



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: June 13, 2013 REPORT NO. HRB-13-032

ATTENTION: Historical Resources Board
Agenda of June 27, 2013

SUBJECT: **ITEM #11 – Delia Reinbold House**

APPLICANT: Robert and Leah Johns represented by IS Architecture

LOCATION: 4769 Panorama Drive, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Delia Reinbold House located at 4769 Panorama Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Delia Reinbold House located at 4769 Panorama Drive as a historical resource with a period of significance of 1935-1956 and 1911 under HRB Criteria B and C respectively. The designation excludes the 1965 garage addition at the rear of the property. This recommendation is based on the following findings:

1. The resource is identified with Delia Reinbold, a historically significant person, and retains integrity for that association. Specifically, the resource served as the long time home of Reinbold, a highly revered Superintendent of the Chinese Mission School from 1935 to 1956. She was known by Chinese immigrants as “Mother” Reinbold, and was heavily involved in the Chinese Mission and its endeavors. Ever conscious of the needs of the community, she would open her private home to Chinese immigrants and their children for social gatherings and lessons to supplement their activities at the Mission.
2. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1911 period of significance. Specifically, the resource features wood shingle and wood clapboard siding; extensive cobblestone at the porch and chimney; a side gable roof form with pairs of gabled dormers; curved fascia and rafter tail detailing with triangular knee braces; a full width porch covered by the main roof; and fenestration consisting primarily of wood double hung windows of various sash patterns in addition to five original stained glass windows.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The resource is a two story Craftsman style residence built on an east facing lot inside the Panorama Drive loop of the Valle Vista Terrace subdivision in the Greater North Park Community.

The historic name of the resource, the Delia Reinbold House, has been identified consistent with the Board's adopted naming policy. The adopted policy dictates that individually designated sites shall be named in a prioritized fashion. Site association with an historic person is given first priority in the naming policy. The applicant's report also lists Delia Reinbold's husband Carl Reinbold as a historically significant individual associated with the resource. Staff feels that the historic significance of Delia Reinbold and her association with the resource greatly outweighs that of her husband. Therefore, the historic name of the resource reflects the name of Delia Reinbold, a historically significant individual who owned and lived at the property from the time of its construction in 1911 until her death in 1956.

ANALYSIS

A historical resource research report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criteria A, B and C. Staff concurs that the site is a significant historical resource under HRB Criteria B and C, but not HRB Criterion A. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The historical report provides information on the development of Valle Vista Terrace from a "Streetcar Suburb" to an "Automobile Suburb." The Valle Vista Terrace subdivision experienced a transition from a neighborhood with larger, high-end Craftsman homes oriented toward the use of the street car system, to a post World War I higher density neighborhood of smaller, Spanish style middle-income homes with rear detached garages. The historical narrative in the report is more fitting for the designation of district contributors and is inadequate for individual designation. In addition, the report discusses the resource as having been built for Carl Reinbold, who was secretary of the University Heights Syndicate, which developed the Valle Vista Terrace subdivision. There is no documentation to indicate that the structure was used for promotional purposes by the developer to entice buyers – for anything more than just the home of the developer's secretary and his wife. The applicant has otherwise not demonstrated how the subject property would exemplify or reflect a special element of the community's development to any greater extent than other properties within the subdivision. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

The historical report asserts that designation of the subject property under HRB Criterion B is warranted for both of the property's original owners and occupants: Carl Reinbold and his wife Delia Reinbold. Staff disagrees and feels that the historical significance of Delia Reinbold and her association with the property far outweigh that of her husband.

Carl Reinbold was generally known for his association with real estate development in San Diego. He was secretary of the University Heights Syndicate, the Ralston Realty Company and other land development companies. The historical report asserts that he was involved in the development of many areas around University Heights, Normal Heights, Ocean Beach and others. However, little to no detail or documentation is provided on the exact degree or nature of his involvement in the development work. Furthermore, the reports states he was a secretary and developer from 1905-1914. Carl and his wife moved to the subject property in 1911 – providing a mere 3 year overlap with his work. There is also no documentation to suggest that the home at 4769 Panorama Drive is best associated with his work in real estate. Therefore, staff does not recommend designation of the subject property under HRB Criterion B for association with Carl Reinbold.

By contrast, Delia Reinbold's historical significance is more readily apparent in the details and documentation provided by the historical report. Delia Reinbold was born in Arizona in 1886, relocated to San Diego with her mother in 1892, and was married to Carl Reinbold in 1908. The Reinbold family built the subject property in 1911 and resided there for the remainder of their lives.

In the early 1930s, Delia Reinbold became highly involved in the Chinese Mission and was named Superintendent of the Sunday School. Alongside Margaret Fanton and Reverend K.T. Wong, Delia Reinbold established and fostered several social groups and programs at the Mission including the Chinese Youth Association, the Chinese Christians Women's Club, Summer Camp, Summer School, and Vacation Bible School. She became highly revered by the Chinese community and in 1935, succeeded Margaret Fanton, a pioneer of social service work for Chinese immigrants, as Superintendent of the Chinese Mission. Delia Reinbold would regularly visit the homes of Chinese immigrants in her efforts to advance the standards of living for the community. Like her predecessor, Delia became known as "Mother" Reinbold to the Chinese community and was well known for opening her home at the subject property to the Chinese and their children for parties and other social gatherings. The Chinese community was ever-grateful to "Mother" Reinbold and her love and dedication toward the Mission and the people it served. On Mother's Day in 1953, Delia Reinbold was honored with the dedication of a Communion table and a special service at the Mission (then called the Chinese Community Church).

For many years Delia Reinbold provided social support for the Chinese community, and when "Mother" Reinbold passed away in early 1956, the following Mother's Day was dedicated to her with a special service honoring her memory at the church. Her portrait was unveiled and the church meeting room was renamed Reinbold Hall. The Chinese Community Church continues to

celebrate each Mother's Day by honoring "Mother" Reinbold as well as "Mother" Fanton and "Mother" Reyer, choir director. The legacy of the three church "Mothers" continues with their photographic portraits held at the Chinese Community Church's new and present location at 4998 Via Valarta in Tierrasanta.

Delia Reinbold was known as "Mother" to the Chinese and readily opened her home to her "children" to help make a better life for them. The subject property in its current configuration retains good integrity of association with Delia Reinbold and her contributions to the Chinese community and her work with the Mission. Therefore, staff recommends designation of the subject property under HRB Criterion B for its association with Delia Reinbold, with a period of significance of 1935-1956.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The subject building is a two story Craftsman style residence built in 1911 that features a primarily side gabled roof form with pairs of gabled dormers at the front and the rear. The building is clad in a combination of wood clapboard and wood shingle siding. The full width porch is covered by the main roof and supported by square columns and pedestals of cobblestone. The chimney at the south elevation is also clad in this distinct cobblestone. The roof exhibits unique curved fascia and rafter detailing at the wide unenclosed eaves. Decorative triangular knee bracing is seen in the gable ends. Fenestration consists primarily of wood double hung windows in 1 over 1, 4 over 1, and 6 over 1 sash patterns. Also present are five original stained glass windows: one on the west (rear) elevation, and two on both the north and south elevations.

With origins in the British Arts and Crafts movement, which born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Modifications to the subject property include the replacement of 11 windows with vinyl windows, including two on the second story of the front elevation. Most of the windows throughout the house remain original and the 11 vinyl replacements were made in original window openings and are of the same light configuration and operation as the windows they replaced. The original wood flooring of the front porch has been replaced with concrete, and two decorative brackets have been added connecting the porch columns to the beam supporting the porch roof. Finally, in 1965, a garage was built behind the house at the northwest corner of the lot and may have replaced an earlier one car garage or shed which appears on the 1920 Sanborn Map. Overall, the modifications to the resource do not undermine the visual impact of the

structure's original design, or significantly impair the integrity as it relates to the 1911 date of construction and period of significance.

The relatively few modifications do not impair the resource's ability to convey the historic significance of the Craftsman style and there remains a great deal of architectural detail including wood shingle and wood clapboard siding; extensive cobblestone at the porch and chimney; a side gable roof form with pairs of gabled dormers; curved fascia and rafter tail detailing with triangular knee braces; a full width porch covered by the main roof; and fenestration consisting primarily of wood double hung windows in 1 over 1, 4 over 1, and 6 over 1 sash patterns in addition to five original stained glass windows. Therefore, staff recommends designation of the subject property under HRB Criterion C.

OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Delia Reinbold House located at 4769 Panorama Drive be designated under HRB Criterion B with a period of significance of 1935-1956 for its association with Delia Reinbold, a historically significant individual known for her contributions as Superintendent of the Chinese Mission School; and under HRB Criterion C with a period of significance of 1911 as a resource that embodies the distinctive characteristics of Craftsman style architecture. The designation excludes the 1965 garage addition at the rear of the property. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Camille Pekarek
Planning Intern



for
Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

CP/jb/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 6/27/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/27/2013, to consider the historical designation of the **Delia Reinbold House** (owned by Robert and Leah Johns, 4769 Panorama Drive, San Diego, CA 92116) located at **4769 Panorama Drive, San Diego, CA 92116**, APN: **438-161-15-00**, further described as BLK P POR in the City of San Diego, County of San Diego, State of California; and

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

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the **Delia Reinbold House** on the following findings:

(1) The property is historically significant under CRITERION B as a resource associated with historically significant individual Delia Reinbold with a period of significance of 1956-1982 and retains associative integrity to that time. Specifically, the resource served as the long time home Reinbold, a highly revered Superintendent of the Chinese Mission School from 1935 to 1956. She was known by Chinese immigrants as "Mother" Reinbold, and was heavily involved in the Chinese Mission and its endeavors. Ever conscious of the needs of the community, she would open her private home to Chinese immigrants and their children for social gatherings and lessons to supplement their activities at the Mission. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1911 period of significance. Specifically, the resource features wood shingle and wood clapboard siding; extensive cobblestone at the porch and chimney; a side gable roof form with pairs of gabled dormers; curved fascia and rafter tail detailing with triangular knee braces; a full width porch covered by the main roof; and fenestration consisting primarily of wood double hung windows of various sash patterns in addition to five original stained glass windows. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall exclude the 1965 garage addition at the rear of the property.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney