

General Membership Meeting

Thursday, April 1, 2004 ~ 7:00 pm

Free for members

\$5.00 for non-members

Auctions by the Bay Theater

www.auctionsbythebay.com/html/directions1.htm

2700 Saratoga Street, on the corner of Saratoga & West Essex Drive at Alameda Point
Look for the AAPS signs and blue balloons.

BLUE VINYL

A TOXIC COMEDY

“Scary and hilarious!” *Elvis Mitchell, New York Times*



With humor, chutzpah and a piece of vinyl siding in hand, Daniel Gold & Judith Helfand’s award-winning Blue Vinyl sets out in search of the truth about vinyl, America’s most popular plastic. Helfand’s parents’ decision to “re-side” their house with this seemingly benign cure-all turns into a toxic odyssey that most ordinary homeowners would never dare to take. A detective story, an eco-activism doc and a rollicking comedy all rolled into one — it’s a journey you can’t afford to miss.

This film is an award winning documentary that is geared toward the environmental impact PVC products has on our world. We at AAPS are always trying to point out the positives for keeping and restoring the original siding on historic homes and buildings. We felt after viewing this film that it could have an impact on someone who is considering a vinyl siding installation on their older home. Please pass the word on.

***“Best Documentary” & “Best Research” Nominee, 2003 Emmy Awards**

Documentary Excellence in Cinematography Award, Sundance Film Festival (2002)

2002 Environmental Messenger of the Year, Environmental Grantmakers Association

“That rare muckraking film with a sense of humor.” Kenneth Turan, Los Angeles Times

“Yes... The Green Building Movement may have just acquired its first cult film.” Environmental Building News
For more information and to get involved in Blue Vinyls outreach and education campaign visit:

www.myhouseisyourhouse.org

Message from the President

Recently hubby and I took off to Carmel for an overnight stay. We planned to do some walking. My other half said I was on a busman's holiday, doing research for AAPS's walking tour. The motel we stayed in had brochures of things to do while visiting the Monterey Peninsula. We decided on a tour called Carmel Walks. We were met by a very nice lady named Gail and Squirt, her large Airedale. I didn't know that Carmel was such a dog friendly town. Doris Day, who lives nearby, owns a hotel called Cypress Inn. The hotel has Julia Morgan-designed tiles on the staircase. Each room has accommodations for the traveler's pets. A jar of gourmet dog biscuits sits on the check-in counter. Carmel has some other surprises too. The public library was a creation of Bernard Maybeck. A Methodist Church in town has woodwork from a 1700's Italian castle. A home built by Frank Lloyd Wright can be seen from the end of Ocean Street. And of course, there is Clint Eastwoods' restaurant, The Hogs Breath Inn (which he doesn't own any more).

Question. Can we provide interesting facts and folklore about Alameda for an enjoyable walking tour?

Answer. You bet! It will be different from any other walking tour you have ever been on because Alameda is different. We have our own style and our own history. It is just waiting to be told.

One of the goals of several board members is to put together a walking tour of Alameda, similar to the Woody Walk last August.

Nancy Hird is spearheading this project. Any member interested in helping or who knows some interesting tidbits about our neighborhoods is welcome to contact Nancy at 523-0825.

On another subject, the theater at Alameda Point is the perfect venue for the showing of Blue Vinyl. We are delighted to use the facility and work with the knowledgeable and friendly staff at the theater. We normally have our membership meetings on Sunday evenings. However the theater shows their MOVIE CLASSICS by the Bay on Friday, Saturday and Sunday nights. Therefore, we reserved Thursday, April 1st. Lots of advertising is going out and we expect a good crowd. Be sure to pick up a schedule of the movies being shown. I'm sure once you have been to the theater, you will want to go back and enjoy it again and again. I look forward to seeing you there.

Janelle Spatz

President, 2004



DID YOU KNOW?

Hammers – To remove nails and prevent marring, wrap masking tape around the head of the hammer.

Preservation Action Committee

Revised Draft Residential Design Review Manual Being Reviewed by Planning Board.

The latest draft is now being called "Guide to Residential Design" and was reviewed by the Planning Board on February 23, 2004. The new Manual, if adopted, will replace the existing 1974 Manual.

An improved Manual is one of AAPS's highest priorities because Planning Staff states that the Manual is needed to control such projects as vinyl and other inappropriate siding on existing buildings; awkward additions; and poorly designed replacement windows. AAPS submitted extensive and very detailed comments on the initial draft Manual last year (see October, 2003 AAPS News)

Although the latest draft incorporates some of AAPS's recommendations and is better than the initial draft, it still seems weak on vinyl and other synthetic siding that does not visually match



BEFORE



AFTER

original siding (despite concerns by at least some Planning Board members that the Manual take a stronger approach) and still allows so-called "non-historic" buildings (those built after 1942) to be totally remodeled. AAPS had recommended that changes to all buildings always be consistent with their original or historic architectural style, regardless of the building's age. However, the Planning Board in its review last year accepted the staff recommendation that non-historic buildings could be totally remodeled as long as the remodeling was cohesive and had integrity.

Comments from the Planning Board members at the February 23, 2004 meeting included:

1. The language on vinyl and other synthetic siding should be "tightened up"; and
2. That enclosure of main entry porches is not allowed at all. (This was a surprise—the draft "Guide" would allow partial enclosure of main entry porches if the enclosed portion were filled with glass to present a sense of openness; AAPS was prepared to accept this approach as long as, among other things, at least 50 sq. ft. of the porch stayed open);

The Planning Board will review a further revised draft at its March 22, 2004 meeting.

Following Board acceptance, the draft will be submitted to the City Council. Following Council acceptance, the draft Manual will be used for a one year trial period after which there may be further revisions.

For copies of the latest draft "Guide to Residential Design," please contact Judith Altschuler at the Planning Department at 747-6871 and jaltschu@ci.alameda.ca.us. For copies of AAPS comments on the draft Guide please contact Chris Buckley at 523-0411 or cbuckley@alamedanet.net.

Possible Demolition of a Potential Alameda Landmark



2320 Lincoln Ave

The City is considering enlarging the site for the new Main Library to include two buildings at 2320 and 2322 Lincoln Ave. Both buildings would be demolished to allow construction of a 96 space surface parking lot for the Library. The surface lot requires more land because it would replace an originally planned two-level parking garage.

The building at 2322 Lincoln Avenue is owned and occupied by Gims Chinese Kitchen, while 2320 Lincoln, also owned by Gim's, is used for storage. Although the City has been trying to negotiate purchase of the buildings, the owners would prefer to keep their business at this location. The City therefore, has indicated that it may use eminent domain to acquire the buildings.

AAPS is very concerned about the parking lot proposal because 2320 Lincoln may be an extremely old building, perhaps dating from the 1850's or 1860's, which would make it one of the oldest surviving buildings in the City. It is a very simple, modest structure, but this is typical of very early "Pioneer"-era buildings. Features that suggest an early age include its simple gabled box form, narrow clapboard siding, two-over-two multi-light windows, and entry detailing. AAPS volunteers Kevin Frederick and Elizabeth Kruse have been researching the building and have so far documented that it existed as of 1874. Research is continuing to document an earlier date. Some of the research performed to date is on the following

website created by Kevin:

www.geocities.com/offwithhead/2320Lincoln/2320LincolnAvenue.html

The commercial Building at 2322 Lincoln Ave is also old, built in 1890 by the prolific Alameda builder A.R. Denke, according to George Gunn's [Documentation of Victorian and Post Victorian Residential and Commercial Buildings, City of Alameda 1854 to 1904](#), but was altered almost beyond recognition in the 1950's.

In addition, both buildings are significant because they are among the last surviving remnants of Alameda's Chinatown District, centered along Lincoln Ave, then called Railroad Avenue, between Oak and Park Streets. "China Town" is shown on an 1897 Sanborn map and its history is also being researched by AAPS volunteers.

2320 Lincoln is on the City's Historic Building Study List which makes it "historic" for purposes of the California Environmental Quality Act (CEQA). Under CEQA, demolition or other adverse impacts on "historic" buildings require an Environmental Impact Report (EIR), which the City will have to prepare and certify before it can proceed with acquisition of the buildings. The EIR process began in mid-February with issuance of a Notice of Preparation (available in the City's website www.ci.alameda.ca.us) soliciting comments on the EIR's scope. The EIR process is expected to be finished in late May or early June, at which time the City Council will have to formally accept the EIR before taking any action, including initiating eminent domain, to acquire the buildings.

The buildings were analyzed in an "Historical Evaluation" prepared for the City by Architectural Resources Group in San Francisco. The evaluation included some of the information provided above (although traced 2320 Lincoln back only as far as 1885) and concluded that both properties were "historic" for CEQA purposes.

To avoid an EIR, City staff had asked the City's Historical Advisory Board (HAB) at its January 7, 2004 meeting to take 2320 Lincoln Ave off the Historic Building Study List. The HAB declined to do this based at least in part on the Historical Evaluation findings.

The City believes that the surface lot proposal would be less expensive than the garage and would have a more efficient circulation pattern. If the City decides to acquire and demolish the two buildings, it would have to adopt a "Statement of Overriding Considerations" based on these and possibly other factors to justify the adverse historic preservation impacts.

AAPS is skeptical of the cost savings argument and, in its response to the Notice of Preparation, will ask the City to include a fully documented cost comparison of the two options.

AAPS also questions the appropriateness of a surface parking lot, given the extensive visioning process for the Park Street and the Civic Center that was completed several years ago and which

1. emphasized compact, pedestrian oriented development;
2. discouraged land-intensive "dead" spaces such as parking lots and gas stations; and
3. promoted the use of multi-level parking garages with ground floor retail uses to maximize the amount of parking in close proximity to the uses being several, maintain ground level retail frontage and minimize the amount of land consumed by parking.

Release of the draft EIR is expected in late March. If you would like a copy or for further information please contact Cynthia Eliasson at the Planning and Building Department at 747-6880 or celiason@ci.alameda.ca.us.

River Rock Saved on Craftsman Bungalow

Thanks to the sharp eye of Preservation Action Committee member Randy Horton, replacement of distinctive river rock porch columns with ordinary brick has been thwarted on a Craftsman bungalow at 1529 Santa Clara Avenue. After Randy noticed replacement work in progress, the City was contacted to determine if a building permit and design review approval were obtained. It turned out that the work was being done without permit, so AAPS asked the City's Code Compliance unit to take enforcement action. Code Compliance responded within one hour, issuing a stop work order and telling the project sponsor to get proper permits. The

design review approval required that the river rock be restored and this has largely been completed.

AAPS would like to thank Code Enforcement staff for its very prompt and effective response to this incident and the Planning staff for ensuring restoration of the river rock.

Exterior work without permit, that damages significant architectural fabric, has been a widespread problem all over town, often including such work as replacing original wood windows with vinyl windows. If you see work underway that looks problematic, call the City's Building Division at 747-6800 to determine whether permits have been issued and whether the work you see is covered under the permit. If no permit has been issued or if the work you see appears to be outside the scope of the permit, ask Code Compliance Officer Ken Jeffery at 747-6846 or Tim Higeras at 747-6847 to investigate.

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!



The USS Hornet Wins 2003 Design Award

With the help of our current AAPS President, Janelle Spatz, and the USS Hornet's Meghan Turner, AAPS proudly sponsored the USS Hornet Museum for a Design Award given by the California Preservation Foundation. AAPS also sponsored Meghan to go to the Awards to represent the Hornet. The display board that they created for the Awards was well-received, and many thanks go to their graphic designer and webmaster for their hard work on it. The California Preservation Foundation is keeping it to display at other events including the California Preservation Conference at the Presidio in April along with the boards of the other winners.



Meghan Turner writes:

Thanks again so much for funding our application and a portion of my trip, and for supporting the USS Hornet Museum. On behalf of our entire organization, please pass on my appreciation to the rest of the AAPS.



29th annual

California Preservation Conference

“BUILDING BRIDGES”

Wednesday, April 28 to Saturday, May 1, 2004

To be held at the Presidio of San Francisco & Golden Gate National
Recreation Area

*For more information contact the
California Preservation Foundation at 415-495-0349,
cpf@californiapreservation.org or
visit their web site at www.californiapreservation.org.*

AAPS Board Members 2004

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Alameda Architectural Preservation Society
Membership Coupon

*If you would like to join the AAPS or renew your membership,
please send this portion back with your payment.
Membership Chairperson - Nancy Hird @ (510) 523-0825*

Name: _____ Date: _____

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Check your membership category.

- renewal* *new member*
 Family \$25 *Single \$20* *Seniors \$10 each*

Alameda Architectural Preservation Society
P.O. Box 1677 ~ Alameda ~ CA ~ 94501
510-986-9232 ~ www.alameda-preservation.org

DID YOU KNOW?

Garage Doors – If you're going away for a period of time, unplug the garage door opener.

AAPS General Membership Meeting Schedule

Sunday, May 16 at 7 pm: Sixth Annual Preservation Awards Ceremony The Preservation Awards showcase projects that preserve, restore, or reuse historic property in a way that enhances its architectural character. The awards debuted in 1998, when AAPS honored Alameda's renovated City Hall, three restored Victorians, and two rejuvenated commercial buildings. Examples of other awards in prior years are the U.S.S. Hornet aircraft carrier museum, Kofman Auditorium in the Historic Alameda High School, and the Delaney Building on Park Street. Many residential properties have also been honored, including homes which have removed asbestos or vinyl siding and restored the original siding and millwork.

August, 2004 at 7 pm: "Fire Prevention" by Mike Edwards. Alameda's former Fire Chief Mike Edwards will be giving AAPS members a thorough presentation on the how-tos of Fire Prevention in historic homes.

November 7, 2004 at 7 pm Second Presentation on Painting by Gustavo Caldarelli

Did you know's were reprinted from: Dare to Repair by Julie Sussman and Stephanie Glakas-Tenet



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AAPS Calendar

Wednesday, March 17, 2004, 7 pm: AAPS Board Meeting

Thursday, April 1, 2004, 7 pm: AAPS General Membership Meeting: "Blue Vinyl" A documentary film about vinyl siding, shown at the Auctions by the Bay Theater

Monday, April 5, 2004, 7 pm: Preservation Action Committee Meeting

Wednesday, April 14, 2004, 7 pm: Alameda Legacy Home Tour Committee

Wednesday, April 21 2004, 7 pm: AAPS Board Meeting