

Islenair

Executive Summary

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 from 1926 through 1952.



A significant number of the properties within the proposed district have retained their historical integrity and remain in good condition. Historical district designation will provide an incentive for the continued revitalization of the neighborhood, and the preservation of its unique character, scale and setting. Both property owners and renters would benefit from the rehabilitation of the existing housing stock as follows:

- Special community scale and character will be maintained.
- Tax abatement or other economic incentives, such as façade easement donations or Mills Act property tax reduction agreements to encourage preservation and rehabilitation.
- Design assistance and review for alterations and new construction to ensure compatibility of development with historical context and neighborhood character preservation.
- Conditional Use Permits for alternative use of historical structures.
- State Historic Building Code providing flexibility in the application of building code standards.
- Prioritization for utility undergrounding and other physical revitalization programs.

Implementation of the programs listed above depends upon Islenair being designated as a historical district. The area's designation is important in order for the residents and owners to access the programs and resources while maintaining this neighborhood as a valuable historical resource within the City of San Diego.