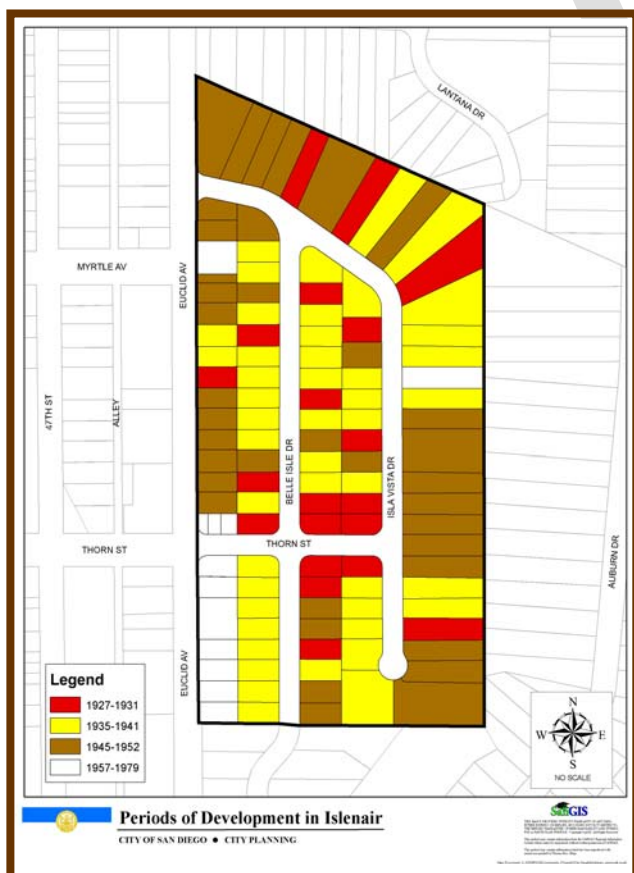


# Islenair

## Statement of Significance Period of Significance and District Boundary

The neighborhood of Islenair is historically significant as a historic district under Historical Resources Board (HRB) Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of a style, type and period of construction; namely Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The District boundary is based on the original Islenair subdivision, consisting of Islenair Unit #1 (Map 1898) and Islenair Unit #2 (Map 1925), and includes: the properties along the north side of Isla Vista Drive to the north; the homes along the east side of Isla Vista Drive to the east; the Isla Vista cul-de-sac and the properties at 3203 and 3204 Belle Isle Drive to the south; and Euclid Avenue to the west. The District includes 113 buildings on 115 parcels.



The first period of development in Islenair (1927-1931), beginning with the first sale of lots, is reflective of both the small house movement of the 1920's, which focused on quality design and construction in a compact, efficient layout containing no more than six rooms; as well as the popularity of Spanish Revival or Eclectic architecture that swept San Diego following the immense success of the 1915 Panama-California Exposition in San Diego's Balboa Park, which attracted thousands of people to San Diego and resulted in one of the greatest local building booms in San Diego History. Construction progressed steadily during the first period of development before the full effects of the Depression were felt and construction in Islenair came to a halt by the end of 1931.

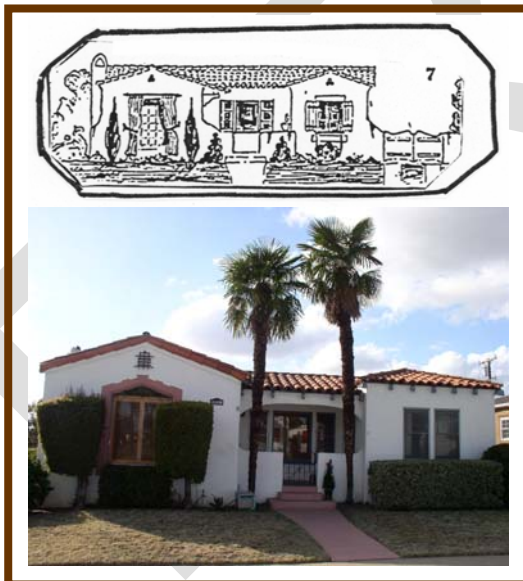
As building resumed in Islenair during the second period of development (1935-1941), the work of the newly formed Federal Housing Administration (FHA), which sought to improve the design and efficiency of the American home while lowering its cost, could be seen in the

introduction of a new architectural style known as Minimal Traditional, which resulted from the FHA's model of the ideal "minimum house." Construction of both Minimal Traditional and Spanish Eclectic homes continued in Islenair during much of the second period of development through 1937 when the last of the Spanish Eclectic style homes were built. Construction of Minimal Traditional homes continued until the onset of World War II, when resources were shifted to the war effort and construction once again came to a stop.

When the War ended and the third period of development (1945-1952) in Islenair began, the Minimal Traditional style again proved fast, efficient and affordable. Moderne design influences gave way to stronger, more updated Ranch influences, with slightly larger and longer floor plans and increased visibility of the garage. It was also during this time that one-half of the lots fronting Euclid Avenue were developed. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

Islenair has remained rather unaffected by intrusions over the years, with most modifications stemming from maintenance issues as opposed to development or redevelopment pressures. As a result, it has retained the unique character of a small house subdivision.

**Consistent with subdivision development throughout the United States, Islenair developed as demand for a semi-rural, community-centered way of life grew and advances in transportation**



**technology made development in outlying communities both affordable and practical. Its location marks a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of previously unreachable and underutilized land to the east. Development in Islenair reflects the small house movement which began in the 1920's and evolved through the Great Depression and World War II. The neighborhood serves as a microcosm of architectural trends from Spanish Eclectic to Minimal Traditional and Ranch styles, visually illustrating and encapsulating the booms, busts, and trends in working-class suburban development in San Diego during three distinct periods of development from 1927 through 1952.**

