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Alameda PRESERVATION

NEWSLETTER OF THE ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY Preservation and the second preservation are second preservation and the second preservation are second preservation and the second prese

Uncovering an Architectural Treasure

The Restoration of 1837 Clinton Avenue

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Thursday, January 31, 2013 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



Above: This once-fine Oueen Anne house was altered in the early 1960s by the application of stucco.

Right: The restored house with a paint design by Bob Buckter now beautifully anchors a full block, largely Joseph A. Leonard houses. The landscaping by Sal Maldonado is a wonderful finishing touch.



At a Prominent Corner of Leonardville

ong-time Alameda restorer and preservationist, Jim Smallman, will share his experiences in the marvelous rebirth of an extraordinary Joseph A. Leonard mansion-scale home.

This two year project included new foundation, structural upgrading, new electrical service and interior rewiring, all new plumbing, major interior repairs, a tasteful new kitchen that blends well with its historic setting, and simply beautiful color treatments, inside and out.

The most unusual aspect of this project may also be the most obvious to passersby. For nearly fifty years the house was entombed in stucco. The conventional wisdom might suggest that such a treatment condemns a house to permanent ugliness. However, there were intriguing bulges and patterns that hinted that much of the original exterior ornamentation might have survived underneath.

Jim will show how the stucco was efficiently removed, and how the underlying Queen Anne

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ARCHITECTURAL PRESE

Architectural Treasure...continued from page 1.

ornamentation was brought back to life. He will share his experience identifying obstacles and opportunities in assessing a home's potential for restoration. Also, highlights relating to costs and strategies, and some tricks that saved money and improved the final result will be revealed.

Jim shares his practical experience acting as his own general contractor, performing project management with the many subcontractors. He will be available to answer questions, and will distribute a contact list of the craftspeople who worked on this extraordinary project. This is a meeting not to be missed!



Jim Smallman has been active in Alameda preservation and restoration for more than forty years. He bought his first Victorian here (2242 San Antonio) in 1971. This neglected house had been divided into five units and for the next decade he restored it as a single family house.

Along the way, he became President of the then named, Alameda Victorian Preservation Society, and in that role was instrumental in saving a circa 1880 Stick-style house slated for demolition. (The Society bought the house for \$1 and moved it.) As an investment, Jim also bought 2246 San Antonio, a much altered Italianate cottage, and restored it.

1833 and 1837 Clinton Avenue were acquired in 1978 but waited until Jim's retirement for their restoration. 1837 was restored over a two-year period, 2009-2010; 1833 is being restored now.

Jim is a University of California, Berkeley graduate. He worked fourteen years developing construction management software for Kaiser Engineers, part of the forty years he spent developing industrial computer applications. After retiring from the industry, he taught mathematics in high school for ten years in Southern California.

Finally returning home to Alameda in 2008, he reconnected with Alameda's preservation movement and is active today. Jim Smallman and the craftsmen involved with the restoration of 1837 Clinton Avenue received an AAPS Preservation Award in 2010.



Above: Both 1833 (in the background) and 1837 Clinton Avenue were completely encased in stucco. Work began on 1837 in 2009. Restoration is now underway on 1833.

Right: Contractor John Jameson oversees foundation work being done in the basement by Miguel Vera.





Above: The rear wall and roof of the kitchen was extended to accommodate a stylish back porch entrance.

Right: José Puicon repaired the interior plaster, chose the interior color palette, and single handedly prepared and painted the exterior of the house.



PAC

GET INVOLVED & 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.

We also maintain an Google Group list to advise AAPS members on ongoing issues that could affect historic properties and provide an opportunity to review and comment on draft AAPS position statements. If you would like to attend a meeting, be added to the Google Group list or would like obtain more information, please contact Christopher Buckley at 510-523-0411 or cbuckleyAICP@att.net.

We are making an impact within the community. It's informative and fun. We encourage all members to get involved in making decisions.

Welcome New Board Members
Jim Smallman, Mary Jacak, & Kathy McIntire

AAPS BOARD MEMBERS 2013

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1st Vice President
Christopher Buckley • 510-523-0411

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Newsletter Design: Valerie Turpen 510-522-3734

AAPS KIDS PRESERVATION CONTEST

In 2012, AAPS successfully launched its first annual AAPS Kids Preservation Project. The project seeks to encourage kids to explore Alameda's rich architectural heritage and learn about the importance of preservation.

Over 130 students around Alameda participated in last year's project. Entries included everything from elaborate collaborative art projects, to individual essay and art pieces, and even a ghost story. Winners were featured at our annual AAPS Preservation Awards gala event, and received prizes from a variety of local organizations and businesses.

Current committee members Judith Lynch, Corri Jimenez, Johanna Hall, and Erich Stiger are excited to build on last year's success and hope to involve even more students this year. We can always use a helping hand to help us reach out to local schools, talk to students about the project, interact with local businesses, and help with organization in general. Additionally, if you are interested in donating to help purchase prizes, we'd love to hear from you.

If you are a volunteer or donor interested in helping out, please contact Erich Stiger at erich.stiger@yahoo.com.

AAPS Holiday Festivities

he AAPS would like to thank Mary Jacak for her warm hospitality in hosting the AAPS's holiday party on December 2. She opened her beautifully restored Colonial Revival residence on Caroline Street for the festivities. It was a fun evening of great food and socializing for new and long-time members of our organization. At the event, board members for 2013 were introduced including those who are new this year; Jim Smallman, Kathy McIntire, and Mary Jacak. Many thanks to our board members who will not be serving in 2013—Corri Jimenez, Alan Teague, and Valerie Turpen who have contributed much to the group with their board involvement.



AAPS members celebrated with a festive gathering at the home of Mary Jacak (center) on December 2.



An Update on the Seismic Retrofit of Historic Alameda High School

by Christopher Buckley

t its June 20, 2012 meeting, the Alameda Board of Education approved a partial seismic retrofit of Historic Alameda High School, plus construction of a security fence around the historic high school perimeter to protect students and passersby from possible falling debris in a major earthquake. The fence is an 8' tall industrial type structure, with 6' tall 1" mesh chain link above two 4" x 12" pressure-treated wood planks at the base, all mounted on 4" x 6" vertical steel I-beams spaced 8' apart.

The partial retrofit involves only the East Wing (originally the "Science Wing" and later the Adult School) and the two side wings of the Center Building. The central portion of the Center Building, including Kofman Auditorium, was previously retrofitted to State Field Act standards and therefore will continue to be open to the public and not surrounded by the fence. Related to the partial retrofit, the Adult School has been moved from the East Wing to other Alameda Unified School District facilities and the District's administrative offices in the east portion of the Center Building are being relocated to a leased building (with an option to purchase) in Marina Village.

Structural Analysis

The partial retrofit is based on a structural analysis by the District's consultants, Quattrocchi Kwok Architects (QKA), and ZFA Structural Engineers, which concluded that the previously unretrofitted portions of Historic Alameda High School presented a significant possibility of collapse in a major earthquake.

In a letter dated June 20, 2012 to the Board of Education, AAPS endorsed the partial retrofit based on a "second opinion" report AAPS commissioned from Wiss Janney Elstner Associates (WJE), an architectural and engineering firm which has major experience working with historic buildings like Historic Alameda High School. The authors of the report are architect Alan Dreyfuss and structural engineer Gary R. Searer.

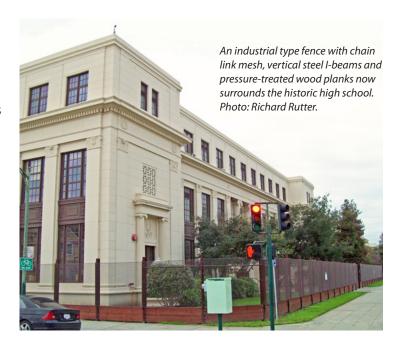
Since WJE agreed that the buildings had serious seismic deficiencies, AAPS concluded that the partial retrofit was desirable both to help protect the safety of the building occupants and the general public and to enhance the possibility of the buildings surviving a major earthquake. Although there had been previous recommendations since the 1930s to seismically retrofit the buildings (which were built in 1925), none of these recommendations had been implemented except the retrofit of the central portion of the Center Building.

The partial retrofit involves improved anchorages connecting the wooden floors and roofs to the reinforced concrete exterior walls. This is a common "life safety" approach to seismic retrofit designed to allow occupants to leave the building during a major earthquake, but not necessarily preventing major damage to the building. Similar retrofits have been mandated as a minimum requirement for all unreinforced masonry (URM) buildings within seismically active areas of California, but not for reinforced concrete buildings, like Historic Alameda High School, although such buildings can be subject to similar risks as URM buildings.

Key recommendations in the WJE report include:

- Repair the spalls and corrosion on the Adult School (East Building) in a timely manner to avoid increased future deterioration and increased future expense. School District staff have advised that they will do this.
- 2. Design the anchorages to be included in the partial retrofit so that additional anchorages are not required in the future, or that the proposed anchorages are spaced so as to facilitate the addition of anchorages in the future, if necessary. District staff has advised that the proposed anchorages can be supplemented later by additional retrofit provisions.
- 3. Reconsider the decision to keep the buildings vacant following completion of the partial retrofit, since the seismic hazards posed by the structures will be substantially reduced. District staff has advised that repair of damaged finishes resulting from the partial retrofit and addressing asbestos and other hazardous materials would add substantial costs. AAPS has requested staff to provide an estimate of these costs, but staff has stated that they need specific direction from the School Board to estimate these costs.
- 4. Redesign the proposed fence to allow the buildings to be reoccupied following completion of the partial retrofit and so it is more visually compatible with the buildings to avoid creating the impression that the buildings are more unsafe than they actually are and that they are blighted. In response to specific AAPS recommendations, the School District agreed to some changes in the fence design, including providing a dark brown coating to match the Historic Alameda High School windows and providing a more uniform alignment. The District also advised that they will continue to maintain the landscaping and keep electricity and other utilities operating in the buildings so that they do not appear abandoned.

In its report, WJE recommended that vacating the Center Building and East Wing be reconsidered and that the fence be redesigned as a less visually intrusive structure.





Historic Alameda High School has graced the corner of Central Avenue between Oak Street and Walnut Street since 1926. On June 20, 2012 the Alameda Board of Education approved a partial seismic retrofit of Historic Alameda High School, plus construction of a security fence around the historic high school perimeter to protect students and passersby from possible falling debris in a major earthquake. Photo: Richard Rutter.

The report states:

By adding anchorages between the walls and the floors and roofs of these structures, the seismic hazard posed by these two structures will be significantly reduced. Although we understand the need to fence off these buildings to keep K-12 students away from these buildings, we believe that the fence could be redesigned so as to prevent K-12 students from entering these spaces but still allow these two buildings to remain occupied. It is important to note that the fence need only keep students a reasonable distance away from the non-Field-Act-compliant structures. Given that the new anchorages should preclude the walls from falling outward in rigid body rotation, a reasonable K-12 student "exclusion zone" of, say, 10 feet should be sufficient to preclude students from being hit with smaller debris that might fall or be dislodged from the buildings in a large earthquake. Likewise, the fence does not need to be an 8-foot tall industrial chain-link fence as current envisioned by QKA; instead, the fence height could be significantly reduced and made more aesthetically appealing without significantly reducing its ability to discourage students from entering the exclusion zone. Completely abandoning the buildings and enclosing them with a tall industrial chain-link fence will only serve to make the buildings appear more unsafe than they actually are, promote the impression that the buildings are blighted, and increase the likelihood that the buildings will be demolished. For these reasons, we strongly recommend that the decision to completely vacate the buildings and fence them off with an industrial chain-link fence be reconsidered. Although the addition of floor-to-wall and roof-to-wall anchorages will be disruptive to some of the historic finishes in these structures, these anchorages will address the most significant seismic deficiency associated with these structures and should significantly reduce their associated potential seismic hazard. The fence that surrounds these structures need not be so disruptive and aesthetically objectionable so as to preclude maintaining the

current non-K-12 occupancy of these structures. We strongly recommend that the decision to completely vacate the buildings and fence them off with an industrial chain-link fence be reconsidered.

Long Range Options

In addition to the WJE recommendations, AAPS believes that the School District needs to consider long range options for Historic Alameda High School. These options could include further rehabilitation of the buildings to K-12 classrooms (requiring further seismic retrofitting to State Field Act standards), rehabilitation to non-K-12 classroom use and possibly selling the buildings to private investors. Although more expensive, up to 50 percent of the cost of rehabilitation the buildings for K-12 classrooms could be paid for by State funds. QKA and School District staff have identified Napa High School as a possible model for a K-12 retrofit. Like Historic Alameda High School, Napa High School was built in the 1920s, is a similar neoclassical design and uses similar reinforced concrete construction.

These options will need to be evaluated as part of a District-wide evaluation of facilities performed by QKA that identified approximately \$92 million of repairs, deferred maintenance and capital improvements not including any work on Historic Alameda High School. A series of community meetings is planned to begin in 2013 to identify priorities within this \$92 million list of projects and possible funding strategies.

To obtain the complete WJE report and AAPS's June 26, 2012 letter to the Board of Education, please visit AAPS's website at www.alameda-preservation.org/about-2/committees/preservation-action-committee/



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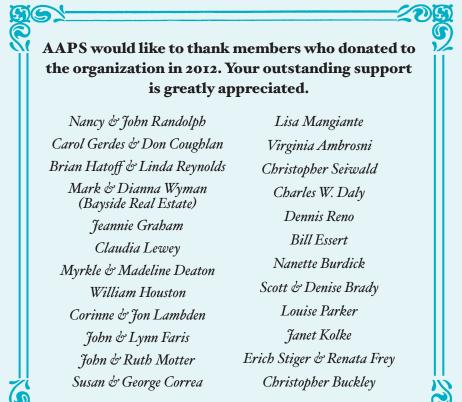
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- 2013 AAPS Kids Preservation Project
- Seismic Retrofit of Historic Alameda High School

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AAPS SCHEDULE of EVENTS 2013

THURSDAY, JANUARY 31

Uncovering an Architectural Treasure
by Jim Smallman
IMMANUEL LUTHERAN CHURCH

NOTICE

After January 31 the general meetings/lectures will return to Sunday evenings at 7:00 pm.

Watch this space for more information on upcoming events.