

# Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA  
ARCHITECTURAL PRESERVATION SOCIETY

*A Presentation by Woody Minor*

## Bungalow Courts of the Island City



**Sunday, October 23, 2016 at 7:00 pm**

**Immanuel Lutheran Church: 1420 Lafayette Street, Alameda, CA**  
(Parking available at the corner of Chestnut Street and Santa Clara Avenue.)

**Free for AAPS members; \$5 for non-members**

### A New Approach to Residential Development

*by Woody Minor*

Bungalow courts—clustered cottages on shared parcels or cul-de-sac streets—first appeared in Alameda in 1910, toward the end of the post-earthquake population boom, and proliferated in the 1920s. They represented a new approach to residential development: a response to the increased demand for housing and rising property values. Abetted by a newly enacted zoning ordinance, large apartment buildings also made their appearance in the 1920s, marking the effective end of the bungalow court as a popular option among investors and developers.

Pasadena, famed for Arts & Crafts architecture, was not only an early incubator of the bungalow but the likely birthplace of the bungalow court as well.

The honor is usually given to St. Francis Court, a 1909  
*continued on page 2...*



*The side-by-side bungalow courts at 453-461 Central Avenue were erected in 1910 by West End builder G.G. Kneppler for vaudevillian Max Dill. They still stand though much altered. Image: Sunset Magazine Homeseekers' Bureau, Alameda, California, 1911.*

**Bungalow Courts...***continued from page 1.*



*Situated on the east side of Fourth Street between Santa Clara and Haight Avenues, Marion Court remains an iconic West End work by Alameda's premier bungalow builder, George H. Noble. The development dates from 1920-21.*

design that grouped eleven rustic cottages around a private drive set off by stone walls and pylons. Similar developments followed in quick succession, and the success of these ventures, which were marketed as rentals for more or less affluent visitors, put the concept on the map and assured its dissemination.

It should come as no surprise that Alameda, a resort in her own right, also acquired a reputation for bungalow courts—though here they tended to be more modest in scale and finish, with the jaunty air of beach cottages. The city's first bungalow court, built in 1910, was actually a double court with side-by-side groups of eight cottages facing central walks. Located on the 400 block of Central Avenue, across from the Sunny Cove Baths, the tiny cottages

had shingled walls and fieldstone porches, and the two courts were joined by a low wall of fieldstone with entrances framed by trellis arches. The owner, a vaudeville comedian named Max Dill, lived next door. The complex still stands, though greatly altered.

The West End was also the site of the finest court by George H. Noble, the city's leading bungalow builder. Located around the corner from the Dill cottages, Marion Court (named for the newborn daughter of Noble's partner John J. Mulvany) was built over the fall and winter of 1920. The little stucco-clad bungalows—18 in all—line a narrow private street ending in a turnaround with two-story duplex. In excellent condition, Marion Court is a terrific period piece sporting varied porches and parapets with jagged, jazzy profiles.

The other notable West End specimen is Palace Court, built in phases between 1926 and 1928. It was developed by the Goerl family on the site of the 1880s Palace Brewery, a beer garden near the Cottage Baths. Fronting on the 500 block of Central Avenue, the dozen bungalows face a central green extending back two blocks to a two-story triplex and garage on Taylor Avenue. Stucco veneers and peaked parapets exemplify the work of designer-builder Myron H. Fish.

Bungalow courts spread across the island in the booming 1920s, and the lecture will provide an overview of various types and styles, from cul-de-sac courts of owner-occupied houses to off-street compounds combining single-family and duplex rentals. The finest example from the period is the pristine Stonehenge and Stoneleigh, twin courts on the 1500 block of Santa Clara Avenue developed between 1927 and 1930 by local builder C.C. Howard. Cloistered around lush gardens screened from the street by stone walls and archways—cars are relegated to backdoor alleys—the 18 houses of the two courts were designed by the Oakland architect W.W. Dixon in a neo-medieval Storybook style. Enlarged in 1941 with the "Locust Lane" rear addition on Lincoln Avenue, Stonehenge-Stoneleigh was the last—and best—of Alameda's many bungalow courts.



*Side-by-side Stonehenge and Stoneleigh are Alameda's most alluring bungalow courts, replete with entry gates and lovely landscaping. Oakland architect Walter W. Dixon designed the complex for local builder C.C. Howard.*



*1106 Park Avenue, a classic bungalow court from the mid-1920s, is one of the properties featured in the upcoming lecture.*



## Historical Architecture in Alameda on Display

Although the day turned out to be one of the hottest in Alameda this year, many lovers of historical homes took to the streets for the Alameda Legacy Home Tour. The after party for docents and homeowners at the Meyers House and Garden was a refreshing end to the day.

A good size crowd gathered in the Meyers House garden; Jeffrey Jenkins at the Leonard mansion; Simone Long and Chiara Stiger at Alameda Avenue; The Alameda Avenue team on the front stairs; Linda Weinstock with her guidebook; Catering was provided by Chef Care in Alameda; Nancy Gordon receives a certificate for the Home of Truth from Jim Smallman while music was provided by Jim Rebhan, Ken Weinstock, and Rex Vector. Images: Valerie Turpen and Mary Jensen.





# Alameda Artist Spotlight

by Linda Weinstock

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

Margaret Lee roams Alameda photographing the scenes, buildings and people that characterize our unique town. From close-up views of nature to the everyday quirks and characteristics that define our community, Alameda is a constant source of inspiration for her photography.

Margaret's photography is a natural extension of her experience in the field of web mapping. "Maps and photography resonate to me in similar ways – both capture a sense of place, and orient us to a moment in time and to our surroundings."

Margaret has called Alameda her home since 2004; she lives in a Queen Anne Victorian that she shares with her husband and two children.

Her work has been on display in Alameda at several exhibitions including solo shows at Bubble Farm Soap Co. and West End Crepe, and a group show for Art Smash at The Fireside Lounge. She is also a frequent participant at Studio 23 for Alameda's 2nd Friday Artwalk.

## Margaret Lee



916 Union Street, built 1930, 8"x12"



2510 Central Avenue (Keswick Apartments), built 1931, 6"x9"



620 Santa Clara Avenue (Norris Apartments), built 1940, 9"x13.5"



2045 Clinton Avenue, built 1929, 8"x6.5"

### Contact info:

Instagram: [frauhauslee@](#)

Website: [TheIslandCity.tumblr.com](#)

Facebook: [margaretlee](#)

[frauhaus@gmail.com](#)

## MORE AAPS PLAQUES AROUND TOWN



\*\*\*\*\*

### HISTORIC BUILDING

The Berman family is shown proudly showing off their AAPS Historic Building Plaque for their house at 1430 Morton Street. The residence was built in 1897 and first occupied by Eugene Woodin, his wife Della, and their three children.



### CITY MONUMENT

Bruton House at 1240 St. Charles Street is City of Alameda Historic Monument #30; the elegant residence is the first City Monument with an AAPS Plaque installed! We hope to place plaques on all 30 City Monuments.



If you own a building that you think may be eligible for a plaque, find out how to order at [alameda-preservation.org/programs/historical-plaque-program/](http://alameda-preservation.org/programs/historical-plaque-program/) or email [plaques@alameda-preservation.org](mailto:plaques@alameda-preservation.org) or call 510-479-6489.



#### 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](http://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.

Name \_\_\_\_\_

Date \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Would you like to receive your newsletter

☐ Electronically

☐ Regular mail

Please check one

☐ Renewal

☐ New member

Select your membership category

☐ Family \$35

☐ Student \$10 each

☐ Sponsor \$250

Number of family members \_\_\_\_\_

☐ Partner \$100

☐ Patron \$500

☐ Single \$30

☐ Senior \$20 each

☐ Donation \$\_\_\_\_\_

**Mail to: AAPS P.O. Box 1677, Alameda, CA 94501**

Credit cards accepted online. **[alameda-preservation.org](http://alameda-preservation.org)**

**ALAMEDA  
ARCHITECTURAL  
PRESERVATION  
SOCIETY**

P.O. Box 1677  
Alameda, CA 94501

*In This Issue:*

- *Bungalow Courts of the Island City*
- *Historical Architecture in Alameda on Display*
- *Alameda Artist Spotlight: Margaret Lee*
- *More AAPS Plaques Around Town*

♻️ printed on recycled paper.

# CALL FOR NOMINATIONS 2017 AAPS BOARD OF DIRECTORS



**Deadline:  
October  
31**

AAPS is in the process of electing its 2017 Board. We have an excellent Board; however welcome the opportunity to expand our ranks to include new members with ideas to further enhance and benefit AAPS preservation interests throughout the community we serve. Please let us know if you or someone you know would like to serve AAPS in a board capacity. Our goal is to continue to increase awareness, understanding, available resources and support of architectural preservation throughout Alameda.

**Please contact Christopher Buckley at [cbuckleyaicp@att.net](mailto:cbuckleyaicp@att.net) or 510-523-0411 with your nominations.**



## Renew

### NOW IS A GOOD TIME

As we enter the last quarter of our preservation year, with the Holiday Party and an exciting general meeting still to go, it would be a great time to renew for the new season.

We'll have wonderful events throughout the year. To the regular preservation oriented general membership meetings we're adding "how-to" activities and email alerts about other Bay Area preservation group events.

**YOU WON'T WANT TO  
MISS A SINGLE MONTH!**

**Visit [alameda-preservation.org](http://alameda-preservation.org)  
or see the form on page 5.**

### AAPS BOARD MEMBERS 2016

*President*

Christopher Buckley • 510-523-0411

*1st Vice President*

Johanna Hall • 510-701-9392

*2nd Vice President*

Janet Gibson • 510-521-1332

*Treasurer*

Bob Risley • 510-864-1103

*Corresponding Secretary*

Steve Aced • 510-239-4455

*Recording Secretary*

Patsy Baer • 510-769-1143

*Advisor to the Board*

Linda Weinstock • 909-226-0334

*Member at Large*

Chris Rummell • 510-309-7131

For more information, please contact:  
Alameda Architectural Preservation Society  
P.O. Box 1677 • Alameda, CA 94501  
510-479-6489  
[alameda-preservation.org](http://alameda-preservation.org)

Newsletter Design: Valerie Turpen 510-522-3734

### AAPS SCHEDULE of EVENTS 2016

**SUNDAY, OCTOBER 23**

**7:00 PM**

*Bungalow Courts of the Island City*  
Woody Minor

IMMANUEL LUTHERAN CHURCH

**SUNDAY, DECEMBER 4**

**7:00 PM**

*Holiday Party*

LOCATION TO BE ANNOUNCED

**SUNDAY, FEBRUARY 12**

**7:00 PM**

*Ornamental Plaster*  
Lorna Kollmeyer

IMMANUEL LUTHERAN CHURCH