

AAPS News

PRESERVATION ACTION COMMITTEE ALERT

Beleaguered Bungalow and Bricks: You Can Help

Demolition threatens two 1920s Historic Building Study List properties ~~a contributing member of a bungalow cluster and a red brick industrial building. A City Council hearing is tentatively scheduled for January 20, 1998, and AAPS membership support is needed.

Rally to prevent these demolitions by writing, calling, collecting signatures, and testifying. Please see the list inside the box on page 3.

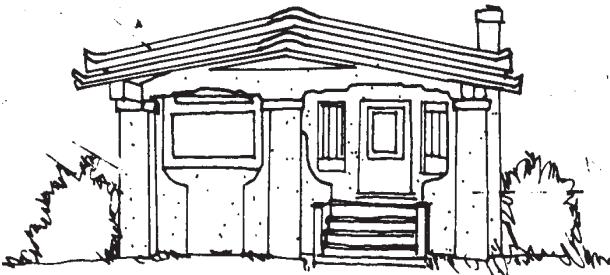
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Under the City's Historic Preservation Ordinance, demolition or removal of Study List Buildings must be approved by the Historical Advisory Board, whose decision may be appealed to the City Council. At its December 4, 1997 meeting, the Board denied the two demolition permits. Both applicants have appealed to the City Council, which is tentatively scheduled to hear the two cases on Tuesday, January 20, 1998.

(more ➔)

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Bye, Bye Bungalow?

One proposed demolition permit is for a California bungalow at 1621 Encinal Avenue constructed in 1921 by owner-builder L. E. Alley. The Church of Jesus Christ of Latter Day Saints on the corner at 1201 Grand Street intends to demolish the bungalow to enlarge its current parking lot next door to 1621 Encinal Avenue.

This house is part of a fine bungalow cluster. It has Japanese detailing on the eaves and roofline and original wooden windows with geometric mullion patterns. This bungalow visually augments the building next door at 1617, which has an unusual curvilinear facade that looks like a big snail.

Its "delicious frivolity" makes 1617 the most significant structure in that group of bungalows, according to architectural historian and nationally-acclaimed author Paul Duchscherer. Alameda historian and writer Woody Minor concurs, adding "demolishing the Alley bungalow might begin an erosion process that would lose us 1617 Encinal, which was built in 1879 and then remodeled with its 'Betty Boop spitcurl' facade in 1924."

AAPS opposes removal of this bungalow from a historic preservation standpoint and because the proposed parking lot is incompatible with the surrounding residential area. If the church needs additional parking, the lot at nearby Franklin elementary school could serve, as the church generally needs parking when the school lot is not in use.

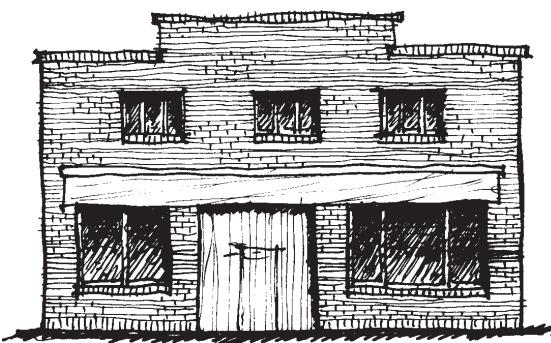
The church has offered to move the bungalow, but removal would neither mitigate the loss of the house to the bungalow cluster that it supports nor alter the incompatibility of yet more parking in an enlarged lot.

Red Brick Blues

The second threatened historic resource is the brick structure at 2411 Webb Avenue built in 1920 to house the Anderson Machine Works, later known as the Anderson Manufacturing Company. The building replaced one destroyed by the July 8, 1920 Park Street fire. This simple one story red brick structure with a front mezzanine is a good example of early 20th century industrial building. It also contributes to the Park Street Historic Commercial District, which has been listed on the National Register of Historic Places since 1982.

The Anderson Machine Works was established around 1918. Initially the company produced bearings, lubricators, and parts for mufflers and fuel tanks. By 1935, its products included industrial airplane parts and automatic factory and garage door openers, sold under the trade name Controlador.

The company remained at the Webb Avenue location until the early 1950s, when it relocated to 1912 Everett Street. An automobile repair garage occupied the building through 1981. Next, the building was used to house restored cars, and it was adorned with the historic "Packard" sign that endeared the place to many Alamedans. The Packards were recently moved, along with the sign. The building is now vacant and for sale.



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The demolition would accommodate the plans of a potential purchaser, the Alameda Credit Union, next door at 2413 Webb. The Credit Union would like to use the site either to expand its building or to provide additional parking or both. Other people interested in retaining the brick building have made purchase offers that were not accepted.

The 2411 Webb Avenue building is an unreinforced masonry (URM) structure and thus subject to the City's URM ordinance that requires the structure to be seismically strengthened. Seismic retrofit plans were approved when the City issued a permit in 1992. However, none of the permit work appears to have been done. The permit indicates that the work would cost about \$25,000 (in 1992 dollars). The property is assessed at about \$300,000.

This building contributes to the Park Street Historic District, also an officially designated City Monument. The neighboring portion of the Park Street District has already been compromised by incompatible newer buildings and parking lots. The proposed demolition would further erode the historic fabric of the area.

Woody Minor calls this building "one of the few relatively intact early 20th century industrial buildings left in Alameda. It conveys something important about our collective past. We often don't notice these modest structures until they have vanished, leaving the fabric of the street torn or unraveling."

In addition, the proposed replacement use would involve expanded single-user off-street parking, which is inconsistent with the intended pedestrian character of Park Street and adopted City Policy. Such uses are more appropriate to suburban commercial strips. More Park Street offstreet parking would be best accomplished by converting existing single-user facilities. For example, the Credit Union and Bank of America lots could be operated as shared facilities serving multiple businesses or by the City as public parking.

(continued on page 4 ➔)

PLEASE

- **Attend the meeting and oppose both demolitions**
Tuesday, January 20, 1998, 7:30, Council Chambers, 3rd floor, City Hall. (AAPS will alert you if the date changes.)
- **Write to Mayor Ralph Appezzato and to Council Members, City Hall, 2263 Santa Clara Ave., Alameda 94501. Bring copies of your letters to the meeting or send them to AAPS, 1017 San Antonio Avenue, Alameda 94501.**
- **Circulate the petitions enclosed in this issue of AAPS News. Follow the instructions on the bottom of each petition.**
- **Call!**
Mayor Ralph Appezzato, 748-4545
Council Members
Tony Daysog, 748-4622
Alfred Dewitt, 748-4529
Barbara Kerr, 748-4528
Karin Lucas, 748-4526

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Preserving older structures such as the Anderson Motor Works Building is a key to Park Street's ultimate commercial success. The distinctive architecture of these buildings, if handled with sensitivity, could attract shoppers in much the same manner as the business districts of Petaluma, Sausalito, Carmel, and other communities.

The old red brick facade of the Anderson Machine Works building offers an important design opportunity. If treated creatively, through appropriate signage, awnings, planting and other design accents, the building could be a major asset to the District. However, if buildings like this one are lost, Park Street could eventually lose its distinctive character and a significant competitive advantage.

To learn more about 1617 Encinal Avenue, call Chris Buckley, 523-4411. For further news about 2411 Webb Avenue, call Chris or Richard Knight, 748-0796. ■

(This report is brought to you by the AAPS Preservation Action Committee. We meet each month and welcome new members. For information, call Committee Chair Chris Buckley, 523-0411.)



Nominations Invited!

AAPS's new Preservation Awards program is underway, and we need your nominations. See the nomination form on the following page of AAPS News. Want to nominate more than one? Please make copies and submit one completed form for each building or project.

The Preservation Awards program has two categories. The first is for one- and two-family houses that have had major restoration work completed within the past three years.

The second category includes anything else, and those nominations can involve a broader range of activities. For example you might nominate a project that preserves, maintains, restores, or adaptively reuses the exterior or the publicly-accessible interior of a significant property in a way that retains or enhances its historic architectural character. The broad range of possibilities in the second category is intended to recognize the relative scarcity of historic nonresidential properties in Alameda and their frequent community-wide importance.

We anticipate that five properties will receive the Preservation awards each year, but that number may change depending on the amount and quality of nominations we receive.

We plan to present these Preservation Awards at our May membership meeting, so send your nominations before February 1, 1998 to David Baker, 939 Taylor Avenue, Alameda 9450. For more information, call David, 284-5800 days or 865-5918. ■

NOTE

The anticipated January 20, 1998 City Council hearing date could change, most likely to February 4, 1998. AAPS will issue a Preservation Alert if the date does change or if other important developments arise.



Kidstuff

Kids and Queen Victoria

Local teachers were recently treated to an abundance of things Victorian during an Alameda Unified School District (AUSD) workshop that covered inventions, history, architecture, crafts, and pastimes from 100 years ago. They learned to identify the Victorian architectural styles and details that make these homes so enticing.

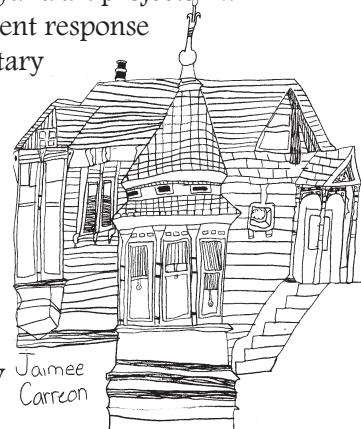
They studied the development of 19th Century Alameda, including how ferry and rail transportation shaped our community. Finally, the teachers visited the home of AAPS members David and Lisa Baker, where Lisa gave a spirited firsthand account of the intricacies of restoration.

Teachers of grades K-3 participated from Franklin, Edison, Otis, Paden, St. Joseph, and Washington schools. Their enthusiasm for the subject was contagious: "I expect to have an accident caused by my rubber-necking at Victorians. . . . I have a new appreciation for the homes in Alameda. . . . I'm more aware of our heritage, and I hope to enlist my students in caring for it."

Students also responded positively. Myracle Moses liked "the bright colors people paint their houses because it helps me see the decorations." "I like to draw Victorians," said Rebecca Brandt, "because it makes me feel like I'm living 100 years ago." "I like to learn about Victorian times because I like knowing that we weren't the first people born. Instead, we have history," said LaShawndra Proctor. Veronica Rodriguez enjoyed playing Victorian parlor games, "because we do what kids did before television."

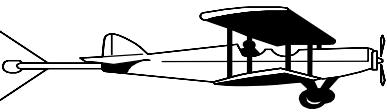
"I learn to look," said Saul Amador-Ruiz, "because then I can find brackets, dentils, and finials." Kyle Arbios liked seeing slides of Victorian inventions, "especially the electric train that carried food from the kitchen to the dining room." Jaimee Carreon enjoyed drawing and labelling Victorian house floor plans, "because we don't have a parlor or a fainting room in my modern house."

The fruits of this teacher workshop will be shown in an exhibit, *Victorian Times & Victorian Homes*, that opens in February in the East Wing Gallery of the Alameda Historical Museum. The drawings, photographs, books, and art projects will showcase the ebullient response of Alameda elementary school students to the 19th century legacy of their island home. You are invited to the opening reception Saturday, February 7, 1998 from 1:00-4:00 pm. The show will be on view through February 28.



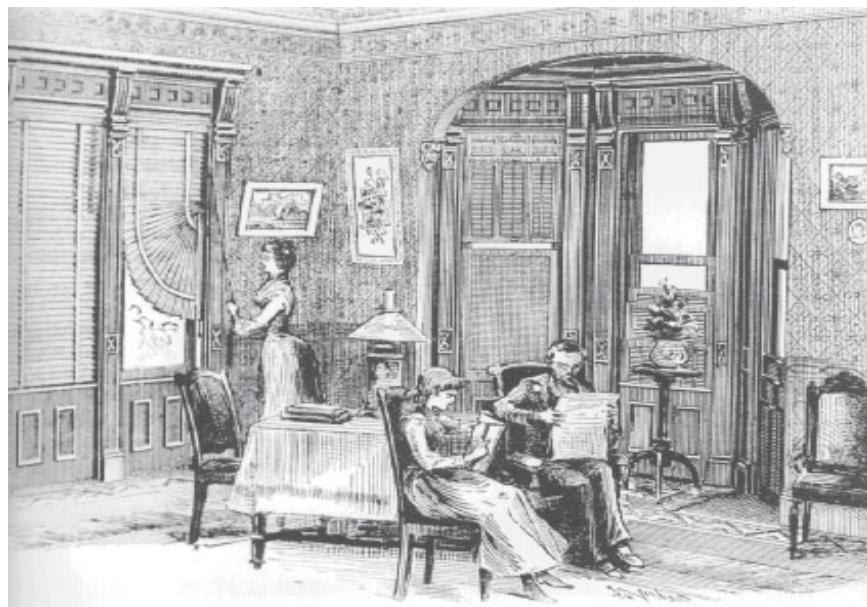
Kids, parents, teachers: AAPS Kidstuff needs you. Please send drawings, stories, poems and letters about old Alameda to Editor, AAPS News, 2520 Chester Street, Alameda CA 94501 or leave a message, 748-0796.

Note meeting date change!



AAPS Meeting Sunday, February 1, 1998, 7:30 pm

First Congregational Church on the corner of Central Avenue and Chestnut Street



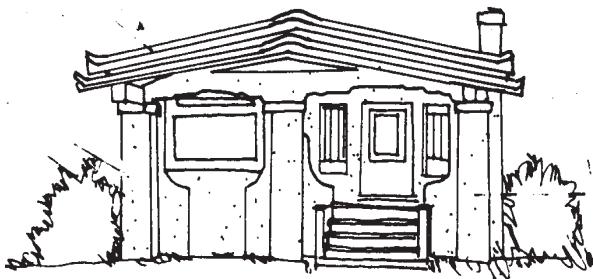
Historic Wallpaper Reproductions

The featured presentation at the January AAPS general membership meeting will be given by Carter & Company/Mt. Diablo Handprints. They specialize in the meticulous recreation of historically significant wallpapers. Working from any available documentation, such as fragments and photographs, the company defines design elements, constructs the missing segments and determines colors so that they can restore patterns to their original state. The final product is then silk-screened by hand. Their extensive collection of hand printed wallpapers includes a wide variety of styles of European and American patterns dating from the early 19th through the mid 20th centuries.

Carter & Company/Mt. Diablo Handprints papers are available for sale either directly from the company or through interior designers. Their collection includes examples from the James A. Garfield National Historic Site in Mentor, Ohio, the Mark Twain House in Hartford, Connecticut, and the Cohen-Bray House in Oakland. Local uses of their papers include buildings in San Francisco and Alameda.

Their presentation will demonstrate the historic wallpaper reproduction process, from original document to finished product. Achieving accurate reproductions is often challenging, due to major changes in original colors and the small size and poor condition of many documentary fragments. They will also display examples of reproduction papers.

For those restoring an old house, these papers offer a great opportunity to create historic interiors that are highly authentic, yet quite different from other available historic wallpapers. These papers have not yet been widely used in Alameda, so any designs involving the products of Carter & Company/Mt. Diablo Handprints could be locally distinctive and unique. ■



Do Not Demolish 1621 Encinal Avenue !

We, the undersigned, petition the Alameda City Council to deny a permit to demolish the California Bungalow at 1621 Encinal Avenue. The house, built in 1921, is an essential part of an intact cluster of similar houses. The Historical Advisory Board voted against demolition at its December, 1997 meeting.

print

name _____ signature _____

address _____ date _____

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name _____ signature _____

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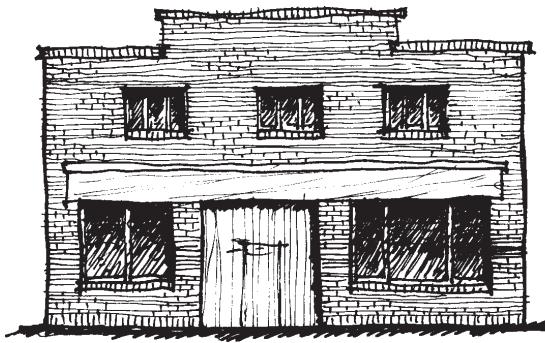
print

name _____ signature _____

address _____ date _____

Please return this signed petition by January 19, 1998 to Chris Buckley, 1017 San Antonio Avenue, Alameda 94501

Do Not Demolish 2411 Webb Avenue !



We, the undersigned, petition the Alameda City Council to deny a permit to demolish the unreinforced masonry building at 2411 Webb Avenue. The building, constructed in 1920, is an industrial style that contributes to the character of the Historic Park Street District. The Historical Advisory Board voted against demolition at its December, 1997 meeting.

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address _____ date _____

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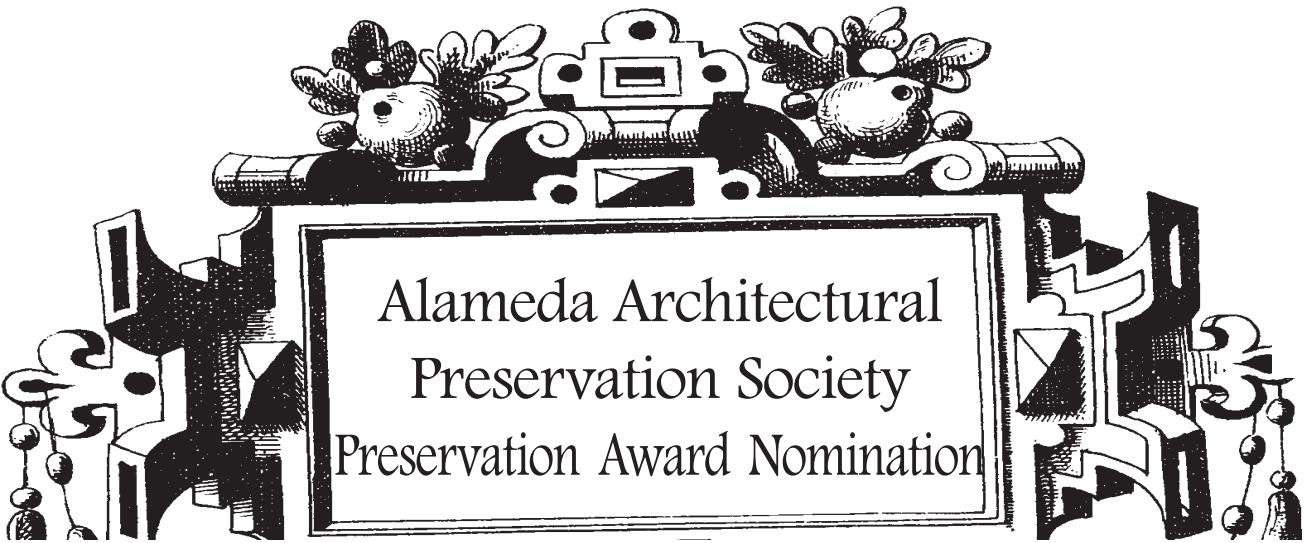
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address _____ date _____

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Please return this signed petition by January 19, 1998 to Chris Buckley, 1017 San Antonio Avenue, Alameda 94501

address _____ date _____
Alameda Architectural Preservation Society January, 1998 page 8



Address of property being nominated _____

Name of property, if any _____

If no name, note the type of use (single family home, three-unit apartment, warehouse) _____

For commercial buildings, please list the name of the building, individual business, or store space, if any _____

Please check one category:

- One or two unit residential property with major exterior restoration completed after January 1, 1995.
- All other properties. (Nomination can include any activity that preserves, maintains, restores, or adaptively reuses the exterior or publicly accessible interior of a significant older property in a manner that retains or enhances its historic architectural character.)

Name, address and phone number of property owner (if known) _____

Date you submitted this nomination _____

Your name, address, and phone number
(optional) _____

cut here

Why does this property merit a Preservation Award? Please write your reasons below. You can also write on the back and attach additional sheets of paper if necessary.

If possible, please enclose a photograph, rendering or slide of the property. (We will return these if you want them back.) Mail this completed form and any illustrations by February 1, 1998 to David Baker, President, AAPS, 935 Taylor Avenue, Alameda CA 94501.

Alameda Architectural Preservation Society Preservation Award Nomination

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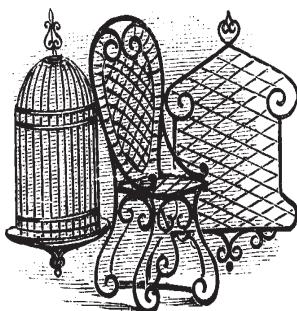
Why does this property merit a Preservation Award? Please use this side of the nomination form if you need more room.



Trees, Please

Free trees and shrubs are available in one- to fifteen-gallon containers. The selection includes alders, cedars, lindens, maples, native and deciduous oaks, redwoods, viburnums, and more. For information, call Chris Buckley, 532-0411. ■

Timely Treasures

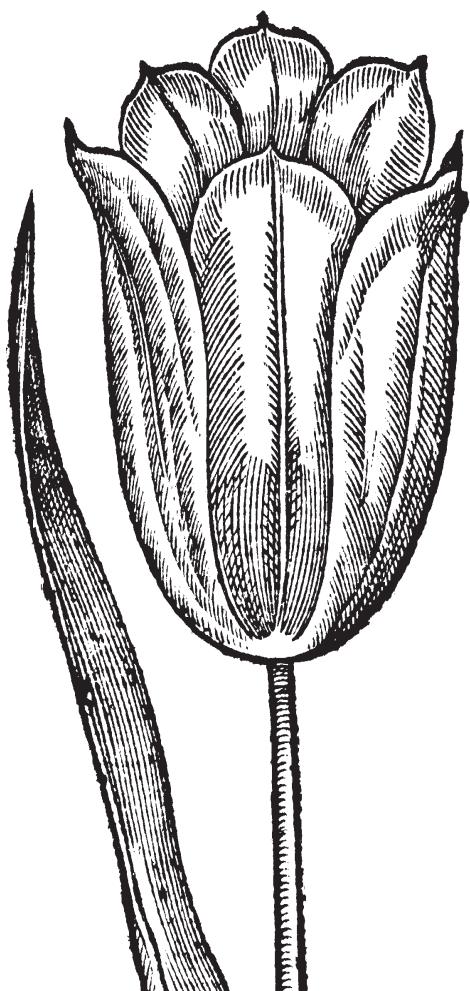


Here's an invigorating antidote to the winter doldrums! Feather your family nest with finds from Timely Treasures, the Alameda Historical Museum's resale shop. You can simultaneously score some bargains for yourself and support the Museum. Jackie Greene, volunteer store director, says "Our store is full of furniture, glassware, household stuff, sports equipment, tools, and books--all gently used by kindly original owners."

The discerning eyes and fingertips can find collectibles of all kinds. For example, one AAPS member was pawing through the merchandise when she uncovered a near perfect pair of extremely long white kid gloves. Suddenly she imagined waltzing in a watered-silk ballgown clinging to a frock-coated gent with Macassar oil in his hair. A helpful member of the volunteer staff demonstrated how women 100 years ago unbuttoned the gloves at the wrist and peeled the fingers back so that they could dine without being needlessly encumbered.

Timely Treasure volunteers are restocking after the holiday rush, so come to the grand reopening celebration Saturday, January 24, 1998. Timely Treasures is at 1515 Webster Street; hours are Saturdays from 11am-4pm and Tuesdays, 9am-2 pm. Want to volunteer or donate items? Call Jackie Greene, 522-5014. ■





Artistic License Lecture Series

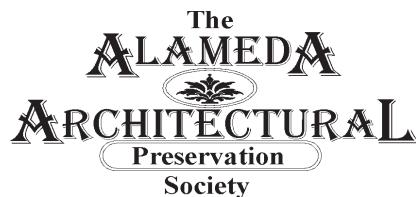
Prominent Bay Area and nationally-known historians, authors, and lecturers will present a lecture series to benefit the restoration of the Conservatory of Flowers in Golden Gate Park in San Francisco. This "domed confection of wood and glass is the oldest and best-loved structure in the park," according to historian and raconteur Gray Brechin.

Tickets are \$20 for each lecture; that price includes a reception after the session. All lectures will be held at the Forest Hill Clubhouse, a 1919 Tudor Revival building designed by architect Bernard Maybeck. The clubhouse is at 381 Magellan Avenue in the city. Directions are convoluted, so best request a map when you call for your tickets. The sponsor is the period revival artisans guild, Artistic License. Reach them at (415) 675-9996.

LECTURE ONE: *San Francisco's Growing Pains and Pleasures; Urbanization and the Development of Golden Gate Park*, presented by Gray Brechin, Thursday, January 22, 1998, 8:00 pm.

LECTURE TWO: *Living the Good Life in the Wild West: Victorian San Francisco's Furniture Manufacturers*, presented by Hank Dunlop, Professor at the California College of Arts and Crafts, Thursday, February 12, 1998, 8:00 pm.

LECTURE THREE: *Old Traditions for a New Nation: Urban Influences of the American Renaissance*, presented by Richard Guy Wilson, Thursday, March 12, 1998, 8:00 pm. Professor Wilson frequently comments on the cable tv History Channel program *America's Castles*. ■



If you would like to become a member of the Alameda Architectural Preservation Society, please mail us this coupon. For membership information, call Denise Brady, 523-8886.

Your name(s) _____

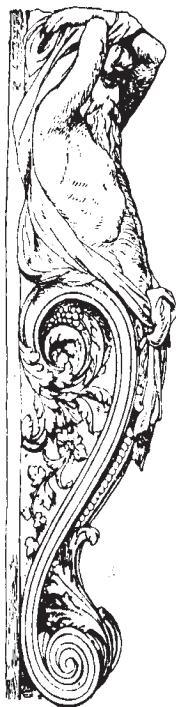
Address _____

Phone number(s) _____

Please check your membership category.

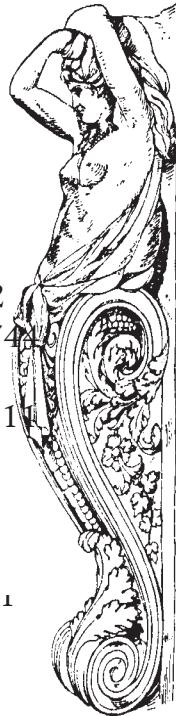
Family, \$25 Single, \$20 Senior, \$10

Alameda Architectural Preservation Society, P.O. Box 1677, Alameda CA 94501



1998 Alameda Architectural Preservation Society Board of Directors and Committees

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Member-at-Large: Ken Carvalho, 522-5891
Advisor to the Board: Chris Buckley, 523-0411



Committees

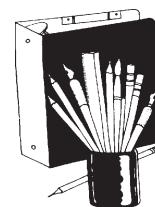
Newsletter, Judith Lynch, 748-0796
Membership, Denise Brady, 523-8886
Preservation Action, Chris Buckley, 523-0411
Preservation Awards, David Baker, 865-5918
Program, Jean Graham, 769-6293
Publicity, Ruth Tillman, 337-1405



Welcome New Members!

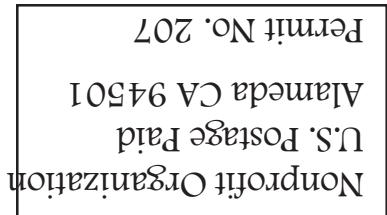
Sylvia and Jack Bertram
Ken and Connie Carvalho
Diablo Handprints
Jenna and Andrew Gaber
Richard Knight
Tony and Michelle Shaffer
Laura and Bill Tippett

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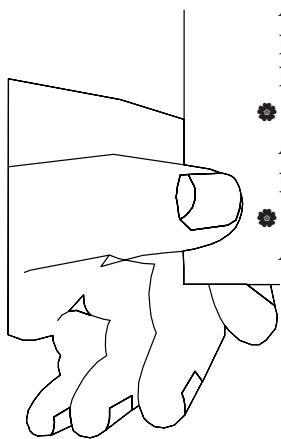


The story "Kids & Queen Victoria" appeared originally in the Museum Society Quarterly of the Alameda Historical Museum, Winter, 1997.

We welcome letters, photographs, drawings, and articles. Please call or write the editor, Judith Lynch, 2520 Chester Street, Alameda, 748-0796. ■



The Alameda Victorian Preservation Society*
P.O. Box 1677
Alameda CA 94501



- Thursday, January 15, 7:30-9:30 pm: AAPS Board meeting. Call 523-0411 for location.
- Tuesday, January 20, 7:30 pm, Council Chambers, 3rd floor, City Hall: City Council meeting to discuss demolition of 1617 Encinal Avenue and 2411 Webb Avenue (See story on page 1.)
- Sunday, February 1, 7:30 pm, First Congregational Church, Central Avenue at Chestnut Street: AAPS General Meeting. Featured presentation on Historic Wallpaper Reproduction. (See story on page 9.)
- Sunday, February 1: Deadline for submission of AAPS Preservation Award nominations. (See story on page 4 and nomination form on page 5.)
- Saturday, February 7, 1-4pm, Alameda Historical Museum, 2324 Alameda Avenue: Kids & Queen Victoria (See story on page 10.)

CALENDAR

January, 1998

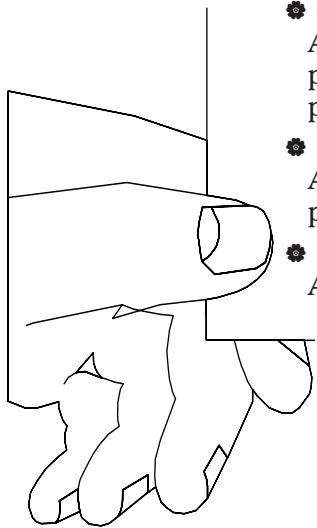
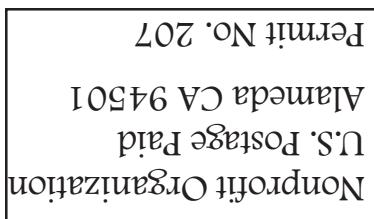
Name change pending with the U.S. Postal Service

* NOTE:

January, 1998

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