



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 12, 2007 REPORT NO. HRB-07-021

ATTENTION: Historical Resources Board
Agenda of April 26, 2007

SUBJECT: **ITEM 5 – ISLENAIR HISTORIC DISTRICT (2nd HEARING)**

APPLICANT: City of San Diego

LOCATION: Various addresses within the survey area boundaries, defined by 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; Mid-City: City Heights Community, Council District 7

DESCRIPTION: Review the Islenair Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; consider modification of the Status Code of the property located at 3306 Isla Vista Drive and the Status Code and classification of the property at 3324 Isla Vista Drive; and consider the designation the Islenair Geographic/Traditional Historic District and the contributing resources within the District.

STAFF RECOMMENDATION

Staff recommends that the Board take the following actions:

1. Change the Status Code of the property at 3306 Isla Vista Drive from 5D3 to 5B.
2. Change the Status Code of the property at 3324 Isla Vista Drive from 5D3 to 6L and the status from Contributing to Non-Contributing.



Planning Department

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3. Designate the Islenair Historic District under
 - a. HRB Criterion A as a special element of San Diego’s historical, social, economic and architectural development:
 - i. reflecting the evolution of the small house movement which focused on quality design and construction in a compact, efficient layout from the Post-World War I through Post-World War II period;
 - ii. reflecting 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 from 1926 through 1952;
 - iii. reflecting middle and working class subdivisions which allowed families the opportunity to invest in homeownership in a neighborhood which utilized and expressed modern planning and subdivision principles;
 - iv. reflecting the patterns of local, early auto-oriented suburban development as advances in transportation technology made development in outlying communities both affordable and practical; and
 - v. reflecting the planning philosophy of adapting the design and layout of a subdivision to the natural topography on which the subdivision is to be located.
 - b. HRB Criterion C, as it embodies distinctive characteristics of a style, type and period of construction:
 - i. Style: Spanish Eclectic and Minimal Traditional.
 - ii. Type: “small house” and “minimum house” construction types.
 - iii. Period: San Diego’s development of Automobile Suburbs between 1926 and 1952 (Post-WWI through Post-WWII).
4. Designate all identified Contributing Resources under HRB Criterion F.
5. Direct staff to return to the Board with the Islenair District Development and Design Guidelines following input from the community.

BACKGROUND

This nomination is being brought before the Historical Resources Board (HRB) by the City of San Diego City Planning and Community Investment Department for consideration of designation as a Geographic/Traditional Historic District under the Land Development Code and HRB Policy 4.1, adopted April 25, 2002.

First Hearing

On March 22, 2007 the Board held the first hearing for the Islenair Historic District where the nomination was reviewed, deemed complete and forwarded to a second hearing for designation. At the first hearing the Board took the following actions:

1. Accepted the Islenair District boundary as proposed in the nomination.
2. Accepted the Historic Context as written in the nomination.
3. Accepted the Statement of Significance as written in the nomination, with emphasis on the importance of the district as a reflection of the small house movement from Post-WW1 through Post-WWII (1926-1952).
4. Accepted the Period of Significance with the following modifications:

- a. Adjust the Period of Significance from 1927-1952 to 1926-1952 to include the year that the subdivision maps for the district were filed and the improvements were installed.
 - b. Rename the development periods identified in the nomination to “Phases of Development” as opposed to “Periods of Development” to avoid confusion.
5. Accepted the use of the Status Codes as proposed in the nomination with the following clarification:
 - a. Clarify the Methodology to state that properties identified as 5B will not be designated as individual resources at the time the district is established. Individual designation will require a site specific intensive historic report with analysis under all adopted criteria under a separate Board action.
6. Accepted the classification of Contributing and Non-Contributing Resources as proposed in the nomination with direction to staff to re-evaluate the property located at 3324 Isla Vista Drive due to recent modifications.
7. Accepted the nomination as a whole and forwarded the district nomination to a second hearing for designation.

Staff Response to Board Direction

Based upon direction given by the Board at the first hearing, staff has made several modifications and clarifications to the district nomination. These modifications and clarifications include the following:

1. The Statement of Significance was revised slightly to include a more detailed description of the significance of the District under adopted Board Criteria, as outlined in the staff recommendation of this report. The Statement of Significance is now clearer in regard to significance under the established criteria, with emphasis on the small house movement.
2. The Period of Significance was changed to 1926-1952 to reflect the filing of the original subdivision maps and the installation of improvements. In addition, the phrase “Period of Development” was changed to “Phase of Development” throughout the document to differentiate the overall Period of Significance for the district as a whole from the multiple phases of development which occurred within that Period of Significance. (Please note: staff intends to change the “Period of Significance” in Section B10 of the BSOR to “1926-1952” on all DPR forms for the final Islenair District document once the district is established. Staff did not make this change for the April 12th draft to avoid excessive re-printing and waste.)
3. The Methodology was clarified to state that properties identified as 5B will not be designated as individual resources at the time the district is established. Individual designation will require a site specific intensive historic report with analysis under all adopted criteria under a separate Board action.
4. Staff-resurveyed and re-evaluated the property at 3324 Isla Vista Drive due to recent modifications to the house which include removal of the clay tile roof which was replaced with composition shingle; the removal of the wood accents at the sides of the windows on the hexagonal bay; and the removal of the original large 16-lite fixed wood frame window in the gable bay which was replaced with a much smaller 16-lite sliding vinyl frame and sash window. An update in the form of a Continuation Sheet has been provided in Attachment 4. Staff has determined that these recent modifications significantly impair the

integrity of the resource and have changed the Status Code to 6L and the status of the property to Non-Contributing. This change results in a total of 82 contributing properties and 32 non-contributing properties with a contributing percentage of 72%, still well above the District Policy minimum of 50% and recommended 65%. If the property owner were to reverse the modifications noted, the property could be reclassified as a contributing property at the discretion of the full Board.

3306 Isla Vista Drive

At the first hearing, the owner of the property at 3306 Isla Vista Drive requested that the Board consider changing the Status Code of her property from 5D3 to 5B. Staff neglected to ask the Board to act on this request at the first hearing. Upon review of the property, staff has no issue with changing the Status Code to 5B, as the property may be eligible for individual designation as a good example of Spanish Eclectic architecture. Again, properties identified as 5B will not be designated as individual resources at the time the district is established. Individual designation will require a site specific intensive historic report with analysis under all adopted criteria under a separate Board action. This change is reflected in the staff recommendation and will require approval by a majority of the Boardmembers present at the second hearing.

Islenair Development and Design Guidelines

Staff has drafted Development and Design Guidelines for Islenair, which were included in the March 14, 2007 draft as Appendix A. Community members have expressed an interest in working with staff and the HRB to refine these Guidelines. Due to time constraints, staff has taken the Development and Design Guidelines out of the District nomination so that the designation hearing can proceed. Staff will work with the community to develop the Guidelines and return to the Board for review and adoption of the Development and Design Guidelines in Fall 2007.

District Record

Upon designation of the Islenair Geographic/Traditional Historic District, staff intends to prepare a California Department of Parks and Recreation DPR-523D form for the district file using the information provided in the district nomination as approved by the HRB in their action to designate the district.

ANALYSIS

Establishing the historical significance of a district under the adopted HRB Historical District Policy is a two-step process which requires that one or more of criteria "a" through "k" identified in the District Policy be utilized in determining the significance of an area proposed for district designation. The district is then designated under the standard adopted Board Criteria A-E, as supported by the analysis under the District Policy criteria. Contributing resources are then designated under Criterion F. The significance criteria identified in the District Policy which apply to Islenair, and the corresponding HRB designation criteria are as follows:

"a" Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City's development.

Such an area will usually contain structures of architectural interest identified with common heritage and traditional functions.

Islenair was developed as a working and middle class subdivision that borrowed design influences from more affluent subdivisions in San Diego such as Kennsington. Islenair lots, which usually sold for \$845 to \$1095, included the installation of gas, electricity, water, and paved sidewalks and curbs. Minimum allowable cost for construction and improvements on lots in Islenair was set at \$3,500, as opposed to the \$5,000 minimum set in subdivisions such as Kensington, which sold its lots for \$900 to \$3,700. Census data from the City Heights area in 1930 through 1950 reveal that the population was predominantly working class and high school-educated, with occupations such as “Professional/Technical”, “Clerical”, “Sales”, “Craftsmen”, “Service”, and “Laborers” who fell within middle to lower income ranges. Islenair’s emphasis on small-scale, affordable development allowed middle and working class families the opportunity to invest in homeownership in a neighborhood which utilized and expressed modern planning and subdivision principles.

The applicable HRB designation Criterion associated with this significance is HRB Criterion A, as an intact and special element of San Diego’s social and economic development.

“d” Development Progression: *Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.*

Islenair reflects the evolution of the small house movement, which focused on quality design and construction in a compact, efficient layout and had its roots in the City Beautiful movement of the 1890’s before gaining momentum in the 1920’s following the end of WWI. The earliest development in Islenair during the first phase (1927-1931) reflects the small house design in a Spanish Eclectic expression. The notion of the small house evolved and became a national priority following the Great Depression through the work of the Federal Housing Administration (FHA) and their model of the “minimum house”. This evolution is reflected in the introduction of the Minimal Traditional style and the continued, but declining use of the Spanish Eclectic style in small house form during the second phase of development (1935-1941). The third phase of development (1945-1952) reflects the continued importance of the efficiency of the minimum house, both in terms of cost and construction, in the wake of World War II as veterans returned home and housing supply was low.

Islenair also 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 from 1926 through 1952.

The applicable HRB designation Criteria associated with this significance is HRB Criterion A, as an intact and special element of San Diego’s historical and architectural development; and HRB Criterion C, as it embodies distinctive characteristics of a style (Spanish Eclectic and Minimal Traditional styles), type (“small house” and “minimum house” construction types) and period (San Diego’s development of Automobile Suburbs between 1926 and 1952) of construction.

“e” Consistent Plan: *Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.*

Islenair reflects the patterns of local, early auto-oriented suburban development as advances in transportation technology made development in outlying communities both affordable and practical. Its location along the Euclid Avenue extension surrounded on three sides by canyon space 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 personal mobility and population propelled the creation of new infrastructure and the use of previously unreachable and underutilized land to the east.

Islenair also reflects the planning philosophy of adapting the design and layout of a subdivision to the natural topography on which the subdivision is to be located. The developers of Islenair took advantage of their location along a canyon, adapting the City's grid pattern to create a curving street along the canyon's edge. The subdivision was marketed as providing not only wonderful views of the adjacent canyon and beyond, but also an excellent, temperate climate afforded by its location.

The applicable HRB designation Criteria associated with this significance is HRB Criterion A, as an intact and special element of San Diego's historical development.

“j” Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Most of the homes in Islenair, which reflect modest, middle and working class small house development, would be considered to be individually undistinguished. These resources derive their significance as part of a unified whole which conveys significance as an early auto-oriented, working class subdivision illustrating the progression of the small house movement.

The applicable HRB designation Criteria associated with this significance is HRB Criterion A, as an intact and special element of San Diego's historical, social, economic and architectural development; and HRB Criterion C, as it embodies distinctive characteristics of a style (Spanish Eclectic and Minimal Traditional styles), type (“small house” and “minimum house” construction types) and period of construction (San Diego's development of Automobile Suburbs between 1926 and 1952).

CONCLUSION

At this time, staff recommends that the Board take the following actions:

1. Change the Status Code of the property at 3306 Isla Vista Drive from 5D3 to 5B.
2. Change the Status Code of the property at 3324 Isla Vista Drive from 5D3 to 6L and the status from Contributing to Non-Contributing.
3. Designate the Islenair Historic District under
 - a. HRB Criterion A as a special element of San Diego's historical, social, economic and architectural development:
 - i. reflecting the evolution of the small house movement which focused on quality design and construction in a compact, efficient layout from the Post-World War I through Post-World War II period;
 - ii. reflecting 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 from 1926 through 1952;
- iii. reflecting middle and working class subdivisions which allowed families the opportunity to invest in homeownership in a neighborhood which utilized and expressed modern planning and subdivision principles;
 - iv. reflecting the patterns of local, early auto-oriented suburban development as advances in transportation technology made development in outlying communities both affordable and practical; and
 - v. reflecting the planning philosophy of adapting the design and layout of a subdivision to the natural topography on which the subdivision is to be located.
- b. HRB Criterion C, as it embodies distinctive characteristics of a style, type and period of construction:
 - i. Style: Spanish Eclectic and Minimal Traditional.
 - ii. Type: “small house” and “minimum house” construction types.
 - iii. Period: San Diego’s development of Automobile Suburbs between 1926 and 1952 (Post-WWI through Post-WWII).
- 4. Designate all identified Contributing Resources under HRB Criterion F.
 - 5. Direct staff to return to the Board with the Islenair District Development and Design Guidelines following input from the community.

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior’s Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



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KS/cw

- Attachment(s):
- 1. Staff Report from the first hearing dated March 14, 2007 (without attachments)
 - 2. Corrected attachments from the staff report dated March 14, 2007
 - 3. DRAFT Resolution for the Islenair Geographic/Traditional Historic District
 - 4. Replacement pages for the Islenair District Nomination (under separate cover)



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 14, 2007 REPORT NO. HRB-07-017

ATTENTION: Historical Resources Board
Agenda of March 22, 2007

SUBJECT: **ITEM 9 – ISLENAIR HISTORIC DISTRICT (1ST HEARING)**

APPLICANT: City of San Diego

LOCATION: Various addresses within study area boundaries, defined by 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; Mid-City: City Heights Community, Council District 7

DESCRIPTION: Review the Islenair Geographic Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, classification of all contributing and non-contributing resources, and design guidelines; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

STAFF RECOMMENDATION

Provide direction to staff regarding the content of the nomination, find that the nomination is complete, and direct staff to bring forward the district nomination for historical designation at the next available HRB meeting.



Planning Department

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This nomination is being brought before the Historical Resources Board (HRB) by the City of San Diego City Planning and Community Investment Department for consideration for designation as a Geographic/Traditional Historic District under HRB Policy 4.1, adopted April 25, 2002.

District Policy

The HRB's Historical District Policy on Establishing Historical Districts, adopted January 7, 1977 and amended most recently by the HRB on April 25, 2002 is the Board's current adopted policy which guides the designation of historic districts (Attachment 1). The Islenair Historic District is being proposed as a Geographic/Traditional Historic District, which is defined by the current policy as a "a finite group of resources related to one another in a clearly distinguishable way and within a geographically definable area which have related character, architectural styles, interrelationships, and physical proximity and association." The Policy requires that a nomination for a Geographic/Traditional Historic District provide the following: Geographic Boundaries; a Statement of Significance establishing the historical significance of the district under adopted Board criteria; Site Surveys of all properties within the district boundaries (DPR-523 forms); identification of Contributing Sites and Non-contributing Sites; identification of District Features deemed essential to the maintenance of the district's architectural and/or historic integrity; and if necessary, Development and Design Guidelines to provide an appropriate context for the application of US Secretary of Interior's Standards when considering a project's impact on a historic district.

The current policy requires two hearings by the full HRB. The first hearing is intended to allow the Board to "evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing". At the second hearing, the Board will "hear public testimony on the establishment of the historical district, and take appropriate action." While public noticing is required only for the second hearing when the designation action is taken, staff has notified all property owners of the first hearing on March 22, 2007.

In regard to owner support for the establishment of the district, the current Policy states that, "If the request is brought forth by the City, based on comprehensive historical studies available to the City, staff shall include information showing the extent of community support and involvement in the preparation of the Historic District Document." While the Policy does require the City to disclose the level of support, support from a substantial number or a majority of the property owners is not required when the nomination is brought forward by the City. Property owner feedback in 2002, as well as owner response at the workshop in 2007 indicates that the majority of property owners do support the establishment of the district. Polling of the property owners is ongoing at the time of report preparation and will be disclosed to the Board at the first hearing.

The History of the District Effort

In July 2002, at the request of community representatives, City of San Diego Planning Department staff began research into the history of the Islenair subdivision, located in the San Diego community of City Heights. Following completion of initial research, staff conducted an intensive architectural survey of the original Islenair subdivision in March 2002. At this time staff prepared State of California Department of Parks and Recreation (DPR) Primary Records (523-A) and Building, Structure and Object Records (523-B) for each property. This information was compiled, along with an Executive Summary, Introduction, History, description of the Survey Area, Methodology, and Statement of Significance, into a draft document for the Islenair Historical District. The document was updated and a second draft was released in November 2002. Following the release of the second draft, HRB staff conducted a community workshop to present the proposed Islenair District and answer questions from property owners, at which time the district received a favorable response from the community. The district effort was stalled shortly thereafter following review and direction from the HRB's Policy Subcommittee regarding the adequacy of the Historic Context and Statement of Significance, and insufficient staffing to follow through with that direction.

In January of 2007, Historical Resources staff was able to resume processing of the Islenair district and conducted a second intensive architectural survey to update the information gathered in 2002. Following this second survey, staff identified the need for a number of changes to the document, including the identification of architectural styles, the architectural descriptions, the analysis of modifications and integrity, and the ownership information. Given the extent of the update, and the fact that the 2002 survey was never submitted to the Office of Historic Preservation (OHP) or the South Coast Information Center (SCIC), staff opted to generate new DPR forms as opposed to simply updating the ones from 2002. Information presented in this nomination reflects this updated information and analysis.

On February 22, 2007, HRB staff returned to the Policy Subcommittee to present the revised Historic Context and Statement of Significance, which had undergone substantial alteration beginning in January 2007. The presentation received a positive initial response from members of the Subcommittee, who were to review the Context and Statement of Significance and provide feedback to staff at the following Subcommittee meeting. On March 10, 2007 staff held a new community workshop for Islenair property owners to update them on the progress of the district, provide information, and answer questions. The workshop was well received and well attended with 22 properties represented, all of whom indicated their support for the establishment of the District by the end of the workshop. Staff then returned to the Policy Subcommittee on March 12, 2007 for comment and direction related to the Historic Context and Statement of Significance. The Subcommittee indicated their support of staff's efforts and encouraged staff to provide additional information regarding the history of the people who have lived in Islenair and the larger City Heights Community. Direction received by the Subcommittee has been incorporated into the March 14, 2007 draft of the Islenair Historic District nomination.

ANALYSIS

Historic Context

The Historic Context of Islenair is summarized here. For the complete Historic Context, please refer to Section 4, pages 7 through 21 of the Islenair District nomination.

Islenair is a small, working class, early auto-oriented suburb in the community of City Heights that reflects the small house movement which took hold following World War I and became a national standard of development in the wake of the Great Depression and the Post-World War II housing shortage. 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. 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.

The first period of development in Islenair from 1927 through 1931 (Attachment 2), 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 from 1935 through 1941 (Attachment 3), 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 from 1945 through 1952 (Attachment 4) 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.

A handful of development occurred in the late 1950's through the 1970's, consisting almost exclusively of multi-family and commercial buildings along Euclid Avenue with the exception of one single family Ranch style home located on Isla Vista. These structures are not reflective

of the character and quality of development in Islenair and occurred outside of the three main periods of development, and therefore are not contributors to the Islenair District.

Historical Significance of Islenair

Establishing the historical significance of a district under the adopted HRB Historical District Policy is a two-step process which requires that one or more of criteria “a” through “k” identified in the District Policy be utilized in determining the significance of an area proposed for district designation. The district is then designated under the standard adopted Board Criteria A-E, as supported by the analysis under the District Policy criteria. Contributing resources are then designated under Criterion F. The significance criteria identified in the District Policy which apply to Islenair, and the corresponding HRB designation criteria are as follows:

“a” Common Heritage: *An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City’s development. Such an area will usually contain structures of architectural interest identified with common heritage and traditional functions.*

Islenair was developed as a working and middle class subdivision that borrowed design influences from more affluent subdivisions in San Diego such as Kennsington. Islenair lots, which usually sold for \$845 to \$1095, included the installation of gas, electricity, water, and paved sidewalks and curbs. Minimum allowable cost for construction and improvements on lots in Islenair was set at \$3,500, as opposed to the \$5,000 minimum set in subdivisions such as Kensington, which sold its lots for \$900 to \$3,700. Census data from the City Heights area in 1930 through 1950 reveal that the population was predominantly working class and high school-educated, with occupations such as “Professional/Technical”, “Clerical”, “Sales”, “Craftsmen”, “Service”, and “Laborers” who fell within middle to lower income ranges. Islenair’s emphasis on small-scale, affordable development allowed middle and working class families the opportunity to invest in homeownership in a neighborhood which utilized and expressed modern planning and subdivision principles.

The applicable HRB designation Criterion associated with this significance is HRB Criterion A, as an intact and special element of San Diego’s social and economic development.

“d” Development Progression: *Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.*

Islenair reflects the evolution of the small house movement, which focused on quality design and construction in a compact, efficient layout and had its roots in the City Beautiful movement of the 1890’s before gaining momentum in the 1920’s following the end of WWI. The earliest development in Islenair during the first period (1927-1931) reflects the small house design in a Spanish Eclectic expression. The notion of the small house evolved and became a national priority following the Great Depression through the work of the Federal Housing Administration (FHA) and their model of the “minimum house”. This evolution is reflected in the introduction of the Minimal Traditional style and the continued, but declining use of the Spanish Eclectic style in small house form during the second period of development (1935-1941). The third period of development (1945-1952) reflects the continued importance of the efficiency of the

minimum house, both in terms of cost and construction, in the wake of World War II as veterans returned home and housing supply was low.

Islenair also 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 from 1927 through 1952.

The applicable HRB designation Criteria associated with this significance is HRB Criterion A, as an intact and special element of San Diego's historical and architectural development; and HRB Criterion C, as it embodies distinctive characteristics of a style (Spanish Eclectic and Minimal Traditional styles), type ("small house" and "minimum house" construction types) and period (San Diego's development of Automobile Suburbs between 1927 and 1952) of construction.

"e" Consistent Plan: Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.

Islenair reflects the patterns of local, early auto-oriented suburban development as advances in transportation technology made development in outlying communities both affordable and practical. Its location along the Euclid Avenue extension surrounded on three sides by canyon space 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 personal mobility and population propelled the creation of new infrastructure and the use of previously unreachable and underutilized land to the east.

Islenair also reflects the planning philosophy of adapting the design and layout of a subdivision to the natural topography on which the subdivision is to be located. The developers of Islenair took advantage of their location along a canyon, adapting the City's grid pattern to create a curving street along the canyon's edge. The subdivision was marketed as providing not only wonderful views of the adjacent canyon and beyond, but also an excellent, temperate climate afforded by its location.

The applicable HRB designation Criteria associated with this significance is HRB Criterion A, as an intact and special element of San Diego's historical development.

"j" Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Most of the homes in Islenair, which reflect modest, middle and working class small house development, would be considered to be individually undistinguished. These resources derive their significance as part of a unified whole which conveys significance as an early auto-oriented, working class subdivision illustrating the progression of the small house movement.

The applicable HRB designation Criteria associated with this significance is HRB Criterion A, as an intact and special element of San Diego's historical, social, economic and architectural development; and HRB Criterion C, as it embodies distinctive characteristics of a style (Spanish

Eclectic and Minimal Traditional styles), type (“small house” and “minimum house” construction types) and period of construction (San Diego’s development of Automobile Suburbs between 1927 and 1952).

Assessing Integrity

In conducting the analysis of the integrity of the district, staff referred to National Register Bulletin 15, Section 8, “How to Evaluate the Integrity of a Property”. The bulletin states, “For a district to retain integrity as a whole, the *majority* of the components that make up the district’s character must possess integrity even if they are *individually undistinguished*.” In respect to a resource’s ability to contribute to a district, Bulletin 15 states, “A component of a district cannot contribute to the significance [of the district] if it has been substantially altered since the period of the district’s significance or it does not share the associations of the district.” Islenair has not been impacted by tear-downs, inappropriate infill or redevelopment to any significant degree and retains a distinct sense of time, place and character as a whole. Modifications typically center on maintenance issues, as opposed to development or redevelopment pressures.

During the intensive architectural survey staff identified modifications to each component of the district and evaluated their impact on the architectural and historical integrity of the resources at a contributing level. When necessary, these modifications were researched further through building records. Modifications were classified “mildly impairing integrity”, “moderately impairing integrity” and “significantly impairing integrity”. A detailed description of staff’s methodology for assessing integrity can be found in Section 6 of the report on pages 26 and 27. In summary, modifications which mildly impair integrity are cosmetic in nature and do not result in the loss of historic fabric. Modifications which moderately impair integrity may involve some loss of historic fabric, but are reversible. Modifications which significantly impair integrity involve the loss of historic fabric and are not easily reversed or restored.

In general, staff determined that properties with modifications which mildly or moderately impair integrity retain their ability to convey their significance as part of the larger district, and thus have typically classified these properties as contributing. Staff’s position is that all properties classified as contributing are eligible for designation as a contributing resource to the district in their current condition. However, it is the intention of staff to incorporate the reversal of modifications which mildly and moderately impact integrity as conditions of any future Mills Act agreement. This will allow property owners to utilize the benefits of the Mills Act to invest in the restoration and rehabilitation of their properties, thereby improving not only the individual property, but the integrity of the district as a whole. Cumulative effects of modifications which moderately impair integrity were taken into consideration during the analysis of integrity and may render a property non-contributing. Modifications which significantly impair integrity will typically render the property non-contributing. However, those properties identified with a Status Code of 6L may become eligible as contributors in the future at the discretion of the Board if the modifications were reversed prior to designation through a restoration plan approved by staff and/or DAS.

Identifying Contributing and Non-Contributing Resources

The adopted Board Policy on the Establishment of Historic District states that, “Generally a Geographic Historic District should have a minimum of 50% contributing sites, and ideally 65%

or more.” Of the 114 properties within Islenair, 83 were determined to be contributing, while 31 were determined to be non-contributing, which results in 73% (percent) of the resources in Islenair identified as contributing to the significance of the district (Attachment 5). Twelve of the 31 non-contributing resources were identified as non-contributing due to cumulative modifications which had adversely impacted the integrity of the resource. However, these modifications, which are identified in section B.6 of the DPR 523-B form, could be restored with the direction of the Historical Resources Board and their staff. If these resources were to be restored, the Board may reconsider the classification of the resource from non-contributing to contributing. An additional ten of the 31 non-contributing resources were identified as non-contributing due to cumulative modifications which cannot be reversed without substantial reconstruction. The remaining nine of the 31 non-contributing resources were identified as non-contributing because they fell outside the period of significance for the district.

Staff is requesting that the Board review the recommendations regarding classification of contributing and non-contributing resources and make suggestions regarding changes to those classifications at the first hearing. This will allow staff to make changes to the document and notify property owners of the likely status of their property prior to the second hearing. To assist Boardmembers with this analysis, staff has provided a spreadsheet as Attachment 6 which Boardmembers can use to make notes regarding various properties. The decision to reclassify a property from contributing to non-contributing or non-contributing to contributing should be made by a majority of the Boardmembers in attendance at the first hearing. The decision to designate the district and all identified contributors at the second hearing will require the vote of 6 Boardmembers, consistent with any designation action.


OTHER CONSIDERATIONS

Staff has drafted Development and Design Guidelines for Islenair, which are included as Appendix A. Community members have expressed an interest in working with staff and the HRB to refine these Guidelines. If work on the Guidelines cannot be completed prior to the second hearing, staff will recommend that the Guidelines be taken out of the District nomination so that the designation hearing can proceed, and staff will return to the Board with the Development and Design Guidelines at a later date.

CONCLUSION

Establishment of the Islenair Historic District provides a unique opportunity to bring historic preservation to a community which lacks adequate representation and preservation of its historic resources. Currently, Council District 7 contains only 6 designated resources. In addition, Census data reveals that the limited number of potential resources within the 92105 zip code, which encompasses most of City Heights and adjacent land to the east, has declined over the past decade and in all likelihood continues to do so. In 1990, only 19% of the housing stock (4,349 structures) in this area was built prior to 1950. Of this 19%, only 10% (2,284 structures) was built prior to 1940. By 2000, only 18% of the housing stock (3,926 structures) was built prior to 1950. Of this 18%, only 9% (2,023 structures) was built prior to 1940. In the 10 years between 1990 and 2000, 423 structures built prior to 1950 were destroyed. The designation of Islenair will help to preserve and tell the history of City Heights and East San Diego, providing greater balance to San Diego’s preservation program.

At this time, staff recommends that the Board provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, classification of contributing and non-contributing resources, and design guidelines; find that the district nomination is complete based upon this direction; and direct staff to docket the Islenair district nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.



Kelley Saunders
Senior Planner



Cathy Winterrowd
Senior Planner/Program Coordinator

KS/cw

- Attachment(s):
1. Adopted Board Policy on the Establishment of Historic Districts
 2. Map of First Period of Development in Islenair
 3. Map of Second Period of Development in Islenair
 4. Map of Third Period of Development in Islenair
 5. Map of Contributing and Non-Contributing Resources
 6. Spreadsheet of all properties
 7. Islenair Historic District nomination under separate cover

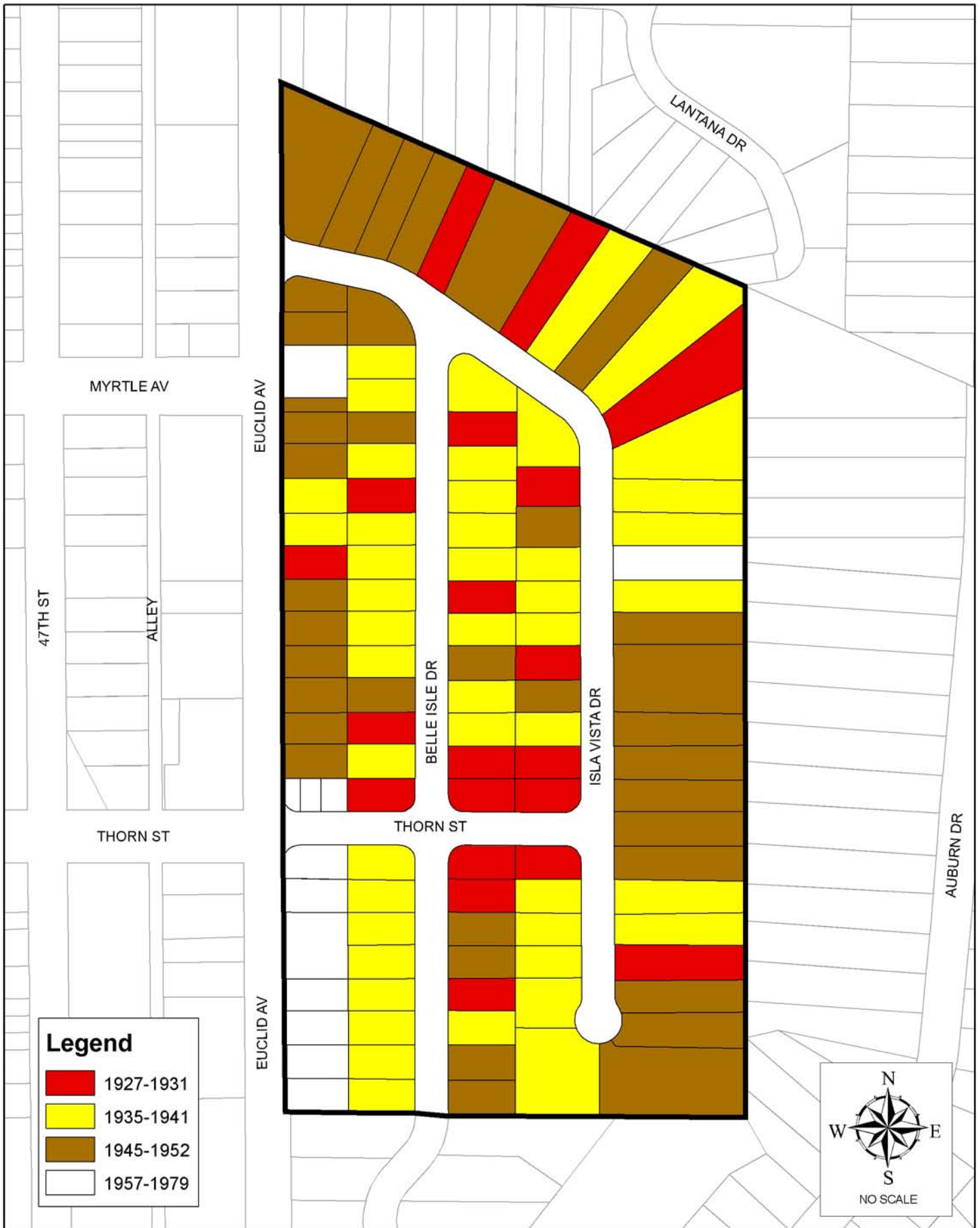


Contributing and Non-Contributing Resources

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Phases of Development in Islenair

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First Phase of Development: 1927-1931

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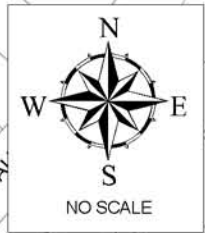
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Legend

- Minimal Traditional/Modern Construction during the Second Period
- Spanish Eclectic Construction during the Second Period
- Spanish Eclectic Construction during the First Period



Second Phase of Development: 1935-1941

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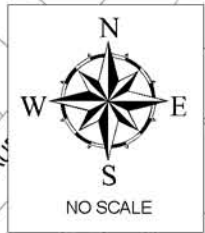
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Legend

- Minimal Traditional/Modern Construction during the Third Period
- Spanish Eclectic Construction during the First and Second Periods
- Minimal Traditional/Modern Construction during the First and Second Periods



Third Phase of Development: 1945-1952

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RESOLUTION NUMBER R-070426XX
ADOPTED ON April 26, 2007

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on April 26, 2007, to consider the historical designation of the Islenair Geographic/Traditional Historic District (with various property owners) located at various addresses within the Islenair neighborhood, bounded by 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; in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. XXX**, and

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Islenair Geographic/Traditional Historic District on the following findings:

1. The Islenair Historic District is significant under HRB Criterion A as a special element of San Diego's historical, social, economic and architectural development:
 - a. reflecting the evolution of the small house movement which focused on quality design and construction in a compact, efficient layout from the Post-World War I through Post-World War II period;
 - b. reflecting 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 from 1926 through 1952;
 - c. reflecting middle and working class subdivisions which allowed families the opportunity to invest in homeownership in a neighborhood which utilized and expressed modern planning and subdivision principles;
 - d. reflecting the patterns of local, early auto-oriented suburban development as advances in transportation technology made development in outlying communities both affordable and practical; and
 - e. reflecting the planning philosophy of adapting the design and layout of a subdivision to the natural topography on which the subdivision is to be located.
2. HRB Criterion C, as it embodies distinctive characteristics of a style, type and period of construction:
 - a. Style: Spanish Eclectic and Minimal Traditional.
 - b. Type: "small house" and "minimum house" construction types.
 - c. Period: San Diego's development of Automobile Suburbs between 1926 and 1952 (Post-WWI through Post-WWII).

BE IT FURTHER RESOLVED, that the following properties have been identified as Contributing Resources to the Islenair Geographic/Traditional Historic District and shall be designated under HRB Criterion F. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation:

HRB Site #	St #	St Name	APN	Legal Description	Status Code
xxx-01	3203	Belle Isle Drive	476-242-23-00	Islenair Unit #2, Block 8 Lot 8	5D3
xxx-02	3204	Belle Isle Drive	476-241-08-00	Islenair Unit #2 Block 7 Lot 9	5D3
xxx-03	3211	Belle Isle Drive	476-242-22-00	Islenair Unit #2 Block 8, Lot 7	5D3
xxx-04	3221	Belle Isle Drive	476-242-21-00	Islenair Unit #2 Block 8 Lot 6	5D3
xxx-05	3222	Belle Isle Drive	476-241-10-00	Islenair Unit #2 Block 7 Lot 11	5D3
xxx-06	3227	Belle Isle Drive	476-242-20-00	Islenair Unit #2 Block 8 Lot 5	5D3
xxx-07	3235	Belle Isle Drive	476-242-19-00	Islenair Unit #2 Block 8 Lot 4	5D3
xxx-08	3243	Belle Isle Drive	476-242-18-00	Islenair Unit #2 Block 8 Lot 3	5D3
xxx-09	3244	Belle Isle Drive	476-241-13-00	Islenair Unit #2 Block 7 Lot 14	5D3
xxx-10	3250	Belle Isle Drive	476-241-14-00	Islenair Unit #2 Block 7 Lot 15	5D3
xxx-11	3251	Belle Isle Drive	476-242-17-00	Islenair Unit #2 Block 8 Lot 2	5D3
xxx-12	3261	Belle Isle Drive	476-242-16-00	Islenair Unit #2 Block 8 Lot 1	5B
xxx-13	3262	Belle Isle Drive	476-241-15-00	Islenair Unit #2 Block 7 Lot 16	5D3
xxx-14	3304	Belle Isle Drive	476-151-19-00	Islenair Unit #1 Block 1 Lot 17, Block 4 Lot 2	5B
xxx-15	3315	Belle Isle Drive	476-152-12-00	Islenair Unit #1 Block 2 Lot 12	5D3
xxx-16	3323	Belle Isle Drive	476-152-05-00	Islenair Unit #1 Block 2 Lot 11	5D3
xxx-17	3328	Belle Isle Drive	476-151-22-00	Islenair Unit #1 Block 1 Lot 20	5D3
xxx-18	3329	Belle Isle Drive	476-152-10-00	Islenair Unit #1 Block 2 Lot 10	5D3
xxx-19	3336	Belle Isle Drive	476-151-23-00	Islenair Unit #1 Block 1 Lot 21	5D3
xxx-20	3344	Belle Isle Drive	476-151-24-00	Islenair Unit #1 Block 1 Lot 22	5D3
xxx-21	3345	Belle Isle Drive	476-152-08-00	Islenair Unit #1 Block 2 Lot 8	5D3
xxx-22	3403	Belle Isle Drive	476-152-07-00	Islenair Unit #1 Block 2 Lot 7	5D3
xxx-23	3411	Belle Isle Drive	476-152-06-00	Islenair Unit #1 Block 2 Lot 6	5D3
xxx-24	3412	Belle Isle Drive	476-151-26-00	Islenair Unit #1 Block 1 Lot 24	5D3
xxx-25	3422	Belle Isle Drive	476-151-27-00	Islenair Unit #1 Block 1 Lot 25	5D3
xxx-26	3423	Belle Isle Drive	476-152-05-00	Islenair Unit #1 Block 2 Lot 5	5D3
xxx-27	3426	Belle Isle Drive	476-151-28-00	Islenair Unit #1 Block 1 Lot 26	5D3
xxx-28	3435	Belle Isle Drive	476-152-04-00	Islenair Unit #1 Block 2 Lot 4	5D3
xxx-29	3439	Belle Isle Drive	476-152-03-00	Islenair Unit #1 Block 2 Lot 3	5D3
xxx-30	3442	Belle Isle Drive	476-151-30-00	Islenair Unit #1 Block 1 Lot 28	5D3
xxx-31	3443	Belle Isle Drive	476-151-02-00	Islenair Unit #1 Block 2 Lot 2	5D3
xxx-32	3458	Belle Isle Drive	476-151-31-00	Islenair Unit #1 Block 1 Lot 29	5D3
xxx-33	3462	Belle Isle Drive	476-151-32-00	Islenair Unit #1 Block 1 Lot 30	5D3
xxx-34	3323	Euclid Avenue	476-151-14-00	Islenair Unit #1, Block 1, Lot 14	5D3
xxx-35	3329	Euclid Avenue	476-151-13-00	Islenair Unit #1, Block 1, Lot 13	5D3
xxx-36	3333	Euclid Avenue	476-151-12-00	Islenair Unit #1, Block 1, Lot 12	5D3
xxx-37	3345	Euclid Avenue	476-151-11-00	Islenair Unit #1, Block 1, Lot 11	5D3
xxx-38	3405	Euclid Avenue	476-151-10-00	Islenair Unit #1, Block 1, Lot 10	5D3

HRB Site #	St #	St Name	APN	Legal Description	Status Code
xxx-39	3411	Euclid Avenue	476-151-09-00	Islenair Unit #1 Block 1, Lot 9	5D3
xxx-40	3419	Euclid Avenue	476-151-08-00	Islenair Unit #1, Block 1 Lot 8	5B
xxx-41	3443	Euclid Avenue	476-151-05-00	Islenair Unit #1, Block 1 Lot 5	5D3
xxx-42	3202	Isla Vista Drive	476-242-10-00	Islenair Unit #2, Block 8, Lot 10 and 9	5D3
xxx-43	3209	Isla Vista Drive	476-242-08-00	Islenair Unit #2, Block 6, Lot 8	5D3
xxx-44	3219	Isla Vista Drive	476-242-07-00	Islenair Unit #2, Block 6, Lot 7	5D3
xxx-45	3224	Isla Vista Drive	476-242-12-00	Islenair Unit #2, Block 8, Lot 12	5D3
xxx-46	3225	Isla Vista Drive	476-242-06-00	Islenair Unit #2, Block 8, Lot 12	5D3
xxx-47	3226	Isla Vista Drive	476-242-11-00	Islenair Unit #2, Block 6, Lot 6	5D3
xxx-48	3235	Isla Vista Drive	476-242-05-00	Islenair Unit #2, Block 6, Lot 5	5D3
xxx-49	3241	Isla Vista Drive	476-242-04-00	Islenair Unit #2, Block 6, Lot 4	5D3
xxx-50	3242	Isla Vista Drive	476-242-14-00	Islenair Unit #2, Block 8, Lot 14	5D3
xxx-51	3249	Isla Vista Drive	476-242-03-00	Islenair Unit #2, Block 6, Lot 3	5D3
xxx-52	3305	Isla Vista Drive	476-242-01-00	Islenair Unit #1, Block 3, Lot 23 and Islenair Unit #2, Block 6, Lot 1	5D3
xxx-53	3306	Isla Vista Drive	476-152-14-00	Islenair Unit #1, Block 2, Lot 14 and Islenair Unit #2, Block 5, Lot 2	5B
xxx-54	3314	Isla Vista Drive	476-152-15-00	Islenair Unit #1, Block 2, Lot 15	5D3
xxx-55	3315	Isla Vista Drive	476-160-20-00	Islenair Unit #1, Block 3, Lot 22	5D3
xxx-56	3321	Isla Vista Drive	476-152-15-00	Islenair Unit #1, Block 3, Lot 21	5D3
xxx-57	3330	Isla Vista Drive	476-152-17-00	Islenair Unit #1, Block 2, Lot 17	5D3
xxx-58	3338	Isla Vista Drive	476-152-18-00	Islenair Unit #1, Block 2, Lot 18	5D3
xxx-59	3344	Isla Vista Drive	476-152-19-00	Islenair Unit #1, Block 2, Lot 19	5D3
xxx-60	3345	Isla Vista Drive	476-160-17-00	Islenair Unit #1, Block 3, Lot 18	5D3
xxx-61	3404	Isla Vista Drive	476-152-20-00	Islenair Unit #1, Block 2, Lot 20	5D3
xxx-62	3405	Isla Vista Drive	476-160-16-00	Islenair Unit #1, Block 3, Lot 17	5D3
xxx-63	3410	Isla Vista Drive	476-152-21-00	Islenair Unit #1, Block 2, Lot 21	5D3
xxx-64	3420	Isla Vista Drive	476-152-22-00	Islenair Unit #1, Block 2, Lot 22	5D3
xxx-65	3421	Isla Vista Drive	476-160-14-00	Islenair Unit #1, Block 3, Lot 15	5D3
xxx-66	3427	Isla Vista Drive	476-160-13-00	Islenair Unit #1, Block 3, Lot 14	5D3
xxx-67	3428	Isla Vista Drive	476-152-23-00	Islenair Unit #1, Block 2, Lot 23	5D3
xxx-68	3435	Isla Vista Drive	476-160-12-00	Islenair Unit #1, Block 3, Lot 13	5D3
xxx-69	3440	Isla Vista Drive	476-152-24-00	Islenair Unit #1, Block 2, Lot 24	5D3
xxx-70	3443	Isla Vista Drive	476-160-11-00	Islenair Unit #1, Block 3, Lot 12	5D3
xxx-71	3449	Isla Vista Drive	476-160-10-00	Islenair Unit #1, Block 3, Lot 11	5D3
xxx-72	3455	Isla Vista Drive	476-160-09-00	Islenair Unit #1, Block 3, Lot 10	5D3
xxx-73	3472	Isla Vista Drive	476-150-01-00	Islenair Unit #1, Block 2, Lot 1	5D3
xxx-74	3473	Isla Vista Drive	476-160-07-00	Islenair Unit #1, Block 3, Lot 8	5D3
xxx-75	3505	Isla Vista Drive	476-160-06-00	Islenair Unit #1, Block 3, Lots 6 and 7	5D3
xxx-76	3511	Isla Vista Drive	476-160-05-00	Islenair Unit #1, Block 3, Lot 5	5D3
xxx-77	3518	Isla Vista Drive	476-151-33-00	Islenair Unit #1, Block 1, Lot 31	5D3
xxx-78	3533	Isla Vista Drive	476-160-02-00	Islenair Unit #1, Block 3, Lot 2	5D3
xxx-79	3534	Isla Vista Drive	476-151-01-00	Islenair Unit #1, Block 1, Lot 1	5D3
xxx-80	3541	Isla Vista Drive	476-160-01-00	Islenair Unit #1, Block 3, Lot 1	5D3
xxx-81	4802	Thorn Street	476-152-13-00	Islenair Unit #1, Block 2, Lot 13 and Islenair Unit #2, Block 5, Lot 1	5B
xxx-82	4827	Thorn Street	476-242-15-00	Islenair Unit #2, Block 8, Lot 15	5B

BE IT FURTHER RESOLVED, that the following properties have been identified as Non-Contributing Resources to the Islenair Geographic/Traditional Historic District. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non-Contributing resources:

HRB Site #	St #	St Name	APN	Legal Description	Status Code
n/a	3212	Belle Isle Drive	476-241-09-00	Islenair Unit #2, Block 7 Lot 10	6L
n/a	3230	Belle Isle Drive	476-241-11-00	Islenair Unit #2 Block 7 Lot 2	6L
n/a	3236	Belle Isle Drive	476-241-16-00	Islenair Unit #2 Block 7 Lot 13	6Z
n/a	3314	Belle Isle Drive	476-151-19-00	Islenair Unit #1 Block 1 Lot 18	6L
n/a	3320	Belle Isle Drive	476-152-21-00	Islenair Unit #1 Block 1 Lot 19	6L
n/a	3333	Belle Isle Drive	476-152-09-00	Islenair Unit #1 Block 2 Lot 9	6Z
n/a	3404	Belle Isle Drive	476-151-25-00	Islenair Unit #1 Block 1 Lot 23	6L
n/a	3434	Belle Isle Drive	476-151-29-00	Islenair Unit #1 Block 1 Lot 27	6L
n/a	3203	Euclid Avenue	476-151-32-00	Islenair Unit #2 Block 7 Lot 8	6Z
n/a	3211	Euclid Avenue	476-241-06-00	Islenair Unit #2, Block 7, Lot 7	6Z
n/a	3237	Euclid Avenue	476-241-04-00	Islenair Unit #2, Block 7, Lot 5	6Z
n/a	3243	Euclid Avenue	476-241-03-00	Islenair Unit #2, Block 7, Lots 3 and 4	6Z
n/a	3255	Euclid Avenue	476-241-02-00	Islenair Unit #2, Block 7, Lot 2	6Z
n/a	3275	Euclid Avenue	476-241-01-00	Islenair Unit #2, Block 7, Lot 1	6Z
n/a	3313	Euclid Avenue	476-151-15-00	Islenair Unit #1, Block 1, Lot 15	6Z
n/a	3427	Euclid Avenue	476-151-07-00	Islenair Unit #1, Block 1 Lot 7	6L
n/a	3435	Euclid Avenue	476-151-06-00	Islenair Unit #1, Block 1 Lot 6	6L
n/a	3449	Euclid Avenue	476-151-04-00	Islenair Unit #1, Block 1, Lot 4	6Z
n/a	3457	Euclid Avenue	476-151-03-00	Islenair Unit #1, Block 1, Lot 3	6Z
n/a	3461	Euclid Avenue	476-151-02-00	Islenair Unit #1, Block 1, Lot 2	6Z
n/a		Euclid Avenue	476-241-05-00	Islenair Unit #2 Block 7, Lot 6	6Z
n/a	3203	Isla Vista Drive	476-242-09-00	Islenair Unit #2, Block 6, Lot 9	6L
n/a	3232	Isla Vista Drive	476-242-13-00	Islenair Unit #2, Block 6, Lot 6	6Z
n/a	3255	Isla Vista Drive	476-242-02-00	Islenair Unit #2, Block 6, Lot 2	6Z
n/a	3324	Isla Vista Drive	476-152-16-00	Islenair Unit #1, Block 2, Lot 16	6L
n/a	3333	Isla Vista Drive	476-160-18-00	Islenair Unit #1, Block 3, Lots 19 and 20	6Z
n/a	3411	Isla Vista Drive	476-160-15-00	Islenair Unit #2, Block 3, Lot 16	6Z
n/a	3467	Isla Vista Drive	476-160-08-00	Islenair Unit #1, Block 3, Lot 9	6L
n/a	3517	Isla Vista Drive	476-160-04-00	Islenair Unit #1, Block 3, Lot 4	6L
n/a	3525	Isla Vista Drive	476-160-03-00	Islenair Unit #1, Block 3, Lot 3	6L
n/a			476-151-16-00		
n/a	4750	Thorn Street	476-151-17-00 476-151-18-00	Islenair Unit #1, Block 1, Lot 16 and Islenair Unit #2, Block 4, Lot 1	6Z
n/a	4769	Thorn Street	476-241-01-00	Islenair Unit #2, Block 7, Lot 1	6Z

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named historic district. The designation includes the entire boundary of the district as Designated Historical Resource Site No. «HRB_Site».

BE IT FURTHER RESOLVED, that the boundaries of the district and the location of all contributing resources within that district will be identified in the City's Geographic Information Systems (GIS) database for the information and use of other City departments when considering projects which will impact the proposed district.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall include this resolution in the designation file for the Islenair District as part of the official designation record.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall prepare a resolution for each contributing resource within the District and cause a certified copy of said resolutions to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: INSERT

BY: _____
ROBERT VACCHI, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: MICHAEL AGUIRRE,
CITY ATTORNEY

BY: _____
MARIANNE GREENE
Deputy City Attorney