



Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA
ARCHITECTURAL PRESERVATION SOCIETY

Alameda Legacy Home Tour

— SEPTEMBER 17, 2023 —

10:00 am - 4:00 pm

Franklin Park • 1432 San Antonio Avenue • Alameda

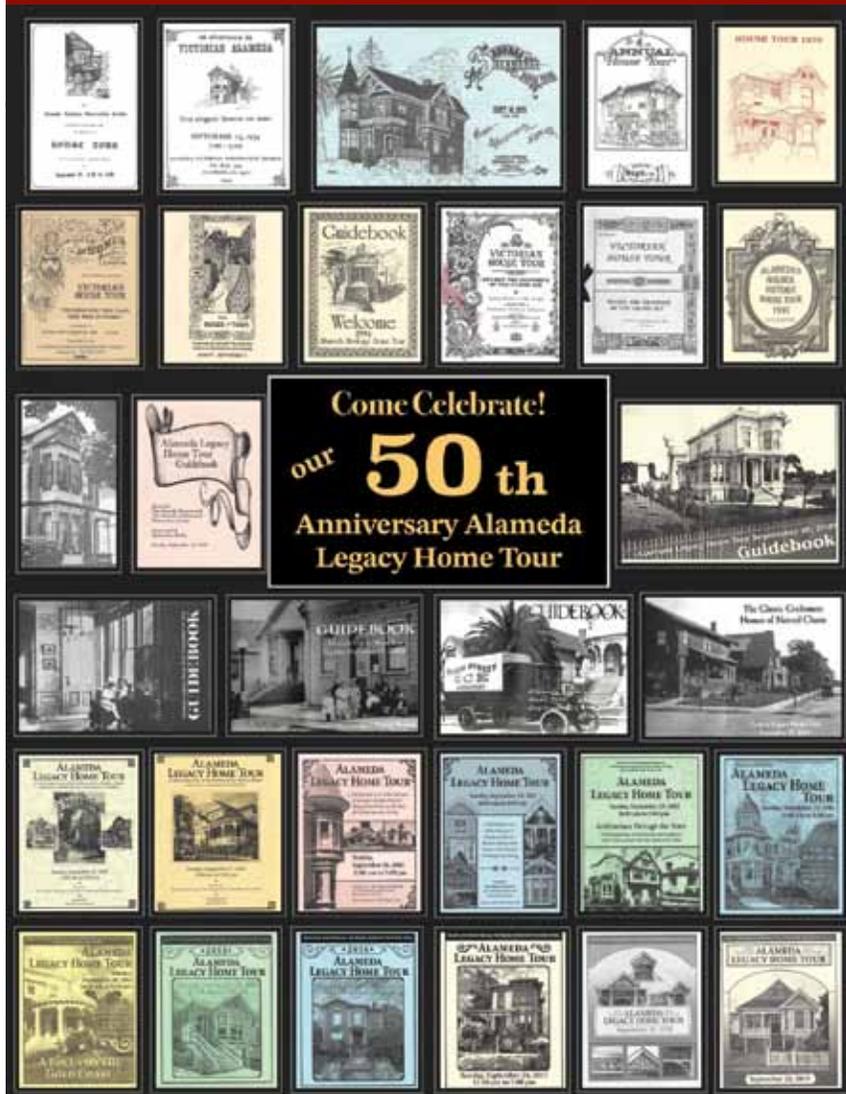
Advance tickets \$35 and Day of \$40. Pick up your wristband and guidebook at Franklin Park.

Since its founding in 1972, the Alameda Architectural Preservation Society hasn't stopped reaching out to make the case for historic buildings. While it may seem self-evident that vintage architecture imparts a priceless patina to a community—an aura of authenticity, of mellowed time and taste—not everyone sees eye to eye. Thus the need for outreach and education, for celebration, and what better way than a day-long event in which you get to see fine old homes up close and personal.

The Alameda Legacy Home Tour, which will celebrate its fiftieth anniversary this September, hasn't always been an annual undertaking. This isn't surprising, considering how much work it takes for an army of volunteers to pull one off. The inaugural tour was held in 1973, and best we can tell, reprised every year through 1979. There were lapses in the 1980s and '90s, when it seems to have been repurposed as a biannual event or simply fell off the calendar. Since 1999 we've been back on track and running on schedule. The 2018 event marked the twentieth straight year and the thirty-fifth tour overall since its inception.

30 original guidebook covers in order from the first tour in 1973 to the last in-person tour in 2019. Notice how the design of the guidebook has changed over the years marking each designer's signature style.

Continued on page 2...



Home Tour...continued from page 1.



This magnificent Queen Anne was 83 years old when it graced the cover of the first Home Tour Guidebook in 1973. What a better way to celebrate 50 years of preservation than to have it back on the tour for its 133rd birthday.

Over the decades the event went by various names, ranging from “An Afternoon in Victorian Alameda” to “Victorian House Tour” to “Classic Homes Tour.” The official moniker “Alameda Legacy Home Tour” dates from the 1990s, when the AAPS began partnering with the Alameda Museum to sponsor the event. Since then, and until 2019, it had been a joint production, with the two organizations sharing the work and the revenue.

The AAPS began life as the Alameda Victorian Preservation Society, and in the early years of the home tour it was true to its name in the emphasis placed on Victorian architecture, particularly Queen Anne. Nearly 90 percent of the tour houses of the ‘70s and ‘80s were built in the 19th century. As time went on “old” acquired new connotations and the field of choice expanded. Fully a third of the ALHT houses

since 2000 have had 20th century pedigrees, including (in 2012) our first post-World War II specimen, a 1947 hacienda in Fernside.

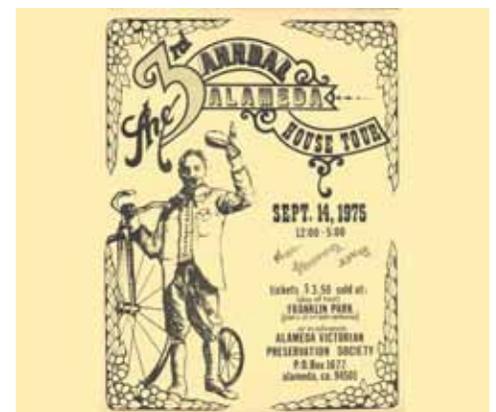
Even so, Victorians continue to be tour mainstays. This makes perfect sense given Alameda’s amazing collection of 19th century buildings, numbering in the thousands. Over 250 houses have been featured on the tours to date. When you take encores into account (many houses having appeared more than once) the total drops to around 185. Nearly three-fourths of these charmers date back to the late 1800s.

In terms of tour frequency the most popular 19th-century house style by far is Queen Anne (over 110 appearances), with perennial favorites by such well-known designers and builders as A.W. Pattiani, Charles S. Shaner, Joseph A. Leonard, and Marcuse & Remmel. Running a distant second is the long-lived Colonial Revival

(over 45), including many examples from the early 20th century, followed by square-bay Stick designs (over 37). Availability as well as taste has played a role in the selections. Turn-of-the-century Colonial Revival and 1880s-90s Queen Anne are the most prevalent of our older house styles, with fine specimens all across the island. And while our 1870s-80s Stick Style landmarks have largely vanished, enough remains for a respectable showing. The further back we go the less we find, a lamentable truth reflected in the tours—only five showings of 1860s-70s Italianate, a single showing of 1850s-60s Gothic Revival.

When we turn to 20th century houses, taste appears to be the overriding factor; availability isn’t an issue. The ever-growing popularity of Arts and Crafts architecture, including bungalows, is a case in point. Prior to 1992, only three specimens were included in the home tours; since then there have been more than 40 examples from the years 1904-1917, comprising nearly a fourth of the ALHT offerings over the past 25 years.

More recent styles remain a rarity. The last hundred years of our history, since World War I, has been broached a total of ten times in the history of the Alameda Legacy Home Tour. Most of these samplings have been revivalist designs (Spanish, Medieval, and Colonial) from the 1920s and 1930s. As for modernism, it’s barely on the radar, despite widespread interest among a new generation of homeowners. The sole offering to date (on the 1997 tour) was a 1935 landmark of streamlined styling in Fernside, and mid-century modernism has yet to make the cut. Give it time. Soon modern will mean vintage, if it doesn’t already. — *Story by Woody Minor*



26th Annual Preservation Awards Event *by Karen Lithgow*

A packed house turned up for our 26th Annual Preservation Awards event held at the Home of Truth cottage on June 11th. An informative and entertaining slide show covered the images and stories that went along with the six awards given out this year. The properties presented included both residential and commercial buildings and ran the gamut from architecturally-sensitive additions, façade makeovers, window replacement and whole building renovations. Award winners included the designers, architects, contractors, window suppliers and the homeowners of the winning properties; many of whom had interesting anecdotes and information about their work and the process. As is customary during the ceremony, all awards winners receive certificates and the owners of the properties will receive a

bronze plaque to be placed on the façade of the building or house recognizing it as a Preservation Award winner.

The process that leads to an award starts with a set of nominations provided by AAPS members. Our awards committee then carefully reviews the nominations including before and after pics and determines which nominations deserve an award and if so what type of award. The hospitality committee gets involved with the organization of the awards presentation and party itself and all work together to put on the event. The Home of Truth has become a favorite venue for our events as it is a charming and intimate space and provides a wonderful setting for the delightful cocktail party that all enjoyed at the end of our presentation.



Our host and MC
Devon Westerholm.

1610 Encinal Avenue
L to R: Spencer Wolfe,
Wolfe Remodeling;
Architect Kirk Peterson
and Ryan Shafer,
Owner.



AAPS President Brenden Sullivan extended the certificate to Kay Weinstein who presented the award for 3015 Gibbons.



940 Santa Clara Avenue
Robert Farrar, Gold Leaf and Painting;
Jorge Escamilla, Contractor and
Owner Dave Connolly.

Donna Fletcher presented the
award for 1607 Paru Street.



1200 Regent Street. L to R: Jorge Escamilla, Contractor; Ken Shelby, Russo Windows; Michael Rossi, Owner; Karen Lithgow, Project Organizer and Amy West, Designer.



2350 Saratoga Street
Jonah Hendrickson, of Alameda Point Redevelopers, with his two daughters, and Mark Hulbert, Preservation Architect.



Jerri Holan presents the award for
1610 Encinal Avenue.

Planning Board Adopts Revised Objective Design Review Standards, Including Expansion of the “Traditional Design Area” and Other AAPS Recommendations

by Christopher Buckley

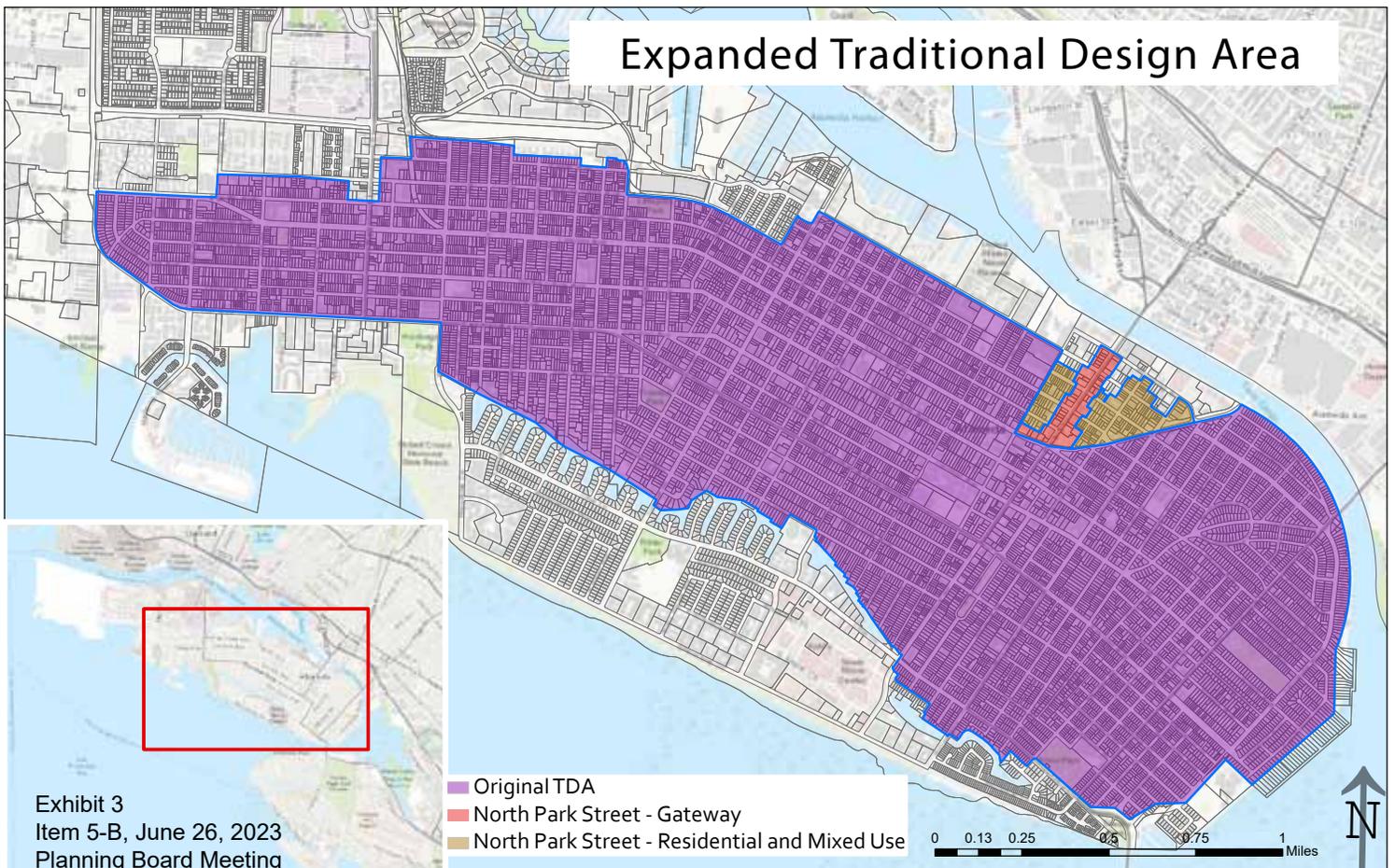
The Planning Board, Historical Advisory Board (HAB) and planning staff have been working on a revision of Alameda’s Objective Design Review Standards since early 2023. The objective standards are required by state law and mostly apply to design review of multifamily affordable housing projects, projects enabled by Senate Bill 9 (SB9) and any other project that under future state law requires processing under objective standards. Alameda initially adopted the objective standards in 2021. SB9 allows developments in single-family residential zones (such as Alameda’s R-1 Zone) of up to two regular dwelling units plus Accessory Dwelling Units (ADUs) on an existing lot and up to four regular units if the existing lot is split into two lots that are at least 1200 ft.² each.

The standards differ from Alameda’s generally very good Design Review Manual since the standards must be “objective”, which, under state law means, among other things, that they involve “no personal or subjective judgment by a public official. . .” In contrast, the Design Review Manual provisions mostly need some interpretation. The standards are especially important for historic preservation since they can help mitigate potentially intrusive new development in existing neighborhoods enabled by Alameda’s recently adopted Housing Element of the General Plan that, combined with the State Density Bonus Law, could allow 7-8 story buildings in some historic neighborhoods and historic business districts. Some of this new development plus SB9 projects is exempt from public notification and comment.

The Planning Board adopted the revised standards at its July 24, 2023 meeting. To see the revised standards and the July 24 staff report with more information on the standards and see the revised standards, go to:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=6289116&GUID=8F2092BF-1F0A-41FE-92CA-4E1E0FA01491>

Continued on page 5 . . .



Design Review Standards...continued from page 4

AAPS submitted extensive recommendations (available on the AAPS website) to the Planning Board and HAB during the revision process. Some, but not all of AAPS's recommendations are reflected in the revised standards. AAPS thanks the Planning Board and staff for supporting these recommendations.

The most significant adopted change in the revised standards resulting from the AAPS recommendations is expansion of the "Traditional Design Area" (TDA) to include the mostly Victorian neighborhoods (including "The Wedge") on each side of North Park Street as well as on much of North Park Street itself. (See TDA map on previous page.) The standards require that projects within the TDA are consistent with specified architectural features of existing pre-1942 buildings in proximity to the project site.

Although some of the AAPS recommendations are not reflected in the revised standards, planning staff considers the standards to be a work in progress that can be periodically updated in response to issues emerging from future development projects.

IMPORTANT CHANGES IN THE PLANNING, BUILDING AND TRANSPORTATION DEPARTMENT

As of July 1, Planning, Building and Transportation Director Andrew Thomas has moved to a newly organized Base Reuse and Economic Development Department and is expected to retire at the end of 2023.

City Planner Allen Tai has been appointed Acting Planning, Building and Transportation Director.

City of Berkeley Planning Manager Steven Buckley has been hired as Alameda's new Planning Services Manager as of July 10. He will also serve as Historical Advisory Board Secretary.

Recruitment for a permanent Planning, Building and Transportation Director is expected soon. Henry Dong is currently serving as Acting Permit Center Supervisor and Eric Shimp is continuing as Acting Building Official.



Enjoy Enlivening History September 17 *by Judith Lynch*

Be a Docent volunteer! Enhance the feeling of yesteryear for legions of guests on tour in the Gold Coast, a fun and fun(d)-raiser benefiting AAPS since 1973. Home Tours help educate people about the value of renovating and preserving significant buildings in historic neighborhoods. For five decades generous owners have opened their houses for our tours. We all depend on trained Docents to guide visitors; watchfulness keeps guests, property, and contents safe. Plus Docents view tour houses before or after their 3-hour shift, get a keepsake Legacy Guidebook, and attend a gala supper catered in a landmark place.

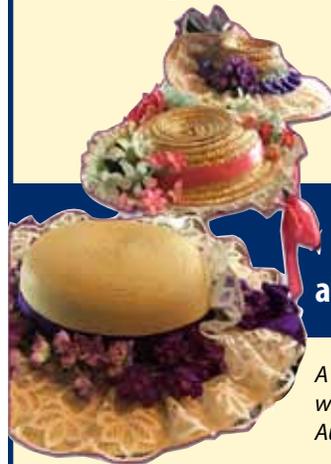
Have Extra Fun: Be a Dressed-up Docent!

Get in the spirit with clothing that bespeaks an era in history. Costumes encourage off-islanders and homefolk alike to revere the places of yesteryear. All Docent volunteers will be invited to a fashion workshop on **August 19, at Immanuel Lutheran Church from 10am - 12pm**. Workshop presenter is clothing expert Denise Brady, a historic preservation pioneer in Alameda. All Docents will be invited to share her insights; she will guide you to trendy togs you can afford. Learn to attire yourself with inexpensive yet authentic-looking clothing and accessories gleaned from thrift emporia.

Just the words for inner and outer togs from days gone by are delicious: pantalette, leg-o-mutton, smocking, corsetry (right). Equally beguiling are the professionals who created them: Cobbler (shoes), Hosier (stockings), Seamstress and Tailor (clothing), Haberdasher (accessories for men), Furrier (fancy pelts). Milliner (hat) designs will be on display during the costume workshop.



The corset enabled ladies to achieve the perfect silhouette. (Victorian Inventions archives).



Sign Up!
alameda-legacy-home-tour.org

A charming vintage-look millinery display will inspire docents who enroll in the August workshop.

TOUR DE FORCE

Recognizing and celebrating the dynamic all-stars who over



1979: Woody Minor, Michele Harris, and Gary Knecht.

2004: L to R: Gary Pishke, Elizabeth Herbert, Karen Tierney, Scott and Denise Brady, and David Coll.



1972: The first AAPS Board. L to R, Bill Scholz, Andy Pagano, Lloyd Hurwitz, and Mariann Nofte.



1983: Home Tour Committee Members – Karen Suzette Smith, Tim Freeman, Sally Rislind, Paul Roberts, Tom Smith, Nancy Hartman, and Mike Conlon.



2017: Jim Smallman and George Gunn.



2012: Virgil Silver, Ross Dileo, and Margy Silver.



2016: Linda Weinstock.

2006: Valerie Turpen and Liz Rush.

2011: Dianne Read and Janelle Spatz.



2018: L to R, Denise Brady, Conchita Perales, David Bock, Brian McDonald, Jim Smallman, Jerry Schneider, Courtenay Davis, Kevis Brownson, Michele Bock and Meg Macri.



2011: L to R, Gail Howell.



And to everyone else whose picture we couldn't fit or find – THANK YOU!

the years dedicated themselves to keep the Home Tour's magic alive and thriving. **Here's to the next 50 years!**



*Kellenberger,
Cathy Ferron,*



1986: Susan Freeman, Scott Brady, and Chris Askin.



1994: Duane Grummer, Pat Layard, Bridgette Snyder, Robbie Dileo, Lenore Foster, Jim Korn, Corine Clouse, Max Layard, and George Gunn.



2018: Lois Francis.



2010: Diane Coler-Dark.



2010: Nancy Gordon, Jeannie Graham, and Bob Risley.

2011: Robbie Dileo and Nancy Hird.

2015: Gretchen Lipow.



2020: Erich Stiger.



Yorkman Lowe, Holly Sellers, Chuck Millar, Birgitt Evans, and



2022: Dora and Gene Calhoun.



2017: Christopher Buckley.



2022: Janice Cantu and Grant Ute.

AAPS Makes a Splash During Alameda's 4th of July Parade!

Images: Conchita Perales.

The excitement and efforts to join the July 4th Parade this year were led by newly elected President Brenden Sullivan, whose attention to detail and contagious energy was fundamental for the success of this undertaking. The theme of the float was "The Alameda Legacy Home Tour", announcing its first "back inside" tour after three years of pandemic hiatus as well as celebrating its 50th Anniversary this September.

Special THANK YOU's go to Bob Buckter, colorist extraordinaire whose Queen Anne model home was the focal highlight of the float; to Scott Brady, who along with Brenden designed and built the float, and even lent his truck; to Denise Brady, who used her "seamstressing" expertise for the bunting a la Betsy Ross; and to the three ladies who strutted the whole three-plus mile parade route outfitted in period costumes handing out July 4th discount fliers: Dodi Kelleher, Sozdar Sullivan and Joyce Boyd.

What a great way to participate with the community and to remind everyone that AAPS has been working to preserve Alameda for over 50 years!



▲ Brenden and Sozdar Sullivan off to a great start!



▲ Joyce Boyd hands out fliers.

◀ What a day! The float parked on Brenden's driveway ready to be dismantled.



▲ Denise Brady's Betsy Ross moment!



▲ Dodi Kelleher marches on Park.

◀ Sozdar distributes Home Tour discount coupons.

2022 Preservation Award Plaques Around Town

Preservation Awards are conferred on restored properties in Alameda with historic or architectural significance. The Awards showcase projects that preserve, restore or reuse historic property in a way that enhances their architectural character. Award winners receive certificates that recognize the work of the team, from architect and contractor, to painter and landscape designer.

The property owners also receive a bronze plaque that is placed on the property and preferably close to the street for public viewing. Every year nominations are reviewed and winners are selected from a variety of buildings that may range from the 19th century through the 1950s, including houses, apartments, commercial properties, churches or government structures.

If you'd like to "have a say" join the Awards Committee! Or, if you know of a property that deserves a Preservation Award, **contact Christopher Buckley: cell 510-523-0411 or e-mail cbuckleyaicp@att.net**



Thank you to Bob and Elizabeth Farrar for coordinating the distribution and placement of the plaques.



< **2000 Clinton Avenue:**
Leslie Shubin



^ **2531 San Jose Avenue:**
Jerrold Connors and Kristen Batten

< **2722 Washington Street:**
Brian Maryo & Katie Schultz

Images: Elizabeth Farrar.

PAC
PRESERVATION
ACTION
COMMITTEE

GET INVOLVED & MAKE A DIFFERENCE!

Together we can make a difference in Alameda's future. Share your ideas and participate! We maintain a Google Group list to advise AAPS members on ongoing issues that could affect historic properties.

For more information please contact
Christopher Buckley at 510-523-0411 or cbuckleyAICP@att.net

TRAVELOGUE



An illustrated architectural travel story inspired by places visited and experiences encountered.

The Stepped Gable Roofs of the Netherlands *by Kay Weinstein*

In April I traveled to the Netherlands and Belgium with a dear friend on a timely Road Scholar tour called *Tulipmania*. We saw many fabulous sites: Keukenhof Gardens, Vermeer at the Rijksmuseum, Anne Frank House, Ghent Altarpiece, many centuries of architecture, and more. And... because my favorite shape is a square, I was immediately drawn to the stepped gable roofs seen in both countries. A gable is the part of a wall that encloses the end of a pitched roof. A stepped gable, crow-step gable, or corbie step is a stair step type of design at the top of the triangular gable-end of the building. The oldest examples can be seen in Ghent (Flanders, Belgium) and date from the 12th century.



▲ Haarlem: Row house.

way to ease into our visit. There I saw my first stepped roof, and I was fascinated. The steep roof outline, with eight steps on both sides, of this modest brick house was striking. I was also taken by a similar design on lovingly cared for row houses with linden trees in front.

We were thrilled to see the exhibit Vermeer at the Rijksmuseum. I was struck by *The Little Street (View of Houses in Delft)*, painted around 1658. In this painting beautiful sunlight, blue sky and clouds illuminate a street scene of women engaged in domestic duties. Interestingly so, much of the composition is focused on the many details of a brick house with a stepped gable roof.



▲ Haarlem: Eight-stepped gable roof.

This design was developed for convenient access to the roof ridge, along with the availability of squarish stones to accomplish this form of construction. Such access would have been convenient for chimney sweeps and roofers in earlier times, before there were cranes, and when tall ladders were uncommon. Stepped roofs are also parapets. A parapet is a long protective wall along the edge of a roof. With this design, the top of the parapet projects above the roofline. The top of this brick or stone wall is stacked in a step pattern above the roof for convenience and decoration. A stepped parapet may appear on building facades with or without gable ends, and even upon a false front.

On the first half of our tour, we stayed in Haarlem, Netherlands. It is a charming small city outside of Amsterdam, and it was a great



▲ Vermeer: *The Little Street (View of Houses in Delft)*, 1658.

Continued on page 11...

TRAVELOGUE...*continued from page 10*

Amsterdam is known for the homes with elegant rooflines along its canals. In its golden age, during the 1600s, it was the third wealthiest city in Europe, after London and Paris. Shipping was a major industry; regrettably, much of this wealth was earned in the trade of enslaved peoples. During this era, Amsterdam created a middle class of merchants, and established the first stock exchange. It was the second republic after Rome, and legislated freedom of religion. The Netherlands have a long history of social justice, with the development of alms houses with lovely courtyards, marijuana sold in coffee shops, and safe injection sites for drug addicts.

On the second half of our tour, we stayed in Ghent, Belgium. It is a medieval city that was not bombed during World War II, and features much architectural history. There I saw a taller stone and brick building with eleven steps on both sides of the gable. Peeking through a colorful fence in Ghent, I saw two buildings at an angle that revealed their stepped gables projecting above their roof ridges. Along the



▲ *Antwerp: Smaller gabled roofs on larger buildings.*

Leie River in Ghent, one can see grand homes featuring stepped gable roofs.

Smaller stepped roof details are often included as a pattern on larger and more elaborate buildings. In the city of Antwerp, Belgium, I saw this interesting example. In the cute little

town of Veere, Netherlands, I purchased my favorite memento of this tour. It is a two-inch square wooden tile with the striking image of a simple outline of a stepped gable roof; the essence of design.



▲ *Ghent: Building with eleven-stepped gable roof.*



▲ *Ghent: Two stepped-gables projecting above roof ridges.*



▲ *Small wooden tile with image of house with stepped gable roof.*



**ALAMEDA
ARCHITECTURAL
PRESERVATION
SOCIETY**

P.O. Box 1677
Alameda, CA 94501



Need work done to your vintage home?

Look no further than the resource section of the Alameda Architectural Preservation Society's website to repair or enhance your vintage home.

**[alameda-preservation.org/publications/
resources-recommended-by-building-owners/](http://alameda-preservation.org/publications/resources-recommended-by-building-owners/)**

AAPS BOARD MEMBERS 2023

President
Brenden Sullivan

1st Vice President
Conchita Perales

2nd Vice President
Robert Farrar

Treasurer
Joyce Boyd

Corresponding Secretary
Dodi Kelleher

Recording Secretary
Patsy Baer

Advisor to the Board
Karen Lithgow

For more information, please contact:
Alameda Architectural Preservation Society
P.O. Box 1677 • Alameda, CA 94501
510-479-6489 • alameda-preservation.org
Editor: Conchita Perales
Newsletter Design: Valerie Turpen • 510-522-3734



ALAMEDA LEGACY HOME TOUR

50th Anniversary

Save the date! Sunday **September 17, 2023** 10am to 4pm

Calling all Docents!

FREE ADMISSION to the tour in exchange for being a docent on either the early or later shift. Two shifts: 10am - 1pm or 1pm - 4pm

Enjoy a day of Alameda's finest architecture and finish off with a dinner party for docents and homeowners at The Elks Lodge.

Contact Denise Brady at 510-469-6324 dbrady001@aol.com

Costumes admired but not required

