

THE ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY



www.alameda-preservation.org

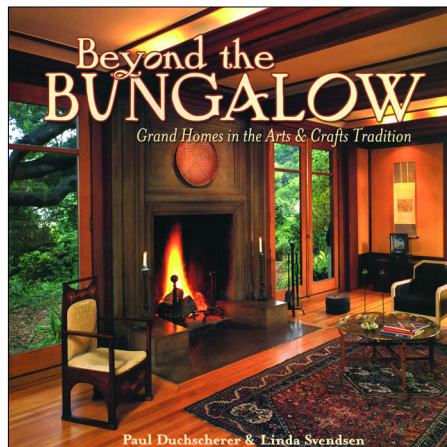
March, 2006

Beyond the Bungalow: Grand Homes in the Arts & Crafts Tradition *by Paul Duchscherer*

Paul Duchscherer has lived in San Francisco for more than three decades, where he has his own interior-design business specializing in historic period-style projects. He is a 1975 graduate of the Rudolph Schaeffer School of Design. Beginning in 1985, he spent the next nine years as Design Service Director of Bradbury & Bradbury Art Wallpapers, a pioneer firm in the Victorian Revival movement that included reviving the art of ornamental ceiling design, a specialty at which Duchscherer soon became a nationally known expert. An avid proponent of historic preservation, his knowledge and enthusiasm for design history includes extensive lecturing, writing, and teaching experience. He is also a long-standing member of Artistic License, a professional guild of architects, designers, and craftspeople in the Bay Area. His previous books include *The Bungalow: America's Arts & Crafts home*; *Inside the Bungalow: America's Arts & Crafts Interior*; *Outside the Bungalow: America's Arts & Crafts Garden*, and *Victorian Glory in San Francisco and the Bay Area*.

Following the topic of Paul Duchscherer's new book of the same name, this lecture shows that the modest bungalow wasn't the only early 20th century American housing type to be influenced by the Arts and Crafts Movement. In fact, the architectural styles and interior features of many other homes, of all shapes and sizes, also expressed the same design and planning influences that popularly characterized the bungalow.

The lecture begins with a brief historic overview of this concept, discussing the phenomenon of so-called "bungaloid" houses, which often appeared alongside their smaller siblings in countless period plan books. Most of these designs were fully two stories (sometimes more). Included among them is the ubiquitous (but largely under-appreciated) "American foursquare".



Cover Design of Paul Duchscherer's book
Beyond the Bungalow.

The Craftsman style is most often associated with the earliest bungalow designs, but was routinely applied to larger-scaled homes. It was the style most commonly used to express the simple design

sensibility and influence of the Arts and Crafts movement in America. Although the popularity of the Craftsman style peaked by the mid-1910s, it was also blended with various other design influences. The resulting related "crossover" styles reflect evolving popular taste throughout the period (c. 1900-1930).

Illustrated by slides of striking representative examples from across the country, this lecture explores the wide range of styles applied to larger-than-bungalow homes built during that same period. While most are simply larger-format (yet still middle-class) dwellings, some are quite grandly scaled, and showcase the surprising extent to which varying degrees of the Arts and Crafts influence found expression throughout America.

In addition to Oriental, Prairie, Shingle, Colonial Revival, Mission and Spanish Colonial Revival styles, Tudor Revival, and English Cottage examples will also be presented and discussed. Among these examples are several homes (including San Diego's Marston House) also open to the public as house museums.

It is time to think
"Beyond the Bungalow"!

Sunday, March 19 at 7:00 PM

First Presbyterian Church (Corner of Santa Clara Avenue & Chestnut Street)
Parking available behind the church, enter from Santa Clara
Doors open at 6:30 PM • Free for AAPS Membership • \$5.00 for Guests

FROM THE PRESIDENT

In my previous letter in the January issue, I wrote about how well AAPS and the City have been working together on preservation issues. Since then, we have experienced a major disappointment regarding our involvement with the Theater, Cineplex and Parking Structure Project.

Because the project is partially federally funded, it must be reviewed by the State Historic Preservation Officer and potentially by the National Advisory Council on Historic Preservation pursuant to Section 106 of the National Historic Preservation Act. AAPS made a formal request to the City to be included as a "consulting party" in the Section 106 review. The City denied our request. AAPS was surprised by the City's denial, since we believe our comments regarding the project have been constructive and have resulted in positive changes to the design. We have sent a letter to the City requesting that they reconsider their decision and we are awaiting their reply.

The Historic Advisory Board (HAB) provides commentary to the City on matters affecting Historic Preservation. At their Jan 5, 2006 meeting, all the HAB members expressed concern about the massive scale of the project and requested that a 3-dimensional physical model be provided, with one member suggesting perhaps a 'virtual' model, for the public to review.

Recently, members of the AAPS Preservation Action Committee met with the Mayor and the Alameda Development Services Manager. In response to the question as to why a model has not been provided, we were told that "the City can't afford it." This project involves over 24 million dollars of public funds and affects the historic Theater, as well as other significant surrounding historic buildings. It seems reasonable, for a project of this magnitude, that a model be provided in order for the public to fully understand the impact to Alameda's Civic Center.

Denise Brady

PRESERVATION ACTION COMMITTEE REPORT

Naval Air Station Update

by Elizabeth Krase

Over the past year AAPS has been active in efforts to preserve the historic district and other resources at the former Alameda Naval Air Station (NAS). During World War II, Alameda's Naval Air Station was the most important new air station constructed on the west coast, and it was the major air base for all the Navy bases in the San Francisco Bay area. Significant for its history and for its architectural design and site plan, the historic district is Alameda's tangible link to World War II and to events of national significance. The NAS Alameda Historic District was identified in 1992 as historically significant and therefore eligible for the National Register of Historic Places. The City of Alameda also designated the NAS historic district a City Monument.

Because the future transfer of the former NAS out of federal ownership will be a federal action, and because it involves a historic district that has been found eligible for listing in the National Register of Historic Places, an important preservation law is invoked: Section 106 of the National Historic Preservation Act of 1966. The transfer of the NAS to the City for redevelopment is certain to cause the demolition of some of the historic district buildings and new construction within the historic district. This would be an "adverse effect" to the historic district in Section 106 language, thereby requiring the Navy to try to avoid or resolve adverse effects. These mitigation efforts are memorialized in a legal document, a Memorandum of Agreement (MOA).

AAPS participated in two meetings with representatives of the Navy, the (federal) Advisory Council on Historic Preservation, the State Historic Preservation Officer, and the City during the summer of 2005 to refine the MOA. In response to our request, the Navy granted AAPS the status of a consulting party in the Section 106/MOA process.

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AAPS Board Members 2006

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*Alameda Architectural Preservation Society, P.O. Box 1677
Alameda, CA 94501 510.986.9232 www.alameda-preservation.org*

AAPS requested an adaptive reuse study for every historic building proposed for demolition. In addition, we have advised the Navy and the City of a number of other buildings and resources at NAS which were omitted from the historic district, but which are worthy of preservation efforts. Among these are the Flight Control Tower, the Seaplane Lagoon and Ramps, Seaplane Hangars 11 and 12, the WAVES Barracks, and a Boathouse and Diving Locker on the lagoon. These resources were not included in the historic district for a variety of reasons, but AAPS believes that they should be re-evaluated by the Navy for inclusion in the historic district. Further progress on the Navy's part to have these resources evaluated for the National Register has been stalled due to the Navy's internal reorganization, funding challenges, and the Navy's apparent desire to transfer responsibilities for some of the MOA tasks to the City.

In anticipation of the transfer of the former NAS from the Navy, the City and its developer, Alameda Point Community Partners, have developed a "Preliminary Development Concept" (PDC) to guide redevelopment of the former NAS. The PDC includes approximately 1,735 new housing units and a retail and transit center on the Seaplane Lagoon as well as open space and park facilities.

However, the PDC would severely affect the NAS Historic District by demolishing all of the Senior Officer's Houses ("Big Whites"), the Bachelor Officers' Quarters (BOQ) and a number of shops buildings, all of which tell the story of the NAS's role in World War II. While the PDC claims that 65% of the district contributors would be preserved, numbers alone do not adequately characterize the extent of the effects to the historic district.



Seaplane Hangar 11 (looking east), photo by Kevin Frederick

Simply put, some contributors are more important than others. The proposed removal of the BOQ and the Big Whites would mean the loss of physical and spatial continuity in the northeast sector of the district. Removal of all of the Big Whites also means the loss of the distinctive, formally-designed park-like setting of the Big Whites and their conspicuously Moderne architectural style, with the solitary exception of the Admiral's House.

Removal of all but one of the contributors in the shops area would likewise leave a large gap between the Seaplane Hangars/Lagoon and the remainder of the district. The PDC additionally would adversely affect the NAS Historic District by the intrusion of new infill housing inside the district and changes in the significant physical features of the NAS setting, especially the view of the Seaplane Lagoon, Ramps, Flight Control Tower, and Seaplane Hangars. Similarly, blocks of infill housing proposed to replace the BOQ, Big Whites, and Shops buildings would make it difficult to visualize the historic district or to tell where the edge of the historic district is.

Measure A has a major effect on how Alameda Point can be developed, as well as on the preservation of the historic district. Some very large buildings within the historic district, such as the BOQ, the Bachelor Enlisted Quarters, and even some

of the shops/warehouse buildings, could be excellent examples of adaptive reuse by conversion to work-live units or assisted living facilities. Such uses would conform with *Measure A*. A group named HOMES (Housing Opportunities Make Economic Sense) is investigating the possibility of allowing an exception to *Measure A* for the former NAS lands only.

AAPS members have communicated to the City Council, to City staff, and to the Historical Advisory Board on several occasions that greater efforts need to be made to preserve more of the historic district buildings. Specifically, we have suggested that:

- The City request the Navy to prepare an adaptive reuse study for every historic building proposed for demolition so that the financial benefits of the 20% preservation tax credit are included in any financial analysis of the PDC(since City funds are limited);
- The City prepare a Historic Preservation Master Plan to ensure that the historic district will retain sufficient integrity to remain eligible for the 20% historic preservation tax credit for rehabilitation of historic buildings;
- That greater efforts to preserve the Big Whites be made, either by preservation in place or by relocating them to another suitable site within the historic district;

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Panorama of the Seaplane Lagoon and seaplane hangars (looking north), photo by Kevin Frederick



Illegal Demolition at 500 Central Avenue

by Chris Buckley

Last summer the rear 75 percent of the two story commercial building at 500 Central Avenue was dismantled and reframed without City permits. This activity stopped only after AAPS and possibly others reported the illegal work to the City, which then issued a stop work order.

The structure is part of the Fifth Street Station grouping of historic commercial buildings and was originally moved from San Francisco on a scow (a large flat bottomed boat used for shipping bulk materials) in 1886 by Martin Kaney (sometimes spelled Kanne). Since the move, the building has been used for, among other things, Kaney's residence and as a train station for the rail line that ran along Encinal and Central Avenues and was the source of the names for the Fifth Street and other "stations" that lined the railroad route.

Following the stop work order, the owner was ordered to secure, weatherproof and stabilize the structure and submit a plan to restore the building exterior to its pre-demolition appearance. As of February 9, 2006, some weatherization had been done and a temporary chain link fence installed across the front of the building,

but the owner's response to the City's directives remains incomplete.

The property has a recent history of questionable construction activity, including a demolished building at the rear that the owner claims collapsed by itself and work on the main structure in early 2005 without permits.



500 Central on August 8, 2005, when the City issued a stop work order to halt illegal demolition and construction.

The demolition work is part of an epidemic of illegal demolitions that ironically began after the City strengthened its historic preservation ordinance to require City approval of demolition exceeding 30 percent of the value of pre-1942 buildings

and to impose additional penalties for illegal demolition. An earlier prominent instance occurred at 1104 Oak Street (see March, 2005 AAPS News).

Because of these illegal demolitions, the City, with major input from AAPS, is investigating even stronger penalties for illegal demolition, including prohibiting contractors who do such work from doing business in Alameda. These penalty proposals are expected to be considered at the Historical Advisory Board's March 2, 2006 meeting.

Stopping illegal demolitions and other work without permit while such work is in progress and not too far along is critical to ensure preservation of historic buildings. If you see work in progress that you believe may be without permit, contact the Planning and Building Department at 747-6800 to determine whether permits have been issued. If permits have not been issued, ask Code Compliance Officers Tim Higaes at 747-6847 or Dave Valeska at 747-6846 to investigate and if appropriate issue stop work orders. Code Compliance staff has been very diligent in following up complaints and keeps the names of those who call in complaints confidential. ♦

Navel Air Station Update *continued*

- The heights and placement of new construction on the south side of Seaplane Hangars 39, 40, and 41 be limited, so that these important buildings are not obscured by infill development. No other part of the NAS conveys the essential relationship between air, water, and land that was the fundamental reason for the NAS's existence as strongly as the view across the water towards the Seaplane Lagoon's north shore. Blocks of infill housing or commercial structures on the former taxiway between the lagoon and the seaplane hangars could obscure this important vista and diminish the district's ability to portray the NAS's historic role.

- It is essential to have the additional resources worthy of preservation outside

the historic district added to the City's Historic Building Study List, so that ways to reuse these buildings can be explored before redevelopment plans are set in stone.

There has been support for some of AAPS's concerns from several City Council members, and the PDC has been amended to state that an adaptive reuse/feasibility study will be prepared early in the City's Master Plan/EIR process, and that the HAB will consider whether the additional resources should be added to the Study List. However, the future of the Big Whites and the BOQ is unknown. The PDC, after undergoing a number of revisions, was approved by the City Council (sitting as the Alameda Reuse and Redevelopment Authority) on February 1, 2006.

What's next? The Navy and the City are still working toward a conveyance agreement.

The City's developer, Alameda Point Community Partners, must make a decision as to whether it will proceed with the project. If the developer decides to proceed, the City will start work on an Environmental Impact Report. to assess the impacts of the developer's plan. There will be more public meetings to gather community input on the plan during the environmental process. AAPS welcomes any members who would like to get involved in this important project which is certain to change the island of Alameda.

More information, including a copy of the Alameda Point Preliminary Development Concept, are available at www.alamedapoint.com. Architectural Historians Melisa Gadreau and Chris VerPlanck will make a presentation about the former NAS, "Alameda Point: History in Action" at the Alameda Museum on April 27 at 7 p.m. ♦

GET INVOLVED AND MAKE A DIFFERENCE!

The Preservation Action Committee meets at 7:00 pm on the first Monday 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!



FREE trees and shrubs in one to fifteen gallon containers are available, including deodora cedars, lindens, maples, oaks, redwoods, viburnums and more. Call Chris Buckley at 523-0411

KIDS & QUEEN VICTORIA

Presented by The Alameda Education Foundation

See the ninth annual show of art, crafts, sculpture, and writing by students learning about the 19th century architecture, culture, and history of Alameda. Work will be on display from classes at Bayfarm, Earhart, Otis, and Washington schools.

Mayor Beverly Johnson will preside and introduce special guests, including Queen Victoria. Her Majesty assumes the body each April and visits the island to meet our fledgling artists and historians. Practice your bow or curtsy! Live music by Otis Riley.

The opening reception with Her Majesty is Saturday, April 8, 2006, 1-3 pm. Alameda Museum, 2324 Alameda Avenue

The free exhibit is sponsored by the Alameda Education Foundation at the Alameda Museum, through April 28, 2005. For more information, call 510.748.0796.

ALAMEDA MUSEUM LECTURES 2006

March 30: Curator George Gunn will trot out cobwebbed images that have never seen the light of day as he presents "The Museum Archives Revealed."

April 27: Melisa Gadreau and Chris Verplanck, architectural historians from Page & Turnbull in San Francisco, will make a PowerPoint presentation about the former Naval Air Station, "Alameda Point: History in Action."

May 18: Colette Colletter again takes us to France when she focuses on the artist Claude Monet "The Anxious Observer of the Difference of Minutes." (Colette assures us that Monet would have loved living in Alameda in the 1870s!)

June 29: Glassmaster Ken Matthias presents new images of historical glass on the Island, "Glass Act Redux."

July 27: Local author and historian Woody Minor presents "Joseph Leonard: Architect," a slide celebration of the reprint of Minor's book Leonardville Heritage Area.

August 31: Environmentalist and former AAPS President Paul Roberts returns with an investigation into the work of the Newsom Brothers, prominent Bay Area architects who designed the magnificent Carson Mansion in Eureka.

September 28: Architect Richard Rutter presents "Steamboating on San Francisco Bay and the Sacramento Delta from 1850 through 1950."

All lectures take place at the Alameda Museum, 2324 Alameda Avenue near Park Street. Starting time is 7:00 p.m., admission free for Museum members, \$5 for others. For information leave a message at 510.748.0796.

AAPS Newsletter Editor

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The
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ARCHITECTURAL
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Society

P.O Box 1677
Alameda, CA 94501

In this issue General Membership Meeting: Author Paul Duschscherer presents *Beyond the Bungalow* . . .

AAPS Membership Coupon

If you would like to join the AAPS or renew your membership, please send this portion back with your payment. Membership Chairperson - Nancy Hird @ 523.0825

Name: _____

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☐ renewal ☐ new member

Check your Membership category:

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P.O. Box 1677, Alameda, CA 94501

AAPS SCHEDULE OF EVENTS for 2006

March 19

Sunday, 7:00 pm

Beyond the Bungalow
presented by author
Paul Duschscherer

June 4

Sunday, 7:00 pm

Annual Preservation Awards

July 4, Tuesday

Come join us in
Alameda's Annual
4th of July Parade.

September 17, Sunday

Alameda Legacy Home Tour