

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3203 Belle Isle Drive, APN 476-242-23

* P1. Other Identifier: _____
* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3203 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-23-00; Islenair Unit #2, Block 8 Lot 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3203 Belle Isle Drive was built in 1947 in the Minimal Traditional style and features a low-pitch side gable roof with composition shingles; slight eave overhang; exposed rafter tails; and a moderately textured stucco exterior. The porch, which is accessed by four concrete steps, is centered on the house and supported by two 4x4 wood posts. The entry door is set perpendicular to the street. Fenestration consists of 2-over-2 double hung wood frame and sash windows. The yard is enclosed with a 3-foot high wrought iron fence between stucco posts with tile detailing. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1947 Water and Sewer Records

* P7. Owner and Address:

Wingett Marty & Rita
3203 Belle Isle Drive
San Diego CA 92105

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

City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3203 Belle Isle Drive, APN 476-242-23

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was built in 1947 per water and sewer connection records. Modifications include the use of moderately textured stucco; the use of a wrought iron security door; and the replacement of the composition roof with a new composition roof. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

Detached garage located at the rear

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments)

(Sketch map with north arrow required)



ISENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3204 Belle Isle Drive, APN 476-241-08

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3204 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-08-00; Islenair Unit #2 Block 7 Lot 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3204 Belle Isle Drive was built in 1937 in the Minimal Traditional style and features a side gable roof with composition shingles; a slight eave overhang; a moderately textured stucco exterior; and a chimney at the side. The left hand side of the house features a hexagonal bay with a 6-over-6 double hung wood frame and sash window flanked by 4-over-4 double hung wood frame and sash windows. The entry porch, accessed by two concrete steps and supported by two 4x4 wood posts, is set to the right and includes a large 12-pane fixed window and an entry door set perpendicularly to the sidewalk. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1937 Water and Sewer Records

* P7. Owner and Address:
Adams Douglas E Jr SWJY #Russel
3404 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Dpt
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3204 Belle Isle Drive, APN 476-241-08

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was built in 1937 per water and sewer connection records. Modifications include the use of moderately textured stucco and the replacement of the composition roof with a new composition roof. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

Detached garage located at the rear

B9a. Architect: Unknown

b. Builder: Max Fitzenmeyer

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
2007 DISTRICT BOUNDARIES & MAP OF DISTRICT



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3211 Belle Isle Drive, APN 476-242-22

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3410 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-22-00; Isleniar Unit #2 Block 8, Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3211 Belle Isle Drive was built in 1946 in the Minimal Traditional style and features a low-pitch hipped roof with composition shingles; a slight eave overhang; exposed raftertails; a smooth stucco exterior; and a brick chimney at the side. The entry porch, which is accessed by 5 concrete steps, is centered on the house and features a small roof projection supported by paired 4x4 wood posts. Fenestration consists of 2-over-2 double hung wood frame and sash windows and single pane fixed wood frame windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1946 Water and Sewer Records

* P7. Owner and Address:
Savary Roderick C EST OF
3211 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3211 Belle Isle Drive, APN 476-242-22

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was built in 1946 per water and sewer connection records. Modifications include the replacement of the composition roof with a new composition roof and the use of a wrought iron security door. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____

Original Location: _____

* B8. Related Features:

Detached garage located at the rear

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1951

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3221 Belle Isle Drive, APN 476-242-21

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3221 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-21-00; Islenair Unit #2 Block 8 Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3221 Belle Isle Drive was built in 1935 in the Minimal Traditional style and features a medium pitch cross gable roof with composition shingles; a slight eave overhang; exposed rafter tails; a clapboard exterior; and a brick chimney on the south side. The left hand side of the house features a front facing gable with a louvered outlet ventilator under the gable peak and an 8-lite wood frame window flanked by decorative shutters under an aluminum awning. The entry porch is located on the right hand side of the house and features a roof extension supported by wood posts. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 1-over-1 double hung wood frame and sash windows with decorative wood shutters in some locations. Extensive use of wrought iron security bars have obscured the windows and completely enclosed the porch, however, these modifications are reversible. A weathered wood picket fence surrounds the property. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1935 Water and Sewer Records

* P7. Owner and Address:

Dessu Haili & Margarete 2002 Tru
3221 Belle Isle Drive
San Diego CA 92105

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

City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3221 Belle Isle Drive, APN 476-242-21

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1935 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the use of aluminum awnings; and the extensive use of wrought iron security bars on the windows and enclosing the entry porch. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3222 Belle Isle Drive, APN 476-241-10

* P1. Other Identifier: _____
* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3222 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-10-00; Islenair Unit #2 Block 7 Lot 11

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3222 Belle Isle Drive was built in 1936 in the **Minimal Traditional** style and features a medium pitch cross gable roof with composition shingles; a slight eave overhang; exposed rafter tails; a moderately textured stucco exterior; and a chimney on the south side. The left hand side of the house features a front facing gable with clapboard in the gable end. The right hand side of the house features a flat-roof porch supported on wood posts and set slightly lower than the roofline. The porch cover appears to be an addition. Fenestration consists of 1-over-1 single hung and single pane fixed aluminum frame and sash windows. The entry door is set perpendicularly to the street. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1936 Water and Sewer Records

* P7. Owner and Address:
Gleason Robert
4311 Mt Henry Avenue
San Diego CA 92117

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3222 Belle Isle Drive, APN 476-241-10

B1. Historic Name: _____
B2. Common Name _____
B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the use of moderately textured stucco, the replacement of the composition roofing with new composition roofing, the replacement of the wood frame windows with aluminum windows, the addition of a wrought iron security screen over the entry door, and the addition of a small entry porch cover. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown b. Builder: HW Dingle

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego
Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3227 Belle Isle Drive, APN 476-242-20

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3227 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-20-00; Islenair Unit #2 Block 8 Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3227 Belle Isle Drive was constructed in 1930 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof at the parapet line; a low-pitch front-gable entry element set just off-center; and a generally smooth stucco exterior. The main entry is set under a projecting, front-gable element with an arched opening and is accessed via three concrete steps. Fenestration consists of paired 1-over-1 double hung aluminum frame and sash windows. The entry door is set parallel to the street. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1930 Water and Sewer Records

* P7. Owner and Address:

McTague Patricia L
3227 Belle Isle Drive
San Diego CA 92105

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

City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3227 Belle Isle Drive, APN 476-242-20

B1 Historic Name: _____

B2 Common Name: _____

B3 Original Use: SF Residential

B4 Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1930 per water and sewer records. Modifications include the replacement of the wood frame and sash windows with aluminum frame and sash windows. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3235 Belle Isle Drive, APN 476-242-19

P1. Other Identifier: _____
* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3235 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-19-00; Islenair Unit #2 Block 8 Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at **3235 Belle Isle Drive** was built in 1947 in the **Minimal Traditional style and features a medium pitch cross gable roof with composition shingles; a slight eave overhang; and a moderately textured stucco exterior.** The **right hand side of the house features a front facing gable with a louvered outlet ventilator under the gable peak and paired 1-over-1 aluminum frame and sash windows.** The entry porch, which is accessed via **4 concrete steps**, is centered on the house and features a **roof extension supported by a decorative wrought iron post.** The entry door is set **perpendicularly to the sidewalk.** Fenestration consists of **1-over-1 double hung and casement aluminum frame and sash windows.** Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1947 Water and Sewer Records

* P7. Owner and Address:
Cauthen Family Trust 01-19-96
3235 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3235 Belle Isle Drive, APN 476-242-19

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1947 per water and sewer records. Modifications include the use of moderately textured stucco, the replacement of the composition roof with a new composition roof, the replacement of the wood frame and sash window with aluminum windows, and the replacement of the porch post with a decorative wrought iron post. The house is in fair to good condition and retains a fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Cummins Brothers

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3243 Belle Isle Drive, APN 476-242-18

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M. _____
c. Address 3243 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-18-00; Islenair Unit #2 Block 8 Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3243 Belle Isle was built in 1950 in the Minimal Traditional style and features a low-pitch hipped roof with composition shingles; slight eave overhang; and a moderately textured stucco exterior. The entry porch, which is accessed via 5 concrete steps, is centered on the main façade and covered by a projection of the roofline supported on a single squared post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 1-over-1 single hung aluminum windows. The window to the far right of the entry features wood shutters and an aluminum awning covers the window to the left to the entry. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1950 Water and Sewer Records

* P7. Owner and Address:
Ngo Phuc SWJT Ngo Huynh Minh
4646 Convoy Street #104
San Diego CA 92111

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3243 Belle Isle Drive, APN 476-242-18

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1950 per water and sewer records. Modifications include the use of moderately textured stucco, the replacement of the composition roof with a new composition roof, the replacement of the windows with aluminum windows, and the use of a wrought iron stair railing and security bars over the windows. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3244 Belle Isle Drive, APN 476-241-13

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3244 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-13-00; Islenair Unit #2 Block 7 Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3244 Belle Isle Drive was built in 1937 in the Minimal Traditional style and features medium-pitch cross-gable roof with composition shingles; a slight eave overhang; exposed rafter tails; a moderately textured stucco exterior; and a chimney on the west side. The right hand side of the house features a front facing gable with clapboard in the gable end, an aluminum slider window with wood shutters under an aluminum awning over a brick façade. The left hand side of the house features an entry porch, accessed by four concrete steps, under a projection of the roof supported on paired square posts. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 3-over-3 double hung wood frame and sash windows and the aluminum slider window in the gable end. Wrought iron security bars cover the doors and windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1937 Water and Sewer Records

* P7. Owner and Address:

Clemons Curtis L
3244 Belle Isle Drive
San Diego CA 92105

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

City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3244 Belle Isle Drive, APN 476-241-13

- B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the use of moderately textured stucco, the replacement of the composition roof with a new composition roof, the replacement of one window with an aluminum window, and the use of a wrought iron stair railing and security bars over the windows. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWIL. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code SD3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3250 Belle Isle Drive, APN 476-241-14

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 3250 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-14-00; Islenair Unit #2 Block 7 Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3250 Belle Isle Drive was built in 1941 in the Minimal Traditional style and features a medium-pitch hipped roof with composition shingles; minimal eave overhang; and a heavily textured stucco exterior. The main entry is set to the left and is accessed by two concrete steps. Fenestration consists of 4-over-4 double hung wood windows with decorative shutters. The porch posts appear to have been removed at some point in time, and the wood frame and sash windows flanking the door may have been an early modification. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1941 Water and Sewer Records

* P7. Owner and Address:
Allen Robert G & Cecilia
3250 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Dept
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3250 Belle Isle Drive, APN 476-241-14

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1941 per water and sewer records. Modifications include the use of heavily textured stucco, the replacement of the composition roof with a new composition roof, and the apparent removal of the porch posts and the probable addition of the windows flanking the entry door at an early date. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3251 Belle Isle Drive, APN 476-242-17

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3251 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-17-00; Islenair Unit #2 Block 8 Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3251 Belle Isle Drive was built in 1928 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof at the parapet line; a medium-pitch front-gable bay set to the right; and a smooth stucco exterior. The entry porch is set to the left and is supported by a heavy square timber post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a fixed arch window in the gabled bay. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1928 Water and Sewer Records

* P7. Owner and Address:

Lopreste Danielle
3251 Belle Isle Drive
San Diego, CA 92105

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3251 Belle Isle Drive, APN 476-242-17

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1928 per water and sewer records. Modifications include the possible in-kind replacement of the clay tile roof. The house is in excellent condition and retains a very good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Charles Tifal

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORIC DISTRICT
2003 DESIGNATED UNDER 16 USC 470a

San Diego
COMPLIANCE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5B

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3261 Belle Isle Drive, APN 476-242-16

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3261 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-16-00; Islenair Unit #2 Block 8 Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3261 Belle Isle Drive was built in 1928 in the Spanish Eclectic style on a corner lot and features a cross gable clay tile roofs; clipped eaves with a rounded cornice; clay tile vents; smooth stucco walls; and a chimney on the north elevation. The entry accessed via two concrete steps and is centered on the main façade to the left of the front-facing gable bay and features a narrower projecting gable element with arched entryway. Fenestration consists of a 6-over-1 double hung wood window with decorative shutters in the gabled bay, a large fixed arched window to the left of the entry, and 1-over-1 double hung wood frame and sash windows on the north elevation. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1928 Water and Sewer Records

* P7. Owner and Address:
Gillen Barry F & Donna F
3261 Belle Isle Drive
San Diego, CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* **Resource Name or #:** 3261 Belle Isle Drive, APN 476-242-16

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* **B5. Architectural Style:** Spanish Eclectic

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1928 per water and sewer records. Modifications include the possible in-kind replacement of the clay tile roof. The house is in excellent condition and retains a very good degree of integrity.

* **B7. Moved?** No Yes Unknown Date _____ Original Location: _____

* **B8. Related Features:**

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Charles Tifal

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3262 Belle Isle Drive, APN 476-241-15

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3262 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-15-00; Islenair Unit #2 Block 7 Lot 16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3262 Belle Isle Drive was built in 1937 in the Minimal Traditional style on a corner lot and features multi-gabled roofs with composition shingles; clapboard siding; multiple recessed bays; and a brick chimney on the east façade. The main entry, accessed via two concrete steps, is set on the center bay and is covered by a shed roof projection supported on 4x4 wood posts. Fenestration consists of two fixed multi-light wood frame windows on the center bay, an 8-lite vinyl slider window, and an aluminum slider. Wrought iron security bars have been added to the doors and windows. An addition at the rear is visible, but is stepped back from the main façade and is clearly new. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1937 Water and Sewer Records

* P7. Owner and Address:

Estrada Lidia
3262 Belle Isle Drive
San Diego, CA 92105

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

City of San Diego Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3262 Belle Isle Drive, APN 476-241-15

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1937 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, the replacement of some windows with aluminum and vinyl windows, the use of a wrought iron security bars over the windows, and a 2002 addition at the rear which is visible, but stepped back from the main façade and clearly new. The house is in good to fair condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORIC DISTRICT
2007 BOUNDARIES BY CITY OF SAN DIEGO

City of San Diego
Department of Planning and Economic Development

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5B

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3304 Belle Isle Drive, APN 476-151-19

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3304 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-19-00; Islenair Unit #1 Block 1 Lot 17, Block 4 Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3304 Belle Isle Drive was built in 1931 in the Spanish Eclectic style on a corner lot and features flat and multi-gable roofs with clay tiles; clipped eaves; exposed rafter tails; clay pipe drains; an arched louvered vent; a smooth stucco exterior; and a chimney on the south elevation. The main entry is flanked by projecting gable bays and is enclosed by a low stucco wall under a low-point arched opening. The entry door is set perpendicularly to the sidewalk. Fenestration consists of single pane casement wood frame windows under a fixed triangular transom in the left bay, Craftsman pattern multi-lights-over-1 double hung wood frame and sash windows in the right bay, multi-lite and 1-over-1 double hug wood frame and sash windows at the entry porch, and 1-over-1 double hung wood frame and sash windows throughout. Two Mexican palms flank the entryway. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1931 Water and Sewer Records

* P7. Owner and Address:
Tarvin Mark W and Barbara P
3304 Belle Isle Drive
San Diego, CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3304 Belle Isle Drive, APN 476-151-19

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1931 per water and sewer records. Modifications include the possible in-kind replacement of the clay tile roof. The house is in excellent condition and retains a very good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3315 Belle Isle Drive, APN 476-152-12-00

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3315 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-12-00; Islenair Unit #1 Block 2 Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3315 Belle Isle Drive was built in 1930 in the Spanish Eclectic style and features a flat roof with a shed clay tile roof at the parapet; clipped eaves; clay tile vents and drains; a smooth stucco exterior; and a chimney on the south elevation. The entry, accessed via two concrete steps, is set to the right and is covered by a shed roof projection supported on square posts. The entry door is set parallel to the sidewalk. Fenestration consists of 1-over-1 double hung wood frame and sash windows with decorative shutters, single pane fixed wood frame windows, and 1-over-1 aluminum windows on the side of the house. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1928 Water and Sewer Records

* P7. Owner and Address:
Deanda Trinidad and Alice L TRS
3315 Belle Isle Drive
San Diego, CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3315 Belle Isle Drive, APN 476-152-12-00

B1. Historic Name: _____
B2. Common Name _____
B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1930 per water and sewer records. Modifications include the use of wrought iron security grills. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown b. Builder: OG Dobbs

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3323 Belle Isle Drive, APN 476-152-05

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 3323 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-05-00; Islenair Unit #1 Block 2 Lot 11

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3323 Belle Isle Drive was built in 1939 in the Minimal Traditional style and features a hipped roof with a slight eave overhang; composition shingles with clay tile ridge; a wood clapboard exterior; and a chimney on the south elevation. The entry, accessed by several concrete steps, is set just right of center and features a shed roof projection supported by decorative wrought iron posts connected to a wrought iron porch railing. The entry door is set parallel to the sidewalk. Fenestration consists of a large fixed single pane window to the right of the entry porch and an aluminum casement window centered on a projecting bay to the left of the entry porch. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1939 Water and Sewer Records

* P7. Owner and Address:

Scott Donald R
3323 Belle Isle Drive
San Diego, CA 92105

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92105

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3323 Belle Isle Drive, APN 476-152-05

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1939 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, and the replacement on an original window with an aluminum window on the main façade. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Lindsey and Hettenbaugh

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
CITY OF SAN DIEGO

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3328 Belle Isle Drive, APN 476-151-22

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3328 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-22-00; Islenair Unit #1 Block 1 Lot 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3328 Belle Isle Drive was built in 1945 in the Minimal Traditional style and features a dominant medium pitch side gable roof with composition shingles, clipped eaves, and a moderately textured stucco exterior. The entry, accessed by two concrete steps, is set just left of center and features a shed roof projection supported by a single wood post. The entry door is set parallel to the sidewalk. Fenestration includes 4-over-4 and 8-over-8 double hung wood frame and sash windows to the right of the entry door; a 4-over-4 double hung vinyl frame and sash window to the left of the entry door; and single pane fixed vinyl windows on the main façade of the projecting bay to the left of the entry door. The single car garage, set a few feet back from the main façade, is attached to the house and appears to retain the original wood door. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1945 Water and Sewer Records

* P7. Owner and Address:
Casebolt Neal E Living Trust
6775 Hibiscus Drive
Lemon Grove CA 91945

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3328 Belle Isle Drive, APN 476-151-22

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1945 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, the use of a moderately textured stucco exterior, the replacement of a 4-over-4 double hung wood frame window with an in-kind vinyl window, and the replacement of two 16-lite fixed wood frame windows with single pane fixed vinyl windows. All window modifications occurred within the same opening. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown b. Builder: Cummins Brothers

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISENAIR HISTORICAL DISTRICT
2007 BOUNDARIES & EVALUATION

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3329 Belle Isle Drive, APN 476-152-10

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 3329 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app
APN 476-152-10-00; Islenair Unit #1 Block 2 Lot 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3329 Belle Isle Drive was built in 1947 in the Minimal Traditional style and features a hipped roof; composition shingles; slight eave overhang; and a stucco exterior. The entry, accessed by several concrete steps, is set right of center and covered by a roof projection supported by several wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of a 1-over-1 double-hung vinyl frame and sash window and an 8-lite fixed vinyl frame window. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)



Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1947 Water and Sewer Records

* P7. Owner and Address:

Peterson Jeffrey A
3329 Belle Isle Drive
San Diego, CA 92105

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3329 Belle Isle Drive, APN 476-152-10

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1947 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, the replacement of the simple porch railing, the replacement of the wood windows with vinyl within the original opening, and the addition of wrought iron security grills. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3336 Belle Isle Drive, APN 476-151-23

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3336 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-23-00; Islenair Unit #1 Block 1 Lot 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3336 Belle Isle Drive was built in 1936 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof at the parapet line; a medium-pitch front-gable bay set to the right; a smooth stucco exterior; and a chimney on the north elevation. The entry, accessed via four concrete and tile steps, is set to the left and recessed under the roofline and supported by two wood posts. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 12-lite fixed, 15-lite fixed, and 8-over-1 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1936 Water and Sewer Records

* P7. Owner and Address:

Llorens Ryan A & Raquel M N
3336 Belle Isle Drive
San Diego, CA 92105

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3336 Belle Isle Drive, APN 476-151-23

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the in-kind replacement of the clay tile roofing. The house is in good condition and retains a very good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3344 Belle Isle Drive, APN 476-151-24

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3344 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-24-00; Islenair Unit #1 Block 1 Lot 22

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3344 Belle Isle Drive was built in 1939 in the Minimal Traditional style and features a hipped roof; composition shingles; minimal eave overhang; and a moderately textured stucco exterior. The entry, accessed via three concrete steps, is set just left of center under a simple cantilevered stucco projection. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-2 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1939 Water and Sewer Records

* P7. Owner and Address:
Smongesky Judith A MMJT & Peter
3344 Belle Isle Drive
San Diego, CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego, CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3344 Belle Isle Drive, APN 476-151-24

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Transitional Modern

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1939 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the use of moderately textured stucco. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Larry Irving

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3345 Belle Isle Drive, APN 476-152-08

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3345 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-08-00; Islenair Unit #1 Block 2 Lot 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3345 Belle Isle Drive was built in 1936 in the Minimal Traditional style and features a medium pitch cross gable roof; composition shingles; minimal eave overhang with some exposed rafter tails; horizontal wood clapboard in the gable ends; a smooth stucco exterior; and a chimney on the south elevation. The entry porch, accessed via four concrete steps, is set to the right and is recessed under the roof, which is supported by groupings of wood posts with decorative cross supports. The entry door is set perpendicularly to the sidewalk. To the left of the entry is a half-hexagonal bay of 2-over-1 double hung windows on a front-facing gable bay. Fenestration consists of 2-over-1 double hung and 16-lite fixed wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1936 Water and Sewer Records

* P7. Owner and Address:
Lotzman Peter NSNS50 Orlando Car
3345 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3345 Belle Isle Drive, APN 476-152-08

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)
The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:
A detached garage is located at the rear.

B9a. Architect: Unknown b. Builder: RR West

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:
Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3403 Belle Isle Drive, APN 476-152-07

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3403 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-07-00; Islenair Unit #1 Block 2 Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house located at 3403 Belle Isle Drive was built in 1928 in the Spanish Eclectic style and features a flat roof with parapet walls, a projecting front gable element flanked by simple shed roof elements; clay tile roofing; some exposed rafter tails; clay tile roof vents and drains; a smooth stucco exterior; and a chimney on the south elevation. The entry, accessed by two concrete steps, is set to the left of the projecting bay under the shed roof projection. The entry door is set parallel to the sidewalk. Fenestration consists of 8-lite casement and a large fixed single pane wood frame and sash window, as well as an aluminum sash louvered window to the left of the entry. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1928 Water and Sewer Records

* P7. Owner and Address:
Combs David L
3403 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3403 Belle Isle Drive, APN 476-152-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1928 per water and sewer records. Modifications include the replacement of a wood sash window with an aluminum sash louvered window within the original opening and frame, and the addition of a modest water feature under the fixed window on the projecting bay. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Charles Tifal

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3411 Belle Isle Drive, APN 476-152-06

P1. Other Identifier: _____
* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3411 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-06-00; Islenair Unit #1 Block 2 Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house located at 3411 Belle Isle Drive was built in 1936 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a projecting front-gable bay; clay tile roof vents and drains; and a moderately textured stucco exterior. The entry, accessed via two concrete steps, is set to the left under the shed roof projection supported on a massive square stucco column. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a large fixed wood frame window in the gable bay and 1-over-1 double hung wood frame and sash windows throughout. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1936 Water and Sewer Records

* P7. Owner and Address:
Bard Julie
3411 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3411 Belle Isle Drive, APN 476-152-06

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the likely replacement of a simple wood post support with the large square stucco column, and the addition of fabric awnings over the windows. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of **Islenair** is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
CITY OF SAN DIEGO

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3412 Belle Isle Drive, APN 476-151-26

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 3412 Belle Isle Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-26-00; Islenair Unit #1 Block 1 Lot 24

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3412 Belle Isle Drive was built in 1939 in the Minimal Traditional style with Art Deco influences and features a hipped roof; composition shingles; minimal eave overhang; and a stucco exterior with three horizontal lines running through the stucco in line with the fenestration. The entry, accessed via three rounded concrete steps, is set just right of center under a rounded, cantilevered stucco projection. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 2-over-2 double hung wood frame and sash windows of varying sizes and a fixed hexagonal portal window. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1939 Water and Sewer Records

* P7. Owner and Address:

Grainger Virginia L UWNS1/2
5176 E Bedford Dr
San Diego CA 92116

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3412 Belle Isle Drive, APN 476-151-26

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1939 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Cummins Brothers

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

San Diego

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3422 Belle Isle Drive, APN 476-151-27

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3422 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-27-00; Islenair Unit #1 Block 1 Lot 25

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3422 Belle Isle Drive was built in 1936 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a projecting front-gable bay; clay tile roof vents and drains; a stucco exterior; and a chimney at the north elevation. The entry, accessed via four concrete steps, is set to the left under the shed roof projection supported by two square wood posts. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 2-over-1 double hung wood frame and sash windows at the porch and a large fixed single pane vinyl window in the gable bay. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1936 Water and Sewer Records

* P7. Owner and Address:
Feelev Maria G. Revocable Trust
3422 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3422 Belle Isle Drive, APN 476-151-27

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the original fixed window in the gable bay with a vinyl fixed window within the same opening. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: RR West

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1936-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3423 Belle Isle Drive, APN 476-152-05

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3423 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-05-00; Islenair Unit #1 Block 2 Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3424 Belle Isle Drive was built in 1941 in the Minimal Traditional style and features a cross gable roof; composition shingles; clipped eaves; horizontal wood slat vents in the gable end; a wood clapboard exterior; and a brick chimney on the south elevation. The entry, accessed via three concrete steps, is set to the right under a roof projection supported by three square wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-2 double hung wood frame and sash windows. Ornamental landscape features have been added which are reversible. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1946 Water and Sewer Records

* P7. Owner and Address:
Watson Family Revocable Trust
3423 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3423 Belle Isle Drive, APN 476-152-05

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1941 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, the use of fabric awnings, and the addition of ornamental landscape features, which are reversible. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

((Sketch map with north arrow required))



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3426 Belle Isle Drive, APN 476-151-28

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3426 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-28-00; Islenair Unit #1 Block 1 Lot 26

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3426 Belle Isle Drive was built in 1929 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line; clay tile roof drains; a moderately textured stucco exterior; and a chimney along the east (main) elevation. The entry is set to the right and recessed under the shed tile roof. The porch is partially enclosed with an original half-height wall and arched opening under the shed roof. The chimney is set to the left of the entry and is flanked by four clay tile roof drains over fixed windows. Wrought iron security bars have been added to the windows and entry porch. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1929 Water and Sewer Records

* P7. Owner and Address:
Laffoon Karen Living Trust
3426 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code SD3

* Resource Name or #: 3426 Belle Isle Drive, APN 476-151-28

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)
The house was constructed in 1929 per water and sewer records. Modifications include the use of wrought iron security bars at the windows and entry porch and the use of aluminum awnings over the windows. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:
A detached garage is located at the rear.

B9a. Architect: Unknown b. Builder: Charles Pemberton

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego
Period of Significance 1927-1931 Property Type Residential Applicable Criteria F
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:
Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff
Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3434 Belle Isle Drive, APN 476-151-29

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 3434 Belle Isle Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-29-00; Islenair Unit #1 Block 1 Lot 27

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3434 Belle Isle Drive was built in 1936 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a projecting front-gable bay; clay tile roof vents and drains; a moderately textured stucco exterior; and a chimney at the south elevation. The entry, accessed via four concrete steps, is set to the left under the shed roof projection supported by a square wood post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a tripartite window with a 16-lite fixed vinyl window flanked by 8-lite sliding vinyl windows, and sash windows at the porch and an 8-lite sliding vinyl window in the gable bay. All windows are framed with a raised stucco surround. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1936 Water and Sewer Records

* P7. Owner and Address:

Thai Ngoc Tuvet TR
3434 Belle Isle Drive
San Diego CA 92105

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3434 Belle Isle Drive, APN 476-151-29

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of the clay-tile roof with a new clay tile roof, the use of moderately textured stucco, the extension of the shed roof over the entry porch, the replacement of the original windows with vinyl windows in modified openings, the addition of stucco surrounds around the windows, and the removal of the stucco grill from the small window to the right of the entry. These modifications occurred between 2002 and 2006. The house is in good condition and retains a fair to

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3435 Belle Isle Drive, APN 476-152-04

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3435 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-04-00; Islenair Unit #1 Block 2 Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3435 Belle Isle Drive was built in 1936 in the **Spanish Eclectic style** and features a flat roof with a clay tile shed roof along the parapet line and a projecting front-gable bay; clay tile roof vents and drains; a stucco exterior; and a chimney at the south elevation. The entry, accessed via two concrete steps, is set to the right under the shed roof projection supported by a square wood post. The entry door is set parallel to the sidewalk behind an arched stucco entrance connected to the porch. Fenestration consists of a 12-lite fixed wood frame window, 4-over-1 double hung vinyl frame and sash windows, and 6-over-6 double hung vinyl frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1936 Water and Sewer Records

* P7. Owner and Address:
Ethridge David and Mariorie
3435 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** 3435 Belle Isle Drive, APN 476-152-04

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* **B5. Architectural Style:** Spanish Eclectic

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The house was constructed in 1936 per water and sewer records. Modifications include the replacement of some original wood frame and sash windows with vinyl frame and sash windows. The house is in good condition and retains a good to fair degree of integrity.

* **B7. Moved?** No Yes Unknown Date _____ Original Location: _____

* **B8. Related Features:**

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: RR West

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks: _____

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORIC DISTRICT
ESTABLISHED 1988

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code SD3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3439 Belle Isle Drive, APN 476-152-03

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3439 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-152-03-00; Islenair Unit #1 Block 2 Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3439 Belle Isle Drive was built in 1941 in the Minimal Traditional style with Ranch influences and features cross-gable roofs; composition shingles; clipped eaves; vertical wood siding in the gable end; a tongue and groove wood exterior; a stone veneer base; and an attached carport. The entry is set to the left under the shed roof projection supported by paired wood posts. The entry door is set perpendicularly to the sidewalk. Penetration consists of 6-over-6 double hung wood frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1941 Water and Sewer Records

* P7. Owner and Address:

McLeod Cynthia M
3439 Belle Isle Drive
San Diego CA 92105

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3439 Belle Isle Drive, APN 476-152-03

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)
The house was constructed in 1941 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and the addition of a stone veneer to the base of the building. The house is in good condition and retains a good to fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:
A detached garage is located at the rear.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:
Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
CITY OF SAN DIEGO
PLANNING & COMMUNITY DEVELOPMENT

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3442 Belle Isle Drive, APN 476-151-30

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 3442 Belle Isle Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-30-00; Islenair Unit #1 Block 1 Lot 28

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 The house at 3442 Belle Isle Drive was built in 1947 in the **Minimal Traditional style** and features **multi-hipped roofs; composition shingles; clipped eaves; and a heavily textured stucco exterior.** The entry, accessed via **two concrete steps**, is set to the left of a projecting bay and is covered by a **small, added aluminum entry cover supported on thin aluminum posts.** The entry door is set parallel to the sidewalk. Fenestration consists of **multi-lite vinyl sliding windows covered by wrought iron security bars under aluminum awnings.** Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1947 Water and Sewer Records

* P7. Owner and Address:

Huyvh Emerly
3442 Belle Isle Drive
San Diego CA 92105

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)



* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3442 Belle Isle Drive, APN 476-151-30

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1947 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, the use of heavily textured stucco, the replacement of the original wood windows with vinyl windows, the use of aluminum awnings, and the use of wrought iron security bars. The house is in good condition and retains a fair degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3443 Belle Isle Drive, APN 476-152-02

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3443 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-02-00; Islenair Unit #1 Block 2 Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3443 Belle Isle Drive was built in 1928 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a front-gable bay; clay tile roof vents and drains; a stucco exterior; and a chimney at the south elevation. The entry is set to the left of the gable under the shed roof supported by a stucco post, which flows into an arched porch opening. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a single pane fixed wood frame window in the gable bay and double hung wood frame and sash windows at the porch. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1928 Water and Sewer Records

* P7. Owner and Address:

Musgrave Lisa
3443 Belle Isle Drive
San Diego CA 92105

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

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3443 Belle Isle Drive, APN 476-152-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1928 per water and sewer records. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Charles Pemberton

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931 Property Type Residential Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3458 Belle Isle Drive, APN 476-151-31

* P1. Other Identifier: _____
* P2. Location: Not for Publication Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3458 Belle Isle Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-31-00; Islenair Unit #1 Block 1 Lot 29

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3458 Belle Isle Drive was built in 1935 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line, a front-gable bay to the right, and a hexagonal bay to the left; minimal eave overhang; exposed rafter tails; clay tile roof vents and drains; and a stucco exterior. The entry, accessed via two concrete steps, is centered under the shed roof and a low stucco arch. Fenestration consists of a large fixed single pane wood frame window in the gable bay, 2-over-1 double hung wood frame and sash windows in the hexagonal bay, and aluminum louvered windows flanking the entry door. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1935 Water and Sewer Records

* P7. Owner and Address:
Kern Andreas & Miller Terril
3458 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code SD3

* Resource Name or #: 3458 Belle Isle Drive, APN 476-151-31

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1935 per water and sewer records. Modifications include the use of aluminum louvered windows at the entry. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
DEPARTMENT OF PARKS AND RECREATION

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3462 Belle Isle Drive, APN 476-151-32

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3462 Belle Isle Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-32-00; Islenair Unit #1 Block 1 Lot 30

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3462 Belle Isle Drive was built in 1935 in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along the parapet line and a projecting front-gable bay; clay tile roof vents and drains; a stucco exterior; and a chimney at the south elevation. The entry, accessed via four concrete steps, is set to the left of the gable under a fabric awning. The entry door is set parallel to the sidewalk. Fenestration consists of 2-over-2 double hung wood frame and sash windows in the gable end and a 9-lite, arched, fixed wood frame window to the left of the entry. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1935 Water and Sewer Records

* P7. Owner and Address:
Scruggs Ronald F and Susie
3462 Belle Isle Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: 3462 Belle Isle Drive, APN 476-151-32

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1935 per water and sewer records. The house is in good condition and retains a good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached garage is located at the rear.

B9a. Architect: Unknown

b. Builder: WB Watson

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking 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 new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of 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 first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)

