

Prepared For:
Karin Borjeson, Property Owner
10088 Sierra Vista Avenue
La Mesa, CA 91941

Submitted To:
County of San Diego
Department of Planning & Land Use
Historic Site Board
5510 Overland Drive, Suite 110
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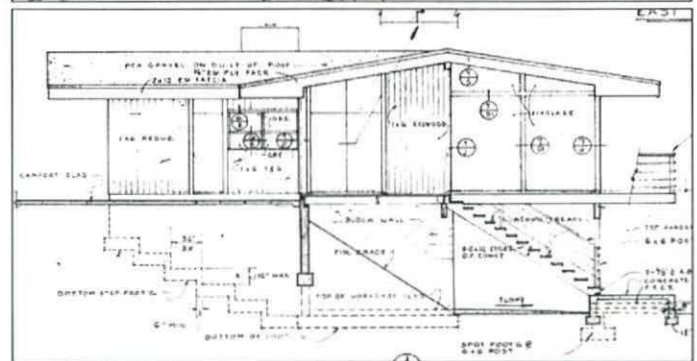
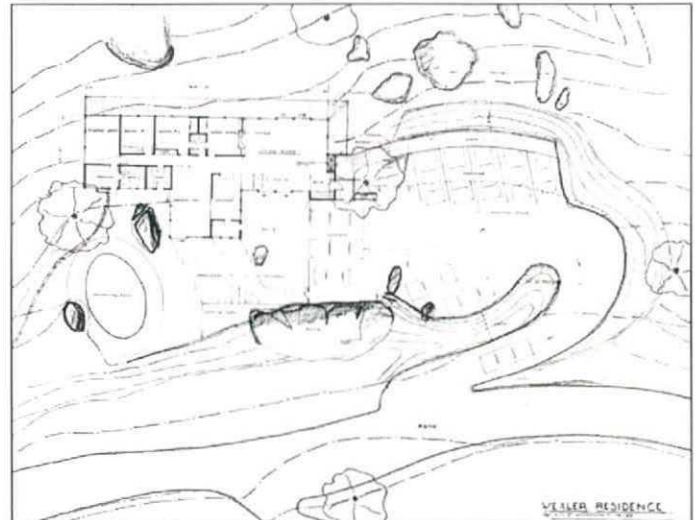


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EXECUTIVE SUMMARY

This Historic Site Designation Report (HSDR) has been prepared for the Wexler House located at 10088 Sierra Vista Avenue in the unincorporated community of Mt. Helix. The property is identified as San Diego County Assessor's Parcel No. 491-420-02-00 and is located on a portion of Lot 588 of the Grossmont Park No. 6 land subdivision. This HSDR was prepared by Wendy L. Tinsley Becker, RPH, AICP, Principal of Urbana Preservation & Planning, LLC (Urbana), at the request of property owner Karin Borjeson in order to support a designation request to the San Diego County Historic Site Board. The property owner is seeking designation in order to enter into a Mills Act Property Tax Abatement contract with the County of San Diego.

Master Architect Lloyd Ruocco designed the Modern style dwelling at 10088 Sierra Vista Avenue in 1962 for property owners Sidney and Henrietta Wexler who occupied the home through 2014-2015. The wood framed wood-clad Modernistic home at 10088 Sierra Vista Avenue is one of approximately seven Lloyd Ruocco-designed homes constructed in the greater Grossmont-Mt. Helix community between circa 1945 and 1969. Of the seven properties identified five are extant. Three of the five existing homes are designated as County of San Diego Historic Sites. With its intact low-slung linear plan, tongue and groove redwood and glass walls, cantilevered decking, and northerly views the Wexler Residence retains a high degree of integrity and has been maintained such that the home's appearance has not significantly changed from the 1962-1963 construction campaign. The home embodies the tenets and stylistic features of Modern architecture, and is an excellent intact example of the design skills of Lloyd Ruocco in the mid-point of his career.

The Wexler House is historically and architecturally significant for its embodiment of Modernist domestic architecture that characterized Southern California, San Diego, and Mt. Helix in the 1960s; for its association with post-WWII Modern-period development patterns of Mt. Helix; and lastly, as a masterful representation of the work of the Master Architect Lloyd Ruocco. The property qualifies for designation under the following criteria.

- V. (b)(1) for its association with development patterns of the greater Grossmont-Mt. Helix community in the modern-period (circa 1940 through 1970). The period of significance under this context and criterion is 1963, from completion of construction, through 1970, the end of the Modern period.
- V. (b)(3) for embodying the distinctive characteristics of Modernistic residential architecture in the greater Grossmont-Mt. Helix community. The period of significance under this context and criterion is 1963, from completion of construction, through 1970, the end of the Modern period.
- V. (b)(3) for representing the work of Master Architect Lloyd Ruocco, FAIA. The period of significance for this context and criterion is 1963, from completion of construction, through 1965, when the home's carport was constructed.

The exterior and interior of the home, the carport, four large granite boulders natural to the property (three along the south facade and one at the northwest corner) and accounted for in the design process, and the open space allocated for a future swimming pool, are all contributing elements to the property's significance.

The following information is included in the Appendices of this HSDR: Modern Architecture Imagery (Appendix A), Lloyd Ruocco Project Images (Appendix B), Lloyd Ruocco Biographical Data (Appendix C), Property Records, Plans, and Photos (Appendix D), Site Plan Showing Contributing Features (Appendix E), and Department of Parks & Recreation (DPR) 523 Series (Appendix F).

I. INTRODUCTION

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II. HISTORIC CONTEXT

Development Patterns of the Greater Grossmont-Mt. Helix Community

The development history of Mt. Helix and Grossmont, two neighboring unincorporated residential communities of San Diego, is divided into three distinct time periods defined by a series of land tracts platted from the early 20th Century forward out of a 600-acre Victorian-era ranch called Villa Caro that was established by Harvey C. Parke of the Parke-Davis Medical Company in Detroit, Michigan and sold in 1902 to Ed Fletcher, who soon established himself as a prominent land developer and civic booster in the San Diego region.¹ Fletcher's partner in the Villa Caro Ranch land acquisition was Pennsylvania-born theatre agent William Gross, who with Fletcher, envisioned the creation of an artists colony populated by literary and musical personalities, which would bring a significant return on their purchase through the speculative subdivision of raw land into real estate lots for sale. The name of Fletcher and Gross' colony would be Grossmont Park. The first Grossmont Park subdivision was platted and recorded on October 31, 1910. Subsequent Units (#2 through #5) in the Grossmont Park tract were filed through 1915, and Unit #6, a resubdivision of lots from Units 1, 4, and 5, was recorded on February 17, 1931. For the Grossmont Park tracts Fletcher imported trees for planting and installed 14-miles of roads throughout that were intended to maximize views. Lots were sold initially for up to \$2,500 per acre until the Great Depression hit and reduced land values to \$250 - \$500 per acre. While Fletcher worked on the land development process Gross worked to attract artists, musicians, and entertainers to the new community in the mountains. They succeeded in attracting the opera singer Ernestine Schumann-Heink as a resident, and eventually sold lots to a number of prominent people in the arts including songwriter Carrie Jacobs-Bond, pianist Teresa Carreno, and author Owen Wister. Motion picture companies used the area in the 1910s and 1920s, and Grossmont Studios flourished for a brief period. Fletcher himself established a country residence at the foot of Grossmont.

With Fletcher and Gross' Grossmont Park marking the first phase of development, Mt. Helix Calavo Gardens initiated the second period of development from 1928 through the 1930s. Calavo Gardens Units #1 through #4 were developed as agricultural-residential tracts with large-acre lots and custom homes built in the Spanish Revival style of architecture. The tracts were developed by the F.J. Hansen Organization, led by Fred J. Hansen, San Diego's premier agricultural-residential development company in the 1930s thru 1960s. Hansen, a native of Denmark, moved to San Diego in the early 1920s and soon thereafter, pioneered avocado growing in the Mt. Helix area with his Calavo Gardens land subdivision. The La Mesa resident was a shareholder in the Cyclone Fence Company and founded the La Presa and Otay Municipal Water District (in 1956), assisted in the development of the Spring Valley Sanitation District, and served as a San Diego County Planning Commissioner for twenty-six years where he helped to guide current and long range planning and development issues throughout the county.²

Unit #1 of the Mt. Helix Calavo Gardens land subdivision was filed for record at the San Diego County Recorder's Office on September 27, 1928 at the request of property owner Fred J. Hansen. Recorded as Map No. 2132, the land subdivision was

planned and surveyed by Hansen and the La Mesa Engineering Service to include approximately fifty lots, sited along present-day Fuerte Drive, Calavo Drive, Puebla Drive, Panchoy Drive, and Avocado Boulevard, ranging in size from .40 acres to 3.09 acres planted with Fuerte Avocado trees. The street names assigned to the area are avocado related, reflecting either varietals, or other important aspects of the history of avocados. Fuerte Drive is named for the Fuerte avocado varietal; Calavo Drive is named for the Calavo avocado varietal, Panchoy Drive is named for the Panchoy avocado varietal, and Puebla Drive is named for Puebla the Mexican city where the Fuerte tree was first discovered for introduction to California in 1911. Less than one year later, on March 2, 1929, Unit #2 of Mt. Helix Calavo Gardens was recorded as Map #2149. Continuing the 'alligator pear' street name assignments, all streets in Unit #2 were also named for avocado varietals. Anaheim Drive is named for the Anaheim varietal introduced to California in 1910, Queen Avenue for the Queen varietal introduced by E.E. Knight in 1914, Dutton Drive for the Dutton varietal and also perhaps for E.C. Dutton, president of the California Avocado Association established in 1915, Nabel Drive for the Nabel / Nabal varietal introduced in 1917 by F.W. Popenoe, Prince Lane for the Black Prince varietal, and Itzamna Road for the Guatemalan Itzamna varietal. Calavo Gardens included approximately sixty trees per acre, and purchase price of a property included planting, care and water for two years, with further maintenance offered at cost plus ten percent. The subdivision orchards were advertised as 100% of all fruit yields belonging to individual property owners.³ The F.J. Hansen Organization advertised the land subdivision as 'investment in safety' and an ideal homesite offering, and continued to plat the remaining tracts at Calavo Gardens. The Spanish Revival architectural aesthetic selected for the individual homes within Calavo Gardens reflects not only the popular architectural ideology at the time, but also complemented the Hispanic origins and contributed to the general setting of the avocado orchards planted there.

The third and final phase of development in the Mt. Helix and Grossmont communities is punctuated not by a specific land tract or developer, but by a style of architecture and the relationship between the land and the dwellings built there immediately preceding WWII and in the post-WWII period. This third period is exemplified by Modernistic architecture and ideology with Modern style dwellings designed and constructed by a series of architects, designers, and builders who today are regarded as Masters including Lloyd Ruocco, Homer Delawie, Sim Bruce Richards, A. Quincy Jones, Kendrick Bangs Kellogg, and John N. Mortenson. In the post-WWII period Mt. Helix and Grossmont became a haven for Modernist Residential Architecture, likely inspired by the area's natural terrain and landscaping with granitic boulders and outcroppings, steep slope lots, and panoramic views. The environmental conditions of Mt. Helix and Grossmont provided an ideal setting for the construction of new dwellings in wood and glass that were true in form, simple in plan, and integrated with the surrounding conditions. Examples of Modernistic dwellings built in the area are listed in Table 1.

Table 1. Known Modernist Dwellings in Mt. Helix / Grossmont, 1940-1968.

Property Name	Year Built	Architect	Address
John Dirks Residence #1	1940	John Dirks	Fuerte Drive
Holmgren Residence	1948	Lloyd Ruocco	Ward Lane
Bleecker Residence	1949	Lloyd Ruocco	Edgelake Drive
Mortenson Residence #1	1958	John Mortenson	Sierra Vista Avenue
Lillie Residence	1958	Lloyd Ruocco	Carmen Drive
Levitt Residence	1959	John Mortenson	Sierra Vista Avenue
Enright Residence	1959	John Mortenson	Sierra Vista Avenue
Hvistendahl Builders Home	1950	A. Quincy Jones	Lavell Street
Jacobson Residence	1951	Lloyd Ruocco	Lavel Street
Adams Residence	1959	John Mortenson	El Dorado Lane
Anderson Residence	1959	John Mortenson	Mesa Vista Avenue
McCummings Residence	1959	Richard Lareau	Taltec Drive
Herbert residence	1960	John Mortenson	Alto Drive
Mortenson Residence #2	1960	John Mortenson	Sierra Vista Avenue
Casady Residence	1961	Delawie Year	Shadow Drive
Goldzband Residence	1962	Homer Delawie	La Rueda Drive
Hines Residence	1962	John Mortenson	Sierra Vista Avenue
Anderson Residence	1962	John Mortenson	Mesa Vista Drive
Daley Residence	1962	John Mortenson	El Granito Avenue
Green Residence	1962	John Mortenson	Sierra Vista Avenue
Lee Residence	1962	John Mortenson	Rockwood Road
Olson Residence	1962	John N. Mortenson	Sierra Vista Avenue
Emery Residence	1963	John Mortenson	Sierra Vista Avenue
Wexler Residence	1963	Lloyd Ruocco	Sierra Vista Avenue
Engstrand Residence	1964	Sim Bruce Richards	Sunset Drive
Hyndman residence	1964	John Mortenson	Alto Drive
Fine Residence	1967	Sim Bruce Richards	Fuerte Drive
McInnis Residence	1968	Kendrick Bangs Kellogg	Shadow Road

Modernist Residential Architecture

Modernism is most simply expressed as a departure from historical precedent in architectural ideology when old and stereotyped forms were discarded and new modes of expression developed to create an aesthetic reformation. A reform in the aesthetic ideology, however, was influenced by innovations in technology and a change in lifestyles, which in turn created a new residential architecture with a twofold purpose; to base its plans upon the organic life of the family to be housed, and to make a logical use of the products of invention. In their 1940 monogram *The Modern House in America* authors James Ford and Katherine Morrow Ford respond to the inquiry of 'what is modern' with the following statement.

It has elected to make a fresh approach, to free itself of constraints, by consciously ignoring tradition and expectations which the latter imposes with regard to façade and plan. The outer form of the modern house becomes the outgrowth of a plan built about the interests, routine activities, and aspirations of the client and his family expressed in terms of materials employed. Thus human need comes first. In skilful hands new appropriate and beautiful forms may emerge from an architecture, which, discarding styles, lets the house grown from the inside outwardly to express the life within...Modern architecture then seeks not style but substance, not ornament or ostentation but rational simplicity, not standard plans and facades but proficiency in exposition, not fitting the family to the house but the house to the family, not imitation but creation. Ideally it strives to make its fresh approach to the problem of design by the study of the latest findings concerning the nature of man and of social needs. It seeks fresh achievement in construction by thorough understanding and mastery of new materials and processes and of their potentials in use. It studies intensively the client and the members of the household, the site and its neighborhood, the available local organizations and materials for construction, and attempts an individualized synthesis which will perfect the adaptation of the dwelling to man. The result house is not a "machine for living," but a perceiving utilization of machine products to ease, facilitate, and even inspire each process of daily living for each member of the family...Intrinsically, the modern house seeks to fulfil the implicit goal of housing, which is not mere shelter but the opportunity for unhampered and gracious living.⁶

Three common characteristics helped to inform the geographical distribution of modern dwellings throughout the country in the 1940s and 1950s with California and the Atlantic Seaboard states leading the way. The first was the presence of a naturally beautiful environment, including the ocean, lakes, rivers, mountains, and deserts. The second was the cultivation of outdoor living and rise in leisure stimulated by wealth and opportunities. The third was an eagerness for simplicity without sacrificing the conveniences of modern technology. Additional features and considerations characteristic to modern architecture are identified as follows.

- Adaptation of the house and lot to man
 - Orientation to and protection from the sun
 - Placement of windows, doors, decks, and terraces to take advantage of vistas
 - A design that provides clearly defined and comfortable pedestrian circulation for both inhabitants and visitors
 - Providing for automobiles and service vehicles in a convenient and unobtrusive manner
- Elimination of the sense of confinement
 - Use of “indoor-outdoor” features in temperate climate with indoor spaces enlarged by unobstructed views of the outdoors by means of large glazed areas which can be opened
- Site and Landscape
 - Incorporation and consideration of the site orientation, views, original landforms and vegetation
 - Landscape and planted areas that relate and visually flow with the interior and exterior spaces and with the land forms
 - Landforms that enhance the livability of the site
 - Retention and enhancement of critical views
 - Recognizing and taking advantage of the path of the sun, wind patterns, and the effect of adjacent structures
 - A complimentary landscape plan that incorporates plantings, hardscape, and sometimes water features
- Building Materials and Structure
 - Integration of interior and exterior spaces through the use of large areas of glass including floor-to-ceiling sliding doors
 - Interaction with natural environment through orientation and openings to accommodate sunlight and air while still providing privacy, controlling sunlight and wind, and protecting the building from the elements
 - Honest use of materials in the intended appearance
 - Authentic use of fixtures and technology

Because Modern Residential Architecture was focused on serviceability as well as one’s cultural interests and idea of beauty, and the above-referenced characteristics, modernistic dwellings constructed throughout the country vary significantly in form and appearance. Building materials may include smooth stucco on frame, concrete block (CMU), horizontal board siding, vertical board siding, stone, brick, steel, or glass. Roof types may include flat, hipped or gable with low pitch, shed of varying pitch, exaggerated gable with a projecting geometric form, butterfly, or canopy supported by steel beams. Varied examples of residential Modernistic architecture are included in Appendix A.

Master Architect Lloyd Ruocco, FAIA

Born in 1907 in Portland, Maine, Lloyd Ruocco was the oldest of three children from Italian and English immigrant parents, Raffaele and Ethel Ruocco.⁵ His early years were spent in the Canadian wilderness, encouraging his proclivity for trees and nature at a young age. In Canada the Ruoccos lived in Manitoba, Alberta, and Victoria British Columbia where Raffaele worked as a vintner. In 1923 the family relocated to San Diego via a brief stay in Long Beach.⁶ The Ruoccos settled into a home at 3744 Park Boulevard and within a few years moved to East San Diego at 3843 Sierra Avenue, which later was annexed into the City of San Diego and was readdressed as 3843 47th Street. Young Lloyd attended San Diego High School, where in January 1926, he graduated as part of the 1926 Midwinter Class.⁷ An engaged student interested in architecture and social issues, in high school Ruocco participated in drafting classes where he sketched campus maps for an incoming freshman’s guidebook. In early 1926, as a newly enrolled college student at San Diego State College (SDSU), he entered the *San Diego Union*’s “Model Southern California Home” contest, a design competition judged by Master Architect Richard Requa. The purpose of the contest was to select plans for a home to be built for George Forbes in Kensington Heights. Ruocco was awarded the second place prize in the competition; his elevations and floor plan were

included in the newspaper article announcing the winners. Although his design for the home's exterior was based on a Spanish Revival aesthetic, the building envelope exhibited a staggered footprint suitable for the inclusion of patios off of interior spaces, therein demonstrating Ruocco's foundational belief of a connection with the outdoors.⁸ In 1927, during his second year at SDSU, Lloyd received the first place prize in the 2nd annual "Alternatives for War Prize" essay contest.⁹

By 1927, at the age of 20 with nearly one year of college under his belt, Ruocco was hired as a Draftsman at the firm of Requa & Jackson, one of San Diego's premier architectural firms in practice at the time.¹⁰ Lloyd is cited as having simultaneously attended 'pre-architectural courses' at SDSU in 1927-1929/1930, presumably in art, drafting, and possibly engineering, while working for Requa & Jackson, however he is not included in SDSU yearbooks from those years. In April 1927 Lloyd was responsible for an auto accident in San Diego. His parents were later sued for \$11,000 in damages resultant from the accident, and the case went to trial. Given his involvement in the local car accident and the apparent level of damage and monetary responsibility placed on Lloyd and his parents, it may be that Lloyd dropped out of SDSU coursework and instead maintained a full-time paid Draftsman position with Requa & Jackson. *San Diego City Directories* list Ruocco as a Draftsman for the firm from 1927 through at least 1930. The 1930 Census enumeration cites Lloyd as living at home with his family. His profession or industry is not listed. By 1933 Ruocco is cited as having received a degree in architecture from the University of California at Berkeley.¹¹ Similar to his time at SDSU, Lloyd is not included in Berkeley's yearbooks for 1932, 1933, or 1934, nor was he listed in directories for Bay Area cities. Rather, he appeared to be living at his family's home with his sister Marea, a commercial artist, and his brother Ralph, a rancher. The vague locational data and absence from college yearbooks may indicate that Ruocco was an affiliated or associated student that received a degree in architecture through reciprocity for his work as a Draftsman at Requa & Jackson and via distance learning. Several of Ruocco's architectural mentors, including Lillian Rice and Sam Hamill, both employed at Requa & Jackson, were graduates of Berkeley's architecture program. In the absence of evidence of Lloyd's attendance at UC Berkeley, beyond providing Lloyd with general recommendations to pursue his architectural education there, it may be speculated that his mentors facilitated Ruocco's apparent connection with the degree awarded from UC Berkeley.

Education notwithstanding, Ruocco's natural talents emerged early in his career. In 1933-1934, Ruocco was one of the 35 draftsmen who supervised the construction of the Civic Center of San Diego Building (commonly referred to as the County Administration Building), including preparation of revised drawings and details, under the oversight of architects Sam Hamill, Richard Requa, William Templeton Johnson, and Louis Gill.¹² *San Diego City Directories* disclose that Ruocco maintained his employment relationship with Richard Requa through approximately 1940. In 1935 he was employed as a Draftsman for the California Pacific International Exposition in Balboa Park, for which Richard Requa served as the Chief Architect. For the expo Ruocco designed a model home in the Modernistic / International style. A collaboration with Kenneth Messenger, the design is referenced as Model No. 55 in Federal Housing Administration brochures and Model No. 50 in *San Diego Union* articles wherein the model home was described as follows.

"[featuring] a great center room that is as much of a patio under roof as a room. It separates two wings of the house and copies an effect used in the desert for many years. This model is one of the group of five distinctly modern designs presented by Kenneth Messenger and Antonio Ruocco, San Diegans. This little model ably testified to [the] unusual ability of its designer, Ruocco. His friends who have watched his work with keen interest the last few years, expect big things of Antonio in the near future."¹³

Historic imagery proves the Model Town model was Ruocco's rookie card for his masterful career. The model was modular, of steel frame and glass components that were designed to be taken apart and put back together again.¹⁴ The aesthetic, materials, and construction technology of Ruocco's model home served as the basis for nearly all of his future residential projects.

Between 1937 and 1940 Lloyd resided in Santee. He maintained employment as a Draftsman for Richard Requa after the partnership between Requa and Herbert Jackson dissolved. In the 1940 *San Diego City Directory* Ruocco is listed as an Architect, signaling his receipt of a professional license from the State of California. He is similarly cited as an Architect in the building industry in the 1940 Census enumeration. In this period Ruocco embarked on his first independent design projects: the Mitchell residence in 1937 (a Minimal Traditional home at 1506 31st Street, San Diego) and the Clitsome residence in 1938 (an International style home at 2228 33rd Street, San Diego). By 1942 he was fully transitioned into an

independent architectural practice. In that year he designed the O'Connor residence (a Modernistic home at 4245 Randolph Street, San Diego) and the first of three houses for James Don Keller, who from 1946 through 1970 served as a San Diego District Attorney, and later became Ruocco's brother-in-law when Lloyd married Ilse Hamann, the sister of Don's wife Rita Hamann Keller. The Kellers married in 1929 and presumably introduced Lloyd to Ilse, or encouraged the relationship as the pair was a perfect fit: he an architect and she an artist and art educator who joined the faculty of SDSU in 1934 where she taught painting, ceramic arts, and industrial arts. 1942 also marked the first year of Lloyd's involvement in speaking engagements, art and design exhibits, and community participation. In December of that year Lloyd, Ilse, and a group of SDSU students participated in an exhibit on "Therapeutic Designs for Disabled Servicemen" intended to demonstrate creative design modifications and occupational therapy devices for disabled veterans. Both Lloyd and Ilse continued to participate in speaking engagements and other community-oriented activities for the rest of their lives, with Lloyd participating in at least one engagement per year.

During the Second World War, Ruocco worked under the Chief Draftsman for the 11th Naval District in the United States Navy Public Works Office where he honed his engineering and theoretical calculation skills. In this capacity, he was instrumental in designing the large two-story building and pier at the foot of E Street.¹⁵ He also designed a battery at Fort Rosecrans.¹⁶ Immediately proceeding WWII, in 1945-1946, Ruocco completed the design and construction of his personal residence, Il Cavo. The home was featured in the German publication *Better Homes and Gardens in Southern California*, which described the house as follows.

Il Cavo's plan was determined by the rocks, trees, and shrubs that had been on the site for ages. The house has no parallel walls, no right angles. Ruocco did a sketch plan and section to get his building permit. Working drawings and details were never even contemplated. Only when the house was entirely completed was a final plan drawn...His first ideas were continually changes in progress, dictated by the natural slope of the land and by the building market just a year after World War II. Views unfolding from certain points influenced the plan to quite an extent.

A sole thought was with Ruocco while the building was going up: "How shall we feel in our house...only what goes on in the people counts, not what happens in a facade."

Il Cavo is a cave filled with light, free of artifices, strikingly defined by its fluid volumes rather than by its rustic shape and textures. There are rough-hewn tables, tree trunks barely barked, cowhides, driftwood, exposed raw beams – and, with all this, Il Cavo is an experience more of space than shapes.¹⁷

Between 1945 and 1958 Ruocco's firm completed designs for residential, commercial, and industrial buildings and structures amounting to \$1.3M in value including 17 known residences in the greater La Mesa, Grossmont-Mt. Helix, Spring Valley and El Cajon area, and 25 projects in the incorporated areas of San Diego. Beyond Il Cavo, projects of note in this timeframe include:

- Keller Residence (House II of III, designated as City of San Diego Historical Resources Board No. 911),
- Holmgren Residence in 1948 (designated as County of San Diego Historic Site Board No. 2003-001),
- Jones Residence (designated as County of San Diego Historic Site Board No. 2011-004),
- Jackson Residence in 1949 (designated as County of San Diego Historic Site Board No. 2016-004),
- Design Center Building in 1950 (designated as City of San Diego Historical Resources Board No. 434),
- Garden Villa Model Home at the San Diego Home Show in 1953,
- Ruocco Residence, Il Solari, in 1956, and
- Lillie Residence in 1958 (designated as County of San Diego Historic Site Board No. 2003-002).

The Garden Villa Home, built in 1953 for the San Diego Home Show held in Balboa Park, was built on an 8-foot module, using a modified post-and-beam framing, with welded square steel tubing as a replacement for heavier wood posts. The roof, ceiling, and floor membranes were prefabricated systems of reinforced plywood panels, 4 x 8 feet in size. Two long outer walls of glass enclosed the home while maintaining views and a feeling of connectivity to the outdoors. The model home represented Ruocco's first experience in developing a pre-fabricated building: no materials were cut on the job site, plywood and hardboard panels were delivered ready to fit. The house was completed in one month. Approximately

60,000 home show attendees viewed the Garden Villa before it was disassembled and stored for future use by the Ruoccos in the construction of their second residence, Il Solari in Alvarado Estates, a gated residential community developed on the mesa north of SDSU, north of Interstate 8, between 1948 and 1965.

In 1958, Ruocco established a partnership with Architect Homer Delawie as he and Ilse initiated a trip around the world. Delawie maintained watch on projects under the partnership as the Ruoccos traveled. The partnership remained in place through 1961 in which time the pair developed designs for single-and-multi-family residences, industrial properties, and commercial buildings valued at approximately \$3 Million.¹⁸ Designs for five extant residential properties are attributed to the Ruocco-Delawie partnership: the Burke Residence, the Hillside House, and the Upas Garden Apartments (each built in 1960), the Feller Residence (built 1962), and the Wexler House (built in 1962-1963).

From the 1960s through the early 1970s Ruocco's commissioned work included at least 14 commercial, civic, and academic properties, demonstrating his promotion into higher-value and more visible design projects. Notable properties attributed to Lloyd in this arena include:

- City of San Diego University City Civic Center (schematics and model in 1961),
- Security First National Bank (in Santee in 1961),
- San Diego Zoo exhibits, enclosures, and buildings (1961),
- St. Phillips Episcopal Church (in Lemon Grove in 1962),
- St. Andrews by the Sea Episcopal Church (in the Pacific Beach community of San Diego in 1963),
- Scripps Institute Geophysics Laboratory (in 1964 which received an "Award of Excellence" from the American Institute of Architect's San Diego Chapter),¹⁹
- City of San Diego Center City Concourse Plaza, Memorial Fountain, and Civic Theatre (in 1964-1965),
- Security Trust and Savings Bank (in San Diego in 1965),
- University of California, San Diego International Association Building (1965),
- Pioneer United Church of Christ / Community Congregational Church (in the Clairemont community of San Diego in 1966), and
- Avocado Professional Group Medical-Dental Center (in El Cajon in 1967).

The emphasis of a sites natural beauty and conformance to the setting and topography is what is most striking about Ruocco's designs. His empathy and appreciation for the natural environment echoed a newly emerging field of environmental design being promoted by architects Richard Neutra, Craig Ellwood, Thornton Ladd, Killingsworth, Brady, Smith and Associates, Gregory Ain, and Joseph Allen Stein. Stressing 'voluntary simplicity' these new environmental designers were influenced by Frank Lloyd Wright's definition of the *organic unit*

...environment and building are one. Planting the grounds around the building on the site as well as adorning the building take on new importance as they take on the features harmonious with the space-to-be-lived-in. Site, structure, furnishings...all these become as one in organic architecture. Therefore all are elements of this synthesis of features of habitation...and [are] harmonious with the environment. This is what posterity will call 'modern architecture'.²⁰

Ruocco and his Modernist cohort incorporated organic materials such as redwood, glass, and steel in their designs. His work was focused on the house in the garden. In the residences he designed Ruocco elegantly melded the built structure with its surrounding natural environment, with few solid walls, choosing instead to use wall-to-wall windows that allowed for light to enter from all angles, and when inside, for one to feel as if one was still outside. This fluid form resulted in a natural fusion of lines, which for the time, was revolutionary and new to architectural design and was environmentally and socially correct.

Although primarily remembered for his parcel-level design work, Ruocco was an equally stirring advocate for social change and the betterment of cities. In 1946 he served as the Founding Chairman / President of the Allied Artists Council. In 1947 he served as a Chair to two separate committees: the Housing in San Diego Committee of the San Diego County Chapter of the Progressive Citizens of America and the Planning Committee of the American Institute of Architects (AIA) San Diego Chapter. From 1957 through at least 1962 Lloyd served as a member of the City of San Diego Urban Renewal Commission

and in 1958, he served as a founding member of the Metropolitan Planning Coordination Committee. When recalling her husband's passion for community action, Ilse Ruocco stated "Lloyd always believed in organizing groups of people to accomplish something – you could accomplish more than if you do it yourself."²¹ In 1961 Ruocco founded the Citizens for Coordinate Century 3 (C3), an organization focused on planning and environmental issues in the San Diego region.²² Born from Ruocco's concern for the future of cities, in a time of significant social, physical, environmental, and regulatory change in the United States, C3's original advocacy platform included civic problems where architecture and urban design could have an influence, and the promotion of handsome and functional communities through research, education, and coordinated citizens. According to the *San Diego Union Tribune*

During the 1960s, a civic group called Citizens Coordinate for Century Three successfully fought to preserve the scenic Balboa Park stretch of State Route 163, helped save the San Diego River from being turned into a cement channel through Mission Valley and in 1974 sponsored a trailblazing development study called "Temporary Paradise?" The regional blueprint argued for smart growth before growth was considered capable of intelligence.²³

Some of Ruocco's other civic and governmental activities included: Board Member of the San Diego City School's Institute For Creativity (1963 to circa 1975), the San Diego representative for the Governor's Action Advisory Committee on California Beauty (1966-1967), and a Board member of the International Border Park and Cultural Foundation (1972 to circa 1975). In 1974 Ruocco was elected to the AIA College of Fellows "because other architects appreciated his ability to express in words and designs,"²⁴ for his pioneering work in post-WWII architecture in the San Diego area, and because his "early residential designs of glass, steel, and wood were regarded by his professional colleagues as structural expressions reflecting the Southern California environment."²⁵

By the late 1970s Ruocco retired from architectural practice. In 1978 he completed a manuscript on new cities that offered instructive philosophy on living and thriving in cities, interpersonal relationships, career considerations, and rethinking the prototypical city based on a concentration of not only architecture but total design based on garden city precedent, a topic that he explored throughout his career. Illustrating his passion for urban design, as the intersection of architecture and urban planning, Ruocco developed two vision projects through his career: the La Mesa city center plan in the 1940s and his 'Kinderpath' concept during the 1960s. The La Mesa project involved the creation of a new city center in Downtown La Mesa that emphasized revitalization of the original business district.²⁶ The 'Kinderpath' concept was Ruocco's effort at a garden city based on the separation of pedestrians and the automobile. Modeled after the earlier Radburn plan, Ruocco's garden city called for a subdivision with irregularly placed residences featuring private gardens, streets located to the rear of the homes, with the front of the residences opening up into small, common pedestrian paths called 'Kinderpaths', which in turn, would open into larger parks and expansive greenbelts that contained mixed-use developments and multiple-family residential units. Surely, with the inclusion of simple modernist homes and commercial buildings designed by Ruocco, the Kinderpath community would today be regarded as a historic district.

On May 10, 1981 Lloyd Ruocco died at the age of 74. In his work Ruocco stressed economy, purity of form, and a full understanding of the sensual aspects of being human. He embraced both site and climate in his designs.²⁷ Character-defining features that are indicative of Ruocco's modernist aesthetic include:

- A sophisticated landscape relationship between the house and the site,
- Extensive use of glass particularly at window walls,
- Sliding panels as exterior walls – often uninterrupted glass in thick wood frames,
- Utilitarian wood beams,
- Flat or low-pitched roofs with wide eave overhangs,
- Walls (interior and some exterior) and ceilings of redwood,
- Interior cabinetry and other built-in storage features of fine wood, and
- Illuminated nooks and window seats at the interior.

Second in reputation only to Irving Gill, an undisputed Master of early modernism in the San Diego region, Lloyd Ruocco is widely regarded as the most significant Modernist in San Diego architectural history in the 1940s, 1950s, and 1960s. He advocated for social and physical change in the areas of planning, architecture, and the environment. He designed at least

200 projects in the San Diego region, including wood and glass dwellings, churches, and commercial, civic, and academic buildings. Ruocco's architectural projects embody the distinctive characteristics of the modernist aesthetic. Decades after his passing, his legacy remains intact through his built projects and through a dedicated group of peers and admirers that appreciate, occupy, rehabilitate, and preserve buildings he is attributed to.

Images of Ruocco's work are included in Appendix B. Biographical data tables on Ruocco's life and work are included in Appendix C.

III. BIOGRAPHICAL INFORMATION

The Wexler House appears to have been initially designed under the partnership of Ruocco and Delawie, as available as-built drawings show that Homer Delawie's name was covered over in the title block, presumably simultaneous to the commission being received. Inventoried as Ruocco project #6203, the home was designed for Sidney and Henrietta Wexler, who previously resided at 3835 Garden Lane in Point Loma.²⁸ Even prior to hiring Lloyd Ruocco for their Mt. Helix home, the Wexlers were well versed in tasteful design having worked with Harriett Wimmer on their garden and landscape design for their Point Loma home.²⁹ In November 1959 the Wexlers purchased the unimproved lands comprising the 10088 Sierra Vista Avenue property from the Ed Fletcher Company, the original landholder and subdivider of Grossmont, for a sum of \$10.³⁰ By 1962 the Wexlers were under contract with Lloyd Ruocco to design their new Mt. Helix home.

Mr. Wexler was the co-founder of Sparkleton Photo Service, a Kodachrome color film photo processing company established in San Diego in 1947. Sparkleton maintained exclusive licensing with Eastman-Kodak to process film locally. Prior to entering into the licensing agreement the bulk of color film processing, a \$1 million market share in 1964, was sent for processing out of the San Diego region. The company was originally housed at 4441 Park Boulevard and 3024 El Cajon Boulevard, and in 1961, relocated operations to 2030 El Cajon Boulevard. By the early 1960s Sparkleton held contracts for more than 300 retail outlets and more than 100 professional and industrial customers in San Diego County. The company expanded into Los Angeles and the Imperial Valley; Phoenix and Tucson, Arizona; and Tijuana and Ensenada in Baja, Mexico.³¹ In 1967 Sparkleton was purchased by Fox-Stanley Photo Products, Inc. of San Antonio, Texas. By that time the company's recorded sales volume was approximately \$2 million.³² By 1974 Mr. Wexler established Sidney Wexler & Associates, a local residential real estate practice and home insurance brokerage. He continued his real estate career into the mid-1990s. In 1987 Mr. Wexler established Globe Trotter Travel Service, Inc.; this company also continued into the mid-1990s. Mrs. Wexler was a homemaker. She maintained involvement in the San Diego League of Women Voters in the 1950s. The Wexlers maintained ownership of the 10088 Sierra Vista Avenue property until 2015 when it was sold to the current owner. The home's high level of integrity is attributed to it being originally designed for occupied and owned by the Wexlers until September 2015.

Neither of the Wexlers appear to have made significant contributions to events in history such that the 10088 Sierra Vista Avenue property could be found eligible under County of San Diego Historic Site Eligibility Criterion V.b(2).

IV. DETAILED DESCRIPTION OF RESOURCE

The Wexler House is a modern style wood and glass dwelling tucked into a north-facing slope on the Grossmont section of Mt. Helix. It is a prototypical Ruocco aesthetic offering all of the features that are character-defining to the architect's residential work: tongue and groove redwood walls, extensive use of glass at focal facades, a low-pitched roofline, wraparound decking accessible via several sliding glass walls that are framed in redwood, built-in cabinetry, ground floor space that provides secondary uses or room to grow with the family, and custom siting amongst the lot's natural features including a steep slope and granite boulders. As referenced in the original project number assigned to the design commission, Ruocco No. 6203, the home was designed in 1962 and completed in 1963. Constructed under County permit number 178084, the project was valued at \$31,800. The home was designed to include four bedrooms, three bathrooms, a living room with dining area, a family room with fireplace, a raised basement with two workshop spaces – one at the northeast corner and one at the northwest corner, a carport at the southeast corner of the dwelling, and a pedestrian bridge providing access from the parking area to the home's front entry doors. The home's siting was strategically oriented around existing granite boulders embedded into the slope at the south elevation and in the vicinity of the

basement walls. These stones are delineated in the architectural plans prepared for the property. Further demonstrating his appreciation for the outdoors and its integration into his designs, Ruocco specified retention of a tree at the east side of the home with the notation “must be saved & protected” included in the architectural drawings.

The home’s massing was, and remains, in an irregular T-shape with a cross gabled roof of very low pitch. Available architectural plans notate the roof as being covered by built-up pea gravel; today the roof is covered in composition shingles with the original 5’ redwood overhang. Assessor notations on the building record indicate that the roofing was composition “SRK”. This note was added to the record on February 25, 1963 when the home was 60% constructed, which means that the home likely never featured a pea gravel roof as originally specified on the drawings. The use of pea gravel on a sloped roof does require more regular maintenance and a refresh of the gravel as it spills over the eaves. Installing shingles likely was a decision based on serviceability and future maintenance. The SRK composition roof type was notated on the building record for at least one other Ruocco-designed dwelling located at 1433 Puterbaugh Street in San Diego.

Examination of the present-day appearance of the home’s exterior facades against the elevation drawings reveal that the exterior is essentially unchanged from the original design with all character-defining features intact.

- **The north facade main floor** (labeled as the east elevation on available architectural drawings (Sheet 4)) retains all original fenestration and materials: fixed full-height window wall, two full-height sliding glass walls, a fixed full-height window wall, a full-height louvered glass window, a ganged fixed-and-sliding unit atop a tongue and groove redwood bulkhead, a single-entry door with full-height glass panel, a tongue and groove redwood wall, a single-entry door with full-height glass panel, a ganged fixed-and-sliding unit atop a tongue and groove redwood bulkhead, a ganged fixed-and-sliding unit atop a tongue and groove redwood bulkhead, a single-entry door with full-height glass panel, a narrow tongue and groove redwood wall, a full-height sliding glass wall, a fixed full-height window wall, and a full-height louvered glass window. All fenestration is framed in redwood. Original insect screens are in place at the sliding walls and windows. The screens are weathered from decades of sun and environmental exposure. The glass is in good conditions with no observable cracks or other damage. The main floor is bound by a full-length balcony wraps around to the east facade. The balcony features wood decking and was originally enclosed by railing with 2” x 6” redwood on 4” x 4” redwood posts with galvanized clothes wire installed horizontally with 9” spacing. The wire is not present today. Exposed screw holes along the deck fascia provide evidence of original post locations.
- **The north facade basement level** is not delineated in available architectural drawings. The entire facade is clad in vertical tongue and groove redwood. Fenestration is comprised of three single entry wood doors that provide access to the two basement level workshop spaces and a central crawl space, a narrow louvered glass window the same height as the doors, and three horizontal aluminum slider windows. The trim around the doors matches the trim at the main floor windows and doors, which supports the assertion that the basement level fenestration is original. This basement facade is considered secondary to the main level facades around the perimeter of the home. The west workshop space includes a working bathroom that is referenced in the architectural drawings.
- **The west facade main floor** (labeled as the north elevation on architectural plans (Sheet 4)) retains all original fenestration and materials: 1” x 6” tongue and groove redwood cladding from the northwest corner over to a louvered glass unit installed beneath a fixed glass unit immediately south of the gable, two fixed glass units, and 1” x 6” redwood louvers in the gable with insect screens installed behind the louvers. The 5’ roof overhang that is typical around the perimeter shades this facade.
- **The west facade basement level** is not delineated in available architectural drawings. The facade is clad in vertical tongue and groove redwood with an exposed block foundation wall built into the slope. Fenestration is comprised of a single wooden entry door that provides access to the west basement workspace. An in-situ granite boulder is present at the northwest corner of the house, approximately 6’ from the workshop entrance. Exterior steps line the west facade and provide connection to the south yard.
- **The south facade** (labeled as the west elevation on available architectural drawings (Sheet 4)) forms the “T” in the building footprint with a cross gabled volume that projects out from the principal massing. The south facade retains all original fenestration and materials: a fixed glass unit at the southwest corner to continue the span from the west facade, a single-entry door with full-height glass panel, fixed glass units in a ribbon form, a red brick fireplace tucked into the western corner of the projecting volume, a ganged fixed-and-sliding unit atop a tongue

and groove redwood bulkhead, a fixed window wall, a sliding window wall, a full-height louvered glass unit, 1" x 6" redwood siding, and a louvered glass unit atop a redwood bulkhead, a single entry wooden door, and ganged dappled glass units atop louvered glass units, all in the projecting volume. Ruocco's plans for the property included a swimming pool at the southwest corner of the home (Site Plan and Plot Plan (Sheet 2)). The southeast yard was developed as a patio that continues to provide access to and from the kitchen (in the projecting volume) and the dining and living rooms. The east wall of the patio includes a full-height louvered glass unit, a fixed window wall, two full-height sliding glass walls, and an uninterrupted span of 1" x 6" redwood siding before terminating at the southeast corner of the home into the east facade.

- **The east facade main level** (labeled as the south elevation on available architectural drawings (Sheet 4)) retains all original fenestration and materials: double redwood doors void of glazing or ornament (beyond the iron knocker installed at the right-side door) with a solid transom panel and an span of 1" x 6" tongue and groove redwood siding, a short return wall comprised of a full-height louvered glass unit with a fixed transom, and two full-height window walls with fixed transoms that terminate at the northeast corner. The full-length balcony wraps from the north facade and extends the length of the east facade.
- **The east facade basement level** is not delineated in available architectural drawings. The facade is composed of an exposed block foundation wall built into the slope. Exterior stairs are in the vicinity of this facade and provide access to the north facade basement level.

The Wexler House maintains integrity of location, design, setting, materials, workmanship, feeling, and association. Visual observations confirm the house is nearly identical to its depiction in available architectural drawings. Changes or discrepancies noted from available architectural drawings include:

- Replacement of steel wire at balcony railing (as specified on available architectural drawings),
- Installation of SRK composition roofing rather than built-up pea gravel (as specified on available architectural drawings),
- Absence of a pedestrian bridge from the parking area walkway (as specified on available architectural drawings (unnumbered preliminary Site Plan dated July 17, 1962), and
- Construction of the existing carport (in 1965) slightly east from the location originally specified in available architectural drawings (unnumbered preliminary Site Plan dated July 17, 1962 and Sheet 1).

The as-built deviations from the preliminary site plan do not detract from the home's extant Modernistic qualities. The home's appearance is consistent with Lloyd Ruocco's original design and is a masterful expression of his residential work. The exterior and interior of the home, the carport, four large granite boulders natural to the property (three along the south facade and one at the northwest corner) and accounted for in the design process, and the open space allocated for a future swimming pool, are all contributing elements to the property's significance.

Refer to Appendix D for property records (including deeds), plans, and photographs. Refer to Appendix E for a site plan showing contributing features. DPR 523 series forms prepared for the property are included in Appendix F.

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Pueblo Ribera (San Diego, CA)
Architect Rudolph Schindler
1923



Lovell 'Health' House (Los Angeles)
Architect Richard Neutra
1929



Kauffman House (Bear Run, PA)
Architect Frank Lloyd Wright
1937



McConnell Residence (San Diego, CA)
Designer / Builder William Kesling 1947



Glass House (New Canaan, CT)
Architect Phillip Johnson
1949



Farnsworth House (Plano, IL)
Architect Ludwig Mies van der Rohe 1951



Private Residence (San Diego, CA)
Architect Sim Bruce Richards
1953



Private Residence (San Diego, CA)
Architect Lloyd Ruocco
1955



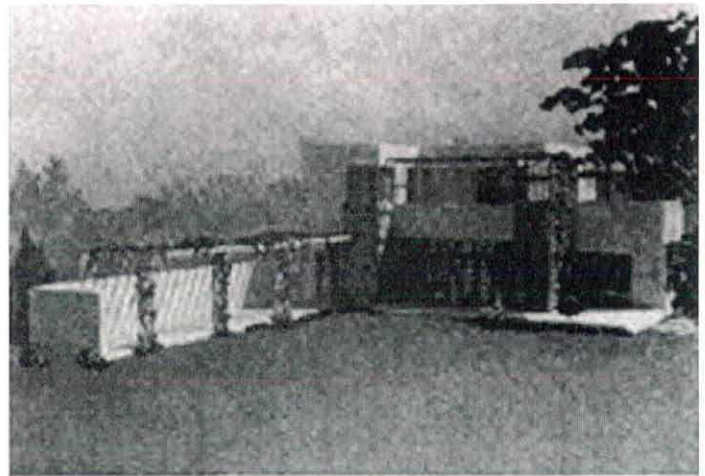
Babcock House (San Diego, CA)
Architect Kendrick Bangs Kellogg 1959



Frey II House (Palm Springs, CA)
Architect Albert Frey
1963-1964



Grossmont Spec House | Ishikawa Residence
(La Mesa, CA)
Architect Lloyd Ruocco
1969.



OWN YOUR OWN HOME

MODEL TOWN RESIDENCE

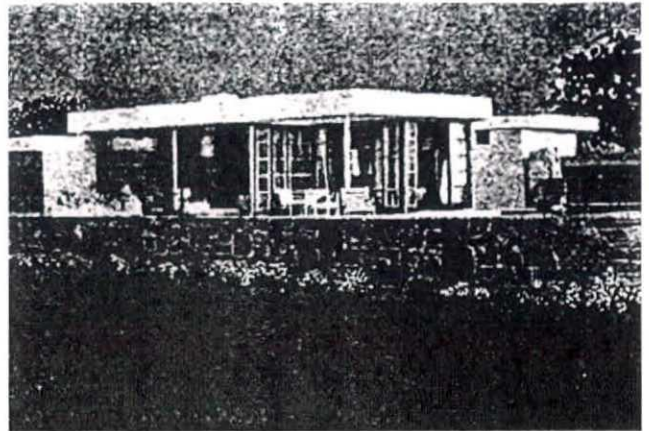
Federal Housing Administration Exhibit
at the San Diego Exposition 1935



HOUSE 55
KENNETH H. SCIENCE
ANTONIO RUOCCO

The Insured Mortgage Plan of the Federal Housing Administration permits building or buying homes and paying the entire construction cost in equal, small monthly amounts, just like paying rent.

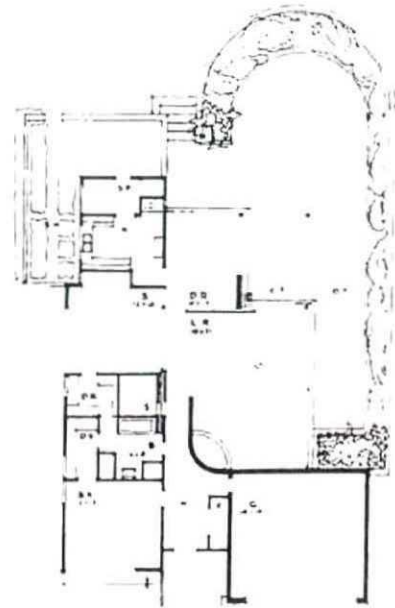
Modeltown Model No. 55 Floor Plan and Rendering, circa 1935. Source: Federal Housing Administration.



OWN YOUR OWN HOME

MODEL TOWN RESIDENCE

Federal Housing Administration Exhibit
at the San Diego Exposition 1935



HOUSE 50
ARCHITECT KENNETH MESSENGER
ENGINEER ANTONIO RUOCCO
SAN DIEGO
CALIFORNIA

The Insured Mortgage Plan of the Federal Housing
Administration permits building or buying homes
and paying the entire construction cost in equal,
small monthly amounts, just like paying rent.

SEE REVERSE SIDE FOR LOAN DATA

Modeltown Model No. 50 Floor Plan and Photograph, circa 1935. Source: Federal Housing Administration.



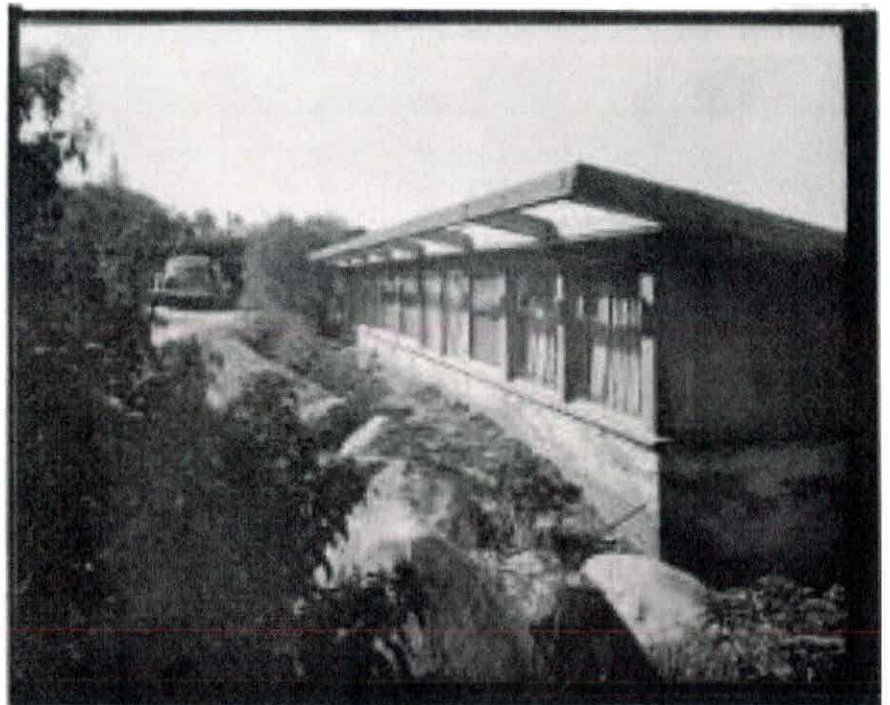
O'Connor Residence, built in 1942. Source: Wendy L. Tinsley Becker, 2000.



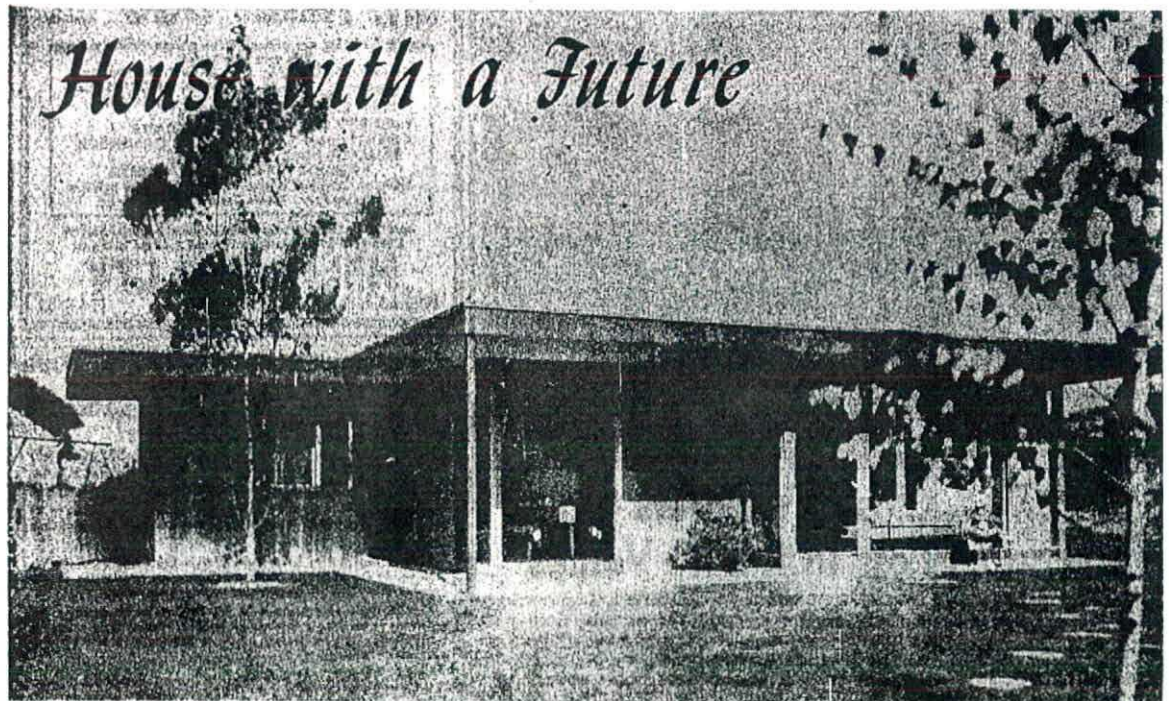
O'Connor Residence, built in 1942. Source: Wendy L. Tinsley Becker, 2000.



O'Connor Residence, built in 1942. Source: Wendy L. Tinsley Becker, 2000.



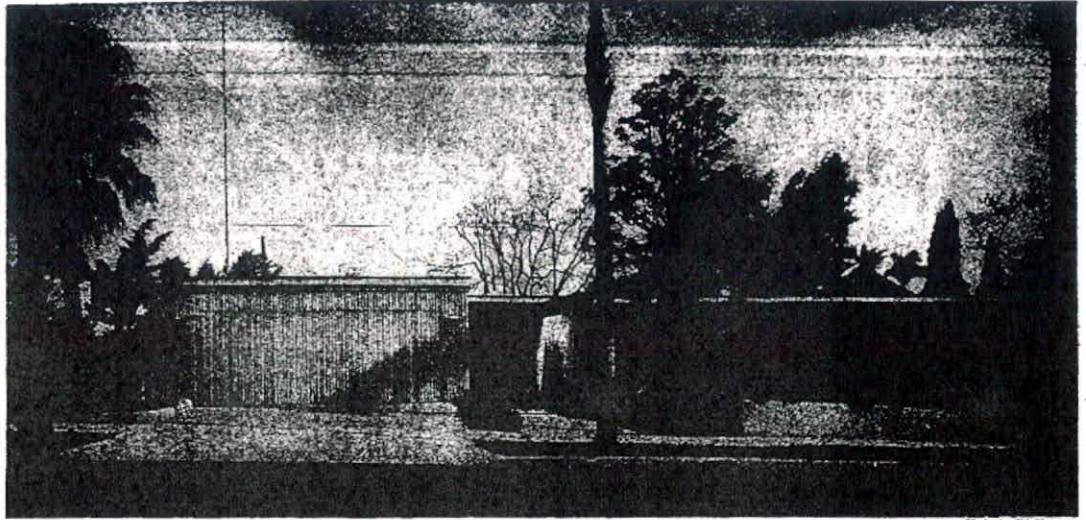
Ruocco Residence, Il Cavo, built in 1945. Source: Maynard L. Parker, photographer. Courtesy of The Huntington Library, San Marino, California.



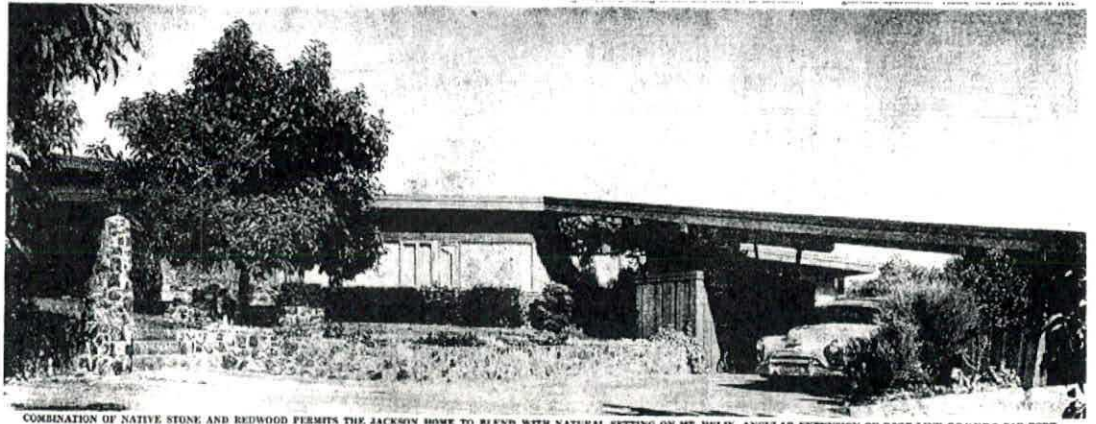
Goodman Residence, built in 1950. Source: *San Diego Union*, 1953.



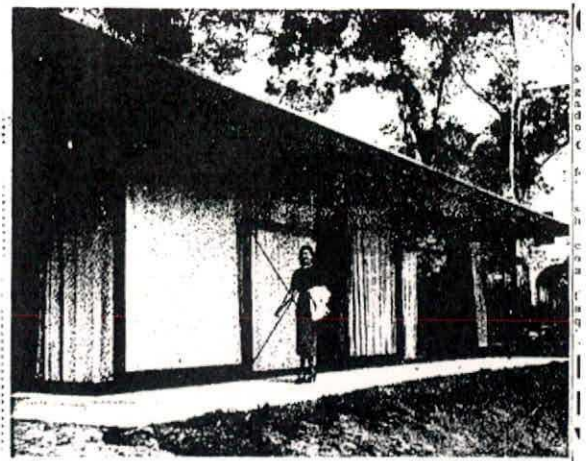
Design Center (rear facades), built in 1950. Source: San Diego History Center, 1959.



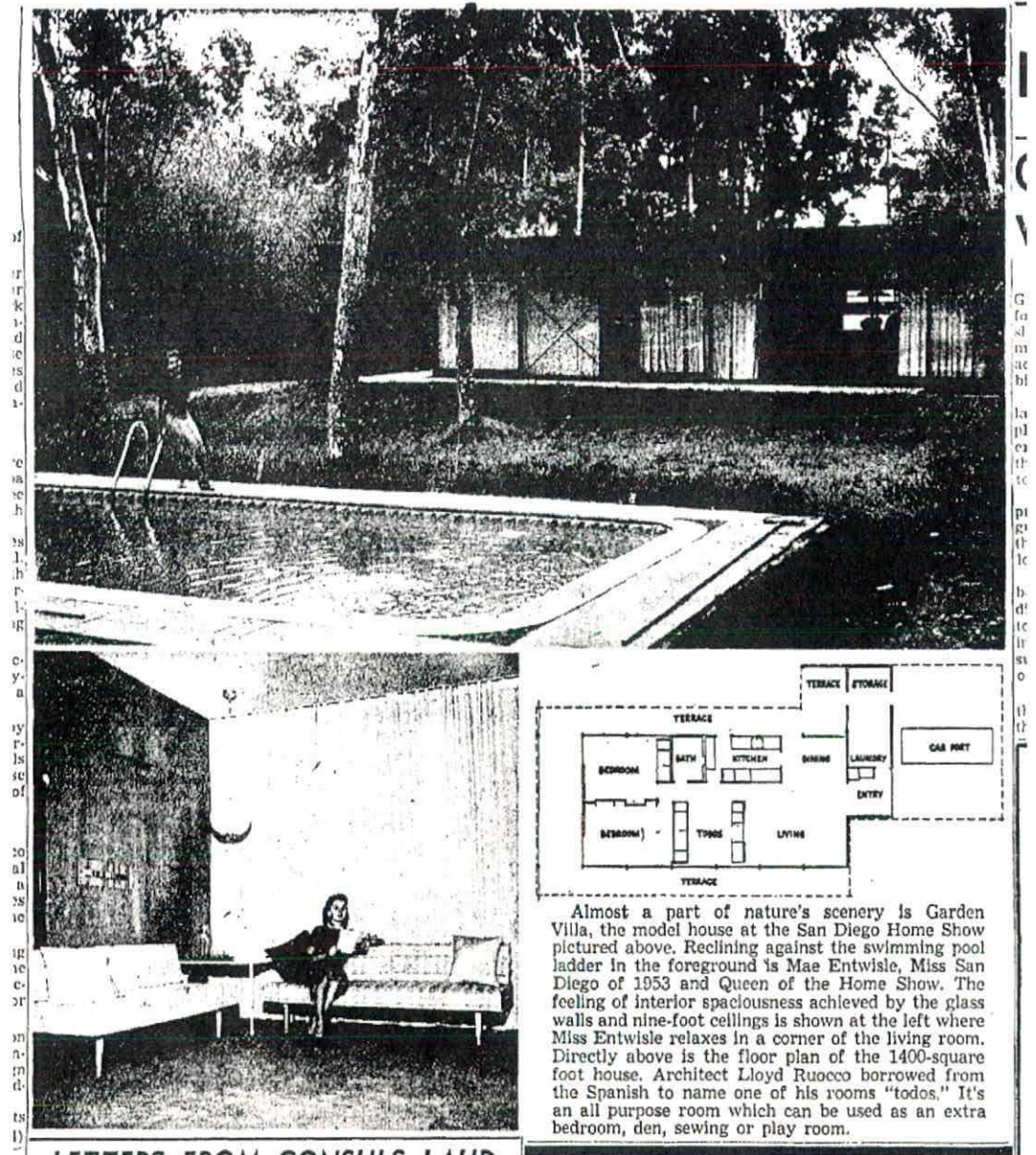
Rabinowitz Residence, built in 1952, Source: *San Diego Union*, 1957.



Jackson Residence, built in 1953. Source: *San Diego Union*, 1953.



Garden Villa, built and disassembled in 1953. Source: *San Diego Union*, 1953.



Almost a part of nature's scenery is Garden Villa, the model house at the San Diego Home Show pictured above. Reclining against the swimming pool ladder in the foreground is Mae Entwisle, Miss San Diego of 1953 and Queen of the Home Show. The feeling of interior spaciousness achieved by the glass walls and nine-foot ceilings is shown at the left where Miss Entwisle relaxes in a corner of the living room. Directly above is the floor plan of the 1400-square foot house. Architect Lloyd Ruocco borrowed from the Spanish to name one of his rooms "todos." It's an all purpose room which can be used as an extra bedroom, den, sewing or play room.

LETTERS FROM CONSUELA

Garden Villa, built and disassembled in 1953. Source: *San Diego Union*.



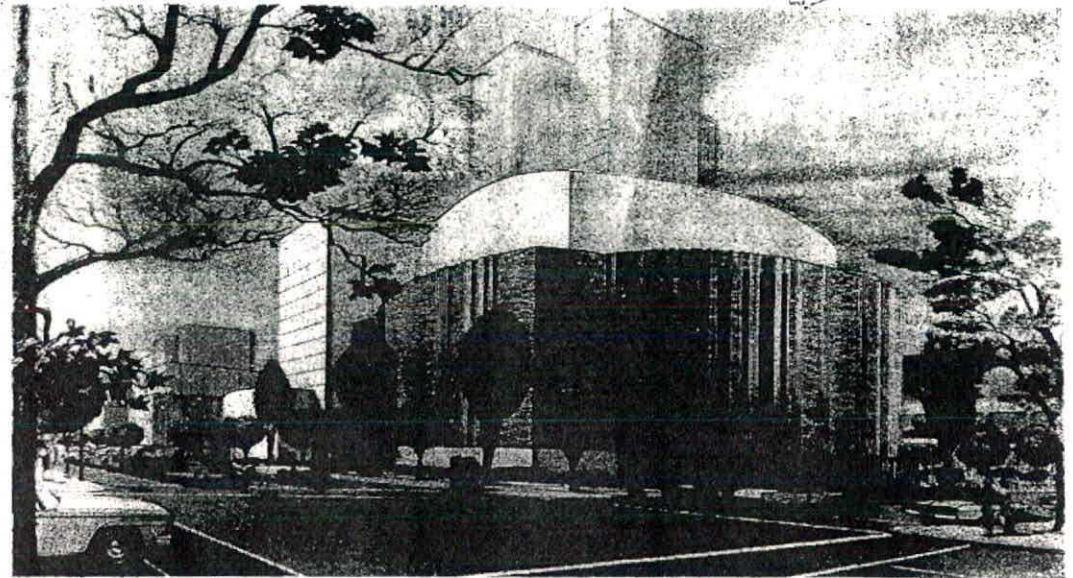
Moats Residence, built in 1954. Source: *San Diego Union*, 1954.



Beers Residence, built in 1954. Source: unknown original photographer, unknown date, via <http://www.modernsandiego.com>.



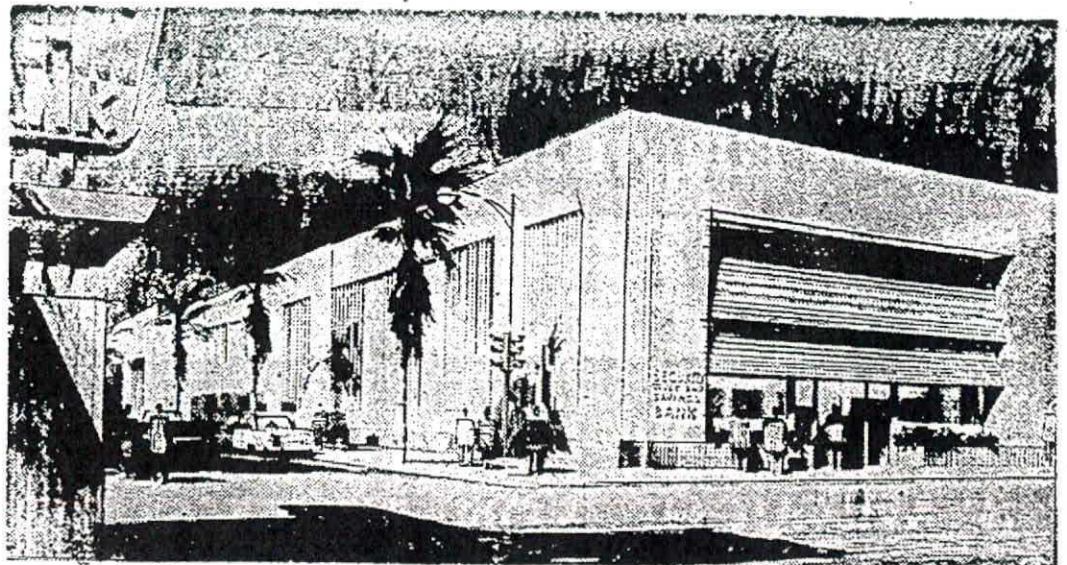
Bauman Residence, built in 1954. Source: Douglas Simmonds, photographer, via <http://www.modernsandiego.com>.



Civic Theatre (rendering), built in 1965, Source: *San Diego Union*, 1963.



Scripps Institute Geophysics Laboratory, built in 1964. Source: Scripps Institute of Oceanography (SIO) Photographic Laboratory, SIO Photographs Collection, UCSD Libraries Digital Collections.



Security Trust & Savings Bank, built in 1965. Source: *San Diego Union*, 1965.

Table C1. Lloyd Ruocco Directory Listings.

Table C2. Lloyd Ruocco Exhibits, Lectures, and Organizational Involvement, 1942-1975.

Table C3. Lloyd Ruocco Projects (designed and built).

Table C1, Lloyd Ruocco Directory Listings

Year	Location	Notes
1907	Bangor, Maine	Born on April 12, 1907
1908		
1909		
1910		
1911		
1912		
1913		
1914		
1915		
1916		
1917		
1918		
1919		
1920		
1921		
1922		Attending San Diego High School
1923		Attending San Diego High School
1924		Attending San Diego High School
1925	3843 Sierra Avenue East San Diego	Attending San Diego High School Sierra Avenue was renamed as 47th Street when East San Diego annexed into the City of San Diego. Listed as a student living with his parents, Raffaele T. and Ethel M.
1926	3843 47th Street San Diego	Graduated from San Diego High School in the "Midwinter Class" in January 1926 SDU 01/20/1926 (9, 1). Won the 2nd Annual "Alternatives for War Prize Essay Contest" at State College in 1926. SDU 06/09/1927 (24, 2). Assumed to be attending college at SDSU, although not included in SDSU yearbooks.
1927	3843 47th Street San Diego	Employed as a Draftsman at the firm of Requa & Jackson (per City Directory). Lloyd was in a car accident in April 1927 in San Diego. His parents were later sued for approximately \$11,000 for damages. Assumed to be attending college at SDSU, although not included in SDSU yearbooks.
1928	3843 47th Street San Diego	Assumed to be attending college at SDSU, although not included in SDSU yearbooks.
1929	3843 47th Street San Diego	Assumed to be attending college at SDSU, although not included in SDSU yearbooks.
1930	3843 47th Street San Diego	Employed as a Draftsman at the firm of Requa & Jackson (per City Directory). Assumed to be attending college at SDSU, although not included in SDSU yearbooks. No occupation listed in the 1930 Census Record.
1931	Directory not available	
1932	Directory not available	
1933	3843 47th Street San Diego	Cited as receiving a degree from the UC Berkeley School of Architecture in 1933. SDU 05/14/1933 (Section 2 P.1, 8). Ruocco is not included in UC Berkeley yearbooks for 1932, 1933, or 1934, nor was he listed in City Directories for Bay Area cities; rather he appeared to be living at his family's home with his sister Marela, a commercial artist, and his brother Ralph, a rancher. He may have been an affiliate or associated student, completing his degree requirements through a combination of work experience and distance learning.
1934	Directory not available	
1935	3843 47th Street San Diego	Employed as a Draftsman for the California Pacific International Exposition (per City Directory). Richard Requa served as Chief Architect for the 1935 Exposition. During this time Ruocco designed Modeltown Home No. 55 with Keith Messenger.
1936	Directory not available	
1937	SanTEE	Employed as a Draftsman by Richard S. Requa (per City Directory).
1938	SanTEE	Employed as a Draftsman by Richard S. Requa (per City Directory).
1939		
1940	SanTEE	Employed as an Architect by Richard S. Requa (per City Directory). Listed as an Architect in the building industry in the 1940 Census Record.
1941	Bostonia	Spreckels Building - 121 Broadway, Room 401.
1942		
1943		
1944		

Year	Location	Notes
1945		Ruocco became a Member of the American Institute of Architects in 1945. SDU 07/23/1946 (A7, 3).
1946	Lakeside	Ruocco married Eile Hamann of La Mesa on August 18, 1946.
1947		
1948	9100 Lakewood Drive La Mesa	
1949		
1950		The Design Center opened in 1950.
1951		
1952		
1953		
1954		
1955		
1956		
1957		
1958		
1959	5481 Toyon Road La Mesa	Ruocco & Delawie Architects. Design Center Interiors, 3603 5th Avenue.
1960		
1961		
1962	5481 Toyon Road La Mesa	3631 Fifth Avenue advertised as his office location.
1963		
1964	5481 Toyon Road La Mesa	Architect 3631 5th Avenue.
1965	5481 Toyon Road La Mesa	Architect 3631 5th Avenue.
1966		3631 Fifth Avenue advertised as his office location.
1967		3631 Fifth Avenue advertised as his office location.
1968		3631 Fifth Avenue advertised as his office location. Design Center Interiors was sold to Diane Powers in 1968 and moved to Old Town in 1972.
1969		3631 Fifth Avenue advertised as his office location.
1970	5481 Toyon Road La Mesa	Architect 3631 5th Avenue.
1971	5481 Toyon Road La Mesa	Architect 3631 5th Avenue.
1972	5481 Toyon Road La Mesa	3631 Fifth Avenue advertised as his office location.
1973		
1974		Became a Fellow of the American Institute of Architects in 1974.
1975		
1976	5481 Toyon Road La Mesa	3631 Fifth Avenue advertised as his office location.
1977		Listed as retired in the City Directory.
1978	5481 Toyon Road La Mesa	Ruocco's manuscript is completed. Source: "A Nu City Is Ruocco's Dream" SDU, February 19, 1978 (F5, 4).
1979	5481 Toyon Road La Mesa	Retired.
1980	5481 Toyon Road La Mesa	Retired.
1981	5481 Toyon Road La Mesa	Ruocco died May 10, 1981.

Table C2. Lloyd Ruocco Exhibits, Lectures, and Organizational Involvement, 1942-1975.

Year	Role / Topic	Organization	Source
1942	Therapeutic Designs for Disabled Servicemen	SDSU Art Gallery	SDU 12/22/1942 (A5: 2-3)
1944	Planning the Modern Kitchen	Home Planners Institute of San Diego County held at Roosevelt Junior High and Hoover High School	SDU 12/10/1944 (3: 2)
1945	The Architecturally Precocious Twentieth Century	SDSU Extension Course	SDU 02/12/1945 (A4: 2)
1945	South America Builds	Pan American League, San Diego Chapter	SDU 01/01/1945 (A10: 2)
1945	Post-War Homes with Colored Motion Pictures	National League of American Pen Women	SDU 10/14/1945 (D7: 5)
1946	The Arts in San Diego	First Unitarian Church	SDU 09/28, 1946 (A5: 4-5)
1946-1949	Chairman / President (to at least 1949)	Allied Artists Council / Allied Craftsman	SDU 09/24/1946 (A6: 4) SDU 02/08/1948 (A7: 1)
1947	Urban Planning and Residential and Housing Problems	San Diego Woman's Club Junior Membership	SDU 01/20/1947 (A8: 3)
1947	Committee Chair	Housing in San Diego - San Diego County Chapter of the Progressive Citizens of America	SDU 06/07/1947 (A4: 2)
1947	Committee Chair	Planning Committee - San Diego AIA Chapter	SDU 02/12/1947 (A3: 2)
1948	Art and Architecture	American Association of University Women, La Mesa Branch	SDU 04/04/1948 (C4: 1)
1948	Contemporary Interior Design	Allied Artists Council	SDU 02/08/1948 (A7: 1)
1949	The Use of Wood as an Interior Decorative Material	Modern Homes Forum KUSN Radio	SDU 01/04/1949 (A6: 2)
1951	The Changing Face of San Diego	Joint Program of the SD Chapter AIA and the M.A.P. Group of San Diego	SDU 03/25/1951 (A6: 2)
1952	Nominated for Treasurer	SD Chapter American Institute of Architects	SDU 12/21/1952 (A24: 1)
1953	Images and Commentary on Mexican Architecture (with C.J. Paderewski and Jack R. Lewis)	The Women's Architectural League of San Diego	SDU 01/19/1953 (A17: 8)
1954	New Possibilities in Modern Living	Rancho Santa Fe Gardener Club	SDU 11/07/1954 (D2: 1)
1954	Art and Architecture	American Association of University Women, La Mesa Branch	SDU 05/10/1954 (A17: 1)
1955	The Architect and the Client	Women's Architectural League, Fine Arts Gallery, and American Institute of Architects San Diego Chapter	SDU 04/28/1955 (A32: 3)
1957	Architecture in Mexico	SDSU Fine Arts Building	SDU 07/08/1957 (B1: 5)
1957-1962	Member	City of San Diego Urban Renewal Commission	SDU 07/11/1957 (B1: 1-3) SDU 08/29/1961 (A15: 3)
1958	Founding Member	Metropolitan Planning Coordination Committee	SDU 12/11/1958 (A25: 1)
1959	How the World Looks Through the Eyes of an American Architect	English Speaking Union	SDU 10/22/1959 (B1: 8)
1961-1981	Founder / Research Director	Citizens Coordinate	SDU 09/26/1961 (A17: 6)
1961	Community Planning for Good Living	Bird Rock Elementary School PTA Meeting	SDU 11/12/1961 (D8: 3)
1961	Illustrated Talk on the Center City Theatre Proposal	Citizens Coordinate	SDU 10/22/1961 (A45: 1)
1961	Ugliness in the Face of Inefficiency	American Society of Women Accountants	SDU 09/23/1961 (A12: 7)
1961	Art Lecture	SDSU Humanities Auditorium	SDU 05/18/1961 (B1: 4)
1961	The Image of San Diego: True or False?	Smith College Club of San Diego County	SDU 05/12/1961 (A27: 2)
1961	More Than Just Trees in A City Planning Review	The League of Women Voters	SDU 01/15/1961 A20: 2)
1962	Presentation on Cities	American Association of University Women, San Diego Branch - Crosstowners Section / House of Hospitality, Balboa Park	SDU 01/16/1962 (A20: 5)
1962	Proposed Civic Theater and Convention Hall (with Richard Neutra on the speaker panel)	San Diego Open Forum	SDU 01/12/1962 (A22: 8)
1962	What Makes Cities Interesting to Live In	American Association of University Women, San Diego Branch - North Shores Section	SDU 01/10/1962 (A12: 5)
1963	Art's Influence on World Peace / Art: A Force for Peace	Jewish Community Center Fine Arts Gallery	SDU 02/03/1963 (E7: 6)
1963-1975	Board Member	San Diego City Schools Institute for Creativity	
1964	The Great Community - An exhibition of photographs and models on the pressing necessity for everyone to know more about the architecture of the city	SDSU Art Gallery	SDU 02/16/1964 (E1: 1-2)
1966	Art in Our Lives	St. James Academy Club (Del Mar)	SDU 11/20/1966 (D17: 5)
1966-1967	Member	Governor's Action Advisory Committee on California Beauty	SDU 12/26/1965 (A24: 6-7) SDU 03/10/1966 (A6: 8) SDU 05/24/1966 (A17: 4-6)
1967	The Urban Environment - Its Effect on Youth	The La Jolla School (447 Westbourne St.)	SDU 03/04/1967 (D2: 8)
1970	How to Make Your Environment More Beautiful"	SDSU Faculty Dames Club	SDU 03/04/1968 (D1: 8)
1972-1975	Board Member	International Border Park and Cultural Foundation	
Unknown	Member	Contemporary Arts Committee - San Diego Fine Arts Gallery	SDU 05/05/1974 (F12: 1)

Table C3. Lloyd Ruocco Projects (designed and built)

Identifier	Location	Year	Value	Notes
San Diego Civic Center	1100 Third Avenue San Diego	1933		
San Diego County Administration Building	1600 Pacific Coast Highway San Diego	1933		Under Richard Requa, architectural details only
1935 Exposition	Balboa Park	1935		Under Richard Requa
Federal Housing Administration Modeltown Residence #55	Balboa Park	1935		A collaboration with Kenneth Messenger. Also references as Model #50 by the Los Angeles Times
Mitchell Residence	1506 31st Street San Diego	1937		
Clitsome Residence	2228 33rd Street San Diego	1938		
Keller Residence	3039 F Avenue National City	1942		House I of III
O'Connor Residence	4255 Randolph San Diego	1942		
Ruocco Residence / Il Cavo	Kegonsa Road La Mesa	1945	\$20,000	Addressed as Kegonsa Road in Ruocco's firm profile. Addressed as 1900 La Sievda, La Mesa on www.modernsandiego.com list of Ruocco-designed properties Addressed as 9100 Lakewood Drive in SDU 04/22/1951 and described as a "Plate glass structure fitted exactly to native planting and topography." Real estate ads offer a Ruocco-designed property at 9100 La Suvida in 1972. "Back to nature. A Ruocco designed 1 of a kind home. Tremendous use of wood, rock & glass. Swimming pool in natural setting. Tierra Del Sol Realty" 01/02/1972 (I9 8). "9100 La Suvida. Ruocco designed this home for himself. Its wood & glass, nestled in trees. Swimming pool in natural setting. Near Grossmont Center. Tierra Del Sol Realty" 01/15/1972 (D13: 6).
House	7100 Lakewood Drive La Mesa	1945		
Residential, Apartments, Industrial, Commercial in sole practice	Varied	1945-1958	\$1.3 Million	
Greene Residence	Helix Street Spring Valley	1946		In 1955 this house was purchased at auction by Ms. Greene for \$1,725. The house was proposed for demolition as part of the planned Highway 125 and Interstate 8 intersection construction project. Ms. Greene, an artist, relocated the home and oriented the building to consider the home's features and site topography as would have been done by Ruocco. James Britton assisted Ms. Greene in her efforts. SDU02/24/1995 (F1).
Montgomery Memorial Silver Wing Monument	3737 Arey Drive San Diego	1946		
Keller Residence	1433 Puterbaugh Street San Diego	1947		House II of III
Roberston Residence	3920 Pringle Street San Diego	1947		City of San Diego HRB #911
Baranov Residence	Del Mar	1948		Source: www.modernsandiego.com. Nate Baranov Residence. Nathan and Helen Baranov lived at 4395 Ampudia Street, San Diego from ca. 1927 to 1954. After Nate's death, Helen continued to reside at the Ampudia Street property. No information was identified to provide an address for a Baranov home in Del Mar in 1948.
Baranov Residence	736 Armada Terrace San Diego	1948		Sylvan House I of II
Holmgren Residence	10037 Ward Lane La Mesa	1948		County of San Diego HSB #2003-001
Jacobson Residence	9175 Lavell Street La Mesa	1948		
Jackson Residence	4421 Mayapan Drive El Cajon	1949		County of San Diego HSB #2016-004 SDU 11/1/1953 (F1).
Jones Residence	9830 Edgelake Drive La Mesa	1949		County of San Diego HSB #2011-004
House	Arnott Street San Diego	1949		
Spitzer Residence	7256 West Point Avenue La Mesa	1949		
US Navy E Street Pier	E Street San Diego	1949-1950	\$3 Million	
Design Center Building	3603-3611 Fifth Avenue San Diego	1950	\$150,000	Originally designed for use as the San Diego office of the State Board of Equalization Tax and Liquor Divisions. Source: SDU 07/31/1949 (A23: 5) SDU 09/24/1950 (D14: 5) City of San Diego HRB #434
House	4351 Ridgeway Drive San Diego	1950		
Goodman Residence	2414 Marilouise Way	1950		Floor plan, rendering, and photo included in SDU 11/29/1953 (F9). Interior photo included in SDU 11/08/1953 (F1).
Fortner Residence	811 Di Giorgio Road Borrego Springs	1951		A master bedroom addition was designed by Ruocco in 1961.
Lange Residence	6051 Folsom Drive San Diego	1951		SDU 10/11/1953 (G1)
House	2417 Pine Street San Diego	1951		
US Navy Concrete Ship Constructors	National City	1951-1955		
Cole Residence	La Mesa	1952		"Secluded Contemporary. Dramatic glass walled Contemporary surrounded by trees in secluded park-like wooded 1/2-acre. Designed by Lloyd Ruocco, AIA. 3-BR, 2 1/2 baths. Formal dining + family room. Radiant heat cork floors, handsome cantilevered corner fireplace. Convenient close in location. Brier & Grossmont Schools \$39,900. Leonard M. Smith Realtor." Source: SDU 10/31/1970 (A10 1)
House	3252 Hawk Street San Diego	1952		
Rabinowitz Residence	2034 Sunset Drive San Diego	1952		SDU 02/17/1957 (F2: 1-5)
Garden Villa Model Home	San Diego Home Show Balboa Park	1953		SDU 05/17/1953 (A31 and A34: 1-5)
Bleeker Residence	9820 Edgelake Road La Mesa	1953 (by 1953)		SDU 11/1/1953 (F1)
William Beers Residence	631 N. Crescent Drive San Diego	1954		Remodeled in 1964, presumably under Ruocco's direction.
House	1440 Puterbaugh Street San Diego	1954		
Moats Residence	Julian	1954		SDU 08/01/1954 (F1)

Barwick Residence	3260 Kenora Drive Spring Valley	1955		
Bauman Residence	3615 Dorothy Way San Diego	1955		
Linton Residence	2524 44th Street San Diego	1955		
Burnett's Furniture Store (Remodel)	University at 7th (San Diego) 345 E Street (Chula Vista)	1955		SDU 07/31/1955 (A14)
Industrial and Scientific Research Facility	Keamy Mesa	1955		SDU 07/21/1955 (A22: 1-2)
Ruocco Residence / Solari	Toyon Road, Alvarado Estates San Diego	1956	\$60,000	Incorporated materials and prefabricated components of the 1953 Garden Villa
Amrein Residence	5020 Yerba Santa Drive, Alvarado Estates San Diego	1956		
Kaye Residence	240 Ocean View Avenue Del Mar	1956		
House	8520 Boulder Drive La Mesa	1956 (by 1956)		"La Mesa view home. A steal. Lloyd Ruocco design, all redwood & glass. 2-BR., 2-bath, custom furn., carpet, drapes." Source: SDU 04/08/1956 (B8: 4)
House	Not Identified	1956 (by 1956)		"Moderne View Home. Lloyd Ruocco design, all redwood & glass. 3-BR., 2-bath. furn. Submit vacant land, ranch, or T.D.'s. Realtors Trade Listing No. 359. Baker Realtors." Source: 03/04/1956 (B19: 3)
Children's Zoo	San Diego Zoo, Balboa Park San Diego	1957	\$130,000	
Lemon Avenue Elementary School	8767 Lemon Avenue La Mesa	1957	\$143,000	Additions to Campus: Classrooms, Multi-purpose Hall, Administration, and Kindergarten Buildings
Selig Residence	2110 Guy Street San Diego	1957		
KOGO Television Station	47th & Highway 94 San Diego	1958	\$500,000	In association with Herful Brydegaard
Lillie Residence	4410 Carmen Drive La Mesa	1958		County of San Diego HSB #2003-002
Nelson Residence	630 N. Crescent Drive San Diego	1958		
Ape House	San Diego Zoo, Balboa Park San Diego	1958-1961		SDU 08/03/1981 (B3: 4)
Giraffe Mesa	San Diego Zoo, Balboa Park San Diego	1958-1961		SDU 08/03/1981 (B3: 4)
Residential, Apartments, Industrial, Commercial	Varied	1958-1962	\$3 Million	In partnership with Homer Delawie
US Navy Work	Varied	1958-1962	\$250,000	In association with Homer Delawie
Yates Residence	15187 Las Planaderas Road Rancho Santa Fe	1959	\$65,000	
House	2021 Rodelane Street San Diego	1959		
San Diego Medical Center	Frost Street San Diego	1959		SDU 11/16/1958 (F9: 4)
House	5861 Box Canyon Road San Diego	1959 (by 1959)		"Garden Villa designed by Lloyd Ruocco, AIA. Ultimate in modern living. 4 BR., 3-bath, fabulous features, style. 2 patios, \$45,000, eve. Robert G. Tyler Co. Realtors." Source: SDU 04/12/1959 (B9: 8)
Longenecker Residence	9100 Kegenosa Street La Mesa	1959 (by 1959)		SDU 03/18/1959 (A9: 4-5)
Burke Residence	2322 Hartford Street San Diego	1960		Ruocco & Delawie partnership
Burnett Residence	3223 Zola Street San Diego	1960		William Burnett Residence. "Like Modern. Then be sure to see this spectacular stucco & glass home designed by Lloyd Ruocco for the present owners. 4 bedrooms, 3 1/2 baths, formal dining room, family room + den. Beautifully carpeted and draped. Many built-in features. Room for pool. 3223 Zola Street Butler Realty." Source: SDU 09/15/1968 (110: 6)
Hillside House	3343 Poe Street San Diego	1960		Ruocco & Delawie partnership
House	9155 Wister La Mesa	1960		
Upas Garden Apartments	1740 Upas Street San Diego	1960		Ruocco & Delawie partnership
City of SD University City Civic Center	University City San Diego	1961	\$3 Million	Schematics and model
Security First National Bank	Carlton Hills Road Santee	1961	\$125,000	
Geodesic Theater / Dome	San Diego Zoo, Balboa Park San Diego	1961	\$130,000	SDU 03/28/1960 (A20: 2)
Johnson Residence	8272 El Paseo Grande San Diego	1961		City of San Diego HRB #1228
St. Philips Episcopal Church	Hardy Road Lemon Grove	1962	\$150,000	Schematics and 1st unit
Chernoff Residence	Trias Street San Diego	1962	\$85,000	
Feller Residence	3377 Charles Street San Diego	1962		Ruocco & Delawie partnership
House	7245 Rue de Roark San Diego	1962		
Rolling Wall / Cupboard	Kitchen Design Feature	1962		The Springfield Sunday Republican 02/18/1962 (C14: 4-6)
House	2468 Presidio Drive San Diego	1963		"Dramatic Ruocco designed 4 BR around reflector pool. Deck off living room with view to Coronado Islands. Park West Realtors" SDU 04/10/1983 (118: 1)
St. Andrews by the Sea Episcopal Church	1050 Thomas Street San Diego	1963	\$140,000	SDU 04/14/1968 (F8: 1)
Edel Residence	1317 Windridge Drive El Cajon	1963		
Keller Residence	9405 La Jolla Farms Road San Diego	1963		House III of III SDU 09/22/1963 (F1: 4-6) San Diego AIA Chapter Award of Excellence (1964)
Scripps Institute Geophysics Laboratory	8602 La Jolla Shores Drive San Diego	1964	\$630,000	SDU 05/04/1962 (A16: 8) SDU September 21, 1964 (A18: 6-8)
City of San Diego Main Plaza	Center City Concourse, Downtown San Diego	1964	\$150,000	Joint Venture - Ruocco, Kennedy, Rosser
City of San Diego Phil Swing Memorial Fountain	Center City Concourse, Downtown San Diego	1964	\$50,000	Joint Venture - Ruocco, Kennedy, Rosser
California Steel Fabricators Watts Office Building	2970 Main Street San Diego	1964	\$30,000	
Richard Mills Insurance Company Office Building	408 Nutmeg Street San Diego	1964	\$125,000	

Shelton Residence	1100 Oxford Avenue Claremont, CA	1964	\$50,000	
Wexler Residence	10088 Sierra Vista Avenue La Mesa	1964		Ruocco & Delawie partnership(Delawie's name was removed from the drawings)
Security Trust and Savings Bank	406 University Avenue San Diego	1965		Original paintings by Marj Hyde were removed shortly after the branch opened. A drive-through branch, designed by Kenneth Messenger, was sited across the intersection. Illustration Source: SDU 04/15/1956 (A41: 1-3)
City of San Diego Civic Theatre	Center City Concourse, Downtown San Diego	1965	\$4 Million	Joint Venture - Ruocco, Kennedy, Rosser SDU 10/04/1953 (E1: 2-6) SDU 01/31/1962 (A19: 5) SDU 06/09/1963 (E1: 1-4)
California Steel Corporation Office Building	Main Street San Diego	1965	\$43,000	
Libby Residence	La Jolla	1965		
US Navy Commissioned Officers Lounge and Bar	Ream Field Imperial Beach, CA	1966	\$16,000	Remodel project. Source: Ruocco firm profile
Southwest Onyx and Marble Company Building	Crosby Street National City	1966	\$133,000	
University of California International Association	UCSD Campus, La Jolla	1966	\$140,000	
Pioneer United Church of Christ / Pioneer Community Congregational Church	4905 Jelliff Street, San Diego, CA	1966	\$65,000	SDU 03/30/1969 (F8: 1-3)
Foodmaker Company Restaurants	Varied	1966	\$60,000	Source: Ruocco firm profile. The Foodmaker Company established and owned the Jack-in-the-Box restaurant chain from 1951-1968. Ruocco's commissions are presumed to be Jack-in-the-Box restaurants. Russell Forrester is credited with designing numerous Jack-in-the-Box restaurants in San Diego
Avocado Professional Group, Medical-Dental Center	248 Avocado Avenue, El Cajon	1967	\$250,000	
House	10315 Lariat Lane, La Mesa	1967		"Designed by Lloyd Ruocco, 3 BRs 1 bath 3/4 acre. Beautiful view. 10315 Lariat Lane" Source: SDU May 9, 1970
Ishikawa Residence	5609 Lakewood Drive, La Mesa / 9141 Wakarusa Street, La Mesa	1969		Also identified as the Grossmont Spec House, this home was demolished in 2007. "A new concept in living designed by Lloyd Ruocco: Unique one of a kind, basically a 36 ft. cube with 9 ft. ceilings. All interior walls are of wood, easily rearranged to permit flexibility in room arrangement, easily expandable. This will appeal only to the artistic personality desiring something different & dramatic. Priscilla Tomaski, Realtor" Source: 05/26/1968 (110: 9) Possibly referenced in this ad: "Architect's Artistry: Dramatic futuristic use of space concept, designed by Lloyd Ruocco, AIA. Unique open planning with completely flexible room & furniture arrangement. Philippine mahogany movable interior storage walls, 2,170 sq. ft., currently used as 2 B.R., den, 2 1/2 baths, + studio or recreation room. For the executive demanding originality. Leonard M. Smoth, Realtor." SDU 03/17/1969 (D12: 1)
Arenson Residence	4727 Avion Road, Alvarado Estates San Diego	1970		
Herrera Residence	1108 Dawnridge Avenue El Cajon	1970		
Baranov Residence	Not Identified	1971		Sylvan Baranov House II of II
Burnett Residence	3575 Via Flores San Diego	1971		William Burnett
House	Toyon Road San Diego	1972		
House	620 Albion San Diego	1974 (by 1974)		"Wooded Area. Ruocco designed. 4 BR, 5 ba, 4,000 sq ft. all new interior, prof decorated, pool, sauna, wine cellar, 1/3 ac. Shark Realty." Source: 06/03/1974 (D14: 5)

1. Property Deeds / Chain of Title
2. Architectural Plans (incomplete set)
3. Residential Building Record
4. Historic and Present-Day Imagery

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ALSO reserve from said road, herein above described an easement for road and public utility purposes to be used in common with others over that portion of the above described land lying within said strip of land designated "Easement Reserved for Road" as shown on said Record of Survey Map No. 3736.

Description by: BOB JOHNSON
10/ / 4
Checked by:
J. H. Gafford

Recording requested by
First American Title
San Diego
Order No. 4991350-4
Escrow No. 27495-GMD
Parcel No. 491-420-02-00
Mail Tax Statements to:
AND WHEN RECORDED MAIL TO:

KARIN E. BORJESON
10088 SIERRA VISTA AVENUE
LA MESA, CA 91941

DOC# 2015-0555467



Oct 23, 2015 11:08 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$800.40
PCOR: YES
PAGES: 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

#763.40

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS ~~\$800.00~~ and CITY \$

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☒ unincorporated area: ☐ La Mesa, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Henrietta B. Wexler and Patricia Jo Torres and Geoffrey Barth Wexler, Co-Trustees of the 2000 Wexler Family Trust** initially created the 17th day of November 2000

hereby GRANT(S) to **Karin E. Borjeson, a single woman**

the following described real property in the County of San Diego, State of California:

That portion of Lot 588 of Grossmont Park Subdivision No. 6, more fully described in the attached Exhibit A which is made a part hereof and hereby approved:

More commonly known as: **10088 Sierra Vista Avenue, La Mesa, CA 91941**

Date September 3, 2015 THE 2000 WEXLER FAMILY TRUST INITIALLY CREATED THE 17TH DAY OF NOVEMBER 2000

Henrietta B. Wexler Co-Trustee of the 2000 Wexler Family Trust
Henrietta B. Wexler, Co-Trustee Patricia Jo Torres, Co-Trustee

Geoffrey Barth Wexler Co-Trustee
Geoffrey Barth Wexler, Co-Trustee

Geoffrey Barth Wexler Co-Trustee
Geoffrey Barth Wexler, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

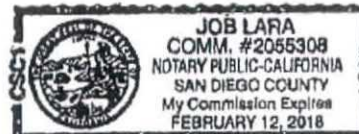
STATE OF CALIFORNIA
COUNTY OF San Diego } S.S.

On 9/5/2015, before me, Job Lara, notary public, personally appeared **Henrietta B. Wexler and Patricia Jo Torres**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

Government Code 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON
THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS
FOLLOWS:

Name of the Notary: Job Lara

Commission Number: 2055308

Date Commission Expires: February 12, 2018

County where Bond is Filed: San Diego

Manufacturer / Vendor Number: CSCI

This form was executed on 10/23, 20 15 in San Diego, California


By: Michele Abacherli

Jeffrey B. Wexler

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Oregon
COUNTY OF Multnomah

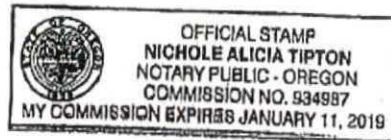
} s.s.

On 9/10/15, before me, *Jeffrey Wexler* ^{*nr*} *Nichole Tipton* ^{*Alicia*}
personally appeared *Jeffrey Wexler* ^{** Barth*}
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Nichole Tipton* (Seal)



Government Code 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON
THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS
FOLLOWS:

Name of the Notary: Nichole Alicia Tipton

Commission Number: 934987

Date Commission Expires: January 11, 2019

County where Bond is Filed: Multnomah, Oregon

Manufacturer / Vendor Number: not shown

This form was executed on 10/23, 20 15 in San Diego, California

M
By: Michele Abacherli

Exhibit A

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Diego, State of California, described as follows:

PARCEL 1:

THAT PORTION OF LOT 588 OF GROSSMONT PARK SUBDIVISION NO. 6, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2193, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 17, 1931, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 588; THENCE SOUTH 16 DEGREES 52' WEST ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 30.06 FEET TO A POINT IN THE CENTER LINE OF THAT CERTAIN 60.00 FOOT STRIP OF LAND DESIGNATED "EASEMENT RESERVED FOR ROAD" AS SHOWN ON RECORD OF SURVEY NO. 3736, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG SAID CENTER LINE AS FOLLOWS:

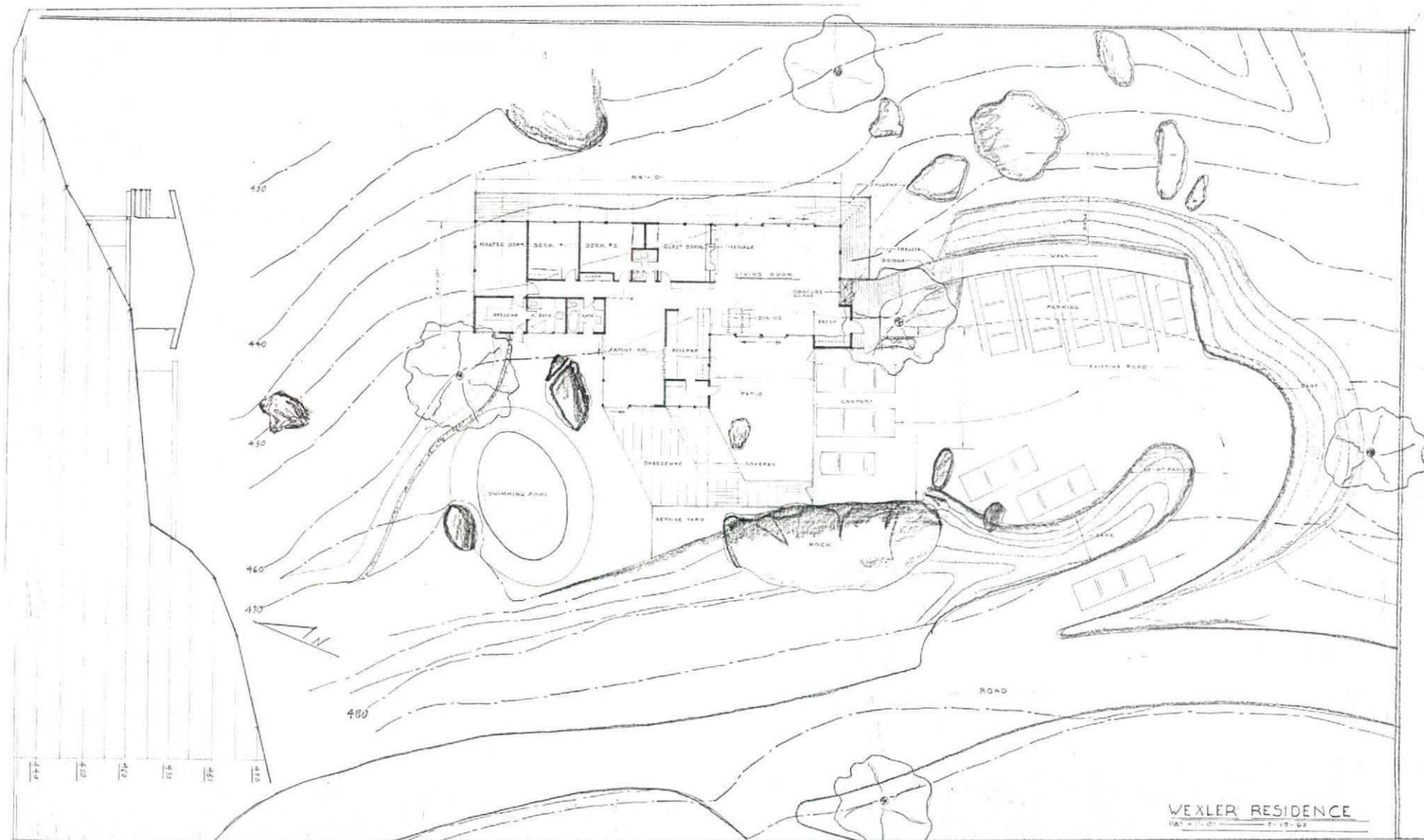
NORTH 69 DEGREES 33' WEST 14.77 FEET TO A TANGENT 150.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG SAID CURVE 178.14 FEET; THENCE TANGENT TO SAID CURVE SOUTH 42 DEGREES 24'20" WEST 116.02 FEET TO A TANGENT 164.67 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG SAID CURVE 230.83 FEET THROUGH AN ANGLE OF 80 DEGREES 19' TO A POINT OF REVERSED CURVATURE HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG SAID CURVE 99.46 FEET THROUGH AN ANGLE OF 37 DEGREES 59'20"; THENCE LEAVING SAID CENTER LINE, RADially TO SAID CURVE NORTH 5 DEGREES 16' WEST 30.00 FEET; THENCE SOUTH 84 DEGREES 44' WEST 222.27 FEET TO THE TRUE POINT OF BEGINNING, BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN 1.11 ACRE PARCEL OF LAND AS SHOWN ON SAID RECORD OF SURVEY MAP NO. 3736; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL AS FOLLOWS:

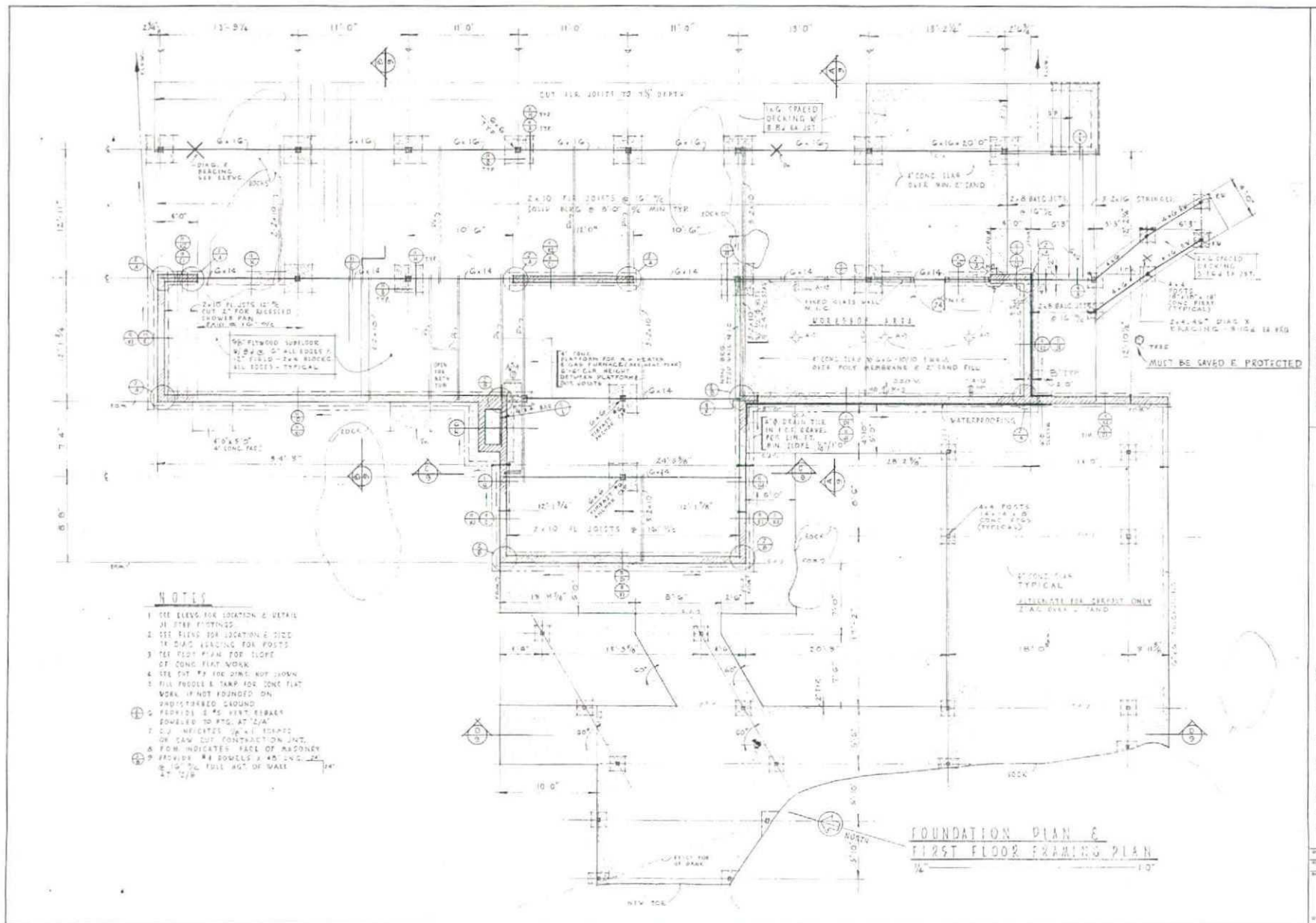
SOUTH 5 DEGREES 16' EAST 60.00 FEET;
SOUTH 8 DEGREES 57'20" WEST 252.78 FEET;
SOUTH 10 DEGREES 32' EAST 30.00 FEET;
SOUTH 79 DEGREES 28' WEST 70.00 FEET TO A TANGENT 54.95 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE 38.36 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 55.49 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 46.97 FEET; THENCE TANGENT TO SAID CURVE NORTH 12 DEGREES 02' WEST 75.00 FEET; THENCE NORTH 27 DEGREES 02' WEST 143.00 FEET TO A TANGENT 186.60 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE 45.00 FEET; THENCE LEAVING SAID CURVE NORTH 49 DEGREES 09' EAST 30.00 FEET; THENCE NORTH 40 DEGREES 38'30" EAST 107.17 FEET; THENCE NORTH 41 DEGREES 52' EAST 60.00 FEET; THENCE SOUTH 48 DEGREES 08' EAST 71.00 FEET TO A TANGENT 107.64 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE 88.55 FEET TO THE TRUE POINT OF BEGINNING.

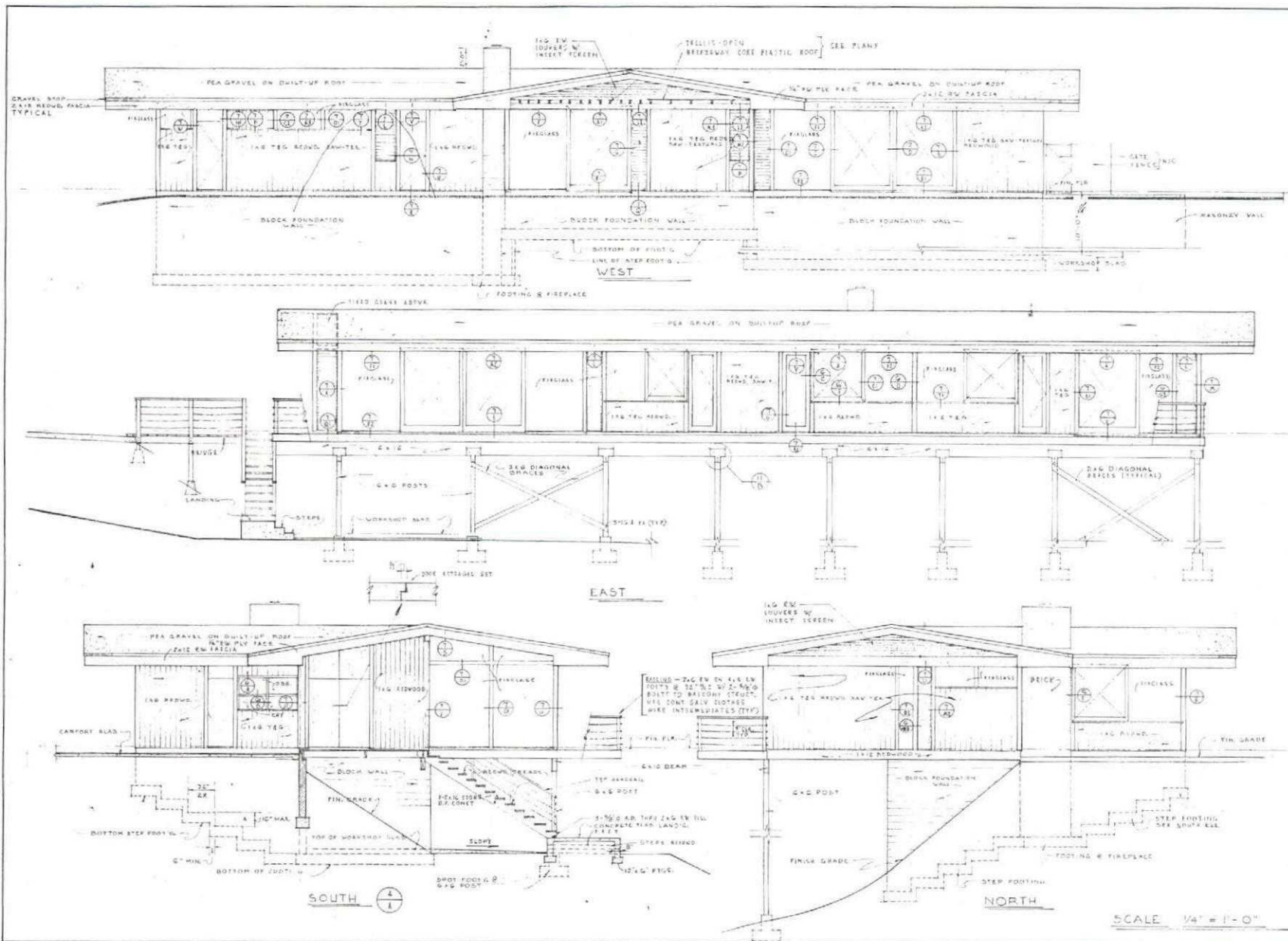
PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER A PORTION OF THOSE CERTAIN STRIPS OF LAND DESIGNATED "EASEMENT RESERVED FOR ROAD" LYING WITHIN THE BOUNDARY LINES OF RECORD OF SURVEY MAP NO. 3736, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 491-420-02-00







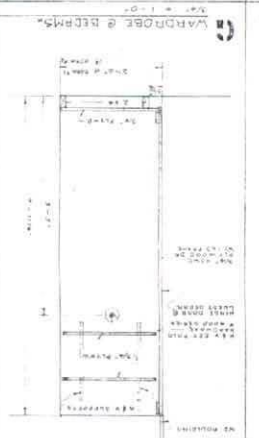
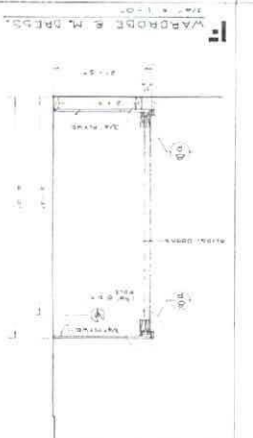
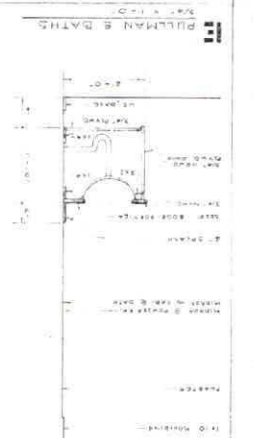
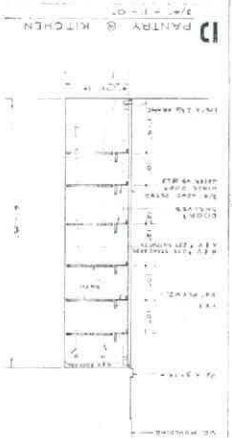
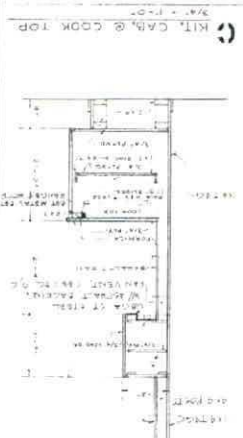
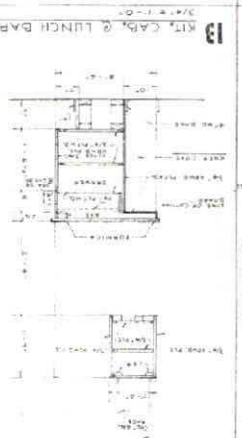
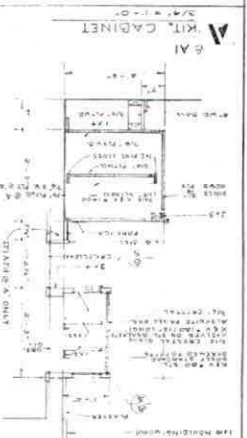
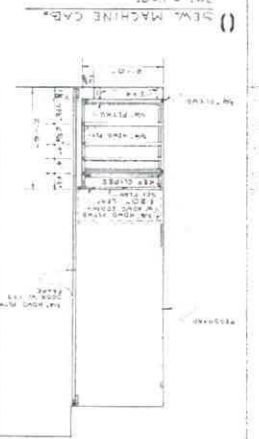
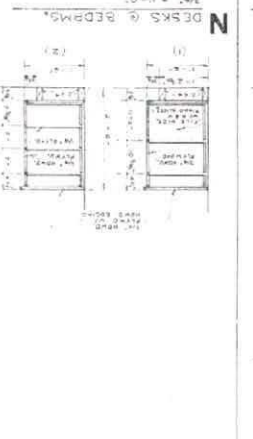
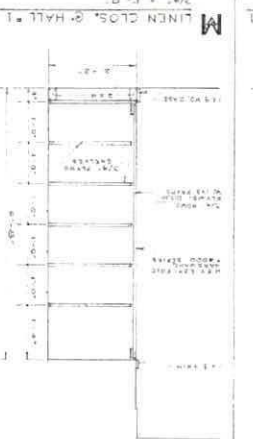
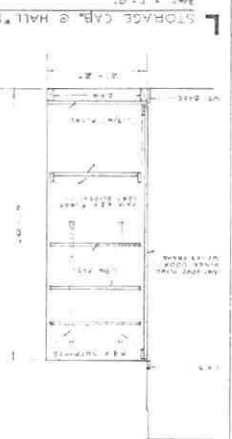
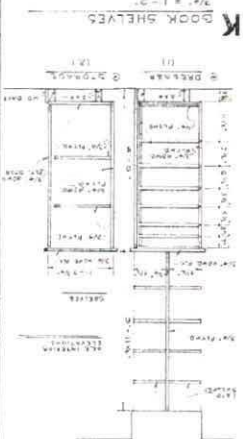
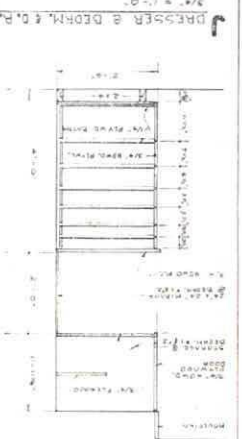
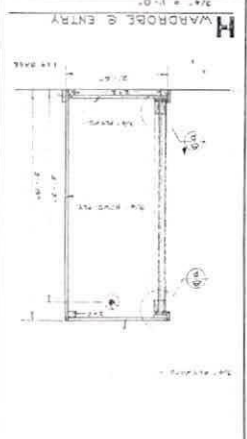
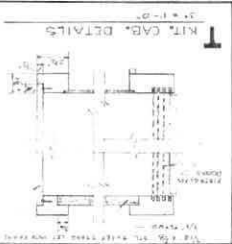
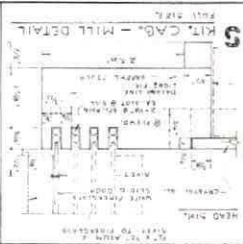
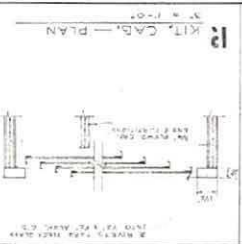
ARCHITECT
CY-7-1149

RUOCO
1881 FIFTH AVENUE • SAN DIEGO, CALIFORNIA

PROJECT NO. 5233
A RESIDENCE FOR MR. AND MRS. WEXLER

1/4" = 1'-0"





BUILDING RECORD

PARCEL 491 - 420-2

ADDRESS 10088 Sierra Vista Dr. SHEET 1 OF 1 SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		- LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL											
D 7.5-6		Light		X	Frame		Stucco on		Flat	Pitch	X	Wiring	Cough	X	Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH	
		Sub-Standard			" " "			X	Gable	4/12	M	K.T.	Conduit	X	Forced	Clean'g		B	1	2	Material	Grade		Walls	Ceilings
ARCHITECTURE		X	Standard		Sheathing	X	Siding 4" x 1"		Hip	4		B.X.	Cable		Gravity	Humid.	All		X		Ply	A	S	T&G Bldg	Pl
			Above-Standard		Concrete Block		Redwood		Shed	4		Fixtures			Wall Unit										
/ Stories			Special		B.&B.		T.&G.	V	Box. EYES.			Cut Up		Few	Cheap										
TYPE					Brick		Shingle		Dormers			Avg.	Med.		Floor Unit										OB
Use	Design	FOUNDATION			Adobe		Shake		Raft. " " "			Many	Special		Zone Unit		Dining								
X	Single	X	1st	Concrete Block	X	Floor Joist:		B.B.B.	T.&G.	X	Gutters				Central										
	Double			Reinforced		" " "				5	O'HANE	X	PLUMBING				Bed		4						
	Duplex			Brick		2nd " " "		Brick				Shingle		Peer	Std.	Spec		Bed							
	Apartment			Wood		Sub-Floor		Stone				Shake	X	Cough		Oil Burner	Cam.				V, T, I				
	Flat-Court			Piers		Concrete Floor		WINDOWS				Tile		Sink			Utility								
	Metal						D.H.	Casement				Tile Trim		Laundry		M-B.T.U.									
						Insulated Ceilings	X	Metal Sash		X	Compo.; SRX		Water Htr. Auto.	X	Fireplace		Kitchen								
/ Units		Light	Heavy		Insulated Walls	V	Screens		Compo. Shingle			Water-Softner					Drain Bd.	Material:	T, I	Lqth:	Ft	Splash:			

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E, G, A, F, P)							BATH DETAIL											
Permit		Subdiv	Wapler			Date	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con- form	Storage Cupbd	Space Closet	Work- minshp	Fl.	No.	FINISH		FIXTURES				SHOWER		
No.	For		Amount																	Floors	Walls	Wc.	Lo.	Job	Type	Grade	St.	AT&D
178084	D&G		31,800	11-7-62	1963												1	1	unf		1	1				X	T	
213691	Car Port		14,500	7/65	1964	1964	0	60	R-6	100	A	A	-	A	-	-	A	1	3/4	unf		1	1				X	T
					1965					100							1	1/2	unf		1	1						
					1964	1967	3	57	R-10	99	G	A	-	A+	-	-	A+											
					1971	1971	7	53	R-60	97																		
					1977						G	A+		G			A+			Book Cases			Built in Rerrig.					
																			Shutters		X	" " Oven & Plate	X					
																		X	Vent Fan		X	" " Dishwasher						

COMPUTATION														OLD VALUE	
Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	
2-25-63 E. Ackee															
12-14-64 D. Abbott															
06-08-69															
1971															
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	2523	FMA	13,000	10,000	25,230	25,230	10.10	25,482	12.90	32,547					
AC					800	800		800		800					
FP					700	700		700		700					
W&P	773			.80	618	618		618		618					
Flat Acp	1500			.15	225	225	.18	414		414					
Car Port	324					390	972	972		972					
Yd. Imps								360		360					
TOTAL	UNF	13000		27,573	28,545	29,346		36,411							
NORMAL % GOOD				1.02	100	99		97							
R.C.L.N.D min	unf	13000		27,573	28,545	29,053		35,319							

INT&EXT unf, rough plumb
d'wire, doors & windows
Partially in Approx 60;
Complete 2-25-63 Packer

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Rec.	-1368
Flot. Cond.	Brace	10	900	46.40	560



$$J = 24 \times 16 = 384$$

$$25 \times 84 = 2100$$

$$12 \times 3 = 39$$

$$v = 25$$

DE - 7.70

603-02-1.2

~~421~~

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18

1927.15.5 - 0.00.0

$\frac{1}{2}$ cup ...

125

Remarks: ① M.O.H. 4/7/45
② M.O.H. 12.4.45
③ M.O.H. 12.4.45 + Design made in 12.4.45



Figure 1: 1964 Aerial View of the Wexler House, approximately one to two years after construction was completed. The homes T-shape plan with adjacent carport is evident in this aerial image. Source: USDA & National Environmental Title Research.



Photo 1: View west of property showing the carport with the house in the background. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.



Photo 2: View west of carport and the east facade of the house.

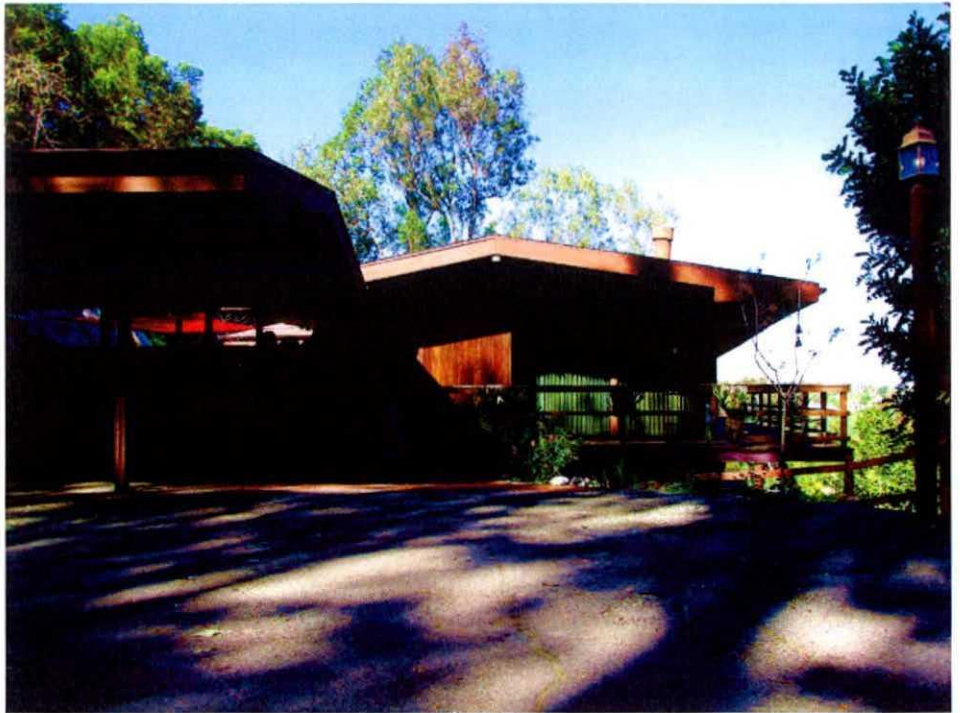


Photo 3: View west showing the north roofline of the carport and the east facade of the house.



Photo 4: View southwest of the house east facade (at left) and north facade (at right).



Photo 5: View Front entrance on the south facade, southeast corner of the house.



Photo 6: View easterly of the pedestrian walkway and steps leading from the parking area to the basement level of the north facade.



Photo 7: View south of the north facade main level and basement level.

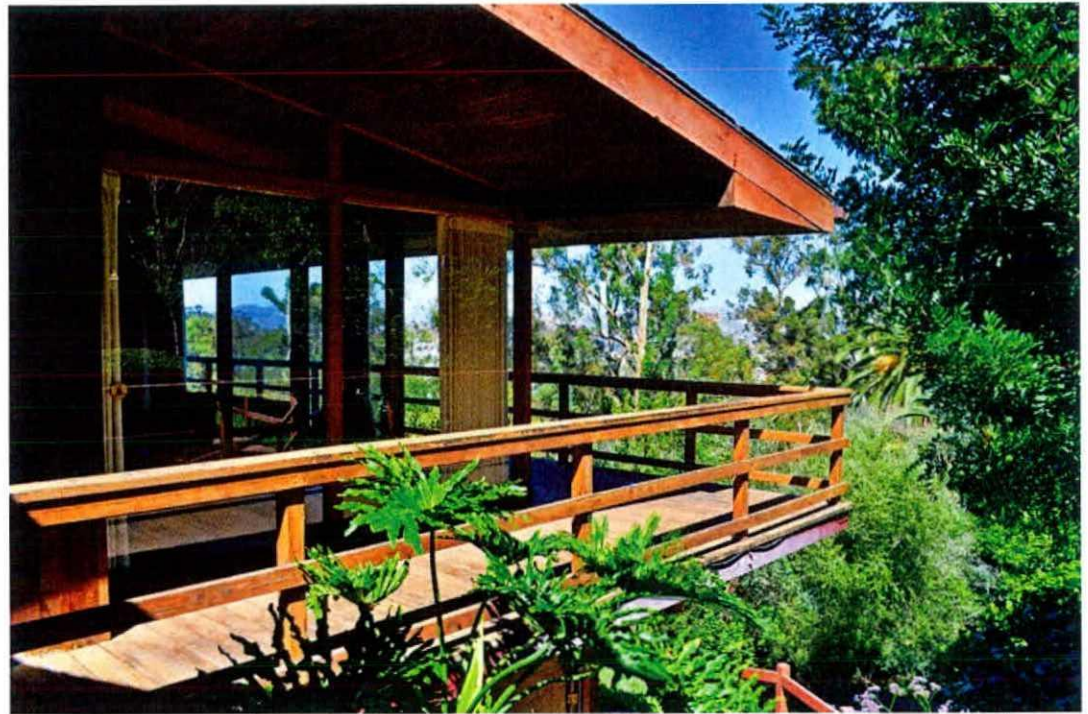


Photo 8: Northeast corner of the house showing the wraparound balcony and living room. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.



Photo 9: Northeast corner of the house illuminated at night. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.

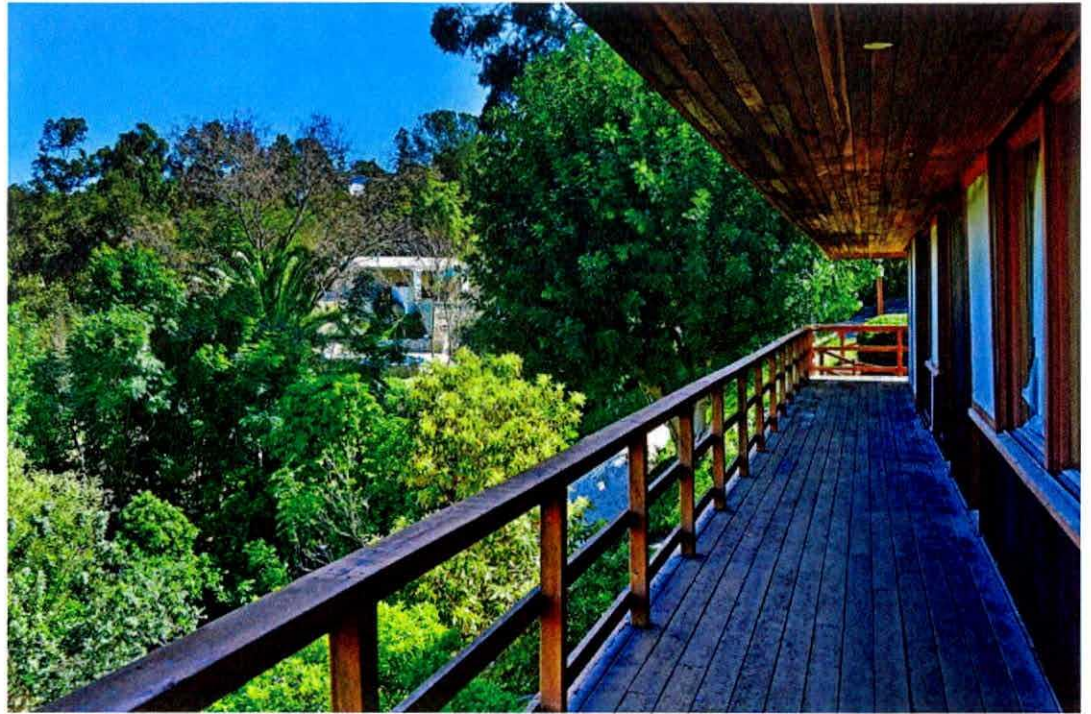


Photo 10: View east along the north balcony. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.

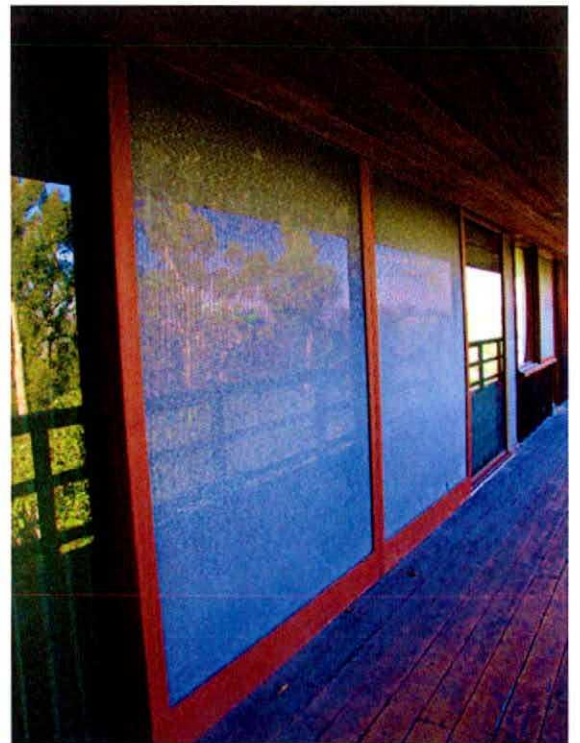


Photo 11: Typical sliding glass walls and fixed window walls along the north facade.



Photo 12: Typical fixed and sliding units and typical single entry door at the north facade.



Photo 13: Typical window wall track at the north facade.

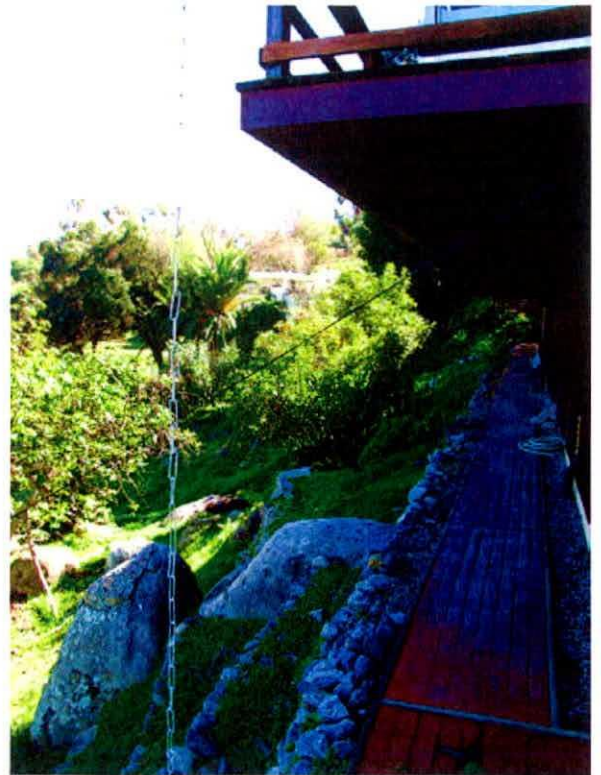


Photo 14: View of the north facade basement level walkway with contributing boulders at the northwest corner of the house in the foreground.



Photo 15: View of a boulder integrated into the foundation at the north facade basement level.

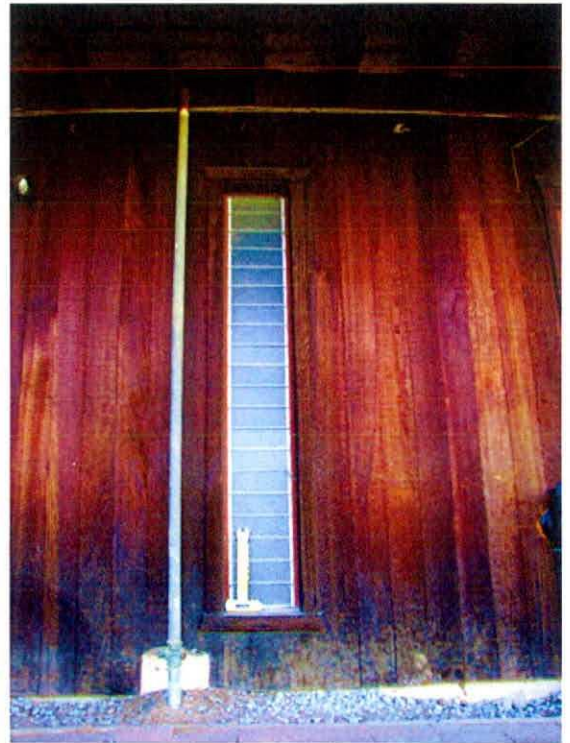


Photo 16: Typical louvered glass windows at the north facade basement level.



Photo 17: View east of west faced with contributing boulders at the northwest corner of the house in the left foreground.
An additional boulder is visible at the right foreground.



Photo 18: View of the west facade main level including fixed units, louvered glass unit, and louvered gable vents with built-in insect screens.



Photo 19: View north of southwest corner of property. The boulder in the foreground is a contributing landscape feature.



Photo 20: View northwesterly of south facade at the southwest corner of the house.

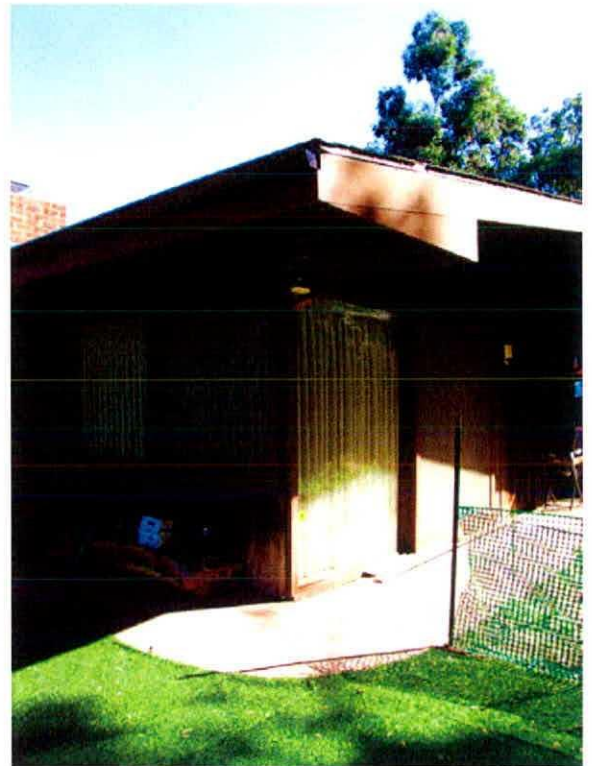


Photo 21: Fixed and sliding windows and walls at south facade.



Photo 22: Typical view of the redwood soffit and 5' eave overhang around the perimeter of the house, and showing additional louvered gable vents.



Photo 23: View of the south patio in the vicinity of the kitchen (accessible via the single entry door and the two windows at the center of the frame) and the dining room (accessible from the sliding glass walls at right). Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.



Photo 24: View of the south patio with the house illuminated at night. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.



Photo 25: Illuminated view of the south facade from the southeast corner of the patio. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.



Photo 26: View northeast of the south facade showing the home's living room and northeasterly vista. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.



Photo 27: Illuminated view of the south facade. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.

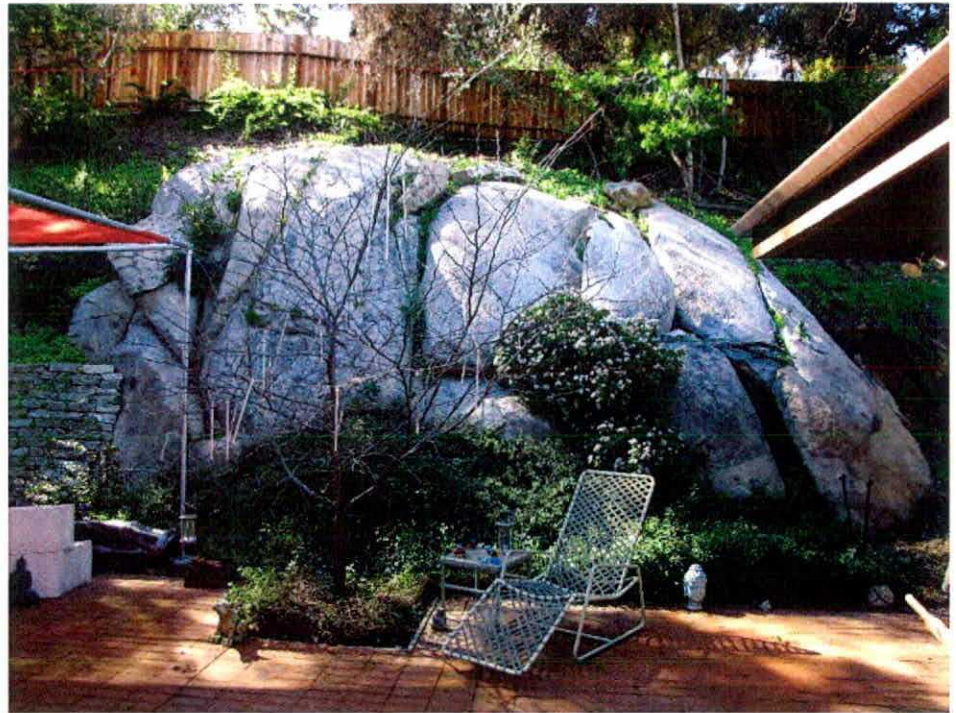


Photo 28: View of boulder at the south patio – a contributing landscape element.

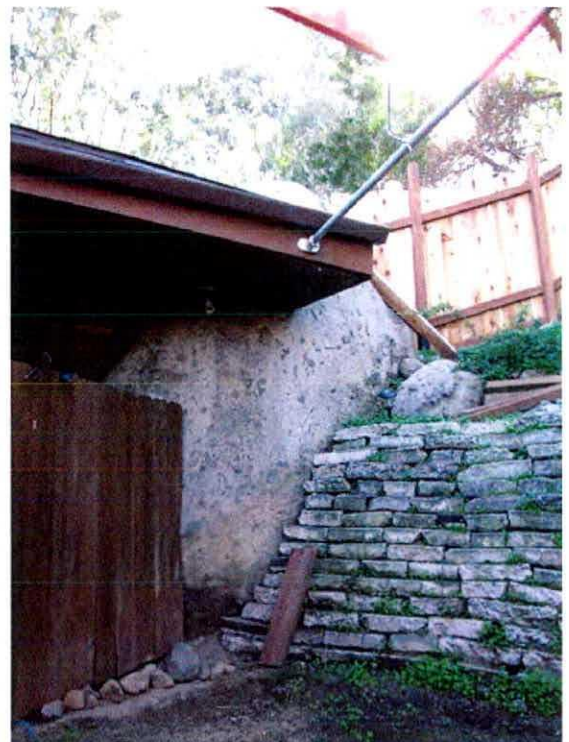


Photo 29: View of the boulder at the south end of the carport. The carport roof is built into the boulder. The boulder is a contributing landscape feature.



Photo 30: Interior, living room with front entrance and coat closet at right foreground. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.



Photo 31: Interior, dining room with window walls and pass-thru window from the kitchen. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.

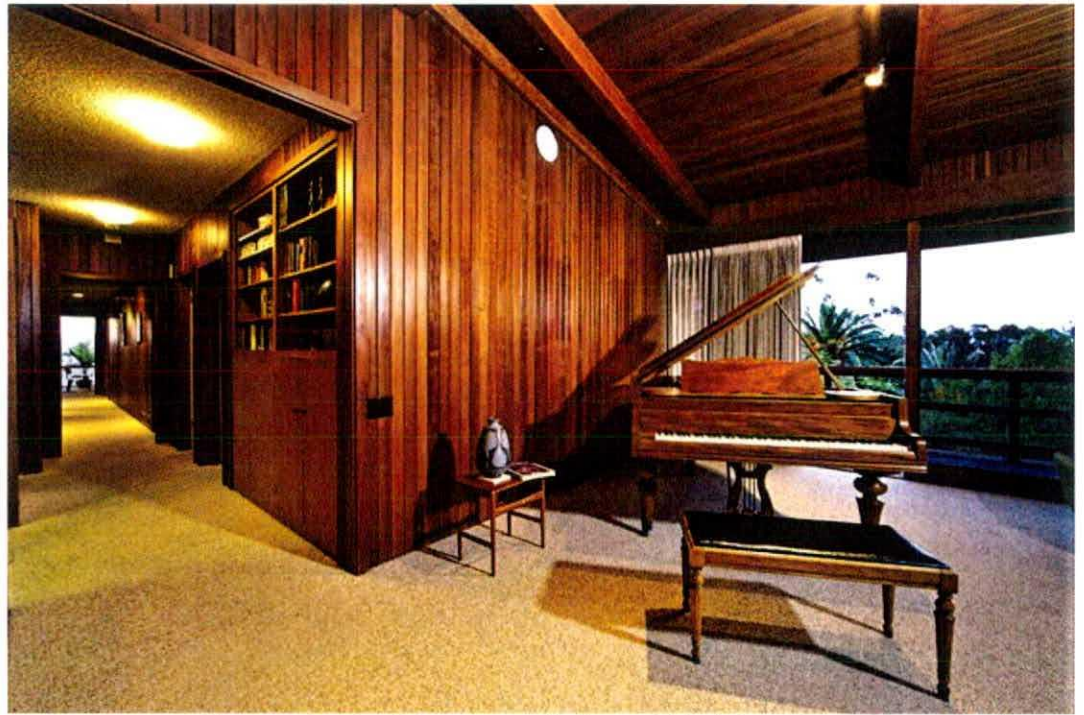


Photo 32: Interior, living room and hallway with built-in cabinetry. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.

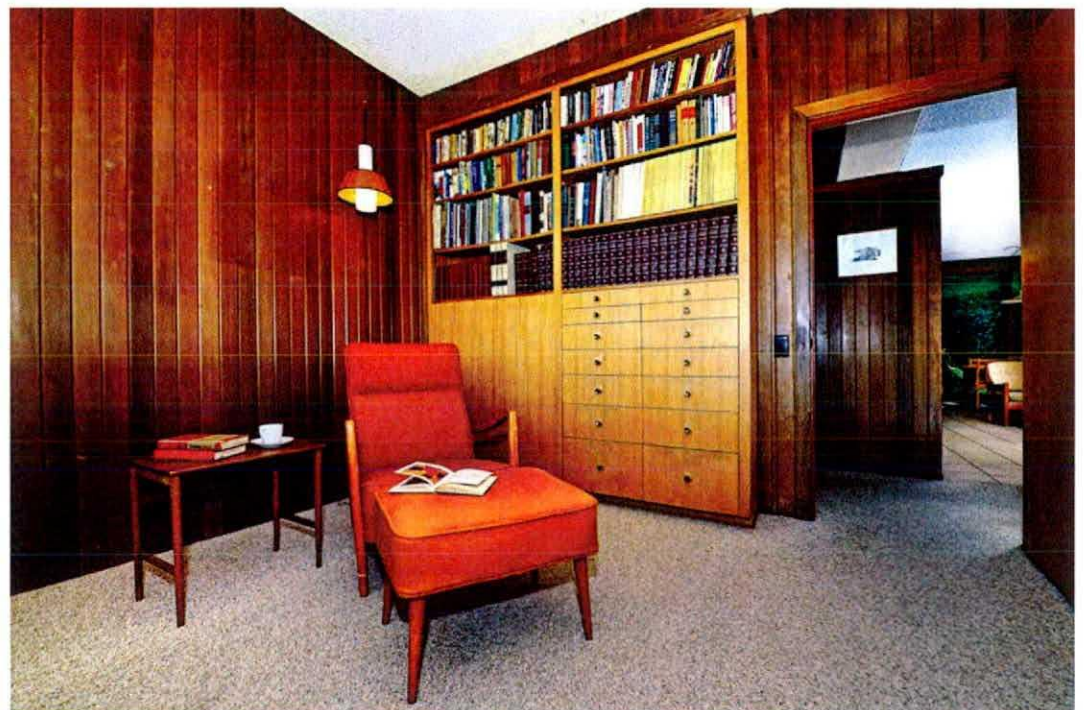


Photo 33: Interior, guest room with built in cabinetry and original light fixture. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.

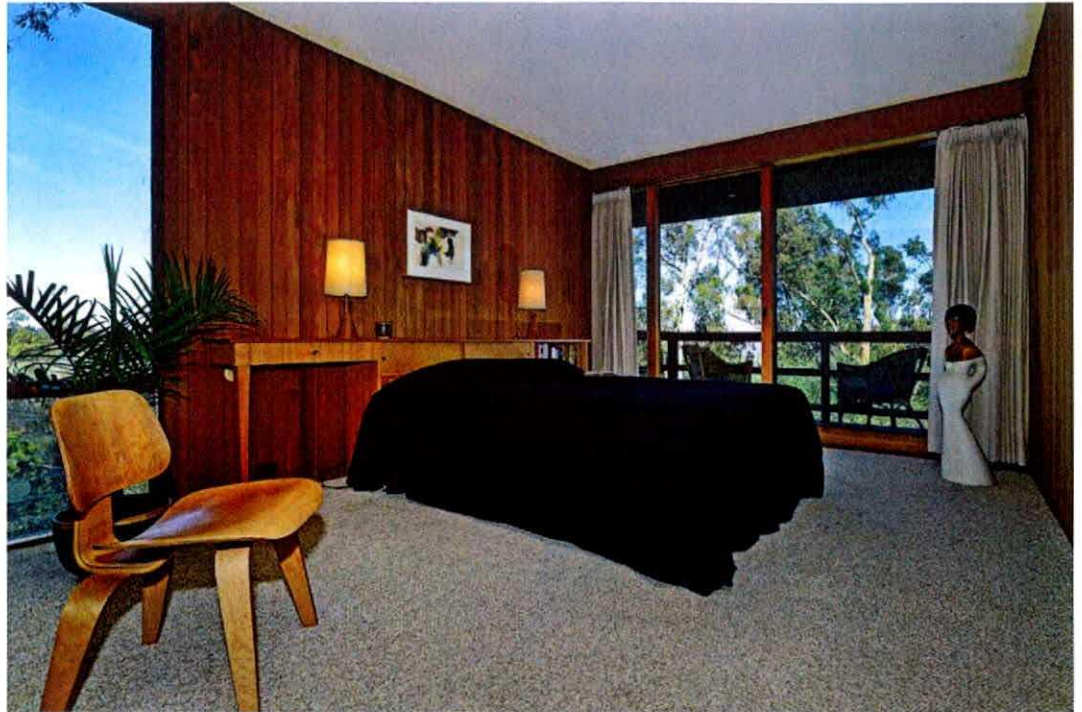


Photo 34: Interior, master bedroom with built-in cabinetry. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.

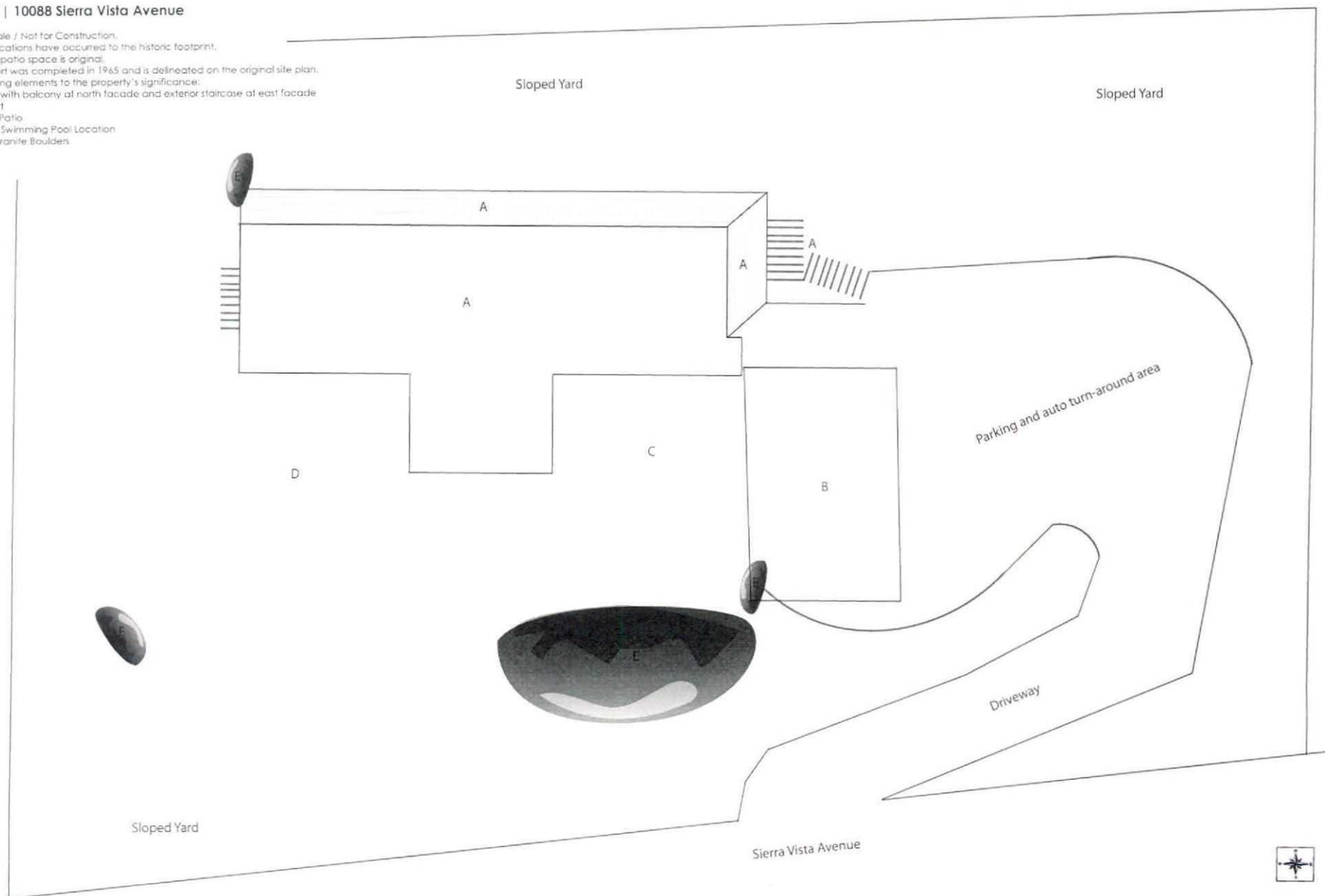


Photo 35: Interior, master bath dressing area with built-in cabinetry and original wood slat partition. Source: Sandicor via <https://www.sandicormls.com/Listing/10088-Sierra-Vista-Ave-/55a8d8d86f7d48727980b918>.

Site Plan | 10088 Sierra Vista Avenue

Notes:

1. Not to Scale / Not for Construction.
2. No modifications have occurred to the historic footprint.
3. The south patio space is original.
4. The carport was completed in 1965 and is delineated on the original site plan.
5. Contributing elements to the property's significance:
 - A. House with balcony at north facade and exterior staircase at east facade
 - B. Carport
 - C. South Patio
 - D. Future Swimming Pool Location
 - E. Four Granite Boulders



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

Primary # P-36-
HRI # N/A
Trinomial: N/A
NRHP Status Code: 5S3
Other Listings: None

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: Wexler House / Lloyd Ruocco Project No. 6203

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad El Cajon Date 2015 T ; R ; of of Sec ; B.M.

c. Address 10088 Sierra Vista Avenue City La Mesa (Unincorporated County) Zip 91941

d. UTM: (Give more than one for large and/or linear resources) Zone 11S 501805mE / 3626565mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The property is located at 10088 Sierra Vista Avenue, in the unincorporated community of Mt. Helix, San Diego County California.

The property is identified as San Diego County Assessor's Parcel Number 491-420-02-00.

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

The Wexler House is a modern style wood and glass dwelling tucked into a north-facing slope on the Grossmont section of Mt. Helix. It is a prototypical Ruocco aesthetic offering all of the features that are character-defining to the architect's residential work: tongue and groove redwood walls, extensive use of glass at focal facades, a low-pitched roofline, wraparound decking accessible via several sliding glass walls that are framed in redwood, built-in cabinetry, ground floor space that provides secondary uses or room to grow with the family, and custom siting amongst the lot's natural features including a steep slope and granite boulders. The home's siting was strategically oriented around existing granite boulders embedded into the slope at the south elevation and in the vicinity of the basement walls. These stones are delineated in the architectural plans prepared for the property. The home's massing was, and remains, in an irregular T-shape with a cross gabled roof of very low pitch. Each facade retains all original fenestration and materials including fixed full-height window walls, full-height sliding glass walls, wooden doors with full-height glass panels, louvered glass windows, ganged and ribbon pattern fixed-and-sliding units, tongue-and-groove redwood walls, and louvered gable vents. The Wexler House maintains integrity of location, design, setting, materials, workmanship, feeling, and association. Visual observations confirm the house is nearly identical to its depiction in available architectural drawings. Changes or discrepancies noted from available architectural drawings include: Replacement of steel wire at balcony railing (as specified on available architectural drawings), Installation of SRK composition roofing rather than built-up pea gravel (as specified on available architectural drawings), and the absence of a pedestrian bridge from the parking area walkway (as specified on available architectural drawings (unnumbered preliminary Site Plan dated July 17, 1962).

*P3b. Resource Attributes: (List attributes and codes) (HP2) Single Family Dwelling



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

P5b. Description of Photo: View westerly of east facade (at left) and north facade (at right), April 2017.

*P6. Date Constructed/Age and Source:

☒ Historic: 1962-1963; Architectural Drawings and SD County Assessor Building Record.

*P7. Owner and Address:

Karin Borjeson
10088 Sierra Vista Avenue
La Mesa, CA 91941

*P8. Recorded by:

Wendy L. Tinsley Becker
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

*P9. Date Recorded: April 2017

*P10. Survey Type: Local Designation Effort

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

& Planning, LLC, County of San Diego Historic Site Designation Report - Wexler House / Lloyd Ruocco Project No. 6203, 10088 Sierra Vista Avenue, La Mesa, CA 91941, April 2017.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Wexler House / Lloyd Ruocco Project No. 6203 *NRHP Status Code 5S3

Page 2 of 3

B1. Historic Name: Wexler House / Lloyd Ruocco Project No. 6203

B2. Common Name: Wexler House

B3. Original Use: Single Family Dwelling

B4. Present Use: Single Family Dwelling

*B5. Architectural Style: Modern

*B6. Construction History: Constructed in 1962-1963 under County permit number 178084, and valued at \$31,800, the home was built to include four bedrooms, three bathrooms, a living room with dining area, a family room with fireplace, a raised basement with two workshop spaces—one at the northeast corner and one at the northwest corner, and a carport at the southeast corner of the dwelling. By February of 1963 the home was 60% constructed. Examination of the present-day appearance of the home's exterior facades against the elevation drawings reveal that the exterior is essentially unchanged from the original design with all character-defining features intact.

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

*B8. Related Features: None.

B9a. Architect: Lloyd Ruocco, FAIA b. Builder: Not Identified

*B10. Significance: Theme: (1) Community Development Patterns in the modern period;
(2) Embodying the distinctive characteristics of Modernist residential architecture;
(3) Representing the work of Master Architect Lloyd Ruocco, FAIA.

Area: San Diego and Mt. Helix Period of Significance (1) 1963-1970; (2) 1963-1970; (3) 1963-1965

Property Type Single Family Dwelling Applicable Criteria County of San Diego V.b(1) and V.b(3)

Master Architect Lloyd Ruocco designed the Modern style dwelling at 10088 Sierra Vista Avenue in 1962 for property owners Sidney and Henrietta Wexler who occupied the home through 2014-2015. The wood framed wood-clad Modernistic home at 10088 Sierra Vista Avenue is one of approximately seven Lloyd Ruocco-designed homes constructed in the greater Grossmont-Mt. Helix community between circa 1945 and 1969. Of the seven properties identified five are extant. Three of the five existing homes are designated as County of San Diego Historic Sites. With its intact low-slung linear plan, tongue and groove redwood and glass walls, cantilevered decking, and northerly views the Wexler Residence retains a high degree of integrity and has been maintained such that the home's appearance has not significantly changed from the 1962-1963 construction campaign. The home embodies the tenets and stylistic features of Modern architecture, and is an excellent intact example of the design skills of Lloyd Ruocco in the mid-point of his career. The Wexler House is historically and architecturally significant for its embodiment of Modernist domestic architecture that characterized Southern California, San Diego, and Mt. Helix in the 1960s; for its association with post-WWII Modern-period development patterns of Mt. Helix; and lastly, as a masterful representation of the work of the Master Architect Lloyd Ruocco. The property qualifies for designation under the following criteria.

- V. (b)(1) for its association with development patterns of the greater Grossmont-Mt. Helix community in the modern-period (circa 1940 through 1970). The period of significance under this context and criterion is 1963, from completion of construction, through 1970, the end of the Modern period.
- V. (b)(3) for embodying the distinctive characteristics of Modernistic residential architecture in the greater Grossmont-Mt. Helix community. The period of significance under this context and criterion is 1963, from completion of construction, through 1970, the end of the Modern period.
- V. (b)(3) for representing the work of Master Architect Lloyd Ruocco, FAIA. The period of significance for this context and criterion is 1963, from completion of construction, through 1965, when the home's carport was constructed.

The exterior and interior of the home, the carport, four large granite boulders natural to the property (three along the south facade and one at the northwest corner) and accounted for in the design process, and the open space allocated for a future swimming pool, are all contributing elements to the property's significance.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: Urbana Preservation & Planning, LLC, County of San Diego Historic Site Designation Report - Wexler House / Lloyd Ruocco Project No. 6203, 10088 Sierra Vista Avenue, La Mesa, CA 91941, April 2017

B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley Becker
Urbana Preservation & Planning, LLC

*Date of Evaluation: April 2017

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

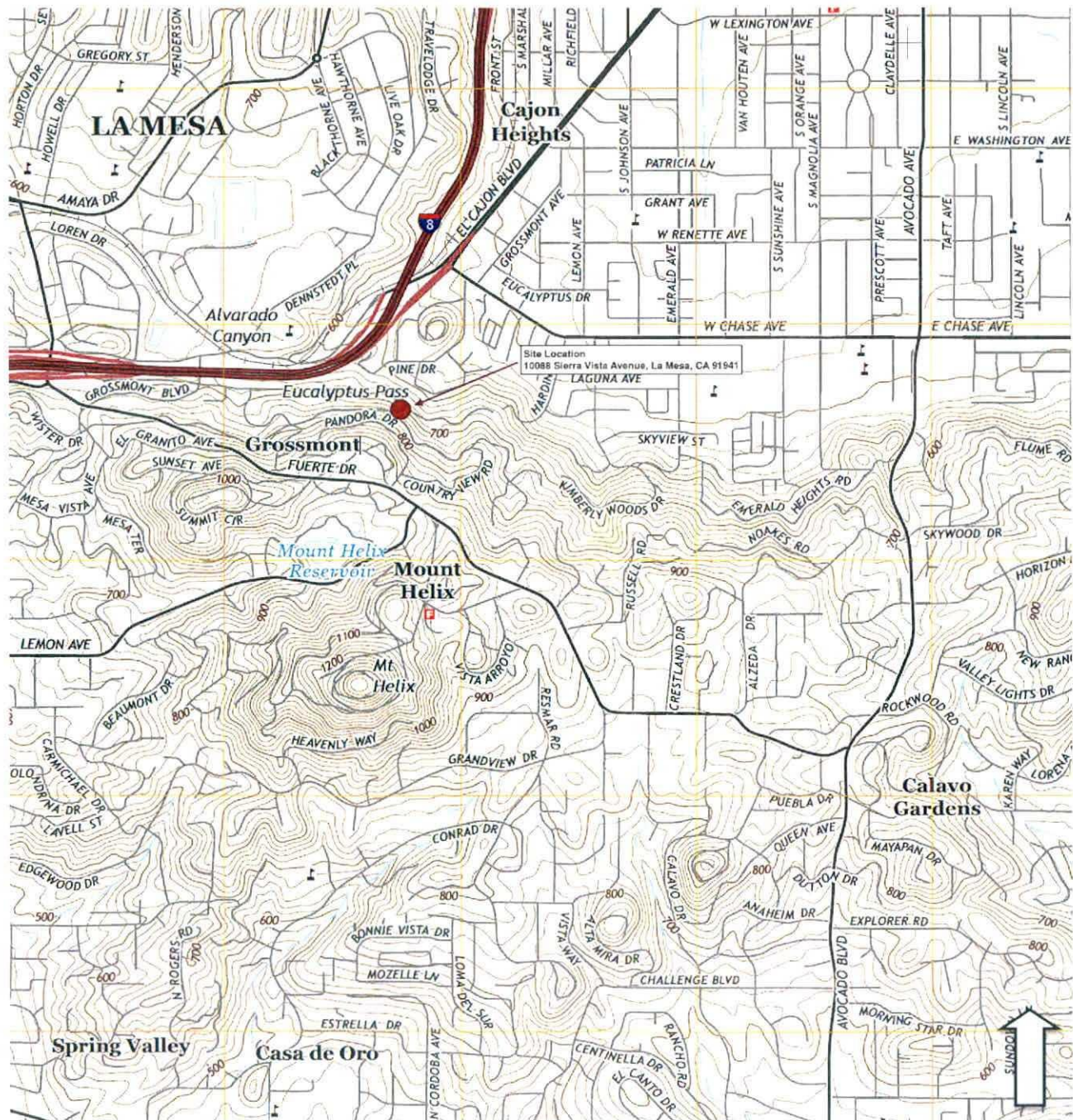
Primary# _____
HRI# _____
Trinomial# _____

Page 3 of 3

*NRHP Status Code: 5S3

*Resource Name or # Wexler House / Lloyd Ruocco Project No. 6203

Map Name: El Cajon Quadrangle Date: 2015 Scale: 1:24,000



END