



Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA
ARCHITECTURAL PRESERVATION SOCIETY

Woody Walk

Saturday, August 22, 2009 at 1:00 pm

Join historian Woody Minor on a tour highlighting the architecture of Central Alameda. The Meyers House & Garden, Alameda's only house museum will also be open for touring.



Meet at the Meyers House & Garden – 2021 Alameda Avenue • The Woody Walk is FREE to AAPS Members • \$5.00 for Non-members
An admission is charged to tour the Meyers House & Garden.



A Stroll Through the Heart of the Island

This year's Woody Walk is a new departure—a stroll along Alameda Avenue taking us into the historic heartland of the Island City. The tour will begin and end in front of the Meyers House, 2021 Alameda Avenue, between Chestnut and Willow Streets. This is Alameda's one and only house museum, and it will be open the day of the walking tour. Limited parking is available at the house museum's parking lot, accessible from Central Avenue.

Alameda Avenue is one of the city's great architectural streets, and one of the best preserved. It is also one of the quietest byways in town, with relatively few cars and lots of shady trees. Located in the central part of the city, where most homebuilding occurred in the late 19th century, the street is a showcase of the major architectural styles of the period, from Italianate and Stick to Queen Anne and Colonial Revival.

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Flower gardens and cottages, such as this pair on the 1900 block of Alameda Avenue, await your viewing pleasure.

Heart of the Island . . . continued from page 1

We will have occasion to look at dozens of houses built between the 1870s and the turn of the 20th century, with a sprinkling of later houses up through the 1920s. Most of the city's leading designer-builders from those early years are well represented in the neighborhood, including Charles H. Foster, Adam C. Gilbert, Charles S. Shaner, Alfred W. Pattiani, August R. Denke, Joseph A. Leonard, Marcuse & Rimmel, and the Alameda Land Company.

Style on Display

One of the glories of Alameda Avenue is its treasure trove of Stick Eastlake houses from the 1880s. Along these four blocks is the largest concentration of the style in the city. They range from high-basement cottages by A. C. Gilbert & Company to residences by other designer-builders, including an early Pattiani "farmhouse" design with the feel of old Alameda as well as the elegant mansion of tea importer John C. Siegfried, a masterwork by emerging architect Charles S. Shaner. This house used to have expansive grounds extending through the block to Encinal Avenue, including a conservatory for flowers, on land now occupied by neighboring buildings and the Encinal Nursery.

We will encounter one of the oldest Italianates in Alameda, an immaculately restored structure from about 1870 that was moved to the street from the downtown area. We will also encounter one of



the largest Italianate houses in town, along with a delectable row of early '80s residences by Charles Foster that clearly display the transition from Italianate to Stick.

While other neighborhoods in town may be more densely packed with Queen Annes, the reigning style of the 1890s, Alameda Avenue has a few gems of its own. They include the town's earliest surviving pair of two-story houses by Marcuse & Rimmel, both from 1891, exhibiting the young firm's architects early grappings with the ornamental schemes of the new style.

Some of the subtle charms you will encounter along Alameda Avenue.



Meyers House & Gardens (top) is a fine example of Colonial Revival architecture.

The Meyers House parlor (bottom) showing rich redwood finish of crown molding. The room features the grand piano owned by the family.

Then there's Colonial Revival, the dominant house style at the turn of the 20th century. Next door to the Meyers House is the finest row of two-story Marcuse & Rimmel houses in Alameda, built in 1895 as investment properties for Mrs. Julia Waite. The houses are Queen Anne in form with Colonial Revival surface treatment and details, making a fascinating contrast with the 1891 pair up the street.

Picture-Perfect Meyers House

Finally, we have the Meyers House itself, a picture-perfect example of Colonial Revival design from the latter half of 1890s. Toned-down façades, a flaring bay, a big front porch with classical columns, and not least, a gorgeous garden—one of the last large gardens left in town. Newly opened at the site is a delightful Spanish-style architectural studio in the rear garden.

Don't miss the 2009 Woody Walk—an aerobic introduction to Alameda's secret heartland!

Story by Woody Minor

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NANCY HIRD

AAPS PRESIDENT 2009

Dear AAPS Members

AAPS relies heavily on donations as well as membership dues to continue our work in educating and increasing appreciation of our historical resources in Alameda. As with all organizations, both of these streams of revenue are down and we are currently dipping into reserves to continue our mission. We have made some significant budget cuts and continue to look for more opportunities to save money. Rather than increasing membership fees, we prefer to increase the number of paid memberships to balance our budget. We have sent out "second notices for 2009 dues" and hesitate to send out a third notice. Regrettably, after this newsletter, we will no longer send hard copy newsletters to those members who are delinquent. The newsletters will remain available on our website.

If you have not paid your dues for 2009, please consider sending a check today to AAPS, P.O. Box 1677, Alameda, CA 94501. (\$30 per family, \$25 for individuals and \$10 for each senior, \$5 for students) Donations are also very welcome.

Another way you can help is to share this newsletter with friends who have an interest in preserving our past. Invite them to visit our website www.alameda-preservation.org and encourage them to join.

Five good reasons to belong to AAPS are:

- Support efforts to preserve Alameda's historical buildings for the enjoyment of future generations.
- Share knowledge and learn techniques about restoring architectural features of your home.
- Meet artisans who are available for reference when professional assistance is needed.
- Meet like minded Alamedans who share our goals to maintain the ambiance and culture of our city.
- Become active in the political process in working with city government and staff to shape a future that respects the past.

AAPS members are interesting, fun and talented. We look forward to adding more members who want to participate in this dynamic organization.

Sincerely, 

Calling All Docents!



Costumes admired but not required.

ALAMEDA LEGACY HOME TOUR

September 27, 2009

Free admission to the tour in exchange for being a docent at either the early or late shift.

2 shifts:

11:00 am – 2:00 pm
or 2:00 pm – 5:00 pm

Enjoy a day of Alameda's finest architecture and finish off with a wonderful party afterwards.

To sign up contact
Janelle Spatz at 510-710-4064
janelle@janellespatz.com

ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY MEMBERSHIP FORM

Join the AAPS or renew your membership by sending this form back with your payment. Contact our Membership Chairperson – Holly Sellers at 510-521-2299 if you have any questions.

MAIL TO: AAPS
P.O. BOX 1677, ALAMEDA, CA 94501

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PRICE COMPARISONS FOR REPLACEMENT WINDOWS

Alameda Architectural Preservation Society • P.O. Box 1677 • Alameda, CA 94501 • 510-986-9232 • www.alameda-preservation.org

The chart below lists examples of prices for wood, extruded vinyl, vinyl and aluminum clad, and fiberglass replacement windows available from local suppliers. The listed windows are only a small sample of those available and do not constitute an endorsement or recommendation from the Alameda Architectural Preservation Society of either the window or the supplier.

The prices were obtained by telephone and do not necessarily represent the cheapest available prices or the price of a window with special characteristics, but,

for extruded vinyl windows, are believed to include the cheapest available options.

As can be seen in the table, and contrary to widely held belief, the cheapest replacement wood windows (from S. A. Russo in Oakland) are **less expensive** than many vinyl windows and windows made of other materials. This comparison is even more favorable to wood windows if only one sash of a multi-sash window needs replacing. This conclusion applies only to single glazed (rather than double glazed) wood windows, but

the energy savings of double glazing do not appear cost effective in a temperate climate like Alameda's.

The prices are for double-hung or single-hung sash. The single glazed wood windows listed exactly match typical historic wood windows. A "1 over 1" double-hung window has one pane of glass (or "light") in each of its two sashes; a "6 over 6" has six lights per sash.

For additional information, please visit the Alameda Architectural Preservation Society website at www.alameda-preservation.org.

Window Type & Supplier

Opening size (width x height)

34" x 84" (1)

32" x 59"

(1 over 1)

32" x 59"

(6 over 6)

(All sash double hung unless noted as single hung)

All prices are as of May 2008 and do not include installation.

Footnotes:

- 1) A standard Victorian window.
 - 2) Wood window prices assume 1 3/8" thick sash, which is the standard sash thickness for historic wood windows.
 - 3) Add \$10 per sash for priming plus \$1 per light for multi-pane windows. Add \$10 for "horns" at each end of the upper sash base. (Upper sash horns are a common feature on historic wood windows.)
 - 4) True divided light. Based on \$227 for 1 over 1 sash plus \$8 per light for 6 over 6.
 - 5) Available only as sandwiched grids placed between the two sheets of glass used for double glazing; not available in raised external grids. Note: The panes of multi-paned historic wood windows have "true divided lights", i.e. separate panes of glass divided by raised grids or muntins that project outward from the exterior and interior surfaces of the glass. Many vinyl and aluminum replacement windows are available only with sandwiched grids, which lack the relief of exterior grids, look artificial and create an insubstantial appearance.
 - 6) Windows taller than 5' are not available, so price assumes a two-part window consisting of a single-hung window below a fixed transom, which is not consistent with historic configuration.
 - 7) Upper sash taller than lower sash, which is inconsistent with historic windows.
 - 8) Single hung.
 - 9) External grids 3/16" thick rather than the historically accurate 3/8" thick.
- * Windows that appear to conform to the City of Alameda's Design Review Manual criteria for replacing wood windows.

1. Wood ⁽²⁾

*S.A. Russo, Oakland (single-glazed)

\$281 ⁽³⁾

\$227 ⁽³⁾

\$323 ⁽³⁾⁽⁴⁾

*S.A. Russo, Oakland (double-glazed)

\$475 ⁽³⁾

\$365 ⁽³⁾

\$605 ⁽³⁾

2. Extruded Vinyl (double-glazed, low-E glass and screens)

Jeld-Wen "Sierra", aka "Builders Series" 7000 (Home Depot)

\$192 ⁽⁷⁾⁽⁸⁾

\$159 ⁽⁸⁾

\$177 ⁽⁵⁾⁽⁸⁾

Jeld-Wen "Premium" Series aka "Summit" 8600 (Home Depot)

\$243 ⁽⁸⁾

\$202 ⁽⁸⁾

\$350 ⁽⁸⁾⁽⁹⁾

Jeld-Wen "Premium" Series aka "Summit" 8600 (Truitt and White Lumber, Berkeley)

\$186 ⁽⁸⁾

\$154 ⁽⁸⁾

\$275 ⁽⁸⁾⁽⁹⁾

Milgard "Classic" (34x60 max) (Home Depot)

Not available

\$346 ⁽⁸⁾

\$497 ⁽⁵⁾⁽⁸⁾

Milgard – Tuscan (34x60 max) (Truitt and White Lumber, Berkeley)

Not available

\$336 ⁽⁸⁾

\$468 ⁽⁸⁾⁽⁹⁾

International 5500 Series (Economy Lumber)

\$382 ⁽⁷⁾⁽⁸⁾

\$281 ⁽⁸⁾

\$325 ⁽⁵⁾⁽⁹⁾

3. Aluminum Clad Wood (double glazed, low-E glass and screens)

*Marvin (Truitt and White Lumber, Berkeley)

\$525

\$411

\$616

*Jeld-Wen "Caradco", aka "Builders Series" (Home Depot)

\$586

\$408

\$563

*Jeld-Wen "Caradco", aka "Builders Series" (Truitt and White Lumber, Berkeley)

\$437

\$357

\$519

*Superior Millwork Products (Sincere Hardware, Oakland)

\$581 ⁽⁶⁾

\$356

\$600

*Windsor (V&W Patio Door and Window, Berkeley)

\$466

\$408

\$660

*Built Best (V&W Patio Door and Window, Berkeley)

\$388

\$340

\$550

4. Vinyl Clad Wood (double glazed, low-E glass and screens)

*Anderson 400 Series (Truitt and White Lumber, Berkeley)

\$611

\$316

\$514

5. Fiberglass (double glazed, low-E glass and screens)

Milgard "Ultra" aka "Woodclad" (Home Depot)

\$652

\$580

\$1021

Milgard – Ultra aka "Woodclad" (Truitt and White Lumber, Berkeley)

\$537

\$470

\$690

*Marvin Integrity (Truitt and White Lumber, Berkeley)

\$421

\$295

\$445

“Places That Matter” Annual Photo Contest

AAPS invites you to spend time at the Alameda Naval Air Station to appreciate the architectural gems that await renovation and participate in a contest sponsored by the National Trust for Historic Preservation and Fireman’s Fund Insurance Co. The National Trust is dedicated to preserving America’s past and revitalizing communities.

Contest Rules

The annual summer “Places That Matter” photo contest is open to anyone 18 years old and photos must be uploaded by September 15, 2009. Submit photos taken in front of your favorite NAS building with someone holding a “This Place Matters” sign in the foreground. (See insert) Upload your photo and a short story at www.preservationnation.org/thisplacematters. Feel free to use any of the text in this article for your short story. Tell your family and friends to view your online photo and to vote for it or submit their own. The top three photos with the most votes in the contest will win a digital camera.



Nancy Hird at her favorite NAS building holding a “This Place Matters” sign.



NAS Alameda

For 57 years, Alameda’s Naval Air Station provided support to the US Naval Fleet operations worldwide. The 1942 Doolittle Raid against Japan began at NAS, Alameda and all navy personnel serving in the Pacific from WWII through Vietnam were processed here. In 1992, the State Historic Preservation Office (SHPO) determined the Naval Air Station Historic District to be eligible for the National Registry of Historic Places. The district contains 85 buildings that contribute to its significance for its history, Moderne architecture, cohesive site plan and

landscape. The NAS historic district has also been designated a city monument.

From a preservation perspective, the NAS historic district is currently endangered by minimal maintenance and security. As future development plans unfold, alteration and demolition by developers further preservation concerns. AAPS will be issuing a Position Statement regarding the SunCal Initiative and Specific Plan prior to the election during which Alamedans will be invited to vote on SunCal’s plan, in early to mid 2010. *Story by Nancy Hird*

Mark Your Calendars for the Alameda Legacy Home Tour



September 27th from 11:00 am to 5:00 pm is the date for this year’s event, featuring homes from the Gold Coast to the East End, highlighting a mix of historical periods and architectural styles. Participants will partake of exterior charms, lush garden settings, and varied interiors in this exhibit of homes built between 1886 and 1930.

One of the primary reasons for the tour is to showcase Alameda’s outstanding historic architecture and to inspire tour attendees to restore their historic homes in a sensitive manner. Between 600–1,000 patrons attend each year. The tour is a fundraiser benefiting the Alameda Architectural Preservation Society and the Alameda Museum, and is sponsored by Little House Cafe.

\$20 advance ticket vouchers are available at Thomsen’s Garden Center, 1113 Lincoln Avenue; Urban Forest, 1201 Park Street; Daisy’s, 1347 Park Street; and online at www.alameda-home-tour.org (available via PayPal). \$25 tickets are also available at Franklin Park on the day of the tour.

For more information call 510-523-5907 or visit www.alameda-home-tour.org

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**FOR MORE INFORMATION
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AAPS SCHEDULE of EVENTS for 2009

AUGUST 22

*Annual Woody Walk: Heart of the Island
with the Meyers House & Garden
by Woody Minor*

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SEPTEMBER 27

Alameda Legacy Home Tour

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OCTOBER 18

*History of Alameda Naval Air Station
by Dick Rutter*
FIRST PRESBYTERIAN CHURCH

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