

The ALAMEDA ARCHITECTURAL Preservation Society

FEBRUARY, 2005

Editor: Ruth Tillman

Julia Morgan: California's California's Pre-eminent Woman Architect

Julia Morgan (aka. Betty Marvin)

Sunday, March 13, 2005 – 7:00 p.m.

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

Additional parking available next to and behind Haight Elementary School

by Judith Lynch



persona of Miss Morgan during her lecture, enhanced by slides of her exploits in the realm of design. Marvin heads up the Historic Resources Survey Collective at the Oakland City Planning Department.

Miss Morgan graduated from the University of California at Berkeley with an engineering degree before she travelled to Paris, where she became the first woman accepted in the architecture section of the Ecole des Beaux-Arts. Morgan began her career in collaboration with Bernard Maybeck and worked for John Galen Howard before establishing her own practice. In the architectural boom following the 1906 earthquake, Morgan's career flourished. She is most famed for her three decades of toil for William Randolph Hearst at San Simeon, AKA Hearst's Castle. Her substantial accomplishments, including more than 700 completed buildings, are handsomely presented in Sarah Holmes Boutelle's classic *Julia Morgan Architect* (Abbeville Press, 1988). According to Boutelle, "Miss Morgan received commissions for schools, clubs, conference centers, churches, hospitals, sanatoria, sororities, even shopping centers."

However she also designed many residential structures, including a dozen homes in Alameda. As research for her slide show, Marvin visited the Hologerson home in the Gold Coast. Mrs. Hologerson shared a treasure with Marvin, a passel of photographs that showed the original interiors of the property. "I'll just shoot slides 'on the hoof,'" Marvin said, quickly arranging the pictures outside on the clinker brick stairs so the images could be incorporated into her presentation.



Preservation Action Committee

The Saga Continues - 1104 Oak Street and Beyond

by Birgitt Evans

As you might recall, 1104 Oak Street was a 1923 cottage that was almost completely torn down rather than being raised up by owner, Helena Liang.

The ensuing uproar has both galvanized the community and illustrated the shortfalls of our current system of design review.

In response to the outcry, the Historical Advisory Board (HAB) commissioned historian Woody Minor to prepare a Historical Report on 1104 Oak Street and, based on this report and public comments, moved to add the cottage to the Historic Building Study List as a background or "B" building. Ms. Liang and her designer, William Wong, then promised to return to the HAB with new drawings.

These plans failed to materialize at both the December and January HAB meetings as the City Attorney engaged in negotiations with Ms. Liang's attorney.

According to Judith Altschuler, the City's legal staff pored over the Alameda Municipal Code (AMC) seeking regulations that would govern this issue. Failing to find anything on point, the City Attorney phoned the State Historic Preservation Office which clarified that this had gone from being a preservation issue to an enforcement issue. After all, once a historic structure is gone, there is nothing to preserve, and so this issue no longer comes under HAB's purview. Instead, Ms. Liang will not be allowed to build according to her plans, as approved by the Planning Department, and must submit new plans and undergo the design review process (including public comment) anew.

We are told that the new building will be designed to look like 1235 Broadway. AAPS found a lot to dislike about that idea (as you can see from the picture) not least of which are the asbestos shingles, cut back eaves and modified porch on 1235 Broadway. We do not believe that the very minimalist and ill proportioned drawing we saw based on 1235 Broadway will enhance Oak Street or replace the cottage that was demolished and we encourage you to comment on the plans when they are submitted. If you are not already on AAPS's list of people to notify, send your e-mail address to Chuck-Birgitt@alamedanet.net and we will keep you posted.

Moving forward, the Planning Department has brought to



the HAB a proposal to modify the Historic Preservation Ordinance and change the problematic requirement that 30% of value be demolished before a pre-1942 building comes before the HAB for review. Judith Altschuler has reviewed other city ordinances and proposed setting a percentage of walls demolished over a set number of years as the new criteria. AAPS supports this idea and encourages you all to attend the April 6th HAB meeting to express your support. This change would benefit historic structures in Alameda for decades to come.

The next step will be to change the Alameda Municipal Code, adding penalties for unauthorized demolition of our historic buildings. AAPS urges you all to consider what those penalties should be and to communicate your ideas both to Planning staff and to the Mayor and City Council. And when we reach that next step, please plan on coming out and speaking up.

Working together, we can prevent any more tragedies like 1104 Oak Street and preserve the buildings we all love.

Opportunity knocks on March 3, 2005! Alameda Point public workshop to explore how Alameda's Naval Air Station Historic District could be preserved and reused.

By Beth Kruse

As discussed in the last newsletter, major plans for redevelopment of a large portion of the former Naval Air Station Alameda are now under way. These plans have the potential to affect Alameda's legacy of World War II-period buildings. The NAS Alameda Historic District was identified in 1992 as historically significant and therefore eligible for the National Register of Historic Places. Some reuse options would demolish a number of historic buildings, and there are a number of challenges to the preservation of all the historic district's buildings and formal layout. For instance, very large structures such as the Bachelor Officer's Quarters and Bachelor Enlisted Quarters would seem ideal for reuse as work/live units or senior housing, but such multiple housing uses would not be permitted under Measure A. The potential for flooding in the area of the Senior Officers Housing ("Big Whites") has raised the question of whether these buildings could be retained.

On January 22, a number of AAPS members toured the NAS Historic District with representatives of the City and the developers. AAPS members were particularly impressed with the significance of the Art Deco/Moderne architecture and formal layout of the administrative building complex, the Officers Housing, and the aircraft hangars.

The next public workshop on the planning of Alameda Point will be held on Thursday evening, March 3, at 6:30 PM in City Hall Council Chambers. The meeting will focus on several issues of interest to AAPS members: historic preservation, transportation, Measure A, and financial feasibility. Hosted by Alameda Point Advisory Committee and the

AAPS Board Members 2005

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Alameda Museum Lectures

City's Planning Board, there will be a presentation followed by community discussion. The meeting also will be televised live on Cable TV Channel 15.

Come voice your opinion to guide the City and its developers on how this significant part of Alameda's history can best be preserved and re-used!

The following website has information on the progress of redevelopment plans: www.alameda-point.com. A second meeting on March 23rd meeting will focus on Transportation Alternatives and Estuary Crossings.

The Preservation Action Committee meets at 7:00 pm on the first Monday 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 members to GET INVOLVED!

2324 Alameda Avenue near Park Street. Admission is free for members of the Museum; \$5 for others. For information, leave a message at 510.748.0796 or check alamedamusuem.org.

Thursday, March 31, 2005, 7 pm: "The East Bay Then and Now" based on a new book of photographs compiled by Eric Kos of the Alameda Sun and Dennis Evanosky.

Thursday, April 28, 2005, 7 pm: "Nineteenth Century California Interiors" by architect and historian Hank Dunlop. In the gallery, see the eighth annual "Kids & Queen Victoria," a show by elementary students studying Alameda history and architecture.

Thursday, May 26, 2005, 7 pm: "Topic to be Announced," by raconteur, author, and local historian Woody Minor.

Thursday, June 30, 2005, 7 pm: "Preservation Power: Tales of the Alameda Architectural Preservation Society and its Preservation Action Committee,"

Thursday, July 28, 2005, 7 pm: "What of Paris During the Victorian Era?" by art historian and author, the aptly named Collete Collester

Thursday, August 25, 2005, 7 pm: "Pattiani Powerpoint" by Paul Roberts, former president of the Alameda Victorian Preservation Society (the forerunner of AAPS).

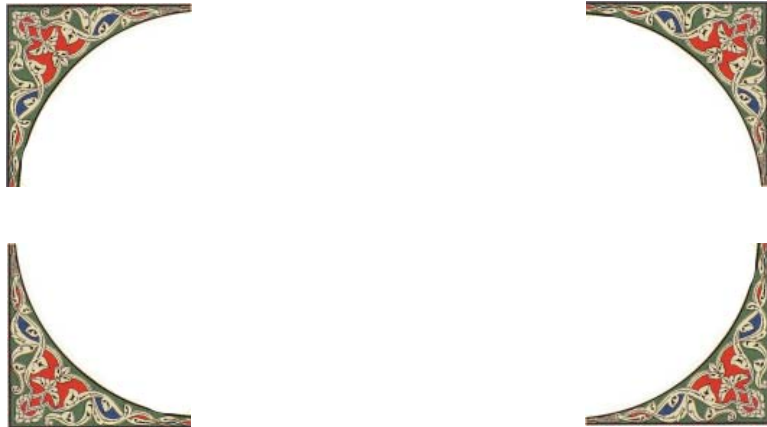
Thursday, September 29, 2005, 7 pm: "Trains, Ferries, and Trolleys: How Transportation Shaped Alameda" by Western Railroad Museum volunteer trolley operator Bruce Singer and photo archivist and ferry buff Grant Ute.

Preservation Humor:



AAPS Calendar

- Sunday, March 13, 2005 at 7 pm: "Julia Morgan", by Betty Marvin.
- Monday, March 7, 2005 at 7 pm: Preservation Action Committee
- Wednesday, March 9, 2005 at 6:30 pm: Legacy Home Tour Committee
- Wednesday, March 16, 2005 at 7:30 pm: AAPS Board Meeting
- Monday, April 4, 2005 at 7:00 pm: Preservation Action Committee
- Wednesday, April 13, 2005 at 6:30 pm: Legacy Home Tour Committee
- Wednesday, April 20, 2005 at 7:30 pm: AAPS Board Meeting
- May 22, 2005 at 7 pm: Annual Preservation Awards



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