



Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA
ARCHITECTURAL PRESERVATION SOCIETY

A Presentation by Greg McFann
City of Alameda Community Development Department

Ask the Building Official

Thursday, January 26, 2012 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



A crumbling column support.



Receivership is used as a last resort when owners are unwilling to correct severe deterioration or damage to their buildings.

855 Cedar Street is an example of such a case. The home in 2008 (above) had a gaping hole in the roof and other code violations.

In 2010 (left) the home was brought to code and sold. Photos: Kevin Frederick.



Navigating the Ins and Outs of Building Permits

Story by Chris Buckley & Alan Teague

Gregory J. McFann has been Alameda's Building Official since September 1999. Prior to that time he was Building Official in Hercules and San Bruno, and also a building inspector with the City of Oakland. McFann is a graduate of Alameda High School and has an architecture degree from the University of California. He is a California General Building Contractor and is past President of the East Bay International Code Council.

On Thursday, January 26, 2012 at 7:00 pm, Greg McFann will be talking about Alameda's planning and building permit programs, the California Historical Building Code, Code Compliance and the complicated world of Receivership.

continued on page 2...

Ask the Building Official...continued from page 1.

The Permit Process

The section on Permits will cover the ins and outs of why we have planning and building permits. Greg will give some general guidance on why you need a permit and what to do if you "forgot" to get one. The permit process varies depending on the type and scope of project. This will be a good opportunity to ask those nagging questions on "Do I need a permit to...?"

Using the California Historical Building Code

All homes built before 1942 are eligible to use the California Historical Building Code as an alternative to the current California Building Code. This is critically important for restoration and remodeling of our historic homes. Greg will talk about some of the variances between these two codes and how you can use them in your restoration project.

Code Compliance Program

Code Compliance is a sensitive issue. There are almost a thousand code compliance cases in the backlog for the City. Greg plans on talking about this area and how you can proactively resolve issues, as well as give some examples of how code compliance has helped rehabilitate historic buildings.

As a last resort, when an owner is unwilling or unable to correct severe deterioration or damage to their buildings, the City can ask a court to appoint a "receiver" to make necessary repairs. The cost of this work is the responsibility of the owner. Greg's presentation will cover how receivership works and how to avoid it.

This "must hear" presentation is the first of a year-long series of events for the Alameda Architectural Preservation Society. Come early and stay late to hear more about what is going on with the Society and to speak with Greg McFann in person.

Greg has written a column "Ask the Building Official" for the *Alameda Sun*. Copies of these articles are available at the following link:
www.cityofalamedaca.gov/City-Hall/Articles

Additional permit information can be obtained by calling or visiting the Community Development Department at City Hall, located in Room 190 on the first floor of City Hall, 2263 Santa Clara Avenue.

PERMIT INFORMATION ON THE WEB

The Permit Process

www.cityofalamedaca.gov/City-Hall/Permit_Process

Permit Forms

www.cityofalamedaca.gov/Business/Documents-and-Forms

Permit History

www.cityofalamedaca.gov/Business/Permit-History

Permit Center and ePermit Portal

www.cityofalamedaca.gov/Business/Permit-Center



Another Historic Sign has Returned to Webster Street.

Many Alameda residents have taken notice of another oldtime billboard at the corner of Webster Street and Haight Avenue. Recent renovation to the building revealed a sign from the Black and White Liquor Store that once occupied the site. The large display advertises Mug Root Beer produced by the Belfast Beverage Company of San Francisco.

Local artist Michael McDonald is responsible for the restoration work. He is also responsible for the historic, hand-painted Golden Bridge soda sign on the side of Santos Liquors at the corner of Webster Street and Taylor Avenue. This sign received a Preservation Award from the AAPS in 2008.

A Thought About Preservation Award Nominations

This year AAPS will be honoring restored properties with the 15th Annual Preservation Awards. Preservation Awards are conferred on restored properties in Alameda with historic or architectural significance. Nominated buildings may range in age from the 19th century through the 1940s, and their use may vary, including commercial properties, churches, governmental structures, single family homes and apartment houses. The awards showcase projects that preserve, restore or reuse historic property in a way that enhances its architectural character.

Have you noticed a commercial building in the city being renovated to be reused as a new business? Has your neighbor been hard at work removing aluminum siding from his home this past year, restoring it to its original beauty? Nominate them for a Historical Preservation Award.

The nomination form is available in this newsletter or on the AAPS Web site. Please return the form on or before March 18, 2012 by mail, e-mail or fax to:
Chris Buckley
1017 San Antonio Avenue, Alameda, CA 94501
E-mail: cbuckleyaicp@att.net
Fax: 510-523-1039
Telephone: 510-523-0411

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.

Welcome New Board Members Corri Jimenez & Alan Teague

AAPS BOARD MEMBERS 2012

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For more information, please contact:
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510-479-6489
www.alameda-preservation.org

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NANCY HIRD
AAPS OUTGOING PRESIDENT

Dear AAPS Members

It has been an honor to serve as President to the Alameda Architectural Preservation Society for the past three years. Working closely with the outstanding members of our Board of Directors has given me the opportunity to lead our city towards new preservation goals while having fun doing so.

We have presented a variety of educational programs, worked with city hall staff and elected officials to change the direction of preservation and improve city projects. Our hopes and ideas for the Alameda Naval Air Station to preserve our WWII heritage by new businesses reusing existing structures have been heard. Plans are on the way towards offering the San Francisco Bay Area a new business community adjacent to an updated Webster Street while boosting Alameda's tax base. Also, plans are being discussed to improve the Park Street North of Lincoln entrance to our city, as well as the visioning for our Civic Center. Personally, I am hoping the current CVS parking lot will become a park-like setting with street parking and that the lot across from the theater between Central and Encinal Avenues will remain a parking lot to serve the businesses at that end of Park Street.

The future of AAPS lies with our youth. For the past year, Erich Stiger has been working with a committee of committed volunteers to create interest and value in preservation issues among our younger citizens. Beginning this year, AAPS will be encouraging our youth by offering contests which we hope will create a lifelong interest in Alameda's history and preservation works.

From May 5 - 8, 2012, the California Preservation Foundation will host their annual meeting in Oakland and three study programs will include Alameda. These tours will include the historic Alameda Theatre, the Alameda Naval Air Station/Hornet and the Meyers House. This will offer Alameda an opportunity to showcase our island and our history to participants from all over the state. Volunteers are requested throughout the program and for each hour volunteered, a one hour free class is offered. Please contact me if you are interested (510-523-0825). Again, in the spirit of promoting preservation to youth, CPF is appealing to their creative and competitive natures with a video making contest for junior and senior high school students to enter and poster contests for college students enrolled in preservation and architecture programs. CPF is also seeking sponsorships and other funding opportunities to help write-off the expenses associated with this meeting. Again, I am the contact person.

So, as I leave the AAPS Presidency in Erich Stiger's capable hands, I am excited for the future of AAPS and the continuing preservation efforts that will keep Alameda a stellar example of how the past was lived for generations to come.

Sincerely,

Kids Preserving Alameda Heritage

by Judith Lynch



Mark Joseph and Jessica wore "Tower Power" hats when they accompanied their class's model to a place of honor at City Hall. Photo: Richard Knight.

Alameda has special buildings that have been declared Monuments, our local name for what are generally called landmarks. These 29 places have been thoroughly researched and officially designated, first by the Historical Advisory Board and second by the City Council. To increase awareness of this precious architectural legacy, the AAPS Education Committee has organized a contest that challenges elementary students (grades 1-5) to learn about our Monuments. The goal is that their understanding can lead to enjoyment of the visual delights of vintage architecture and a lifelong commitment to historic preservation. That is the hope of committee chair Erich Stiger, who has a ready-made audience in his own home with three students in Alameda public schools. Other committee members—Johanna Hall, Corri Jimenez, and Judith Lynch—agree.

City Monuments and historic houses have intrigued Alameda youth for years. Since 1998, many classes have celebrated homes built here during the era of Queen Victoria in an annual show at the Alameda Museum. A few years back, the movement to restore City Hall's original monumental clock tower caught the imagination of students at Washington School. They built an 8 foot high model of City Hall complete with tower; it was composed of hand painted wooden rectangles that mimicked bricks glued onto a tall plywood base. Their model with its tower was displayed at the Elk's Lodge when San Francisco Chronicle architectural critic Allan Temko gave a compelling speech: "In Alameda—a city of families—restored Monuments provide a wonderful lesson for the children. I hope you noticed the model of City Hall done by second graders at Washington School. They donated their cookie money to restore the tower; \$23.10 is a lot if you are seven years old. They even wrote a poem about it! When children are educated to see and appreciate the fine architecture in this community, they will

not be satisfied with mediocre buildings, nor will they support destruction of their heritage."

As his finale, Temko read the student's poem in celebration of City Hall. To highlight their interest in the restoration of one of our most important buildings, the kids held a parade and trucked their model to City Hall. There they serenaded Mayor Appezatto with "The Alameda Anthem," while sporting "Tower Power" hats.

The AAPS committee is betting that Alameda students will also become enthralled by our other Monuments, which range from an unassuming Italianate on 9th Street to the gigantic Del Monte Warehouse hulking over Pacific Avenue. The contest has two categories based on grade level, and classroom, team, family, and individual entries are all encouraged. Winners will be part of the 15th annual AAPS Historic Preservation Awards ceremony in the late spring and will be featured in Preservation Press and elsewhere. For more information, visit the AAPS website where you will soon find contest details, monuments in alphabetical order, teacher packets, and resource lists.

Would your business like to co-sponsor the contest or offer prizes? Let Johanna Hall know. E-mail her, aapskids@alameda-preservation.org or call her, 510-701-9392.

AAPS Holiday Festivities

The AAPS thanks Alan Teague for his warm hospitality hosting the AAPS's holiday party on December 11. Alan opened his beautiful home on Central Avenue for the occasion and it was an enjoyable evening of great food and socializing for new and long-time members of our organization. An added treat was a tour of Alan's recently restored tower offering a view of Alameda's skyline.

The 1895 Queen Anne-style home designed by architect Fred Fischer was the original residence of lumber and railroad man George W. Scott. The tower was removed in the early 20th century. Alan has been hard at work since purchasing the property restoring the home back to its original Queen Anne splendor.



The tower at 1723 Central Avenue once again holds reign over the neighborhood. Photo: Valerie Turpen.

CALLING YOUNG FILM MAKERS!

The California Preservation Foundation is seeking entries for its 2012 Short Film Competition. The contest is open to all Bay Area middle and high school students and seeks to create a fun, educational and creative opportunity to engage youth in local preservation issues. Winners will receive prizes as well as recognition at this year's CPF conference in Oakland coming up this May.

CPF Short Film Competition for Bay Area Middle and High School Students

- Themes for the 6-minute films should explore preservation and tie in with the Conference theme "Old Roots, New Growth." With the contest focused on the Bay Area this year, AAPS would love to see our local students well represented in exploring these themes from an Alameda perspective. We are offering resources to Alameda contestants as well as additional awards to Alameda winners, and are reaching out to local schools to help spread the word.
- A full description of the competition along with suggested film topics, submission requirements and links to last year's winning films can be found at the AAPS Web site: www.alameda-preservation.org
- If you are an Alameda student planning on entering the contest, please let us know by e-mailing us at aapskids@alameda-preservation.org.



Student Debuts as Home Tour Docent by Judith Lynch

When I was approached about opening my 1907 Shingle style home for the September tour, I hesitated. Then Alameda Museum Curator George Gunn persuaded me that people would enjoy the color scheme, the contemporary art, and the antique crockery. In addition, the tour is the most important annual fund-raiser for the Museum and the Alameda Architectural Preservation Society, both groups close to my heart.

After reconsidering, I decided used the tour date as a deadline to get some major projects done. The failing concrete foundation was replaced by John Jameson and his crew. The disheveled chain link fence in the backyard gave way to a wooden one, with a massive Craftsman style gate created by designer-builder Lary Huls. His new gate was based on the Palladian window at the front of the house, part of the original design by architect A. W. Smith.

Home tour docents hold forth in the houses open for the event, and they tell bits of architectural history, reveal family legends, and point out important features. Among the docents at my house were the Ordunas from Otis School: Rodrigo and Laurel and their daughter Sofia. She made history as the first elementary school student ever to act as a docent in more than 25 years of home tours!

Sofia presided over the dining room with grace and poise. She memorized her cue cards and told our guests, "The table is set with Flow Blue china from the Victorian era. The huge white napkins are from Else Reisner, who escaped from Hitler and came to San Francisco in the 1930s. She brought two dozen monogrammed napkins with her in the one suitcase she was allowed to bring out. She gave them to Judith, who collects old linen . . . and uses it!"

Sofia was in my first grade class at Otis two years ago and is now in Ms. Myovich's third grade. She recalled when her class took a tour of my house. "The first graders and their families came here to eat lunch. Then the kids sat on the floor and sang while Judith played the piano. It was built around 1910, the same time as the house." Sofia gave me one bit of advice about inviting Alameda youth to be home tour docents: "Remember we are kids, so please have some juice and crackers in case we need a snack!"

NOTE: If you would like to see my house and the new fence and gate please call 510-748-0796 or e-mail judithal@comcast.net. I will give you a private tour.



Docent Sofia Orduna next to a plywood cutout of AAPS member Ken Carvalho's grandfather. These historic characters stood on the porch of each house on tour. Photo: Judith Lynch.



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**FOR MORE INFORMATION
CALL CHRIS BUCKLEY AT 510-523-0411**

AAPS SCHEDULE of EVENTS 2012

•
JANUARY 26

Ask the Building Official
by Greg McFann

IMMANUEL LUTHERAN CHURCH

•
MARCH 8

The Bruton House, A Gold Coast Landmark
by Woody Minor

IMMANUEL LUTHERAN CHURCH

•
MAY 5 - 8

*California Preservation Foundation
Annual Meeting, Oakland*
with Special Tours of Alameda



HISTORIC PRESERVATION AWARD NOMINATION FORM

AAPS is now seeking nominations for the annual Historic Preservation Awards ceremony. Preservation Awards are conferred on restored properties in Alameda with historic or architectural significance. Nominated buildings may range in age from the 19th century through the 1940s, and their use may vary, including commercial properties, churches, governmental structures, single family homes and apartment houses. The 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 award recipients are the U.S.S. Hornet aircraft carrier museum, Kofman Auditorium in the Historic Alameda High School, the Delaney Building, the Masonic Temple, the Neptune Palace Hotel, the Alameda Theatre, and the Clamp Swing building. Many residential properties have also been honored, including homes which have removed asbestos or vinyl siding and restored the original siding, millwork and windows.

**Please return this form on or before March 18, 2012. E-mail, mail or fax to Chris Buckley,
1017 San Antonio Ave, Alameda, CA 94501 • Fax (510) 523-1039, Telephone (510) 523-0411, E-mail cbuckleyaicp@att.net**

Address of property being nominated _____

Name of property, if any _____

Please note the type of use (single family home, three-unit apartment, warehouse) _____

For commercial buildings, please list the name of the building, individual business, or store space, if any _____

Please check one category:

One or two unit residential property with major exterior restoration.

All other properties. *(Nomination can include any activity that preserves, maintains, restores, or reuses the exterior, publicly accessible interior of a significant older property, or sign in a manner that retains or enhances its historic architectural character.)*

Name, address and phone number of property owner (if known) _____

Date you submitted this nomination _____

Your name, street address, phone number and e-mail address _____

Why does this property merit a Preservation Award? Please write your reasons. _____

If possible, please enclose a photograph, rendering, scanned image or slide of the property. Before and after shots are particularly welcome. (We will handle these carefully and return them.)