140 in 1940 to 142,590 in 1944 (18). This massive growth led to large growing pains in housing, transportation, and schools. Between 1940 and 1943 San Diego managed to increase the housing supply by more than thirty percent to mitigate the enormous need for defense housing. This was largely in part to the Lanham Act, 150 million dollars for the development of housing in defense industry centers, but stipulated that all war housing units had to be either sold or demolished immediately after the war. The 1940 census measured San Diego's population at 203,341 in 1940, and by 1950 the population increased to 334,387. (18)

Post WWI housing demand brought great opportunities for the building industry, further spurred by The Housing act of 1949. Jackson- Scott Builders are listed as a prominent builder of Rolando, Oak Park, Pt. Loma, and Del Cerro as shown in the table in appendix B below from the San Diego Modernism Context Statement.

ii. Construction period

A few noteworthy builds of Jackson and Scott include the Jackson residence designed by modern contemporary master architect Lloyd Ruocco, a Loma Portal Colonial Revival style home for baseball Padre player John “Swede” Jensen (appendix B), and an “All electric house” with all appliances powered by electricity for Mr. and Mrs. Robert Redfield in El Cajon. Other builds include several subdivisions throughout San Diego including Del Cerro, Pamela park subdivision in South park, Woodland Terrace subdivision in Point Loma, and Oak park in SE San Diego. (appendix B) Del Cerro, at 675 acres, was the biggest undertaking of Jackson-Scott as they were responsible for a great portion of the development of that area, approximately 1500 homes. In the mid 1950’s Jackson-Scott also purchased over 100 acres of the William H. Black estate in La Jolla which was subdivided into the La Jolla Farms Club Estates. A few Jackson- Scott homes have been historically designated including the home of Ben and Ruth Rubin, as well as the Marvin Jackson residence. Jackson-Scott are not considered master builders at this time with the information known. (6)

The 1949 Housing Act called for “a decent home and suitable living environment for every American family”. (18) Advertisements around the city began to emphasize family values and upward status mobility such as the ad in appendix B; encouraging homebuyers to “Move up to Del Cerro” which was a “Real family center...a kind of living that has been planned...for a family like yours.” (18) Around 50% of homes were being bought on VA or FHA loans. An advertisement depicts a woman hugging a man holding a luggage price tag stating “Wasn’t this the reason you married him” seen in the 1953 SDU Advertisement for Del Cerro.

Just a segmented search between years of 1949 to 1953 offer dozens of hits on Jackson & Scott Inc throughout San Diego. Advertisements include 2-3 bedroom homes in La Mesa selling for between 10,900-13,400\$, 2-3 bedroom near 54th St. and University Ave. for 7850-8750\$, and Ridge View development located up on a high Mesa at Fairmont and Home avenues. See appendix B for newspaper clippings.

The Mr. and Mrs. Ben Rubin home in Mission Hills, currently historically designated today, was described in the SDU 6/19/1949 with multiple photos. Louvre doors are noted in the photo seen in the article, mirroring louvre doors seen in the Stanley Scott home.

Building permits were found for the Rolando areas and North park. Point Loma also boasted 2-3 bedroom homes that Ruocco may have assisted in. Ruocco and Jackson-Scott also worked together on many custom homes in the Grossmont-Helix area.

Arnold Dahl realtors’ advertised Jackson-Scott 2-3 bedroom homes in the Sweetwater Springs Knolls as having “lots of redwood, steel casement windows, plumbing roughed in for garbage disposal and water softener. All are large quarter acre or more view lots. In picturesque Sweetwater Knolls, climatically perfect (according to government tests); 3 miles east of La Mesa. See them soon, they sparkle, they’re selling just: \$14,000 to \$19,000. FHA terms. Hurry!”

The La Mesa Scout January 1953 announces a new commercial office for Jackson and Scott Inc on El Cajon Boulevard at Fuerte Drive, making use of stone and floor-length windows. Both Jackson and Scott lived in La Mesa at this time, the

office reflecting “their faith in the continuing growth and demand for homes. The firm employs a staff of 4 including an architect and engineer.”

iii. Stanley Scott Professional Achievements

Jackson and Scott Builders was established in 1945. (9) They soon became a prolific San Diego home and community builder. According to Stanley C. Scott’s profile on the website of the California Homebuilding Foundation, Stanley Scott “became President of Jackson & Scott, Inc. Builders and Developers. The corporation was responsible for the development of some 20 subdivisions within San Diego County, including more than 3,000 homes. The firm also built commercial structures and schools.” (9) (San Diego Union Tribune, January 11, 1993).

Stanley Scott was involved in a board capacity on multiple building organizations throughout San Diego including president/Executive Vice President of the Building Industry Association of San Diego County of which he was involved with for over 30 years leading to a lifetime honorary member. Also, as Executive Director of the Construction Industry Federation, Scott directly impacted legislation activity for San Diego’s building industry. Scott also served as executive director of the Construction Industry Advancement Fund. (9)

On a state level Stanley Scott proved to add great value to his industry. He was a Lifetime Director of the California Building Industry Association (CBIA). (9) CBIA claims “In 2018 CBIA was proud to celebrate 75 years of industry advocacy, progress and milestones. Since 1943, CBIA has become one of the strongest voices in the building industry in California, growing to 9 regional affiliate offices complete with legislative, technical, communications and membership departments.” (10)

Throughout its history CBIA boasts landmarks such as:

- 1978 California homebuilding foundation (CHF) is founded and has now awarded 3.5 million to student and grants supporting home-building in California.
- 1990 CBIA spearheads the creation of California Schools Facilities program
- 2016 CBIA wins Prop 51 a 9\$ billion statewide school bond initiative among other achievements for the building industry. (10)

As president of CBIA in 1959, Scott helped found and launch the Pacific Coast Builders Conference (PCBC) in San Francisco (9) which continues to bring industry professions together yearly for the PCBC conference. He sat as the president of PCBS the following year 1960 and was awarded the prestigious Rodney Radom Award for his efforts. (9) It was this Rodney Radom award for being named the California builder of the year in 1974 that Scott was the most proud of according to an interview (1982 Union Tribune 6).

The conference is “dedicated to advancing the art, science and business of housing, PCBC is the largest homebuilding tradeshow representing the west coast region. In our 60+ year history, we’ve grown from a small educational conference at San Francisco’s Sheraton Palace Hotel to a powerful, annual business exchange of 10,000+ industry professionals with industry-leading education, products, and networking.” (11) According to the SDU Oct 3, 1982 (6) Scott helped it become one of the most powerful voice of the building industry in the 11 western states and the second largest builder’s conventions in the nation. (6)

San Diego Blood bank historical timeline identified September 11, 1950 as the day SDBB was established by a “group of community leaders who recognized the importance of a local blood bank” (13). In 1954 San Diego Blood bank began their proud partnership with Sharp healthcare system as their blood supplier, a partnership that is still going strong today. (13) Interestingly, Marvin Jackson was on the board of directors for Grossmont hospital from 1952-1965. San Diego Blood bank, of which Stanley Scott was president at some point, joined forces with Sharp in 1954. A dedication ceremony was held in July 1955 in which board president Marvin Jackson said to the audience “This is your hospital. It was your work and money which made this day possible” (14). Scott’s home and the subject of this designation is less than a mile from Grossmont hospital. Jackson and Scott were prominent and successful San Diegans in the building industry and East county community leadership roles.

Stanley Scott retired in 1982 but the impacts of his work continue to grow through the organizations and people he helped to strengthen and bring together. In 1986 Scott was inducted into the California Business Industry hall of Fame (12), and a write-up is found on California Homebuilders Foundation naming him a 1986 Honoree. (9)

IV. BIOGRAPHICAL INFORMATION

a. STANLEY AND VIRGINIA SCOTT

Stanley Crawford Scott was born on June 9, 1913. His father’s name was Sydney Scott, who emigrated from Belfast Ireland to San Francisco in 1905 to work in the construction industry. (SDU, Oct 13, 1950) His mother, Ethel Christie Sturtevant, a Kansas native, met his father in San Francisco and then moved in 1911 to San Diego. According to the 1920 Census, Stanley had one older brother and lived with his parents in the Normal Heights neighborhood where his father had a long career as a building contractor and his mother was an interior decorator. (6) Stanley Scott learned the business from the ground up by working with his father.

Stanley Scott built and presumably designed 9190 Brier, living there with his family from construction in 1950 to 1962. The La Mesa City Directory shows the Scott family taking up residence previously at 8414 Porter Hill Terrace in La Mesa. The original permit for the home was published in SDU March 16, 1950 “Stanley Scott, res and gar, per Jackson & Scott, Brier, Mount Helix, \$18,500”. For reference, most tract homes would have been around \$10,000 during 1950.

Scott graduated Francis Parker School in 1929 and went on to attend San Diego State College (now San Diego State University) with a pursuit of architecture. The Great Depression forced Scott into quitting college and going to work for his dad, becoming known as “Mr. Builder of San Diego” by his colleagues. He also spent a few years employed at Dixieline Lumber Company. The 1940’s brought exciting changes in Scott’s life as he paired with Marvin Jackson to form Jackson and Scott Construction and develop some 20 subdivisions, the largest being the 675 acre community of Del Cerro. (12)

Scott married his wife Virginia Kerr, also a native San Diegan in 1936 and had two children Stuart and Karen. (6). The SDU 10/1/1961 notes the wedding details of Karen Ann Scott to Donald Hamlin. A picture of Karen is seen in her family home in appendix C.

Outside of his professional achievements Scott was integrated into his San Diego community as a long-time member of both the La Mesa Lions Club and the San Diego yacht Club. (12) An October 3rd, 1982 SDU article (appendix B) has a picture

of Stanley Scott relaxing aboard his 36 foot troller named Virginia as he tells his son Stuart about how the housing industry has evolved yet remains the same, “rough”, after his 50 years in the housing industry building 2500 houses and commercial buildings.

Both Mr. and Mrs. Scott were very involved with their community according to the La Mesa Scout (LMS) and the San Diego Union (SDU). Newspaper articles mention Mrs. Scott assisting in local plays and social gatherings. Mr. Scott was on the board of directors for the La Mesa Kiwanis club in 1950, and was responsible for the brick work for Wa-di-ta-ka La Mesa Boy Scout memorial camp. Mr. and Mrs. Scott also sponsored a youth fellowship retreat for the La Mesa Methodist church according to the La Mesa Scout October 5th, 1950. The Scott home was a destination for neighborhood holiday parties and gift exchanges.

Original owners Stanley and Virginia Scott were acquaintances of Leonard M. Smith realtor and Associates “La Mesa’s longest established real estate business serving Mt. Helix and east county since 1949”. Daughter of Mr. Leonard Smith, Jill Smith was involved in the sale of 9190 Brier and recalls growing up swimming in the pool at the Scott residence.

Scott died at Alvarado Convalescent Hospital on January 9, 1993 according to the SDUTribune January 11, 1993. (6)

b. PAUL WOLCOTT JR.

The SDU Directory lists the second owner, Paul Wolcott Jr., seen in 1963 through 1967 after a purchase price of 55,000\$. Paul Wolcott Jr. was in the business of insurance, an ad in the SDU from 4/18/1949 advertises for “The Wolcott Company” General Insurance Management on 3653 Voltaire St San Diego. Mr. Wolcott was also the San Diego State Director at the time, in charge of the education breakfast panel in LA discussing educational insurance training according to the paper. SDU 2/6/1952 notes that Wolcott merged with the firm of Barney & Barney- San Diego’s largest insurance agency. Hitting great achievements at an early age of 35, Wolcott became head of the California Association of Insurance agents in late 1954. Mrs. Wolcott made a newspaper appearance in the SDU in 1964 as a noted guest of the autumn fashion show at Rancho Santa Fe Inn which annually attracts countrywide representation. The Wolcott’s did not remain at 9190 for very long, seeking a smaller home in 1967 according to real estate records. (appendix D)

c. RICHARD GAUSTI

Third owner, Richard Guasti, purchased the home for 70,000 in 1967, where he resided until 1971. Described as a ruddy redhead Guasti was the vice president of merchandising for J. Jessop & Sons of San Diego since 1960. Gausti also did not live in the residence for very long, moving to Minneapolis to accept a position as Vice President of Merchandising of Dayton Hudson jewelers.

d. LAVERNE AND MARGARET JOHNSON

Laverne and Margaret Johnson were the longest residents of this midcentury home, buying from Mr. Richard Gausti in 1971. Laverne Johnson was born in Alabama in 1925 and moved with his parents and two brothers to Taft, California in 1936. At 18 years old in 1943 Johnson joined the US Army Air Force where his plane was among the 461 B-29s summoned by President MacArthur to overfly the surrender signing on the USS Missouri in Tokyo Harbor. Demobilized in 1946, Johnson continued his education at Taft junior college, continuing on to receive his BA, MA, and PhD in psychology from Stanford University

The Johnsons were a heavily community centered family. SDU 7/1/1978 noted David Michael Johnson receiving 8,000\$ from the Boys Club of San Diego Scholarship for his pursuit of law at Harvard University.

Mr. Johnson lived in his home at 9190 Brier for 46 years, until his death in 2016. He is survived by his wife Margaret and three children. (15) The Johnsons were highly regarded by those who knew them as a staple of the neighborhood, with weekly Sunday volleyball games and get-togethers in their home, as well as 4th of July neighborhood barbecue and potluck. They had a great love for the neighborhood and their home.

Johnson's greatest professional success involved his pioneering contributions to the study of sleep. Coming from St. Louis, Lavern Johnson moved to San Diego to join the new US Naval Medical Neuropsychiatric Research Unit, now called the Naval Health Research Center. He retired from this group as the second Scientific Director after 26 years of service. (15)

Many recognitions and awards accompanied Johnson's research including the Distinguished Civilian Service Award from the Secretary of the Navy in 1977, appointed a charter member of the US Senior Executive Service in 1979, and In 1993, his career achievements were honored by the Sleep Research Society (which he helped found) which named him its "Distinguished Scientist of the Year". Johnson published over 128 scholarly articles in 45 journals, including Science and Nature, and contributed 28 chapters to books. (15) American Psychology association website notes Johnson's publications attest to the importance of the value he placed on scientific research as a collaborative, team endeavor. As a clinical psychologist studying sleep and its biological rhythms, his emphasis fell on the relation of sleep loss and recovery, and its correlation to human performance. This was particularly relevant to military service operations and their variable work schedules and sustained performance periods, which Johnson had experienced firsthand, as had many in San Diego's military family. (16) As a scholar and researcher, Johnson was also involved with UCSD and SDSU.

V. DETAILED DESCRIPTION OF RESOURCE

a. WEST ELEVATION (Main Façade)

Original drafts, shown in Appendix A, parallel the current condition of the home in regards to nearly every aspect of this sprawling one-story mid-century ranch home.

San Diego Modernism Context Statement states "Custom Ranch homes followed the same characteristics as ranch tract homes but often were much more lavish including deep street setbacks, expansive yard landscaping, "larger garages, motor courts, servant's quarters, expanded kitchens, and generous living spaces". (18)

The front façade of the home has a strong horizontal emphasis facing directly into a circle driveway arching around a small grove of citrus trees. The home is on a curve on the dead end street of Brier Road and lined with a white wood rail fence. The garage and main home are in line with one another, divided by a dutch door into a breezeway under a semi-connecting garage. This is another notable characteristic of the custom ranch. Board and batten garage doors seamlessly blend the garage with the rest of the body of the home. The asphalt circle driveway has an extension to be used as a car port for additional parking.

The home is currently painted a custom "Johnson Green"—a light green with a darker shade of moss green for trim and shutters complimented by white crisp eaves. The wide sprawling home is a slight Ushape centering on an outdoor east

facing patio. The recessed front porch entry is met with a wide olive-colored original wood door, with upper glass panes of bottled glass flanked by louvered wood sidelights.

All windows are wood double hung, with simulated divided lite following the panel pattern from the original sketch. Exterior siding is board and batten of 1x3, and 1x12 woodwork, and weeping brick painted white under the front and back areas covered by a wide hip roof and wide eaves for a front porch and rear patio. The front porch walkway is red brick in a basket weave pattern. Exterior wood louvered shutters are found on all windows of the main home with the exception of the garage and picture window of the front den. The exterior and interior of the home utilizes high end custom details and materials for the Ranch design.

A prominent and wide brick chimney is seen protruding from the cedar shake roof. Original drawings also notate a cedar shake roof.

Photos in Appendix D from 1971 show landscaping of grass with a lamppost, and a few citrus planted near the road. Today, areas once covered by grass have been retrofitted for drought tolerant native landscaping, yet the lamppost remains the same. The circle driveway surrounds an orange grove of 6 prolific mature trees, reminiscence of East County's history in citrus farming.

b. EAST ELEVATION (Rear façade)

The east elevation of the home is viewed through floor to ceiling glass looking over a swimming pool with north facing vistas of Fletcher Hills. The backside façade of the home mirrors the front with a sprawling deep set roof with weeping mortar, and basket weave brick patio. Unobstructed views to the north as well as open land sloping down the east portion of the property, allow for breezes and air to flow through the home from the double back doors to the air inlets flanking the extra-wide front door on the west facade.

The east elevation, or the backyard, has an oval swimming pool and slide, with a detached pool house and covered cabana area. There is evidence of a previous diving board in the cement and in photos in appendix D.

The slight U shape of the home can be seen from the east elevation. The patio can be entered by a door from the master bedroom on the north, double door from the living room on the west of the patio, and a southern door from the dining room.

The east façade is the only angle with notable exterior change deviating from the original sketch design. An open pergola off of the master bedroom has been added, and the rear patio has been enclosed to create a sunroom. In doing so, there was no removal or alteration to the east facing brickwork on siding or patio.

c. NORTH ELEVATION

The north elevation is not viewable from the street, and is comprised of three bedrooms and two bathroom double hung wood windows, as well as the board and batten siding pattern.

The north end of the property has a brick lined walkway separating a pathway from planter beds against the house. Further north of the walkway is maintained, but undeveloped land with many mature eucalyptus and remnants of a previously used sand volleyball court.

d. SOUTH ELEVATION

The south elevation is primarily composed of the three car garage, a reminder of the change in family life and mobility with increased access to the automobile in the 1950s. A three car garage allows ample room for automobilists and storage. The single car garage has access from both the rear and front for privacy in the “shop” and accessibility. The rear of the garage faces an open courtyard area with a basketball hoop and the kitchen window accentuating family life. These characteristics show the modernistic approach as homes were adapted to the enjoyment and convenience of the family residing in them and the natural elements around the property.

e. INTERIOR

The low and wide ranch style exterior opens into a vaulted mid-century interior immediately upon entering through the front door. Vaulted open and unpainted beams are in the entryway, front den, and main great room. Clear tongue-in-groove cedar paneling is throughout the great room, with glass windows seen on the east side of the room. Along the western ceiling lights are hid to draw the eye upward to the great beams in the ceiling and beautiful craftsmanship of the room. This is also noted in the newspaper article as seen in appendix B. The easterly glass walls and glass doors blur the lines between interior and exterior, in mid-century style. The entire southern wall of the great room is quality red brick floor-to-ceiling with a large-mouth fireplace below a mantle spanning the wall. The brickwork carries through the shared wall into the kitchen. Finish work, molding, and baseboards are all clean cut, without ornate detailing.

Heat source throughout the home is radiant heat under the oak parquet flooring, also reflected in the sales notice between owners in Appendix A of the 1960s.

Louvered doors welcome guests from the wallpapered entryway into the great room, and stained wood doors are throughout the home, leading to the three north bedrooms and 2 bathrooms.

There was detailed attention made to storage, built in desks, cabinets, and linen closets, all of which do not appear to have been altered from their original condition. The third bathroom is near the kitchen off of the laundry room, or maid's quarters. Chopping blocks and other amenities are seen in the room off of the kitchen which would have been utilized by hired help.

f. INTENTION/CONCLUSION

Refer to Appendixes for original house plans, maps, and photos.

The property is found to have significance and integrity when evaluated according to the following definition by La Mesa Code of Ordinances **25.03.010 – Historic Landmark and Historic District Designation Criteria**:

A cultural resource may be recommended for designation as a landmark or historic district, if it meets one or more of the criteria outlined in the above Executive summary.

9190 Brier Road is found to meet criteria B and D due to the original homeowner and prolific builder Stanley Scott's significant influence on La Mesa and the San Diego community at large. Criteria C and F are met due to the exceptional nature of the integrity of the home remaining true to its distinctive design, style, and craftsmanship.

"In addition to determining the significance of a property under local, state, and national criteria, a property must also must possess integrity. Integrity is defined by the National Register of Historic Places as the 'ability of a Property to convey and maintain its significance.' It is defined by the HRB Guidelines for the Application of Historical Resources Board Designation Criteria as "the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance." Further, integrity relates "to the presence or absence of historic materials and character defining features" of a resource. The local, state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association."

Location:

9190 Brier Road in the Brier tract faces southwest, with a northeast view over Fletcher Hills and a gentle easterly slope, all true to its original form. The building has remained in its original location throughout its existence. As such, the property retains its location element for integrity purposes. This property is identified as San Diego County Assessor's Parcel No. 490-402-72-00 on Map 1475. The custom ranch residence is a 4 bedroom, 3 bathroom single family 2563 sq ft residence, on 1.31 acre. The property has at least one major acreage change in its history- 2019 lot split of 0.5 acre. There is evidence of multiple other boundary adjustments due to the San Diego water flume, SDGE easement, and neighbor boundary adjustments. The location has excellent integrity of location.

Design:

9190 Brier Road is a custom ranch home built with wood siding, brick with weeping mortar, clear wood paneling, large glass windows, expansive car amenities and landscaping, as well a prominent brick chimney and generous front yard with circle driveway to a three car garage. Although the rear addition of the enclosed sunroom does affect the home original architectural design, the rear addition does not greatly impact the main defining character elements of the home. The design element of the home is an excellent display of custom ranch design.

Setting:

The setting is custom homes with a natural semi- rural feel in a suburban environment due to large mature trees and winding roads. The setting may have been altered due to infill homes adjusting the rural magnitude of the lots. The house has good integrity of setting.

Materials:

Original inspection reports for the home parallel the current condition of the home in regards to the nearly every aspect. Windows are wood double hung, heat source is radiant heat covered by wood parquet flooring, exposed brickwork is boasted throughout the great room fireplace and kitchen, and pristine wood paneling and tongue in groove ceiling and beams are in the main great room. Exterior shutters are found on all windows of the main home, except the garage and picture window of the front den. Exterior siding is board and batten of 1x3, and 1x12 woodwork, and weeping brick painted white under the front and back areas covered by a wide hip roof.

Expensive building materials were used for the horizontal massing, thick cedar shake shingle roofing, wood cabinetry, and extensive red brick. The materials are in excellent condition.

Roofing has been replaced in the lifetime of the home, with high grade cedar shake roofing. Some materials are showing wear such as mortar between some bricks which will need repair, as well as maintaining integrity of wood siding, and roof replacement. Windows have been replaced with like kind in the lifetime of the home.

The interior of the home, specifically the great room paneling and brickwork, is in pristine condition. The kitchen has been remodeled in the 1990s and bathrooms have been updated. The overall materials aspect of integrity is excellent.

Workmanship:

Workmanship in the home is incomparable. Being built by a builder for his family, great care was clearly taken for longevity and quality of the building materials themselves and the quality of workmanship. There was great attention to detail with storage, built in desks, cabinets, and linen closets, all of which do not appear to have been altered from their original condition. The laid brickwork, both interior and exterior, show a high degree of finish and quality workmanship.

Feeling:

The feeling of the property is true to the mid-century aesthetics as well as cultural changes as discussed previously in this designation research. These include the garage near the front of the home, as well as the main room for TV and other family entertainment at the back of the house—common shifts of the era.

A grove of 6 citrus trees in the front yard reminisce of the history of citrus growing in the region. The feeling aspect of integrity is excellent.

Association:

Specific association to the Scott Family and Jackson & Scott Builders Inc allowed for extensive customization and craftsmanship. The weight of the association is further discussed in the history and achievement of the previous owners in the above portions. The association aspect of integrity is excellent.

This Historic Site Designation report has been prepared for the Scott house, located at 9190 Brier Rd, in the Brier tract of La Mesa Tract northwest of Mt. Helix by and for the developer Stanley Scott and his family. This high-end custom residential home maintains its high level of integrity through preservation of all the essential features that relay the character and appearance of the home in the mid-century era. (18) The original condition of the home has been preserved exceptionally well with replacements of like-kind materials on the exterior and interior portions of the home. The owners Bryan and Catherine Binotti are seeking designation due to a high degree of integrity as well as association with a significant builder to the city of La Mesa and surrounding area. They intend to identify and respect the historic architectural character of the home. In conclusion, the Stanley and Virginia Scott house meets the location, design, setting, materials, workmanship, and feeling aspects of architectural integrity. The house is an excellent example of a custom ranch true to its original character, with association with important characters to the city of San Diego.

VI. CITATIONS

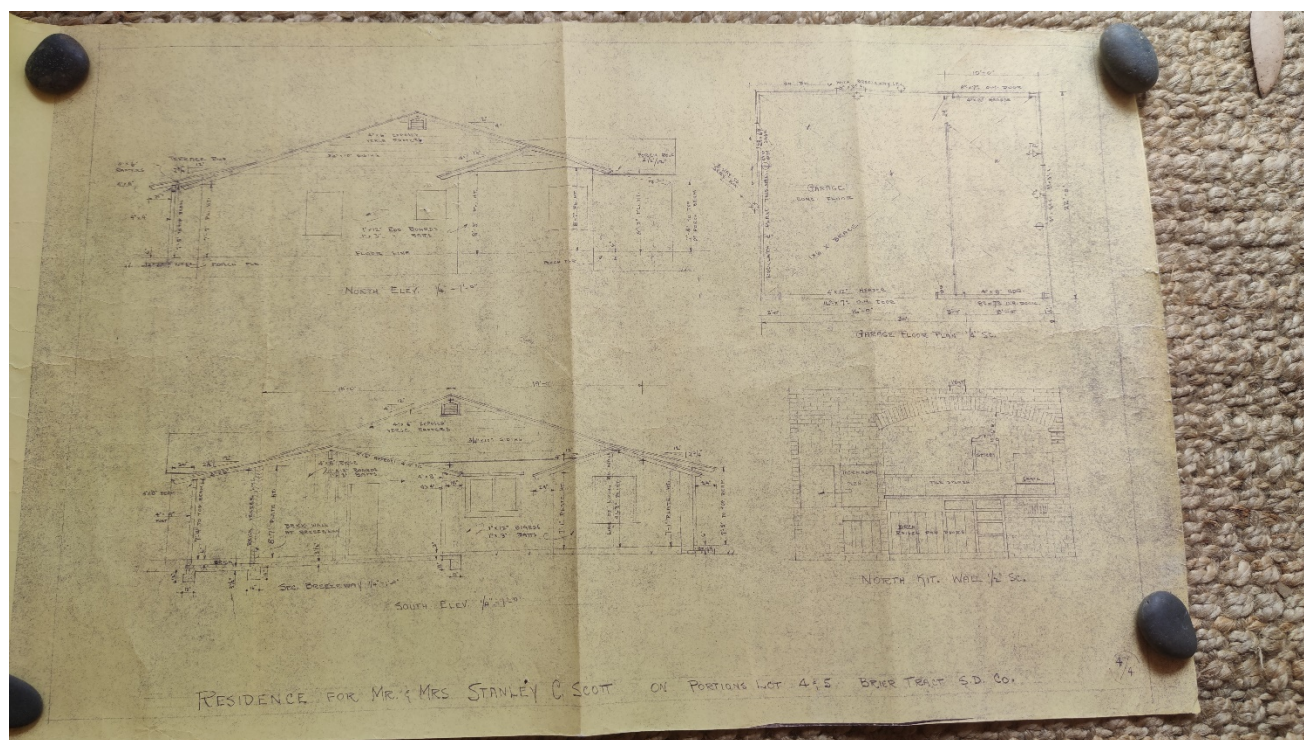
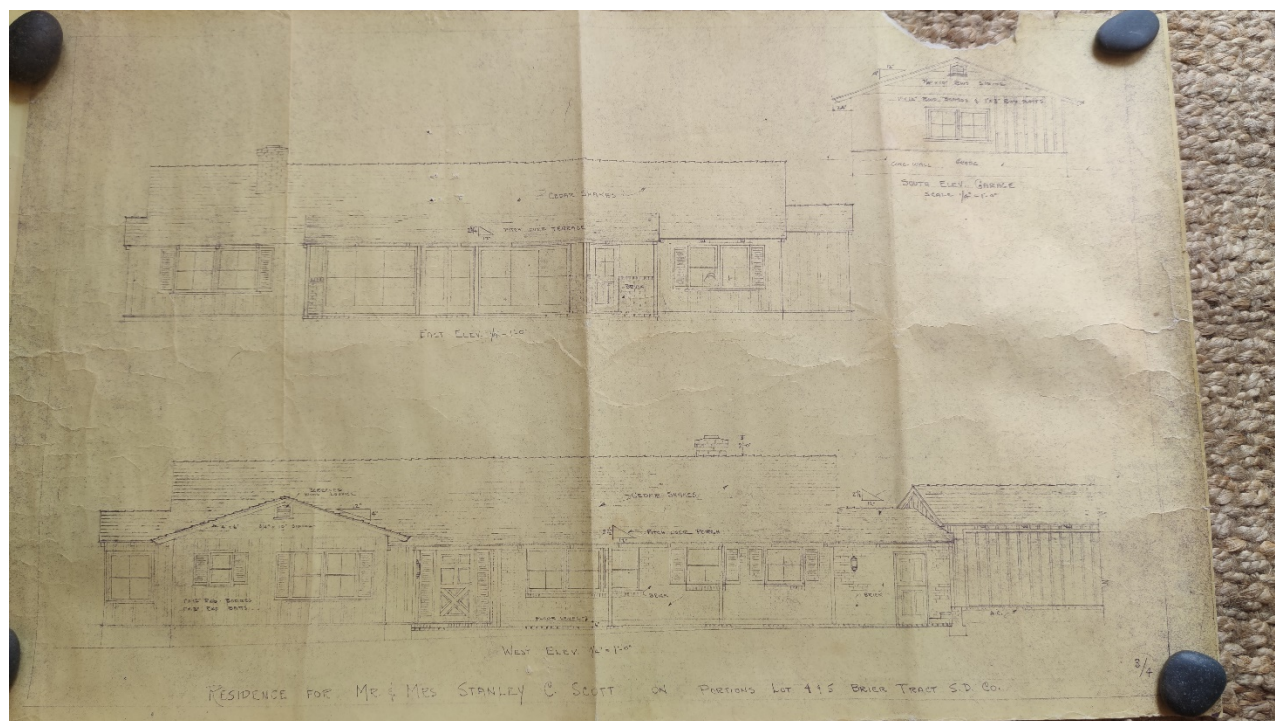
- (1) <http://www.sohosandiego.org/tourbooklets/2005sdmodernismweekend.pdf>
- (2) <https://www.modernsandiego.com/article/historically-designated-modern-buildings-in-san-diego-county>
- (3) <https://patch.com/california/lamesa/history-gems-november-4-visionary-architects-homes-fed296ee3af4>
- (4) https://www.zillow.com/homedetails/4421-Mayapan-Dr-La-Mesa-CA-91941/17036825_zpid/
- (5) http://cityoflamesa.com/AgendaCenter/ViewFile/Agenda/_04082019-804
- (6) <http://sandiego.cfwebtools.com/images/files/06.pdf>
- (7) <https://lamesahistory.com/history/>

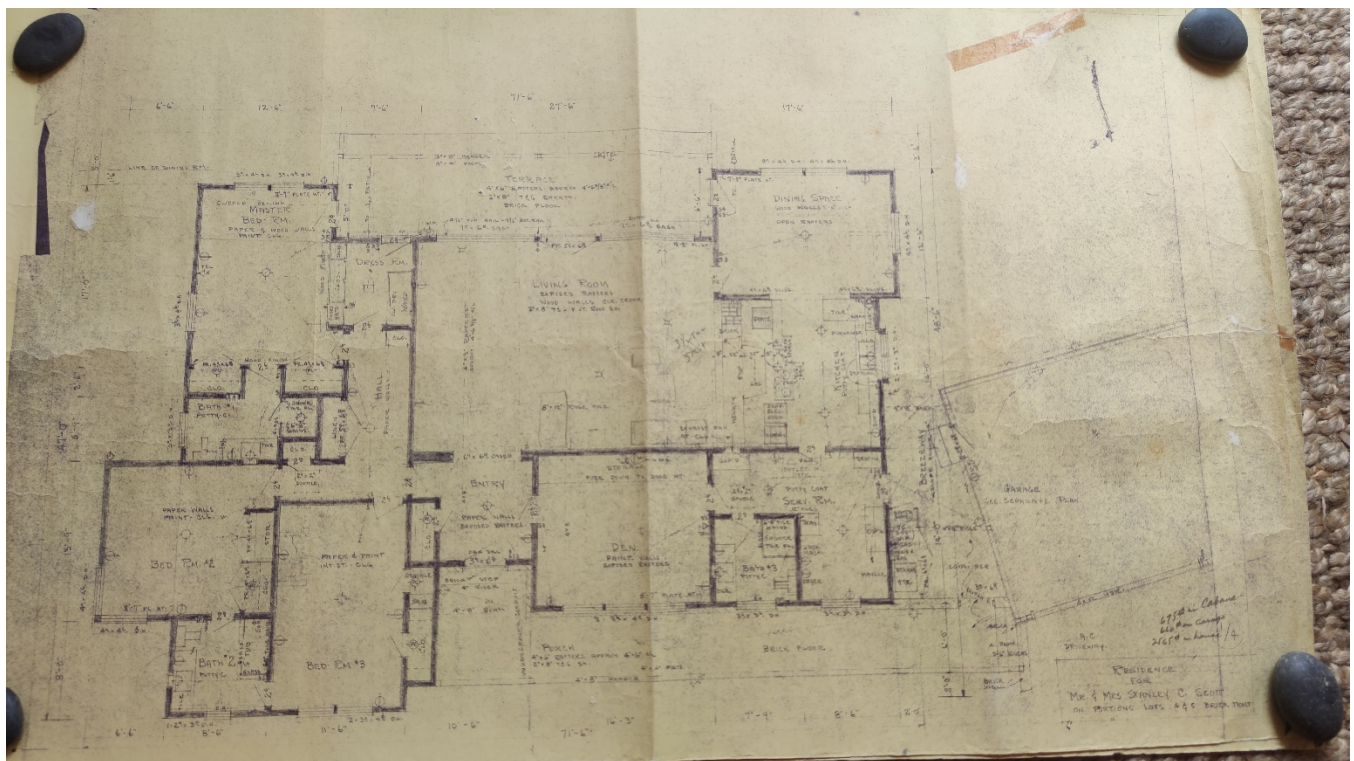
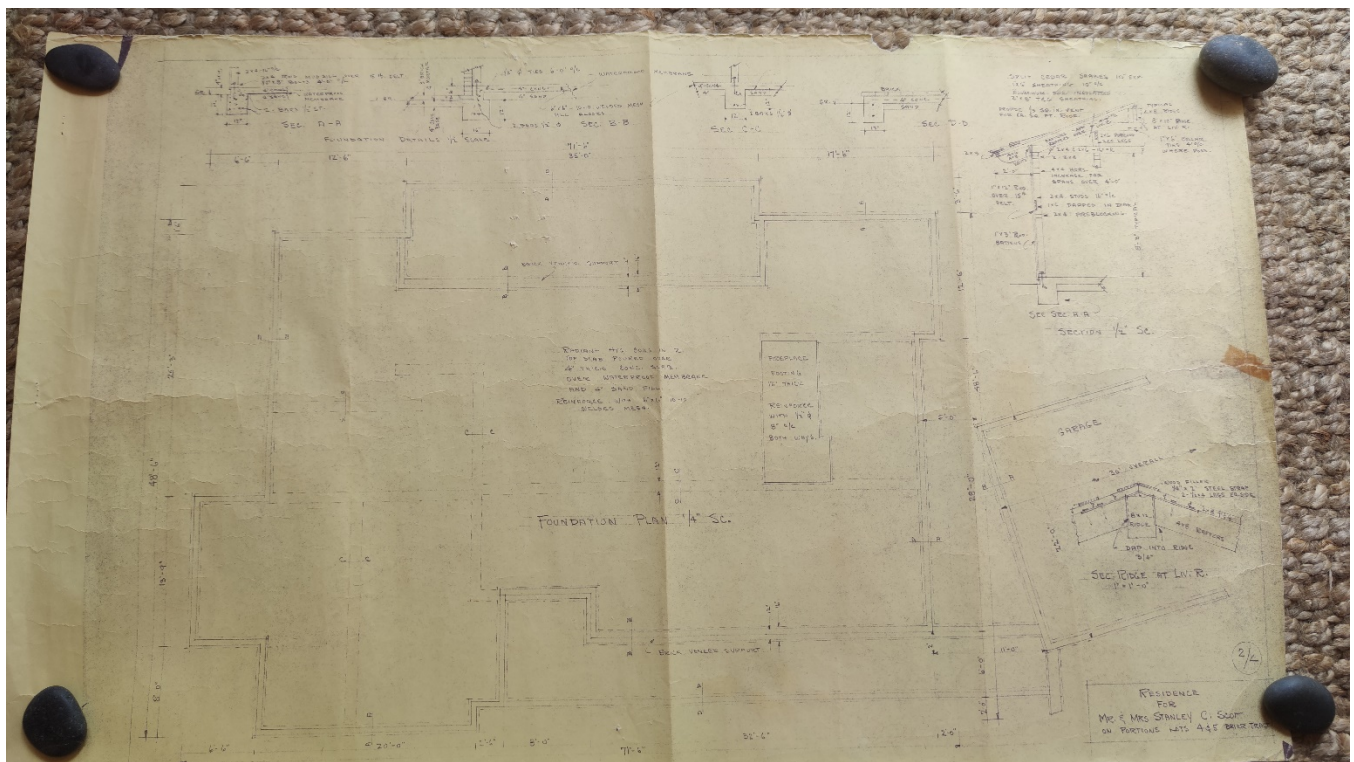
- (8) Historical Nomination (cfwebtools.com)
- (9) <https://www.mychf.org/scott-stanley-c/>
- (10) <https://cbia.org/75th-anniversary/>
- (11) <https://www.pcbc.com/pcbc/public/Content.aspx?ID=590&sortMenu=102000>
- (12) San Diego UnionTribune, January 11, 1993 image
- (13) <https://www.sandiegobloodbank.org/celebrating-70-years>
- (14) <http://www.grossmonthealthcare.org/wp-content/uploads/2015/02/GHD-Public-Information-Booklet-E-Version.pdf>
- (15) Published in San Diego Union-Tribune on Nov. 13, 2016.
- (16) <https://psycnet.apa.org/buy/2017-29745-016>
- (17) <https://www.lloyduocco.com/project-list-1>
- (18) <http://www.sohosandiego.org/resources/SanDiegoModernismContext.pdf>
- (19) Box of articles/documents with home
- (20) <https://sandiegohistory.org/archives/books/smythe/part4-4/>
- (21) <https://www.cityoflamesa.us/DocumentCenter/View/6201/07LaMesaGPHistoricPreservation-CD?bidId=>
- (22) ldmhistorical.pdf (sandiego.gov)
- (23) James Newland-Historian expertise

VIII. APPENDIX

a. APPENDIX A: BUILDING DEVELOPMENT INFORMATION

i. Original Sketches and Blueprints





ii. Residential description

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA
SCOTT

RESIDENTIAL BUILDING RECORD SHEET 1 OF 2 SHEETS PARCEL 490-402-8 118

ADDRESS 9190 BRIER ROAD

710 3P17

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL									
CLASS	SHAPE							ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR	FINISH				
								B	I	2	Material	Grade	Walls	Ceilings			
1	8.0+12	Light	X Frame	Stucco on	Flat A/Pitch	X Wiring	X Heating										
		Sub-Standard	"x"	"x"	Gable 4/12	K.T.	Forced										
ARCHITECTURE		X Standard	Sheeting	Siding "x"	Hip 4/12	B.X.	Cable	Gravity	Humid.	All	X	CARPET	H-5	PL			
		X Above-Standard	Concrete Block		Shed 4/12	FIXTURES		Wall Unit									
1 Stories		X Special BRICK	B.B.B. I & G.		Cut Up	Few	Cheap	X RADIANT	Ent.Hall	1							
TYPE		X Brick Pflant	Brick Pflant	Shingle	Dormers	X Avg.	X Med.	X Floor Unit	Living	1			PANEL	O-BEAM			
USE	DESIGN	FOUNDATION	Adobe	Shake	Raft "x"	Many	Special	Zone Unit	Dining	1			PANEL	O-BEAM			
X Single	X	X Concrete	Floor Joist	X B.B.B. I & G.	Gutters			Central									
Double		X Reinforced	1st "x"						Bed	4							
Duplex		Brick	2nd "x"	X Brick	Shingle	PLUMBING			Bed								
Apartment		Wood	Sub-Floor	Stone	Shake M	Pool X Bat. Spa		Oil Burner									
Flat-Court		Piers	X Concrete Floor	WINDOWS	Title	X Sink											
Hotel				X D.H. Casement	Tile Trim	X Laundry		M-B.T.U.									
			Insulated Ceilings	Metal Sash	Compa.	X Water Htr.-Auto.	X Fireplace	Kitchen	1								
			Insulated Walls	X Screens	Compa. Jingle	Water-Softner		Drain Bd.	Material: T1	Lgth:	Fl. Splash:						

CONSTRUCTION RECORD		EFFEC. YEAR	APPR. YEAR	NORMAL	% GOOD	RATING (E, G, A, F, P)		BATH DETAIL		3 TI PULLS								
No.	Permit	Amount	Date	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Plan	Con-Form	Storage Space	Work-Shop	Fl. No.	FINISH	FIXTURES	SHOWER	
49907	D+G	19,000	3/9/50	1950	1962	8	52	R60	42	G	G	G	G	G	1	LINO	PL	1
				1950	1967	17	44	R60	87	G	G	A	-	G	1	LINO	PL	1
					77	27	34	R60	23	4+					1	LINO	PL	1

SPECIAL FEATURES	
Book Cases	Built in Refrig.
X Shutters	" (Oven) Plate 3
Vent Fan	" Dishwasher X

COMPUTATION

Appraiser	B	Date	12/1/61	Macaulay	12/1/61	Alberty	12/1/61	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost
Unit	Area	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit	Cost
D	251.3	16	30	26	399	11.70	29	987									
AC				2200													
FP				1000													
BR C-P (2)	628	2.80	1758														
BR-WAY	142	2.80	398														
G	660	3.00	1980	3.30	2178												
BATH HOUSE	675	4.20	2835														
FLAT ASP	2200	.12	264														
FLAT CONC	800	.40	320														
40 IMPS			710														
TOTAL			37864														
NORMAL % GOOD			92														
R.C.L.N.D			34835														
A-11	8-58																

of the LA MESA BOARD OF REALTORS 3 BR - 3 Ba. + Pool

Address 9190 BRIER ROAD Uniform Price \$ 75,000.

Bdrms. 3 Baths 3 Map Code Near Fair. Price \$

Area Brier Patch Cash Down \$

lots Por. 465 Block Addition Severin Area Map #

City La Mesa (Grossmont) County San Diego

1st FD \$ 41,000. Mo. \$ 270.00 1st. 6 % By Cent. Fed AC

2nd TD \$ Mo. \$ 1st. % By AC

Total \$ Mo. \$ Equity \$

Terms

Commit. \$ Mo. \$ 1st. % Yr. Fee By

Commit.

Rooms 6	Type Mod. Ranch	NV Taxes \$ 936.72
Bdrms. 3	L.R. 27.6X18.6	Loan Trust \$
Baths 3	D.R. 17.6X12.6	Wall Bonds \$
Est. Age 16 approx	Kitch. 17X13.14	Lot Size 1.5 Ac. Approx.
Casul. Fr. St.	Bkfst. Area	Zone R-1
Stories 1	P.R.	landscaped Beautiful
Walls B.&B. Hdwd	Entry Very Large	Level Yes & Slope
Cond. Excellent	X Room 16X4X14 Den	Canyon
Floors Oak Parquet	B.R. 15X13.9	Faces West
Roof Hwy C.Shake	B.R. 17X12.6	Corner
Heat Radiant in	B.R. 11.6X17	Sewer Septic Yes
Control Therm.	B.R.	Connected Yes
Fireplace Brick	Shower 3 - 1 tub	Spkls. Yes
Built-in Elec.	Stall 2	Walks No
Garb. Dis. Yes	Tile Bath Yes	St. Paved
Carpet Yes - new	Bat. Sink Single	Alley Paved
Drapes Yes	Dr. Splash Tile	Fence Yes
Porch Brick Terrace	laundry Serv. Room	Pay Termite Damage Yes
BBQ	Tubs Yes	Possession C/E
Garage 30X22 R.Open	TV Ant. 2-1 rotor	Church
Est. Sq. Ft. 2700 est.	220V Yes	View Some
Blks. Bst	Elem. Brier Patch	Jr. High Parkway
Blks. Stores	Sr. High Grossmont	Parochial

Each. For No

Reason for Selling Wants smaller in Severin 2H20 Expires 6/120

Personal Property Included Herein Paid in For Lots of wood, Excellent storage.

Built by Stan Scott for his own home. Interior-panel and

Remarks paper. Insulated 4" rockwool. Swim pool and Cabana.

2 story - 1R beams and panel. Stable and corral. BR & Bath

& Dressing rooms at poolside. (suitable for maid)

Keys or Show Call for appt. Occupied by: Owner

Owner Wolcott Address 9190 Brier Road

City La Mesa State Calif. Phone 465-6005

List. OH Priscilla Tomaski Rtr By Priscilla Tomaski Phone 463-9357

LA MESA BOARD OF REALTORS MULTIPLE EXCLUSIVE LISTING

PRICE UNFURN \$34,500 FURN: 239-58

ADDRESS: 9228 BRIER ROAD CITY OR COUNTY: Co

11 & Por. 12 Brier Tract ZONING: R 1

LOT 12 12.5 Acre 1.6 Acre VET. EX: No ENCUMBRANCE

180' frontage on Brier Rd.

ST SIZE App. 1.6 Acres TAX: 460

1st T.D. Clear @ 1st Held by

2nd T.D. @ 1st Held by

TERMS: 7,500 down Seller carry bal. on 1st, or purchaser xxxxx obtain ins. 1st & seller carry 2nd

RMS: 8 LR: 14X21 + D.R. comb KIT: TILE: Yes

BRK. NK: space DISPOSAL: Yes DISH MASTER Yes

BDRMS: 4 & den 15X11, 15X13, 10 1/2 X 10 1/2, 13 X 15

BATHS: 2 1/2 TILE: Yes SHOWERS: at & TILE: Yes

ONST: Redwood SQ. FT: 2000 + FLOORS: W/H LB, DR, H W

Papered & WF & 2 PF

WALLS: Ptd WDWK: HEAT: THERMO: both

FIREPLACE: 2 ROOF: rock LDY. TRAY: SP INSUL: No

YR. BUILT: 1948 COND.: good GARAGE: 2 car ALLEY:

TERMITE: cleared BASEMENT: No PATIO:

SPRINKLERS: No FENCED: LANDSCAPED: Yes

OCCUPIED: Owner SEWER: septic POSS: Sept 1

OWNER: Packard PHONE: 1106-4287 LISTING BROKER: Leonard M. Smith

1103-4488

CAN COMMIT: 20,000, 5 3/4, 20Y EXCHANGE: No

MARKS: Auto. water softener, work shop 10X15, very good neighborhood A good family home.

TYPE 3 BR 3 Bath, Swim Pool & Cabana

ADDRESS 9190 Brier Rd. La Mesa

STYLE Por. 1 lot 4 & 5, Brier Tract

LEGAL Cent. Fed

1st TD HELD BY INT. RATE 6%

2nd TD HELD BY INT. RATE

SELLER WILL ACCEPT 66-67

EXCHANGE FOR Smaller Severin Area

DISTRICT Grossmont UNFURN PRICE 79,500.00

ZONING LOT SIZE 1.5 ac. approx FURN PRICE

MON. PYMT 270.00 BALANCE 41,000 approx

TAXES 936.72 VET EX TOTAL ENCUMBRANCE 41,000

EST. SQ. FT. 2700 EQUITY 38,500

COMMITMENTS

INCOME No BONDS No IMPOUNDS No SEWER: Septic

CONDITION: Excellent EXTERIOR: Bd. & Batt-Redwood OR: panel & paper ROOF: Hy. Cedar Shake

NO. BDRMS 3 SIZES: 15.13.9; 17x12.6; 11.6x17 INSIDE STAIRS: No

BATHS 3 SHOWERS: 3 - 1 tub TILED: Yes LAUNDRY: Serv. rm.

LR SIZE 27.6 x 18.6 ENTRY: Very large FIREPLACE: Brick HEAT: Radiant over 2" slab

xxxxx Kit. 17.3 x 11.4 BEST AREA: Den 16.3x14 EXTRA RM.: No

xxxxx Din. 17.6x12.6 Wood walls Elec. oven, range, dishwasher, disposal 220

FLOOR: Oak parquet blocks CARPETS: New BRICK TERR.: Beautiful INSULATED: 4 Rockwool

GARAGE 30x22 radio opener TV ANT. 2-1 rotor FENCED: Yes TOPOGRAPHY: level & slope

KEY Listing Broker VIEW: TV ANT. 2-1 rotor FENCED: Yes TREES: Yes

REASON FOR SELLING: wants smaller SIDEWALKS: No SPKLS: Yaa

OCCUPIED: Owner POSSESSION: C/E TERMITE REPT. 4 blocks PAY DAMAGE

SPECIAL FEATURES: and other details see attached description DIST. SCHOOLS: Brier Patch

Highway Jr. Hi Grossmont Hi

OWNER: Paul Wolcott PHONE: 465-6005 Claude Beagle, Realtor

HOPLINS 9-2173

The information contained herein is deemed to be correct but not guaranteed.

iii. Construction/Building Permits

CITY OF LA MESA BUILDING DEPARTMENT 8120 Alhambra Ave., La Mesa, CA 91941 619 483183				APPLICATION TO PERMIT	
PROJECT NAME: <div style="border: 1px solid black; padding: 2px;">4190 Briar Rd</div>		OWNER'S PHONE: <div style="border: 1px solid black; padding: 2px;">619-247-1161</div>		DATE OF APPLICATION: <div style="border: 1px solid black; padding: 2px;">5-15-95</div>	
OWNER'S NAME: <div style="border: 1px solid black; padding: 2px;">Kauvne Johnson</div>		CONTRACTING FIRM: <div style="border: 1px solid black; padding: 2px;">Stuen Construction</div>		PERMIT NO.: <div style="border: 1px solid black; padding: 2px;">070438</div>	
PROJECT ADDRESS: <div style="border: 1px solid black; padding: 2px;">4190 Briar Rd</div>		CONTRACTING FIRM ADDRESS: <div style="border: 1px solid black; padding: 2px;">Stuen Construction</div>		PERMIT TYPE: <div style="border: 1px solid black; padding: 2px;">ELECTRICAL</div>	
PERMIT TYPE: <div style="border: 1px solid black; padding: 2px;">ELECTRICAL</div>		PERMIT VALUE: <div style="border: 1px solid black; padding: 2px;">\$30,300</div>		PERMIT FEE: <div style="border: 1px solid black; padding: 2px;">\$4180.78</div>	
PERMIT DESCRIPTION: <div style="border: 1px solid black; padding: 2px;"> 19.8 0 QTY. PLUMBING PERMIT 10.50 QTY. MECHANICAL PERMIT 30.30 QTY. ELECTRICAL PERMIT </div>		PERMIT CONDITIONS: <div style="border: 1px solid black; padding: 2px;"> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LA MESA BUILDING DEPARTMENT ORDINANCES. 2. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES CROSSING PERMITS. 3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STREET CLOSURE PERMITS. 4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL DEVICES. 5. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE. 6. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES. 7. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FLOOD DAMAGE PREVENTION MEASURES. 8. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORIC PRESERVATION PERMITS. 9. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL RESOURCE PERMITS. 10. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ANTI-CORROSION PERMITS. 11. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AIR QUALITY PERMITS. 12. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOISE ABATEMENT PERMITS. 13. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VIBRATION PERMITS. 14. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SEISMIC RETROFIT PERMITS. 15. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL PERMITS. 16. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOIL REMEDIATION PERMITS. 17. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASBESTOS ABATEMENT PERMITS. 18. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEAD ABATEMENT PERMITS. 19. 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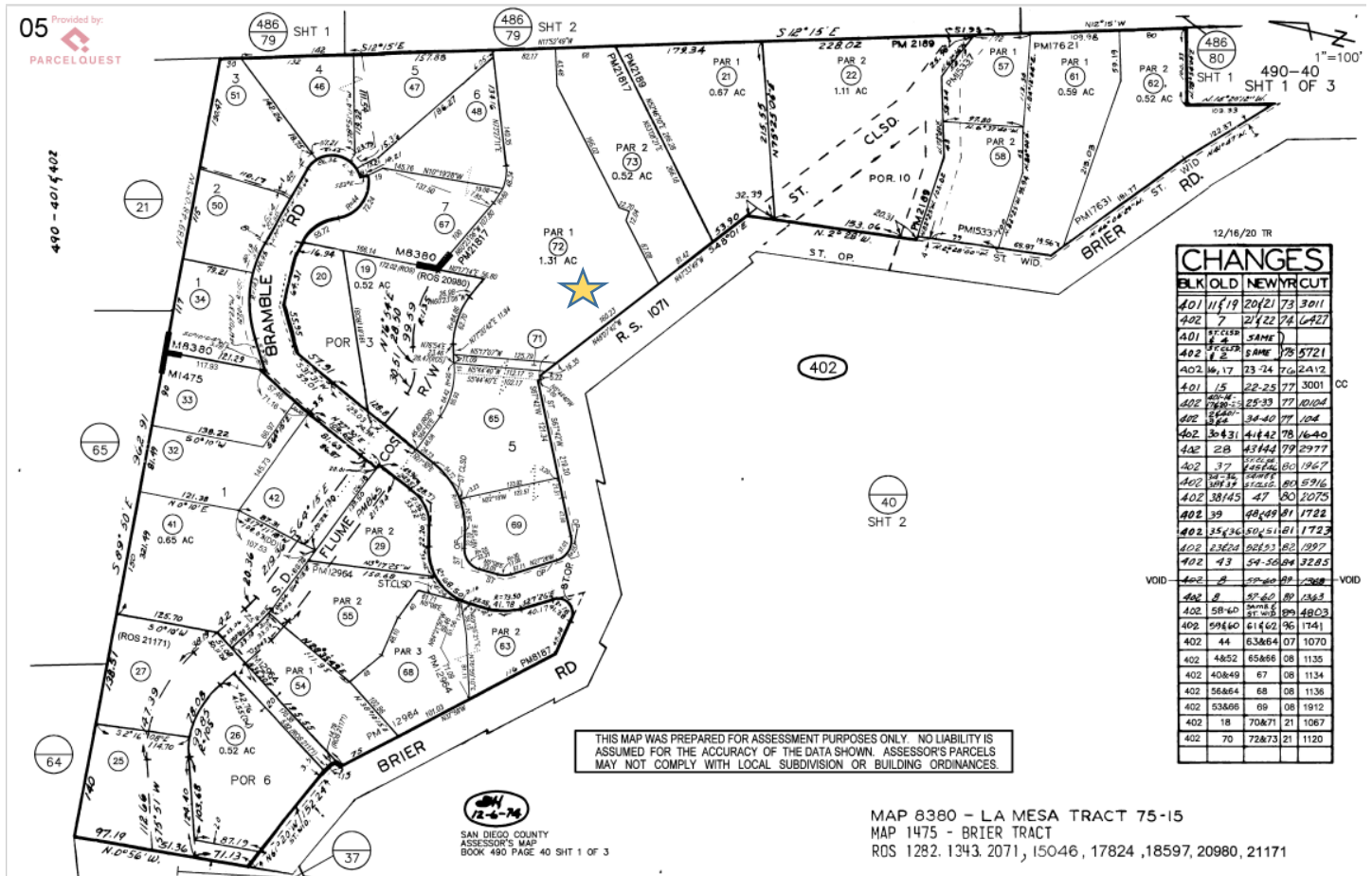
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i. 1912 Division Map



ii. 2022 Current map



iii. Newspaper Clippings

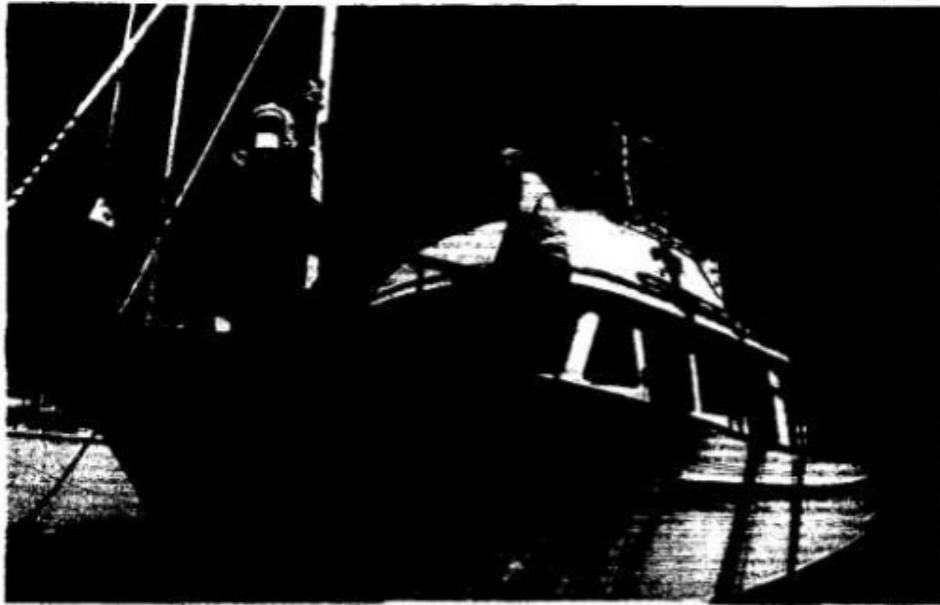
San Diego Modernism Context Statement :

Early Tract Developers ca. 1947-53	
Developer	Communities
Dennstedt Company	College Area, Rolando, Rolando Park
Chris Cosgrove	College Area, Rolando, Rolando Park
Lincoln Homes	Rolando, Rolando Park
Larry Imig	SE/Valencia Park
Dass Construction	Webster/College Area
Harmony Homes [precursor to Drogin]	Ridgeview/College Area
O D Arnold	Oak Park/Webster-Furlow Heights
Brock Construction	College Area
Clifford O. Boren Co.	Redwood Village/Darnall, Oak Park/Webster
American Housing Guild	Rolando Park
Tract Developers ca. 1953-60	
Developer	Communities
Clairemont Company	Clairemont
Birmingham Development Co	Fairmount Park
Burgener-Tavares	Clairemont
Bollenbacher-Kelton	Allied Gardens, Emerald Hills
Drogin Construction	Oak Park/Webster, College View Estates, Del Cerro, Pacifica
Jackson-Scott	Rolando, Oak Park, Pt. Loma, Del Cerro
Hobart Homes	Lake Murray, Glenclyff-Valencia Park
Solomon Building Co.	Twain Heights-Allied Gardens, Sears Heights & Regency Park-Valencia Park
Tavares Development Co	San Carlos
Princess Homes	San Carlos
Del Webb	Clairemont
American Housing Guild	Kearney Mesa, San Carlos, Mission Village
Cinderella Homes	Clairemont, San Carlos
Kahn Builders	University City



1953 San Diego Union advertisement for Del Cerro.

San Diego Union, October 3, 1982



The San Diego Union/Bob Willis

Stanley C. Scott, right, relaxes aboard his 36-foot troller, 'Virginia' as he tells his son, Stuart, about the way things were 50 years ago in the housing industry — rough — just like they are now. The father, who announced his retirement last week, built 2,500 houses and commercial buildings during his career. Son Stuart is a third-generation builder.

After 55 Years, He Has Earned A Rest

The Man Has Seen It All

By WILL H. PARRY
Real Estate Editor, *The San Diego Union*

Standing on the dock next to his fishing boat, Stanley C. Scott looked out over San Diego Bay and discussed the ups and downs of the local housing industry, mostly the downs.

"It's as bad now as the Depression," Scott said. "It's really tough to make a dollar pounding nails."

Then a smile spread over the face of the native San Diegan and he began to chuckle to himself as he recalled the time as a high school boy he was learning the construction business

from the roof down and fell off a roof backward.

"When I first went to work for my dad, I had to shingle a roof on a garage," said Scott, now 69. "You worked from the peak of the roof backwards. I wasn't paying any attention as I worked down the roof and the first thing I knew I was on the ground in a heap. I had backed right off the roof." Scott's eyes danced with delight as he recalled an embarrassing incident that has happened to many youngsters learning a trade.

(Continued on F-16, Col. 1)

***Continued on next
page.***

Continuation of article from previous page.

San Diego Union, October 3, 1982



STANLEY C. SCOTT



BOB COZENS

Scott . . .

(Continued from F-1)

"I was the boss' son, so they couldn't laugh too much, not right at first," Scott added. "But as soon as they found out I wasn't hurt, they really whooped, the whole crew."

Scott, whom many of his colleagues consider "Mr. Builder of San Diego," has announced his retirement following a lifetime in the industry. He stepped down from his last job, executive vice president of the San Diego Construction Industry Federation and executive director of the Construction Industry Advancement Fund, retroactive to Sept. 1. He served concurrently in both of the construction industry umbrella groups.

He and his wife, Virginia, are planning a vacation in Europe next fall.

Scott, who got out of the actual home-building business eight years ago, will be succeeded in both of his last two jobs by Bob Cozens, another San Diego native.

Cozens, too, brings a certain amount of clout to the job. He was an All-Conference halfback at San Diego State University, a member of the County Board of Supervisors from 1960 to 1969, and director of the California Department of Motor Vehicles for five years under then-Gov. Ronald Reagan. He joined the Construction Industry Federation, the lobbying arm of the local building industry, in March 1978 as legislative director.

Unlike today's construction specialists who know how to do only one job, such as frame a wall, hang a door or lay tile, Scott literally learned the industry from the ground up. He did everything from carry hod as a boy, to build houses — at least 2,500 of them — to help organize the Pacific Coast Builders Conference (PCBC). He served as the second president of that group, helping it become the most powerful voice of the building industry in the 11 western states and the second largest builders convention in the nation.

Some builders have the reputation of wearing black hats. Not Scott, say his peers. Twice he was president of the San Diego Building Contractors Association. The construction leader also has served as president of the San Diego Blood Bank, a director of the Villa View Community Hospital, and president of the Home Builders Council of California, gathering trophies, citations and letters of appreciation as he went, literally boxes of them. There were more.

"But the thing I treasure the most is the Rodney Radom award for being named the California 'Builder of the Year' in 1974," Scott said in an interview. "Rodney Radom was a wonderful person, everybody knew him and he had a great impact on the building industry."

So did Scott, in the opinion of one of his first home buyers, Gerald E. Wood, now of Del Mar. It had to do with customer service, a whole new idea in housing at that time. That was more than 30 years ago when Scott was president of Jackson & Scott Inc., a building and development company in San Diego.

"We bought one of the first units they built on Point Loma in a tract called Woodland Hills," Wood, a retired county probation officer, recalled last week. "Before we moved in they told us to make a list of things that needed fixing — chipped plaster, flaking paint or whatever. Somebody stole a planter box before we moved in. I made quite a list of little things. They were out there in no time and fixed everything. We were amazed at the service."

"I've known Stan Scott for eight years," said Bob Morris, executive vice president of the Building Contractors Association, "and all I've ever heard or know about him was total honesty and total commitment. His retirement will be a loss to the industry."

One of the "downs" Scott remembers the most occurred in the winter of 1951 when rain continued for weeks on end, spilling over dams and flooding low areas throughout the county. He and his partner were building a tract named Seminole Terrace in La Mesa on contract and they lost money on it.

"Everything was flood for weeks," Scott said. "We'd get the trenches pumped out, ready to pour (cement slab floors) and they would be flooded again. So we'd rent the pumps again, pump out the trenches, reset the forms, reset the grades and then get another inspection. It seemed like it rained every weekend. Finally, we got a couple months behind schedule."

"We lost money on that job — quite a bit," Scott said with a smile.

His biggest project was the development of the 675-acre Del Cerro where he and his wife, Virginia, now live. "We sold off one section of 125 acres, so everything wouldn't look the same. It is a low-density community, averaging only three units per acre."

And there were other tough times, especially before World War II when the country was in the depths of the Great Depression. "Back then it was pound the nail and get the dollar," he said. "There was no profit in between. Some fellas are doing that same thing right now."

What does Scott expect for his industry in the future? "The pattern is beginning to emerge — smaller homes and condominiums, the end of 'nothing-down GI' financing and more family cooperation in financing (a no-interest loan for a down payment from rich Uncle John), but there is nothing new about that."

What was the biggest change in his 55-year career in the building industry?

The development of endless government red tape, which some studies indicate has added as much as \$20,000 to the price of the average home in California. "In 1945, there was a six-month lapse between acquiring the land and starting construction," said Scott. "Now it takes a minimum of two years and a maximum of five years to get everything approved. This drives up the price of everything terribly."

3627 Plumosa Drive in the Loma Portal neighborhood. This home is extant.

San Diego Union, December 5, 1948

CONVENIENCE FEATURED IN SAN DIEGO BALLPLAYER'S LOMA PORTAL HOME



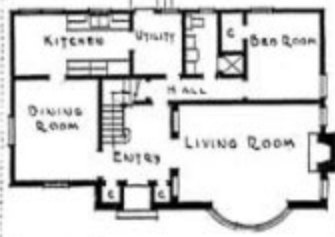
FLORAL WALLPAPER GIVES DINING ROOM COLOR



CIRCULAR BAY WINDOW, FIREPLACE ADD TO LIVING ROOM INTEREST



HALL SIMPLY, BUT ATTRACTIVELY DECORATED



FIRST FLOOR



SECOND FLOOR

REAR ROOMS ALSO OFFER COMPLETE LIVING UNIT



RED-BRICK FACADE EXTENDS ALMOST FULL ACROSS JENSEN HOME

Bedroom, Bath Downstairs Save Steps in 2-Story Colonial House

A common disadvantage in most 2-story houses for families with small children is awkwardness in the downstairs new quarters with the stairs designed for a San Diego baseball player, John "Bomber" Jensen, and his family.

Mrs. Jensen located in the upstairs in her home and the stairs outside now agree with her that it is possible to have the mother and child living space without loss of convenience.

PROBLEM SOLVED
After research of the child situation in the Jensen home—confronted up and down the stairs—Mrs. Jensen sought a plan that would eliminate the entrance problem. A bedroom and bath on the ground floor solved the problem and also fit well in the arrangement of their new home at 3627 Plumosa Dr. in Loma Portal.

The house, built by Jensen and four members of the San Diego Chapter, Building Construction Association of California, Inc., is so designed that for every step of down, Mrs. Jensen can complete to get off the front steps of her home and still have enough space for children, living, and back.

A. In room and play.

POSSIBLE USE
The downstairs bath serves also as a dressing room and the extra bathroom has been converted for double use, providing a children's room. They are located in the kitchen, work area for a central hallway. This second-story living quarters open on to a rear lawn, convenient for the children's outdoor play.

Definitely the only time Mrs. Jensen finds it necessary to climb the stairs is in the children's bathroom. They have a secondary bedroom adjoining the master bedroom.

CIRCULAR BAY WINDOW

The Jensen house faces gently into Plumosa Park and contains, in the center, San Diego Bay and downtown San Diego. The dwelling was set on the redesigned lot and made to take best advantage of the view.

A circular bay window, flanked with a series of square piers, provides a view of the water whenever

one is in the living room and the dining room.

RED, WHITE AND BLUE
The Jensen kitchen is red, white and blue—the counter work areas are covered with a bright red fabric, walls and ceilings are white and a floor cushion is blue with a white mottled design. A bench of the kitchen is evidence of the owner's taste.

Mrs. Jensen has followed the period style rather closely in furnishing the living and dining rooms, although, concealing a modern touch where it served comfort and convenience.

LIVING ROOM

Walls and ceiling in the living room are finished in white interior lacquer. At the far end is a fireplace framed with a spin brick and a mantle of white woodwork. A large mirror hangs above the fireplace. Built-in bookshelves are on both sides of the entrance to the rear of the room opposite the fireplace. The fireplace includes two windows, one on each side, and an entrance to the living room.

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ing fun over the stove. In the central heating system, has a flow rate of 1000 square feet in the 2-story house. The building contractor said a similar residence could be built at a cost between \$17,000 and \$18,000.

Two bedrooms and a bath are upstairs, including a large master bedroom with an exceptionally large wardrobe. The bath provides two wash basins for linen, one of them a wide, 8-inch affair with ample storage room for bedding and towels.

The house, also equipped with a

San Diego Union, November 20, 1949



VETERANS

LAST CALL!!

FOR A

"Lifetime Home"

IN JACKSON & SCOTT'S
54TH STREET DEVELOPMENT

—Only 5 Left—

125 Completed or Under Construction
120 Sold during the last few months

- 2—2-Bedroom Homes, large view lots.....\$350 down
- 3—3-Bedroom Homes—Large Corner View
Lots—2-Car Garages.....\$900 to \$1250 down
- INCLUDES LOT—GARAGE—UTILITIES
4% G.I. FINANCING

OPEN FOR INSPECTION DAILY & SUNDAY
On 54th St.—Just South of University

JACKSON & SCOTT, INC.
BUILDERS

San Diego Union, April 10, 1949

Contractors Open Tract

Richard Jackson and Stanley C. Scott, San Diego building contractors, have opened a new auditorium where they announced, they will build 126 cottage-type homes in the low-cost range.

The subdivision, known as Jackson and Scott Addition, Units No. 1 and 2, is plotted into varied-shaped lots, ranging from 5000 to 8400 square feet. It is located at Fifty-fourth St. and Chollas Station Rd.

Jackson reported 25 houses are already under construction, adding that the tract would be filled as rapidly as the cottage homes can be built and marketed.

San Diego Union, August 21, 1949

JACKSON & SCOTT, Builders, Invite You To
Make Yours a "Lifetime" Home



LESS THAN
\$400
DOWN
FOR VETERANS
No Additional
Money Needed

Includes Lot - Garage - Utilities!

MONTHLY PAYMENTS
are LESS than RENT

Straight 4%
G.I. FINANCING!

OPEN

Daily and Sunday, 10 A.M. to 6 P.M.
For Your Inspection
Drive out 54th Street a few blocks south of University
Avenue and see the variety of floor plans and designs
available for immediate purchase.

CALL J-5165 For Appointment
and Information

JACKSON and SCOTT, Inc.
BUILDERS

Listen to Marvin Miller, "The Story Teller," Over KSDO, 10:00 a.m., Mon. thru Fri.

San Diego Union, September 16, 1956

IN THE PARADE OF HOMES

newa-toki

ORIENTAL
GARDEN HOUSE
BY
JACKSON & SCOTT, INC.



Designed by Walter Rindfleisch & Associates, A.E.C.
General Builders by Jackson & Scott, Inc.

at 6810 Del Cerro Boulevard in

DEL CERRO

Del Cerro is just
North of State College
on Alvarado
Freeway
(S.E. 88)

Other Builders Invited To Share Del Cerro With Jackson and Scott

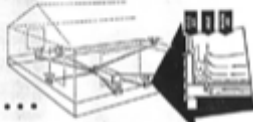
Del Cerro, the new subdivision near State College on Alvarado, is being developed in an area which makes the product more valuable.

By Corp., the developer, estimates that this is about 1,000 fewer sites than could have been surveyed using ordinary lot dimensions.

Engstrand said the idea for Del Cerro was born two years ago when two construction organizations—Jackson & Scott, Inc., and Harmony Homes, found themselves building a series of quality homes in areas on lots which were irregular and shaped.

Weather: custom-built by San Diego's

INSIDE weather experts....



HOW—a new kind of central heating—PERIMETER heating. Manufactured by Sequoia, engineered and installed by University Heating & Air Conditioning, it sells homes faster—not better prices. And the desirable, trouble-free performance of a rugged Sequoia furnace KIRPS customers sold—year after year.

Right is Sequoia perimeter heating at budget prices. Requires no basement, easily installed in either old or new homes. Small registers, only 2 by 14 inches, under windows near outside walls, stop cold air the source. Every room in the house is heated in gently circulating warm air. Adds far more than its cost to sales value of the home.

2629 University Avenue • ATWATER 2-2141



SITE FOR FIVE HOMES—Development of the new Del Cerro has been started on the site adjacent to Alvarado Freeway, directly across from State College, the campus of which can be seen in the background of this picture. In the hope of creating a fine residential community, including Sequoia and other top San Diego subdivisions, the developer has invited other builders to participate with Jackson and Scott in building better homes.

Alvarado trunk line sewer. A \$1,500,000 shopping village of at least 10 acres is proposed.

Engstrand said the development will begin to take shape in about two years. "By that I mean that it will start to

which is planned. The city project will be filled with some of the usual inconveniences of pioneering a new area, although we have tried to reduce these to a minimum."

The State Division of Highways has indicated the College Avenue underpass beneath Highway 80 (Alvarado Freeway) will be completed in at least two years, providing the permanent entrance to the subdivision. School children will be transported at first—later the developer will make available houses to the Board of Education for use as temporary classrooms. Soil later portables will be moved on the site already established, and after that comes construction of the permanent school buildings.

The Valley Corp. has retained Walter Broderick & Associates, 9133 El Cajon Blvd., La Mesa, as consultants to Del Cerro and to all builders who operate in the subdivision.

"That doesn't mean that Walter Broderick and his people will be dictators on color," Engstrand said.

"The point is that all builders will (Continued on next page)

It Pays

Membership in the San Diego Building Contractors Association pays off.

It fights the battle of free enterprise.

It is the voice of the construction industry.

It gives you prestige with leading builders in San Diego, in California, and the nation.

It represents you in national and state legislation, also labor relations and public relations. It gives you legal aid on a valuable technical information.

JOIN TODAY!

THANK YOU!

For the wonderful reception you have given our latest plywood creation

RANDOMWALL!

If you don't know about Randomwall call us for literature and samples

Davidson PLYWOOD INC.
Temporary Location 4501 Pacific Highway
San Diego 1, California
Circle 4-1010 or South 1112
SUBSIDIARY OF ADAMS PLYWOOD CORP.

NEW OFFICERS CHOSEN

Stanley Scott Named 1956 President; Installation to Be Jan. 14 at Dinner Dance

Stanley Scott is the new leader of the San Diego Building Contractors Association.

He was elected president for 1956 by his fellow builders at the Association's election meeting in November. Scott will be installed at the B.C.A.'s annual dinner dance, which this year is to be held in the ballroom of El Cortez Hotel. The date is Saturday night, January 14.

The new president is a partner in Jackson and Scott, long a member of the association. Scott supervises and directs the construction activities of this firm, which has built hundreds of houses and has developed several residential subdivisions in the San Diego area since the end of World War II.

Scott also is one of those rare individuals—a native San Diegan. He learned the building business in San



STANLEY SCOTT
1956 President

Diego in his teens, starting with his father, the late Sidney Scott. The firm was known as Sidney Scott and Sons.

Scott became increasingly active in association affairs during 1955, giving generously of his time and effort. He accepted the chairmanship of the im-

portant FHAVA Affairs Committee, an assignment that is demanding of time and effort. During the past year, he has served as treasurer and also represented the association at the annual NAHB convention in Chicago last January and at the NAHB fall directors' meeting in Washington last October.

Other Officers
Scott will succeed Henry L. Wheeler. Other officers, also to be installed at the dinner dance, include Norval Diamond, re-elected vice president; Hal W. Rand, named secretary, and R. E. Pixton, treasurer.

These officers were chosen at the November meeting by the Board of Directors, following the election of three new directors—Arthur L. Lynds of Hobart Homes, Kenneth Glazebrook of Mobilhome Corp., and Rand. The three new directors replace Lloyd L. Lee, Donald W. Jack and William Stevens.

Holdover directors include Wheeler, as immediate past president, J. R. Statuck, A. E. Bettsman and Scott, Diamond and Pixton.

Bettsman, in addition to being on the (Continued on Page 31)



NORVAL DIAMOND
Re-elected V. P.




HAL W. RAND
Elected Secretary



R. E. PIXTON
New Treasurer

c. APPENDIX C: OWNERSHIP INFORMATION

i. Obituaries




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1986 HONOREE *



STANLEY C. SCOTT
JACKSON & SCOTT, INC. BUILDERS AND DEVELOPMENT

Stanley C. Scott was born and educated in San Diego. He started in the building industry at an early age, working for his father. In 1945, he became President of Jackson & Scott, Inc. Builders and Developers. The corporation was responsible for the development of some 20 subdivisions within San Diego County, including more than 3,000 homes. The firm also built commercial structures and schools.

Stan served in various capacities with building organizations, including two terms (1956 and 1962) as President of the Building Industry Association of San Diego County, an organization of which he became Executive Vice President, serving more than seven years as head of the Building Industry Association staff. He then became Executive Director of the Construction Industry Federation, supervising legislative activities for the industry within the San Diego area. He retired in 1982. He was an Honorary Life Member of the San Diego Building Industry Association, which he served for more than 30 years.

Stan had also been active in statewide industry activities, serving on the State Task Force on Housing and Construction. He was a Lifetime Director of the California Building Industry Association, where he served as President in 1959. He helped found the Pacific Coast Builders Conference (PCBC) in 1959, served as the PCBC President in 1960, and received the prestigious Rodney Radom Award for his long-term contributions to the Pacific Coast Builders Conference and the industry. He also served as Regional Vice President and Director of the National Association of Home Builders. Stan is survived by his wife, Virginia, and their daughter, Mrs. Karen Harnlin, and son, Stuart, who is a third generation building contractor and who also served as President of the San Diego Building Industry Association.

OBITUARIES

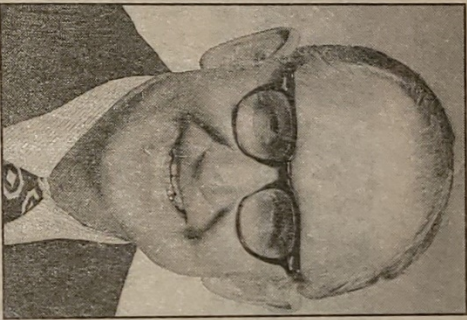
Stanley C. Scott; longtime leading builder

San Diego native organized regional contractors group

Stanley C. Scott, who started in the construction business as a boy carrying a hod and eventually organized the Pacific Coast Builders Conference, died Saturday at Alvarado Convalescent Hospital after a long illness. He was 79 and lived in Del Cerro.

A native of San Diego, he graduated from Francis Parker School in 1929 and attended San Diego State College (now San Diego State University) to study architecture. But his studies were cut short during the Great Depression when he was forced to quit college and go to work for his father, who owned a construction firm.

Mr. Scott worked as a builder for his father's firm in the 1930s. During high school he started learning the trade, often telling



FILE PHOTO

Stanley C. Scott: 'Mr. Builder of San Diego.'

the story of how he learned the business from the roof down, literally. He always told it with a chuckle and a grin.

"When I first went to work for

my dad, I had to shingle a roof on a garage," he once told friends. "You worked from the peak of the roof backwards. I wasn't paying any attention as I worked down the roof, and the first thing I knew I was on the ground in a heap."

As a man, he eventually got to the top of the building heap. Many of his colleagues considered him "Mr. Builder of San Diego."

When it became too hard to make a dollar pounding nails, his father folded his business and retired. Mr. Scott took a job at Dixie Lumber Co. and stayed there for five years. In 1940, he and the late Marvin Jackson started their own construction company, Jackson and Scott Builders. In 1945, he became president of the company.

The builders were responsible for the development of some 20 subdivisions, including more than 3,000 homes. The largest project was the development of the 675-acre community of Del

Cerro.

Mr. Scott spent 55 years in the building industry before his retirement in 1982. He served as executive vice president of the San Diego Construction Industry Federation and as executive director of the Construction Industry Advancement Fund.

He helped organize the Pacific Coast Builders Conference and served as the second president of that group, helping it to become the most powerful voice of the building industry in the 11 Western states.

In 1986, Mr. Scott was inducted into the California Business Industry Hall of Fame.

The construction leader served as president of the San Diego Blood Bank, a director of Villa View Community Hospital, and president of the Home Builders Council of California.

Mr. Scott belonged to both the La Mesa Lions Club and the San Diego Yacht Club for many decades.

Survivors include his wife, Virginia; a son, Stuart of El Cajon; a daughter, Karen Hamlin of La Mesa; and three grandchildren.

A memorial service will be held at 2 p.m. Thursday at First United Methodist Church in Mission Valley. He will be cremated and his ashes buried at Greenwood Memorial Park in private family services.

The family suggested contributions to the Scott Memorial fund at the First United Methodist Church.

E.4 Criterion D - Master Builder

Jackson & Scott, Inc. (not yet considered a Master Builder)

Stanley C. Scott; longtime leading builder San Diego native organized regional contractors group

The San Diego Union-Tribune - Monday, January 11, 1993

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Mr. Scott worked as a builder for his father's firm in the 1930s. During high school he started learning the trade, often telling the story of how he learned the business from the roof down, literally. He always told it with a chuckle and a grin.

"When I first went to work for my dad, I had to shingle a roof on a garage," he once told friends. "You worked from the peak of the roof backwards. I wasn't paying any attention as I worked down the roof, and the first thing I knew I was on the ground in a heap." As a man, he eventually got to the top of the building heap. Many of his colleagues considered him "Mr. Builder of San Diego." When it became too hard to make a dollar pounding nails, his father folded his business and retired. Mr. Scott took a job at Dixie Lumber Co. and stayed there for five years. In 1940, he and the late Marvin Jackson started their own construction company, Jackson and Scott Builders. In 1945, he became president of the company. The builders were responsible for the development of some 20 subdivisions, including more than 3,000 homes. The largest project was the development of the 675-acre community of Del Cerro. Mr. Scott spent 55 years in the building industry before his retirement in 1982. He served as executive vice president of the San Diego Construction Industry Federation and as executive director of the Construction Industry Advancement Fund.

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Survivors include his wife, Virginia; a son, Stuart of El Cajon; a daughter, Karen Hamlin of La Mesa; and three grandchildren. A memorial service will be held at 2 p.m. Thursday at First United Methodist Church in Mission Valley. He will be cremated and his ashes buried at Greenwood Memorial Park in private family services. The family suggested contributions to the Scott Memorial fund at the First United Methodist Church.

San Diego Evening Tribune, February 18, 1987

Mr R Marvin Jackson, 75

R. Marvin Jackson, retired developer, was hospital official

Evening Tribune (San Diego, CA) - Wednesday, February 18, 1987

Memorial services for R. Marvin Jackson, 75, of Alpine, a retired real estate developer, will be at 1 p.m. Friday in Merkley-Mitchell Mortuary. Private inurnment was planned. He died Monday at his home.

Mr. Jackson was the co-founder of Jackson and Scott Real Estate Development Corp., original developers of the Del Cerro area. The firm also designed and built custom homes throughout the county. Born in Peoria, Ariz., Mr. Jackson lived in the county 67 years, and was a graduate of San Diego High School and studied architecture at San Diego State University and the University of California at Berkeley.

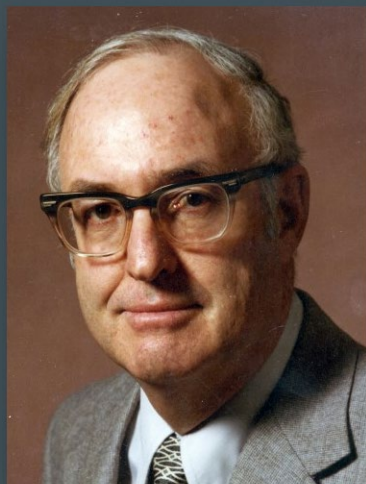
He was a founder and honorary vice president of Grossmont Bank. He was instrumental in the formation of the Grossmont Hospital District and was the district board's first president. He served on the board for 13 years.

He was a pilot and held membership in the Aviation Country Club of California and the Sportsmen Pilot Association. He was also a member of the San Diego Cotillion Club.

Survivors include his wife, Virginia; three sons, Richard and Dennis, both of Alpine, and David of San Diego; a brother, Wilbur of La Mesa; and five grandsons. The family suggested donations to Grossmont Hospital's research programs or other charities.

Laverne C. Johnson

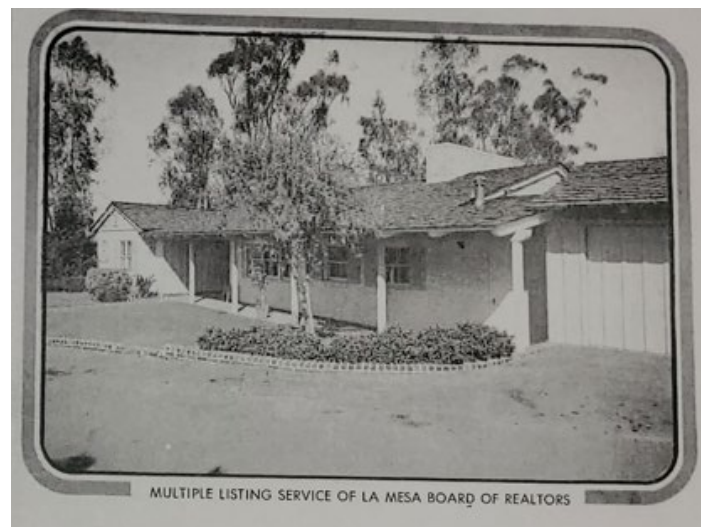
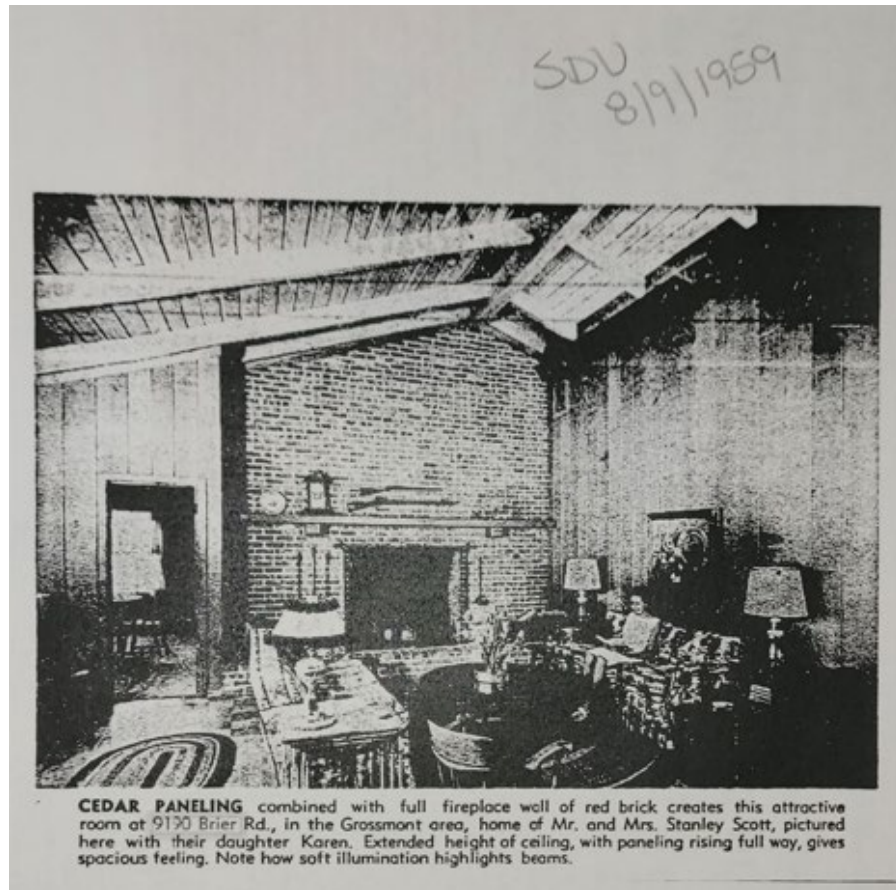
1925 - 2016



Laverne C. Vern' Johnson 1925 - 2016 La Mesa
After a rich life of ninety one years, Laverne Vern' Johnson died at home, his family with him, in October 2016. Vern was an internationally known, pioneering researcher in the scientific study of sleep. He was among the small group of researchers who, in 1969, drew up the definitions of the stages of sleep (REM, Slow wave sleep, etc.) now widely known to the public and central to scientific research in sleep and sleep disorders medicine. After beginning his career in St. Louis, Vern was called to San Diego in 1960 as a "plank holder" of the newly formed US Naval Medical Neuropsychiatric Research Unit, now called the Naval Health Research Center. He was the Center's second Scientific Director when he retired after 26 years of service. He was also affiliated with San Diego State University and UCSD. In 1977 he received the Distinguished Civilian Service Award from the Secretary of the Navy. He was appointed a charter member of the US Senior Executive Service in 1979. Vern published over 128 scholarly articles in 45 journals, including Science and Nature, and contributed 28 chapters to books. In 1993, his career achievements were honored by the Sleep Research Society (which he helped found) which named him its "Distinguished Scientist of the Year." Vern's parents brought their three sons from their Alabama birthplace to Taft, California in 1936. Vern joined the US Army Air Force in 1943 and served as navigator on B-29s in the Pacific Theater. His plane was among the 461 B-29s summoned by MacArthur to overfly the surrender signing on the USS Missouri in Tokyo Harbor, his most dangerous mission he said. After demobilization in 1946, he continued his education at Taft Junior College, ultimately receiving his BA, MA and PhD in Psychology from Stanford University. Vern is survived by his brother, his wife of 64 years, three children and their families including five grandchildren. His ashes will be taken to the sea in a private family ceremony. Services that were especially meaningful to Vern were the Braille Institute for the Blind and the American Diabetes Association.

Published by San Diego Union-Tribune on Nov. 13, 2016.

d. APPENDIX D: PHOTOS











1971
Photos



