

# *Islenair*

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## **Methodology**

### **RESEARCH**

The history and significance of Islenair has been developed through primary research which includes newspaper articles, advertisements, deeds, water and sewer records, subdivision maps, engineering drawings, and other government documents gathered from the City of San Diego Clerk's office, the City of San Diego Water Department, the County of San Diego Assessor/Recorder/Clerk's office, local University libraries, and local public libraries. In addition, secondary sources including books, journal articles, and informal interviews were consulted to place the development of Islenair into its appropriate historical context.<sup>1</sup>

### **SURVEYS**

#### **2002**

Staff from the Historical Resources section of the City of San Diego Planning Department conducted an intensive architectural survey of the original Islenair subdivision in March of 2002. At this time staff prepared State of California Department of Parks and Recreation (DPR) Primary Records (523-A) and Building, Structure and Object Records (523-B) for each property. The information included in these forms included basic site information, a photograph, the date of construction, the architectural style, an architectural description, a brief analysis of integrity, and a synopsis of the significance of the district as a whole. This information was compiled, along with an Executive Summary, Introduction, History, description of the Survey Area, Methodology, and Statement of Significance, into a draft document for the Islenair Historical District. The document was updated and a second draft was released in November of 2002. The district effort was stalled shortly thereafter following review and direction from the Historical Resources Board's Policy Subcommittee and insufficient staffing to follow through with that direction.

#### **2007**

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

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<sup>1</sup> See Bibliography for complete list of references and works cited.

## ANALYSIS

### Architectural Evaluation

Several references were consulted when describing, evaluating and classifying the architecture of the resources in Islenair. These references include McAlester and McAlester's *A Field Guide to American Houses*; Carley's *The Visual Dictionary of American Domestic Architecture*, and Phillips' *Old House Dictionary*.<sup>2</sup> Each architectural description includes the name of the building's style and its dominant physical characteristics. Any obvious alterations from the original condition are noted in Section B.6 of the DPR 523-B form. The date of construction and names of the architect and builder (if available) were derived from a thorough examination of the City of San Diego water and sewer records and identified in Sections P.6 and B.9, respectively.

### Analysis of Integrity

In conducting the analysis of the integrity of the district, staff referred to National Register Bulletin 15, Section 8, "How to Evaluate the Integrity of a Property". The bulletin states, "For a district to retain integrity as a whole, the *majority* of the components that make up the district's character must possess integrity even if they are *individually undistinguished*. In addition, the relationships among the district's components must be substantially unchanged since the period of significance... A district is not eligible if it contains so many alterations or new intrusions that it *no longer conveys the sense of historic environment*."<sup>3</sup> (emphasis added). Islenair has not been impacted by tear-downs, inappropriate infill or redevelopment to any significant degree and retains a distinct sense of time, place and character as a whole. Modifications typically center on maintenance issues, as opposed to development or redevelopment pressures.

In respect to a resource's ability to contribute to a district, Bulletin 15 states, "A component of a district cannot contribute to the significance [of the district] if it has been substantially altered since the period of the district's significance or it does not share the associations of the district."<sup>4</sup> During the intensive architectural survey staff identified modifications to each component of the district and evaluated their impact on the architectural and historical integrity of the resources at a contributing level. When necessary, these modifications were researched further through building records. Modifications were classified "mildly impairing integrity", "moderately impairing integrity" and "significantly impairing integrity".

Modifications which mildly impair integrity are cosmetic in nature and do not result in the loss of historic fabric. Resources with modifications that mildly impair integrity are classified as retaining a "Good" degree of integrity. Modifications which moderately impair integrity may involve some loss of historic fabric, but are reversible. These modifications do not detract to such an extent that the resource no longer conveys significance as part of the district as a whole and appropriate restorations could be incorporated into a restoration plan as part of a Mills Act agreement. Resources with modifications that moderately impair integrity are classified as retaining a "Good to Fair" or "Fair" degree of integrity. Modifications which significantly impair integrity involve the loss of historic fabric and are not easily reversed or restored. In some instances these modifications could be reversed or restored with the guidance of the Historical Resources Board. In these instances the restorations would need to occur before the property could be eligible for designation

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<sup>2</sup> See Bibliography for complete citations

<sup>3</sup> National Register Bulletin 15, "How to Evaluate the Integrity of a Property", page 6.

<sup>4</sup> *Ibid.*

as a contributing resource. Resources with modifications that significantly impair integrity are classified as retaining a “Fair to Poor” or “Poor” degree of integrity.

The following table was created to assist in the understanding of the types of modifications seen in Islenair and how they impact the integrity of the buildings as contributing resources:

	<b>MODIFICATIONS WHICH MILDLY IMPAIR INTEGRITY</b>	<b>MODIFICATIONS WHICH MODERATELY IMPAIR INTEGRITY</b>	<b>MODIFICATIONS WHICH SIGNIFICANTLY IMPAIR INTEGRITY</b>
<b>General Characteristics</b>	<p>Easily reversed</p> <p>Minimal impact to the resource</p> <p>Does not modify or result in loss of original historic fabric</p> <p>Restoration easily achieved thru Mills Act conditions</p> <p>Minimal cost and effort</p>	<p>Somewhat easily reversed</p> <p>Minimal to moderate impact to the resource</p> <p>May slightly modify or result in loss of some original historic fabric</p> <p>Restoration may be achieved thru Mills Act conditions</p> <p>Moderate cost and effort</p>	<p>Not easily reversed</p> <p>Moderate to significant impact to the resource</p> <p>Modified or resulted in the loss of original historic fabric</p> <p>May require restoration prior to designation</p> <p>More significant cost and effort</p>
<b>Types of Modifications</b>	<p>Wrought Iron Security Bars</p> <p>Inappropriate Awnings</p> <p>Non-Historic Paint</p> <p>Landscape Features &amp; Overgrowth</p> <p>In-Kind Replacement of Roofing</p> <p>Window Screens</p>	<p>Windows Replaced within the Same Opening</p> <p>Inappropriate Roofing</p> <p>Replacement of Porch Railings and Posts</p> <p>Added Veneers (i.e. Brick, Stone)</p> <p>Highly Visible Aluminum Garage Door</p> <p>Inconsistent Stucco Texture</p>	<p>Window Replaced in New or Altered Openings</p> <p>Replacing One Siding Type with Another (i.e. Wood to Stucco)</p> <p>Additions which do not Respect Scale, Spatial Relationships and Character Defining Features</p>
<b>Impact</b>	<p>These modifications will not be considered when determining contributing and non-contributing resources. However, owners may be required to reverse these modifications as part of a Mills Act Agreement.</p>	<p>These modifications will be considered when determining contributing and non-contributing resources. Four or more of these modifications <u>may</u> render the property non-contributing. Owners may work with staff and the HRB to restore the house and change the status.</p>	<p>These modifications will be considered when determining contributing and non-contributing resources. One or more of these modifications <u>may</u> render the property non-contributing. Owners may be able to work with staff and the HRB to restore the house &amp; change the status.</p>
<b>Integrity</b>	Good	Good to Fair, Fair	Fair to Poor, Poor

## Classification of Contributing and Non-Contributing Resources

All resources within the boundaries of the district are classified as either “contributing” or “non-contributing” resources. Contributing resources are those resources which were built within the period of significance, are reflective of and contribute to the significance of the district, and retain sufficient integrity to convey that significance. Contributing resources typically include buildings and structures, but may include landscaping, trees, and streetscapes (palm trees, parkways, sidewalk color and scoring, stamps and curb cuts) which are characteristic of the period of significance and architectural design. All resources identified as contributing at the time the district is designated will be designated as contributing resources and will be eligible for the benefits of designation, which includes the Mills Act agreement and property tax reduction. Contributing resources will be required to comply with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties and any applicable development/design guidelines adopted for the district.

Non-contributing resources are those resources which either were built outside of the period of significance and are therefore not eligible for designation as part of the district; or were built within the period of significance but have been altered to such an extent that they no longer retain sufficient integrity to convey the significance of the district. It may be possible for some non-contributing properties to become eligible for designation as contributing resources if the modifications impairing their integrity were reversed through a restoration plan prior to designation. Such a restoration plan and designation would be at the discretion of the Board. All resources identified as non-contributing at the time the district is designated will not be eligible for the benefits of designation, which includes the Mills Act agreement and property tax reduction. Non-contributing resources will only be required to comply with the U.S. Secretary of the Interior’s Standards and any applicable development/design guidelines as they relate to appropriate redevelopment of non-contributing resources.

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



## Use of Status Codes

California Historical Resource Status Codes from the State Office of Historic Preservation were used to identify the resources as contributing or con-contributing and to clarify the reason for that classification. The codes were modified slightly to suit local planning and preservation needs. The status codes, their meaning, and their application are as follows:

<b>Status Code</b>	<b>Meaning</b>	<b>Application</b>	<b>Status</b>
<b>5D1</b>	Contributor to a district that is designated locally.	Applied to all contributing resources, as approved by the Historical Resources Board, once the district is designated.	Contributing
<b>5D3</b>	Appears to be a contributor to a district that appears eligible for local designation through survey evaluation.	Applied to resources identified as contributing during the intensive survey evaluation.	Contributing
<b>5B</b>	Locally significant both individually (designated or appears eligible) and as a contributor to a district that is locally designated or appears eligible for designation through survey evaluation.	Applied to resources identified as both contributing resources and as resources which appear to be eligible for designation individually during the intensive survey evaluation. It will also be applied to all contributing resources which are also eligible for designation individually, as approved by the Historical Resources Board, once the district is designated.	Contributing
<b>6L</b>	Determined ineligible for local designation through local government review process due to modifications which have adversely impacted the integrity of the resource.	Applied to resources which have been modified to such an extent that they are no longer eligible for designation in their current condition. These resources may be eligible for designation upon reversal of modifications identified in Section B.6 of the DPR 523-B form, at the discretion of the Historical Resources Board, at which time the status code would be changed to 5D1.	Non-Contributing
<b>6Z</b>	Found ineligible for NR, CR or Local designation through survey evaluation.	Applied to resources which are not eligible for designation either due to extensive modifications which are not reversible, or due to a construction date outside of the period of significance.	Non-Contributing

All status codes used during the intensive survey evaluation are subject to change at the discretion of the Historical Resources Board at the time the district is designated. The final document and any subsequent updates will reflect the decision of the Board.

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