

THE ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY

www.alameda-preservation.org

May, 2008

Eleventh Annual Preservation Awards

Sunday, June 1, 7:00 PM

The Alameda Architectural Preservation Society would like to invite you to attend our 11th Annual Historic Preservation Awards Ceremony. A slide presentation will be given featuring the projects of the award recipients.

First Presbyterian Church

(Corner of Santa Clara Avenue & Chestnut Street)

Parking available next to the church, enter from Santa Clara • Doors open at 6:30 PM • Admission is free



1206 Union Street Before



1202 Union Street Before

Tale of Two Houses

By Denise Brady

Side by side, both of these Colonial Revival high basement homes were built in 1906 by Alameda Land Company at a cost of \$3,000 each. Over the years, both of them received two forms of, shall we say, 'undesirable' exterior siding applications. 1206 Union was covered first with asphalt, then stucco. 1202 was shrouded with aluminum and pseudo stone. But, fear not, our tale has a happy ending.

Last year, as both houses turned 101 years old, they had something to really celebrate. Each house received a marvelous 'facelift' in the form of exterior renovations. The 'surgeon' in both cases was local 'house doctor' Tom Carroll. For more of the story, read the next two chapters of our preservation awards.

1206 Union Street

By Denise Brady

Award Recipients: Owners Jim & Nancy Ryan

TAKE A MATCH TO IT!

That is what Nancy's dad told her when he first saw the house before she & Jim purchased 1206 Union Street in 1996. In fact, Jim had a pretty hard time convincing her of the house's potential. Great neighborhood, good-sized lot and the possibility for expansion were all there. Uncovering and realizing that potential finally came to fruition this past year. The process, however, was very convoluted with many changes along the way.

This high basement Colonial Revival built in 1906 was unrecognizable as such when they bought it. Not only was it encased with stucco, but they also discovered a layer of asphalt shingles covering the original redwood siding. The budget did not allow for the renovation just then. More important items, such as new foundation and roof, took priority. Some day the opportunity would come.

In 1999 they decided to paint the exterior. It was bad enough looking at the stucco, but the dingy pinkish beige was even worse. The new paint scheme helped tremendously. With the arrival of their third daughter, it became evident that it was time to explore the expansion potential. Even though the new foundation had been constructed to allow for a ground floor remodel, Nancy and Jim wanted to investigate expanding up to the attic. After much discussion with architect Scott Brady and contractor Tom Carroll, and weighing the pros & cons, they decided to go down, rather than up. But, at this point, they preferred a higher ceiling than the current foundation would allow for. It was back to the drawing board. Solution: keep the existing newer foundation and lift the house one foot. The decision to remove the stucco and asphalt was not yet included in the remodel plans. It was not until the contractor told them the price to re-work the stucco and fill in the gap for the one foot void, that it hit them. Now is the time for the exterior renovation opportunity.

The adventure begins. Both layers of unwanted siding were removed and the signs of what had once been there were uncovered. There were ghostmarks for everything: medallions, pilasters, quoins (alternating corner blocks), capitals and corbels. They also found the porch column and some original turned balusters under the stuccoed porch railing. Next, they began the process of gathering all the materials to put the pieces back in place. Jim spent countless hours researching what and where to buy. He describes this as the hardest part, adding, "and of course, paying for it!" For Nancy, the biggest difficulty was making decisions. They both agreed on the decision to only use high quality materials and to do their best in replicating original detailing. To save money they trekked north to Nancy's dad's home in Ashland, Oregon and used his workshop to make some of the wood pieces. Jim turned the stair balusters and Nancy made the quoins and over 100 corbels. The column capitals were made by bay area master plasterer Lorna Kollmeyer.

Nancy grew up in a Queen Anne Victorian in Berkeley that she helped her dad restore. Her dad is a do-it-yourselfer. Like father, like daughter. As a teenager she made about 1000 shingles for the exterior of that house. At that time, however, she never imagined that she would someday be involved in a major exterior renovation of her own home.

The experience was both frustrating and rewarding. The family of five lived in basically a one bedroom house for many months. As with any major building project there were some delays and unexpected costs. But they remember with excitement how amazed they were to discover what had been hidden for so many years. Daughter Clare described the stripped down structure as a 'ghostly house' and commented that they should have left it that way for Halloween. The initial plan to

expand not only doubled their living space, but it presented the opportunity to make the exterior of their home beautiful once more. Nancy gives Jim credit for his initial persistence and vision to see the 'potential'. She is also glad that they did not take her dad's first comment to heart. Now, she says, her dad is very proud of what they accomplished, as he understands how satisfying this kind of project can be.



1206 Union Street After

1202 Union Street

By Denise Brady

Award Recipients: Owners Dan & Pam Deremiah

Hit by a Hurricane

One afternoon last year, next door neighbor Nancy Ryan, whose own house had recently been stripped of asphalt & stucco, came over and asked Dan, "Aren't you curious about what is beneath the aluminum siding?" Within minutes both of them had crowbars and the answer to the question. Yes, they found original redwood siding. Pam returned home to an unexpected surprise. That is how the exterior renovation of their 1906 Colonial Revival home started. Whereas they had hoped to eventually remove the aluminum and stone veneer, they were not thinking that this was quite the time to do it. In fact, they were only planning to paint the exterior.

Encouraged by their neighbors Nancy & Jim Ryan and other friends, they decided to go for it. Originally they considered doing the work themselves, but soon discovered it would be way too much for them to tackle. They hired the Ryan's contractor Tom Carroll for the job. A few days after the project started Dan returned home one evening to find his home looking like it had been 'hit by a hurricane.' There were pieces of twisted metal hanging off the house and laying on the ground, as well as gaping holes in the sides of the house. The stone veneer was full thickness and required jack-hammering to remove it.



1202 Union Street After

Once the aluminum siding and stone veneer were removed, there was a fair amount of work to be done before painting. Termite damaged boards had to be replaced. The right rear addition needed to have new siding made to match the old and there were other numerous gaps to fill. This presented an opportunity to install shear panels to the ground floor, which was done from the exterior. Thinking it would only be a few days before the new siding would be installed, Pam gave kids Nathan and Natalie the go ahead to paint graffiti on the plywood panels. "Well, it was up a little longer than we expected."

Dan describes the process as 'dirty, dusty and noisy.' All in all it only took about three months. Pam points out that it really was relatively painless because all of the work was done outside.

There were also some unexpected benefits to the project. The bothersome ant problem that they had fought suddenly disappeared, as the ants had been living beneath the aluminum. Also, there had been occasional rats living in the attic. Once the siding was removed and large openings exposed, raccoons moved in to the attic and chased away the rats. Next, vector control removed the raccoons and the house is now vermin-free.

The overall transformation was gratifying and they are pleased that it happened sooner than later. The house went from dull and dreary to bright and beautiful. Some people might have noticed the pirate ship in the front yard. Since the house was a 'wreck' for a while, it seemed to fit right in. Now that the renovation is complete, the pirate ship is going away. Pam is especially happy to finally get the chance to create the garden she has been waiting for.

1414 LAFAYETTE

By Janelle Spatz

Award Recipients: Mark, Dianna and Cole Wyman and Grannie

It all started with a big, old, run down, brown shingle house for sale just one

block from their office, close to their son's school, and boasting a separate unit ideal for their mother. When describing their first look at 1414 Lafayette, Dianna recounts, "I must confess that I held my nose when I walked in and must have been a little delusional because I said this is perfect. We have to buy this house. It won't be that much work." Mark tried to talk her out of it.

This would be the fifth home they remodeled. Although they had never remodeled a Queen Anne, it couldn't be that much harder. It turned out to be more work than they imagined. Just one year into the remodel, after completing the interior, a major fire broke out, sparked from the painter's heat gun.

continued on page 4 . . .

They had to redo much of what was just completed. With that timetable and emotional setback, it took them three years to complete the interior and exterior.

The first day they walked into the brown shingle they were amazed to find it was a Queen Anne inside. In George Gunn's book documenting Victorians, they read that 1414 Lafayette was built in 1894 for Margaret and John Grey, owners of a lumber company in San Francisco, and was one of three homes in Alameda built by Mutual Building and Investment Company. They were surprised to learn that it was the Leonard Frost Construction Co. who in 1907 removed the exterior ornamental mill-work and applied the brown shingles.

There were no old photos of the home to inform the Wyman's restoration, but there was discoloration on the old redwood siding to use as a guide for the width and placement of some of the gingerbread. The two other homes built by Mutual Building and Investment

were of some help, but they had undergone alterations and were in disrepair. So the Wymans canvassed Alameda studying other Victorians.

They wanted to return it to its original style and floor plan, but put their own spin on the home. Their goal was to keep the original floor plan without removing too many walls, and to choose surfaces and finishes that would blend with the Queen Anne style.

Ken Gutleben and Mike Calpestri dug out the basement and poured the foundation, Ace Roofing put on the new roof, while demolition was underway. Windows were replicated and installed to replace the rotted ones, Dave Massey did the electrical, the plumbing was redone, Amazing Hardwood Floors replaced, installed, and refinished the floors, Perri Tile did the kitchen and bath tile work, and Kevin Leech brought in plasterers who re-plastered the new sheet rocked walls. The plaster walls, although expensive, are one of their favorite features of the house. Sue Pickard, an excellent contractor

and good friend, did many of the unusual and detailed jobs that no one else could attempt.

Every project needs a hero, and their hero was John Weigel, carpenter. He replaced missing pieces of crown moldings, corner blocks, re-hung doors, framed in bathrooms, installed kitchen cabinets and moved doorways. With John, they would drive all over town, knocking on doors to ask homeowners if they could measure their balusters, study their stair case, and talk about Victorians.

They are very appreciative of the craftsman that worked on their home, including the staircase construction and design ideas by Jim Spalding and John Weigel; Newell posts turned by Mukesh, owner of American Woodturning (fka Gail Redmond); and the corbels, brackets, and spindles made by Peter Smalley in Oakland. A special thank you goes to their neighbor, the Emanuel Lutheran Church, for enduring the construction noise and dust.

1414 Lafayette Before



1414 Lafayette After



Golden Bridge Beverage Sign

By Nancy Hird

Award Recipients: Mr. and Mrs. Kyoo Kim, building owners; Michael McDonald, restoration artist; West Alameda Business Association; City of Alameda Development Services Department, Façade Grant Program

When Mr. and Mrs. Kyoo Kim decided to paint their building located at 1431 Webster Street, they wondered if there was any historical importance to the faded 1940s Golden Bridge Beverage sign. Their sons contacted Kathy Moehring at the West Alameda Business Association to inquire about the sign and learned that it dates from the 1940s. Kathy then went to work with Sue Russell of the city of Alameda's Development Services Department to obtain a Façade Grant to restore the original painting. The Façade Grant Program is used to enable good design and a financial incentive to building and business owners in the Park and Webster Streets business districts and historic train stations.

The original sign, drawn and painted free hand by D.E. Handley, was one of 43 and it is the last remaining one. It is listed on the City of Alameda's Architectural and Historic Resources List published in 1994. Golden Bridge Beverages of San Francisco started out in 1923 making root beer exclusively and bottling the drink in Oakland through 1966. As they added flavors, the sign was altered to reflect different drink menus. This march



Dedicatory Plaque placed by the city of Alameda in hopes future citizens revere this historic resource.



of time was discovered in layers of paint during the restoration process on the left side of the painting. The company ultimately lost its market share to Dr. Pepper.

The sign restoration was completed by local mural artist Michael McDonald. Michael worked at a deep discount over the period of a month to bring the sign back to its original vibrant look. He spot primed multiple layers of mostly lead paint to reduce the environmental impact of totally priming the wall. In some places he discovered and removed automotive paint which may have served as a short term touch up. In the layers, the different menus of Golden Bridge soda were found. At some point, the sign had been covered with wood and Michael removed nails that had held the wood in place.

When it came time to actually paint the sign, he used samples of the original colors to mix modern day pigments to come as close as possible to the historically accurate colors. There are two shades of black; one for the border and one for the beverage inside the bottle. Since D.R. Handley detailed his sign with two shades for different effects, Michael duplicated the original sign painter's effort. The newly mixed colors were then encapsulated in Kelly Moore's Dura-poxy so the sign will retain its vitality. The result of Michael McDonald's work is a stunning glimpse of a street scene on Webster Street 60-70 years ago.

We are fortunate that the Kim family recognized the potential value of the faded sign, the West Alameda Business Association and the city of Alameda had the grant money available and Michael McDonald had the talent and attention to detail to bring the sign back to life.

Encinal Place at 2300-2306 Encinal Avenue: A Critical Corner Transformed

By Chris Buckley

Award Recipients: Minh and Francesca Nguyen, owners and architect; City of Alameda Development Services Department, Façade Grant Program

According to George Gunn's *Documentation of Victorian and post Victorian Residential and Commercial Buildings City of Alameda 1854 to 1904*, 2300-2306 Encinal Avenue was built in 1886 at a cost of \$6,000. The owner was.

J. Maristany and the builder was Cyrus A. Brown, who sometimes called himself an architect. Over the years, the building experienced various remodelings. In one of them, likely in the 1920s or 1930s, the

continued on page 6 . . .

original Victorian storefronts were redesigned in an early twentieth century style with transom windows and red tile wall surfaces. Later remodelings were less sympathetic, covering over the transom windows and three of the five storefronts with plywood. For many years the three eastern storefronts were occupied by the well known Iron Island Gym.

Current owners Minh and Francesca Nguyen bought the building in 2004. Minh is an architect and designed the project. His firm, Acanthus Architecture and Design, specializes in restoration projects. The building was returned to its 1920s-1930s design in two phases, naming the completed project 'Encinal Place.' Phase One, in October 2004 to May 2005, was the most extensive, consisting of the three eastern store fronts, including new display windows, new transom windows, recessed entries, new main entry doors and tile wall surfaces.

Phase Two, in 2008, restored the remaining two storefronts.

The wood transom windows are Marvin, the new traditional wood doors with single glass panels are by S. A. Russo Window and Door in Oakland and the tile is by B &W Tile in Los Angeles. The new display windows, fabricated by American Glazing and Aluminum in Martinez, have wood frames and feature butted glass corners at the entry recesses.

Two City of Alameda façade grants helped fund the façade improvements for each phase. One of the five colorfully artistic blade signs for the storefronts was funded through an additional façade grant to the tenant.

Other work included a complete structural retrofit, interior remodeling of the three eastern store spaces and improve-

ments to the rear yard area off Oak Street, including a new lawn area and fence. Future improvements planned include awnings and, with City approval, street trees and sidewalk benches.

Encinal Place is one of many projects partnering with the City through the Façade Grant Program. The Program's goal is good design based on historic preservation with 80% funding by the City, the remaining 20% coming from the grantee. Redevelopment funds have been the foundation of the program since its inception approximately 10 years ago. About a dozen of these projects have received AAPS Preservation Awards.

The completed project provides a fitting anchor to Encinal Avenue's important western gateway to the historic Park Street Business District.



Above: Before

Below: After



Alameda Point, Building 400 - Adaptive Reuse Project (Bay Ship & Yacht, Tenant)

By Dick Rutter

Alameda has been home to shipbuilding for more than 150 years. Once home to half a dozen major shipyards, some capable of building complete ocean liners, Alameda now has only one yard left able to work on major ships. This firm, Bay Ship & Yacht, is exceptional in that it has the capacity to repair steel ships, as well as repair and even reconstruct wooden ships.

The 1895 three-mast wooden-lumber schooner C A THAYER has been a fixture at San Francisco's Hyde St. Pier since 1957, when she was sailed down the coast to her new home using only the wind and the stars to steer her by. However, rot, 50 years of exposure to the Bay elements, and National Park Service financial problems have all taken their toll. Many believed she would have to be scrapped, because likely, she could not be saved. In a decision that surprised many and pleased all, the National Park Service decided to save her. The C A THAYER's rebirth would represent a wooden ship reconstruction project whose sheer magnitude had not been attempted in this country since the Frigate USS CONSTITUTION had been totally rebuilt in 1929.

The next questions to be answered were: Was there any lumber left in the huge sizes required, and were there any shipwrights left with the necessary skills to save her? Both answers happened to be right here in Alameda. Over many years, Bay Ship & Yacht had done maintenance and preservation work on the ships in the San Francisco Maritime National Historical Park. The National Park Service had confidence in the firm's skills and their ability to do the work and in 2004, issued a contract to Bay Ship & Yacht for the reconstruction.

A project of this magnitude could not be done outdoors, so Bay Ship & Yacht had to identify a building large enough to house the 160-ft long ship, store the thousands of board feet of lumber

required, and an ancillary shop for the huge woodworking tools required for the job. The nine hangars at Alameda Point looked very promising. The Naval Air Rework Facility Building 400 was chosen as the C A THAYER's reconstruction site.

In 2004, the C A THAYER was towed from San Francisco to Alameda. The 458-ton ship was placed upon a steel cradle and very gingerly towed to Bldg 400, where work on her would continue for the next three years. Over 100,000 man-hours were expended in replacing nearly 85% of her structure, using 375,000 board feet of lumber in the process. At the end of March 2007, the C A THAYER was completed, and moved from Bldg 400 back to the shipyard. On March 31st, 2007, she was launched back into the waters of the Bay.

Building 400 started life as a hangar where thousands of aircraft were reconstructed for the Navy. Its gigantic column-free space enabled it to serve as an indoor ship repair shop. Bay Ship & Yacht, plans to continue using Bldg 400 for indoor ship repair work. The diverse collection of buildings at Alameda Point offers adaptive reuse opportunities limited only by the imagination. The \$14 million three-year reconstruction of a 112-year old lumber schooner is only one.



Left: C A Thayer
during restoration
Below: Building 400



What Moves, Grooves!

A Software Company Fuels its Enterprise and the Neighborhood with Good Eats

By Jeannie E. Graham

Award Recipient: Little House Cafe at 2300 Blanding Avenue

In 2005, Christopher Seiwald, President and Chief Technology Officer of Perforce Software headquartered in Alameda, wanted to add a geographically desirable savory experience for his employees. To optimize the combined need of Perforce's growth requirements and add the dining component, Christopher founded Down on Blanding LLC, and purchased Olsson's Plumbing & Heating property next to perforce. The property provided adequate space for expansion, and contained a little old house he thought would convert nicely into a cafe and the idea for the Little House Cafe was born. The goal was to preserve the historic home and convert it for modern use as a quaint eating establishment.

The to-be 648 square foot Little House Cafe started out as a small Colonial Revival residence, built in 1904. At purchase, the home was in what is best described as "miserable shape", but boasted great bones and desirable architectural detail. The Cafe conversion project was immediately turned over to Perforce's creative duo, Carrie

Ewing, VP of Operations, and Kelly Day, Project Coordinator, and Buestad Construction. On September 17, 2007, the Little House Cafe opened its doors to an around-the-block line of eagerly waiting new customers. But the resounding success of conversion is something to admire and celebrate.



Trustworth Studio's Bat and Poppy wallpaper in the Little House Cafe's bathroom

The process began with moving the home to the optimal location, on the corner of 2300 Blanding Avenue at Oak Street. The move was orchestrated by

Mike Roger's House Moving, who shored the house, knocked out the first floor walls, lowered the house, rotated the house 90 degrees, and pulled the house forward to Blanding. The house was lowered onto the new foundation, a mere 30-days on the timeline.

Carrie and Kelly wanted to maintain and enhance the interior and exterior true to the original Colonial Revival cottage style. They paid extraordinary attention to detail, color, texture and tradition--from wallpaper (especially Trustworth Studio's Bat and Poppy wallpaper in the bathroom), trim, flooring, doors, windows and lighting. Aluminum slider windows were restored back to the original wood double hung windows, a jacked-up basement addition was removed and the front porch restored.

The challenges of converting the residence into the cafe went way beyond the design, and decorative preservation and restoration. A whole set of standards and requirements from the Alameda County Health Department needed to be met. Restaurant ownership comes with a big responsibility:

continued on page 9 . . .

Little House Cafe Before



Little House Cafe After



making sure that the food is always fresh and the environment is clean. The requirements were arduous, given the Little House Cafe's 'little square footage' with which to work. But determination and creativity achieved the City and Health Department's sign-off.

Many Perforce Software employees and neighbors eat at Little House Cafe every-day and love the food! A little secret...besides the good food, and WIFI access, the cafe is a charming, better-than-new establishment. There's also outdoor seating and parking.



The project is an outstanding example of preserving a small building that many developers would have considered in the way of their development project.

Mr. Seiwald and his Down and Blanding, LLC. are to be commended for not only preserving the building for creative adaptive reuse as part of Perforce Software's headquarters expansion, but also for a very sensitive restoration of the building in the process. The Alameda Architectural Preservation Society is delighted to award Down and Blanding, LLC, Perforce Software and Buestad Construction a 2008 Preservation Award for their topnotch, concept-to-finish, reuse and restoration wonder, the Little House Cafe.

GET INVOLVED AND MAKE A DIFFERENCE!

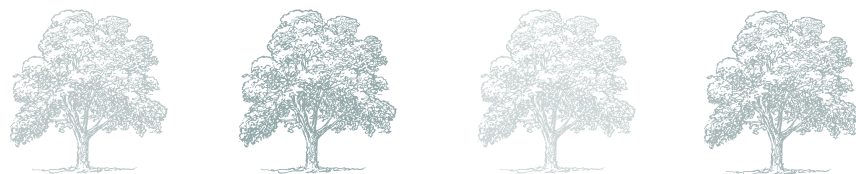
The Preservation Action Committee meets at 7:00 pm on the first Monday of each month to address issues important to the architectural preservation of the City of Alameda. Committee meetings are open to all AAPS members. If you would like to attend a meeting or would like more information, please call Chris Buckley at 523.0411. We are making an impact within the community. It's fun and informative. We encourage all members to get involved!

Alameda Museum Lectures 2008

● **Thursday May 29: "A Stroll Down Historic Park Street"** presented by Dennis Evanovsky and Eric Kos in honor of Historic Preservation month. See stunning then and now images of the Park Street Historical Commercial District. Underwritten by the law office of Gina Mariani.

● **Thursday June 26: "Eccentrics, Heroes, and Cutthroats of Old Berkeley"** another magical tome about the legacy of "Berserkeley" by Richard Schwartz, a perennial Museum lecture circuit favorite. Underwritten by Robbie Dileo, member, Alameda Museum Board.

All lectures take place at the Alameda Museum, 2324 Alameda Avenue off Park Street. The Museum opens at 6:30 p.m. on lecture nights. Come by early to save a seat and enjoy the exhibits in the History Gallery and the contemporary work in the Art Gallery. Lectures are free for Museum members and \$5 for others. For lecture information leave a message at 748.0796.



FREE trees and shrubs in one to fifteen gallon containers are available, including deodora cedars, lindens, maples, oaks, redwoods, viburnums and more. Call Chris Buckley at 523-0411

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In this issue

Eleventh Annual Historic Architectural Preservation Award Recipients . . .

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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

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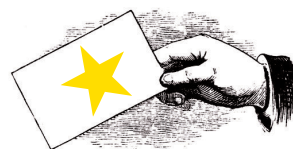
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P.O. Box 1677, Alameda, CA 94501

AAPS SCHEDULE OF EVENTS for 2008



Sunday, June 1, 7pm
Preservation Awards

Sunday, September 28
11am–5pm
Alameda Legacy Home Tour

Sunday, October 12
Bill Essert (Wooden Windows)
and his Wonderful Wooden
Window Machine