General Membership Meeting

All About Chimneys

Fireplaces From Yesterday For Today
Paul Breitkopf, Breitkopf Masonry and Sally McKnight, The Irish Sweep

Sunday, October 20, 2002 ~ 7:00 p.m.
First Presbyterian Church at the corner of Santa Clara Ave & Chestnut St

AAPS is pleased to welcome Paul Breitkopf, ma-
son, and Sally McKnight, chimney sweep, with us at our next
General Membership Meeting. Appropriate for the fall sea-
son, they will be presenting us with alternative chimney tech-
niques.

Paul will be educating us on various fireplace and chimney
designs and styles. His presentation will include examples of
designs that are appropriate to different periods; Victorian,
Edwardian, Craftsman, etc. He will discuss common defects
and problems found in older fireplaces and chimneys. These
defects could be caused by age, quakes, weather, or poor
maintenance. He will show good and bad examples of chim-
ney bracing. Paul is the third generation mason of Breitkopf
Masonry, which was founded by his grandfather decades ago. He is a 25 year member of Mason’s
Union Local 3.

Sally McKnight will be discussing maintenance on various types of fireplaces and chimneys. In
addition she is going to talk about fireplace inserts, woodstoves, metal flues and re-lining. Sally is
the owner of the Irish Sweep. She has been a chimney sweep since 1982 and is known for her
expertise in – and passionate enthusiasm for - the chimney industry. Sally is actively involved in
professional associations for the chimney sweep industry. Her accomplishments include serving as
board member and ethics committee chair for the National Chimney Sweep Guild; serving as trea-
surer for the Chimney Sweep Institute of America; and serving several terms as treasurer and one
term as president of the Golden State Chimney Sweep Guild.

Both Paul and Sally will be happy to answer any questions you may have and they encourage you to bring photos.
Victorian at 1423 Morton Street proposed for demolition—Building is attributed to the Architect of City Hall and is not presently on the Historic Building Study List

A design review application has been filed with the Planning Department for demolition of a Victorian residence at 1423 Morton Street and for its replacement with a duplex.

The property is described in George Gunn’s *Documentation of Victorian and Post-Victorian Residential and Commercial Buildings, City of Alameda, 1854-1904* as a Transitional Eastlake Cottage, built in 1883, with design attributed to George W. Percy, one of the architects (as part of the firm Percy and Hamilton) of Alameda’s City Hall.

Tax assessment records, contract notices and city directories indicate that the owner and builder was Gershom H. Percy. He was variously described in the directories as a “millman” or “carpenter.” He also owned and built the very fine adjacent residence at 1425 Morton Street, constructed in 1879.

The directories indicate that “George W. Percy, architect” lived on the “west side of Morton Street between Central and Santa Clara”, presumably in one of the two homes owned by Gershom H. Percy. The design of both homes has been attributed to George W. Percy because of his obvious relation to Gershom H. and his presumed residence in one or possibly both of the structures.

If 1423 Morton Street were on the City’s Historic Building Study List, it could not be demolished without appeal by the Historic Advisory Board, with possible appeal to the City Council. Unfortunately the building is not on the study list probably because it has been covered with composition or asbestos shingles. When the study list was created, there appears to have been a policy to exclude from the list buildings with significant alterations. AAPS believes that such a policy is highly inappropriate because these buildings still usually retain most of their architectural integrity. Such alterations are often easily reversed and exclusion from the list disqualifies the building from the State Historical Building Code (SHBC). Ironically, altered historic buildings have more need for the SHBC than the unaltered structures that comprise most of the study list and which are therefore eligible for the SHBC.

AAPS has written a letter to the Planning Department opposing the Design Review application and is awaiting the Department’s decision. The decision is appeal-able to the Planning Board. AAPS has also written a letter to the Historic Advisory Board requesting that the Board place the building on the study list, so that the structure is protected from demolition and becomes eligible for the SHBC. The Board is expected to consider the request at its November 7, 2002 meeting.

This case dramatizes the gaps in the study list. AAPS is therefore developing a proposal for presentation to the Planning Department and Historic Advisory Board for identifying and adding properties to the study list, like 1423 Morton Street, which should have been on the list from the very beginning.

The Preservation Action Committee meets at 7:00 pm on the fourth Thursday 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 510-523-0411. We are making an impact within the community. It’s fun and informative. We encourage all members to GET INVOLVED!

Alameda Architectural Preservation Society
Preservation Action Alert!! ~ Minturn Street Demolition Date Has Changed!!

Tuesday, September 17, 2002 was the originally scheduled date.

TUESDAY, October 15, 2002, 7:30 P.M.
COUNCIL CHAMBERS, CITY HALL

The building has major architectural merit and is part of one of the City’s most important groups of Marcuse & Remmel structures and does not need to be demolished.

Please come to the meeting and urge the Council to support the HAB’s decision and deny the appeal.

Traditional Building and Period Homes
You will find in this newsletter (pages 4-5) and in future issues, we will be inserting a featured article from the publications Clem Labine’s Traditional Building and Period Homes. For more information on these magazines please call 718-636-0750 or visit their web sites at www.traditionalbuilding.com or www.period-homes.com.

The article featured in this newsletter is from Period Homes, Summer 2002, Vol. 3 / No. 2

ALAMEDA LEGACY HOME TOUR
Comfortable Living in Vintage Houses
September 15, 2002

Thank you
A special Thanks to PERFORCE SOFTWARE for sponsoring us!

Thank you to the 8 sets of Homeowners for the use of your beautiful homes.
Thank you to all who were involved from the beginning planning stages and to the docents.
Thank you to all who attended and made this event such a success.
Alameda Architectural Preservation Society

Identifying Period Moldings

New Source for Date and Moldings

A single comprehensive molding and millwork catalog issued
in March of 2002, Hilt Historic Moldings

In October of 2002, a book on historic millwork was
published by the Almaden Historical Society.
Matchmaking Millwork to Historic Buildings
If you would like to join the Architectural Preservation Society or renew your membership, please send this portion back with your payment.

Membership Chairperson - Denise Brady
@ 523-8886

Name: __________________________ Date: __________
Address: ___________________________________________
Phone#: ___________________________________________

Check your membership category.

[ ] renewal    [ ] new member
[ ] Family $25    [ ] Single $20    [ ] Seniors $10 each
[ ] US Mail Newsletter    [ ] e-mail Newsletter

Alameda Architectural Preservation Society
P.O. Box 1677 ~ Alameda ~ CA ~ 94501
510-986-9232 ~ www.alameda-preservation.org
Other community events

Alameda Museum Lectures:
Admission is free for Museum members and $5 for others. Call 510-748-0796.

Thursday, February 27, 2003, 7 pm: “Victorian Polychroming” by expert color consultant Bob Buckter, (aka Dr. Color), who will present glorious slides that are the result of his two decades of transforming buildings all over California. With a wave of his magic color wheel, he entices glum houses to smile in a riotous run of fancy paint. This lecture is underwritten by Pagano’s.

Thursday, March 27, 2003, 7 pm: “A. W. Smith: Architect” by Betty Marvin, an Oakland Heritage Alliance member who has made an intense study of Smith and his work.

Thursday, April 24, 2003, 7 pm: “Red Tile Style” by architect Arrol Gellner, who will present juicy slides taken by photographer Douglas Keister, who illustrated this new book by Viking.


San Francisco Victorian Alliance (415) 824-2666 or www.victorianalliance.org:
House Tour featuring The Webster Street Historic District. Sunday, September 22 from 1 to 5 p.m.

Woman’s Will, the Bay Area’s all-female Shakespeare company, presents: The Importance of Being Earnest by Oscar Wilde

Come see this 1895 classic comedy brought to life in its proper setting. November performances are at the Historic Landmark Pardee Home in Oakland followed by a tour of other sites through December 8th. Reservations (highly recommended) and info: 415-567-1758 or www.womanswill.org
**AAPS Calendar**

**Sunday, October 20, 2002, 7 pm:** AAPS General Membership Meeting: All About Chimneys, by Paul Breitkopf and Sally McKnight.

**Wednesday, November 20, 2002, 7:30 pm:** Board Meeting at the home of Ruth Tillman, 1716 Encinal Ave.

**Sunday, December 8, 2002:** Annual AAPS Holiday Potluck.

**Sunday, February 3, 2003, 7 p.m.:** AAPS General Membership Meeting: “The Hidden Treasure” by Jett Thorson

**Sunday, March 16, 2003, 7 p.m.:** AAPS General Membership Meeting: “Bungalow Bathrooms” by Jane Poewll.