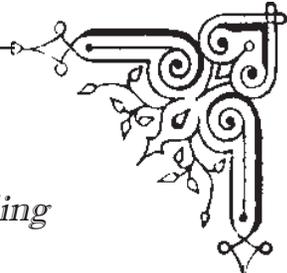

ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY

Editor: Ruth Tillman, ruthillman@alamedanet.net, 510-337-1405

March, 2003



General Membership Meeting Victorian Facade Restoration

Skeeter Jones, CLEARHEART Fine Design and Building

Sunday, May 18, 2003 ~ 7:00 p.m.

First Presbyterian Church at the corner of Santa Clara Ave & Chestnut St

This month's meeting will commence with the annual Historic Preservation Awards. There will be a slide presentation of each building or home receiving an award.



Following the Preservation Awards *Skeeter Jones* of **CLEARHEART Fine Design and Building** will tell us how we can win our own preservation award by doing Victorian facade restorations. Mr. Jones' presentation will include before and after slides of buildings that suffered architectural indignities such as aluminum siding and removal of architectural ornament and how these buildings were restored. Mr. Jones will also bring some of the tools used in these restorations and pieces of architectural detailing.

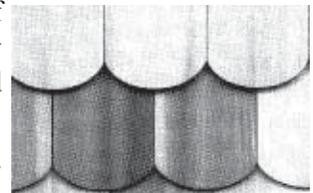
CLEARHEART is a design and building company that specializes in projects that require a high degree of fine woodworking.

Besides Victorian restorations, Mr. Jones' work includes extensive design development, architectural millwork and contemporary living spaces. CLEARHEART is proficient in conventional building techniques and is renowned for creating living spaces and facades congruent with the style and character of the existing structure.

Mr. Jones, in a search for a practical medium for art, progressed from the fine arts to wood carving in the early 1970's. He learned to build houses with the old Yankee craftsmen masters of New England. He later was offered a position of running the most critical projects, major additions and facades for San Francisco Renaissance.

He founded CLEARHEART in the early 1980's and has since enhanced the beauty of San Francisco by creating over 70 new Victorian facades from buildings previously stripped of their ornamental splendor by misguided modernization. Mr. Jones found an outlet for the expression of his artistic style through architecture.

CLEARHEART's workmanship has been recognized with respect by *House Beautiful*, *Professional Builder*, *Qualified Remodeler*, *Georgia Pacific*, *Pacific Lumber Company*, *Heritage Foundation*, *Union Street Association*, *California Redwood Association*. Mr. Jones was featured on the cable TV Home and Garden Program *'Modern Masters'* and was also invited to join the National Register's *Who's Who 2001-2002* edition. He is affiliated with the Artistic License Guild, the Victorian Alliance and the National Trust for Historic Preservation.



Most importantly, it is his clients who attest to his integrity and creativity in any project he accepts. CLEARHEART has been able to diversify its distinctive style by drawing upon Mr. Jones' vast experience and resources. This can be seen throughout the Victorian neighborhoods in San Francisco.

2003 AAPS HISTORIC PRESERVATION AWARDS



1308 Regent Street *From Shingles to Aluminum to Shingles*



Chris Buckley

Roy and Carol Clark purchased 1308 Regent Street in 1991 in a probate sale. The house had been covered with aluminum siding and its front windows replaced with aluminum sliders. The building also needed lots of work.

According to George Gunn's Buildings of the Edwardian Period, City of Alameda 1905 to December 31, 1909, 1308 Regent Street was built in 1907 by the Alameda Land Company along with three neighboring cottages in the same block at 1304, 1312, and 1316 Regent Street in the same year. The architect (if any) is unknown but the original owner is listed by Gunn as "C. Burkhard".

The Clarks theorize that the aluminum siding was added in the 1950's when major interior changes, such as a new kitchen, were made to the structure following a fire.

The Clarks were use to dealing with "fixer uppers" having previously restored two houses in Cambridge and Somerville, Massachusetts. The exterior restoration began in 1998, following completion of major interior work. Mr. Clark did the reshingling himself based in part on helpful instruction he received from State Shingle Company in Oakland. He completed one side per year, finishing in 2002 with the front elevation.



before

The Clarks' exterior restoration work included removing the aluminum siding; replacing the original deteriorated wood shingles under the siding with new shingles on the main level and with V-groove redwood siding at the basement level; replacing the front elevation's aluminum windows [two sliders and one fixed] with new double hung and fixed windows; and replacing the previously removed water table molding separating the shingles and V-groove siding.

Although very much in the spirit of the house's original Craftsman architecture, the work was not a strict restoration. The shingles were originally all rectangular, while the new shingles also include scallops and zig-zag shapes. The basement level was originally shingled rather than V-groove siding. The new porch column is in a Classical fluted style, very typical of this type of home, replacing the original shingled column. A stained glass window from a 200 year old Boston church was added to the rear. The original front door was cleaned-up and stripped by a neighbor across the street and reinstalled with a new frosted glass upper panel.

2107 San Jose Avenue *Colonial Revival Revived*



Ross Dileo

When T.R. Draper built 2107 San Jose Avenue in 1898, little did he know the many transformations the house would undergo over the next 100 years. As for the current owners, mother and son team Nicky and Steve Broderick, little did they know the daunting task that lay before them to bring the Colonial back to life.

When Nicky and Steve purchased the house in March 2001 one could say they purchased it sight unseen. The house had been encapsulated many years previously with the infamous asbestos shingles and no one knew what lay beneath. The house was originally a single family residence, and T.R. Draper apparently lived here for awhile. During the 1950s, the house was split up into several rental units and an attached cottage added to the rear of the house. After buying the house the Brodericks initially moved into the cottage even though it required substantial work.

Nicky and Steve's primary objective was to restore the exterior of the main house. The renovation began in April 2001 with the installation of a new roof which required removal of several layers of composition shingles as well as the original wood shingles. An architectural grade composition shingle roof was installed over plywood sheathing. Next, the unsightly asbestos siding that had covered the house for half a century was removed in less than a day, but what a mess. However there were surprises, some good some not so good. A considerable amount of the original redwood molding around the windows and the front porch had literally been hacked off. Huge gaping holes were everywhere. The good news however somewhat balanced

the bad. Original dentil molding under the eaves and the original checkerboard molding was found under the second story bay window. Remnants of the original unique decorative panels were found hidden under the asbestos siding above the large windows as well in the front porch gable. Unfortunately the design elements were so severely damaged due to application of the asbestos siding, nothing was salvageable except the design concept itself.



before

As the renovation progressed from one stage to the next, close attention was paid to details and the architectural style of the house. Nicky contracted with local Alamedean, Dean Bally to replace and repair all the molding. Bob Buckter, an architectural color consultant, designed the paint color treatment. A total of seven colors were used. A subtle but striking mix of grays, greens, creams, mauve and real gold leaf was chosen and the new trim and borders show beautifully.

Nicky could often be found perched on the scaffolding hand painting the gold leaf and decorative lincrusta panels above the windows and front porch gable. She sometimes had to be helped getting up and down since being up so high was not her favorite place to work. The monumental task was difficult and required much diligence, but the Brodericks say it was worth all the time, effort and cost.

2107 San Jose Avenue has again become a great asset to the neighborhood and the City of Alameda and its stunning new look will be appreciated for many more years to come.

1513-1519 Webster Street *Bringing Back Old Alameda*



David Baker

Members of the Volberg family have lived in Alameda since the 1870's; Richard Volberg's great grandfather, Charles Volberg, settled in Alameda in 1872 where he lived the rest of his life.

Charles Volberg played an active role in the community, serving terms on the Board of Town Trustees (1877-1878) and the Board of City Trustees (1887-1891). In the Fall of 1873, Volberg purchased a large parcel of land, with house, at the northwest corner of Webster Street and Santa Clara Avenue. Over the years, he developed the Webster Street frontage of his property, which extended north to within 60 feet of Haight Avenue. In 1877 he commissioned a four unit commercial building at 1513-1519 Webster Street which is presently a one-story, rectangular-plan Mediterranean style building. The original builder was Denis Straub, a prominent Alameda contractor active prior to 1900. The original building was simply detailed with a flat topped parapet and a wooden awning extending out over the sidewalk. A \$1580 remodeling by contractor W.J. David commissioned in 1925 by Charles Volberg resulted in the present handsome Mediterranean style facade.

The tenants in this building have included Shead's grocery store, Seebeck's saloon, Stilling's variety store, and Harm's art supply. For 40 years it was the West End branch of the Alameda Free Library.

It has been tough going with the building; during the 1950's an attempt was made to modernize the building by the addition of plywood over many of the windows. In the 1960's, Webster Street went into a decline as businesses changed to cater to sailors from the Navy base. Webster Street had the feeling that every corner had at least one liquor store or bar; it felt very tough and uninviting to families.

After the Navy base closed, Richard Volberg worked closely with the City and WABA [The West Alameda Business Association] on plans to revitalize Webster Street and bring back the flavor of Old Alameda. The extensive and lengthy discussions convinced Richard Volberg that the City and community were serious about bringing back Webster Street; and thus he felt it appropriate that his family make a real commitment to restoring the building to what it once was. He knew that in the short term he could probably get a faster return with a simple paint job but he felt that given his family's ties to Alameda and the City's efforts to revitalize Webster Street that his family could risk a much greater investment of time and money.



before

The process of restoring the building including removal of woodpanels/vertical siding at the bulkheads of three store fronts. The entire bulkhead was then tiled in a color matching the existing color at the fourth store front. The clerestory/tansom windows were restored—almost complete now except for the turned decorative moldings to be placed vertically between windows and the cleaning or refurbishing of the mosaic tiles. It has been a real labor of love and AAPS thanks the Volberg family for its continuing commitment to Alameda.

1309 Regent Street

Mount Rushmore in Alameda



Nancy Hird

In 1992, Louis and Mary Rocca had been searching for a home with a basement that Louis could use to work on his old pinball machines and jukeboxes. Mary passed an “Open House” sign at 1309 Regent and returned with Louis to see the home because it is a Queen Anne cottage with a high basement. After seeing the home, Louis sat on a chair in the kitchen and told Mary to go to the bank because “he wasn’t leaving”.

The house was built in 1890 by J.H. Young for \$2,400 and was adorned with many patterned details. Young added fish scale and diamond shingles to his surfaces. Fish, stars, rosettes, piano key dentils, sunbursts, lattice work, spindles and other intricate board and batten decorative friezes were also added to barge boards, porch, above windows, below windows and in peaks of the gabled roof. The Roccas studied the history of permits issued throughout the years and discovered brown shake siding was added onto the sides and rear of the home in 1918. Sometime later, asbestos and plywood were affixed to the front of the house giving it a gray front absent of any design.

The Roccas began their “buried treasure hunt” in 1996 when they decided they wanted to paint the house to restore it to look like it did in pictures they had seen. As Louis removed the asbestos and plywood from the front of the structure, he discovered all the intricate decorative facings beneath and was “fueled” to continue as he discovered more of the original detailing that had been covered. Much of the adorning designs had been cracked by the nails used to add the asbestos siding and plywood. Some had been completely removed but their ghost markings remained.

Alameda Architectural Preservation Society

While visiting friends in Eureka, the Roccas found the “Blue Ox Millworks Historical Park” and the craftsmanship they were seeking to recreate the intricate designs to add back to the home. Louis made tracings of the designs and sent them to Blue Ox, where they were reproduced using original Victorian tools. While the Roccas waited for the adorning pieces, Louis meticulously used a heat gun to remove the original paint carrying a small fire extinguisher and wearing a respirator at all times. (He went through three heat guns to complete the project.)



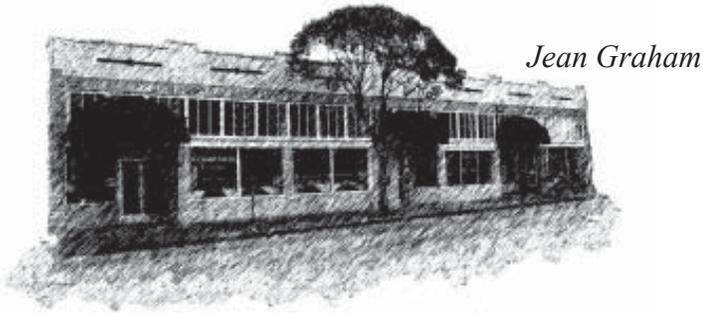
before

A colorist provided the Roccas a color scheme employing six colors including gold leaf accents to the intricate millwork. The house received its green primer shade and first color in 2002 and the house “came to life”. Not all the millwork was complete at the time of painting and more will be added and painted this spring. The front attic peak above the window will receive an intricate gold leafed design, the side peaks sunbursts and the porch rosettes, all remade using the original tracings. Fish and stars will be also added to the barge boards and the porch arches to complete the restoration.

The Roccas purchased their home with the intent of staying there the rest of their lives so this labor of love to restore it to its original splendor is for themselves. The next project? Landscaping.

1532-1540 Park Street

The Powell Building - A Transom Transformation on Park Street



In 1925, the early 20th Century “parapet” style commercial building at 1532 - 1540 Park Street was designed and built by Myron H. Fish, an active builder of homes and commercial buildings in Alameda. The Powell Brothers (Royal, Charles and James), of the Powell Brothers Construction Company, purchased the building as an investment property—thus it became the Powell Building. The building was constructed along with several other structures that had been destroyed by the Park Street Fire of 1920. The Powell Building began with six commercial tenants, while now it hosts three businesses: Genghis Khan Kitchen Restaurant, Bazaar of Antiques and Luque’s Upholstering.

The Powell Building remains in the Powell Family and recently completed a major renovation that focused primarily on structural upgrades. Architect, Ron Giddings, provided the design for City approval and D&D Construction was hired to complete the necessary structural work. As the structural work began, it soon expanded to include a major uncovering and restoration of transom windows that had been covered by wood siding and signage. When the windows were

discovered, many were damaged and many needed to be rebuilt. Restoring the transom window front was a tedious and time consuming process, but the transom windows now classically frame the building with an ‘original era’ style.



before

Also uncovered were beautiful terra-cotta tiles with a snowflake finish. Dick Hawkes, of Dick Hawkes Classic Painting, stripped, built up, and painted the tiles and snowflake finish that now may be seen across the top of the building. In addition to the terra-cotta tile, many black and blue ceramic tiles were also found, cleaned and polished and now elegantly surround the door openings.

Rather than having unique storefronts, the building has a uniform cream color, textured stucco finish, complemented by the addition of black balloon awnings, designed and installed by Belaire Engineering. The business names are all featured by antique gold lettering on the windows, a unifying detail.

The Powell’s applied for and received a Facade Grant, from the City of Alameda, totaling \$8,500, and their tenants applied for Grants that rendered \$5,750 toward the cost of the new balloon awnings.

The Powell Building structural renovation expanded into a detailed exterior renovation project that resulted in a building that’s now a visual treat for the Powell family, the building tenants, their customers and for all of us who stroll by this historic ‘post-fire’ block of Park Street.

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ruthillman@alamedanet.net

PRESERVATION ACTION COMMITTEE



Chris Buckley

City Council Expands Demolition Review to Pre-1942 Buildings

At its April 1, 2003 meeting the Alameda City Council unanimously passed an ordinance that requires Historical Advisory Board approval to demolish any building constructed before 1942. The ordinance had been under review for several months and was originally proposed to apply to any building over 50 years old (see March, 2003 AAPS News). The demolition protection for pre-1942 buildings is very similar to that already offered to the approximately 4,000 structures that are on the City's Historic Building Study List.

The ordinance applies to about 6,000 additional buildings. The ordinance is intended to provide a safety net for restored or architecturally significant older buildings that are not on the Study List. Prior to adoption of the ordinance, buildings that are not on the Study List could be demolished with just an over the counter demolition permit. The ordinance was in response to the attempted demolition of the 1883 Victorian House at 1423 Morton Street, which the City Council put on the Study List before it could be demolished (see March 2003 AAPS News).

The ordinance is largely due to the leadership of Mayor Beverly Johnson and is the latest in a series of very strong historic preservation actions by the City Council. AAPS members are again encouraged to send Thank you letters, e-mails or telephone messages to Mayor Johnson and the Council members. Alameda is very fortunate to have a City Council that is truly committed to historic preservation.

Pending Sale of 1423 Morton Street

The 1883 Victorian house at 1423 Morton Street has been offered for sale with an initial list price of \$450,000 that was quickly raised to \$499,000. At press time an offer to buy the house had been accepted, but not yet consummated.

AAPS is hopeful that the house will sell and that the new owner will rehabilitate the currently vacant structure and restore it to productive use.

Alameda Architectural Preservation Society

Rehab Plans Submitted for Fire Damaged House at 1525 Minturn Street

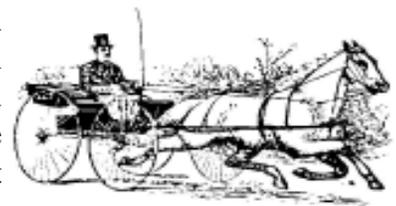
Rehabilitation plans for the fire-damaged Marcuse and Rimmel Victorian at 1525 Minturn Street have been submitted to the Alameda Planning Dept. for Design Review by the building owners and their architect, Will Harrison. The building is on the Historic Building Study List and was originally proposed for demolition by the owners after the fire. Demolition was averted after the Historical Advisory Board and the City Council voted to preserve the building.

AAPS is very pleased that the plans show a restored building, stating that "all new exterior materials, finishes, details and colors will match existing" and call for existing exterior elements to be salvaged and re-used as much as possible. However the drawings are still preliminary and many details still need to be worked out.

The Preservation Action Committee meets at 7:00 pm on the first Monday 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!



AAPS is pleased to announce that we will be entering this year's Annual Fourth of July Parade. We have reserved a six person horse drawn carriage. We are looking for volunteers that want to dress in period costumes and walk in the parade. Even if you can only walk half the route, please don't hesitate to contact us as



we would appreciate all volunteers. It is also great fun! For more information or to sign up please call or e-mail Ruth Tillman at 337-1405 or ruthillman@alamedanet.net.

2003

**AAPS GENERAL MEMBERSHIP
MEETING SCHEDULE**

Sunday, June 22, 2003, 7 p.m.: AAPS will be showing a copy of the comedic documentary **BLUE VINYL**. A Toxic Comedy Look at Vinyl, The World's Second Largest Selling Plastic. With humor, hope and a piece of vinyl siding firmly in hand, Peabody Award-winning filmmaker Judith Helfand and co-director Daniel B. Gold travel from Helfand's hometown to America's vinyl manufacturing capital and beyond in search of answers about the nature of polyvinyl chloride (PVC). Her parents' decision to "re-side" their house with this seemingly benign cure-all for many suburban homes turns into a toxic odyssey with twists and turns that most ordinary homeowners would never dare to take. The result is a humorous but sobering and uniquely personal exploration of the relationship between consumers and industry in the feature-length documentary **BLUE VINYL**, which won the cinematography award in the documentary competition at the 2002 Sundance Film Festival. This showing will be held at the beautifully renovated Auctions by the Bay Theater, located at Alameda Point.

Sunday, August 24, 4 p.m.: "*Historic Neighborhood Walking Tour*" by **Woody Minor**. Our renowned local historian Woody Minor will be giving us oodles of history while walking us through our Gold Coast historic neighborhood. This is an educational and informative experience. This is also in anticipation of the upcoming 2003 Home Tour featuring homes in the same area.

Sunday, October 19, 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 in 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.

OTHER COMMUNITY EVENTS

Alameda Museum Lectures 2003:

For information about the lectures, call 510.748.0796.

Thursday, May 29, 2003, 7 pm: "*Early Berkeley*," by Richard Schwartz, author of *Berkeley 1900*, "the first book to approach a true history of day-to-day life in our neighborhoods at the turn of the century," according to Stephanie Manning of the Berkeley Architectural Heritage Association.

Thursday, June 26, 2003, 7 pm: "**Percy & Hamilton: Color, Texture, and Form**" by architectural historian Bill Kostura. His slide lecture will illustrate how stone, brick, and concrete were used to create rich color and texture, and dramatic forms in major Victorian-era structures.

Thursday, July 31, 2003, 7 pm: "**Victorian Classics**" by Alex Brammer, who spent ten years feeding his obsession with the fabulous residences of the railroad barons and silver bonanza kings atop San Francisco's Nob Hill.

Thursday, August 28, 2003, 7 pm: "**Queen Victoria Down Under**" by Bruce Bradbury He will present a slide show tour of his discoveries in Melbourne, Sydney, and Adelaide.

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 - Ruth Tillman
@ 337-1405*

Name: _____ Date: _____

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Check your membership category.

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Alameda Architectural Preservation Society

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

510-986-9232 ~ www.alameda-preservation.org

ALAMEDA LEGACY HOME TOUR

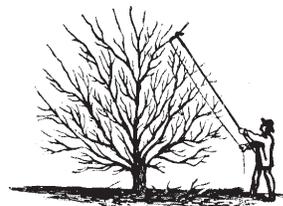


Victoria's Heritage in the Gold Coast

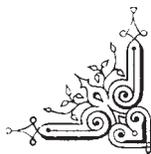
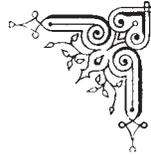
September 21, 2003

Tour the architectural gems of our island city located in beautiful San Francisco Bay. This year's event features Victorian homes located in and around Alameda's famous Gold Coast neighborhood. The event is hosted by the Alameda Architectural Preservation Society and the Alameda Museum. Queen Victoria with her consort Prince Albert will be gracing us with her presence. Please practice your bow and curtsy!

Tickets cost \$20 in advance or \$25 on the day of the tour. The price includes a keepsake Legacy Guidebook and light refreshments. 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. 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



Free trees and shrubs in one to fifteen gallon containers are available, including deodara cedars, lindens, maples, oaks, redwoods, viburnums and more. Call Chris Buckley at 523-0411.



Alameda, CA 94501
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Society

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AAPS CALENDAR

Sunday, May 18, 2003, 7 p.m.: AAPS General Membership Meeting: “Façade Restoration” by Skeeter Jones and Annual 2003 Preservation Awards.

Wednesday, May 14, 7 pm: Legacy Home Tour Committee Meeting.

Wednesday, May 21, 7:30 pm: AAPS Board Meeting.

Monday, June 2, 7 pm: AAPS Preservation Action Committee Meeting.

Wednesday, June 11, 7 pm: Legacy Home Tour Committee Meeting.

Wednesday, June 18, 7:30 pm: AAPS Board Meeting.

Sunday, June 22, 2003: Showing of the film BLUE VINYL.

Sunday, August 24, 2003, 7 p.m.: AAPS General Membership Meeting: “Historic Neighborhood Walking Tour” by Woody Minor.

