

Save Our Heritage Organisation

# Old House Resource Directory



For Old House  
Restoration, Renovation,  
& Rehabilitation

# You & SOHO, Saving San Diego's Historic Homes Together

## Is my house historic?

Your old house has its own unique story to tell. Whether it belonged to a construction worker for the Exposition or a cannery worker, a banker or a politician, a business owner or an artist, a conservationist or a builder of cities, it is important because there is no other quite like it; no other whose history is exactly the same. San Diego County has a good-sized stock of well-built old houses of fine character. Our Victorian neighborhoods once rivaled San Francisco's, but the 1950s and 60s took its toll on these architectural treasures, emphasizing the need for each of us now to protect and preserve what remains.

## Is my house's character worth saving?

Yes! You bet it is. Maintaining or reclaiming the character and integrity of an older home will add grace and beauty to your life and will help assure neighborhood stability and increase the value of your property.

Old houses were built with quality workmanship, materials, and attention to detail. These attributes grow more valuable with the passage of time. Helping your old house achieve its best potential is not only giving it back its former dignity; it is also an investment in the future.

Experience has shown that when you begin taking an interest in your old house, it makes others notice. The pride of caring for one old house spreads down the block, throughout the neighborhood, and across the city. Fine old houses that look their best add to every resident's enjoyment of their city and for visitors too.

## Where do I start?

Take a good long look at your old house. Notice its details and uniqueness. Look into its past to learn when it was built, what style it is, or who has lived there. Next, determine the best course of action for your house, whether you are restoring or renovating. If you don't feel you can determine what should or should not be done, what is original and what is not, there are many sources in this directory you can go to and find out. Of course SOHO is always available.

## Research your home's story!

Use the following step-by-step guide to research your home or hire a professional to help. This guide provides the best of San Diego's old house professionals, but it is always up to you to know what is right for your home, and to be firm with those working on your old or historic home to protect its original materials.

In addition to the resources already listed, several other sources of information are available for owners of historic homes. Searching the Internet using key words such as historic homes, preservation, architecture, and restoration, will help you locate appropriate information. And SOHO's own website [SOHOsandiego.org](http://SOHOsandiego.org) will answer many questions you may have.

## How to Research Your House - A Step-by-Step Guide

### Is your house historic? How do you know?

If your research work is for historic designation, pay special attention to the DPR form requirements in **bold**.

1. First, check to see whether your house has already been documented! Check with your city, local historical society or preservation organization.
2. Determine the style of your home. Note how your house was built and what type of building materials were used. Examine the doors, windows, roof, walls, moldings and other architectural details. Look for original materials. A good reference for determining architectural styles is Virginia & Lee McAlester's *A Field Guide to American Houses*.
3. Do a title search at the San Diego County Recorder's Office or hire a mortgage company or architectural historian to do this search for you. When you know the original owner, check for Notice of Completion to determine builder and/or architect. Research all the transactions involving your property, noting the date, names of buyers and sellers, and the dollar amounts and types of transactions (warranty deed, quit claim deed, mortgage, etc.). Indications of a construction date are the first relatively large mortgage or dramatic increase in the selling price of the property. Note: you will need the legal description of the property to do this research, not simply the address. **A list of owners and Notice of Completion should be included in your report.**

4. To further document or to establish the date of construction of your house, call the San Diego City Water Department records archives at (619)527-7482 and request information regarding the water and sewer hook-up at your address. You may need to provide them with the assessor's parcel number, and the subdivision, block and lot. If they find documents relating to your property, you can get a copy at 2797 Caminito Chollas, San Diego, CA 92105. **Include this data in your report.**
5. Check San Diego City & County Directories, 1872-1980, at the San Diego Public Library (SDPL) California Room and at the San Diego Historical Society (SDHS) to learn about the people associated with your house: the owners and/or occupants (make note of their professions), and the architect, and the builder. **A chronological list starting with earliest owners/occupants associated with your house and their professions should be included in your report.**
6. When you know the names of owners, occupants, architect, builder, check the SDHS biographical files and computerized index for further information; search for information in local biographical histories compiled by Smythe, Black, McGrew, Heilbron, and Who's Who In San Diego (1936); also check the San Diego Union index at the SDPL California Room for references. **Mount important biographies and obituaries, etc. on separate pages with sources identified for inclusion in your report.**
7. If you know approximately when your house was built but don't know the architect or builder, search through the San Diego Union on microfilm during that time period, which can be obtained at the SDPL Newspaper Room. Development sections are included in the Sunday editions of the San Diego Union commencing in the 1920s. If your house was built after 1927 you can search through the Southwest Builder & Contractor, which can be obtained in the periodical section on the first floor of the downtown library. Also The San Diego Daily Transcript lists building permits and notices of completion. For areas outside of the City of San Diego check your local newspapers that were active during the time period your home was constructed. **Include all articles you find relating to your house in your report.**
8. Check the historical photograph collection at the SDHS or your local historical Society to locate any photo documentation of your house. Check under owners' names, neighborhoods, architectural files, family scrapbooks, or aerial photographs. **All historic photographs should be included in your report with credit given to the appropriate source they were found.**
9. If your house was designed by a prominent local architect, check the architectural drawing files at SDHS. Also obtain biographical information about the architect in San Diego Architects, 1868-1930, compiled by USD and available at SDHS. The Library of Congress also has catalogued 19th-century lithographs in which many cities and towns are included. These provide a fairly accurate view of many buildings that existed at the time the lithographs were created. **You may include a copy of the biographical information in your report with credit given to USD, as well as architectural drawings of your house with credit given to the SDHS.**
10. Check the Sanborn Fire Maps for your community/city. These contain much information about individual structures, and show your house with additions, etc., over time including materials they were built with. By comparing the maps from different years, you can establish an approximate date of construction and can determine when and what types of changes have been made to the building and surrounding property. Dating back to the late 1800s the Sanborn Fire Maps are available on microfilm in the Newspaper Room at the SDPL (the librarian has an index) and at the SDHS. **Include fire map copies in your report.**
11. Obtain a copy of the Residential Building Record Conduct oral interviews of previous owners and architect/builder, if possible, to obtain further information about your house. Track down former residents or their children. Verbal accounts from the family and others associated with the property are also often useful. They may be able to help you date changes or tell you stories about their home. Written histories, journals, letters, photographs, etc., are sometimes available from family members. Neighbors can also be helpful if they have lived in the neighborhood for a long time. Ask neighbors or relatives if they have any family pictures that might show the building in the background.
12. Obtain a copy of the Residential Building Record for your home from the San Diego County Assessor's Main Office, County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. There is a fee per page (back to back) and this record shows a configuration of your house with changes over time, as well as assessor notations. Other public records to look for are mortgages or wills and tax records. Mortgage records can contain detailed descriptions of buildings. Will and probate records may list one or more of the previous owners. Local tax records may reveal the dates of additions and improvements to property by a change in the valuation, the file for a property usually provides an estimated date of construction. It may also contain an older photograph of your house and perhaps other structural information.
13. DPR forms (Primary Record - 523a; and Building, Structure and Object - 523b) may be obtained online at [http://ohp.parks.ca.gov/?page\\_id=1056](http://ohp.parks.ca.gov/?page_id=1056)

**REMEMBER** it is not advised to undertake any major work on your new old home for one year, to go through four seasons with it and learn how the house actually functions before making any big changes or alterations.

**PLEASE KEEP IN MIND** when working with a company that it is your responsibility to request the level of expertise you require, ie. period or in the style of period. Be wary if you are advised to remove or alter historic fabric, this may not be the person or company to work on an old home.

SOHO makes no claims or endorsements of any of the products, services published herein.

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## Archaeology

### ASM Affiliates

(760) 804-5757 • [asmaffiliates.com](http://asmaffiliates.com)

### Heritage Resources

Sue A. Wade, RPA  
(760) 789-8509 • (760) 550-1802 cell  
[swade@nethere.com](mailto:swade@nethere.com)

### ICF International

(858) 444-3940 Martin Rosen, MA, RPA  
(858) 444-3913 Karen Crawford  
[www.icfi.com](http://www.icfi.com)  
Registered Professional Archaeologists, San Diego  
City/County Certified Architectural Research, History,  
HABS/HAER Documentation

### Legacy 106, Inc.

Ron May  
(619) 269-3924 • (858) 459-0326  
[legacy106.com](http://legacy106.com)  
Archaeology, architectural photographs, architectural  
assessments, architectural research historians,  
Mills Act assistance

### San Diego Archaeological Center

(760) 291-0370 • [sandiegoarchaeology.org](http://sandiegoarchaeology.org)

### URS Corporation

Justin Castells, MA Architectural Historian  
(858) 812-8289  
Expertise in all areas of historic and prehistoric archaeology  
including site evaluations, context studies, archaeological  
monitoring, testing and data recovery mitigation, and large-  
scale intensive reconnaissance surveys.

### Walter Enterprises

Stephen Van Wormer, Principle  
Susan D. Walter, Principle  
(619) 426-5109 • [svanwor@cox.net](mailto:svanwor@cox.net)  
Archaeological consultant, historic research, student programs

### Archaeological Conservancy

Albuquerque, NM  
(505) 266-1540 • [americanarchaeology.com](http://americanarchaeology.com)

### Archaeological Institute of America

(617) 353-9361 • [archaeological.org](http://archaeological.org)

### Society for American Archeology

(202) 789-8200 • [saa.org](http://saa.org)

### Society for Historical Archaeology

(301) 990-2454 • [sha.org](http://sha.org)

### Society for Industrial Archaeology

(906) 487-1889 • [www.sia-web.org](http://www.sia-web.org)

## Architects

**NOTE:** Anytime it is suggested that historic materials be changed, altered, removed or replicated rather than repaired or restored, you should look carefully at that advice. You may not have the right architect. You might also talk with owners of historic properties in your area that have recently undergone preservation and/or rehabilitation work. Always check past work: Did the project come in on time and on budget? Is the owner pleased? What problems occurred and how were they solved? Were there any unexpected setbacks that were especially troublesome? Were you able to communicate well with them?

### Norm Applebaum, AIA

(619) 463-1867 • [www.normapplebaum.com](http://www.normapplebaum.com)  
License #500572B

### Jim Engelke, Architect

3444 Swinging V, Box 507, Borrego Springs, CA 92004  
(760) 767-1283 • (619) 602-4841  
[jengelke@juno.com](mailto:jengelke@juno.com)  
Environmental Planning. Mid-century Modern a specialty.

### Molly Enos, AIA, NCARB

(619) 993-8963  
[ens-projects.com](http://ens-projects.com) • [theperiscopeproject.org](http://theperiscopeproject.org)

### Kim Grant Design

Kim Grant, Architect, AIA  
(619) 269-3630 • [kimgrantdesign.com](http://kimgrantdesign.com)  
Specializing in remodeling, restoration, and additions to  
historic homes. Coordination of the submittal and review  
processes of the Historical Resources Board and the Historic  
Resources Commission in Coronado.

### **Heritage Architecture & Planning**

(619) 239-7888 • [HeritageArchitecture.com](http://HeritageArchitecture.com)

### **IS Architecture**

Ione R. Stiegler, FAIA

(858) 456-8555 • [isarchitecture.com](http://isarchitecture.com)

Preservation Architect for residential, institutional and commercial projects. Preservation planning Historic Structure Reports (HSR), Treatment Plans and Historic Technical Reports.

### **Johnson & Johnson Architecture**

Paul W. Johnson, Architect

(619) 297-4659 • [JohnsonandJohnsonArchitecture.com](http://JohnsonandJohnsonArchitecture.com)

Residential and commercial. Consulting, evaluations and restoration project planning. Historic Structure Reports (HSR), Historic Technical Reports.

### **Jeffrey D. Shorn & Associates, Architects**

(858) 454-7660 • [shornassociatesarchitects.com](http://shornassociatesarchitects.com)

### **Marc Tarasuck, AIA & Associates**

(619) 262-0100 • [marctarasuck.com](http://marctarasuck.com)

Residential, HABS documentation.

### **The Ackerman Group**

Chris Ackerman, Architect

(619) 435-5005

Preservation architect

### **Union, An Architecture Organization**

John H. Eisenhart

(619) 269-4941 • [unionarch.com](http://unionarch.com)

Preservation architect, HABS documentation

### **Whitaker Architects**

3014 Myrtle Ave San Diego, CA 92104

(619) 640.8187 • [whitakerinc.net](http://whitakerinc.net)

### **Architect Milford Wayne Donaldson FAIA, Inc.**

Milford Wayne Donaldson, President

(916) 532-8004 • [mwdonaldson13@yahoo.com](mailto:mwdonaldson13@yahoo.com)

Preservation architecture and planning

### **Kelly Sutherlin McLeod Architecture, Inc.**

(562) 427-6697 • [ksmarchitecture.com](http://ksmarchitecture.com)

## Architectural Photographers

### **Jim Brady**

(619) 296-5304 • [bradyarchitecturalphotography.com](http://bradyarchitecturalphotography.com)

Brady's visuals have appeared in many publications, including Architectural Record, Residential Architect and Custom Home.

### **John Durant**

(858) 481-5111 • [johndurant.com](http:// johndurant.com)

Professional photography for architects, interior designers, builders, developers and magazines.

### **Sandé Lollis**

(619) 316-0808 • [SandeLollis.com](http://SandeLollis.com)

Published in American Bungalow, San Diego Home/Garden Lifestyles Magazine, Union-Tribune and North Park News.

### **Dan Soderberg**

(619) 282-5003 • (619) 339-0281

Architectural photographer and award winning filmmaker, published in North Park News, Uptown News, San Diego Union-Tribune, and Indian Country Today. Film projects documenting history, family history, and oral history.

### **Son Appareil Photography**

David Lundin

(619) 807-2694 • [SonAppareil@gmail.com](mailto:SonAppareil@gmail.com)

Architectural photography to support applications for historic designation, insurance purposes, real estate sales, and "before & after" documentation.

### **Viewfinders**

Pete Smith

(619) 463-7292 (office) • (619) 337-5674 (cell)

40 years in photography; architectural photograph a specialty

# Architectural Research Historians/HABS Documentation

## Chandler Art Consulting Services

Will Chandler  
(619) 207-7004 • will.cacs@cox.net  
Antiques and art appraisals, art preservation consultancy

## Ginger Weatherford | Historic Preservation Consulting

(619) 548-8311 • gingerweatherford.com  
Historical research and documentation, architectural photography, local, state and national historic designation reports, Mills Act assistance, visual effects assessments, genealogy.

## Allen Hazard, M.A. & Janet O'Dea

(619) 574-6247 • (619) 550-8830  
a.hazard@cox.net  
Historical house research, historic designation for the Mills Act

## Heritage Architecture & Planning

(619) 239-7888 • HeritageArchitecture.com

## Charles W. Hughes

(760) 717-8792 • hughescw@msn.com  
Historian, archivist

## ICF International

(858) 444-3940 Martin Rosen, MA, RPA  
(858) 444-3913 Karen Crawford  
www.icfi.com  
Registered Professional Archaeologists, San Diego  
City/County Certified Architectural Research, History,  
HABS/HAER Documentation

## Sarai Johnson Historic Research

(619) 347-0379 • SaraiJohnson.com  
Historic designation reports for Mills Act applications, historic research, family history, oral histories, documentation and digital imaging.

## Diane Kane, Ph.D.

Architectural Historian  
(858) 459-9490 • dkane002@san.rr.com  
Local, state and national register reports, individual districts, cultural landscapes, historic roads nominations, Environmental Review, HABS, HAER.

## Legacy 106, Inc.

Ron May  
(619) 269-3924 • (858) 459-0326 • legacy106.com  
Archaeology, architectural photographs, architectural assessments, architectural research historians, Mills Act assistance

## Louis Goldich and Associates

Consulting Registrar  
(619) 463-8474 • timeriver.net/goldich  
Collections care assessments; collections cataloguing, inventory and insurance advice; collections preservation and disaster mitigation workshops

## Jaye MacAskill, Historical Research Consultant

(619) 846-3801 (Cell) • (619) 955-8756 (Office)  
jayemacaskill@gmail.com  
Historical Research and Reports including Historic Register Nominations and Mills Act Applications.

## Vonn Marie May

(760) 753-3420 • vmmay@adelphia.net  
Cultural Resource Planning & Research

## IS Architecture

Ione R. Stiegler, FAIA  
(858) 456-8555 • isarchitecture.com  
Historical Research and Reports including Historic Register Nominations, HABS/HAER documentation, Historic Structure Reports (HSR), Treatment Plans and Historic Technical Reports.

## Union, An Architecture Organization

John H. Eisenhart  
(619) 269-4941 • unionarch.com  
Preservation architect, HABS documentation

## URS Corporation

Justin Castells, MA Architectural Historian  
(858) 812-8289  
HABS/HAER documentation

## Maurie Van Buren

mauriemvb@gmail.com  
Specializes in Section 106, tax investment credits, preparing National Register nominations, and creating Design Guidelines for Historic Districts

## Story Vogel

Historic Preservation Consultant  
(619) 865-4901 • storyvogel@aol.com  
Section 106 Review for Project compliance. Local, state and national historic designation, architectural and historic structure research. Representing parties before government bodies.

## Walter Enterprises

Stephen Van Wormer, Principle  
Susan D. Walter, Principle  
(619) 426-5109 • svanwor@cox.net  
Archaeological consultant, historic research, student programs

### Your History Matters

Linda Canada  
(858) 457-9676 • yourhistorymatters.com

### Architectural Resources Group, Inc.

Karen J. Fix - Architectural Conservator  
(415) 421-1680 • argsf.com

### Miller Research Associates

(951) 600-8626 • AJMresearch.com  
Genealogical and historical research

## Architectural Salvage

### Architectural Salvage of San Diego

2401 Kettner Blvd, San Diego, CA 92101  
(619) 696-1313 • architecturalsalvagesd.com

### Vintage Architectural & Deconstruction Salvage

1861-B Main Street, San Diego, CA 92113  
(619) 239-7636

### Brian Kaiser

(323) 567-4847 • brian.kaiser@ymail.com

### Liz's Antique Hardware

(323) 939-4403 • lahardware.com  
Inventory includes more than a million pieces of hardware (1850 to 1970) for doors, windows, cabinets, and furniture.

### Vintage Timberworks

(951) 695-1003 • vintagetimber.com

## Bathrooms & Kitchens

**NOTE:** Bathrooms and kitchens are the most often misunderstood rooms in the house. Classic is always the way to go. The usage of these rooms has changed little since the 19th century. A dishwasher or wine feature is easily fit into any vintage kitchen, and bathrooms still serve the same purpose as they always have. So, if a contractor or designer suggests removing historic tile or fixtures you may want to get another opinion.

### Francisco Hernández

(619) 971-6813  
Bathrooms, kitchens, electrical, plumbing, painting, renovation and restoration. Mid-century a specialty.  
Contractor's License #925173

### William F. Jones

(619) 692-3375  
License #438480  
Residential, attention to detail and craftsmanship

### RMR Company

(619) 231-2808 • rmrcompany@cox.net  
Service and restoration of pre-1960 cook stoves

### Bathroom Machineries

(800) 255-4426 • deabath.com

### John Boos & Co.

(888) 431-2667 • johnboos.com  
Since 1887 supplier of quality butcher blocks, islands, carts, and countertops

### Mac the Antique Plumber

(800) 916-2284 • antiqueplumber.com

### Nelson's Bathtub, Inc.

(352) 213-3119 • nelsonsbathtubinc.com  
Great sinks and drainboards

### Roseland Icebox Company

(877) 423-2693 • iceboxes.com

### San Diego Bathtub Refinishers

David Loazia  
(619) 425-8971  
Any kind of repairs on porcelain  
License #695956

### Signature Hardware

(866) 855-2284 • signaturehardware.com

### Vermont Soapstone

(800) 284-5404 • vermontsoapstone.com  
Custom manufacturers of architectural soapstone products

### Vintage Plumbing Bathroom Antiques

(818) 772-1721 • vintagelumbing.com



## Consultants, Decorators & Designers

**NOTE:** If a designer, decorator, or consultant suggests removing walls, altering character-defining features, paint over original finishes, or to remove original materials, you should seek another opinion.

### Beth Bali, CID

Certified Interior Designer  
Schneider Company  
(858) 761-1690 • bethbali@san.rr.com

### Period Design

Bruce and Alana Coons  
(619) 889-9933 • bdcoons@aol.com  
Restoration consultants, all aspects of historic design for interior and exteriors. Color specialists.

### Raz & Majette Designs

Tracy Raz and Lydia Majette, Associates, IIDA  
(619) 563-3982 • razmajette.com  
Full-service interior design firm, commercial and residential; all styles, all periods

### Carol Spong, ASID

858-453-1700 • carolspong.com

### Marc Tarasuck, AIA & Associates

(619) 262-0100 • marctarasuck.com  
Residential, HABS documentation.

### Traditional Interiors

Bruce Parker and Jaime Gomez  
(619) 287-3936

## Contractors & Construction

**NOTE:** You must be diligent with contractors and construction professionals. Any time it is suggested that historic materials be changed, altered, removed or replicated rather than repaired or restored, you should look carefully at that advice. You may not have the right contractor. You might also talk with owners of historic properties in your area that have recently undergone preservation and/or rehabilitation work. Always check past work: Did the project come in on time and on budget? Is the owner pleased? What problems occurred and how were they solved? Were there any unexpected setbacks that were especially troublesome? Were they able to communicate well with them?

### Atlas Footing Repair, Inc.

Ms. Jan Fisher  
(619) 442-7900 • atlasfootingrepair.com  
We specialize in quality foundation repair for residential buildings.

### Cash Brothers Construction

(619) 461-5777 • (619) 518-0614 (cell)  
cashbros@sbcglobal.net  
General Contractor License #866431

### Cosart Engineering

Bruce Cosart  
(619) 334-6815 • (619) 820-5934  
cosartengineering.com  
Providing professional, cost effective, and structural solutions for all construction needs.

### Tony Crivello

Contractor & carpenter  
(619) 861-5866 • procustomgc@gmail.com

### Heath Farrell Construction

(619) 787-5814 • heathf6@cox.net  
Experienced in the structural repair, maintenance and preservation issues of traditional and historical wood-frame homes

### John Hanson House Movers

(619) 233-7692  
House movers

### Home Restoration & Remodeling of San Diego

(619) 222-2303 • wil-sandiego.com  
License #772476  
We bring a team of experienced technicians who appreciate quality in restoring your home

### Hooper Construction, Inc.

Brandon W. Hooper  
(858) 273-2773 • buildwithhooper.com

### **Robert M. Jertberg**

www.vanbergconstruction.com

License #735537

General contracting company with an emphasis on residential.

### **William F. Jones**

(619) 692-3375

License #438480

Residential alterations, attention to detail and craftsmanship

### **Lang Contracting**

Chuck Lang

(760) 634-0830 • (760) 634-2382 fax

langcontracting.com

### **Luth & Turley, Inc.**

John Luczak

(619) 933-9065 • LuthTurley.com

General Contractor License #383482

Historic restoration specialist with experience on seismic retrofit, disability access and restoration. Expert in problem solving for difficult historic preservation challenges.

### **Brian McColl Construction Inc.**

619-606-4511

brianmccollconstruction@yahoo.com

General Contractor License #399770

Traditional contractor offering full construction services.

Specializes in historic residential additions and rehabilitation

### **R.B. Mohling Construction Co., Inc.**

Roger Mohling

(858) 748-3497 • (619) 486-4114 • (619) 271-9592

License #592831

### **Larry O'Dell Construction**

(619) 501-5252

### **PR Home Improvement**

(619) 559-4612 • (619) 548-2934

prlaster@yahoo.com

Contractors License #882106

### **Pure Craft Construction Inc.**

David Drinco

(858) 483-0545

License #722818

### **Putnam Construction**

Murray Putnam

(619) 990-2132

### **Mark Sauer Construction**

Mark Sauer, President

(951)-279-4245 • msauer.com

Seismic Retrofit, Tenant Improvements, General Contracting

### **Jim Stafford, General Contractor**

(619) 296-4544 • (858) 232-3385 cell

jimstafford.biz

License #934101

Specializing in custom projects, vintage restorations, rough and finish carpentry.

### **Stanfield Construction**

(760) 420-1492

License #460953

### **Sweig General Contracting**

(619) 325-6333 • sweig.com

### **Terrell Design & Development**

Damon Terrell

(619) 284-9555 • (800) 780-0447

TerrellDevelopment.com

Full-service custom residential design and general contracting firm that specializes in new construction, as well as extensive remodels and additions.

### **Uptown Home Repair**

Ron Ball

(619) 303-6111 • (619) 884-3130

rbuptown@cox.net

Contractor #884738 General B

Exceptional understanding of old buildings, sensitive to period restoration.

### **Wilson Construction**

Steve Wilson

(619) 206-9194

Historic renovation and sensitive ADA compliance

### **ZMK Construction**

Michael Khozam

(619) 654-9419 • zmkconstruction.com

License #870862

Residential, renovation, additions, historic buildings, commercial, design

### **Spectra Company**

(909) 445-8238 • (800) 375-1771

spectracompany.com

Historic Restoration/Preservation, including waterproofing, concrete/adobe, masonry.

## Craftsmen & Tradesmen

**NOTE:** Making more perfect than the original should rarely be the intention of a craftsman. Craftspeople are often perfectionists; it is dependant on you to insist on restoration and preservation and not on all new and improved.

### Ted Berryman

(760) 765-3552 • tedberryman@gmail.com  
Restoration carpenter  
With over 50 years experience, prefers challenging jobs

### Carlson Woodworking

Glen & Dionné Carlson  
(619) 584-2496  
glenpaulcarlson@cox.net • dionneleighcarlson@cox.net

### Craftsman Wood Refinishing

Michael Good  
(619) 291-3575 • (619) 992-7786 cell  
craftsmanwoodrefinishing.com  
Restoration and preservation of your interior wood trim.

### Heath Farrell Construction

(619) 787-5814 • heathf6@cox.net  
Experienced in the structural repair, maintenance and preservation issues of traditional and historic wood-frame homes

### Fitzgerald Tile

Chuck Fitzgerald  
(619) 447-7563  
Tile setter

### Gledhill's Vintage Furniture

(619) 296-8272 • ron@gledhillsrestore.com  
Restoration of furniture

### Erik Hanson

erikandingrid@cox.net  
Experienced handyman for historic properties

### Norm Hasenfang

(619) 697-0100 • sandiegostair.com

### Hillcrest Upholstery

(619) 296-2066 • hillcrestupholstery.com  
Specializing in all types of furniture, and all fabrics, including leather.

### Mathwig Wood Creations

Jacob Mathwig  
(760) 212-0565 • mathwigwoodcreations.com  
We specialize in custom wood designs ranging from custom 3-D carvings to decorative mouldings and large scale historical reproductions.

### Nooks & Crannies Carpentry

Brian Green  
(858) 292-7040 • nookscranniescarpentry.com  
Fine finish carpentry, molding specialist, crown, base, casing, architectural details, doors and more

### North Park Craftsman

Dave Nunley  
(619) 990-3283 • david1910@aol.com  
Antique and reproduction furnishings, lighting, and accessories of the American Arts & Crafts movement

### Planet Rooth Studios

Gustaf Rooth  
(619) 297-9663 • barrellymadeit.com

### Tony Rotter

(619) 777-8669 • TonyRotter.com  
Wood windows, doors, cabinets, trim, unusual wood elements and all custom woodwork, handcrafted furniture, built-ins, furniture restoration and refinishing.

### Rick Rydberg

(619) 251-7328  
Architectural woodwork - custom doors, cabinets, libraries, unusual elements

### Jim Stafford, General Contractor

(619) 296-4544 • (858) 232-3385 cell  
jimstafford.biz  
License #934101  
Specializing in custom projects, vintage restoration, rough and finish carpentry.

### The Bungalow Store

Peter and Catherine Chester  
(619) 234-7383 • thebungalowstore.com  
Furniture repair, custom woodwork

### The Mahogany Shop, Inc.

Charles Niemeyer  
(619) 281-8211  
Antiques restored, furniture refinishing and repairing.  
Established 1910

### William Van Dusen Millworking

(619) 443-7689 • wvdmillwork.com  
Vintage molding specialist, architectural woodwork for home and garden, design and consulting

**von Kurt/Lipsman Inc.**

Forésta von Kurt & Lori Lipsman

(619) 297-8952

vklips.com • vklipsdesign.com

License #952867

Wallcovering install and removal, decorative and faux painting,

Venetian plaster and textures

NGPP (National Guild of Professional Paperhangers)

ASID IP (American Society of Interior Designers

Industry Partner)

**Historical Arts & Casting**

(800) 225-1414 • historicalarts.com

Wide range of custom-made architectural metal products

## Decorative Artists

**Harmony-N-Me**

Mary Jones

(619) 955-0010 • HarmonyArtAndYoga.com

Professional quality stenciling and faux finishing

**Carol Knudsen**

(619) 448-1408 • carolknudsenartworks.com

Faux painting and trompe l'oeil

**Edita Semiginovska**

(619) 543-0057 • Semiginovska@hotmail.com

Murals, trompe l'oeil, painted finishes

**Patrick Siefner Painting**

(619) 275-2995 • siefnerart@aol.com

Custom painting & faux finishes, interior/exterior, murals/stencils

License #802525

**Nancy M. Smith**

(619) 482-8480

License #762377

Wallpaper hanger

**The Wright Touch**

Emma Wright

(619) 296-3662 • sandiegodecorativepainting.com

Ornamental painting, historical restoration, faux finishing

and stenciling

**Val's Art Studio**

Valerie Hebert

(619) 851-6234 • ValsArtStudio.com

Creative mixed media paintings of historic homes

**Verre Designs**

Lisa Maywood

(858) 220-3282 • verredesigns.com

www.facebook.com/pages/Verre-Designs/109123334874

Custom crafted glass art

**von Kurt/Lipsman Inc.**

Forésta von Kurt & Lori Lipsman

(619) 297-8952

vklips.com • vklipsdesign.com

License #952867

Wallcovering install and removal, decorative and faux painting,

Venetian plaster and textures

NGPP (National Guild of Professional Paperhangers)

ASID IP (American Society of Interior Designers

Industry Partner)

**Wallpapering by Marsha**

(619) 444-7182 • (619) 322-2111

License #571978

Meticulous, 22 years experience

**Trimbelle River Studio & Design**

(715) 273-4844 • trimbelleriver.com

Period Arts & Crafts, Art Nouveau, and Art Deco stencils for walls and textiles.

**Victorian Collectibles**

(800) 783-3829 • victorianwallpaper.com

Produces authentic Victorian restoration wallpapers, ceiling papers, borders, and ceiling treatments.

## Electrical, Plumbing, & Home Care Services

**NOTE:** As with all other contractors. Historic fixture should be repaired or restored, rewired, etc. Make sure historic finishes and fixtures are protected to the extent possible.

### Dave Caldwell

(619) 604-8575  
Handyman services specializing in locksmithing and carpentry

### City of San Diego Household Hazardous Materials

(858) 694-7000  
sandiego.gov/environmental-services/miramar/hhwtransfac.shtml  
Free information about home safety, disposal of household hazardous waste

### Coast Air Conditioning & Heating, Inc.

(858) 272-2498

### Eaton Electric

Tom Eaton  
(619) 291-2388 • eatonelectricinc.com  
#C10-951179  
Full-service electrical contracting firm

### Gecko Electric

Tony Frias  
(619) 233-1117 • License #676271

### Holman Tree & Stump

(619) 443-3001 • (619) 281-4011  
License #62051

### L&B Plumbing & Drain Service

(619) 772-6268  
Contractor License #837444

### Lovely Windows by the Lads

Dave Smith  
(619) 584-3858  
License #94004836  
Window cleaners

### Mac the Inspector

John "Mac" McWilliams  
(619) 595-1521 • (619) 233-8406 fax  
mactheinspector.com  
License #B784440  
Quality, no-nonsense historic structure inspections

### Powers Plumbing Heating and Air

(619) 295-2115 • www.BestSanDiegoPlumber.com  
Serving San Diego since 1914. License #270663

### Santana Electric

Eddie Santana, Walis Santana  
(619) 252-1510 (cell) • (619) 754-4131 (office)  
Good problem solvers. Sensitive to the needs of old buildings.

### Tradewise Plumbing

Kyle Herald  
(619) 654-7711

## Fireplaces, Chimneys & Stoves

**NOTE:** Fireplaces are a character-defining feature of your home. Anytime it is recommended that you cover your original fireplace with new tile, even beautiful historic style tile, you should resist this very damaging trend. Most hearths were level with the floor, making the hearth higher is non-historic; it is not necessary and it is a modern addition for your old home. Your chimney top is important; adding a damper & spark arrester above the top of your chimney is almost always unnecessary and alters the historic look of your home. Unless your chimney had one originally, it should be added to the inside of your chimney, where is it not visible.

### Authentic Fireplaces

Jim Crawford  
(858) 274-6134 • (858) 274-1546 cell  
authenticfireplacesinc.org  
Specializing in building and designing all types of fireplaces and chimneys.

### Ben's Vintage Stoves

(619) 424-7810  
Service, repair, restoration, sales

### Custom Masonry And Fireplace Design Inc.

(619) 884-6492  
sandiegofireplaces.com

### RMR Company

Michael Kravcar  
(619) 231-2808 • rmrcompany@cox.net  
The ultimate in the service and restoration of pre-1960 cook stoves since 1997

**Swede Sweep**

(858) 573-1672 • swedesweep.com

**Elmira Stove Works**

(800) 295-8498 • elmirastoveworks.com

## Government Agencies & Community Resources

**Advisory Council on Historic Preservation**

Western Office of Project Review  
(303) 969-5110 • www.achp.gov

**BLM California State Office**

(916) 978-4730 • ca.blm.gov

**California Historical Resources Inventory Database (CHRID)**

Information related to the San Diego's historical resources  
sandiego.cfwebtools.com

**National Park Service, Pacific West Region**

(415) 623-2100  
333 Bush Street, Suite 500  
San Francisco, CA 94104-2828

**State Historical Building Safety Board**

Office of the State Architect  
(916) 445-7627  
dgs.ca.gov/dsa/AboutUs/shbsb/shbsb\_board.aspx

**State Historic Preservation Office, California**

(916) 445-7000 • ohp.parks.ca.gov

**Heritage Documentation Programs**

nps.gov/history/hdp

**Heritage Preservation Services (NPS)**

cr.nps.gov/hps

**Historic American Buildings Survey (HABS) & Historic American Engineering Record (HAER)**

loc.gov/pictures/collection/hh

**Laws, Regulations and Standards Related to Cultural Resources (NPS)**

nps.gov/history/laws.htm

**National Register of Historic Places**

cr.nps.gov/nr

## Historic Architecture, Cultural Resources, & Related Associations

**American Institute of Architects - AIA San Diego**

(619) 232-0109 • aiasandiego.org

**Congress of History**

Helen Halmay  
(619) 469-7283 • hghalmay@aol.com

**San Diego History Center Archives**

(619) 232-6203 • sandiegohistory.org

**Society of Architectural Historians, Southern**

California Chapter  
(800) 972-4722 • sahsc.org

**Tile Heritage Foundation**

(707) 431-8453 • tileheritage.org

**Alliance for Historic Landscape Preservation**

ahlp.org

**American Society of Landscape Architects**

(202) 898-2444  
asla.org

**Center for Understanding the Built Environment**

(CUBE)  
cubekc.org

**Cultural Landscapes (NPS)**

cr.nps.gov/landscapes.htm

**Cultural Landscapes Foundation**

tclf.org

**DOCOMOMO**

docomomo-us.org

**Historic American Buildings Survey (HABS) & Historic American Engineering Record (HAER)**

loc.gov/pictures/collection/hh

**National Council for Preservation Education**

uvm.edu/histpres/ncpe

**Nature Conservancy**

nature.org

**Scenic America**

scenic.org

**Society of Architectural Historians**

(312) 573-1365 • sah.org

**Teaching with Historic Places (NPS)**

nps.gov/history/nr/twhp

**Trust for Public Land**

tpl.org

## Historic Preservation Organizations

**NOTE:** Some of the organizations listed here are historical societies with an active historic preservation arm. Work with your local group in regard to your own community's resource.

**BeHi (Between Heights) Community Association**

dionneleighcarson@cox.net

**Coronado Cottage Conservancy**

cottageconservancy@san.rr.com

**County Tax Assessor's Office****Mills Act information**

Gary Kendrick  
(619) 498-2539

**Historical Resources Board, City of San Diego**

Planning Department  
Historical Resources Board, 202 C Street, MS 4A  
San Diego CA 92101  
(619) 235-5217 • cwinterrowd@sandiego.gov

**La Jolla Historical Society**

(858) 459-5335 • lajollahistory.org

**La Playa Heritage**

371 San Fernando Street, San Diego, CA 92106  
(619) 523-4650 • laplayaheritage.com

**Lemon Grove Historical Society**

3185 Olive Street, Lemon Grove, CA 91945  
(619) 460-4353

**Mission Hills Heritage**

325 West Washington Street, Suite 2, #221  
San Diego, CA 92103  
(619) 497-1193 • missionhillsheritage.org

**North Park Historical Society**

2226 Dwight Street, San Diego, CA 92104  
(619) 294-8990 • northparkhistory.org

**Save Our Heritage Organisation (SOHO)**

2476 San Diego Avenue, San Diego, CA 92110  
(619) 297-9327 • SOHOsandiego.org

**University Heights Historical Society**

4452 Park Blvd, Suite 104, San Diego, CA 92116  
(619) 297-3166 • uhcdc.org

**California Preservation Foundation**

5 Third Street, Suite 424, San Francisco, CA 94103  
(415) 495-0349 • (415) 495-0265 fax  
californiapreservation.org

**Association for Preservation Technology**

(818) (303) 1283 • (818) 847-0050 fax  
apti.org

**DOCOMOMO**

PO Box 230977, New York, NY 10023  
docomomo-us.org

**League of Historic American Theatres**

lhat.org

**National Trust for Historic Preservation**

preservationnation.org

**Secretary of the Interior's Standards for the**

Treatment of Historic Properties (NPS)  
nps.gov/tps/standards.htm

## Home Décor

### **Craftsman Revival**

Tom Gerardy  
985-A Lomas Santa Fe Drive, Solana Beach, CA 92075  
(858) 259-5811 • (858) 259-5809 fax  
tomgerardy@msn.com  
Arts & Crafts furniture, lamps and lighting, carpets and accessories.

### **Mortise and Tenon**

(619) 281 4180  
Contemporary Mission Oak furniture and accessories

### **Alameda Shade Shop**

914 Central Avenue, Alameda, CA 94501  
(877) 522-0633 • alamedashadeshop.com  
Offering old-fashioned roller shades

### **Arts & Crafts Period Textiles**

Dianne Ayres  
5427 Telegraph Avenue, #W2, Oakland, CA 94609  
(510) 654-1645 • textilestudio.com  
Curtains, pillows, table scarves, and bedspreads created in techniques as at the turn of the century.

### **Bradbury & Bradbury Art Wallpapers**

PO Box 155, Benicia, CA 94510  
(707) 746-1900 • (707) 745-9417  
bradbury.com  
Hand-crafted wallcoverings in Victorian and Arts & Crafts style

### **Inglenook Textiles**

627 South Euclid Avenue, Pasadena, CA 91106  
(800) 492-1242 • inglenooktextiles.com  
Arts & Crafts pillow and table runner kits in authentic designs

### **Ann Wallace & Friends**

PO Box 79341, Los Angeles, CA 90079  
(213) 614-1757 • annwallace.com  
Curtains for Arts & Crafts homes made to order, natural fibers.

### **Arthur Sanderson & Son**

979 Third Avenue, Ste. 409, New York, NY 10022  
(800) 894-6185 • sanderson-uk.com  
Established in 1860, period-inspired fabrics, wallcoverings, bed linens, ready-made curtains, and paint.

### **Brunschwig & Fils**

75 Virginia Road, North White Plains, NY 10603

(914) 684-5800 • (914) 684-5842 fax • brunschwig.com  
Established in 1880, the firm offers more than 17,000 fabrics and 1,000 wallcoverings.

### **Charles Rupert Designs**

(250) 384-1892 • charlesrupertdesigns.com  
Document Historic Wallpapers. William Morris, Arts & Crafts; Victorian; and more.

### **Family Heirloom Weavers**

775 Meadowview Drive, Red Lion, PA 17356  
(717) 246-2431 • (717) 246-6896 fax  
familyheirloomweavers.com  
Historic carpeting

### **J.R. Burrows & Company**

PO Box 522, Rockland, MA 02370  
(800) 347-1795 • (781) 982-1636 fax  
burrows.com  
A specialist decorative furnishings supplier in the Arts & Crafts tradition wallpaper, furnishing fabric, and William Morris carpet

### **Scalamandré**

350 Wireless Blvd., Hauppauge, NY 11788  
(800) 932-4361 • (631) 467-9448 fax  
scalamandre.com  
For more than 70 years, manufacturer and importer of traditional and historic reproduction textiles, trimmings, wallpaper, and carpet.

### **Schumacher**

79 Madison Avenue, 15th Floor, New York, NY 10016  
(800) 523-1200 • (800) 862-3011 fax  
fschumacher.com  
Founded in 1889. Recognized for its authentic reproductions of textiles and wallcoverings, many based on 17th, 18th, and 19th-century documents.

### **Stroheim & Romann**

39303 E. 46th Street, Tulsa, OK 74145  
(800) 763-0524 • (800) (888) 7171 fax  
stroheim.com  
For over 136 years, a leading resource for exquisite, fine quality fabrics, wallcoverings, and trimmings

### **Wolff House Wallpapers, LLC**

133 S. Main Street, Mt. Vernon, OH 43050  
(740) 501-3766 • wolffhousewallpapers.com  
Hand-screens historic wallpapers, specializing in late 19th- and



early 20th-century patterns

Wallpapers and fabrics, historic reproductions to novelty

### Thibaut

480 Frelinghuysen Ave, Newark, NJ 07114  
(800) 223-0704 • (973) 643-3133 fax  
thibautdesign.com

### W.F. Norman Corp.

PO Box 323, Nevada, MO 64772  
(800) 641-4038 • (417) 667-2708 fax  
wfnorman.com  
W. F. Norman Corp. continues to offer their 100-year-old line of pressed metal ceilings.

## Landscape & Garden

**NOTE:** Landscape is an important feature. Specimen trees and other original plant material should be saved, original hardscapes are especially important to retain and the introduction of new non-historic materials should be avoided. Removing original walkways and steps should not be done.

### Amy Hoffman Landscape Architecture

Amy Hoffman, ASLA, RLA #5212  
(858) 504-0392  
linkedin.com/in/hoffmanamyb • hoffmanamyb@gmail.com  
Specializing in period gardens for historic homes and low water use landscapes.

### John Beaudry Landscape Design

(619) 929-9140 • beaudrydesign.com  
Honoring our past, sustaining our future

### Grounded - Modern Landscape Architecture

Richard Risner, RLA, ASLA - Principal Landscape Architect  
(760) 518-7106 • designgrounded.com  
Modern landscape architecture and planning

### Growing Earth Tree Care

Andres Vicente  
(858) 967-1846 • growingearthtreeservice@gmail.com

### Greg Hebert

(619) 283-5083 • greghebert.com  
Landscape design

### Krzywicki Consulting

Susan Krzywicki, Principal  
(619) 318-4590 • susankrzywicki.com

### Laurie's Landscaping

Randy Laurie  
(619) 251-6455  
C27-935479

### Leaf It To Us Tree Service

(619) 549-3301  
Arboriculture, tree trimming, consulting, diagnosis.

### Scott Sandel, ASLA

Landscape Architect/Nowell & Associates  
(619) 325-1990

### URS Corporation

Justin Castells, MA Architectural Historian  
(858) 812-8289

### Verde Landscape Design

Todd Pitman  
(619) 895-8082 • verdedesign@sbcglobal.net

### Willey Brothers Enterprises, LLC

(775) 475-0433 • License #NV 70457  
Large mature tree sales and transplanting services, tree pruning and removal, ISA Certified Arborist, full service landscaping

## Lighting, Hardware, & Accessories

### Architectural Salvage of San Diego

2401 Kettner Blvd, San Diego, CA 92101  
(619) 696-1313 • architecturalsalvagesd.com

### Gary S. Elbert Design

3152 Kempf Street, Lemon Grove, CA 91945  
(619) 465-1328 (office/cell)  
Lighting specialist  
**Integrated Sign Associates**  
(619) 579-2229 • isasign.com

Neon sign repair

### **RC Signs**

(619) 546-4772

Neon sign repair

### **Sign Distinction**

(858) 391-8084 • (619) 392-4335 cell

signdistinction.com

Neon sign repair

### **Arroyo Craftsman**

(626) 960-9411 • arroyo-craftsman.com

### **Aurora Studios**

(860) 928-1965 • aurorastudios.com

Original and reproduction designs and specialize in custom work

### **Old California Lantern**

(800) 577-6679 • oldcalifornia.com

### **Rejuvenation**

(888) 401-1900 • rejuvenation.com

Over 500 authentic lighting styles and hard-to-find house parts

### **Roy Electric Lighting Company**

(800) 366-3347 • royelectric.com

Offering more than 400 styles of hand-crafted period architectural lighting in many finishes.

### **Victorian Lighting Works**

(814) 364-9577 • vlworks.com

Reproduction Victorian and turn-of-the-century electric and gas lighting fixtures

### **W. T. Kirkman Lanterns**

(877) 985-5267 • lanternnet.com

Complete source for Dietz hurricane kerosene lanterns, oil lamps, and tubular lantern parts

### **ABC Lock**

4131 30th Street, San Diego, CA 92104

(619) 284-4377

Can repair old door locks and related hardware

### **Baldwin Hardware**

(800) 566-1986 • baldwinhardware.com

Door and cabinet hardware, interior and exterior lighting, and accessories.

### **Cirecast**

(415) 822-3030 • cirecast.com

Hardware is handmade using the lost-wax casting process.

Design and manufacture custom builders hardware, lighting, and decorative items to your specifications

### **Crown City Hardware Co.**

(626) 794-1188 • crowncityhardware.com

Since 1916. Arts & Crafts hardware and accessories

### **Liz's Antique Hardware**

(323) 939-4403 • lahardware.com

Inventory includes more than a million pieces of hardware (1850 to 1970) for doors, windows, cabinets, and furniture.

### **Muff's**

Antiques Decorator Accessories, Restoration Hardware

Orange, CA

(877) 346-8337 • (714) 997-0243

muffshardware.com

### **Reggio Register**

(800) 880-3090 • reggioregister.com

Manufactures a complete line of cast-iron, cast-brass, and cast-aluminum, and solid wood registers and grilles.

### **Van Dyke's Restorers**

1801 Van Dyke Drive, Mitchell, SD 57301

(800) 558-1234 • vandykes.com

Hand-carved corbels, appliques and decorative moldings in a variety of hardwoods

## Masonry, Structural Engineers, & Roofers

**NOTE:** Roofs, and exterior surfaces of the home are character-defining features, tile roofs in particular. Much attention should be given to using the right style of tile for the correct era. With brickwork mortar it is important that you match the original mortar. Early mortar was lime not Portland cement which is harder than lime and can damage your bricks. Never sandblast your exteriors.

### **A B Court & Associates**

(619) 546-7050 • abcourtse.com

Structural, seismic and sustainable design. Specializing in seismic studies and retrofits, historic building rehabilitation, project reviews, engineering investigations and post-

earthquake investigations.

### **Adobe Dreams**

Patricia Friend

(760) 742-1874

### Arc Roofing

(619) 588-2000 • arcroof.com

### Atlas Footing Repair, Inc.

(619) 442-7900 • atlasfootingrepair.com

Specializing in foundation repair and replacement for vintage homes.

### JCN Roofing, Inc.

(619) 223-6854

License #548288

### Premium Roof Services

(619) 239-8880 • premiumroofservices.com

### Bielski Specialty Service

(714) 630-2316 • www.bielskiservices.com

Small Business Enterprise Certified: State of California

restoration, cleaning, patching, faux repairs & repair of historical concrete, masonry, stone & terra cotta surfaces since 1985.

### Melvyn Green & Associates

(310) 792-9252 • mgreenassoc.com

Seismic rehabilitation, building evaluation, structural engineering design and associated services.

### Mark Sauer

(951) 279-4245 • msauer.com

Seismic Retrofit. Repairing all forms of un-reinforced masonry with particular expertise in restoration of adobe structures.

### Spectra Company

(800) 375-1771 • spectracompany.com

Historic Restoration/Preservation, including waterproofing, concrete/adobe, masonry.

## Painters

**NOTE:** Preparation of surfaces is the most important part of painting. Make sure short cuts are not taken.

### A Classic Painting Co.

Christopher Cross

(619) 584-2525

CSLB CL#365235

### Chism Brothers Painting

(858) 454-3850

chismbrothers.com

### Filiberto's

(619) 708-7945

All around handy man company, painter, removal of "cottage cheese" ceilings a specialty.

### Hess Family Painting

(760) 445-5805 • hessfamilypainting.com

### Schuette Painting & Decorating

(619) 298-2476 • mail@kurtSchuette.com

Exterior and interior work

### Smooth Sailing Painting

Edward Faulkner

edwardfaulkner29@yahoo.com

### The Wizard of Paint

Richard Piekarski

(619) 291-9090 • wizardofpaintSD@cox.net

contractor's license #509618

Expertise in fine window reworking, painting, woodwork refinishing, stucco/plaster matching, anaglyptic wallcoverings.

## Plasterers

**NOTE:** Plaster is a character-defining feature of your home and is the most oft made mistake in restoring one's home. If a plaster specialist cannot match exactly your historic plaster, seek another company.

### A C Plastering - Re-Stucco Specialist

D'Arlex Cardoso

(619) 846-2734

License #694956

Interior plastering, drywall, exterior lath and plaster

### D.W. Quality Drywall

(858) 259-8750

### Filiberto's

(619) 708-7945

All around handy man company, painter, removal of "cottage cheese" ceilings a specialty.

**Seamus Mullins Plastering**

Joe Young  
(619) 692-4148 • [smplaster@gmail.com](mailto:smplaster@gmail.com)  
License #879811  
Interior plaster and stucco specialists  
**Plastering Specialties**  
(619) 442-7772

**Tom Scott**

(619) 449-3315  
Interior plaster

**Stovel Plastering**

Dennis Stovel  
(858) 571-1044

**The Wizard of Paint**

Richard Piekarski  
(619) 291-9090 • [wizardofpaintSD@cox.net](mailto:wizardofpaintSD@cox.net)  
contractor's license #509618

Expertise in fine window reworking, painting, woodwork refinishing, stucco/plaster matching, anaglyptic wallcoverings.

**von Kurt/Lipsman Inc.**

Forésta von Kurt & Lori Lipsman  
(619) 297-8952  
[vklips.com](http://vklips.com) • [vklipsdesign.com](http://vklipsdesign.com)  
License #952867  
Wallcovering install and removal, decorative and faux painting, Venetian plaster and textures  
NGPP (National Guild of Professional Paperhangers)  
ASID IP (American Society of Interior Designers Industry Partner)

## Publications

**Journal of San Diego History**

(812) 855-2816 • [journalofamericanhistory.org](http://journalofamericanhistory.org)

**Our Heritage magazine**

[SOHOSandiego.org](http://SOHOSandiego.org)

**Uptown News**

[sduptownnews.com](http://sduptownnews.com)  
Monthly columnist on historic home restoration

**Westcoast Craftsman**

[sdnorthparknews.com](http://sdnorthparknews.com)

**American Bungalow Magazine**

[americanbungalow.com](http://americanbungalow.com)

**Atomic Ranch, Midcentury Marvels**

[atomic-ranch.com](http://atomic-ranch.com)

**Old-House Interiors**

[oldhouseinteriors.com](http://oldhouseinteriors.com)

**Old House Journal**

[oldhousejournal.com](http://oldhousejournal.com)

**Traditional Building: The Professional's Source for Historic Products**

[traditional-building.com](http://traditional-building.com)

## Real Estate

**NOTE:** If a realtor suggests to you when showing a home that you can demo walls, change character-defining features, paint over original wood finish interiors, etc., you have the wrong realtor. They should be versed in Mills Act and designation appropriate for San Diego County and be able to guide you or assist you with finding an old house inspector, restorers, appropriate tradesmen, and the like.

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**Dumond Chemicals (Peel Away)**

dumondchemicals.com

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CL #422835

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## Glossary of Terms

Many of our members are new to historic preservation and may be unfamiliar with the language and terms of this field. We hope you will find this useful. If you still have questions, please don't hesitate to call or email SOHO.

### **Adaptive Re-Use**

The method of preservation where a building retains its signature visual elements, but the structure is used for a purpose other than originally intended. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use. Examples might include a factory building now used for loft apartments.

### **CEQA (California Environmental Quality Act)**

A statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

### **Character-defining/distinctive feature**

Features particular to a historic structure that distinguish and/or typify its character in terms of its original visual and structural design (and engineering) and in terms of its historic function or use.

### **DPR form**

Primary Record and Building, Structure and Object form.

### **Easement**

Legal protection (recorded in a property deed) for distinguishing features of the interior or exterior of a property or in the space surrounding a property because such features are deemed important to be preserved. For example, a new property owner may be prevented from making changes or additions to a building, structure, or landscape by an easement in the property deed itself. These are sometimes specified as preservation easements or conservation easements.

### **Historic District**

A defined geographical area which may be as small as a few contiguous buildings or as large as an entire neighborhood, central business district, or community, within which historic properties associated with a particular time or theme in a community's history predominate. Often the collective significance of the district may be greater than that of any one building or archaeological site. As a planning tool, historic district designation is often used to ensure the preservation of historic properties within the defined boundary or to encourage reinvestment of the buildings.

### **Historic Fabric**

Any important components of the building such as doors and windows as well as the apparently mundane and hidden areas that are original to the building.

- Formless materials such as rubble or flint wall construction;
- Structure within voids such as floor joists and roof timbers;
- Redundant parts of a building such as unused door openings or machinery.

### **Historic Integrity (per National Register criteria)**

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance. Including integrity of location, design, setting, materials, workmanship, feeling, and association. The ability of a resource to convey its historical significance.

### **Historic Registers**

Refers to any local, state, national, or international list of significant sites, districts, buildings, or objects.



**Historic Significance (per National Register criteria)**

The importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or nation. Historic significance is achieved in meeting one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of our history;
2. Association with the lives of persons significant in our past;
3. Embodiment of the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. Yielded, or potential to yield, information important in prehistory or history.

**HSR (Historic Structures Report)**

Comprehensive reference documents providing long-term preservation guidance for historic property. Survey work involves both documentary research and in depth on-site inspection. Reports typically include narratives on the property's history and construction; descriptions and photographs showing its original appearance and current conditions; original paint colors; materials conservation analysis; and other specifications for restoration work.

**Mills Act**

A California state law allowing cities to enter into agreements with the owners of historic structures. Such agreements require a reduction of property taxes in exchange for the continued preservation of the property. Property taxes are recalculated using a formula in the Mills Act and Revenue and Taxation Code.

**National Historic Landmark**

National Historic Landmarks "possess exceptional value or quality in illustrating and interpreting the heritage of the United States." This is a national designation and only a small fraction of all sites listed in the National Register of Historic Places bear this designation.

**Reconstruction**

The recreation of a historic building or feature that has been demolished or destroyed based on documentation or research. The product resembles its historic predecessor, but is not historic.

**Rehabilitation**

The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

**Renovation**

Modernization of an old or historic building or structure that may produce inappropriate alterations or eliminate important features and details of Historic Places.

**Restoration**

The act of returning a historic property as closely as possible to its exact appearance at a particular point in time, based on careful research. This often involves removing modern systems, technological improvements and additions.

**Secretary of the Interior's Standards for Rehabilitation**

A broad set of guidelines for the rehabilitation of historic properties designated to encourage work which is in keeping with the historic character of the building and which does not do damage to the building's historic fabric.

**Sympathetic Additions**

Additions to structures, which follow or complement the architectural style or scale of the original building.

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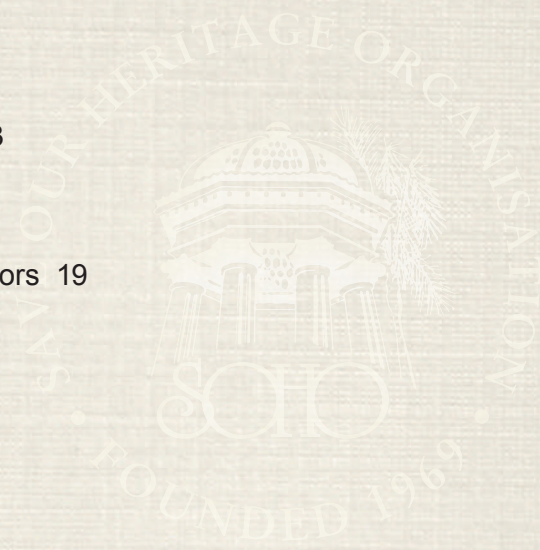
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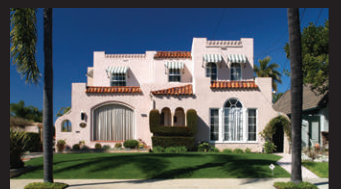
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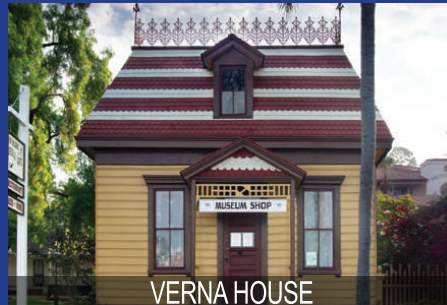
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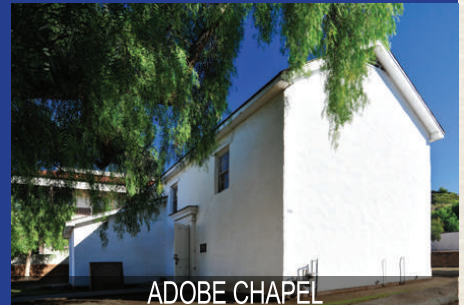
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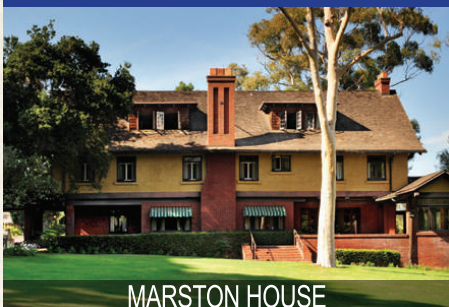
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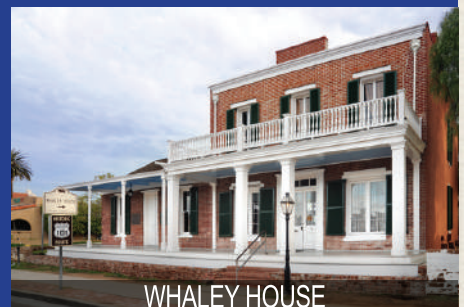
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Through education, advocacy, and stewardship SOHO's mission is to preserve, promote and support preservation of the architectural, cultural and historical links and landmarks that contribute to the community identity, depth and character of our region.

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