

THE ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY

www.alameda-preservation.org

April, 2007

Bungalow Details: Interior and How to Rehab Your House Right

Presented by Jane Powell, Author and Historic Preservation Consultant

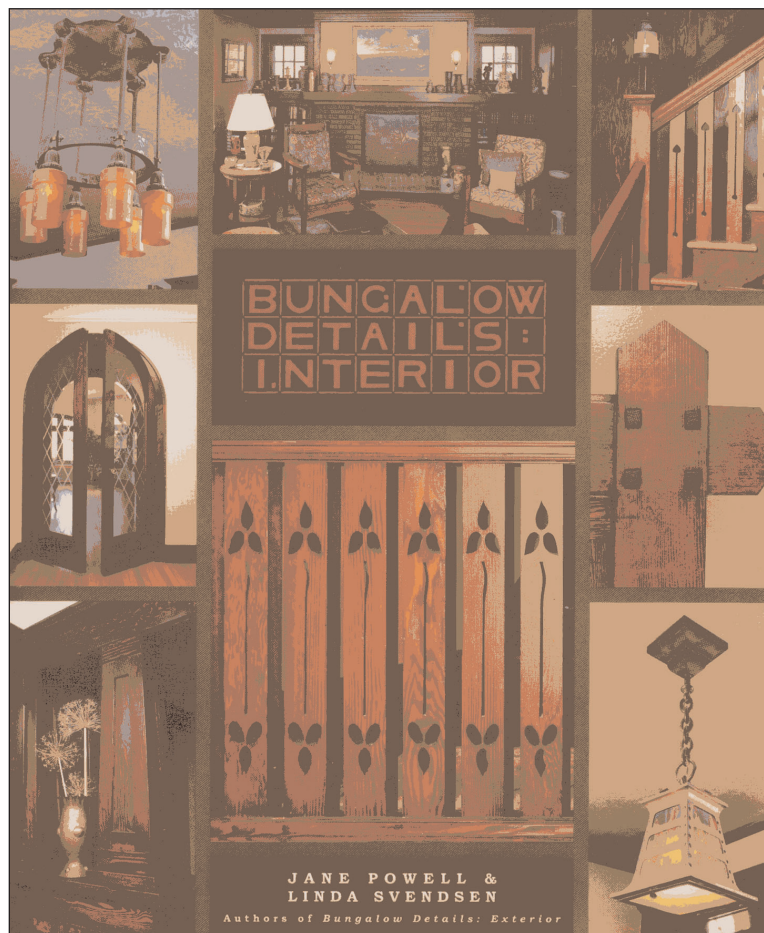
Sunday, April 29, 7:00 PM

First Presbyterian Church
(Corner of Santa Clara Avenue & Chestnut Street)

Parking available behind the church, enter from Santa Clara • Doors open at 6:30 PM • \$5 for non members

For our April 29, 2007 General Membership meeting, the Alameda Architectural Preservation Society is pleased to present nationally recognized Arts and Crafts restoration expert Jane Powell, who will present an illustrated lecture on her latest book, *Bungalow Details: Interior*.

In *Bungalow Details: Interior*, you'll learn of the wonderful detailing that makes up the interior of an Arts and Crafts bungalow. From fireplaces to flooring, plate rails to paneling, closets to colonnades, lighting to laundry chutes, and everything in between, Jane will take you on a tour of the details that make bungalows unique, explain the phi-



losophy they represent, and enable you to appreciate or recreate them in your own home.

Rehab it Right! Jane will also discuss the houses of audience members before her lecture. To participate: email a few photos of your interior and/or kitchen project to Hsedressng@aol.com for some expert tips from Jane on the night of the lecture. Although emails will be given first priority, hard copy pictures will also be accepted at the door but can be evaluated only as time permits. Jane will draw from her many books and from the submitted pictures to suggest some inspiring options for your project.

continued on page 2 . . .

Bungalow Details: Interior
continued

Bungalow Details: Interior will be available at the meeting for purchase and Jane will autograph copies at a post-lecture reception.

Jane is the proprietor of **House Dressing**, a business dedicated to renovating and preserving old houses, particularly bungalows. Her interest in bungalows and their kitchens began during her childhood when she lived in a Tudor-style house in Detroit and a Dutch Colonial in Indianapolis, both with intact 1920s kitchens. In 1987, after working as a clothing designer, she bought her first bungalow, a minor fixer-upper with a mostly intact kitchen. She renovated it in a way that preserved its



original features and sold it at a profit, then bought another. Several houses later it had turned into a career.

She has completed ten houses and is currently restoring the 1905 "Sunset House", an Arts and Crafts mansion in Oakland's Fruitvale neighborhood.

She has worked as a restoration consultant with home owners as well as house museums on all aspects of early 20th century houses, including kitchens, bathrooms and interior and exterior paint colors. In addition to *Bungalow Details: Interior*, she is the author of five

other books: *Bungalow Kitchens*; *Bungalow Bathrooms*; *Linoleum*; *Bungalow Details: Exterior*; and *Bungalow: The Ultimate Arts and Crafts Home*.

PRESERVATION ACTION COMMITTEE REPORT

ALAMEDA NAVAL AIR STATION UPDATE

by Beth Krase

Since last fall, some major events have occurred in the lengthy process to redevelop the former Naval Air Station (NAS) into Alameda Point. Last summer the Navy agreed to transfer the NAS to the City of Alameda for the hefty purchase price of \$108.5 million. The arrangement was subject to agreement by the City's developer, Alameda Point Community Partners (APCP) to pay this amount. After working on the project for some five years, APCP suddenly announced in September it was unwilling to move forward, and withdrew from the project; the reasons APCP cited primarily had to do with the downward shift in the Bay Area housing market, making their profit less certain.

PROCESS FOR SELECTING THE NEW DEVELOPER

In October, the City issued a Request

for Qualifications (RFQ) to identify new potential developers to take on the role of master developer. Unfortunately, the RFQ did not specifically note historic preservation of the NAS Historic District as a goal of the project. The RFQ also requested developers to show how they would meet the goals and objectives of the Preliminary Development Concept (PDC) previously developed by APCP and the City. However, the RFQ did not solicit other development concepts that might allow preservation of more historic properties or provide a greater proportion of light industry and job creation (which could result in preservation of more historic buildings), particularly given the shifting Bay Area housing market. AAPS noted these and other concerns in a letter presented to the Alameda Reuse and Redevelopment Authority (City Council) on February 7.

Five developers were selected for a short list, primarily based on their financial resources and relevant

experience. Since December, two of these developers withdrew from consideration. The remaining developers are Catellus, SunCal Companies, and Lennar Urban. AAPS members have met with two principals of Catellus and participated in a tour of Mare Island offered by Lennar.

CATELLUS

Catellus is already known to Alamedans as the developer of Bayport and Alameda Landing. Other mixed-use projects include Mission Bay in San Francisco, Victoria by the Bay in Hercules, and East Bay Bridge, a former rail yard in Emeryville. Catellus markets itself as a one-stop shop that can develop housing, industrial, and retail without having to bring in a third-party developer. David Tirman, Senior Vice President for Northern California (Commercial Development) is a National Trust for Historic Preservation Forum member and notes his preservation experience with the restoration of the New

Amsterdam Theater in New York City, which used the Federal historic preservation tax credit. Catellus highlights the restoration of Los Angeles's Union Station as preservation experience. In response to our February letter, Catellus said they would revisit some aspects of the PDC, and review the potential for retaining the Big Whites, Bachelor Officers Quarters and other historic properties proposed for demolition under the PDC.

SUNCAL

Based in southern California, SunCal is the developer of the former Oak Knoll Naval Hospital in Oakland. SunCal's method is to focus on providing the supporting infrastructure, community amenities such as recreational facilities, and finished lots; then selecting home builders and commercial builders to perform the actual "vertical" construction. This

approach has the potential to encourage the creation of architecturally distinct neighborhoods as well as more diverse uses for the land. Other than agreeing to preserve the former Officers' Club at Oak Knoll, SunCal does not list historic preservation experience in their past projects. However, Amy Freilich, who would be SunCal's team leader at Alameda Point, was involved in various historic preservation projects in Southern California and a Los Angeles Conservancy board member for six years and Project Engineer James Winzler has also had historic preservation experience. In response to AAPS's February letter, SunCal states it will craft design guidelines for the historic district and evaluate preservation of the Big Whites and district landscape.

LENNAR

Lennar Urban portrays itself as one of the nation's leading military base reuse, mixed-use, and master planned development companies. In the Bay

Area it is the developer of Mare Island in Vallejo, and Hunter's Point Shipyard and Treasure Island in San Francisco. However, the National Trust for Historic Preservation considered a lawsuit against Lennar and the City of Vallejo for not considering alternatives to demolishing as many as 183 historic buildings at Mare Island. As part of a Settlement Agreement negotiated with the National Trust, Lennar agreed to create a \$2 million revolving loan fund for the rehabilitation of historic structures. They also committed to the retention of other historic resources; agreed to demolish historic structures only if certain circumstances existed prior to issuance of a demolition permit; and amended the Mare Island Specific Plan. The Vallejo Architectural Heritage Foundation is concerned that Lennar hasn't made a serious effort to comply with the terms of the Settlement Agreement. Regarding Alameda Point, Lennar wants to move forward with the PDC as-is. In response to AAPS's February letter, Lennar stated it hopes to find

*One of the "Big Whites" (Senior Married Officers Housing) in typical park like setting with mature landscaping.
All of the Big Whites are proposed for demolition under the PDC.*



a balance of historic preservation and other development goals and to work with AAPS and other stakeholders to evaluate the compatibility of historic district resources with the base reuse plan.

NEXT STEPS

What's next? The Alameda Reuse and Redevelopment Authority (ARRA) will select a new developer for Alameda Point; this may happen at the next ARRA meeting on Wednesday, April 4, 2007. Once a new developer is selected, the developer has a 45-day period in which to confirm its interest in becoming the master developer, and meet the terms of the base transfer agreement with the Navy. The City would then begin the Environmental Impact Report process which is expected to last 18 months.

Transfer of the former NAS from the Navy to the City requires completion of a mitigation agreement for historic properties pursuant to Section 106 of the National Historic Preservation Act. The agreement is being developed by the Navy, the (federal) Advisory Council on Historic Preservation, State Historic Preservation Officer, and City. AAPS has participated in the Section 106 discussions as a "consulting

party." Due to the need to find a new master developer for the former NAS, the 106 process has been on hold since September 2006. When the new developer is selected, we expect the 106 process will resume.

Among the important 106 issues are getting the City and Navy to put in writing a covenant stating exactly which buildings will be preserved, and ensuring that a greater effort be made to reuse historic buildings rather than to automatically resort to demolition. AAPS will continue to press for a better effort to reuse and preserve the historic NAS buildings. Other AAPS recommendations include: a Preservation Master Plan; an adaptive reuse study for historic buildings, design guidelines for new construction; and complete surveys of landscaping, Cold War period buildings, and additional resources AAPS believes are significant.

BUILDING SECURITY AND VANDALISM

AAPS has had conversations with Debbie Potter, Acting Project Manager for Alameda Point, and Mike Hampen, the Property Manager, about security and vandalism prevention for vacant Alameda Point buildings and raised these concerns with the City Council. Five new motion detectors have finally been

purchased by the City since AAPS first voiced concern over the security of the buildings a year ago, and should be deployed by the end of March. In February, AAPS also toured the Bachelor Officers' Quarters for the second time to identify any new damage. Although still in poor condition, the building did not seem to have suffered much new vandalism since the first tour a year ago, except for a stolen portion of decorative cast aluminum interior stair railings. The property manager has recently added more security fencing and removed overgrown shrubs. AAPS is continuing to press for better security.

GET INVOLVED AND MAKE A DIFFERENCE!

The Preservation Action Committee meets at 7:00 pm usually 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!

Portion of the BOQ (Bachelor Officers' Quarters). Proposed for demolition under the PDC.



Historic Preservation "Season" Declared in Alameda by Judith Lynch

Devotees of vintage buildings on the Island are invited to more than a dozen activities reveling in the preservation of our architectural heritage. So many events are scheduled that the City Council is declaring April and May "Historic Preservation Season!" With more than 4000 historic structures, Alameda has a lot to show off. From those gingerbread Victorians, those delirious Queen Annes, those comfy Craftsman homes, and those sturdy Bungalows to the Art Deco of the Alameda Theater and the Art Moderne left by the Navy at Alameda Point, these rich and varied styles of architecture enrich and enliven our Island hometown.

Three organizations that thrive on history--the Historic Advisory Board, the Alameda Architectural Preservation Society and the Alameda Museum -- have designed all manner of presentations, walks, lectures, and tours to help people understand, recognize, and enjoy evidence of our past.

Vintage buildings are tangible evidence of history readily available to us all. Local author Woody Minor describes Alameda as an open air museum. "Want to see history? Just walk outside and look around," he often says. You can join Woody on a walk that explores a nest of Queen Anne homes, those towered beauties of the 1890s, in a neigh-

borhood called Leonardville because it was developed by Alameda entrepreneur and architect Joseph Leonard. He plans to drop by from the ethereal zone to help Woody lead the tour.

Local architect Richard Rutter is indulging his curiosity by developing "Secret Spaces and Private Places," a tour that journeys up (and down) into venues not usually open to the public. Cyclists can participate in a combination slide show of fancy windows by glass expert Ken Matthias, a BikeAlameda tour of historic neighborhoods, and a visit to the Meyers House Museum. Dynamic slide lectures by famous authors will include some of FDR's favorites, Works Progress Administration (WPA) structures in Alameda, such as the West End Library and the Park Street Bridge. Historic Preservation Season culminates on June 3, 2007 with the 10th annual AAPS Historic Preservation Awards; dramatic before and after images of those and other acclaimed restoration projects will be on display at City Hall. To help educate Alameda residents about the history in their midst, the City of Alameda website will include stories about our official Monuments, such as City Hall, the Adelphian Club, the Old Post Office and other architectural treasures on the island.

Historic Preservation Season Schedule

2007 THEME: "Restoration Retrospective"

Tuesday May 1, 7:30 p.m.: City Council proclaims Historic Preservation Season! (because we have too many events to fit into one month) Note: See the "Restoration Retrospective" exhibit on the second floor of City Hall. Sponsored by the Historical Advisory Board. Free.

Saturday, May 5, 11:00 a.m. starting place TBA, Leonardville: The Walking Tour, led by author and historian Woody Minor, based on his Heritage booklet about Alameda architect and developer Joseph Leonard, who will appear in person with his lovely wife Annie. Sponsored by the Historical Advisory Board. Free.

Saturday, May 19, 2:30 p.m.: Secret Spaces and Private Places, an exploration of the Park Street Historic District led by Richard Rutter. Meeting place and time TBA. Limited to 50 participants. Reservations and comfortable shoes are required. Many stairs, limited handicap access. Reserve a slot by leaving a message at 748.0796 by May 16. Sponsored by the Historical Advisory Board. Free.

Sunday, May 20: Bike Old Alameda: Critical Glass. Begins at the Alameda Museum with a slide show by glass master Ken Matthias, then people take a self-guided bike tour using brochure with map and information, followed by a visit to the Meyers House and a bag lunch in the garden. Sponsored by Alameda Museum and BikeAlameda. \$20, limited to 40 bikes. Reserve a spot by leaving a message at 748.0796 by May 16.

Sunday, June 3, 7:00 p.m.: Tenth Annual Historic Preservation Awards presented by the Architectural Preservation Society, First Presbyterian church, Santa Clara Avenue, and Chestnut Street. Free.

AAPS Board Members 2007

President	Christopher Buckley	523.0411
1st Vice President	Jeannie Graham	769.9286
2nd Vice President	Nancy Hird	523.0825
Treasurer	Bob Risley	865.5918
Corresponding Secretary	Kevis Brownson	522.4966
Recording Secretary	Birgitt Evans	521.9177
Member at Large	Janelle Spatz	521.4045
Advisor to the Board	Denise Brady	523.8886

For more information, please contact:
 Alameda Architectural Preservation Society, P.O. Box 1677
 Alameda, CA 94501 510.986.9232 www.alameda-preservation.org

AAPS Newsletter Editor

Karen Tierney
 510.325.9142
ktierney@sbcglobal.net



P.O Box 1677
Alameda, CA 94501

NON PROFIT ORG.
U.S. POSTAGE
PAID
ALAMEDA, CA
PERMIT NO. 207

In this issue Jane Powell's newest book on Bungalows, Alameda Naval Air Station Update, Historic Preservation Season . . .

AAPS Membership Coupon

If you would like to join the AAPS or renew your membership, please send this portion back with your payment. Membership Chairperson Nancy Hird at 523.0825

Name: _____

Address: _____

Phone: _____

Email: _____

☐ renewal ☐ new member

Check your Membership category:

☐ Family \$30 ☐ Partner \$100

☐ Single \$25 ☐ Sponsor \$250

☐ Student \$5 ☐ Patron \$500 _____

☐ Seniors \$10 o Other \$

P.O. Box 1677, Alameda, CA 94501

AAPS SCHEDULE OF EVENTS for 2007

Sunday, April 29

Jane Powell and her newest Bungalow book

Sunday, June 3

Tenth Annual Preservation Awards

Sunday, August 19

Annual "Woody Walk" with Woody Minor

Sunday, September 23

Alameda Legacy Home Tour