
ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY

Editor: Ruth Tillman, ruth.tillman@attbi.com, 510-337-1405

June, 2002



General Membership Meeting

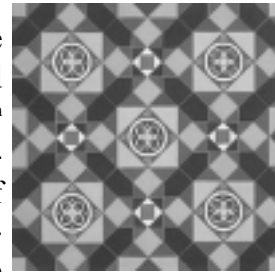
*The Positive Revival of interest in
Victorian Wall and Floor Tiles*

David Malkin, a Specialist of Victorian English Tile

Wednesday, June 26, 2002 ~ 7:00 p.m.

First Presbyterian Church at the corner of Santa Clara Ave & Chestnut St

AAPS is honored to have David Malkin, owner of Tile Source, here from England to give us his presentation on Victorian English Tiles. David is a fifth generation of English Tile Manufactures, descended from the 18th century potters Clarke, Burnham & Samuel Malkin. The history of ceramics and especially tiles is his main interest. David was a founder trustee of the Gladstone Pottery Museum in Stoke on Trent UK, and was responsible for the original collections in the Tile Gallery, in 1974. He has been to the U.S. and throughout the world on numerous occasions for research and to promote reproduction tiles while working for H&R Johnson Richards Tiles Ltd.



David received a ceramics degree at North Staffordshire Polytechnic in 1951. In 1958, he held the position of Managing Director of Malkin Tiles (Burslem) Ltd. He then became head of Public Relations at H&R Johnson Richards Tiles Ltd. in 1968. In 1997, David formed his own company, Tile Source Inc., to specializing in the supply of ceramic wall and floor tiles for restoration and other purposes.



David's slide presentation will include the historical background and second revival of encaustic and geometric tiles, including American manufacturers, 19th century revival and the Victorian tile makers, world wide use of English floor tiles and change of attitude to tile in the early 20th century. He will also be discussing problems encountered when restoring old floors and some solutions, wall tile restoration; tile availability; manufacturers supplying the market today; and maintenance.

There will be time after his presentation for questions so please come prepared. David is encouraging anyone to bring any tiles they may have questions about.

Note: This is a unique opportunity to here from a tile expert outside the United State. You won't want to miss this event.

The meeting is on a different evening. Please mark your calendars.

PRESERVATION ACTION COMMITTEE



Randy Horton

DEMOLITION OF MINTURN HOUSE ON HOLD

On the agenda at the Historical Advisory Board (HAB) meeting held June 6th was the discussion for the issuance of a demolition permit for a Queen Anne Cottage at 1525 Minturn Street which was one of three such cottages damaged by fire in June of 2001. The structure is on the City's Historic Building Study List and therefore requires HAB approval of demolition.

Mr. Woody Minor of AAPS related the history of the



street noting that the ten homes built on Minturn Street were designed by Marcuse and Remmel, one of Alameda's leading nineteenth century architectural firms. He also noted that this cluster of homes, dating to the early 1890's, is a rare example of early contractor developments and a true gem of Alameda.

AAPS believes that the building exterior should be restored to the greatest degree possible, especially the front elevation, most of which appears salvageable.

The owners are proposing to demolish the structure and replace it with a two story, four bedroom, contemporary home. The footprint of the house would be moved back from the street in order to create a driveway for a proposed two-car garage. This would be undesirable because it would break the set back line established by the adjacent houses. The front façade would consist of a two-car garage below a second floor bay window. The entrance of the home would be located to the side on the ground floor. No attempt would be made to embellish the structure with Queen Anne detailing which currently adorns the home.

Arguments by the owner's architect, Mr. Will Harrison, suggested that restoring the original structure would cost substantially more than building new. He also cited the need for more off street parking and that the owners should be allowed to improve their property to reflect modern day living.

AAPS believes that inadequate financial information has been presented to substantiate the restoration vs. total new construction costs. Also of concern is that no attempt has been made to address the sensitivity and historic value of the neighborhood. This feeling was echoed by the HAB in closing comments.

Two additional homes were damaged in the fire. One suffered only minor damage and is to be fully restored. The other, which suffered extensive damage, is also to be restored and some modern alterations made in previous years are to be removed.

The HAB agreed unanimously with AAPS that there was not enough financial information available for review in order to act on the permit request. The request has been tabled until this information is available.

REVISED PLANS FOR DEL MONTE WAREHOUSE LOOK PROMISING

It has been more than a year in the planning stages but at long last it looks like new life is about to be born into the historic, 75 year old, Del Monte Warehouse, located at the northeast corner of Buena Vista Ave. and Sherman St. With its curving 500 ft brick façade trimmed with piers and parapets of vitreous clinker brick and green tile, the building is one of the Bay Area's finest works of industrial architecture. Due to its monumental scale, quality of design and central location, this building helps us remember Alameda's maritime heritage.

On May 28th and June 6th, revised plans for the reuse of the Del Monte Warehouse were unveiled at Alameda's Planning Board and Historical Advisory Board (HAB) meetings by the buildings owner Mr. Peter Wang and his design team. New design features will include approximately 100,000 square feet of retail space, live/work loft spaces, offices, a new glass addition to the north façade for a proposed upscale restaurant and an 88 room hotel tucked away in the rafters of the existing roof structure. Enclosed parking for the lofts and hotel are also incorporated in the new scheme.

Mr. Wang has shown a true commitment to seeing this

Alameda Architectural Preservation Society



project through and has taken the concerns previously expressed by AAPS to heart. To accomplish this goal, Mr. Wang has hired a new Architecture design team from the reknown architectural offices of Hellmuth Obata and Kassabaum (HOK) of San Francisco.

In the revised plan, greater attention has been shown to the preservation to the 500 ft. flowing curved façade of the building along Buena Vista Ave. Existing roll-up doors will be replaced with glass doors for retail and loft entrances. Additional openings will be added that will match the existing. Retention of the industrial framed clearstory windows are a major concern by AAPS. An open air walkway through the center of the building will house the hotel entrance and act as a connector from John Little Park and Benton Street to the Marina.

Details such as the existing corrugated awning, conversion of the lowered railroad tracks to street grade parking are still under consideration. Concerns regarding

the number of tree plantings which might block the visual impact of the structure were discussed and taken under consideration.

On the north facade of the building, a proposed contemporary addition is planned to house a new restaurant with a view of the Marina. This side of the building will also be the main entrance to the hotel. Access will be provided by the new Clement Ave extension, which is still under city review.

Although there is a lot of work still to be done on the final detailing, it is felt by both HAB and AAPS that the efforts made to this point by Mr. Wang and his team clearly shows a sensitivity to everyone's concerns including the surrounding community. Mr. Wang hopes to begin work in the fall.

The Preservation Action Committee meets at 7:00 pm on the fourth Thursday of each month to address issues important to the architectural preservation of the City of Alameda. Committee meetings are open to all AAPS members. If you would like to attend a meeting or would like more information please call Chris Buckley at 510-523-0411. We are making an impact within the community. It's fun and informative. We encourage all memebers to GET INVOLVED!

OTHER COMMUNITY EVENTS

Alameda Museum Lectures:

Admission is free for Museum members and \$5 for others. Call 510-748-0796.

Thursday, June 27, 2002, 7 pm: Neon: The Living Flame, by Michael Crowe

San Francisco Victorian Alliance (415) 824-2666 or www.victorianalliance.org:

June 26, 2002 Speaker: William Kostura, author of *Russian Hill-The Summit 1853-1906, A Neighborhood History*, on architect Willis Polk

Location: 1892 Queen Anne cottage built by Henry Jacks on Page St near Divisadero

House Tour featuring The Duboce Triangle, Sunday, October 20, 2002 from Noon to Five p.m. (bound by Market, Castro and Duboce)

2002 AAPS GENERAL MEMBERSHIP MEETING SCHEDULE

Sunday, August 25, 2002, 7p.m.: *“How to Identify Quality Antique Furniture,”* by Lee Jester. Lee is the owner of The Craftsman Home in Berkeley. He has invited our group to take an exciting field trip to his furniture workshop here at Alameda Point. He will educate us on how to look for quality furniture when shopping

Sunday, October 20, 2002, 7 p.m.: *“All About Chimneys,”* by Paul Breitkopf and Sally McKnight. Paul, from Breitkopf Masonry, will be starting the meeting out with a slide presentation on the history and background of fireplaces and masonry chimneys. He will also be discussing alternatives to brick chimneys. Sally McKnight, from The Irish Sweep, will conclude the evening with an insightful presentation on the newest techniques of cleaning and maintaining your chimney.



**Look for and support
AAPS in this year's
Annual Alameda Fourth Parade.**

AAPS MEMBERSHIP COUPON

If you would like to join the Architectural Preservation Society or renew your membership, please send this portion back with your payment.

Membership Chairperson - Denise Brady

@ 523-8886

Name: _____ Date: _____

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Check your membership category.

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Alameda Architectural Preservation Society

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510-986-9232 ~ www.alameda-preservation.org

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ALAMEDA LEGACY HOME TOUR

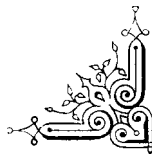
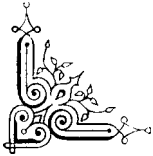
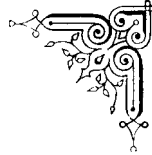
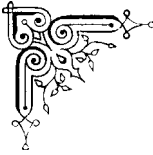
Comfortable Living in Vintage Houses

September 15, 2002

Spend a day on a lovely island in San Francisco Bay, visit historic homes where families dwell, and stroll through neighborhoods rich in architectural heritage. The Alameda Legacy Home Tour takes place Sunday, September 15, 2002, from 11 am until 5 pm. The event is hosted by the Alameda Architectural Preservation Society and the Alameda Museum. The architectural styles featured will span the Victorian and Edwardian eras, so of course Queen Victoria with her consort Prince Albert, King Edward VII with Queen Alexandra will be on the tour to inspect the premises. Please practice your bow and curtsys!

Another special attraction is a "work in progress" house, where a family has undertaken the major restoration of a Queen Anne Victorian. The ground floor has been renovated as their refuge during the vicissitudes of the project; the main floor is mainly untouched; the upper floor has been completely restored with glorious wallpapers, faux finishes, stenciling, and decor. Here you will have an opportunity to speak with experts of vintage house renovation, including wallpaper maven Bruce Bradbury, decorative glass artist Ken Matthias, and others.

Tickets cost \$20 in advance or \$25 on the day of the tour. The price includes a keepsake Legacy Guidebook and light refreshments. To buy tickets by mail, make your check payable to ALHT and send it to the Alameda Museum, 2324 Alameda Avenue, Alameda CA 94501. For information, kindly call 510.523.5907. You can also send e mail to alamedahometour@netscape.net. If you are coming from out of town, call for a list of local accommodations and restaurants, or check our website www.alameda-home-tour.org



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Society



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AAPS CALENDAR

Wednesday, June 26, 7:00 pm: *AAPS General Membership Meeting: The Positive Revival of interest in Victorian Wall and Floor Tiles, presentation by David Malkin. See page 1.*

Wednesday, June 19, 2002, 7:30 pm: *Board Meeting*

Wednesday, July 17, 2002, 7:30 pm: *Board Meeting*

Sunday, August 25, 2002: *AAPS General Membership Meeting: How to Identify Quality Antique Furniture, by Lee Jester.*

Sunday, October 20, 2002: *AAPS General Membership Meeting: All About Chimneys, by Paul Breitkopf and Sally McKnight.*

