



THE CITY OF SAN DIEGO

# Historical Resources Board

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

ATTENTION: Historical Resources Board  
Agenda of March 22, 2007

SUBJECT: **ITEM 9 – ISLENAIR HISTORIC DISTRICT (1<sup>ST</sup> HEARING)**

APPLICANT: City of San Diego

LOCATION: Various addresses within study area boundaries, defined by the properties along the north side of Isla Vista Drive to the north; the homes along the east side of Isla Vista Drive to the east; the Isla Vista cul-de-sac and the properties at 3203 and 3204 Belle Isle Drive to the south; and Euclid Avenue to the west; Mid-City: City Heights Community, Council District 7

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

## STAFF RECOMMENDATION

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



**Planning Department**

202 C Street, MS 4A • San Diego, CA 92101-3865  
Tel (619) 235-5200 Fax (619) 533-5951

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

### District Policy

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

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

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

### The History of the District Effort

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

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

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

## ANALYSIS

## Historic Context

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

Islenair is a small, working class, early auto-oriented suburb in the community of City Heights that reflects the small house movement which took hold following World War I and became a national standard of development in the wake of the Great Depression and the Post-World War II housing shortage. Its location marks a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of previously unreachable and underutilized land to the east. The neighborhood serves as a microcosm of architectural trends from Spanish Eclectic to Minimal Traditional and Ranch styles, visually illustrating and encapsulating the booms, busts, and trends in working-class suburban development in San Diego during three distinct periods of development from 1927 through 1952.

The first period of development in Islenair from 1927 through 1931 (Attachment 2), beginning with the first sale of lots, is reflective of both the small house movement of the 1920's, which focused on quality design and construction in a compact, efficient layout containing no more than six rooms; as well as the popularity of Spanish Revival or Eclectic architecture that swept San Diego following the immense success of the 1915 Panama-California Exposition in San Diego's Balboa Park, which attracted thousands of people to San Diego and resulted in one of the greatest local building booms in San Diego History. Construction progressed steadily during the first period of development before the full effects of the Depression were felt and construction in Islenair came to a halt by the end of 1931.

As building resumed in Islenair during the second period of development from 1935 through 1941 (Attachment 3), the work of the newly formed Federal Housing Administration (FHA), which sought to improve the design and efficiency of the American home while lowering its cost, could be seen in the introduction of a new architectural style known as Minimal Traditional, which resulted from the FHA's model of the ideal "minimum house." Construction of both Minimal Traditional and Spanish Eclectic homes continued in Islenair during much of the second period of development through 1937 when the last of the Spanish Eclectic style homes were built. Construction of Minimal Traditional homes continued until the onset of World War II, when resources were shifted to the war effort and construction once again came to a stop.

When the War ended and the third period of development from 1945 through 1952 (Attachment 4) began, the Minimal Traditional style again proved fast, efficient and affordable. Moderne design influences gave way to stronger, more updated Ranch influences, with slightly larger and longer floor plans and increased visibility of the garage. It was also during this time that one-half of the lots fronting Euclid Avenue were developed. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

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

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

### Historical Significance of Islenair

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

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

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

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

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

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

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

Islenair also serves as a microcosm of architectural trends from Spanish Eclectic to Minimal Traditional and Ranch styles, visually illustrating and encapsulating the booms, busts, and trends in working-class suburban development in San Diego from 1927 through 1952.

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

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

Islenair reflects the patterns of local, early auto-oriented suburban development as advances in transportation technology made development in outlying communities both affordable and practical. Its location along the Euclid Avenue extension surrounded on three sides by canyon space marks a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in personal mobility and population propelled the creation of new infrastructure and the use of previously unreachable and underutilized land to the east.

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

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

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

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

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

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

### Assessing Integrity

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

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

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

### Identifying Contributing and Non-Contributing Resources

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

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

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

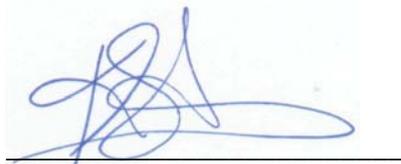
#### OTHER CONSIDERATIONS

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

#### CONCLUSION

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

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



Kelley Saunders  
Senior Planner



Cathy Winterrowd  
Senior Planner/Program Coordinator

KS/cw

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



THE CITY OF SAN DIEGO

# Historical Resources Board

**POLICY 4.1** - ADOPTED BY HSB ON JANUARY 7, 1977  
AMENDED BY HRB ON AUGUST 28, 2000  
AMENDED BY HRB ON APRIL 25, 2002

## HISTORICAL DISTRICT POLICY ON ESTABLISHING HISTORICAL DISTRICTS

### 1. DEFINITIONS

*“ A historical district means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represent one or more architectural periods or styles in the history and development of the City.” (San Diego Land Development Code Section 113.0103)*

The City of San Diego Historical Resources Board will consider designating the following five types of Historical Districts consistent with the definition above:

**GEOGRAPHIC/TRADITIONAL HISTORICAL DISTRICT:** This type of District is the long standing traditional type that includes a finite group of resources related to one another in a clearly distinguishable way and within a geographically definable area which have related character, architectural styles, interrelationships, and physical proximity and association. Contributing sites in the Geographic/Traditional District are designated at the discretion of the Historical Resources Board.

**THEMATIC HISTORICAL DISTRICT:** This type of District includes a finite group of resources related to one another in a clearly distinguishable way by a common theme related to historical context, architectural style, development period, or other characteristics, where visual continuity is not significant and sites are not necessarily located within a geographically definable area.



**VOLUNTARY/TRADITIONAL DISTRICT:** This type of District includes a group of resources which are part of a finite number related to one another in a clearly distinguishable way with related character, architectural styles and physical proximity and association within an area that is geographically identifiable, but where the contributing site nominations are voluntarily made at the discretion of the property owner. Contributing site designations are made at the discretion of the Historical Resources Board from those volunteered by the property owner.

**EMERGING HISTORICAL DISTRICT:** This type of District includes a group of resources related to one another in a clearly distinguishable way with related character, theme, architectural styles, development period, or other characteristics within a geographically identifiable area which could one day cumulatively develop sufficient concentrations to bring it the level of a Geographic/Traditional or Thematic Historic District.

**ARCHAEOLOGICAL DISTRICT:** This type of District includes groupings of archaeological resources related to one another in a clearly distinguishable way with related character, theme, style, development period, culture, or other characteristics. Archaeological Districts are those that would have significant known or suspected concentration, linkage, or continuity of sites with subsurface archaeological or historical information in the form of site function, structures, objects, or features. Archaeological districts are the places where remnants of a past culture survive in a physical context that allows for the scientific interpretation of those remains. The archaeological remains usually take the form of artifacts (fragments of tools, ceramic vessels, or animal remains) features (remnants of walls, cooking hearths, or trash mittens) or ecological evidence (pollens, soils, fossils, old riverbed, shorelines and other natural indicators of cultural setting). An Archaeological District may be prehistoric, historic, or contain components from both periods. Additionally, historical archaeological properties may include standing or intact structures or other features that have a direct historical association with the subsurface remains. (Source:NRB#36)

Archaeological Districts may also be geographic, thematic or emerging: Geographic Districts are those where archaeological features are located or concentrated within an identifiable and continuous geographical area. An example would be a pre-Hispanic settlement. Thematic Districts are those where archaeological features or information is related through multiple sites, but the locations are scattered over a wide area. An example may be a series of sites related to one particular ethnic group of the same era, with perhaps different functions, (gathering, manufacturing, disposal sites) summer and winter camps, etc. Emerging Districts are those where one or more sites of significance have been found, and where evidence points to additional sites and features which could be identifiable in the future as more areas are investigated.

## **2. CRITERIA**

The following criteria will be utilized in determining the significance of an area proposed for district designation:

- a. Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City's development. Such an area will usually contain structures of architectural interest identified with common heritage and traditional functions.
- b. Traditional Activity: An area or district associated with traditional activity, such as a central market, an educational or transportation facility, wharves, or warehousing. Such an area may also be remarkable for the particular architectural styles or method of construction associated with its original or traditional activity. Often a traditional activity has significantly shaped the history of the community which it served adding to its historic significance. If the traditional function exists in the present, it serves to illustrate the similarities and differences between past and present.
- c. Rare Past: A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.
- d. Development Progression: Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.
- e. Consistent Plan: Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.
- f. Public Works: Districts which illustrate the development of public works and other significant engineering achievements. During all historical periods structural aspects have been important, but after 1850, systems or construction employing steel and masonry contributed greatly to the evolution of commercial, industrial, and public buildings and therefore take a large part in the study of architecture of late periods.
- g. Features of Daily Living: Districts which illustrate the details of daily living during a previous period. Equipment or mechanical devices such as call bells, speaking tubes, dumbwaiters, fans, or similar systems are examples.
- h. Industrial Evolution: Districts which illustrate the evolution of an industrial era and its effects on humanity. Examples include company towns, glassworks, factories, manufacturing processes, and marketing developments. Aspects of these which have been instrumental in changing modes of work, altering working conditions, improving living standards, and generally affecting the social order may also manifest significance.
- i. Craftsmanship: Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

- j. Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- k. Landmark Supportive: District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

### 3. OBJECTIVE

The objective of a District is to maintain the scale and basic character of the subject district and other designated historic districts through:

- a. Protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the historical district, as defined by the Board in the Statement of Significance adopted for each district.
- b. Affording the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards. The Board intends to foster a climate in which each district may continue to exist as a living, changing neighborhood and not a static museum.
- c. Encouraging development of vacant property and redevelopment of incompatibly developed properties in accordance with the character of the area.
- d. Encouraging continuous research into San Diego's human past and culture for the benefit of future generations.

### 4. DOCUMENTATION

Information required for the establishment of historical districts:

#### **GEOGRAPHIC/TRADITIONAL HISTORICAL DISTRICT**

**Geographic Boundaries:** Specific geographic boundaries are established to encompass the historically significant area, sites and features.

**A Statement of Significance:** A statement is provided to establish the historical significance of the district based on Board Criteria.

**Site Surveys:** All properties within the district boundaries are evaluated and identified as contributing to the historical significance of the district, or as non-contributing sites. State of California Department of Parks and Recreation Forms (DPR-523 Forms) are provided for all properties within the District boundaries.

**Contributing Sites:** Contributing sites are those that meet the significance characteristic of the District and are specifically designated historical resources. These sites shall be eligible for all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development. Generally a Geographic Historic District should have a minimum of 50% contributing sites, and ideally 65% or more (source: State Historic Preservation Office).

**Non-contributing Sites:** Non-contributing sites are those that have been substantially modified so that they no longer contribute to the historical integrity of the district, or sites that were developed subsequently and have no inherent historical significance or features. These sites are not eligible for benefits resulting from historical designation, except if the owner subsequently restores original historic fabric and features making it a contributing site to the district. In these cases, the Board shall hold a public hearing where the status of the site from non-contributing to contributing can be assessed and approved.

**Vacant Parcels:** Vacant parcels within the boundaries of a District will be deemed to have significance if they relate to the quality and character of the district, otherwise they will be classified as non-contributing sites. Alteration of vacant sites will be reviewed in a manner consistent with the applicable historical district's approved development guidelines.

**District Features:** The Board will determine upon designation of a Historic District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity.

**Development Guidelines:** If deemed necessary to maintain the historical and/or architectural integrity of a historical district the Board will prepare and adopt a set of development guidelines to be used in development project review for contributing and non-contributing sites, and other district features such as streets, etc., to provide an appropriate context for the application of US Secretary of Interior Standards.

**Demolition and Alteration:** Alteration to a contributing site within a historical district must comply with the applicable provisions of the San Diego Land Development Code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical Resources Board is required prior to Planning Commission decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for new development before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code sections 126.0502, 126.0503, 143.0250, and 143.0260(c)).

**Inter-Department and Agency Support:** Participation of appropriate City departments will be sought to assist with the preparation of a historical district. Upon designation of a historical district, actions of Departments which could affect said district, including proposed changes in land use, changes in traffic patterns and street closing, public improvements, encroachment permits, etc. should be forwarded to the Board for review and recommendation, consistent with the applicable historical district development guidelines and Section 111.0206d(4) of San Diego Land Development Code which empowers the Board *“To adopt standards and guidelines to be used by the Board in reviewing applications for development permits involving designated historical resources.”*

## **THEMATIC HISTORICAL DISTRICT**

**Geographic Boundaries:** District significance is based on historical theme features not contained within identifiable geographic boundaries. Typically, a Thematic District boundary would be the whole, or a large portion of the City’s jurisdiction.

**A Statement of Significance:** A statement is provided to establish the historical significance of the district based on Board Criteria.

**Site Survey:** Only properties associated with the District’s theme are evaluated and identified as contributing sites. DPR-523 Forms are prepared for contributing sites only.

**Contributing Sites:** Contributing sites are deemed historical resources. These sites shall enjoy all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development. Generally this type of district should contain 100% contributing sites within the area identified (source: State Historic Preservation Office).

**Non-contributing Sites:** Criterion is not applicable since there typically is no geographic boundary within which non-contributing sites would be identified.

**Vacant Parcels:** Vacant parcels may be included in a Thematic District if they contribute to the significance of the district’s theme. Included could be sites such as open yards, parks or open space areas that provide context and setting that contribute to the historical theme of the district. Vacant parcels with these features may be identified as contributing sites.

**District Features:** The Board will determine upon designation of a historic district those features and characteristics deemed essential to the maintenance of the district’s thematic integrity.

**Development Guidelines:** If deemed necessary to maintain the historical and/or architectural integrity of a historic district the Board may prepare and adopt a set of development guidelines to be used in development project review.

**Demolition and Alteration:** Alteration to a contributing site in a Thematic District must comply with the applicable provisions of the San Diego Municipal code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical

Resources Board is required prior to Planning Commission Decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for new development before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code Sections 126.0502, 126.0503, 143.0250, and 143.0260(c).

**Inter-Department and Agency Support:** Participation of appropriate City departments will be sought in assisting with the preparation of a thematic district program. Upon designation actions of Departments which could affect a thematic district, including proposed changes in land use, changes in traffic patterns, public improvements, and street closing, should be forwarded to the Board for review and recommendation consistent with the applicable thematic district guidelines per Section 111.0206d(4) of the San Diego Land Development Code.

## **VOLUNTARY/TRADITIONAL HISTORICAL DISTRICT**

**Geographic Boundaries:** Specific geographic boundaries are established to encompass the historically significant area, sites and features based on the historical survey completed.

**A Statement of Significance:** A statement is provided to establish the historical significance of the district based on Board Criteria.

**Site Surveys:** All properties within the district boundaries are evaluated and identified as contributing to the historical significance of the district, or as non-contributing sites. DPR-523 Forms are provided for all properties within the District boundaries.

**Potentially Contributing Sites:** Potentially Contributing Sites are those that meet the significance characteristic of the District. These sites shall be identified as eligible for designation as contributing sites in the district's survey.

**Contributing Sites:** Contributing Sites are Potentially Contributing Sites which are volunteered by their owners for designation and are specifically designated historical resources. These sites are eligible for all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development. In order to establish a Voluntary/Traditional District, a minimum of 51% of the known Potentially Contributing Sites shall be the minimum considered for the establishment of this type of District. When more than 85% of the Potentially Contributing Sites have been designated, the Board shall proceed to establish a Geographic/Traditional based Historical District (See Geographic/Traditional Historical District section for process and requirements).

**Non-contributing Sites:** Non-contributing sites are those that have been substantially modified so that they no longer contribute to the historical integrity of the district, or sites that were developed subsequently and have no inherent historical significance or features. These sites are not eligible for benefits resulting from historical designation, except if the owner subsequently restores original historic fabric and submits it for historical designation as a contributing site to the district. In these cases, the

Board shall hold a public hearing where the status of the site from non-contributing to contributing can be assessed and approved.

**Vacant Parcels:** Vacant parcels within the boundaries of a District will be deemed to have significance if they relate to the quality and character of the district, in which case they may be volunteered for designation. Otherwise they will be classified as non-contributing sites.

**District Features:** The Board will determine upon designation of a District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity.

**Development Guidelines:** Development activity for the District's Contributing Sites will be subject to the US Secretary of Interior Standards. Potentially Contributing Sites more than 45 years old will be regulated by the City of San Diego Land Development Code Section 143.0250.

**Demolition and Alteration:** Demolition or alteration to a contributing site shall conform with Section 143.0201 et sec. of the Land Development Code. Demolition or alteration of a potentially contributing site within a historical district must comply with the applicable provisions of Sections 143.0212, 143.0220, and 143.0250 of the San Diego Land Development Code.

**Inter-Department and Agency Support:** Participation of appropriate City departments will be sought to assist with the preparation of a historical district. Upon designation of a historical district, actions of Departments which could affect said district, including proposed changes in land use, changes in traffic patterns and street closings, public improvements, encroachment permits, etc. should be forwarded to the Board for review and recommendation, consistent with the applicable historical district development guidelines and Section 111.0206d(4) of San Diego Land Development Code, which empowers the Board *"To adopt standards and guidelines to be used by the Board in reviewing applications for development permits involving designated historical resources."*

## **EMERGING HISTORICAL DISTRICT**

**Geographic Boundaries:** District significance is based on a sampling of historical features or sites contained within an identifiable neighborhood or community of the City.

**A Statement of Significance:** A statement is provided establishing the historical significance of the district based on Board Criteria and representative samples of development that meet historic district criteria.

**Site Survey:** Only properties submitted for evaluation that are associated with the District's theme are evaluated and identified as contributing sites DPR-523 Forms are prepared for contributing sites only.

**Contributing Sites:** Contributing sites are deemed historical resources. These sites will enjoy all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development. Generally volunteered sites should make up no less than 10% and no more than 40% of the potentially contributing

sites. If volunteered sites are more than 40% of the potential contributing sites within the geographic area, then a Geographically based district should be pursued (per State Historic Preservation Office recommendation).

**District Features:** The Board will determine upon designation of an Emerging District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity, such as zoning, revitalization activity, etc.

**Demolition or Alteration:** Alteration to a contributing site in an Emerging District must comply with the applicable provisions of the San Diego Land Development Code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical Resources Board is required prior to Planning Commission decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for new development, before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code Sections 126.0502, 126.0503, 143.0250, and 143.0260(c)).

**Inter-Department and Agency Support:** Participation of appropriate City departments will be sought in assisting with the preparation of an Emerging District program. Upon designation of an Emerging District, the Board will request that actions of Departments which could affect contributing site in an Emerging District, including proposed changes in land use, changes in traffic patterns and street closing, be forwarded to the Board for review and recommendation consistent with Section 111.0206d(2) of the San Diego Land Development Code.

## **ARCHAEOLOGICAL DISTRICT**

**Boundaries:** Boundaries are established to encompass the known or potential archaeologically significant area, based on published scientific reports identifying sites and features. Defining the perimeter of an archaeological site is often difficult, because its definition depends on an exhaustive scientific research which may often take many years and even a lifetimes. Defensible boundaries are required in that the boundaries chosen have to be justified. Boundaries, however, may change over time as a result of ongoing research.

**A Statement of Significance:** A statement is provided to establish the significance of the district based on Board Criteria.

**Site Survey:** Properties within the district boundaries are evaluated as the opportunity allows, and individual sites are identified whenever scientific data is available, as contributing or non contributing to the historical significance of the district. DPR-523 Forms are provided for all properties within the District boundaries.

**Contributing Sites:** Contributing sites are those where specific archaeological resources are known to exist, and are therefore deemed historical resources. These sites shall enjoy all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, only to the degree it preserves the resource, Tax Incentives, and use of US Secretary of Interior Standards for development impacting subsurface areas.

**Potentially Contributing Sites:** Potentially contributing sites are those that have yet to be studied in detail and which once analyzed have a high probability of containing significant resources to be the cultural character of the district.

**Vacant or Unsurveyed Parcels:** Vacant or unsurveyed parcels within the boundaries of an archaeological district will be deemed to have significance (contributing site) if they relate to the quality and character of the district. Until site research proves that a site cannot provide future archaeological significance, any subsurface alteration will be reviewed and subject to archaeological monitoring unless and until, the site is found to be a non-contributing site. Sites may be removed from the district, or may be identified as non-contributing based on ongoing research results.

**Non-contributing Sites:** Non-contributing sites are those that have been studied with no archaeological information found. Typically these are substantially disturbed or modified, so that the site no longer is known to contain any archaeological value, and therefore does not contribute to the historical integrity of the district.

**District Features:** The Board will determine upon designation of an Archaeological District those features and characteristics deemed essential to the maintenance of the district's archaeological integrity.

**Development Guidelines:** All subsurface development will be required to undergo archaeological monitoring. In special cases where the quality of the built environment may be critical to the future integrity of the Archaeological District the Board may prepare development guidelines to be available for project review.

**Demolition and Alteration:** No permit for the alteration of subsurface areas shall be issued without review and recommendation by Board consistent with Section 126.0503, 126.0504, and 143.0201 et sec. of the Land Development Code.

**Inter-Department and Agency Support:** Participation of appropriate City departments will be sought in assisting with the preparation of an archaeological district program. Upon designation actions of Departments which could affect an archaeological district, including proposed subsurface construction and grading will be forwarded to the Board for review in a manner consistent with the applicable archaeological district program as provided by Section 111.0206d(4) of the City of San Diego Land Development Code.

## **5. BOARD ACTION**

The following actions are required for the City of San Diego Historical Resources Board to establish a historical district:

- a. **Designation request:** Any organization, or individual can bring forth a request for historical district designation. The request should also include a petition endorsed by a substantial number or a majority of the affected property owners, or in the case of Emerging and Voluntary/Traditional Districts by all affected property owners. If the request is brought forth by the City, based on comprehensive historical studies available to the City, staff shall include

information showing the extent of community support and involvement in the preparation of the Historic District Document.

- b. **Historical Report:** The request shall include a Historical Report with information about the proposed historical district, including a Statement of Significance, boundaries or area of effect, DPR-523 Forms as required for the type of district sought, and Development Guidelines as needed. Information will be submitted to staff of the Historical Resources Board for review.
- c. **Volunteered Sites:** For Historical Districts that are voluntary based (Voluntary/Traditional and Emerging districts) a listing shall be provided of all owners who have expressed an interest in having their sites/properties designated within the District. The listing of voluntary properties shall be provided to the Board for review.
- d. **Board Review:** Two meetings of the Board are required to establish a historical district. Upon receipt of a complete historical district designation package, the Historical Resources Board staff shall schedule the item for review by the Board. At this time the Board shall evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing.
- e. **Noticing:** Notices will be mailed as required by the San Diego Land Development Code Section 123.0202 (b) to all affected property owners, and community planning groups, neighborhood associations, historical societies, and other interested parties.
- f. **Site Visit:** Historical Resources Board members are required to physically visit the district area and view the sites within the district's boundary before taking any action.
- g. **Board Hearing:** The Board will hear public testimony on the establishment of the historical district, and take appropriate action. The action of the Board to designate a historical district may be appealed to the City Council as established by the San Diego Land Development Code Section 123.0203.
- h. **Implementation:** Upon Board designation of a historical district the boundaries of said district shall be transmitted to all affected City departments so they may be aware of the Board's interest and involvement in any actions that could potentially affect the historical integrity and significance of the district. The Board shall review any development request affecting a significant historical resource as established by the various sections of the City of San Diego Land Development Code, to provide the appropriate recommendations to the decision maker. Additionally, contributing sites within a historical district shall be eligible for the Mills Act Program provided they meet the standards of the program.



**Legend**

 Spanish Eclectic Construction during the First Period



**First Period of Development: 1927-1931**

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## Second Period of Development: 1935-1941

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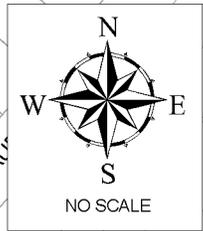
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**Legend**

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



**Third Period of Development: 1945-1952**

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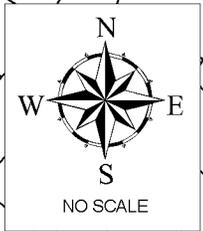
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**Legend**

- Contributing Resources
- Non-Contributing Resources



# Contributing and Non-Contributing Resources

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**SPREADSHEET OF PROPERTIES FOR BOARDMEMBER NOTES AND COMMENTS**

<b>Street #</b>	<b>Street Name</b>	<b>APN</b>	<b>Date</b>	<b>Style</b>	<b>Influences</b>	<b>Use</b>	<b>Status Code</b>	<b>C/NC</b>	<b>Integrity</b>	<b>Notes, Comments or Changes</b>
3203	Belle Isle Drive	476-242-23	1947	Minimal Traditional		SFR	5D3	C	Good to Fair	
3204	Belle Isle Drive	476-241-08	1937	Minimal Traditional		SFR	5D3	C	Good to Fair	
3211	Belle Isle Drive	476-242-22	1946	Minimal Traditional		SFR	5D3	C	Good to Fair	
3212	Belle Isle Drive	476-241-09	1936	Minimal Traditional	Ranch	SFR	6L	NC	Fair to Poor	
3221	Belle Isle Drive	476-242-21	1935	Minimal Traditional		SFR	5D3	C	Good	
3222	Belle Isle Drive	476-241-10	1936	Minimal Traditional		SFR	5D3	C	Fair	
3227	Belle Isle Drive	476-242-20	1930	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3230	Belle Isle Drive	476-241-11	1938	Minimal Traditional	Art Moderne	SFR	6L	NC	Fair to Poor	
3235	Belle Isle Drive	476-242-19	1947	Minimal Traditional		SFR	5D3	C	Fair	
3236	Belle Isle Drive	476-241-12	1937	Minimal Traditional		SFR	6Z	NC	Poor	
3243	Belle Isle Drive	476-242-18	1950	Minimal Traditional		SFR	5D3	C	Good to Fair	
3244	Belle Isle Drive	476-241-13	1937	Minimal Traditional	Ranch	SFR	5D3	C	Fair	
3250	Belle Isle Drive	476-241-14	1941	Minimal Traditional		SFR	5D3	C	Good to Fair	
3251	Belle Isle Drive	476-242-17	1928	Spanish Eclectic		SFR	5D3	C	Very Good	
3261	Belle Isle Drive	476-242-16	1928	Spanish Eclectic		SFR	5B	C	Very Good	
3262	Belle Isle Drive	476-241-15	1937	Minimal Traditional		SFR	5D3	C	Good to Fair	
3304	Belle Isle Drive	476-151-19	1931	Spanish Eclectic		SFR	5B	C	Very Good	
3314	Belle Isle Drive	476-151-20	1938	Minimal Traditional		SFR	6L	NC	Fair	
3315	Belle Isle Drive	476-152-12	1930	Spanish Eclectic		SFR	5D3	C	Good	
3320	Belle Isle Drive	476-151-21	1930	Spanish Eclectic		SFR	6L	NC	Poor	
3323	Belle Isle Drive	476-152-11	1939	Minimal Traditional		SFR	5D3	C	Good to Fair	

**SPREADSHEET OF PROPERTIES FOR BOARDMEMBER NOTES AND COMMENTS**

<b>Street #</b>	<b>Street Name</b>	<b>APN</b>	<b>Date</b>	<b>Style</b>	<b>Influences</b>	<b>Use</b>	<b>Status Code</b>	<b>C/NC</b>	<b>Integrity</b>	<b>Notes, Comments or Changes</b>
3328	Belle Isle Drive	476-151-22	1945	Minimal Traditional		SFR	5D3	C	Good to Fair	
3329	Belle Isle Drive	476-152-10	1947	Minimal Traditional		SFR	5D3	C	Good to Fair	
3333	Belle Isle Drive	476-152-09	1936	Minimal Traditional		SFR	6Z	NC	Poor	
3336	Belle Isle Drive	476-151-23	1936	Spanish Eclectic		SFR	5D3	C	Very Good	
3344	Belle Isle Drive	476-151-24	1939	Minimal Traditional		SFR	5D3	C	Good	
3345	Belle Isle Drive	476-152-08	1936	Minimal Traditional	Ranch	SFR	5D3	C	Good to Fair	
3403	Belle Isle Drive	476-152-07	1928	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3404	Belle Isle Drive	476-151-25	1939	Minimal Traditional	Art Moderne	SFR	6L	NC	Fair to Poor	
3411	Belle Isle Drive	476-152-06	1936	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3412	Belle Isle Drive	476-151-26	1939	Minimal Traditional	Art Moderne	SFR	5D3	C	Good	
3422	Belle Isle Drive	476-151-27	1936	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3423	Belle Isle Drive	476-152-05	1941	Minimal Traditional		SFR	5D3	C	Good	
3426	Belle Isle Drive	476-151-28	1929	Spanish Eclectic		SFR	5D3	C	Good	
3434	Belle Isle Drive	476-151-29	1936	Spanish Eclectic		SFR	6L	NC	Fair to Poor	
3435	Belle Isle Drive	476-152-04	1936	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3439	Belle Isle Drive	476-152-03	1941	Minimal Traditional	Ranch	SFR	5D3	C	Good to Fair	
3442	Belle Isle Drive	476-151-30	1947	Minimal Traditional		SFR	5D3	C	Fair	
3443	Belle Isle Drive	476-152-02	1928	Spanish Eclectic		SFR	5D3	C	Good	
3458	Belle Isle Drive	476-151-31	1935	Spanish Eclectic		SFR	5D3	C	Good	
3462	Belle Isle Drive	476-151-32	1935	Spanish Eclectic		SFR	5D3	C	Good	
3203	Euclid Avenue	476-241-07	1958	Contemporary		MFR	6Z	NC	Good to Fair	

**SPREADSHEET OF PROPERTIES FOR BOARDMEMBER NOTES AND COMMENTS**

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3211	Euclid Avenue	476-241-06	1960	Contemporary		MFR	6Z	NC	Good to Fair	
3237	Euclid Avenue	476-241-04	1968	Utilitarian		COM	6Z	NC	Fair	
3243	Euclid Avenue	476-241-03	1958	Utilitarian		COM	6Z	NC	Fair	
3255	Euclid Avenue	476-241-02	1958	Contemporary		MFR	6Z	NC	Good to Fair	
3275	Euclid Avenue	476-241-01	1979	Utilitarian		COM	6Z	NC	Fair	
3313	Euclid Avenue	476-151-15	1951	Contemporary		MFR	6Z	NC	Poor	
3323	Euclid Avenue	476-151-14	1947	Minimal Traditional		SFR	5D3	C	Good to Fair	
3329	Euclid Avenue	476-151-13	1946	Minimal Traditional		SFR	5D3	C	Good to Fair	
3333	Euclid Avenue	476-151-12	1946	Minimal Traditional		SFR	5D3	C	Good to Fair	
3345	Euclid Avenue	476-151-11	1948	Minimal Traditional	Ranch	SFR	5D3	C	Good	
3405	Euclid Avenue	476-151-10	1949	Minimal Traditional		SFR	5D3	C	Good	
3411	Euclid Avenue	476-151-09	1929	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3419	Euclid Avenue	476-151-08	1938	Art Moderne		SFR	5B	C	Good to Fair	
3427	Euclid Avenue	476-151-07	1938	Minimal Traditional	Art Moderne	SFR	6L	NC	Fair to Poor	
3435	Euclid Avenue	476-151-06	1946	Contemporary		COM	6L	NC	Fair to Poor	
3443	Euclid Avenue	476-151-05	1945	Minimal Traditional	Ranch	SFR	5D3	C	Fair	
3449	Euclid Avenue	476-151-04	1952	Minimal Traditional		SFR	6Z	NC	Fair to Poor	
3457	Euclid Avenue	476-151-03	1973	Utilitarian		COM	6Z	NC	Good	
3461	Euclid Avenue	476-151-02	1948	Utilitarian		COM	6Z	NC	Poor	
	Euclid Avenue	476-241-05	N/A	vacant lot		n/a	6Z	NC	n/a	
3202	Isla Vista Drive	476-242-10	1935	Minimal Traditional	Ranch	SFR	5D3	C	Very Good	

**SPREADSHEET OF PROPERTIES FOR BOARDMEMBER NOTES AND COMMENTS**

<b>Street #</b>	<b>Street Name</b>	<b>APN</b>	<b>Date</b>	<b>Style</b>	<b>Influences</b>	<b>Use</b>	<b>Status Code</b>	<b>C/NC</b>	<b>Integrity</b>	<b>Notes, Comments or Changes</b>
3203	Isla Vista Drive	476-242-09	1951	Minimal Traditional	Split Level	SFR	6L	NC	Fair to Poor	
3209	Isla Vista Drive	476-242-08	1947	Minimal Traditional	Ranch	SFR	5D3	C	Fair	
3219	Isla Vista Drive	476-242-07	1950	Minimal Traditional		SFR	5D3	C	Very Good	
3224	Isla Vista Drive	476-242-12	1937	Minimal Traditional	Colonial Revival	SFR	5D3	C	Very Good	
3225	Isla Vista Drive	476-242-06	1928	Spanish Eclectic		SFR	5D3	C	Good	
3226	Isla Vista Drive	476-242-11	1936	Minimal Traditional	Ranch	SFR	5D3	C	Good	
3232	Isla Vista Drive	476-242-13	1935	Minimal Traditional		SFR	6Z	NC	Poor	
3235	Isla Vista Drive	476-242-05	1936	Minimal Traditional		SFR	5D3	C	Good	
3241	Isla Vista Drive	476-242-04	1940	Minimal Traditional	Art Moderne	SFR	5D3	C	Good to Fair	
3242	Isla Vista Drive	476-242-14	1936	Minimal Traditional	Ranch	SFR	5D3	C	Fair	
3249	Isla Vista Drive	476-242-03	1945	Minimal Traditional		SFR	5D3	C	Good	
3255	Isla Vista Drive	476-242-02	1947	Minimal Traditional		SFR	6Z	NC	Poor	
3305	Isla Vista Drive	476-242-01	1946	Minimal Traditional		SFR	5D3	C	Fair	
3306	Isla Vista Drive	476-152-14	1929	Spanish Eclectic		SFR	5B	C	Very Good	
3314	Isla Vista Drive	476-152-15	1927	Spanish Eclectic		SFR	5D3	C	Good	
3315	Isla Vista Drive	476-160-20	1946	Minimal Traditional		SFR	5D3	C	Good to Fair	
3321	Isla Vista Drive	476-160-19	1946	Minimal Traditional		SFR	5D3	C	Good to Fair	
3324	Isla Vista Drive	476-152-16	1935	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3330	Isla Vista Drive	476-152-17	1948	Minimal Traditional		SFR	5D3	C	Good to Fair	
3333	Isla Vista Drive	476-160-18	1950	Ranch		SFR	6Z	NC	Poor	
3338	Isla Vista Drive	476-152-18	1931	Spanish Eclectic		SFR	5D3	C	Fair	

**SPREADSHEET OF PROPERTIES FOR BOARDMEMBER NOTES AND COMMENTS**

<b>Street #</b>	<b>Street Name</b>	<b>APN</b>	<b>Date</b>	<b>Style</b>	<b>Influences</b>	<b>Use</b>	<b>Status Code</b>	<b>C/NC</b>	<b>Integrity</b>	<b>Notes, Comments or Changes</b>
3344	Isla Vista Drive	476-152-19	1936	Spanish Eclectic		SFR	5D3	C	Fair to Poor	
3345	Isla Vista Drive	476-160-17	1945	Minimal Traditional		SFR	5D3	C	Fair	
3404	Isla Vista Drive	476-152-20	1936	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3405	Isla Vista Drive	476-160-17	1935	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3410	Isla Vista Drive	476-152-21	1937	Spanish Eclectic		SFR	5D3	C	Good	
3411	Isla Vista Drive	476-160-15	1957	Ranch		SFR	6Z	NC	Good	
3420	Isla Vista Drive	476-152-22	1950	Ranch		SFR	5D3	C	Good	
3421	Isla Vista Drive	476-160-14	1937	Minimal Traditional		SFR	5D3	C	Fair	
3427	Isla Vista Drive	476-160-13	1937	Minimal Traditional	Ranch	SFR	5D3	C	Good	
3428	Isla Vista Drive	476-152-23	1928	Spanish Eclectic		SFR	5D3	C	Fair	
3435	Isla Vista Drive	476-160-12	1936	Minimal Traditional	Ranch	SFR	5D3	C	Good to Fair	
3440	Isla Vista Drive	476-152-24	1936	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3443	Isla Vista Drive	476-160-11	1928	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3449	Isla Vista Drive	476-160-10	1940	Minimal Traditional		SFR	5D3	C	Good to Fair	
3455	Isla Vista Drive	476-160-09	1946	Minimal Traditional		SFR	5D3	C	Good to Fair	
3467	Isla Vista Drive	476-160-08	1939	Minimal Traditional		SFR	6L	NC	Fair to Poor	
3472	Isla Vista Drive	476-152-01	1937	Spanish Eclectic		SFR	5D3	C	Good	
3473	Isla Vista Drive	476-160-07	1929	Spanish Eclectic		SFR	5D3	C	Good	
3505	Isla Vista Drive	476-160-06	1946	Minimal Traditional		SFR	5D3	C	Fair	
3511	Isla Vista Drive	476-160-05	1928	Spanish Eclectic		SFR	5D3	C	Good to Fair	
3517	Isla Vista Drive	476-160-04	1946	Minimal Traditional		SFR	6L	NC	Fair to Poor	

**SPREADSHEET OF PROPERTIES FOR BOARDMEMBER NOTES AND COMMENTS**

<b>Street #</b>	<b>Street Name</b>	<b>APN</b>	<b>Date</b>	<b>Style</b>	<b>Influences</b>	<b>Use</b>	<b>Status Code</b>	<b>C/NC</b>	<b>Integrity</b>	<b>Notes, Comments or Changes</b>
3518	Isla Vista Drive	476-151-33	1948	Ranch		SFR	5D3	C	Good	
3525	Isla Vista Drive	476-160-03	1946	Minimal Traditional		SFR	6L	NC	Fair to Poor	
3533	Isla Vista Drive	476-160-02	1946	Minimal Traditional		SFR	5D3	C	Good to Fair	
3534	Isla Vista Drive	476-151-01	1952	Ranch		MFR	5D3	C	Good to Fair	
3541	Isla Vista Drive	476-160-01	1951	Ranch		MFR	5D3	C	Fair	
4750	Thorn Street	476-151-16	1958	Contemporary		MFR	6Z	NC	Good to Fair	
4769	Thorn Street	476-241-01	1939	Minimal Traditional		SFR	6Z	NC	Poor	
4802	Thorn Street	476-152-13	1931	Spanish Eclectic		SFR	5B	C	Good	
4827	Thorn Street	476-242-15	1931	Spanish Eclectic		SFR	5B	C	Very Good	