

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 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

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.

TABLE OF CONTENTS

Archeaology	1
Architects	1
Architectural Photographers	2
Architectural Research Historians/HABS Documentation	3
Architectural Salvage	4
Bathrooms & Kitchens	4
Consultants, Decorators & Designers	5
Contractors & Construction	5
Craftsmen & Tradesmen	7
Decorative Arts	8
Electrical, Plumbing & Services	9
Fireplaces, Chimneys & Stoves	9
Government Agencies & Community Resources	10
Historic Architecture, Cultural Resources & Related Associations	10
Historic Preservation Organizations	11
Home Décor	12
Landscape & Garden	13
Lighting, Hardware & Accessories	13
Masonry, Structural Engineers & Roofers	14
Painters	15
Plasterers	15
Publications	16
Real Estate	16
Restoration Products	17
Tile	18
Windows, Doors & Floors	19
Glossary of Terms	20
Index	22
Advertisements	26

NOTE: Listings under each category are in order first of Category title and those are then listed in order of local, state or regional and national.

Archaeology

ASM Affiliates

(760) 804-5757 • asmaffiliates.com

Heritage Resources

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

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

Legacy 106, Inc.

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

San Diego Archaeological Center

(760) 291-0370 • 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
Archaeological consultant, historic research, student programs

Archaeological Conservancy

Albuquerque, NM
(505) 266-1540 • americanarchaeology.com

Archaeological Institute of America

(617) 353-9361 • archaeological.org

Society for American Archeology

(202) 789-8200 • saa.org

Society for Historical Archaeology

(301) 990-2454 • sha.org

Society for Industrial Archaeology

(906) 487-1889 • 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
License #500572B

Jim Engelke, Architect

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

Molly Enos, AIA, NCARB

(619) 993-8963
ens-projects.com • theperiscopeproject.org

Kim Grant Design

Kim Grant, Architect, AIA
(619) 269-3630 • 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

IS Architecture

Ione R. Stiegler, FAIA

(858) 456-8555 • 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

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

Marc Tarasuck, AIA & Associates

(619) 262-0100 • 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

Preservation architect, HABS documentation

Whitaker Architects

3014 Myrtle Ave San Diego, CA 92104

(619) 640.8187 • whitakerinc.net

Architect Milford Wayne Donaldson FAIA, Inc.

Milford Wayne Donaldson, President

(916) 532-8004 • mwdonaldson13@yahoo.com

Preservation architecture and planning

Kelly Sutherlin McLeod Architecture, Inc.

(562) 427-6697 • ksmarchitecture.com

Architectural Photographers

Jim Brady

(619) 296-5304 • 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

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

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

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

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

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 • vintageplumbing.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 • sandieghistory.org

Society of Architectural Historians, Southern

California Chapter
(800) 972-4722 • sahscc.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
 cottagereconservancy@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.

Laurie's Landscaping

Randy Laurie
(619) 251-6455
C27-935479

John Beaudry Landscape Design

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

Leaf It To Us Tree Service

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

Grounded - Modern Landscape Architecture

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

Scott Sandel, ASLA

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

Growing Earth Tree Care

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

URS Corporation

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

Greg Hebert

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

Verde Landscape Design

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

Krzywicki Consulting

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

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

3152 Kempf Street, Lemon Grove, CA 91945
(619) 465-1328 (office/cell)
Lighting specialist

Gary S. Elbert Design

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
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
contractor's license #509618

Journal of San Diego History

(812) 855-2816 • journalofamericanhistory.org

Our Heritage magazine

SOHOSandiego.org

Uptown News

sduptownnews.com
Monthly columnist on historic home restoration

Westcoast Craftsman

sdnorthparknews.com

American Bungalow Magazine

americanbungalow.com

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 • 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

Atomic Ranch, Midcentury Marvels

atomic-ranch.com

Old-House Interiors

oldhouseinteriors.com

Old House Journal

oldhousejournal.com

Traditional Building: The Professional's Source for Historic Products

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.

Donn Bree, Ph. D.

Mineral King Ranch
POB 188, Santa Ysabel, CA 92070
(800) 371-6669 • Donn.com
CDRE Broker: 01109566 • NMLS: 243741

Cathy Burciaga

Century 21 1st Choice Realty
(619) 276-1111
Coldwell Banker
Downtown Office
501 W. Broadway, Plaza A, San Diego, CA 92101

Coldwell Banker

Mission Hills Office
1621 W. Lewis Street, San Diego, CA 92103

Margie Costa

One Source
2655 Camino del Rio North, Suite 450, San Diego, CA 92108
(619) 686-5549 • (619) 917-1808 cell

Elizabeth Courtiér, Broker

Willis Allen Real Estate
(619) 813-6686 • architectureinsandiego.com
Historic and architectural specialist
CA DRE License #01198840

Rex Downing Associates

Rex Downing, Broker Associate DRE #00691896
Scott Gentry, Broker Associate DRE #01444919
(619) 280-7399 • rexdowning.com
Ascent Real Estate

Downtown Renovations LLC

Tim Rudolph
3063 Dalen Place, San Diego, CA 92122
(858) 452-7115 • rudolph@san.rr.com
Real Estate Broker

Antoinette Embry

Coldwell Banker Residential
(619) 504-9979
DistinctiveEraHomes.com • MissionHillsColdwellBanker.com
DRE #01305747

Sharon Hall, Realtor

Coldwell Banker
2655 Camino del Rio North, Suite 450, San Diego, CA 92108
(619) 296-9055 • (619) 788-2849 cell
sharonhall@coldwellbanker.com

Ed Landsberg Realty

(619) 917-1554 • edlands.com

Promoting restoration of Arts & Crafts era real estate in South Park, specializing in historic properties in San Diego.

Jaye MacAskill

Windermere Real Estate SoCal
265 W. Washington Street, San Diego, CA 92103
(619) 846-3801 • jmacaskill@windermeresocal.com
Specializing in the purchase and sale of historic and older “character” homes, as well as historic register designations and the Mills Act. CA DRE #01890115

Rancho Buena Vista Real Estate

Sally Schoeffel
2334 30th Street, San Diego, CA 92104
(619) 624-2052 • (619) 624-2055 fax
RBVrealestate.com
Independent, family-owned, est. 1973

San Diego Vintage Homes/Big Block Realty

Tera Vessels
(619) 546-4242 • (619) 358-0001 cell
sandiegovintagehomes.com

Janice Sedloff

Mortgage Consultant
Wells Fargo Home Mortgage
E2431-011
7714 Girard Ave, La Jolla, CA 92037
(858) 454-7572 office • (619) 306-6669 cell
janicesedloff.com

Maureen Tess-Fieberg

CADRE #01217712
(619) 239-8377 • sdtess@yahoo.com
Coldwell Banker Mission Hills

John C. Carlson

14070 Hesperia Road, Suite 203, Victorville, CA 92395
(909) 861-6186 • (909)861-3426 cell • jccrea.com
Luxury Residential, industrial, apartments, commercial,
litigation support & expert witness

Restoration Products

Abatron, Inc.

5501-9 Fifth Avenue, Kenosha, WI 53144
(800) 445-1754 • abatron.com
Adhesives, Sealants and Coatings - Materials for structural and decorative restoration

Bendheim Restoration Glass

(800) 221-7379 New Jersey • (800) 606-7621 New York
restorationglass.com

Diedrich Technologies, Inc.

diedrichtechnologies.com
Masonry cleaning products

Dumond Chemicals (Peel Away)

dumondchemicals.com

Paint removal

Sherwin Williams

Ten locations in San Diego County
Sherwin-Williams.com
Historic Paint colors

Tile

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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.

Index

A

Abatron, Inc. 17
ABC Lock 14
A B Court & Associates 14
A Classic Painting Co. 15
A C Plastering 15
Adobe Dreams 14
Advisory Council on Historic Preservation 10
Alameda Shade Shop 12
Alchemie Studios 18
Alliance for Historic Landscape Preservation 10
Alpine Windowerks, Inc. 19
American Bungalow Magazine 16
American Institute of Architects - AIA San Diego 10
American Olean 18
American Society of Landscape Architects 10
Ann Sacks Tile & Stone 18
Ann Wallace & Friends 12
Norm Applebaum, AIA 1
Archaeological Conservancy 1
Archaeological Institute of America 1
Architectural Resources Group, Inc. 3
Architectural Salvage of San Diego 4, 13
Arc Roofing 14
Arroyo Craftsman 14
Arthur Sanderson & Son 12
Arts & Crafts Period Textiles 12
ASM Affiliates 1
Association for Preservation Technology 11
Atlas Footing Repair, Inc. 5, 15
Atomic Ranch, Midcentury Marvels 16
Aurora Studios 14
Authentic Fireplaces 9

B

Baldwin Hardware 14
Beth Bali, CID 5
Bathroom Machineries 4
John Beaudry Landscape Design 13
BeHi (Between Heights) Community Association 11
Bendheim Restoration Glass 17, 19
Ben's Vintage Stoves 9
Bera Stained Glass Studios 19
Ted Berryman 7
Bielski Specialty Service 15
BLM California State Office 10
Bradbury & Bradbury Art Wallpapers 12
Jim Brady 2
Donn Bree, Ph. D. 16
Brunschwig & Fils 12
Cathy Burciaga 16

C

Dave Caldwell 9
California Historical Resources Inventory Database 10
California Preservation Foundation 11
John C. Carlson 17
Carlson Woodworking 7
Cash Brothers Construction 5
Center for Understanding the Built Environment 10
Chandler Art Consulting Services 3
Cirecast 14
City of San Diego Household Hazardous Materials 9
Coast Air Conditioning & Heating, Inc. 9
Coldwell Banker 16
Colombo Tile 18
Congress of History 10
Coronado Cottage Conservancy 11
Cosart Engineering 5
Margie Costa 17
County Tax Assessor's Office 11
Elizabeth Courtiér, Broker 17
Craftsman Revival 12
Craftsman Wood Refinishing 7
Tony Crivello 5
Crown City Hardware Co. 14
Cultural Landscapes (NPS) 10

D

Dependable Hardwood Floor Service 19
Designs in Tile 18
Diedrich Technologies, Inc. 17
DOCOMOMO 10, 11
Architect Milford Wayne Donaldson FAIA, Inc. 2
Rex Downing Associates 17
Downtown Renovations LLC 17
Dumond Chemicals (Peel Away) 17
John Durant 2
D.W. Quality Drywall 15

E

Eaton Electric 9
Gary S. Elbert Design 13
Elmira Stove Works 9
Antoinette Embry 17
Jim Engelke 1
Molly Enos, AIA, NCARB 1
ERF Tiles 18

F

Family Heirloom Weavers 12
Heath Farrell Construction 5, 7
Filiberto's 15

Fitzgerald Tile 7, 18
Formica Corp. 19

G

Geary Floors 19
Gecko Electric 9
Gledhill's Vintage Furniture 7
Louis Goldich and Associates 3
Kim Grant Design 1
Melvyn Green & Associates 15
Grounded - Modern Landscape Architecture 13
Growing Earth Tree Care 13

H

Sharon Hall, Realtor 17
Erik Hanson 7
John Hanson House Movers 5
Harmony-N-Me 8
Norm Hasenfang 7
Allen Hazard, M.A. & Janet O'Dea 3
Greg Hebert 13
Heritage Architecture & Planning 2
Heritage Documentation Programs 10
Heritage Preservation Services (NPS) 10
Heritage Resources 1
Francisco Hernández 4
Hess Family Painting 15
Hillcrest Upholstery 7
Historical Arts & Casting 8
Historical Resources Board, City of San Diego 11
Historic American Buildings Survey (HABS) 10
Historic American Engineering Record (HAER) 10
Amy Hoffman Landscape Architecture 13
Holman Tree & Stump 9
Home Restoration & Remodeling of San Diego 5
Hooper Construction, Inc. 5
Charles W. Hughes 3
Brian Hunt 19

I

ICF International 1, 3
Imperial Hardwood Company 19
Inglenook Textiles 12
Integrated Sign Associates 13
IS Architecture 2

J

JCN Roofing, Inc. 15
Robert M. Jertberg 6
John Boos & Co. 4
Sarai Johnson Historic Research 3
Johnson & Johnson Architecture 2
William F. Jones 4, 6

Journal of San Diego History 16
J.R. Burrows & Company 12

K

Brian Kaiser 4
Erik Kallis 19
Diane Kane, Ph.D. 3
Michael King Designs 18
Carol Knudsen 8
Krzywicki Consulting 13

L

La Jolla Historical Society 11
Ed Landsberg Realty 17
Lang Contracting 6
La Playa Heritage 11
Laurie's Landscaping 13
Laws, Regulations and Standards Related to Cultural Resources (NPS) 10
L&B Plumbing & Drain Service 9
Leaf It To Us Tree Service 13
League of Historic American Theatres 11
Legacy 106, Inc. 1, 3
Lemon Grove Historical Society 11
Christopher Linback Tile 18
Liz's Antique Hardware 4, 14
Sandé Lollis 2
Lovely Windows by the Lads 9
Luth & Turley, Inc. 6

M

Jaye MacAskill 17
Jaye MacAskill, Historical Research Consultant 3
Mac the Antique Plumber 4
Mac the Inspector 9
Mannington Commercial 18
Vonn Marie May 3
Brian McColl Construction Inc. 6
Miller Research Associates 3
Mission Hills Heritage 11
Mitchell's Floor Coverings 19
R.B. Mohling Construction Co., Inc. 6
Moravian Pottery & Tile Works 18
Mortise and Tenon 12
Muff's 14

N

National Council for Preservation Education 10
National Park Service, Pacific West Region 10
National Register of Historic Places 10
National Trust for Historic Preservation 11
Nature Conservancy 10
Nelson's Bathtub, Inc. 4

Nooks & Crannies Carpentry 7
North Park Craftsman 7
North Park Historical Society 11

O

Larry O'Dell Construction 6
Old California Lantern 14
Old-House Interiors 16
Old House Journal 16
Our Heritage magazine 16

P

Period Design 5
Planet Rooth Studios 7
Plastering Specialties 16
Powers Plumbing Heating and Air 9
Premium Roof Services 15
PR Home Improvement 6
Pure Craft Construction Inc. 6
Putnam Construction 6

R

Rancho Buena Vista Real Estate 17
Raz & Majette Designs 5
RC Signs 13
Reggio Register 14
Rejuvenation 14
Revival Arts Studio 18
RMR Company 4, 9
Roseland Icebox Company 4
Tony Rotter 7, 19
Roy Electric Lighting Company 14
Charles Rupert Designs 12
Rick Rydberg 7

S

Ann Sacks Tile & Stone 18
Scott Sandel, ASLA 13
San Diego Archaeological Center 1
San Diego Bathtub Refinishers 4
San Diego History Center Archives 10
San Diego Sash Company 19
San Diego Vintage Homes/Big Block Realty 17
Santana Electric 9
Mark Sauer 15
Mark Sauer Construction 6
Save Our Heritage Organisation (SOHO) 11
Scalamandr  12
Scenic America 11
Schuette Painting & Decorating 15
Schumacher 12
Tom Scott 16
Seamus Mullins Plastering 15

Secretary of the Interior's Standards 11
Janice Sedloff 17
Edita Semiginovska 8
Sheldon Slate Products 18
Sherwin Williams 17
Jeffrey D. Shorn & Associates 2
Patrick Siefner Painting 8
Signature Hardware 4
Sign Distinction 14
Nancy M. Smith 8
Smooth Sailing Painting 15
Society for American Archeology 1
Society for Historical Archaeology 1
Society for Industrial Archaeology 1
Society of Architectural Historians 11
Society of Architectural Historians, Southern 10
Dan Soderberg 2
Son Appareil Photography 2
Spectra Company 6, 15
Carol Spong, ASID 5
Jim Stafford 19
Jim Stafford, General Contractor 6, 7
Stanfield Construction 6
State Historical Building Safety Board 10
State Historic Preservation Office, California 10
Stovel Plastering 16
Stroheim & Romann 12
Steve Stromberg Hardwood Floors 19
Subway Ceramics 18
Kelly Sutherlin McLeod Architecture, Inc. 2
Swanson Studios - Tile Reproduction 18
Swede Sweep 9
Sweig General Contracting 6

T

Marc Tarasuck, AIA & Associates 2, 5
Teaching with Historic Places (NPS) 11
Terrell Design & Development 6
Maureen Tess-Fieberg 17
The Ackerman Group 2
The Bungalow Store 7
The Mahogany Shop, Inc. 7
The Window Doctor 19
The Wizard of Paint 15, 16
The Wright Touch 8
Thibaut 13
Tile Heritage Foundation 10
Tile Restoration Center 18
Tradewise Plumbing 9
Traditional Interiors 5
Trimbelle River Studio & Design 8
TriView Glass Industries 19
Trust for Public Land 11

U

Union, An Architecture Organization 2, 3
 University Heights Historical Society 11
 Uptown Home Repair 6
 Uptown News 16
 URS Corporation 1, 3, 13

V

Val's Art Studio 8
 Maurie Van Buren 3
 William Van Dusen Millworking 7
 Van Dyke's Restorers 14
 Verde Landscape Design 13
 Vermont Soapstone 4
 Verre Designs 8, 19
 Victorian Collectibles 8
 Victorian Lighting Works 14
 Viewfinders 2
 Vintage Architectural & Deconstruction Salvage 4
 Vintage Plumbing Bathroom Antiques 4
 Vintage Timberworks 4
 Story Vogel 3
 von Kurt/Lipsman Inc. 8, 16

W

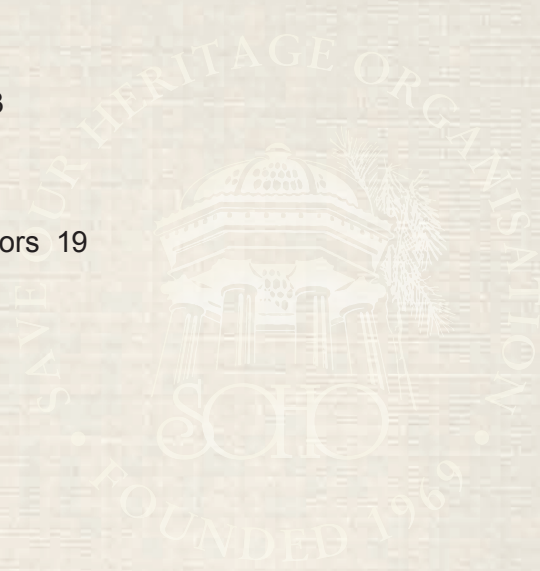
Wallpapering by Marsha 8
 Walter Enterprises 1, 3
 Westcoast Craftsman 16
 W.F. Norman Corp. 13
 Whitaker Architects 2
 Willey Brothers Enterprises, LLC 13
 Wilson Construction 6
 Wolff House Wallpapers, LLC 12
 Wooden Window, Inc. 19
 Woodmaster Windows & French Doors 19
 W. T. Kirkman Lanterns 14

Y

Your History Matters 3

Z

ZMK Construction 6



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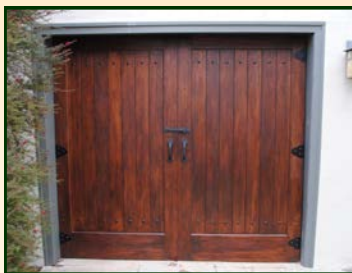


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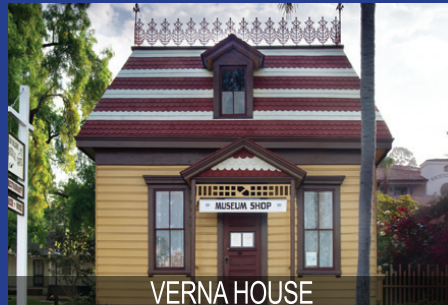
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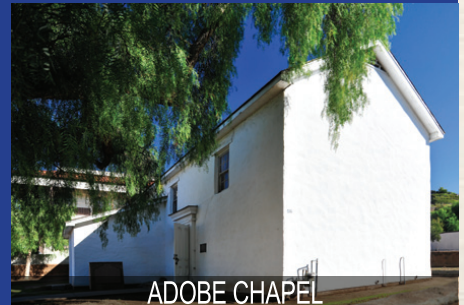
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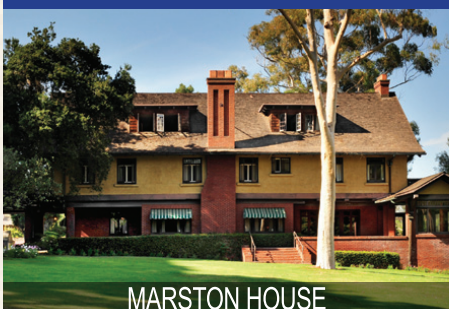
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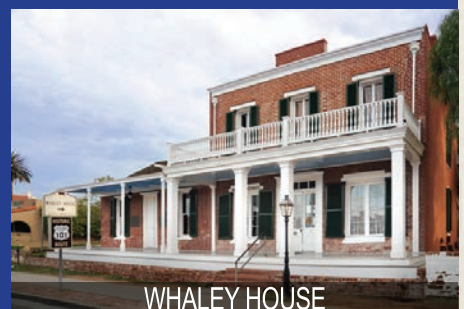
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