



# Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA  
ARCHITECTURAL PRESERVATION SOCIETY

*An Architecture & History Tour by Dick Rutter*

## Naval Air Station Alameda—Then and Now Sunday, August 22, 2010

**Reserved Bus Tours at 1:00 pm and 3:00 pm**

Meet in front of the Alameda Naval Air Museum located at 2151 Ferry Point Road, Alameda, CA

**RESERVATIONS REQUIRED. Visit [www.alameda-preservation.org](http://www.alameda-preservation.org) or call 510-479-6489**

**FREE Bus Tour for AAPS, ANAM, & Alameda Museum members; \$10 Bus Tour for non-members**



### What Do You Know?

It has been 13 years since the Naval Air Station Alameda was closed on April 25, 1997. Since that time, the future of this prime piece of bay area real estate has been the topic of much controversy and public debate, particularly in the past year.

What do YOU really know about NAS Alameda? Have you spent any time discovering the approximately 2,527 acre site? Do you know how NAS Alameda changed world history from WWII through the Cold War? Do you know what type of businesses are currently calling the Naval Air Station home?

Alameda Architectural Preservation Society (AAPS), Alameda Naval Air Museum (ANAM), and the Alameda Museum are combining forces to sponsor an informative tour of the site to enlighten you on these topics. The tour will be a combination two hour narrated bus tour of historic Navy buildings and a self-guided walking tour of businesses engaged in adaptive reuse of the buildings.

### Reserved Bus Tours (1:00 and 3:00 pm)

The bus tours begin in front of the Alameda Naval Air Museum located at 2151 Ferry Point Road where there is plenty of parking. Dick Rutter, local architect and former Naval Flight Officer (NFO) will be the guide to the district. Dick served at NAS Alameda and has many stories to tell! *continued on page 2...*

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*Tour guide Dick Rutter at the entrance to Building 5 where the restoration of two Navy jets is taking place. The planes, an A4 Skyhawk and A7 Corsair II were the former gatekeepers at the entrances of NAS Alameda. (Photo Valerie Turpen)*

**What Do You Know?** ...continued from page 1.



The Streamline Moderne style "O" Club was once the site of functions for Naval officers and their families. Today it is a popular facility for wedding receptions, conferences, and formal dances. (Photo Valerie Turpen)

First stop will be the Seaplane Lagoon—home to the U.S.S. Hornet, the Ready Reserve Fleet and its Support Activities (numerous small businesses), and the locomotive round house. Next, visitors will disembark in the residential district to view the interior of a "Big White" home constructed for an officer and his family. The tour continues past the "O" Club, Mason Theater, present-day City Hall West, the Bachelor Officers Quarters, and the Enlisted Men's Quarters where visitors will hear about ideas being studied for their future use.

A stop at the Air Traffic Control Tower will allow incredible views of the former airstrip and show a creative example of building reuse by **Makani Power**. The company is developing Airborne Wind Turbines (AWT) to extract energy from powerful, consistent winds at high altitude. *To learn more visit their site [www.makanipower.com](http://www.makanipower.com).*

Inside Building 5 is where the restoration of two Navy jets or "Birds on a Stick" that once graced the entrances to the Naval Air Station is underway. Guide Dick Rutter is working with airplane aficionados Mark Baird and Tim Conner to rehabilitate the planes.

At this point guests can return to the ANAM parking lot on the bus or continue their self-guided tour to experience adaptive reuse in action at Building 24 and beyond. It is a .7 mile walk back to ANAM.

## Self-Guided Tour

The self-guided tour area on Monarch Street is home to several businesses finding the spacious facilities of NAS perfect for their needs. Building 24, a former aircraft painting and finishing facility is home to Rock Wall Wine Co., Area 51 Events Center and American Bus Repair.

**Rock Wall Wine Company** established in 2008, is part of a burgeoning urban winemaking scene. The boutique winery is housed in what was once two 20,000 square foot airplane bays. The hangar is due north of a defensive rock wall which made up the perimeter of the site. Taking their name from this protective wall, the Rock Wall winery building has been retrofitted with state-of-the-art winemaking equipment. Newly added behind the building is the Rock Wall Event Center—a geodesic dome sixty feet in diameter and thirty-eight feet high. [www.rockwallwines.com](http://www.rockwallwines.com)

**Area 51**, an event production company is run by John Walker, a special events coordinator. In addition to coordinating manufacturers' auto shows, John has connections to the television and movie industries. Besides being a great event venue, hangar bays can function as an excellent movie set stage. Many episodes of the popular TV series, *Myth Busters* have been filmed here and the NBC show *Trauma* used the former runway to depict a fiery plane crash and emergency rescue efforts. [www.area51-eventcenter.com](http://www.area51-eventcenter.com)

**St. George Spirits**, artisan distillers of absinthe, brandies, liqueurs, vodka, and whiskey moved in to Hangar 21 in 2004. The 65,000-square-foot facility is a masterpiece of mid-century industrial architecture, with exposed steel beams, clerestory windows, and a redwood ceiling. *Information on tours and tasting fees can be found at [www.stgeorgespirits.com](http://www.stgeorgespirits.com).*

**Pacific Fine Food** came to Alameda Point in 1999 and opened the doors as a specialty caterer with emphasis on large scale car events that were happening on Alameda Point. Owner Kelly Kearney notes, "We've lined our court yard with several fine oak barrels where we maintain an extensive organic herb garden. Breathtaking views of the San Francisco skyline, uniquely positions us to cater entire events right here on the base." Plus they have a 5,000 square foot kitchen. Pacific Fine Food is providing the pre-ordered lunches for tour goers. [www.pacificfinefood.com](http://www.pacificfinefood.com)



The NAS Air Passenger Terminal was where "VR" Squadrons operated from. The squadrons transported passengers and freight between Naval Air Stations all over the world. It is now home to the Alameda Naval Air Museum. (Photo Valerie Turpen)

## Alameda Naval Air Museum

**Alameda Naval Air Museum** will be open for tours from 10:00 am to 4:00 pm. Cost is \$5 if not a member. The museum is home to a unique collection of artifacts and exhibits emphasizing the role of the Alameda Naval Air Station in the defense of our nation and as an integral part of the local community for over 50 years. Society and industry were changed forever by the sweeping impacts of the World War II build-up. For the first time, men, women and minorities worked together side by side. People moved to Alameda from all over the country in unprecedented numbers to seek industrial production jobs. The Air Station had 3,600 officers and 29,000 enlisted personnel at its peak in 1945 when the city of Alameda had only 25,000 residents. The Naval Air Station covers one-third of the island of Alameda. Learn more about ANAM at their Web site [www.alamedanavalairmuseum.org](http://www.alamedanavalairmuseum.org).

The Tour sponsors will be collecting your images of the NAS tour here at the museum. If you would like to download digital photos to be added to the ongoing photo display throughout the day, please see our volunteer in the third floor Crow's Nest.

*continued on page 3...*

★ **RESERVED BUS TOUR TIMES** ★

**1:00 pm Bus Tour**  
**3:00 pm Bus Tour**

**Reservations are required and can be made at [www.alameda-preservation.org](http://www.alameda-preservation.org) or call 510-479-6489**

Reserve online with credit card or PayPal or by check mailed to AAPS, P.O. Box 1677, Alameda, CA 94501 Please indicate which fees are covered by the check.

**FREE BUS TOUR for AAPS, ANAM, & Alameda Museum Members\***

**\$10 – Bus Tour Non-Member\***  
**\$5 – Admission to Alameda Naval Air Museum**  
**\$10 – Pre-ordered Bag Lunch & Beverage**

\*\$1.00 online reservation fee will be charged when reserving your tour and will be refunded at our check-in.

★

What Do You Know? ...continued from page 2.

### Pre-Order Lunch

The bag lunch includes: a sandwich, whole fruit, Sun Chips and a gourmet cookie. A choice of soda or water will be available at the venue. The sandwich offerings are: Chicken Provolone or Veggie Pear & Brie. Lunch should be pre-ordered from our Web site [www.alameda-preservation.org](http://www.alameda-preservation.org) or by calling 510-479-6489. The lunch will be available for pick-up at ANAM, starting at 11:45 am until 3:30 pm.

Visit the museum before the bus tour or after and eat lunch in the Crows Nest on the third floor while enjoying a photo presentation of NAS Alameda locations.

### Join Today

The Bus Tour is free for members of AAPS, ANAM, and Alameda Museum. Not a member of any of these organizations? Join one, enjoy membership good through 2011 and bus tour fee is waived.

Story by Valerie Turpen

### AAPS BOARD MEMBERS 2010

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Nancy Hird • 510-523-0825

*1st Vice President*

Valerie Turpen • 510-522-3734

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Kevis Brownson • 510-522-4966

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For more information, please contact:  
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P.O. Box 1677 • Alameda, CA 94501  
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[www.alameda-preservation.org](http://www.alameda-preservation.org)

Newsletter Design: Valerie Turpen 510-522-3734

NANCY HIRD

AAPS PRESIDENT 2010

### Dear AAPS Members

I hope everyone is having a good summer. For me, it is going too fast and I know the holidays will soon be upon us. Any volunteers to coordinate the Holiday Party? We need a location for the event as well.

AAPS has quite a number of issues and activities we are working on as you can see by the titles of articles in this newsletter. We are striving to keep everyone knowledgeable about current events in Alameda pertaining to preservation of our historic resources as they occur. We recently extended an invitation to the electronic newsletter members to receive the PAC e-mails that discuss actions needed and real time preservation news. Any member who would like to be included on this e-mail list should leave a message on the AAPS phone line 510-479-6489 or call Chris Buckley at 510-523-0411.

AAPS Board members would really like to win the National Trust for Historic Preservation's annual "This Place Matters" contest. Please see the article describing how we can enter and cast votes. I hope we can get many people casting a daily Alameda vote for the AAPS entry on the Trust's Web site [www.preservationnation.org/thisplacematters](http://www.preservationnation.org/thisplacematters).

Also, please plan to attend our unique architecture and history tour led by Dick Rutter on August 22. We are partnering with both the Alameda Naval Air Museum and the Alameda Museum to offer a wonderful look at the past and present at the Naval Air Station. It will be great fun for the whole family and we will be downloading pictures taken during the day to add to the "Alameda Collection" on the National Trust's Web site. I would like to hear from any AAPS members who would like to volunteer that day to help keep the tour organized, as there will be so many venues to visit. Please call me at 510-523-0825.

Last but not least is our annual fundraising effort with the Museum—The Alameda Legacy Home Tour. We can always use more docents and we thank our docents with a grand party after the tour. (Plus, when you are not working, you get to go to the front of the line for fast entry into the homes on tour.) Want to join in the fun on September 26th? Please call docent coordinator Robbie Dileo at 510-865-1767 or e-mail [alamedahometour@netscape.net](mailto:alamedahometour@netscape.net).

Sincerely,



**WE'RE ON FACEBOOK!** We are happy to say that we are trying to keep up with the modern world with a presence on Facebook. To see our page, click on the Facebook icon on our Web site at [www.alameda-preservation.org](http://www.alameda-preservation.org), or search in Facebook under "Alameda Preservation," "Alameda Architectural," or "Alameda Society."

**HISTORIC  
PROPERTY**

**JOIN THE  
PLAQUE COMMITTEE**

The AAPS Board has formed a committee to explore placing exterior plaques or signs on Preservation Award buildings and historically significant buildings.

If you are interested in joining this committee, please call board members Kevis Brownson 510-522-4966, Christopher Buckley 510-523-0411, or Jeannie Graham 510-769-9287, or e-mail us via the form on our Web site at [www.alameda-preservation.org](http://www.alameda-preservation.org)

## Derelict Houses Around Alameda

The Queen Anne home at 2413 Buena Vista has been vacant since it was removed from the Historic Buildings Study List and its demolition allowed in March 2009. However, the home cannot be demolished by the Hoi Liang Phua Trust until plans are approved for the new project. Since that decision newspapers accumulated on the porch and weeds grew higher and higher.

Recently the *Alameda Sun* ran an article about its derelict condition in the column "Sun Spots", and the site was immediately cleaned up by the owner.

The AAPS Preservation Action Committee sees "Sun Spots" as an excellent opportunity for derelict properties in Alameda to be pointed out and hopefully resulting in the homeowners doing something about the situation. There are many reasons structures fall into disrepair, but the outcome is the same—a historical loss of a part of our city.

If you have a delinquent home in your neighborhood please bring it to the public's attention. Tell the *Sun* about it by writing a letter to [editor@alamedasun.com](mailto:editor@alamedasun.com).

## Is the Battle Lost When a Historic Resource is Slated for Demolition?

In light of recent events regarding the approved demolition permit for 2413 Buena Vista, we felt it appropriate to provide the preservation community with an alternate solution to the perceived demise of this historic resource.

My business partner and I decided to start a salvage business, *Relics Salvage and Design*, which was founded on the belief that "If we can't save the building at least we can save its parts." With our similar backgrounds in historic architecture and interiors, we set out to save these irreplaceable artifacts.

Numerous times while out in the field as an architectural historian, I have seen dumpsters full of construction debris slated for the landfill. I was not concerned with the typical debris: wallboard, plywood, laminate countertops and plastic toilet seat covers. My concern was dumpsters full of old growth timber, double-hung wooden sash windows, and period lighting fixtures. With my background in historic preservation, I knew there was a use and demand for these items.

As Historic Preservationists, we offer a unique perspective and sensitivity to salvage. We strive to preserve artifacts that can no longer be reproduced in the same high quality material, authentic and designs, and superior craftsmanship. We understand that these items can not only be saved, but also reused in existing historic homes and new building projects. Architectural salvage offers a real value to property owners.

*Relics* is committed to conserving natural resources by reusing and recycling historic building materials. By keeping reusable materials out of the landfills, our hope is to greatly improve sustainable, ecological building practices while enhancing the architectural character of our built environment.

Many cities now require a percentage of demolition debris to be recycled. *Relics* will dismantle and remove these items, in turn helping the property owner easily fulfill this requirement. As part of our holistic approach to recycling we donate a percentage of our profits to support ongoing historic preservation in local communities. Salvaging artifacts not only reduces waste, but supports ongoing preservation efforts, and helps save the planet one *Relic* at a time.

*Story by Karin Sidwell*



**Relic Salvage and Design**  
**Karin Sidwell and Lorie Shay**  
**510-459-3799**  
**reuse@relicsalvagedesign.com**  
**www.relicsalvagedesign.com**

*Karin Sidwell holds a Master's in Historic Preservation and specializes in architectural history. Her thesis analyzed the protection of historic interiors including an examination of the protection of the historic Cohen-Bray house interiors.*

*Lorie Shay graduated with a BFA in Interior Architecture from the California College of Arts and Crafts. She specializes in historic interiors and decorative arts and wrote her thesis on the Anglo-Japanese Aesthetics Period interior of the historic Cohen-Bray House.*

*Historic building materials from this Queen Anne on Buena Vista Avenue could be salvaged for reuse rather than sent to a landfill. (Photo: Valerie Turpen)*

## Let's Tell the World about our Favorite Place—Alameda

The National Trust for Historic Preservation and Fireman's Fund Insurance Co. are sponsoring a "This Place Matters Community Challenge". Participation is easy. AAPS has entered the Challenge. Beginning August 15th, you will be able to register your support for our story about how Alameda matters by visiting the National Trust's Web site, [www.preservationnation.org/thisplacematters](http://www.preservationnation.org/thisplacematters) and select the AAPS entry to register your support. The entry with the most support by September 15th will win the \$25,000 prize and will be featured in the national spotlight. Let's make it Alameda.

This place does matter. Alameda's rich history is reflected in all our historic architecture throughout the city. Alameda's history is also experienced in traditions like the recent Mayor's Parade on the Fourth of July, the many softball leagues, block parties, lighting of the tree on the steps of City Hall in December, and the Sandcastle Contest every spring. Favorite places might include neighborhood businesses such as Tucker's Ice Cream, Alameda Theatre or Wescafe on Webster Street, a neighborhood park, Crown Beach or a lagoon.

Alameda also includes places of history such as the Naval Air Station where we played a vital military role from WWII through the Cold War, the old shipyards on the Estuary, and the remnants of baths and Neptune Beach which made Alameda a vacation spot. All the architectural gems, places and activities make Alameda the place we call "home".

Story by Nancy Hird



The AAPS Board at 1617 Central Avenue holding "This Place Matters" signage. The 1897 Colonial Revival home has been declared substandard and ordered vacated by the city. (Photo Thom Mantooth)

## Mark Your Calendars for the Home Tour

September 26th from 11:00 am to 5:00 pm is the date for this year's event, featuring eight homes from Central Alameda to the East End, highlighting a mix of historical periods and architectural styles. Participants will partake of exterior charms, lush garden settings, and varied interiors in this exhibit of homes built between 1883 and 1913.

Most of the houses have had a recent renovation or are in the final stages of one. Some are restorations and some are adaptations. Come see and learn about the different approaches to solving problems that vintage homes can present.

One of the primary reasons for the tour is to showcase Alameda's outstanding historic architecture and to inspire tour attendees to restore their historic homes in a sensitive manner. Between 600–1,000 patrons attend each year. The tour is a fundraiser benefiting the Alameda Architectural Preservation Society and the Alameda Museum, and is sponsored by Little House Cafe.

**\$30 advance ticket vouchers are available at; Thomsen's Garden Center – 1113 Lincoln Avenue; Wescafe, 1536 Webster Street; Daisy's, 1347 Park Street; and online via PayPal). \$35 tickets are also available at Franklin Park on the day of the tour.**

**For more information visit [www.alameda-home-tour.org](http://www.alameda-home-tour.org) or call 510-523-5907.**



San Francisco capitalist John F. Kessing had this stately Queen Anne built in 1893 as his family residence. It is one of eight homes across the island featured on the tour. (Photo Valerie Turpen)

## Calling All Docents!



Costumes admired but not required.

## ALAMEDA LEGACY HOME TOUR

September 26, 2010

Free admission to the tour in exchange for being a docent at either the early or late shift.

2 shifts:

11:00 am – 2:00 pm

or 2:00 pm – 5:00 pm

Enjoy a day of Alameda's finest architecture and finish off with a wonderful party afterwards.

To sign up contact Robbie Dileo at 510-865-1767 [alamedahometour@netscape.net](mailto:alamedahometour@netscape.net)

## Revised Historic Preservation Ordinance is Making Progress

For the past several years, the City's Historical Advisory Board has been working on a revision of the Historic Preservation Ordinance. In recent months, the Board's work has intensified and the revised ordinance has been taking more definitive shape. AAPS has been working very closely with the Board on the revisions and has submitted several sets of detailed recommendations.

The most recent draft was considered at the Board's May, 2010 meeting. Key provisions include:

1. Changing the name of Historical Monuments to "Landmarks".
2. Renaming the Historic Building Study List as the Historical-Cultural Resources (HCR) Inventory, since most of the properties on the Study List are definitively historic and are no longer under "study". Landmarks would also be considered HCRs and included in the Inventory.
3. Changing the definition of "demolition" from 30% of building value to include, among other things: removal of more than 25% of the surface of any one exterior wall; and removal of 50% of roof surface areas except for replacement in kind. AAPS believes that this new definition will be easier to quantify and more directly reflects the impact of a project on a historic property's integrity.
4. Expanding Board purview to include: any addition and certain major alterations such as removing character-defining elements from non-Landmark HCRs and alteration of more than 25% of the surface area of pre-1942 buildings that are not HCRs. Currently the Board has authority only over demolition or removal of non-Landmark HCRs and pre-1942 buildings.
5. Granting the Board authority to impose conditions of approval on projects that alter or demolish HCRs.



Illegal demolition and partial reconstruction of 500 Central in 2005. Proposed Historic Preservation Ordinance amendments would provide more enforcement tools for such work. (Photo: Kevin Frederick)

6. Adding findings allowing approval of demolitions or alterations based on economic hardship (including criteria for defining economic hardship) or necessary to implement a project important to the City.
7. Allowing the Board to grant exemptions to height limits, minimum setbacks and other zoning rules for projects that preserve or restore HCRs.
8. Creating an expanded menu of penalties and other enforcement remedies for illegal demolition and other work without permit or work that exceeds the scope of permits. These remedies include:
  - Payment of a fine equal to either: the replacement value of the resource or up to \$50,000.
  - Requiring the property to be rebuilt if demolished and restored to its original appearance.
  - If the violator is a contractor, notifying the State Contractors License Bureau of the violation.

### AAPS Recommendations Accepted or Pending

AAPS has been recommending some of these changes for years, including the revised definition of demolition and stronger and more effective enforcement remedies for illegal work. We are very pleased that the ordinance is moving forward with these changes and would like to thank the Board for accepting many of our recommendations.

Some AAPS recommendations are not yet reflected in the draft ordinance, but are being considered by the Board. These include:

- Allowing the City to use alternative methods other than "demolition or destruction" for "imminently hazardous" structures, including buildings damaged by earthquakes. These additional methods include repair and selective demolition and ordering street or sidewalk closures and erection of street or sidewalk barricades as interim abatement measures.
- Change from five years to 10 years the period during which the site of an illegally altered, relocated or demolished HCR cannot be developed in excess of the HCR's floor area ratio or dwelling unit density.
- Require deed recordations where limits are imposed on building size due to penalties.
- If requiring an illegally demolished or altered property to be restored to its original appearance is inappropriate (such as where a very different design was already approved, as in the case several years ago of 616 Pacific Avenue), allow the HAB to require enhancements to the previously approved design.
- Ban the contractor from doing work in the City for a specified period (perhaps three years), pulling permits, working for an owner/builder or playing hide and seek games, such as working under a different name. This should probably be applied at least against repeat offenders and especially egregious first offenders. The perpetrators of the 75% demolition of 500 Central Avenue are prime candidates.
- If illegal work is not corrected, the City, in all cases, would have the ability to take whatever corrective action is necessary, including providing security, weatherization, engineering analysis of the building's stability, preparation and implementation of any interim stabilization plan and completion of all work and putting a lien on the property to cover the City's expenses.

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Ordinance ...continued from page 6.

## Other AAPS Recommendations

AAPS also made several recommendations to the Board that the Board has not included in the ordinance. These recommendations include:

- Changing the pre-1942 cut-off for Board demolition approval to 50 years old for non-HCRs.
- Defining “in-kind” replacement of materials to mean “identical” rather than “visually match”.
- Limiting Board purview over alterations to just Landmarks rather than extending Board purview to alterations of all HCRs. AAPS is concerned that extending Board purview will greatly increase the Board’s workload and potentially create a public backlash for historic preservation regulations due to the extra time and expense Board review would create for alteration proposals.

A further revision of the ordinance is tentatively scheduled for consideration at the Board’s August 5, 2010 meeting. A formal public hearing on the draft will be held by the Board on a later date. Final approval of the ordinance will be by the City Council.

Story by Chris Buckley

# PAC

## GET INVOLVED & MAKE A DIFFERENCE!

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.

We also maintain an e-mail list to advise AAPS members on ongoing issues that could affect historic properties and provide an opportunity to review and comment on draft AAPS position statements. If you would like to attend a meeting, be added to the e-mail list or would like obtain more information, please contact

**Chris Buckley at**

**510-523-0411 or cbuckleyAICP@att.net.**

We are making an impact within the community. It’s informative and fun. We encourage all members to get involved in making decisions.



Photo: Kevin Frederick

## Alameda Point’s Past and Future

Thus far, 2010 has been an eventful year in regard to the future of Alameda Point. After the resounding 85%-15% defeat in February of Measure B, SunCal’s Alameda Point Initiative, SunCal’s team came back with a revised plan and a heavy public relations campaign to sell its new plan to Alamedans. On July 20, the City Council (aka the Alameda Reuse and Redevelopment Authority, or ARRA) voted 4-0 not to accept SunCal’s Modified Optional Entitlement Application, and thus SunCal’s exclusive negotiating agreement was allowed to expire.

SunCal’s new “base” plan called for 3,712 residences at Alameda Point; this plan would have complied with Measure A. However, SunCal decided to use a “density bonus option” that would have allowed construction of up to 4,845 housing units in exchange for affordable housing—essentially the same as under the Initiative that was defeated. Changes from the Initiative included additional commercial development and even fewer historic buildings to be saved and reused. One change for the better with both of SunCal’s new plans is that they would not have circumvented the established city procedures for reviewing proposed changes to historic structures. Serious concerns remained with the developer’s financial ability to follow through on the amenities promised in their new base plan. In addition, SunCal was still unable to mitigate the traffic impacts associated with the new plan.

The Navy’s ongoing Section 106 process to which AAPS has been a party for several years has been stalled by the defeat of Measure B and is pending the City’s decision regarding its future with SunCal. Progress with the Programmatic Agreement being drafted by the Navy, which details the mitigation for adverse impacts to the historic district, has also been put on hold since early this year.

## Historic Evaluation

Under Section 106 of the National Historic Preservation Act, Federal agencies are required to identify and evaluate historic resources when these may be affected by a project. Most of the evaluation of the historical significance of Alameda Point was done in 1992 when the Naval Air Station Alameda Historic District was found to be historically significant, and determined eligible for listing in the National Register of Historic Places. However, at AAPS’s request, the Navy will do additional work to identify whether there are buildings that might be historically significant for their role in the Cold War period at the NAS. Also at AAPS’s request, the Navy will evaluate selected additional structures which were not included in the Historic District, such as the WAVES barracks, the Flight Control Tower, the Seaplane Lagoon and Ramps, and the Dive Locker and Boat House, for potential eligibility for the National Register. Finally, the landscape elements at the former air station, such as the very large Moreton Bay Fig trees around the Bachelor Officer Quarters which are thought to have been brought from Treasure Island at the close of the 1939 World’s Fair, will also be evaluated by the Navy. The Navy reports that it has made progress on these historic resource evaluations and expects to share the conclusions with AAPS in August 2010.

## AAPS Concerns

AAPS has continually raised concerns about the lack of adequate security and deferred maintenance of the historic buildings at the Point, and to this end met with representatives of the Navy and the City about this matter in January. Leslie Little of the City’s Development Services Department suggested that security has improved. Among other things, AAPS recommended replacing missing downspouts at the Big Whites and other buildings before water damage requires much larger and more costly repairs. AAPS also raised the issue of whether more buildings at the point could be leased, because occupied buildings tend to be better preserved and the occupants themselves act as “eyes on the street” to prevent vandalism and neglect.

What’s next for Alameda Point? The City Council/ARRA’s 4-0 decision on July 20, denying SunCal its Modified Optional Entitlement Application, means that there may be new opportunities for redevelopment of one-third of our island. The historic buildings may yet survive us all!

Story by Elizabeth Krase Greene



P.O. Box 1677  
Alameda, CA 94501

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 printed on recycled paper.

## AAPS SCHEDULE of EVENTS for 2010/11

**AUGUST 22**

*Naval Air Station Alameda—  
Then & Now  
Architecture & History Tour  
by Dick Rutter*

**RESERVATIONS REQUIRED**

MEET AT

ALAMEDA NAVAL AIR MUSEUM  
2151 FERRY POINT ROAD  
ALAMEDA CA

**SEPTEMBER 23**

*Candidates Forum  
Meet the Candidates for  
Mayor & City Council*  
IMMANUEL LUTHERAN CHURCH

**SEPTEMBER 26**

*Alameda Legacy Home Tour*

**OCTOBER 14**

*Green Restoration/Rehab/Reuse  
by Angie Klein*

IMMANUEL LUTHERAN CHURCH

**DECEMBER**

*AAPS Holiday Party  
Date TBD*

**JANUARY 13**

*How to Stencil  
by Lisa Klofkorn*  
IMMANUEL LUTHERAN CHURCH

Silvio Silvestri - Downtown Alameda



Oil - 2009 PAPo Award



**FRANK BETTE  
PLEIN AIR PAINTOUT**

**ALAMEDA EN PLEIN AIR**

Gallery Exhibit at  
Frank Bette Center for the Arts

August 6 – 23

1601 Paru Street  
(at Lincoln Avenue) Alameda CA

frankbettecenter.org  
510-523-6957