

Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA
ARCHITECTURAL PRESERVATION SOCIETY

Residential Seismic Retrofit

Kelly Cobeen, Structural Engineer

Sunday, October 22, 2017 at 7:00 pm

**Immanuel Lutheran Church:
1420 Lafayette Street
Alameda, CA**

(Parking available at the corner of
Chestnut St. and Santa Clara Ave.)

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

by Kelly Cobeen

The very recent earthquakes in Mexico serve as a reminder that we too live in earthquake country, and could see similar earthquake ground shaking. Now is an excellent time to take steps towards improving each of our outcomes for the anticipated earthquake in the San Francisco Bay Area. After becoming familiar with duck, cover and hold, gathering earthquake supplies, and establishing a post-earthquake family plan, a next area of improvement might be your home.

Wood light-frame homes are one of the safest places to be in an earthquake in terms of risk to life and major injury. There are, however, known earthquake vulnerabilities in homes that have been seen in many recent earthquakes. These vulner-



Home damaged by partially falling off cripple walls in 2014 South Napa Earthquake.

abilities can lead to significant damage and to homes not being habitable following an earthquake. Some of these vulnerabilities can be readily and cost effectively retrofitted prior to the earthquake, while others would require more intrusive and expensive work. This presentation will introduce earthquake vulnerabilities and methods to mitigate them, and include additional considerations for historic homes:

Bracing Water Heaters: A simple first mitigation measure is to install earthquake bracing for water heaters. Water heaters that are not braced could present a fire hazard and could cause water damage due to a leaking tank.

Bracing Tall and Heavy Furnishings: At the same time as the water heater, tall or heavy furnishings can be braced to keep them from toppling over.

Anchorage of Home to Foundation: One of the highest priority retrofits for homes is anchorage of the wood-framed home to the concrete or masonry foundation. Available guidelines for anchorage will be discussed, along with differences that might occur with brick or stone masonry foundations and the limited conditions in which augmenting or replacing an existing foundation may be recommended.

continued on page 2...

Seismic Retrofit... continued from page 1.



Cripple wall retrofit, including plywood sheathing and load path connectors (Credit FEMA G225).



Chimney damage in 2014 South Napa Earthquake.

Bracing of Cripple Walls: Of equal priority is bracing the short wood walls found in under-floor crawlspaces. Guidelines are also available for this retrofit type.

Retrofit of Masonry Chimneys: Masonry chimneys are quite vulnerable to earthquake damage. Guidelines currently available for repair of earthquake damaged chimneys are also the best available information for retrofit prior to earthquakes. Use of available guidelines will be discussed, as well as considerations specific to historic preservation.

Bracing of Fireplace Surrounds: While attention often focuses on the chimney, masonry fireplace surrounds are also highly damageable and have been a source of injury. Available guidance for anchoring fireplace surrounds will be discussed.

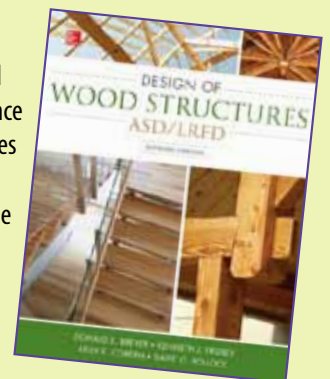
Bracing Walls Within Occupied Stories: Within occupied stories, earthquake bracing is provided both by the exterior wall finishes and interior finishes on the many interior walls. The effectiveness of this bracing will be discussed, as well as home configurations that can lead to soft-story vulnerabilities.

The following are resources for background and earthquake retrofit of homes:

- ABAG website information for homeowners (<http://resilience.abag.ca.gov/preparedness/>)
- Earthquake Safety Guide for Homeowners (FEMA 530)
- Homeowners Guide to Earthquake Safety (http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf)
- Simplified Seismic Assessment of Detached One- and Two-Family Dwellings (FEMA P-50 and P-50-1)
(https://www.atcouncil.org/images/files/FEMA_P-50.pdf)
(https://www.atcouncil.org/images/files/FEMA_P-50-1.pdf)

- Guidelines for Bracing Residential Water Heaters (http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf)
- Earthquake Strengthening of Cripple Walls in Wood-Frame Dwellings SOUTH NAPA EARTHQUAKE RECOVERY ADVISORY FEMA DR-4193-RA2 (<https://www.fema.gov/media-library-data/1439242021425-3b4c44f900c8893449327f0e764ef849/FEMAP-1024RA2.pdf>)
- Standard Plan Set for Residential Seismic Retrofitting (<http://resilience.abag.ca.gov/residents/planset/>)
- Repair of Earthquake-Damaged Masonry Fireplace Chimneys SOUTH NAPA EARTHQUAKE RECOVERY ADVISORY FEMA DR-4193-RA1 (<https://www.fema.gov/media-library-data/1439241984631-3b4c44f900c8893449327f0e764ef849/FEMAP-1024RA1.pdf>)

Kelly Cobeen is an Associate Principal with Wiss Janney Elstner Associates in their San Francisco office, and is a registered Civil and Structural Engineer. Her work experience includes a wide range of project types, sizes and construction materials, with a special interest in seismic resistance of light-frame construction. She has been involved in numerous code development, research and educational activities, including in development of methodologies for assessment and retrofit of wood light-frame homes. Kelly is coauthor of the *Design of Wood Structures* textbook.



Renew

NOW IS A GOOD TIME! As we enter the last quarter of our preservation year, it would be a great time to renew for the new season. Visit alameda-preservation.org or see the form on page 7.

Alameda Artist Spotlight

by Candace Rowe

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



Ian Jones ←

Ian Jones was born in Oakland, CA with a birth defect called spina bifida, a condition that occurs when a baby's spinal cord does not close completely during formation of the spine. Now, at age 40, Jones says the condition rarely affects his day-to-day life in any significant way. In fact, he feels like the view from his wheelchair gives him a unique perspective as a photographer.

Before discovering photography, Jones was a writer. He was editor-in-chief and later copy editor of the *Las Positas College Express*. After a medical emergency required Jones to begin taking high doses of anti-seizure medication, his confidence in his writing dried up. Still, desperately needing a creative outlet, he picked up a camera.

It didn't take long before Jones began to realize that being closer to the ground than other photographers gave him an opportunity to notice the intimate details others might miss. This, he believes, imparts a bold style to his work.

In 2013 Jones met animal scientist Dr. Temple Grandin. Although not on the autism spectrum as she is, the two made a connection and she enthusiastically encouraged him to pursue photography. One of his pieces, Temple's Lily, is named in her honor. Due largely to her persistence, Jones' first solo exhibit, "Elements," ran at Las Positas College in Livermore from January to February of 2015. The show focused on the small details in life that often go unnoticed. This is still the focus of his work.

When asked what motivates him to snap a photo, Jones says he feels "my muse taps me on the shoulder." Recently that muse pointed Jones in the direction of Alameda's decommissioned Naval base, whispering to him that the neglected old structures have stories to tell. He worked to call out interesting architectural details and to get his photos to express this sense of history.

Citing influences ranging from Georgia O'Keeffe and Ansel Adams to and MC Escher and Dali for his more abstract pieces, Jones continues to focus on the intimate and the unique in his surroundings. You can see Ian Jones' work at the Alameda Art Association Gallery in South Shore Center.



For further information visit:
iansamazingphotos.com

An Appreciation, Richard Rutter

by Judith Lynch

The Richard we knew was a complex fellow:

- A feisty yet courteous conservative.
- An avuncular curmudgeon.
- An entrepreneur trading in volunteer opportunities.
- An ardent architect honoring the past by saving its tangible evidence—buildings—yet in favor of bold modern design.
- A scholar whose seemingly limitless knowledge earned him the affectionate nickname "Dickipedia."

His generous nature spilled over into active participation in civic, professional, and fraternal groups, among them the American Institute of Architects, the Steamship Historical



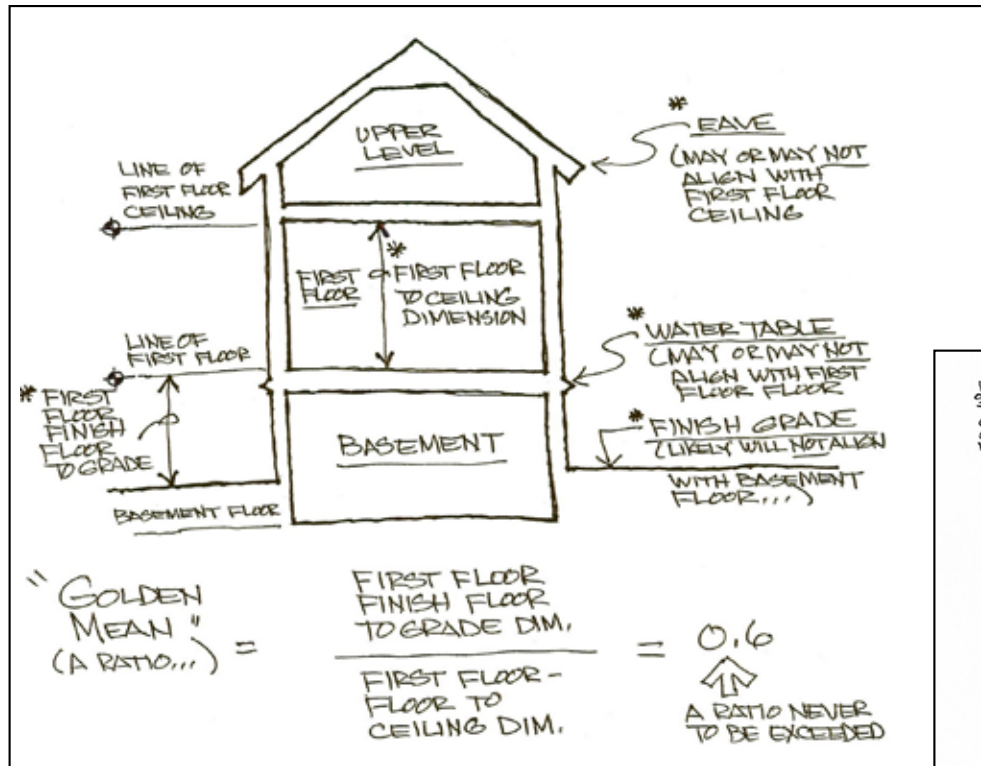
Richard giving his Sacred Spaces tour inside the First Church of Christ Scientist. Image: J. Lynch.

Society, the Elks, and the Odd Fellows. He was an AAPS stalwart, serving on the Preservation Action Committee (PAC) for many years, offering reasoned written opinions, testifying at City Hall, advising developers and owners of historic building, often providing drawings to illustrate his points.

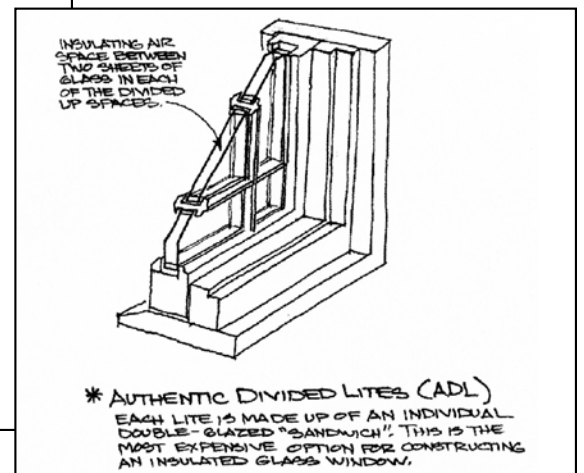
Richard was devoted to celebrating and protecting the heritage of Alameda. In this endeavor, his scope was broad, from saving WW II anchors at Alameda Point to restoring antique airplanes to pushing for a better-designed parking garage and cineplex to flank the landmark Alameda Theatre. He spoke often to the City Historic Advisory Board (HAB). Once he both talked and showed drawings to explain the "Golden Mean" proportions that dictated the appropriate way to add a floor to a vintage structure. He contributed a number of unsigned drawings to the City's *Guide to Residential Design* and illustrated a companion publication with advice about replacing windows in older structures.

He lectured on many topics, from steamboats plying the Sacramento River to one of his most renowned projects, the inspired new lighting

To guide home owners in authentic replacement of vintage windows, Richard offered a number of drawings used in the *Guide to Residential Design*. Image: Richard Rutter.



This drawing demonstrates "The Golden Mean." Richard prepared it for a talk he gave to the HAB.



designs for the 50th anniversary of the Golden Gate Bridge. He researched and delivered walks, including Fernside, Leonardville, estuary wooden boats, and a stroll through the Civic Center in honor of the 10th birthday of the Main Library. His many other achievements included "trolley tours" about the site plan and architectural heritage of the Naval Air Station (NAS).

During one such tour, he pointed out culinary history—a wild turkey living at the NAS Air Traffic Control Tower, perhaps a shirt-tail descendant from the long distant era of the Pilgrims. He also planned and led "Secret Spaces" and "Sacred Spaces," two heritage walks sponsored by the HAB. Participants were thrilled to visit long forbidden places, such as upstairs at the Masonic Lodge, and they were entranced by organ music as they entered four vintage churches.

How we miss him: his rants against desecration of something with historic value, his delight when designs pleased him, and most of all his rollicking laugh!

Richard's particulars were lovingly described by Navy and Elk ceremonies at his memorial, attended by more than 100 people, family, friends, and colleagues. His detailed obituary ran in the *Alameda Sun* and the *San Francisco Chronicle*; an edited excerpt follows.

During his tour of the Carnegie Library, Richard was glimpsed through the ornate railing of the second floor. Image: Martha Peck.



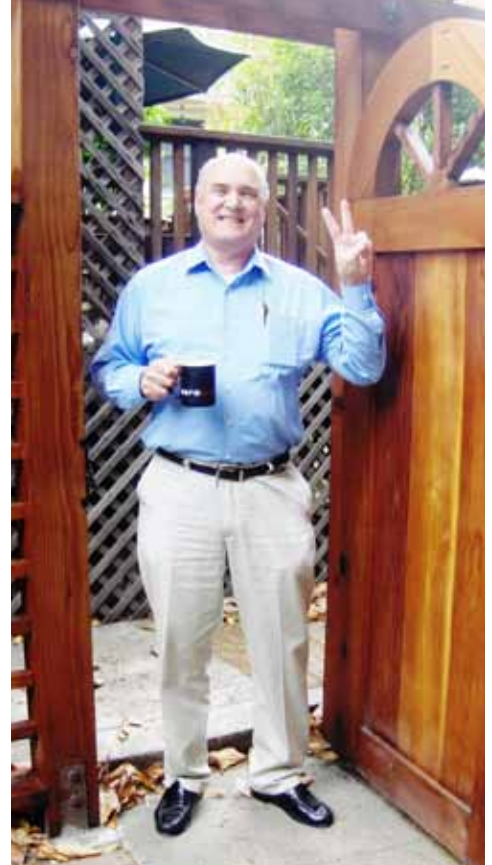
Richard Way Rutter

was born in 1948 in Ohio, grew up there, and with a Navy ROTC scholarship earned a degree in Applied Industrial Engineering from Miami University of Ohio.

During the war in Vietnam he was a Naval Flight Navigator, including duty on the aircraft carrier *USS Constellation*. During the 1973 Arab-Israeli war, he served on the *USS John F. Kennedy* and the *USS Independence*, both aircraft carriers. He began and ended his service to the Navy at NAS Alameda.

Richard then embarked on his next career, choosing a practical route of study at Laney College, where he earned a degree in architectural and engineering technology. He passed his state exams on the first try and began his practice as an architect.

In 1992 he married Alameda architect Annie Rule, and together they raised Robert and Alan, his sons from a previous marriage. Their architectural firm, A Rule Designs, prospered, and Richard worked there until felled by cancer in 2017.



Emerging from an informal "Fernside Forum," Richard paused at a Palladian gate. Image: J. Lynch.



Volunteers organized by Richard restored both "airplanes on sticks" at the main and east gates of the NAS. Image: Stephen Seche.

The Sun Shines on a Glittering Legacy Tour *by Jim Smallman*

The 2017 Alameda Legacy Home Tour (ALHT) opened Sunday, September 24 to brilliant sunshine, appreciative crowds and extraordinary historic homes. The seven sites represented a broad selection of Alameda's historic architecture. Each house was open to the public for the first time, providing a rare glimpse into the architectural history of this unique island community.

The architectural range went from very early Eastlake (1012 Grand Street) to Arts & Crafts bungalow (2067 Central Avenue), along with Queen Anne and Colonial Revival confections. Antique automobiles highlighted several locations, and many volunteers dressed in period outfits. Students and faculty of the Alameda String Academy and Nancy Gordon provided music. Woody Minor contributed his historical expertise to the Guidebook, always highly prized. Several vendors of restoration services and products set up information booths outside home sites.

The City of Alameda, represented by Vice Mayor Malia Vella, presented a Proclamation honoring the Tour during the after-tour docent party in the shimmering Meyers House Garden.

Financially, the tour was a great success. Almost six-hundred tickets were sold, and advertising sold in the Guidebook covered the printing cost. Some of the additional sales can be attributed to the first-time use of newer technology. EventBrite was helpful for on-line ticket sales, and credit-card sales were made available at two locations (Franklin Park and Frank Bette) on Tour Day. Tour Director Conchita Perales prepared a brilliant advertising video featuring one of the historic homes, which was shown and distributed online. Aided by one hundred docents, seven house captains, and countless others, this tour ranks among the best ever. The proceeds, divided equally between the Alameda Architectural Preservation Society and the Alameda Museum, are important support for these organizations, which do so much for this community.



Alameda Legacy Home Tour and party photos by Linda Weinstock, Fred Fago, and Mike Van Dine.





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

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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.

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Credit cards accepted online. **alameda-preservation.org**

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♻️ printed on recycled paper.

CALL FOR NOMINATIONS 2018 AAPS BOARD OF DIRECTORS



**Deadline:
October
31**

AAPS is in the process of electing its 2018 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 or 510-523-0411 with your nominations.



Legacy Guidebooks from the Alameda Legacy Home Tour are available for \$7.00 plus postage.

For anyone interested in collecting Alameda historical information or if you could not attend the tour.

Contact Conchita
adsalht@gmail.com

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For more information, please contact:
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Newsletter Design: Valerie Turpen 510-522-3734

AAPS SCHEDULE of EVENTS 2017/18

**SUNDAY, OCTOBER 22
7:00 PM**

Residential Seismic Retrofit
Kelly Cobeen, Structural Engineer
IMMANUEL LUTHERAN CHURCH

**SUNDAY, DECEMBER 10
5:00 PM to 8:00 PM**

Holiday Party
LOCATION TO BE ANNOUNCED

**JANUARY 2018
PANEL DISCUSSION
7:00 PM**

*How to maintain the character of
historic homes while remodeling*
IMMANUEL LUTHERAN CHURCH