RESTORATION OF
THE HINDMAN RESIDENCE

SAVE OUR HERITAGE ORGANISATION
2009 PEOPLE IN PRESERVATION AWARD NOMINATION

For:
BRYAN & JORA VESS

Prepared by:
HERITAGE ARCHITECTURE & PLANNING

March 19, 2009
**Project Summary:**
The Hindman Residence was designed in 1961 by noted local architect John Mock. The house is located on a sloped rocky parcel in Mt Helix. The current owners, Bryan and Jora Vess, purchased the property in 2007 from the original owners. The Hindmans had maintained the property in near original condition, making interior modifications to the original kitchen and bathrooms, but keeping the exterior mostly intact.

Upon the close of escrow, Bryan and Jora Vess embarked on an extensive project to restore and rehabilitate the home. The Vess’s started by submitting the property for historical designation to the County of San Diego. The historical designation was approved in 2007. Work included kitchen and bath remodels to compliment the historical character of the home, exterior and interior painting, custom cabinetry to match historic detailing, and a new exterior landscape design including a new pool, hardscape features, and planting. Throughout the design and construction process the Vess’s and their design team consulted the original drawings. The Vess’s also contacted the original architect who visited the house before and after construction. Following his last visit John Mock wrote to the Vess’s “You both have done an exceptional job of saving the Hindman home and creating a new livability, suitable to your requirements.”

In addition to their careful planning to remain true to the historic character of the house, the Vess’s also endeavored to remain environmentally sensitive. They incorporated formaldehyde-free cabinetry, low-flow plumbing fixtures, a tankless water heater, sustainably forested hardwood, low-VOC paints, drought-tolerant planting, and a Smart Weather Trak irrigation control system. The Vess’s also added low-E dual-pane window glazing in the original full-height wood frames which was carefully detailed to eliminate any visual impact.

The home was featured in the February 2009 edition of the *San Diego Home Garden Lifestyles Magazine* as the Home of the Year, Grand Prize Winner (excerpt attached).

**Design Team:**

**Home Owners**
Bryan & Jora Vess
619-985-4753

**Architect**
Heritage Architecture & Planning
Contact: Carmen Pauli, Architect
619-239-7888

**Landscape Architect**
Verde Landscape Design
Contact: Todd Pitman
619-895-8082

**Project Manager**
Art Hause, I.L.C
Contact: Rich Williams
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**Interior Design**
DK Urban Living
Contact: David Koehn
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**Kitchen Consultant**
Atmosphere Design
Contact: Katherine Megallon
619-934-4501
Photo 1: The Hindman Residence ca. 1961.

Photo 2: The Hindman Residence after restoration.
Photo 3: Kitchen before restoration, showing the ca. 1990s remodel which included new cabinets, countertops, flooring and appliances which did not reflect the historical character of the house.

Photo 4: The kitchen after restoration. New cabinetry was designed to match historic detailing and the layout reflects the open floor plan.
Photo 5: The Living Room ca. 1961.

Photo 7: The kitchen before restoration.

Photo 8: The kitchen after restoration.
Photo 9: The living room after restoration.

Photo 10: The master bathroom after restoration.
Photo 11: The Hindman residence under construction ca. 1962.

Photo 12: The Hindman residence after restoration.
Photo 13: Exterior view after restoration, showing the new pool area, hardscape, and planting which compliment the historic character of the home.

Photo 14: View of the home from the new pool area.
Photo 15: Exterior view of the front entrance.

Photo 16: An original architectural rendering of the Hindman residence.