

# Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA  
ARCHITECTURAL PRESERVATION SOCIETY

*Angela Klein, Architect*

## Green Restoration, Rehab & Reuse

*Meredith Owens, Energy Management Supervisor, AMP*

Energy Efficiency Programs for Retrofit & Remodeling Projects



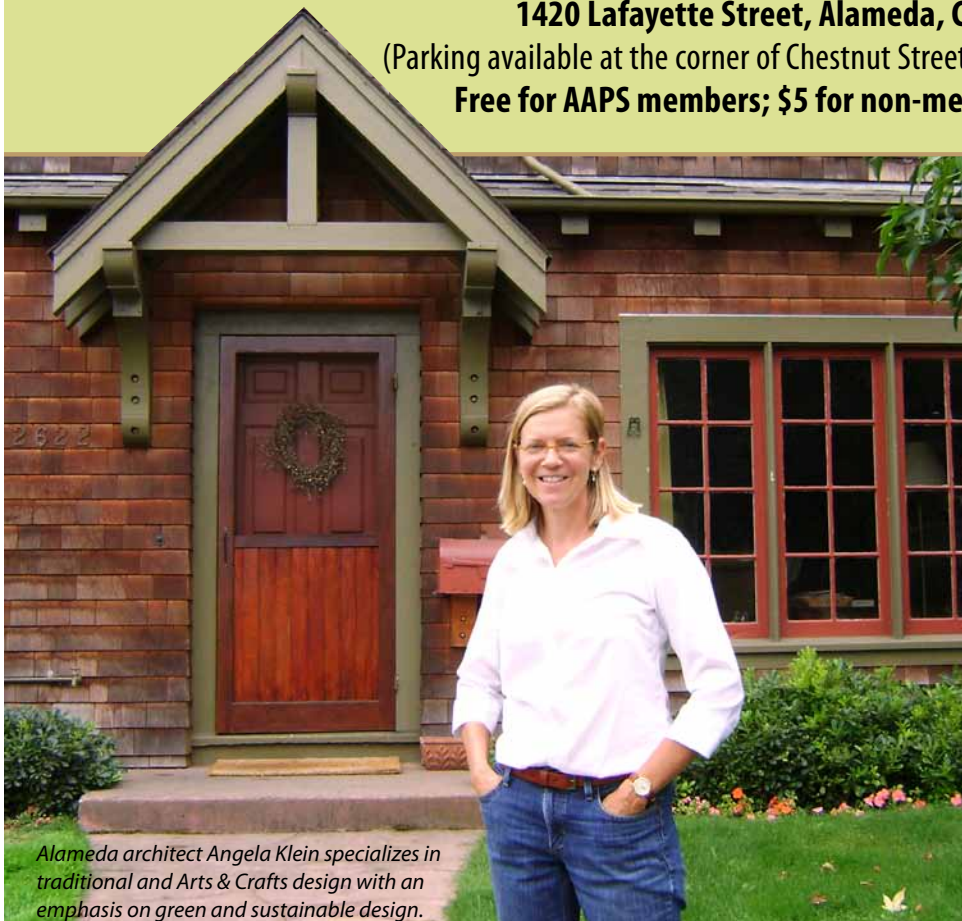
Thursday, October 14, 2010 at 7:00 pm

Immanuel Lutheran Church

1420 Lafayette Street, Alameda, CA

(Parking available at the corner of Chestnut Street and Santa Clara Avenue.)

Free for AAPS members; \$5 for non-members



Alameda architect Angela Klein specializes in traditional and Arts & Crafts design with an emphasis on green and sustainable design.

## Green Design— An Environmental Responsibility

Angela Klein has always liked old houses. As a child growing up in a town in Illinois with lots of older homes, she began drawing house plans for entertainment. She continued and deepened her interest in buildings with a Bachelors and Masters in Architecture from the University of Illinois; while there, she was able to study abroad with the university's program at Versailles.

The program was contained in the palace's former horse stables, which were, according to Angela, "very beautiful." This fine example of adaptive reuse, along with the many old structures she was able to see in her travels through Europe, formed some of the background vision for her subsequent work.

*continued on page 2...*

*Green Design . . .continued from page 1.*

## Being “Green”

Angela’s interest in “green” or sustainable building developed along with her interest in old houses. In her view, by nature, an older home is the greenest home, and retrofit and remodeling projects for those homes can take advantage of many sustainable materials and practices now available to builders. For example, in selecting materials for a project, one can choose from those that are sourced locally or sustainably, use materials with low VOCs (volatile organic compounds), and use modern energy-saving technology in products such as heating and kitchen appliances.

Incorporating sustainability into every small choice made for the project will eventually lead to a much greener result. And using antique furnishings in an older building where they fit in well with the design is a great example of reuse—the highest form of recycling. One can also start with small green projects that add up over time.

Angela has over 24 years experience as a licensed architect, and is a Certified Green Building Professional and a member of Build It Green; her architecture practice in Alameda is certified as a Bay Area Green Business. AAPS members will benefit from her presentation, learning to think about incorporating sustainability into their next “old house” project. Angela tells us, “Now is a great time to go green because of all the federal and state incentives for green upgrades.”

## How to Save Energy in Older Buildings

Meredith Owens, the Energy Management Supervisor for Alameda Municipal Power, will be speaking to members at the same meeting about the details of AMP’s energy efficiency programs that apply to retrofit and remodeling projects on older buildings. She will discuss AMP’s history, power resources, and energy efficiency programs and services. Meredith has a BA in Anthropology and also in Energy Management and Design and holds an HVAC certification from ASHRAE—the American Society of Heating, Refrigeration, and Air-Conditioning Engineers. She has been with AMP for 17 years and lives in Alameda in a not very old house built in 1938.

*Story by Kevis Brownson*



*The San Francisco skyline from the Air Traffic Control Tower at NAS Alameda on the recent AAPS tour in August lead by Dick Rutter. The runways are nesting grounds for the Least Terns. (Photo Valerie Turpen)*

## Moving Forward at Alameda Point

Just about everybody wants something to happen out at Alameda Point and there are a variety of ideas being discussed. As preservationists, we are concerned about the buildings and want to see them reused, not demolished. Other groups have their own interests such as affordable housing, dense infill housing projects to keep people living close to work, sports fields and other recreational complexes, medical facilities, public parks, and more.

A diverse group of Alameda citizens have formed a new and temporary organization called “Moving Forward at Alameda Point”. Its purpose is to provide our community with educational forums to allow Alamedans to arrive at an informed consensus about what is feasible at Alameda Point and how to proceed. A final workshop is planned to use the lessons learned to create a proposal that will be presented to the Alameda Reuse and Redevelopment Authority (ARRA) that details the community’s land use preferences.

During the first two forums, subjects included:

- History of NAS
- A pictorial building tour
- Pollution
- Other Reuse Developments such as the Presidio Land Trust, Fort Ord, and Marine Corps Air Station El Toro

These two presentations are available for purchase from Joseph Woodard Productions, but can be seen at [www.jwoodardmedia.com](http://www.jwoodardmedia.com) under “Films”.

Two more meetings are planned. At the last ARRA meeting, as requested by the City Council, Interim City Manager Ann Marie Gallant presented the city staff’s vision for moving forward which included a series of three geographically planned community meetings. (Bay Farm, Mid Main Island, and the West End.) Members of Moving Forward will meet with Gallant in early October to discuss a plan to work in concert with the city.

After that meeting, the group will announce its next forum date and location. Most likely, the forums will resume in November after the election. Future topics prior to the community workshop to prepare the ARRA presentation will be:

- VA plans to protect the Least Terns and other species at the Wildlife Refuge when they construct their Clinic and Columbarium
- Affordable Senior Housing
- East Bay Parks
- Industrial Green Corridor
- Sports Complex

Watch your news sources for meeting dates and times.

*Story by Nancy Hird*

# 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 cbuckleyAACP@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.

## AAPS BOARD MEMBERS 2010

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For more information, please contact:  
Alameda Architectural Preservation Society  
P.O. Box 1677 • Alameda, CA 94501  
510-479-6489  
www.alameda-preservation.org

Newsletter Design: Valerie Turpen 510-522-3734

NANCY HIRD  
AAPS PRESIDENT 2010

## Dear AAPS Members

I am happy to report that we hosted a great tour at Alameda Point in August. We were able to show over 100 participants there are over 50 companies leasing and conducting a variety of businesses at the Naval Air Station. We toured everything from a bakery to a high-tech alternative energy company by bus and on foot. Some of us were chauffeured in WWII cars by the guys at the Naval Air Museum. An added plus was a tour of a "Big White"—home for married naval officers and their families. There were lots of "oohs and ahhs" in that house and many exclamations of "I had no idea this was out here" throughout the afternoon. Special thanks to Dick Rutter for putting it together and leading the tour complete with his personal experiences as a Naval Flight Officer stationed in the Bachelor Officers Quarters. If you missed this event, you are able to take a self-guided tour by downloading the map available on our Web site [www.alameda-preservation.org](http://www.alameda-preservation.org).

Our entry in the National Trust's "This Place Matters" community challenge did not win, but it did merit us an opportunity to enter their "Dozen Distinctive Destinations" contest. You will be hearing more about this contest as we determine how and when we will apply for consideration in the program. Since this is the second year we have entered the "This Place Matters" contest, I am hopeful we have learned how to navigate the Preservation Nation Web site and will be well practiced when we enter again next August. Is there anyone interested in working on this entry, getting publicity and cheerleading this effort next year? Imagine your satisfaction when we finally win! Meanwhile, I encourage everyone to look at the other entries and also the distinctive destinations for this year to learn how other communities preserve and celebrate their heritage. [www.preservationnation.org](http://www.preservationnation.org)

Did you know that AAPS offers its members tuition to a variety of classes geared towards preservation and non profit organization topics? We have sponsored members attending the California Preservation Foundation that resulted in a preservation grant for a local building. We would like to educate members in topics such as fund raising, member development, and non profit marketing. All we ask is that recipients put their new knowledge to use to further the work of our organization. If you see a course offering that interests you and would like to give back by volunteering to use new skills for AAPS, please send a copy of the course description and a short letter of volunteer commitment to P.O. Box 1677, Alameda, CA 94501. If time does not allow for the mail system, please call our phone number 510-479-6489.

AAPS is still looking for a committee to coordinate the holiday party and a location to have it. We need a large house. Coordination isn't difficult. The AAPS Board sends out the members-only invitations and pays for the main entree and wine. The party is potluck—attendees bring the appetizers, sides and desserts. The committee collects RSVP information and helps attendees determine what to bring to make sure we have a good balance. Committee members also order and deliver the wine and main entree and assist the host/hostess with preparation and clean-up. Please call me at 510-523-0825 to volunteer your home or time for this festive annual event.

Sincerely,



## Civic Center Vision Plan Under Review

As has been widely reported in the local media, the City has hired consultants to prepare a Civic Center "Vision" Plan. The Plan is available at the City's libraries and is posted on the City's Web site at [www.ci.alameda.ca.us/community/1003\\_civic\\_center\\_visioning.html](http://www.ci.alameda.ca.us/community/1003_civic_center_visioning.html)

AAPS is pleased that the City has undertaken the plan, since it has the potential to promote a well-integrated design scheme for the Civic Center that enhances the setting for City Hall, the Carnegie Building and other important historic structures.

AAPS supports many of the Plan's proposals, including:

- Preservation of the Bill Chun Gas Station and Towata Flowers façade at the northeast corner of Santa Clara and Oak.
- Rehabilitation of the historic police garage immediately behind City Hall.
- Preservation of the C. H. Foster House (former Children's library) as part of the Carnegie building reuse.
- A three story parking garage on the existing Elk's Building parking lot that would help relieve parking pressure immediately around City Hall and allow for more creative use of key locations now used for surface parking lots.
- A new building between City Hall and the Police Building that would compliment City Hall and hide the unattractive Police Building.

### AAPS Concerns and Recommendations

AAPS's major concern is the treatment of the CVS Pharmacy building and parking lot at the southeast corner of Santa Clara and Oak. We support the Plan concept to develop buildings on the southern portion of the CVS site that are tall enough to hide most of the Alameda Theater Parking Garage's unattractive north wall.

However, the Plan shows almost the entire site covered with three and possibly four story buildings with no setbacks that are out of scale with the neighboring structures, including the Carnegie Building, and crowd the street frontages.



Proposed "City Hall Annex" in the existing City Hall parking lot, creating a courtyard with the existing Police Garage in the background. (From Alameda Civic Center Vision ; Urban Community Partners and Urban Design Associates)



The Vision Plan proposes three or four story buildings covering almost all of the CVS site. This rendering shows the three story option with 29 residential units over retail and five new screens for the Alameda Theater. The four story option replaces the residential units and some of the retail with a hotel. (From Alameda Civic Center Vision ; Urban Community Partners and Urban Design Associates)

AAPS instead recommends:

- The building heights be stepped down from the parking garage so that along Santa Clara Avenue they match the two story height of the existing buildings, or, as an alternative, a Civic Center plaza be located on the north portion of the CVS site.
- A 20' setback be provided along the Oak Street frontage to balance the similar large setback along the opposite side of Oak Street bordering the Carnegie Building, allow outdoor seating for adjacent businesses and preserve the view of the parking garage's distinctive stair/elevator tower, and make this a focal point looking south along Oak Street.
- Provide a major setback at the Santa Clara Avenue corner to complement the existing City Hall, Carnegie and Bill Chun Gas Station setbacks at the other three corners, avoid crowding the intersection and maintain the view of the Carnegie Building from the east along Santa Clara Avenue.

Other AAPS recommendations include:

- Ensure that future uses of the Carnegie Building and Veterans Memorial Building provide extensive public access to these buildings' main spaces.
- Architectural styles and surface materials for any new buildings should match the existing historic buildings, especially City Hall, Historic Alameda High School, Twin Towers Church, the Carnegie Building and the Alameda Theater. Especially along Oak Street, styles should be the same as for these "thematic" historic structures, i.e. Romanesque (City Hall), Classical (High School, Elks, Carnegie, Twin Towers) and/or Art Deco (Theater).
- Provide a landscaped setback on the east side of Oak Street between Central and Alameda Avenues to compliment existing setbacks of adjacent historic houses and, on the west side, Historic Alameda High School. Limit the height of any new buildings to two stories.

continued on page 5 . . .

**Civic Center Vision Plan** ...continued from page 4.

- Provide a clear adoption and implementation process for the Plan with formal public notice, written staff report and public hearing.

Implementation of the Plan is tentatively scheduled to begin in January, 2011, but, as noted in our last comment, the Plan adoption process is not clear, including the process for incorporating changes such as those listed above.

Story by Chris Buckley



AAPS recommends limiting building heights along the south side of Santa Clara Avenue to two stories to continue the rooflines and horizontal alignments of the existing two story buildings.  
(Photo Chris Buckley)

**VOLUNTEER  
BLOG EDITOR  
WANTED**

@  
**www.  
alameda-preservation.org**

to assist writers, monitor  
the site, and ensure  
content is appropriate.

**CONTACT**  
nancy.alameda@att.net  
Please write "AAPS" in the  
subject line.



A ghoulish example of a Halloween haunt ready for the Alameda-Haunt Your House! Contest. (Photo Daniel Neumansky)

## Haunt Your House and Help the Food Bank

We're happy to announce the return of the Alameda-Haunt Your House! Contest 2010. The contest began as a project in 2006 by Patti Cary, who grew up in a Craftsman home on San Jose Avenue at Grand Street. As a child, Patti waited not so patiently every year for her favorite season, Halloween. The excitement of seeing the beautiful homes and tree-lined streets of Alameda bustling with ghosts and goblins is the inspiration behind this community-building event.

Patti, a native Alamedan reflects, "Alameda-Haunt Your House" was borne out of my love for Alameda and the incredible architecture that surrounds us. We live in an amazing city and Halloween is the perfect time to highlight the history and beauty of this unique island. Plus, it's really fun!"

Patti is joined this year by Daniel Neumansky, a Pacific Avenue resident who owns a Marcuse and Remmel Victorian, a veteran house haunter and an AAPS member. Daniel says, "The island has so many neat Victorian homes that are just begging to be decorated for Halloween. We can creepify our old houses while helping those in need. So enter the contest, decorate your house, and have fun."

The contest has been gaining in popularity over the last few years and the Boo Crew, as they were dubbed by a 2008 contestant, are expecting this year to be the biggest yet. They hope more and more citizens of Alameda will join in the festivities, decorate their homes and businesses and encourage their friends and neighbors to participate as well.

This year, The Alameda-Haunt Your House! contest is excited to announce their partnership with the Alameda Food Bank and the addition of a canned food drive that will coincide with the contest. The end of October is the start of the busy holiday season for the food bank and we're hoping that the Haunt Your House contest will start off their collections with a bang. Every house and business in the contest will have a Halloween themed can collection box for donations. The food bank has a specific holiday wish list consisting of Stuffing, Gravy, Cranberry Sauce, Jell-O, Dry Potato Mix, Canned Pumpkin, Canned Yam/Sweet Potato and Condensed Milk. While the food bank will accept any donations, they cannot accept glass containers, perishable items, expired items and open items. The Alameda-Haunt Your House team encourages AAPS members to please donate at the various entrants.

For full details and a map of contest entrants please visit their Web site at: [www.alamedahauntyourhouse.com](http://www.alamedahauntyourhouse.com). Now let's get haunting!

Story by Patti Cary and Daniel Neumansky



## On the Trail of Victoria

In the dim distant past, when AAPS was founded, it was called the Alameda Victorian Preservation Society, to both celebrate and protect thousands of fancywork buildings here from the depredations of development, neglect, and misguided improvements. The word "Victorian" was replaced by "Architectural" as the decades wore on, and more of our structures become vintage instead of merely old.

My personal and professional fascination with architecture has always rested firmly in the time when Victoria ruled (1837-1901), yet I had no experience traveling in England where it all began. Then last winter, the San Francisco Victorian Alliance newsletter ran a story about the London Summer School, an intensive course organized each year for the past three decades by the Victorian Society in America. I applied, got in, and embarked on a life-changing journey, three weeks of immersion in the culture, industry, pastimes, art, and architecture of the era. The class only heightened my appreciation of the wealth of Victorians we enjoy in Alameda.

We were cautioned early on about the strenuous nature of the session by administrator Susan McCallum, who e-mailed sternly "You will have no time for shopping or sightseeing!" How right she was; we were in class from early morning to evening. We went to Christie's for lectures; we took several neighborhood walking tours; we visited many churches, museums, estates, barns, gardens, and homes. Early on all twenty of us crammed into one of the pods on the London Eye ferris wheel. As the city unfolded slowly beneath us, we heard a talk about the growth of London since Roman times from instructor Ian Cox, a man of considerable charm, as well as learning.



*These terra cotta panels formed a frieze on all four sides of the Oxford & Cambridge Club, an exclusive establishment we were allowed to tour... as long as we were "smartly dressed." (Photo Judith Lynch)*



*These handsome rowhouses resemble Bay Area Victorians of the 1870s; they are sited on a curved street near Sheppard's Bush. (Photo Judith Lynch)*

Fellow students included house museum directors, art conservators, doctoral candidates, historians, novelists, and a philosopher from Italy. The digs were Spartan, dormitory rooms in the Methodist International Centre, near Euston Station, a hub of bus lines, trains, and the underground. In the middle of the course we took a bus north for five days, where we visited Liverpool, Manchester, and Birmingham. There we took in a pottery kiln, and the Albert Docks, as well as several museums. Engineering feats were also showcased, such as the recently restored vast train sheds behind St. Pancras station. A bus detour through the fabled English countryside took us to the town of Ironbridge, where we strolled across an archway constructed in 1779.

The lavish decorative potential of brick, metal, and stone astonished me. I was assuming English Victorian era buildings would be stolid, heavy, and plain. How wrong I was! Delicate tracery, sturdy columns, and bold capitols looked as light as wood but were carved from stone, smooth and cool to touch. The red clay I associated only with workaday bricks was cast into panels with cherubs, flowers, oak leaves, acorns, a never-ending variety of embellishment. Ceramic tile brightened entryways, mosaic floors included city mascots in their designs, while multiple wallpaper patterns competed with tapestries to attract the eye.

It was both thrilling and exhausting, and I recommend it to the hilt! The 30th annual London Summer School is set for July 2-17, 2011. Applications are available on their Web site, Victorian Society in America. You can also e-mail the school administrator Susan E. McCallum at [vsasummerschools@comcast.net](mailto:vsasummerschools@comcast.net).

*Story by Judith Lynch*

**JOIN  
THE PARTY**

Planning for the AAPS Holiday Party is starting **NOW!**  
**GET INVOLVED.** To find out how you can help  
please call **Nancy Hird at 510-523-0825.**

## Tillie's Goes French

While back, Tillie's, the downhome diner at 1500 Webster Street, was refurbished with funds from the City of Alameda Façade Grant program; this rejuvenation project received an AAPS Historic Preservation Award in 1998 when the program was inaugurated. As part of the award process, we dug into the past of the place. It turns out that structure was completed in 1916 and designed by local luminary A.W. Pattiani. It first housed the Alameda Dairy Company, which processed and sold milk, butter, and Better Maid ice cream. This property was renovated in the Streamline Moderne style in 1940, an alteration supervised by architects Bliss & Faville. Exit the Dairy Company; thence the place hosted a series of restaurants with quaint names: The Golden Cow, Pam's Glorified Ham & Eggs, and, finally, Tillie's Tempting Foods.

The building at Webster Street and Santa Clara Avenue is undergoing yet another transformation with yet another city façade grant. The developer, Bobeck Parandian, is creating "Café Jolie," a French-ish bistro complete with bakery, espresso bar, and a secluded white tablecloth section. While he and his crew were carrying out this ambitious plan, they uncovered a vintage treasure underneath the siding on the Webster Street frontage.

### A Gold Medal Winner

A large sign, painted onto the tongue and groove siding, proclaimed "Gold Medal Award Winner 1938, California State Fair." It was further embellished with the seal of the California State Agricultural Society. Parandian wanted to save the sign, but said it was not suitable for his new endeavor, so AAPS issued a plea for someone to dismantle and store it.

Local carpenter Rafael Virgen volunteered right away. The removal process took most of an afternoon, because he had to gingerly pry hundreds of nails out before he could remove the sign piece by piece. His work was hampered by brittle wood and sullied paint surfaces, concealed by siding for seven decades. Rafael had the help of his son Miguel, an Otis School third grader familiar with historic buildings on the Island. Miguel was one of many Alameda students who learned about 19th century history and architecture here; his work was on display last May at the Alameda Museum where Queen Victoria visited to meet the children and review their work.

### Restoration and Research

The Alameda Dairy company sign is safe for the moment. Next steps include finding an artist to restore it, funding the renovation, and securing a permanent place somewhere on or near Webster Street. Kathy Moehring, West Alameda Business Association (WABA) Executive Director, is helping with the search, as is City Development Coordinator Sue Russell.

Research is ongoing; the most recent find is an advertisement in the *Oakland Tribune* in 1939 that states "Again—Alameda Dairy Wins Gold Medal at California State Fair . . ." This award was granted, we are assured, by "expert and unbiased judges." The ad features a goofy lady cow with a larruping tongue and a puzzling cartoon balloon: "I raised a dozen, I ought to know."

We are still trying to discover precisely which Alameda Dairy product won the gold medal; nine storage boxes at the archives up in Sacramento hold the proceeds of all California State Fair awards. Now we just need to find someone on the spot who will paw through the bins. More later!

Story by Judith Lynch



Above: Alameda carpenter Rafael Virgen dismantles the Alameda Dairy sign at 1500 Webster Street.

Right: Otis School 3rd grader Miguel Virgen helps his father piece together segments of the antique sign. (Photos Judith Lynch)





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## AAPS SCHEDULE of EVENTS for 2010/11

**OCTOBER 14**

*Green Restoration, Rehab & Reuse*  
by Angela Klein

*Energy Efficiency Programs for Retrofit & Remodeling*  
by Meredith Owens

IMMANUEL LUTHERAN CHURCH

•  
**DECEMBER**

*AAPS Holiday Party*  
Date TBD

•  
**JANUARY 13**

*How to Stencil*  
by Lisa Klofkorn

IMMANUEL LUTHERAN CHURCH