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# ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY

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August, 2002

## General Membership Meeting

*How to Identify Quality Antique Furniture*  
*Lee Jester - owner, The Craftsman Home, Berkeley CA*

**Sunday, August 25, 2002 ~ 7:00 p.m.**

The Craftsman Home at Alameda Point (Look for directions below)

**H**ave you ever wondered what to really look for in antique furniture as you stroll through garage and estate sales? AAPS is pleased to have Lee Jester, owner of The Craftsman Home in Berkeley, give a presentation on this subject. He has graciously opened his shop at Alameda Point for us to hold our next meeting. His presentation will include examples of what to look for as you do your antique shopping. He will have various examples at his shop. Lee will also be answering any questions you may have about furniture.



Since 1995, The Craftsman Home has provided Arts and Crafts period and revival home furnishings: truly “honest furniture for the home and heart.”



Owner, Lee Jester, got his introduction to the Arts & Crafts style (also known as “Mission” or “Craftsman”) through his former duties as a woodworker in a boatyard, where he came to appreciate the quality of workmanship that went into Arts & Crafts furniture. Later, after working in antique furniture restoration, Lee saw the need for a retail store specifically dedicated to the American Arts & Crafts Movement, prevalent in San Francisco’s East Bay area. In 1995, he and his wife, Macia, opened The Craftsman Home at its present location, in the heart of the East Bay bungalow neighborhoods.

**The meeting is at a different location. Directions to The Craftsman Home at Alameda Point: Go through the Main Gate at Alameda Point on Atlantic Avenue. Continue on Atlantic Avenue. Turn left on Ferry Point. The Craftsman Home Shop is located in the second building on your left. The entrance is next to the BIG turquoise “N”. Please look for the red balloons marking the entrance.**

# PRESERVATION ACTION COMMITTEE



*Chris Buckley*

## DESIGN GUIDELINES UPDATE

On July 31, 2002 the Planning Department conducted a workshop on improving the City's residential design guidelines (see Preservation Alert mailed out the week of July 21).

Improving the design guidelines has been one of AAPS's highest priorities. Under the existing guidelines, the City has often approved projects that should not have been approved. Examples include:

- Installation of vinyl (plastic) siding and vinyl windows on Victorian houses and other architecturally significant buildings that often looks synthetic and is not visually consistent with the original architecture.



**Before**



**After**

- Additions to existing buildings that are not well integrated with the existing structures and are out of scale with the neighborhood.
- Inappropriate enclosures of main entry porches.

The Planning Department has said that it has to approve these projects because the existing guidelines are too general to require a higher standard. Dozens of such projects occur each year. They are steadily eroding Alameda's architectural quality and are the biggest overall threat to the city's historic buildings.



**Vinyl Siding**

About thirty people attended the workshop, including at least fifteen AAPS members. Most of the attendees seemed to generally agree with AAPS's concerns. Areas of apparent consensus included:

- Using relatively precise, mandatory standards in combination with more flexible guidelines.
- Treating all buildings essentially the same, rather than applying a higher standard, for example, to buildings with special historic designations, or to buildings in special locations such as the Gold Coast.

Workshop participants were invited to comment, using "Post-it" notes, on photographs showing examples of different siding, window replacement, porch enclosures and building addition treatments. Again, the comments seemed generally consistent with AAPS's positions on these issues.

Planning staff has indicated that at least one more workshop will probably be held but, as of August 8, has not advised AAPS of the date or agenda.

Following the workshop, planning staff will prepare the actual draft guidelines for consideration by the Planning

Board and City Council.

The City has been developing the new guidelines since early 1994. Initially, they were part of a new Development Code but because of delays and controversies in moving the Development Code forward, the Planning Department in 1997 agreed to AAPS's suggestion that the design guidelines be treated separately to expedite their adoption.

The new guidelines were nearly scuttled in 1998 when funds for their preparation were proposed for removal from the City's budget. This was averted at the last minute when the City Council, at AAPS's urging, restored the guidelines funding.

The guidelines were then further delayed due to insufficient Planning Department staff and difficulties filling vacancies. It was therefore necessary for the City Council to reauthorize funding yet again for the guidelines in 2000.

**Thanks to all of the AAPS members who attended the workshop!**

## **HISTORICAL ADVISORY BOARD TURNS DOWN PROPOSAL TO DEMOLISH 1525 MINTURN STREET**

At its August 1, 2002 meeting, the City's Historical Advisory Board (HAB) unanimously denied an application for demolition a fire damaged building at 1525 Minturn Street. The structure was built in the early 1890's and is one of a group of structures in the block designed by locally important architects and developers, Marcuse and Remmel.

The building is one of several thousand historically or architecturally important properties that are on the City's Historic Building Study List. Demolition of Study List properties must be approved by the HAB, with the decision appealable to the City Council.

The owners, Juliet Gelico and Josie Ramos, and their architect, Will Harrison, are proposing to replace the burned structure with a new building. The applicants told the HAB that demolition is necessary because rehabilitation of the existing building with code upgrades and other improvements would be more expensive than a new structure.

The HAB had previously considered the proposal in June and continued it to a later meeting in order to obtain more documentation on the costs of rehabilitation vs. new construction from the applicants (see June, 2002 AAPS News)

Alameda Architectural Preservation Society

However at the August meeting, the HAB was informed by staff that the HAB is not permitted to consider economic issues as part of its decision; such considerations can only be by the City Council if the HAB decision is appealed. The HAB must limit its decision to whether the building retains enough of its architectural integrity to warrant retention on the study list. The HAB was able to make this finding, since most of the important front elevation was intact, and therefore denied the demolition application.



*1979 photo from the Planning Dept.*



At the HAB meeting, Mr. Harrison presented a revised design for the replacement building that looks more Victorian than an earlier proposal presented at the HAB's June meeting. The revised design would attempt to use some of the existing building's porch posts and other porch elements. However, AAPS believes that the existing building should either be restored to the greatest degree possible, especially the front elevation, or that it be replaced with a new building that matches the existing building's front façade (with certain limited modifications) and incorporates more of the existing building's surface materials, window treatments and other important architectural elements at the sides and rear.

The building owners and Mr. Harrison have been very responsive to AAPS's requests for information on the building's condition and the development options being considered. Their assistance included allowing AAPS members to walk through the building to assess its condi-

tion. A major conclusion from that visit was that although the roof and most of the rear walls were totally destroyed, the front walls, including exterior surfaces and framing, most of the left (south side) wall and the front portion of the right side wall were essentially intact.

The structure's lower level consists of a second residential unit, constructed without permits. The owners are pursuing possible legalization of this unit under the City's amnesty program. If the unit can be legalized, the owners have indicated that they may be interested in rehabilitating the existing structure.

An appeal of the HAB decision to the City Council is expected and would probably be heard in September.

*The Preservation Action Committee meets at 7:00 pm on the fourth Thursday 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!*



## ALAMEDA LEGACY HOME TOUR

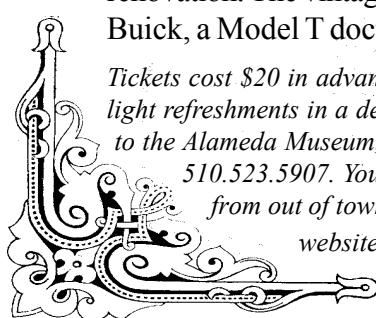


### Comfortable Living in Vintage Houses

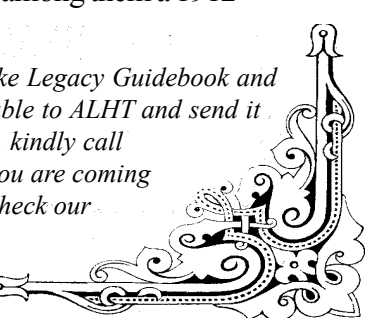
*September 15, 2002*

Spend a day on a lovely island in San Francisco Bay, visit historic homes where families dwell, and stroll through neighborhoods rich in architectural heritage. The Alameda Legacy Home Tour takes place Sunday, September 15, 2002, from 11 am until 5 pm. The event is hosted by the Alameda Architectural Preservation Society and the Alameda Museum. The architectural styles featured span the Victorian and Edwardian eras, so of course Queen Victoria, her consort Prince Albert, King Edward VII, and Queen Alexandra will be on the tour to inspect the premises. Victoria and Albert and their courtiers will favor us with a selection of dances in Franklin Park at 11 am, noon, and 1 pm on tour day. Please practice your curtsy!

Another special attraction is a work in progress, where a family has undertaken the major restoration of a Queen Anne. The ground floor has been renovated as their refuge during the vicissitudes of the project; the main floor is yet untouched; the upper floor has been completely restored with glorious wallpapers, faux finishes, stenciling, and decor. Here you will see displays about vintage house renovation, including those of wallpaper maven Bruce Bradbury, decorative glass artist Ken Matthias, San Francisco Victoriana, master plaster caster Lorna Kollmeyer, the Alameda Shade Shop, Ruiz Antique Lighting, Bob Buckter (AKA Dr. Color), and Plumbing Plus. The Building Education Center of Berkeley and the Silva Book Company will offer a selection of volumes about architecture, history and renovation. The vintage residences will be complemented by antique vehicles, among them a 1912 Buick, a Model T doctor's coupe from 1927, and a 1922 Ford market truck.



*Tickets cost \$20 in advance or \$25 on the day of the tour. The price includes a keepsake Legacy Guidebook and light refreshments in a delightful garden. To buy tickets by mail, make your check payable to ALHT and send it to the Alameda Museum, 2324 Alameda Avenue, Alameda CA 94501. For information, kindly call 510.523.5907. You can also send e mail to [alamedahometour@netscape.net](mailto:alamedahometour@netscape.net). If you are coming from out of town, call for a list of local accommodations and restaurants, or check our website [www.alameda-home-tour.org](http://www.alameda-home-tour.org).*





# FOURTH OF JULY

**AAPS was featured in Alamedas Annual Fourth of July Parade. Thank you to Fancy Ferriage by Horse and Carriage for bringing your beautiful horses and carriage out to stroll with us. We are also happy to announce we won first place in the Equestrian division.**



## 2002 AAPS GENERAL MEMBERSHIP MEETING SCHEDULE



**Sunday, October 20, 2002, 7 p.m.:** *“All About Chimneys,”* by Paul Breitkopf and Sally McKnight. Paul, from Breitkopf Masonry, will be starting the meeting out with a slide presentation on the history and background of fireplaces and masonry chimneys. He will also be discussing alternatives to brick chimneys. Sally McKnight, from The Irish Sweep, will conclude the evening with an insightful presentation on the newest techniques of cleaning and maintaining your chimney.

**Sunday, February 3, 2003, 7 p.m.:** *“The Hidden Treasure”* by Jett Thorson Jett and her son, Christopher Brooks spent nine grueling months to clean up and restore the original Bureau of Electricity ceiling on Santa Clara Avenue. AAPS presented them with a Preservation Award this year, 2002. Jett will be giving a presentation on how she went about the task of restoring such a beautiful piece of Alameda’s architectural history.

### AAPS MEMBERSHIP COUPON

*If you would like to join the Architectural Preservation Society or renew your membership, please send this portion back with your payment.*

*Membership Chairperson - Denise Brady*

*@ 523-8886*

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Check your membership category.

renewal       new member

Family \$25       Single \$20       Seniors \$10 each

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**Alameda Architectural Preservation Society**

P.O. Box 1677 ~ Alameda ~ CA ~ 94501

510-986-9232 ~ [www.alameda-preservation.org](http://www.alameda-preservation.org)

## AAPS BOARD MEMBERS 2002

President: *Ruth Tillman*-337-1405

1st VP: *Jean Graham-Gilliat*-769.6293

Second VP: *Denise Brady*-523.8886

Treasurer: *Mary Jacak*-749.1320

Advisor to the Board: *Christopher Buckley*-523.0411

Corresponding Sec.: *Janelle Spatz*-521.4045

Recording Sec.: *Nancy Hird*-523.0825

Member at Large: *Gia Boscacci*-865.1249

Newsletter Editor: *Ruth Tillman*-337-1405,

*ruth.tillman@attbi.com*

## OTHER COMMUNITY EVENTS

### **Alameda Museum Lectures:**

Admission is free for Museum members and \$5 for others. Call 510-748-0796.

**Thursday, February 27, 2003, 7 pm: "Victorian Polychroming"** by expert color consultant Bob Buckter, (aka Dr. Color), who will present glorious slides that are the result of his two decades of transforming buildings all over California. With a wave of his magic color wheel, he entices glum houses to smile in a riotous run of fancy paint. This lecture is underwritten by Pagano's.

**San Francisco Victorian Alliance (415) 824-2666 or [www.victorianalliance.org](http://www.victorianalliance.org):**  
August 28, 2002--General Membership Meeting.; Hank Dunlop speaking on Fernside. Location at California College of Arts and Crafts--San Francisco Campus, 111 Eighth St, 7: 30 p.m.

**House Tour featuring The Webster Street Historic District. Sunday, September 22 from 1 to 5 p.m.**

### **Julia Morgan House Tour (510) 883-9710:**

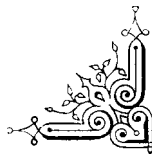
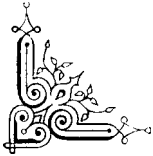
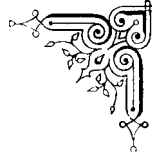
Saturday, September 28, 2002. Please come to a special private tour of six homes designed and built by Julia Morgan in Berkeley.

### **Oakland Heritage Alliance (510) 763-9218 or [www.oaklandheritage.org](http://www.oaklandheritage.org)**

22nd Annual Walking Tours. Join us this summer and celebrate Oakland's 150th year by discovering 16 different Oakland neighborhoods! July and August weekends. \$5 OHA members, \$10 general. Sign up for membership or renewal at the day for the tour and the tour will be free. In case of rain the tour will be cancelled.

### **Oakland Museum "Bike Trippers" (510) 238-3514:**

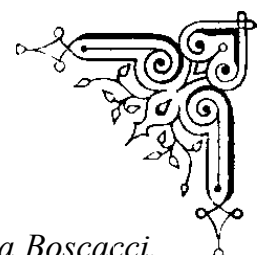
Bike Tours of Historic Oakland, focusing on Oakland's history and architecture, are leisurely paced 5 1/2-mile bike tours lead by the Oakland Museum of Cal's bike-tripping docents. Third Sunday of the month, July through October, from 10 a.m. to 12:30 p.m. Admission is free but reservations are required.



Alameda, CA 94501  
P.O. Box 1677  
Society

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## AAPS CALENDAR

*Wednesday, August 21, 2002, 7:30 pm: Board Meeting at the home of Gia Boscacci, 2631 San Jose Ave.*

*Sunday, August 25, 2002: AAPS General Membership Meeting: How to Identify Quality Antique Furniture, by Lee Jester. (see page 1)*

*Sunday, September 15, 2002, 11 a.m. - 5 pm: Alameda Legacy Home Tour (see page 4)*

*Wednesday, September 18, 2002, 7:30 pm: Board Meeting*

*Sunday, October 20, 2002: AAPS General Membership Meeting: All About Chimneys, by Paul Breitkopf and Sally McKnight.*

