

# Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA  
ARCHITECTURAL PRESERVATION SOCIETY

*Pacific Northwest Painters & Construction, Inc.*

## The Mysteries of Paint Protection Revealed

**Sunday, April 13, 2014 at 7:00 pm**

**Immanuel Lutheran Church: 1420 Lafayette Street, Alameda, CA**

(Parking available at the corner of Chestnut Street and Santa Clara Avenue.)

**Free for AAPS members; \$5 for non-members**

### Where to Begin?

You have come to the conclusion your home is looking a little faded. You notice the harsh sun has caused peeling in many places and your ornate trim has started to deteriorate. What is the next step? The questions seem endless. What products should be used, latex paint, primers, caulk? Should the house be scraped or sanded? How is the old paint removed, chemical removal or heat gun, sand blast or water blast? How is lead paint removed? How do you protect your family while protecting the house? What will the color scheme be?

For the past three decades, Pacific Northwest Painters & Construction, Inc. (PNPC-Inc) has been providing their clients a unique combination of general contracting, painting and professional color design services. PNPC-Inc. is a fully licensed "one stop shop" where the client can contract for repair work, restoration, remodeling and both interior and exterior painting.

PNPC-Inc (an award-winning company) has been owned and operated by founders Eric and Cornelia

*continued on page 2...*



*Work-in-progress: The removal & replacement of dry rotted stairs. PNPC-Inc. handles many home restoration needs beyond the paint. Photos: PNPC-Inc.*

**Where to Begin?...continued from page 1.**

Grunseth since 1981. PNPC-Inc. is staffed with long term, highly skilled and trained employees who work together as a team striving to make the contractor experience exceed the client's expectations.

PNPC-Inc's promise to the client is that jobs are on time, on budget, our word is our bond and we won't leave until the work is completed to our customer's satisfaction. All work is fully guaranteed.

Eric and Cornelia Grunseth are childhood friends who lost contact with each other after graduating from high school. Cornelia left the country to study abroad at the University of Mexico City, while Eric headed to the south bay to attend Stanford University. Years later, once they had both graduated from college and each were working in San Francisco, they ran into each other and the rest, as they say, is history. They have been married, living and working in Alameda for the past 32 years.

So how did these two individuals who had established positions with their respective companies



Above: Netting for lead based paint containment & removal.

Right: The finished project at 1217 Sherman Street, Alameda involved construction repair, lead based paint removal, repainting and color design.

(Eric in an executive position at IBM and Cornelia with a high-rise development company) come to own and operate PNPC-Inc? The short version is that after five years of the corporate life, Eric realized it was not for him and was ready for a change in careers.

"I was lucky" says Eric "that while in college; I had almost five months off during the school year. This allowed me to work with my mentor in the construction field". Eric's mentor (an old salt) told him "you are not going to learn anything practical in that damn college, so I am going to see to it that you learn some useful skills that you can always fall back on". With that said, for the next five years Eric worked each year with a different skilled craftsperson (carpenter, plumber, electrician and finally the painters).

From this early training combined with the past 32 years, PNPC-Inc has been able to provide Alameda residents with quality workmanship and on-time performance at competitive prices. Their professional affiliations include:

- Member of PDCA – Painting and Decorating Contractors of America
- Member of IACC/NA – International Association of Color Consultants North America
- CAPS – Certified Aging-in Place Specialist
- EPA-Certified Renovators – Lead Safe Certified Firm
- Contractor License: #476309

For information about services contact:

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**Alameda, CA 94501**  
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**[www.pnpsc-inc.com](http://www.pnpsc-inc.com)**  
**email: [contact@pnpsc-inc.com](mailto:contact@pnpsc-inc.com)**



## Preservation Society Takes a Stand on Alameda Point Development

**A**fter months of meetings, discussions, negotiations and compromise, AAPS made its final position known to the Planning Board on January 13, regarding the development of the former Naval Air Station at Alameda Point. AAPS President, Christopher Buckley took the lead in these developments, with outstanding support from Dick Rutter, an expert on the point and its history. The key positions taken by AAPS include:

- New buildings in the historic district shall be no higher than the neighboring historic structures.
- New buildings should be subordinate to the historic structures.
- Setbacks may be reduced where they are excessive – perhaps greater than 100 feet.
- Design Guidelines must be published before designs can be considered.
- Rear and interior side yard setbacks should be defined. They are needed to retain the "sense of openness... between the buildings [provided by] lawn in the administrative core of the district, the seaplane operations area, [and] the shop area.
- AAPS will oppose any proposal to demolish the NCO housing and Admiral's House.

The Alameda Point development plans are still evolving. Please watch for future developments.



**AAPS would like to thank members who donated to the organization in 2013. Your outstanding support is greatly appreciated.**

*William Huston  
Alameda Land Co.*

*Jerry Jedlicka*

*Warren Reid*

*John & Ruth Motter*

*Nancy & John Randolph*

*Myrtle & Madeline Deaton*

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Linda Reynolds*

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**ALAMEDA  
ARCHITECTURAL  
PRESERVATION  
SOCIETY**

#### **THE ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY**

**(AAPS)** has been protecting the architectural legacy of Alameda's historic buildings for more than 35 years. Through AAPS action committees, educational seminars and home tours, citizens of Alameda have learned to embrace their diverse older neighborhoods. Over 4,000 buildings are on the City's Historic Building Study List. Alameda City Hall, one of the oldest in California, is a historical monument.

Alameda retains the rich charm of a bygone era, in both residential neighborhoods and commercial districts. Alamedans responded to AAPS's preservation mission back in the early 1970s, when Victorians were being demolished in order to construct large apartment buildings. AAPS, then called the Alameda Victorian Preservation Society (AVPS), helped pass a local initiative, Measure A, that preserved vintage homes by forbidding the construction of buildings with more than two housing units. To learn more about Alameda architectural treasures and the organization, visit the AAPS web site:

**[www.alameda-preservation.org](http://www.alameda-preservation.org)**

#### **AAPS MEMBERSHIP**

Join the AAPS or renew your membership by sending this form back with your payment or visit our web site and pay with PayPal. Call AAPS at 510-479-6489 if you have any questions.

Name \_\_\_\_\_

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**Mail to: AAPS P.O. Box 1677, Alameda, CA 94501**

Credit cards accepted online. **[www.alameda-preservation.org](http://www.alameda-preservation.org)**

## Foundation and Water Management Challenges Addressed by John Jameson

Living in earthquake country brings challenge enough. Add managing periodic extreme rainfall on our almost flat island, and it's a Gordian knot. John Jameson did a wonderful job unraveling this problem for our membership in the last membership meeting. John explained, with the aid of an excellent slide show, the techniques involved in replacing our standard Victorian-era brick and limestone mortar foundations.

He explained the use of reinforcing bars – "rebar" – to tie perimeter foundations into the interior slab. Shear wall construction, designed to resist lateral (i.e. earthquake!) forces was demonstrated. He illustrated the methods to support a house safely during construction, and showed water collection systems being installed beneath the slab. It was an enlightening evening. The large audience was appreciative, recognizing the importance of the topic. Thanks, John, for a great meeting.



P.O. Box 1677  
Alameda, CA 94501

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### AAPS BOARD MEMBERS 2014

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### AAPS SCHEDULE of EVENTS 2014

#### **SUNDAY, APRIL 13**

**7:00 PM**

*Pacific Northwest Painters & Construction, Inc.*  
*The Mysteries of Paint Protection Revealed*  
IMMANUEL LUTHERAN CHURCH

#### **SUNDAY, MAY 18**

**6:30 PM – 9:00 PM**

*17th Annual Preservation Award Gala*  
AUCTIONS BY THE BAY THEATER

#### **SUNDAY, SEPTEMBER 28**

**11:00 AM – 5:00 PM**

*Alameda Legacy Home Tour*