

Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA
ARCHITECTURAL PRESERVATION SOCIETY

Alameda's General Plan Update Continues by Brenden Sullivan

The continuing goal of AAPS is to increase public awareness and appreciation of historic architecture in the City of Alameda. The purpose of this article is to introduce our members to Alameda's General Plan update. Hopefully, through this understanding, our members will derive where AAPS can be most helpful in assisting Alameda's City Council, Planning Board and City staff to achieve the goal of preserving Alameda's historic architecture found in its beautiful neighborhoods, business districts, industrial and maritime locations.

In 1965, California Planning and Zoning Law (Title 7) was enacted and required each city to prepare and adopt a comprehensive and long-term General Plan for the physical development of the city. Each California city and county must adopt a comprehensive, long-range, and internally consistent city plan for future development in accordance with Title 7 and each plan must address specific elements, which constitute the community's needs and goals.

The Alameda General Plan is organized by these elements and identifies community goals in respect to each element. Each section sets forth a series of policy statements and actions to achieve those goals. Alameda is in the process of revising its General Plan. An initial draft updated

plan was released last year and consists of the following elements:

- 1-Setting and Organization
- 2- Land Use and City Design
- 3-Conservation and Climate
- 4-Mobility
- 5-Housing
- 6-Open Space, Recreation and Parks
- 7-Noise and Safety

Information on the General Plan update can be found at www.alameda2040.org

Preserving Alameda's historic architecture and quaint neighborhoods is an interwoven objective throughout each element. However, the overarching theme to comply with and/or meet California State housing objectives and Alameda City's public policy concerns, needs to be balanced with the City's and AAPS's goal to preserve historic Alameda architecture. Taking the above into account, this article focuses on Element 2- Land Use and Element 5- Housing.

Element 2- Land Use

Element 2's purpose is to provide public policies for the use, preservation and development of residential, business, mixed use, park, and conser-

vation lands in Alameda. In this section, you will find a map of Alameda complete with a zoning/land use legend. There are four main Land Use Objectives and each objective contains multiple Land Use policy statements (Hereto forward LU) followed by specific action items that facilitate the objective. I have included the pertinent information below, which specifically speaks to the AAPS goal to preserve Alameda's historic architecture.

LU-3, specifically calls for protection and restoration of Alameda's distinctive architecture and landscapes of all periods and styles. The proposed actions to achieve this objective are to require consistent architectural period design standards and demolition controls for residential architecture. LU-9 specifically calls for the preservation of Alameda's business and industrial areas by prohibiting rezoning to allow for residential use.

Perhaps the most problematic portion to AAPS preservation goals is LU-16, City Charter and Municipal Code Amendments—ultimately where Measure Z was born. The initial draft of the updated General Plan characterizes Article 26 and its subparts as a "barrier" to meet community needs and calls for:

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General Plan...continued from page 1

1. The removal citywide of the prohibition on residential densities over 21 units per acre;
2. The rezoning of Alameda neighborhoods within ¼ mile in each direction of all bus routes for mixed use and multifamily housing development and;
3. Allowing for the demolition of residential buildings constructed prior to 1942 if the site is classified as a Housing Opportunity Site necessary to meet the City's regional housing needs allocation.

In essence, the draft promotes removal of Article 26 to help Alameda meet State housing requirements and community housing needs.

Thankfully, Measure Z was defeated overwhelmingly by 60% of the voters. AAPS played a significant role in the defeat of Measure Z and at the minimum, AAPS was able to shed light on the true public policy of Alameda's citizenry behind Article 26, as being directly in-line with current community needs and goals to preserve Alameda's historic architecture intact, keeping developers at bay, and allowing Alameda family-oriented neighborhoods the opportunity to flourish.

LU-26 Cultural Resources and Historic Preservation, calls for the protection of sites with historic and architectural significance, specifically by leveraging partnerships with property owners and organizations such as AAPS; by establishing demolition controls, reviews of building alterations, preserving archaeological resources and protecting iconic City-owned buildings.

LU-27 Architectural Design Excellence, calls for construction policies that deemphasize the automobile in order to promote Alameda's



Marina Area

quality of life as being largely pedestrian and public transit oriented.

LU-29 Park and Webster Street Design, calls for the preservation of the commercial district's urban form and character with the introduction of low rise multistory buildings that include ground floor commercial uses.

AAPS submitted extensive comments and critiques of the draft updated plan last fall and is now awaiting release of the second draft, which is expected in March.

We encourage everyone to read the public notices and to participate in the upcoming Planning Board meetings reviewing the second draft. Stay informed and up-to-date by signing up to the AAPS Preservation Action Committee

Google Group. AAPS members can give historic architecture a voice and increase the City's awareness of the importance of preserving and maintaining Alameda's historic architecture.

Element 5-Housing:

This section of the General Plan is the more complicated element of the General Plan, because it must show how Alameda's land use and zoning designations contribute to the attainment of State, regional and local housing needs regarding affordable, transitional and supportive housing. It's estimated that Alameda's construction needs are approximately 6,000 to 10,000 new units in order to house approximately 30,000 additional people by 2040.

Continued on page 3...

Zoning Effective 7/29/2014 - Corrected June 2016

<p>Residential</p> <ul style="list-style-type: none"> R-1 One Family Residential R-2 Two Family Residential R-3 Garden Residential R-4 Neighborhood Residential R-5 General Residential R-6 Hotel Residential 	<p>Commercial</p> <ul style="list-style-type: none"> AP Administrative Professional C-1 Neighborhood Business C-2 Central Business C-C Community Commercial C-M Commercial Manufacturing 	<p>Industrial</p> <ul style="list-style-type: none"> M-1 Intermediate Industrial M-2 General Industrial <p>Special Zones</p> <ul style="list-style-type: none"> M-X Mixed Use O Open Space E Estuary 	<p>Alameda Point</p> <ul style="list-style-type: none"> AP-AR Adaptive Reuse AP-E1 Enterprise-1 AP-E2 Enterprise-2 AP-E3 Enterprise-3 AP-E4 Enterprise-4 AP-E5 Enterprise-5 AP-E6 Enterprise-6 AP-E7 Enterprise-7 AP-E8 Enterprise-8 AP-E9 Enterprise-9 AP-E10 Enterprise-10 AP-E11 Enterprise-11 AP-E12 Enterprise-12 AP-E13 Enterprise-13 AP-E14 Enterprise-14 AP-E15 Enterprise-15 AP-E16 Enterprise-16 AP-E17 Enterprise-17 AP-E18 Enterprise-18 AP-E19 Enterprise-19 AP-E20 Enterprise-20 AP-E21 Enterprise-21 AP-E22 Enterprise-22 AP-E23 Enterprise-23 AP-E24 Enterprise-24 AP-E25 Enterprise-25 AP-E26 Enterprise-26 AP-E27 Enterprise-27 AP-E28 Enterprise-28 AP-E29 Enterprise-29 AP-E30 Enterprise-30 AP-E31 Enterprise-31 AP-E32 Enterprise-32 AP-E33 Enterprise-33 AP-E34 Enterprise-34 AP-E35 Enterprise-35 AP-E36 Enterprise-36 AP-E37 Enterprise-37 AP-E38 Enterprise-38 AP-E39 Enterprise-39 AP-E40 Enterprise-40 AP-E41 Enterprise-41 AP-E42 Enterprise-42 AP-E43 Enterprise-43 AP-E44 Enterprise-44 AP-E45 Enterprise-45 AP-E46 Enterprise-46 AP-E47 Enterprise-47 AP-E48 Enterprise-48 AP-E49 Enterprise-49 AP-E50 Enterprise-50 AP-E51 Enterprise-51 AP-E52 Enterprise-52 AP-E53 Enterprise-53 AP-E54 Enterprise-54 AP-E55 Enterprise-55 AP-E56 Enterprise-56 AP-E57 Enterprise-57 AP-E58 Enterprise-58 AP-E59 Enterprise-59 AP-E60 Enterprise-60 AP-E61 Enterprise-61 AP-E62 Enterprise-62 AP-E63 Enterprise-63 AP-E64 Enterprise-64 AP-E65 Enterprise-65 AP-E66 Enterprise-66 AP-E67 Enterprise-67 AP-E68 Enterprise-68 AP-E69 Enterprise-69 AP-E70 Enterprise-70 AP-E71 Enterprise-71 AP-E72 Enterprise-72 AP-E73 Enterprise-73 AP-E74 Enterprise-74 AP-E75 Enterprise-75 AP-E76 Enterprise-76 AP-E77 Enterprise-77 AP-E78 Enterprise-78 AP-E79 Enterprise-79 AP-E80 Enterprise-80 AP-E81 Enterprise-81 AP-E82 Enterprise-82 AP-E83 Enterprise-83 AP-E84 Enterprise-84 AP-E85 Enterprise-85 AP-E86 Enterprise-86 AP-E87 Enterprise-87 AP-E88 Enterprise-88 AP-E89 Enterprise-89 AP-E90 Enterprise-90 AP-E91 Enterprise-91 AP-E92 Enterprise-92 AP-E93 Enterprise-93 AP-E94 Enterprise-94 AP-E95 Enterprise-95 AP-E96 Enterprise-96 AP-E97 Enterprise-97 AP-E98 Enterprise-98 AP-E99 Enterprise-99 AP-E100 Enterprise-100 	<p>North Park Street District</p> <ul style="list-style-type: none"> NP-G Gateway NP-M Maritime NP-MU Mixed Use NP-R Residential NP-W Workplace 	<p>Combining Districts</p> <ul style="list-style-type: none"> H Height A Agriculture T Theatre Y Yard Multi-Family Overlay
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General Plan...continued from page 2

The Housing Element sets out overall goals, supportive policies and programs that have or will be implemented to achieve these goals and is about to be updated with completion scheduled for 2022. Generally, the current Housing Element directs most of the new growth to the Naval Air Station and the industrial sites in the northern waterfront of Alameda, but the updated Housing Element is expected to expand this growth to other areas.

The most important action step for AAPS members is to engage with the Housing Element update and to participate in the upcoming Planning Board and City Council meetings which began on January 25th at the Planning Board and February 2nd at the City Council.

These hearings will review a wide range of policies that directly affect municipal priorities, such as the preservation of historic sites, the development of Webster Street and Park Street corridors, Civic Center, North End industrial site, the state-mandated density bonus law, and the multifamily overlay zone, to help implement state-mandated requirements. Based upon these reviews, the Planning Board will make recommendations to the City Council necessary to support and implement changes in City planning procedures or processes.

Several of the existing Housing Element policies call for preservation, conservation and rehabilitation of the City's existing housing stock, for the City to administer owner-occupied and rental housing rehabilitation programs, and providing grants and low-interest loans to help low-and very low-income homeowners repair and improve their homes.

AAPS will inform its members through the Preservation Action Committee Google Group of any developments in the Housing Element update that require action by AAPS members.

Be aware of important issues affecting our city.
Join the Preservation Action Committee!
See page 4 for more information.



Webster Street and Alameda Point



South Shore

Preservation Action Committee Report: General Plan Revision Update

On January 5th, 2021, AAPS sent a letter to the Historical Advisory Board (HAB) regarding the Draft Revised General Plan pointing out several important concerns. The letter followed a series of similar letters sent to the Planning Board in 2020. At issue is that a number of provisions in the Draft Revised Plan appear to promote upzoning extensive portions of Alameda's older neighborhoods. The letter describes how raising density will put pressure on historic buildings, possibly encouraging their demolition or adverse alteration, as well as insensitive and/or out of scale new development in historic areas. And although Alameda has a strong historic preservation ordinance that, among other things, requires HAB approval for demolition of any pre-1942 building, development pressures may significantly increase the numbers of demolition proposals presented to the HAB if the proposed General Plan provisions are implemented. HAB decisions can also be appealed to the City Council, which may reverse HAB denial of demolition proposals.

In addition, the draft Plan is too vague for determining the extent and locations of possible increases in development intensity. The proposed intensities need to be clearly identified in the draft Plan and the impacts discussed.

The Plan also needs a Resource Conservation section that promotes rehab/reuse of existing buildings as much as possible as an alternative to new construction to, among other things, conserve the embedded

energy that was used to construct the existing buildings and minimize the additional energy that must be expended for replacement buildings. This section should include a building materials salvage and recycling policy to avoid consigning them indiscriminately to landfill.

Finally, there are important provisions in the existing General Plan that have either been removed or modified in the draft Plan and relate directly to historic preservation, most notably those listed under section 3.3 (Architectural Resources) of the existing General Plan's City Design Element. AAPS is urging that these provisions be retained in the new General Plan.

AAPS is also recommending that the City establish a Mills Act Program that reduces property taxes for historic buildings in exchange for their rehabilitation/restoration and preservation.

Release of the revised General Plan second draft is expected in March, followed by Planning Board and City Council hearings. It is hoped that the second draft will satisfactorily address AAPS's concerns.

The complete existing General Plan, draft revised Plan and related information can be accessed at www.alameda2040.org/document-library

The AAPS letters on the General Plan revision are posted on the AAPS website. To receive updates on the General Plan revisions and other preservation issues and to help prepare AAPS position statements, please join the AAPS Preservation Action Committee Google Group.

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PRESERVATION ACTION COMMITTEE

GET INVOLVED & MAKE A DIFFERENCE!

The General Plan is in currently being updated and the process is open and accessible. Together we can make a difference in Alameda's future. Share your ideas and participate!

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We maintain a Google Group list to advise AAPS members on ongoing issues that could affect historic properties. Please contact **Christopher Buckley** at **510-523-0411** or **cbuckleyAICP@att.net**



Need work done to your vintage home?

Look no further than the resource section of the Alameda Architectural Preservation Society's website to find that plumber, contractor, electrician or artisan to hire to repair or enhance your vintage home.

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If you've had someone work on your home that's not on our list, please contact us to add their name to our page.



alameda-preservation.org/publications/resources-recommended-by-building-owners/

More AAPS Plaques Around Town

by Kevis Brownson

AAPS Thanks Shannon Whitley and Cybelle Kelley-Whitley, Michael Kubecka and Maria Dulmage, Keri Spaulding and Brian McDonald, and Girls Inc. of the Island City, for ordering historic building plaques this year. The AAPS plaques, displayed outside, help AAPS further our education mission, increasing public appreciation for Alameda's architectural history.

Are you aware of the AAPS Alameda Plaque Program? We handed out the first bronze plaques to the 2012 Preservation Award winners, as a medallion for all to see, highlighting their work in restoring and protecting Alameda's historic architectural legacy. Shortly afterward, we presented the first City Monument plaque and the first Historic Building plaque. In total, building owners have ordered and received 29 plaques, and AAPS has awarded 71 plaques to Preservation Award recipients.

When asked what motivated her to order a plaque from AAPS, new plaque owner Cybelle Kelley-Whitley responded, "We were looking into the AAPS plaque program, and decided to order one for our home. Owning a historic home is a lot of work, but we love the character of older homes, even with their quirks."

Maria Dulmage and Michael Kubecka ordered their plaque to commemorate two events: the 125th anniversary of the construction of their house, and their 20th anniversary of living in it.

New plaque owner Keri Spaulding McDonald says, "I love our plaque! It makes me smile every time I come home."



Brian McDonald & Keri Spaulding

HISTORIC BUILDING

2256 Buena Vista Avenue



Christine Chilcott
Chief Executive
Officer, Girls
Incorporated
of the Island City

CITY MONUMENT

Dr. Edith Meyers Center 1724 Santa Clara Avenue

Girls Inc, programs take place in the Dr. Edith Meyers Center, an official City Monument.

AAPS is eager to facilitate placing more plaques on buildings in our city. Out of thirty City Monuments, eight have plaques, and out of over 1800 historic buildings, only thirteen plaques have been placed. Is your property eligible? To find out, go to the City Historical Buildings Lists page on our website www.alameda-preservation.org/publications/city-historical-monuments/.

If your building is listed as a City Monument, or is listed on the City Historical Building Study List as an N or S category, it is probably eligible for a plaque. If you have recently restored your property to its historic appearance, it may be eligible too.

As the Preservation Awards plaques were not given to recipients from 1998 through 2011, those awardees have an opportunity to order Preservation Award plaques at cost, and six owners have done so. If the award winning building is still in "Preservation Award" condition by AAPS review, the building owner may order and display a plaque.

For a more complete explanation of the program and the application forms, please go to our page www.alameda-preservation.org/programs/historical-plaque-program/.

AAPS thanks 2020 Plaque Committee members, Kevis Brownson, Steve Aced, Evelyn Kennedy, and Nancy Hird for their work on this project.



RESTORATION *Journal*

The Roof Over Our Heads *by Joyce Boyd*

It was a rainy, windy afternoon, the phone rings. It's our neighbor calling to tell us that the shingles are blowing off our roof. Not the kind of call you want to get. Fortunately, the roof was not leaking. When we purchased the home, the inspection report said: "The roof has been replaced at different times and has different remaining life expectancies. The left side of the roof is beyond its expected life and in overall poor condition. The right side of the roof may still be serviceable; however, we observed several loose, damaged, and missing shingles, and some of the rooftop penetrations were dried, cracked, and subject to leakage. We recommend referral with a licensed roofer". It was time to tackle the project.

Hiring a Contractor

We received three bids for the roof. Once we selected who would do the work, we checked their references. We hired Advanced Roofing Services. I believe that hiring reputable contractors will get rid of 90% of your problems on a project. They did an excellent job and were great communicating with us and our neighbors. Putting in a roof is an inconvenience, especially for your neighbors, and this company answered all their questions and charmed each and every one.

Selecting your Shingle Type

For roofing material, you can choose from asphalt, clay tile, wood, metal, slate, and composite. Asphalt shingles are the most common form of roofing material used in the United States, primarily because they are so affordable. I have seen beautiful roofs in Alameda of materials other than asphalt, but given all the additional work we needed to do on the house, our budget dictated asphalt. It also fit in with the other houses on my block which also had

asphalt shingles. I chose the GAF Timberline 30 year Ultra High-Definition asphalt shingle.

Add a layer or take everything off

One of the factors affecting the cost of your roof replacement is whether you can add another layer of shingles on top of your existing one, or if you need to tear off the old roof down to the rafters and start again. The maximum number of layers you can have on your roof is four and unfortunately our roof already had four layers, so it would need to be removed right down to the rafters. In fact, during the removal process, the roofer found a fifth layer of roofing that required a change order for its removal! Alameda's building code requires sheathing materials on the rafter below the roofing, and since half of my roof had the original sheathing layer from 1896, it did not meet the City building code. It had to go.

30 or 50 Years?

Asphalt shingles can be purchased with a 30-year or a 50-year life expectancy. What most folks do not know is that the cost of the 50-year life shingles is only 10% over the cost of the 30-year shingles. Sometimes money is just tight and you can't afford the extra expense, but if you can, I recommend to spend the extra 10%

and get the 50-year shingles. Now, having said that, I must confess that I purchased the 30-year shingles, not because of cost but because the 50-year shingle in the color I wanted, Pewter Gray, is only sold on the East Coast, and the 30-year shingle is sold on the West Coast. My plan is to not own the house in 30 years, so I do not have to chastise myself for not buying the 50-year shingles.

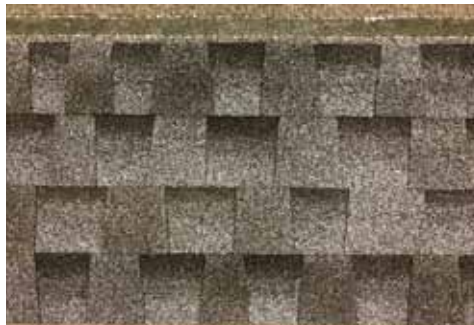
Choosing a Color

Unlike paint, you have a limited number of roof colors to choose from. For the 30-year shingles there were eleven color choices and for the 50-year shingles there were even less. The typical colors are variations of the basic grey, brown, black, red or green. Of course, you want the exterior paint color and the roof color to harmonize, and since you will paint your house more often than you will replace your roof, I would suggest choosing a neutral color roof like grey, brown or black. A red or green roof will only work with certain paint colors, so even though I loved the green slate color, I decided it was too restrictive for the exterior paint color choices.

Shape and Dimension

There are a variety of shapes available and I have seen some great use of shingle shapes as an architectural feature on homes in Alameda. Since we weren't working with a designer or an architect and had a tight budget, I decided to go with a standard shape but upgraded the shingles to what's called "dimensional shingles", as they are more aesthetically pleasing. Regular asphalt shingles have three regularly spaced asphalt tabs, giving the roofing material a very

Continued on page 7...



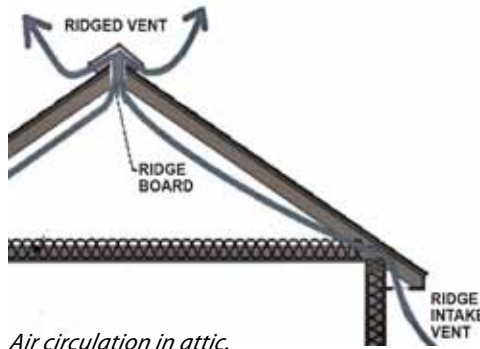
Overlaying shingle sheets creates a multi-dimensional effect



Single shingle sheet displays a larger and simpler design



Ridge vent.



Air circulation in attic.

repetitive flat pattern, whereas dimensional shingles have two layers of shingle material bonded together. Random notches are taken out of the shingle exposing the bottom layer which is what gives them that three-dimensional look, with high and low tabs. The cost is about 20% more than the regular asphalt shingles.

Ventilation

I had never thought about ventilation in an attic. An unconditioned attic, one which is not heated nor cooled for comfort such as mine, requires ventilation because without it mold and mildew can form, heat can accumulate, and the roof shingles will age prematurely. Two of the initial quotes I received included box or turtle vents – these are little boxes that poke up out of the roof to let the hot air out. But the quotes were missing an intake vent, and that was because my roof has a small overhang with no soffit where the intake vent is usually placed. The solution was to use an edge vent, which is an intake vent for roofs that have little or no soffit, it runs along the edge of the roof to allow air in. And instead of the box vent for the exhaust, I decided on a ridge vent, which runs along the top ridge of the roof to give more exhaust venting. Selecting these vents increased the cost of the roof by about \$1,500.

Contract

Do not just sign the contract that is handed to you. I am not a lawyer, but I knew from previous projects that “if it ain’t in writing, it did not happen”. Make sure that the contract specifies the materials that will be used. What type of roofing, sheathing, venting, underlayer, etc. And include language about clean up. One neighbor told me that their roofer had left all sorts of nails

all over the property. Advanced Roofing Services left my property cleaner than they found it. In fact, one day when my husband returned from work, he asked why the roofers had not come to work because everything was so clean and tidy, he couldn’t tell that they had indeed been on site that day. I also added this language to the contract: “The contractor will be responsible for repairs to the building, windows, or concrete caused by the contractor. This excludes interior ceiling or wall damage such as cracks due to vibration of the building”. Make sure to read the warranty provided by the roofing company as well as the warranty included with the shingles you are installing.

Insurance

Before any contractor steps foot on your property to start work, ask them to provide copies of their liability and workers compensation insurance. For a reputable contractor this is a routine part of the process. Don’t let anyone tell you differently. If they don’t carry insurance, don’t sign the contract.

Permit

The roof installation will require a building permit. Make sure the contract makes the roofer responsible for this. Before the project begins, go to the city’s website to ensure that a permit for your project has been pulled. And once the project is finished, check back to see if it has been signed off and finalized. Once I had a signed off permit, but the city forgot to update it in their system.

Payment

Of course, do not pay too far in advance of the work. I put down a \$1,000 deposit to secure a date, then 50% of the total when the roof

installation started, and I paid the remaining balance once the work was completed and the permit filed and signed. I no longer work with folks who need me to give them money to buy materials, it is a bad business practice that has only led me to no good.

The Roof Install

After planning for months, it was a surprise to have the roof replaced in only one week, so it’s important to make yourself available to answer questions and provide direction. In my case, there weren’t many, but they were important. This project needs to be your top priority that week. The installation will be noisy and shake the house. There’ll be lots of banging. If I were to do it again, I would put tarps on the attic floor to make clean up easier because a lot of debris falls to the attic floor.

Extra Roof Tiles

Ask your roofing contractor for extra shingles. My roofer gave them to me at no extra charge. In case you do a project in the yard, like a gazebo, you will have matching roof shingles. Who knows if they’ll be available in 5 or 10 years? Great advice from a neighbor of mine who had this problem.

Maintenance

Once that beautiful and expensive roof has been installed, you will want to maintain it. My roofer provided a five-year warranty on their work. Keep an eye on the roof, I’ve already called them once when a tile looked askew. They came right out and fixed it. And just before their warranty ends, they will do a final roof inspection and make any repairs. As your roof ages remember to do a yearly inspection and repair it if needed. Put this in your budget, it is part of the cost of owning a home.

Cost

So, what did this project cost? For my 1,800 square foot roof the final cost was \$31,938. Now before your head blows off, remember that I had to have five layers of roofing removed and new sheathing replaced on half of the roof. Your cost should be less if you are just adding one layer of roof. I seem to be doing the once every 50- or 100-year projects on my house, which are always the costliest.

TRAVELOGUE



An illustrated architectural travel story inspired by places visited and experiences encountered.

My House in France

by Mark Greenside



▲ The granite and slate house in Brittany, Finistère.

It's an old stone house made of granite and slate woven together like a fine Harris tweed of tans, blues, black, grays and rust. It is the kind of house—old, stone, lonely, a survivor I've been admiring and ogling. Sometimes they look medieval, like there ought to be a moat around them. Other times, like now, in the sunlight, they are wavy patches of light: silver, gray, white, blue, twinkling and winking, seemingly as surprised as I am that they're still here. And with good reason. Most of them have been torn down or have tumbled down, or the stone has been covered by a thick, white, stucco for the same reason people in the 1950s painted their oak and maple furniture: to make it look more classy and refined and finished, less natural and raw. The house is a find, the only old, stand-alone, exposed-stone house on the quay.

A man opens the door and peeks out. He holds out his hand like an American and says, "Hello." I shake it and ask, "Parlez vous anglais?" "Yes. Of course," and he explains the house is not clean, his wife is not there, but he'll show it to me quickly.

He opens the door and I walk in. The change inside the house is palpable. Outside, it is bright, sunny and hot, but inside, in the front hallway, the house is dark, cool, refreshing. It's like walking into an air-

conditioned theater on a hot sunny day, only this isn't air-conditioning, it's what happens when you have three-foot-thick granite walls.

I follow Monsieur over a brown-and-ochre star-patterned tile floor that looks early twentieth century, up the stairs, past the second-floor landing to the attic, which is startlingly bright. It has three skylights and is huge, running the entire length and width of the house. The ceiling is an A-frame that peaks at under six feet in the center and drops to less than two at the sides. Hundreds, maybe thousands of long rusty nails poke through the roof, making the room some sort of medieval torture palace and a haven for tetanus, a shot I haven't had in thirty years.

Monsieur leads me down the stairs, bypassing the second floor, back to where we started at the front hallway. He points to the right, showing me the kitchen. It has a large window facing the river and a red rose bush in bloom, the same early twentieth century tile floor as the hallway, a beamed ceiling, and old, dark-wood paneling that looks as if it came from a church, covering what once was a huge, stone cooking fireplace. He turns me around and points me into a small, dark room with a fireplace, beamed ceiling, hardwood floor, and beautiful granite-and-slate stone wall. It's like a miniature hunting lodge with its smell of smoke, burnt wood, maybe game, or an old library with its built-in bookshelves overflowing with books. It's nice, I think. I like this house. It has three floors, if you count the bat-ridden medieval attic, plenty of room to live in and to write.

"There's one more room." He leads me through the dark library/game room, to the darkest spot, where I see a black door I hadn't seen before. It's less than five feet high and cut through the three-foot thick stone wall. He opens the door, and I trip over a step I don't see and fall into another world.

Facing me is a forty-foot-long wall of shimmering granite and slate bathed in light. Built into the wall are two huge, large enough to walk into, fireplaces, each one big enough to roast a pig. Between the fireplaces, a double window looks out at a five-foot-high slate wall that separates the rear of the house from an open field. I step into the room, gaga. To my left, forty-feet away, is another stone wall of granite and slate with a window that looks at the yard and a strand of thirty-

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TRAVELOGUE...continued from page 8



▲ The large pageantry room in the back.

foot-high cypress trees more than one hundred feet away. The wall to my right is white plaster and has a window that looks at more yard, a stone shed, and another strand of thirty-foot cypress trees at least one hundred-fifty feet away. The ceiling has four skylights, beams, and a double cathedral roof in the shape of an M, peaking twice at twenty-five feet. The floor is terra cotta tile. In the middle of the room, forming a perpendicular, are two old, bent wooden beams. One runs the width of the room, at the bottom of the M, to brace the roof. The other runs from the crossbeam to the floor. I later learn the village was a working port until the 1950s, and every home along the quay was also a café, which is why this room was added onto the house. That's why there are two steps to enter the room and two fireplaces, and why the interior wall separating this room from the small dark room is three-foot-thick granite and slate instead of quarter inch plywood.



▲ 1866 stone viaduct, its twelve arches connect the valleys on either side.

Monsieur starts leading me out. I look around to take it all in, already picturing myself here, LaFontaine, Chateaubriand, medieval feasts with goblets, banners, shields and family crests; a long wooden table covered with pheasants and game, stained with wine and candle wax; full-bosomed wenches everywhere. I see Bloomsbury, Antibes, a garden room, trellises with ivy growing up the walls, lots of wicker and wrought iron, big floppy hats, frilly dresses, and linen suits à la the Twenties, Scott and Zelda. As I leave the room, three sheep are grazing in the field out back. Monsieur tells me the house will be clean tomorrow and his wife, who speaks better English, will be there. "Come back tomorrow at three if you like."

Don't miss the rest of Mark's story, go to alameda-preservation.org/publications/preservation-articles/ to find out what happens next!



◀ Mark on the coast.

"In 1991, Greenside, a teacher and political activist (now) living in Alameda, California, found himself at both the end of a relationship and the end of the world. The French world, that is: Finistère, (in) a remote town on the coast of Brittany, where he and his soon-to-be-ex-girlfriend spend 10 weeks. . . At summer's end (as well as the end of his relationship), his attachment to France became more permanent through the quasi-impulsive purchase of an old stone house. . ."

From Publishers Weekly



◀ Detail of green filigree on the door.



**ALAMEDA
ARCHITECTURAL
PRESERVATION
SOCIETY**

P.O. Box 1677
Alameda, CA 94501

In This Issue:

- *Alameda's General Plan Update Continues*
- *Preservation Action Committee Report: General Plan Revision Update*
- *More AAPS Plaques Around Town*
- *Restoration Journal: The Roof Over Our Heads*
- *Travelogue: My House in France*

AAPS WELCOMES NEW AND RETURNING BOARD MEMBERS

AAPS BOARD MEMBERS 2021

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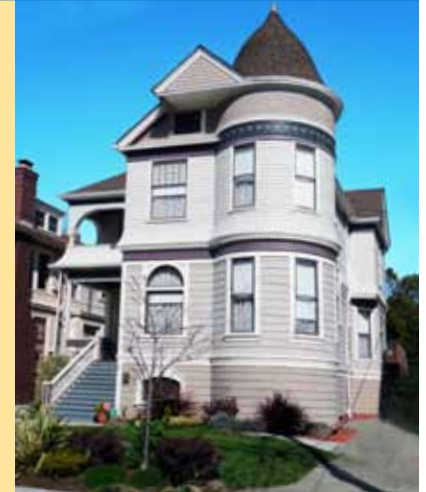
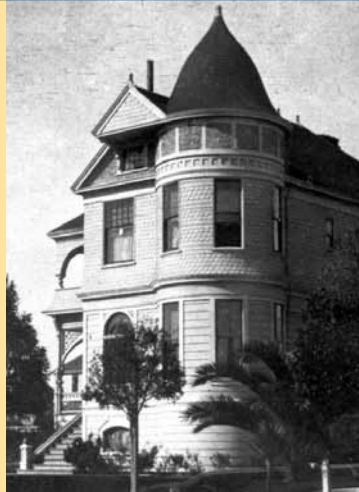
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Discerning change is one of the overarching themes of this class. For example, this triptych shows an 1890s home on the left as it was originally, next to what it looked like when some architectural alchemist tried to change its "costume" completely, and finally what Jim Smallman's loving lathe and careful research replaced, a boon to the public part of the street and a gift to us all. Those without prior knowledge of style changes through the decades might understandably suppose the stucco-sullied house in the middle was the original. Images: Alameda Museum, Woody Minor & Jim Smallman.



ALAMEDA DEVELOPMENT & ARCHITECTURE

THIS FREE TWELVE SESSION CLASS FOR MASTICK MEMBERS highlights the changes, context, and history of the Island from the Gold Rush era to the 1930s. Eight slide shows and four walks will help students understand and enjoy the different styles of buildings that abound here, with more than 10,000 completed before the 1950s.

Presented by author-teacher Judith Lynch who collaborated on three books and writes about vintage architecture. She taught grade 1 in Alameda for twenty years and balanced that with

ten years voluntary service on the Alameda Historical Advisory Board. Robert Farrar is co-teacher, a Marcuse & Remmel historian who has visited over 100 of their homes and is creating a database about their work. He owns a completely rehabilitated M&R house.

Sessions are 1-2 p.m. Wednesdays and Fridays, April 29 through June 5. Slides take place via Zoom; walks begin in various neighborhoods, depending on conditions at the time. Enrollment is limited; please call during the month of April to reserve a slot.

1-510-747-7506