

# *Historical Resource Guide*



## *Grass Valley Historical Commission*

Winter 2015 Edition

**[www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)**

## **Purpose**

The Grass Valley Historical Commission, in partnership with the Nevada County Contractors Association, has published this resource guide to facilitate rehabilitation and restoration of older structures. The resource guide includes contractors, artisans and suppliers known to be skilled in working on older homes. The list was assembled from a variety of sources. The City, nor Historical Commission, does not endorse nor recommend any specific contractor. The intent of this guide is to provide property owners with a list of qualified contractors with experience working on older homes.

## **Background**

It is the intent of the City to encourage the preservation of the City's historical and architecturally significant resources by the formation of a Historical Commission which has the duty and function to identify and designate historical properties within the City and to honor those property owners who have maintained or restored these historical properties.

The Historical Commission took inventory of all properties within the original 1872 Grass Valley Townsite. Original property owners, builders and structures existing in 1872 and today have been identified. Information on these properties is available to the public by contacting the Historical Commission Clerk in the City's Community Development Department.

The City of Grass Valley has implemented a set of Design Guidelines applicable to buildings within the 1872 Townsite. These guidelines work in tandem with the Historical Preservation Ordinance that was approved by the City Council in September 2012. The ordinance applies to residential structures within the 1872 Townsite that are rated a priority 1 or 2. A map denoting the boundaries of the historic Townsite, as well as the priority ratings of each parcel, is available on the City of Grass Valley website [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), along with the Design Guidelines and Historical Preservation Ordinance.

## **Words of Caution**

- The guide is updated periodically. A recommendation from a satisfied client is sufficient to place a contractor in this Historic Resource Guide.
- The Grass Valley Historical Commission and the City of Grass Valley assumes no liability or responsibility, implied or otherwise, for work performed by anyone listed in this guide. A listing signifies only that a satisfied customer was motivated to suggest their inclusion on the list.

## **Recommended Reading**

- "New Life for an Old House" by Grant Mallett (Stackpole Books, Harrisburg, PA, 1984). All aspiring preservationists regardless of experience, or lack thereof, regarding the complexity of a project, or size of budget will benefit from this publication.

"All work on all old houses, regardless of the age, size or condition, is governed by three universal and immutable laws: The project will take longer than expected, cost more than was allocated and involve more work than anticipated. Working on an old house builds character, if nothing else. Patience, endurance and adaptability are three of the principal rewards that accrue from the completion of any project."

## Suggestions

- Provide specifications only to contractors who specialize in the type of work required.
- Get at least three bids. Consider using a General Contractor to coordinate multiple subcontractors.
- Ask for references and speak with former customers.
- Check with the Better Business Bureau regarding complaints. Find out how complaints were resolved.
- Ask for certificates of insurance to verify coverage.
- Make provisions for change orders. Ask for change specifications in writing, as a bid or time and material.
- Set a completion date. Make a penalty for each day the work is late. Do not sign the contract or make any payments before all points have been clarified; be sure to follow all the rules in the contract.

## Additional Recommendations

- Always get necessary permits. Exterior changes to an old building often require approval by the City's Development Review Committee and/or the Planning Commission.
- The goal is to maintain the historic integrity of a building. A common mistake is to remove original windows and replace them with non-period-appropriate (aluminum frame) modern windows. This destroys the historic integrity of the building, can lower resale value and neighborhood home values. Undoing this type of work increases beauty and value.
- The Historic Preservation Ordinance pertains only to the exterior. However, retain or restore as much of the original interior features also. Wiring, plumbing, heating and air conditioning; as well as kitchen and bath appliances can be upgraded without destroying a building's character. Insensitive interior remodeling can decrease the value. If you're not sure what is historically appropriate, consult someone who does.
- The cheapest bid is not always the best and conversely, the most expensive may not be the best. In addition to contacting references and previous customers, inspect the contractor's previous work, when possible.
- Before hiring a contractor, contact the **State Contractor's Licensing Board at 1-800-321-2752, or [www.cslb.ca.gov](http://www.cslb.ca.gov)** to verify current licensing status, including appropriate insurance. Note: All contractors listed on the **Nevada County Contractors' Association** website (<http://nccabuildingpros.com/member-directory.aspx>) are currently licensed. In some cases, it may be advisable to carry your own worker's compensation policy. This insurance protects workers from injury and you from claims by workers if they are injured while working on your home. For further information, consult your attorney, insurance agent or the State Compensation Insurance Board at 916-924-5100.
- If you decide to do any work yourself, be realistic of your skills and budget.

**If you are a contractor and wish to be added to this guide, please contact:**

**City of Grass Valley Community Development Department**

**Historical Commission**

**530-274-4330**

## **Contractors, Artisans and Tradespeople**

Nevada County Contractors' Association (NCCA) <http://nccabuildingpros.com/member-directory.aspx> (Historical & Classic Restorations drop-down)

Name	Phone Number	Alt. Phone	Notes
<b>Appliance Repair – Vintage Appliances</b>			
The Appliance Doctor	916-729-1392		
Bud Ferris	916-726-1230		old & very old stoves
Bud and Sons	916-739-6688		
<b>Cast Iron</b>			
Hotchkiss Iron Works	530-205-8495		Aaron Hotchkiss
<b>Chimneys/Fireplaces – Repairs or Sweeps</b>			
Chim-Chimney	916-387-5000		
A-1 Chimney Services	916-927-4235		purchased Olde English
<b>Consultation for Period Appropriate Restoration</b>			
Kathleen Green	916-442-1117		
<b>Drywall/Plaster – Smooth plaster finish</b>			
Mitch's Drywall	530-273-3038		
Jeff Duncan Drywall	530-906-3904		
<b>Electrical</b>			
C.A.S.E. Contracting, Inc.	530-271-2208	530-575-6838	Tim Colbert
<b>Flooring</b>			
Bruce Porter Hardwood Flooring	530-913-4103		
<b>Furniture Repair</b>			
Craftsman Furniture Service	916-454-9081		includes caning and wicker repair
Zsulman Woodwork & Antique Restoration	916-944-3548		
Ray Delgado	916-715-6247	916-715-6247	
<b>General Contractors (see NCCA – <a href="http://nccabuildingpros.com/member-directory.aspx">http://nccabuildingpros.com/member-directory.aspx</a>)</b>			
<b>Gutters</b>			
All About Gutters	530-820-4020		<a href="http://www.all-about-gutters.com">www.all-about-gutters.com</a>
Sacramento Storm	916-552-1200		Shawn Matthews
<b>Kitchen &amp; Bath Planners</b>			
Margaret Sinkovich	916-217-0379	916-443-7459	
Panattoni Interiors, CKD	916-451-8161		Linda Johnson
<b>Landscaping</b>			
Living Outdoors Landscape Design	530-205-9607		Elizabeth Poston <a href="http://www.livingoutdoorslandscape.com">www.livingoutdoorslandscape.com</a>
<b>Leaded/Stained Glass</b>			
Mickey Abbey Art Glass	916-955-7026		
Sacramento Glass Works	916-456-0367		
<b>Marble Restoration</b>			
Bill Owens	916-835-6572		
<b>Painting – Exterior &amp; Interior</b>			
Molitor Painting Company	530-615-0162	530-432-3316	<a href="http://www.molitorpainting.com">www.molitorpainting.com</a>
Craftsman Furniture Service	916-454-9081		stripping – doors, decorative trim, furniture
<b>Porcelain Repair</b>			
Mike Dearing	916-296-0321	916-722-0344	Resurface cracked/worn tubs, sinks, toilets
<b>Tile Setting / Granite &amp; Marble Fabrication</b>			
Tim Conteras	530-743-3794	530-391-4346	
Denny Furnish	530-801-8693		
<b>Structural Engineering</b>			
Del Valle Consulting	530-272-2500		John Payne
<b>Windows</b>			
Old House Window Wright	916-600-2589		David Clark - repairs, energy audit / upgrades
Castle Window Covers	209-465-3200		Ragnar Hyneel
Collier	916-635-0782		
Manuel Madrid	916-442-3722		
Randy Drees	916-442-9101		repairs, replicate old windows & screens
Valley Wood Windows	916-452-0432		Bob Ziegenhirt – wood windows, screens & french doors, repairs
Stuart Dicker	916-451-6725		custom windows & doors
<b>Window Glazing</b>			
Asap Glass & Windows	916-974-0779		
Bob's Glass	916-739-8244		

<b>Woodworking &amp; Furniture Refinishing</b>		
Chris McBane	916-338-4744	
Red Wing	916-452-9612	
Al Bennett	916-984-9853	
Randy Drees	916-422-9101	match existing cabinetry / period wood fencing
Meyers Turning Works	916-456-2088	Lathe work / skilled furniture maker
<b>Suppliers / Resources</b>		
<b>Name</b>	<b>Phone Number</b>	<b>Notes</b>
Van Dyke's Restorers	800-558-1234	period home supplies
Reggio Registers	800-880-3090	<a href="http://www.reggioregister.com">www.reggioregister.com</a>
<b>Flooring - Hardwood</b>		
Carlisle Wide Plank Floors	800-595-9663	<a href="http://www.wideplankflooring.com">www.wideplankflooring.com</a>
Lumber Liquidators	916-369-7300	
<b>Hardware – Vintage and Reproductions</b>		
Mac-the-Antique Plumber	916-454-4507	
Crown City Hardware	800-950-1047	
Van Dykes Restorers	800-558-1234	<a href="http://www.vandykes.com">www.vandykes.com</a>
<b>Lighting</b>		
Quality Lighting	530-268-9290	Paul Ivazes <a href="mailto:rull@jps.net">rull@jps.net</a> – buy, sell, appraise, repair & replicate custom chandeliers
Rejuvenation	888-401-1900	lighting & house parts <a href="http://www.rejuvenation.com">www.rejuvenation.com</a>
Loftings Lighting	916-442-3582	2121 J Street, Sacramento – reproductions, repairs, refurbish vintage fixtures
<b>Mouldings</b>		
Pacific Crest Door & Milling	530-477-5200	
Kubich Lumber Company	530-272-8540	
Burnett & Sons & Daughter	916-442-0493	
Mr. Moulding	916-442-0493	manufacturer's outlet
Valley Stair & Moulding	916-784-8100	Mike Bustien
<b>Reproduction / Old Style Balustrades, Columns, Gingerbread</b>		
Custom Wood Turnings	860-767-3236	156 Main St, Box 338, Dept. JHO, Ivoryton, CT 06442
<b>Paints</b>		
Moule's	530-273-4643	Pittsburgh Paints – historic palette
Knights	530-273-6401	Benjamin Moore – historic palette
<b>Plumbing Fixtures &amp; Parts</b>		
Sierra Plumbing Supply Inc.	530-477-4838	
Bob's Supply	916-443-8091	vintage & hard to find new parts
Mac-the-Antique Plumber	916-454-4507	6325 Elvas Avenue, Sacramento
The Sink Factory	510-540-8193	2140 San Pablo Ave., Berkeley <a href="http://www.sinkfactory.com">www.sinkfactory.com</a> pre-1940 specialists
<b>Salvage – Old House Parts</b>		
Habitat for Humanity Restore	530-274-3761	12359 Loma Rica Drive
Omega Salvage	510-843-7368	2407 San Pablo Avenue, Berkeley
Urban Ore	510-843-7368	900 Murray Street, Berkeley
San Francisco Victoriana, Inc.	415-648-0313	2070 Newcomb Avenue, San Francisco
Doors & More Surplus	916-341-0204	<a href="http://www.doorsmoresac.com">www.doorsmoresac.com</a>
The Re-Use People of America	209-241-3614	<a href="http://www.deconstructionsacramento.com">www.deconstructionsacramento.com</a>
<b>Stencils</b>		
Epoch Designs	610-565-9180	P.O. Box 4027, Elwyn, PA 19063
<b>Stoves – Refurbished Old Models</b>		
Dream Stoves	209-957-8683	Christian Maupin <a href="http://www.dreamstoves.com">www.dreamstoves.com</a>
<b>Wallpaper</b>		
Bradbury & Bradbury	707-746-1900	Benicia <a href="http://www.bradbury.com">www.bradbury.com</a> Victorian, Arts & Crafts, Art Deco styles
Arts & Crafts	250-592-4916	Victoria, BC <a href="http://www.charles-rupert.com">www.charles-rupert.com</a> William Morris papers, fabrics & tiles
<b>Window Coverings</b>		
Sierra Window Coverings	916-452-6606	1719 34 <sup>th</sup> Street, Sacramento
Vision Window Coverings	916-451-6757	Terrance Johnson
R. Lnke & Co.	800-667-5264	Goshen, CA
Alameda Shade Shop	510-522-0633	
Country Curtains	800-456-0321	<a href="http://www.countrycurtains.com">www.countrycurtains.com</a>
<b>Wood Siding</b>		
Pacific Crest Door & Milling	530-477-5200	
Ahl Forest Products	800-262-5430	Loomis – custom millwork
Burnett & Sons & Daughter	503-442-0493	custom millwork
New Home Builders	503-455-3057	
Simmen Wholesale Lumber	503-689-9112	

## Publications / Agencies

Name	Phone Number	Website	Notes
<b>Magazines / Guides / Catalogs</b>			
American Bungalow	626-355-1220	<a href="http://www.ambungalow.com">www.ambungalow.com</a>	123 S. Baldwin Ave. P.O. Box 756, Sierra Madre, CA 91025-0756
Old House Interiors - Gloucester Publishers	978-283-3200		108 E. Main Street, Gloucester, MA 01930
Old House Journal	202-452-0800		One Thomas Circle NW, Suite 600, Washington, DC 20005
Style 1900 (Arts & Crafts movement)	609-397-4104		333 N. Main Street, Lamberville, NJ 08530
Victorian Homes	800-999-9718		P.O. Box 68040, Anaheim, CA 92817-9800
Guide for Buyers and Owners, Inspection Checklist for Vintage Houses (Old House Journal)	212-636-4514		69A Seventh Ave., Brooklyn, NY 11217
Catalog on Preservation Books: National Trust for Historic Preservation	202-588-6296	<a href="http://www.preservationbooks.org">www.preservationbooks.org</a>	National Trust for Historic Preservation, Dept. #15, Washington, DC 20055-0015
<b>Agencies</b>			
National Trust for Historic Preservation		<a href="http://www.preservationnation.org">www.preservationnation.org</a>	
CA State Office of Historic Preservation	916-653-6624	<a href="http://www.ohp.parks.ca.gov">www.ohp.parks.ca.gov</a>	1416 Ninth Street, Room 1442, Sacramento, CA 95814
California Preservation Society		<a href="http://www.californiapreservation.org">www.californiapreservation.org</a>	
Treatment of Historic Properties		<a href="http://www.nps.gov/history/hps/tps/standguide">www.nps.gov/history/hps/tps/standguide</a>	Secretary of the Interior's Standards
National Park Service – Preservation		<a href="http://www.nps.gov/history/hps/tps/standguide">www.nps.gov/history/hps/tps/standguide</a>	Technical guides and briefs
Fed. Historic Preservation Tax Incentive		<a href="http://www.nps.gov/history/hps/tps/tax/incentives/index.htm">www.nps.gov/history/hps/tps/tax/incentives/index.htm</a>	
National Register of Historic Places		<a href="http://www.cr.nps.gov/nr/">www.cr.nps.gov/nr/</a>	
HABS (Historic American Buildings Survey)		<a href="http://www.nps.gov/hdp/">www.nps.gov/hdp/</a>	
Advisory Council on Historic Preservation		<a href="http://www.achp.gov">www.achp.gov</a>	
Preserve America		<a href="http://www.preserveamerica.gov">www.preserveamerica.gov</a>	
Heritage Preservation		<a href="http://www.heritagepreservation.org">www.heritagepreservation.org</a>	
Preservation Directory		<a href="http://www.preservationdirectory.com">www.preservationdirectory.com</a>	
Petaluma Heritage		<a href="http://www.heritagepetaluma.com">www.heritagepetaluma.com</a>	
Ellis Island Historic Information		<a href="http://www.ellisland.org">www.ellisland.org</a>	
<b>Books</b>			
Bungalow Kitchens, Jane Powell			
Bungalow Bathrooms, Jane Powell			
Linoleum, Jane Powell			
A Field Guide to American Houses, Virginia & Lee McAlester			
The Vintage House Book, Classic American Homes 1880-1980, Tad Burness			
Paint in American - the Colors of Historic Buildings, Roger W. Moss			
New Life for an Old House, Grant Mallett			