



Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA
ARCHITECTURAL PRESERVATION SOCIETY

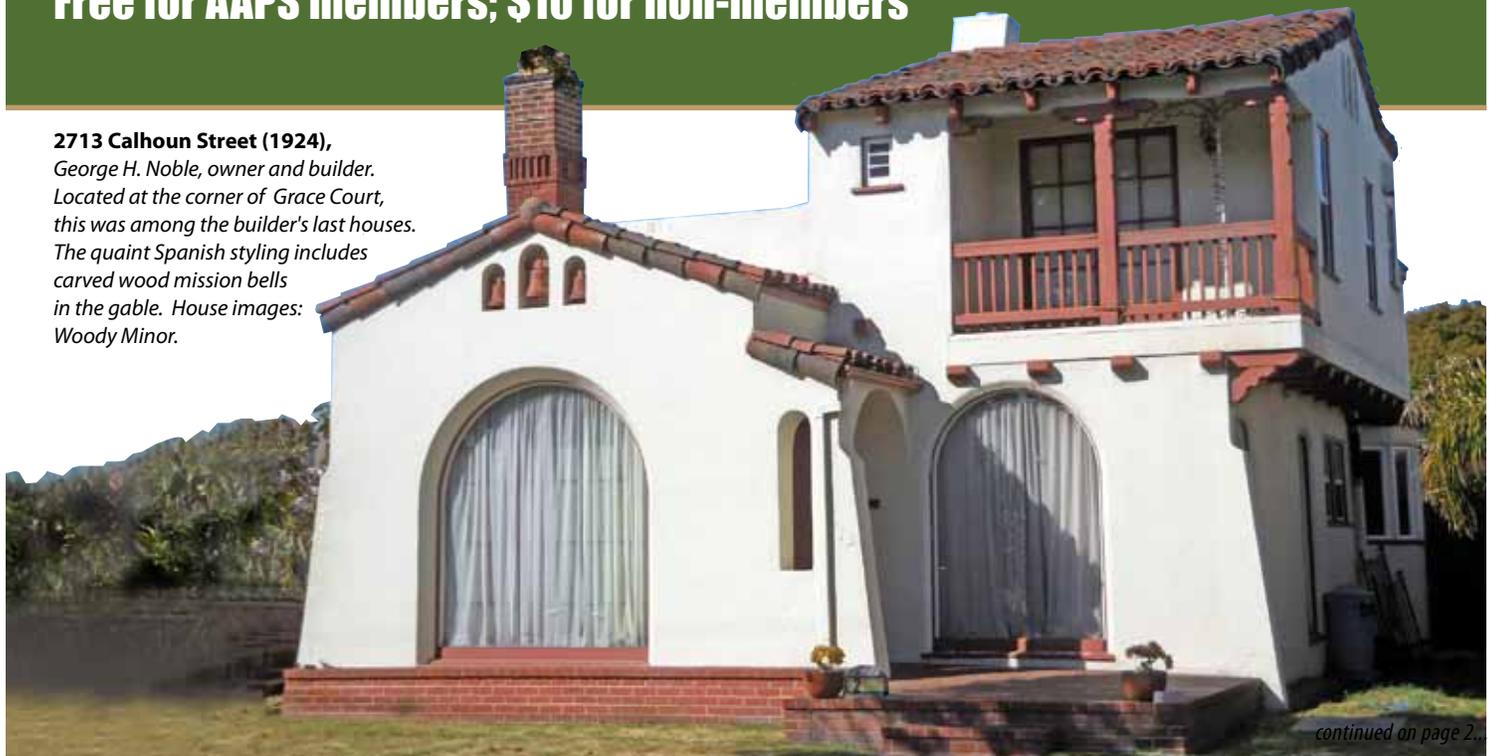
Woody Walk

The East End After Arts & Crafts

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Sunday, August 27, 2017 at 1:00 pm

**Krusi Park: High Street and Otis Drive by the Otis School Playground
Free for AAPS members; \$10 for non-members**

2713 Calhoun Street (1924),
*George H. Noble, owner and builder.
Located at the corner of Grace Court,
this was among the builder's last houses.
The quaint Spanish styling includes
carved wood mission bells
in the gable. House images:
Woody Minor.*



continued on page 2.

Between Wars: The East End After Arts & Crafts by Woody Minor



2719 Clay Street (1930), Noble F. Justice, owner and builder. Justice favored neo-medieval styling for his houses. Steep gables, half-timbering, and leaded casements evoke the fairy tale feeling of a lost era.

This year we revisit the exotic East End to resume our quest for Alameda's architectural legacy. Last year's ramble took in Arts & Craft houses of the pre-World War I years, with a focus on the work of Robert C. Hillen and Delaney & Randlett. The story continues on Sunday, August 27, with a look at houses that were built between the world wars. This period witnessed the final flowering of the bungalow, a rich range of revivals, and the emergence of the modern tract home. We will track these trends in the work of notable 20th century builders like George H. Noble, Julius J. Grodem, Noble F. Justice, Sidney J. Dowling, and P. Royal Haulman.

The walk starts at Krusi Park, the city's seventh municipal playground and the second oldest in the East End. Developed on a marshland site donated by local philanthropists Herman and Ida Krusi, who also provided funding, the park was first dedicated in 1943 but only brought to completion after Otis School opened on an adjoining site in 1951. The school and boulevard on the far side of the park bear the name of civic leader Frank Otis (1852-1932). An accomplished San Francisco attorney who made his home in Alameda, he served eight years on the Board of Education, two terms in the State Assembly, and ten years as the city's mayor.

The posthumous naming of Otis Drive came at a time when the street was being extended east from Park Street to the Bay Farm Island Bridge, in tandem with small-scale shoreline fill that also resulted in Krusi Park. Otis School was one unit in the expansion of the school system after World War II, due to rapidly rising enrollment, and we will begin by looking at rows of early postwar tract homes on High Street before heading into the older neighborhoods.

The tour proceeds west from Krusi Park along Calhoun Street, taking in bungalow clusters from the 1920s and 1930s by Sid Dowling, Julius Grodem, and Royal Haulman. At Versailles Avenue we head north two blocks to San Jose Avenue, a block west to Pearl, and south back to Calhoun. Developed between 1917 and

1925, this extended neighborhood was the single largest project by Alameda's foremost bungalow builder, George H. Noble, and the specimens on display provide a clear picture of architectural change after Arts & Crafts. After passing by an impressive group of revivalist houses by Justice and choice specimens by other builders, we enter Dowling's domain along Clay Street, checking out rich rows of Spanish bungalows on the last leg back to the park.

The oldest of the builders was the incomparable George Harold Noble (1865-1955), the only one whose career extended back to the Craftsman era. A native of Michigan, he arrived in Alameda in the 1880s, working for years as a housepainter before taking on construction—his first houses didn't go up until about 1908. Noble went on to complete several hundred bungalows by the time of his retirement, in 1925, and in him we see the evolution from quaint rusticity to streamlined stucco to revivalism, and the advent of the integral garage.

Norwegian émigré Julius Jackobsen Grodem (1880-1971) came to Alameda during World War I. Trained as a shipwright, he worked in a shipyard before becoming a builder in the early 1920s, and his houses typify the tendencies of the interwar period. Noble Frank Justice (1898-1976) also arrived during the war. The son of a Kentucky farmer turned carpenter, he was born in Oklahoma and raised in Arizona; he worked on an Oakland assembly line while one of his brothers riveted hulls in an East Bay shipyard. Justice became a homebuilder at age 27, and his eventual output—a hundred houses through World War II—was comparable to Grodem.

Sidney James Dowling (1905-1984) and Paul Royal Haulman (1900-1973) also arrived on the scene between the wars. Their parallel and productive careers extended into the 1960s, with equivalent tallies of about 125 houses. A native of England, Dowling came to Alameda as a toddler and grew up on Lincoln Avenue; his father was a house carpenter who became a foreman at a shipyard. If Noble



2700 San Jose Avenue (1919), George H. Noble, owner and builder. Noble's bungalows of the late teens often included bold parapets as signature elements. This example is definitely one of a kind.



2700 Clay Street (1939), West End Building Association, owner; Edwin W. Dahl, builder. From its office on Webster Street, the West End Building Association contracted with various builders over four decades to produce upwards of 200 houses in Alameda. This Ranch design, with stylish corner windows and wood trim, foreshadowed the postwar tract home. Dahl was an Oakland builder.

was the late bloomer among our builders, well past forty when he started, Dowling was the prodigy—only twenty-two when he married and launched his career. Haulman, a minister’s son born in Washington and raised in the Central Valley, worked as a carpenter in 1920s Alameda but didn’t branch out on his own until 1931.

To recap—we’ll check out Royal bungalows and a Noble neighborhood before entering the land of Justice and vectoring back via Dowling’s domain. Don’t forget your hat.

Woody Minor will give an illustrated lecture on East End: ‘20s and Beyond. Thursday, August 24 at 7:00 pm Alameda Museum Lecture Series Held at the Eagles Hall, 2305 Alameda Avenue Free for Alameda Museum Members • \$10 for Non-members

PAC

GET INVOLVED & MAKE A DIFFERENCE!

We maintain a 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 be added to the Google Group list or obtain more information, please contact **Christopher Buckley** at **510-523-0411** or **cbuckleyAICP@att.net**



THE ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY (AAPS) has been protecting the architectural legacy of Alameda’s historic buildings for more than 40 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:

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.

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Would you like to receive your newsletter
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| <input type="checkbox"/> Family \$35 | <input type="checkbox"/> Student \$10 each | <input type="checkbox"/> Sponsor \$250 |
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Mail to: AAPS P.O. Box 1677, Alameda, CA 94501
 Credit cards accepted online. **alameda-preservation.org**

The Alameda Museum & The Alameda Architectural Preservation Society Present

• 2017 •

ALAMEDA LEGACY HOME TOUR

Sunday, September 24, 2017
11:00 am to 5:00 pm

A Self-Guided Tour of Seven Historic Homes in Central Alameda
Plus Refreshments and Restoration Vendors

\$30 Advance ticket
vouchers available at:

Alameda Museum
2324 Alameda Avenue

Alameda Shade Shop
914 Central Avenue

Daisy's
1347 Park Street

**Frank Bette Center
for the Arts**
1601 Paru Street

Wescave
1518 Webster Street

\$35 Day of tour
tickets available from
10:00 am at:

Franklin Park
Morton Street &
San Antonio Avenue

**Frank Bette Center
for the Arts**
1601 Paru Street



Painting by Linda Weinstock

Tickets and Information Online:
Alameda-Legacy-Home-Tour.org

Alameda Artist Spotlight

by Candace Rowe

AAPS is pleased to feature a series of accomplished artists who have focused on Alameda architecture.

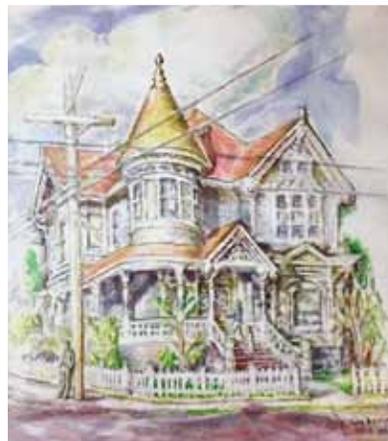


A. John Kammer

When the historic Alameda Theater was restored, Atlantic City native A. John Kammer had some opinions. He called the restoration committee and tried to convince them to paint the huge art deco flowers on the side of the building in pastel colors instead of just leaving the whole building monochromatic. They didn't. Kammer did. His watercolor painting of the theater illustrates the improvement he believes could have set the theater apart as one of the most majestic in the country.

Kammer's love of Alameda architecture began when, attracted by the climate and atmosphere, he retired to Bay Farm in the 1990s. He had spent the majority of his life in Philadelphia, Pennsylvania, where he worked as a printing house artist, preparing color separations at Phototype Engravers on Market Street. Drawn by the exquisite detail of Victorian architecture, particularly Queen Annes, Kammer would spend long hours on the sidewalk painting his favorite homes. The large and stately home on the corner of Willow and San Jose has been the subject of many of his paintings, and has been his favorite house to paint. Also a photographer, Kammer takes photos of his subjects, which he uses as reference to flesh out detail after he folds up his easel and comes in from painting on the street.

No longer able to stand for hours at a time, Kammer works mostly from his photos these days. In addition to his watercolor paintings, he also uses oil, pastels, pencils, and isn't afraid to mix medias. He has painted many commissions here on the island, and likes to paint people into them to add life to the architecture. Kammer also paints portraits, still lifes, abstract paintings, and social commentary. Kammer's work can be seen at the Alameda Art Association gallery at South Shore Center in Alameda, and he can be reached through his website.



For further information visit:
ajohnkammer.com


**ALAMEDA
ARCHITECTURAL
PRESERVATION
SOCIETY**

P.O. Box 1677
Alameda, CA 94501

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- *Alameda Legacy Home Tour
Sunday, September 24, 2017*

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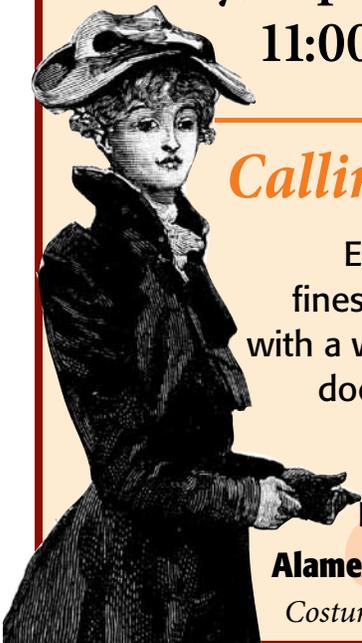
Linda Weinstock

For more information, please contact:
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ALAMEDA LEGACY HOME TOUR

Sunday, September 24, 2017

11:00 am to 5:00 pm



Calling All Docents!

Enjoy a day of Alameda's
finest architecture and finish
with a wonderful party after for
docents and homeowners.

To sign-up contact

HTDocents@earthlink.net

Alameda-Legacy-Home-Tour.org

Costumes admired but not required.

AAPS SCHEDULE of EVENTS 2017

•
SUNDAY, AUGUST 27

1:00 PM

Woody Walk: The East End After Arts & Crafts

Woody Minor

KRUSI PARK, ALAMEDA

•
SUNDAY, SEPTEMBER 24

11:00 AM – 5:00 PM

Alameda Legacy Home Tour

Alameda-Legacy-Home-Tour.org

•
SUNDAY, OCTOBER 22

7:00 PM

Seismic Retrofit for Historic Homes

Christopher Buckley

IMMANUEL LUTHERAN CHURCH