

Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA
ARCHITECTURAL PRESERVATION SOCIETY

Woody Walk at Mastick Park: Birth of the Bungalow

Sunday, August 26, 2012 at 1:00 pm

Meet at the West Marine Parking Lot, Corner of Buena Vista Avenue & Constitution Way
Please park on adjacent neighborhood streets

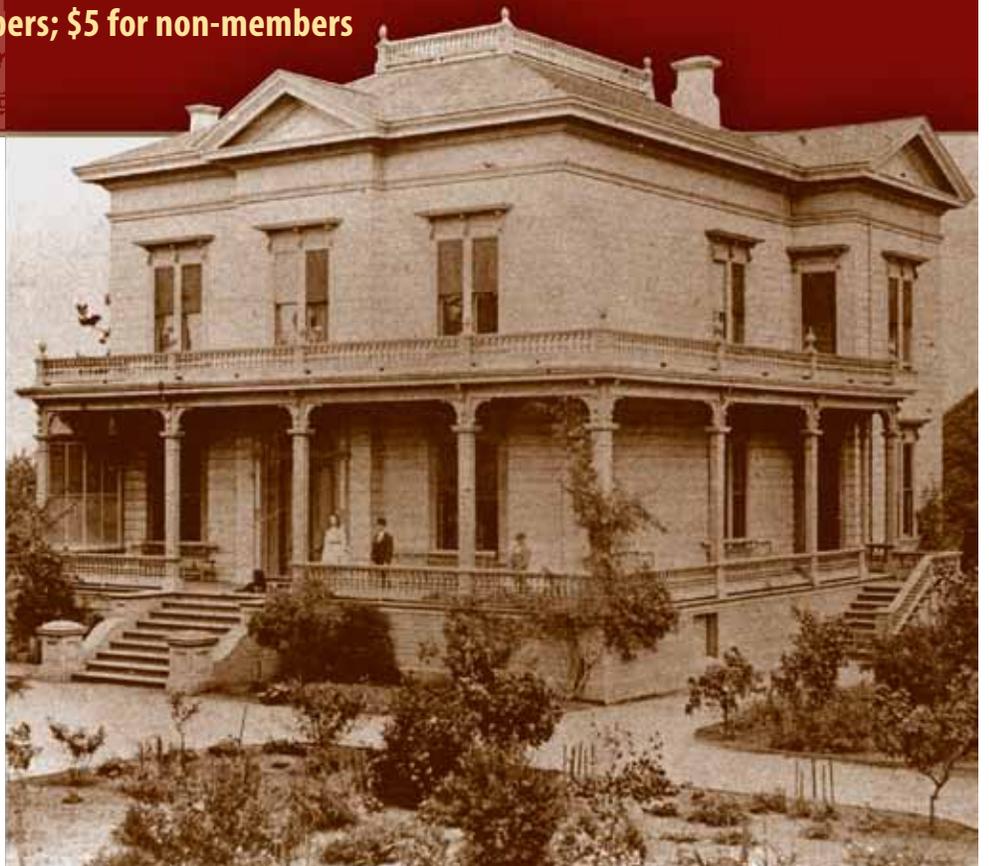
Free for AAPS members; \$5 for non-members

An Early 20th Century Subdivision

Laid out in 1907 on the site of a grand 19th century estate, Mastick Park is Alameda's oldest 20th century subdivision—and one of its least known historic neighborhoods. The tract's nine blocks extend north from Pacific Avenue east of Constitution Way, in the vicinity of Eighth and Ninth Streets. Mastick Park was perfectly timed to coincide with the emergence of the bungalow, the quintessential early 20th century house, and its streets are lined with early examples. No other neighborhood in Alameda reveals the bungalow's birth so clearly.

Mastick Park was named for the Mastick family, whose 22-acre estate, replete with mansion and gardens, lay vacant after the passing of Edwin and Lucretia Mastick in 1901. The family came to Alameda in 1864, the year trains began running on the San Francisco & Alameda Railroad—no coincidence,

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A dignified melange of Greek Revival and Italianate motifs, the 1864 residence of attorney Edwin Baird Mastick was one of Alameda's early mansions—a suitable setting for a civic leader with a large family. The house was razed soon after the property was subdivided as Mastick Park. Photo: Alameda Museum.

Mastick Park...continued from page 1.

since Mastick sat on the board of directors. Like his partner A. A. Cohen, he was a noted San Francisco attorney, and like Cohen he established a bucolic estate served by a nearby train stop—Mastick Station, on Railroad (Lincoln) Avenue between Eighth and Ninth Streets.

Edwin B. Mastick was also a civic leader; to say that he was Alameda’s most important political figure of the 19th century is not an exaggeration. He served multiple terms on the Board of City Trustees—forerunner of the City Council—often sitting as the board’s president. A number of basic improvements to the infrastructure of the Victorian city, including a sanitary sewer system and a municipal power system, were largely due to his far-sighted diligence. With his passing, the community enshrined his name in Mastick School (now Mastick Senior Center).

One of his heirs, George H. Mastick—like his father an attorney, as well as a decades-long member of the Library Board—oversaw the development of the family property after the 1906 earthquake. He was apparently a partner in the Greater San Francisco Investment Company,



These side-by-side houses in Mastick Park show the emergence of the bungalow—the transition from Colonial Revival cottage to Craftsman cottage. Both share the same hip-roofed Colonial form, but the house on the right (911 Pacific Avenue), built in 1909 by Mark T. Cole, is completely clad in rustic shingles. Photo: V. Turpen.

which subdivided the land early the following year. “Mastick Park” contained nearly 200 lots, extending north from Pacific Avenue between about Eighth Street and Wood Street. The influx of residents to the Island City in the aftermath of the earthquake assured brisk sales, and the tract was largely built by World War I.

The development of Mastick Park began as the first bungalows made their appearance in Alameda, and soon they reigned supreme. What is a bungalow? It began as a Craftsman cottage—a small, gable-roofed house with a rustic appearance conveyed by natural materials and a low-to-the-ground profile.

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Edwin B. Mastick, a native of Ohio, was one of the prominent men of early Alameda. He built a splendid mansion along the San Francisco & Alameda rail line in 1864, complete with its own train stop—Mastick Station. Photo: San Francisco Call.

Excerpt from the “San Francisco Call”, February 18, 1901

E. B. MASTICK DIES AFTER LONG ILLNESS

Eminent Attorney Passes Away in Alameda, Leaving His Wife at Death’s Door.

Edwin Baird Mastick, the eminent lawyer, succumbed to death this morning at 7 o’clock after suffering a long illness. The death of the aged practitioner had been hourly expected for the last two or three weeks. His eight surviving children were at the bedside when life ebbed out. Three years ago Mr. Mastick suffered a severe attack of the grip which brought on heart failure and other complications from which he never recovered.

Mr. Mastick was born in Geauga County, Ohio, March 22, 1824, and was, therefore, aged 76 years and 10 months. While he was yet an infant his parents removed to Rockport in the same county. There he received a meager education and grew to manhood. As a young man he practiced law in Cleveland, having first been a student in a law office in that city.

In 1848 Mr. Mastick married Miss Lucretia M. Wood of Rockport. In 1851 he came to California by way of the isthmus. He soon succeeded in building up a large law practice. Many positions of trust and large interests were given into Mr. Mastick’s care.

The City of Alameda owes a great deal of its prosperity to Mr. Mastick’s public spiritedness. For fifteen years he was a member of the Board of City Trustees. Ten years of this time he filled the president’s chair, retiring in 1893. His residence in Alameda extended over thirty-seven years. A large estate at the western end of the city was his and Mastick Station, on the broad gauge line, was named for him.

No time has been set for Mr. Mastick’s funeral on account of the precarious condition of his widow. She also has been lying at death’s door for a week or more, her illness having been the result of the great strain due to her husband’s illness.

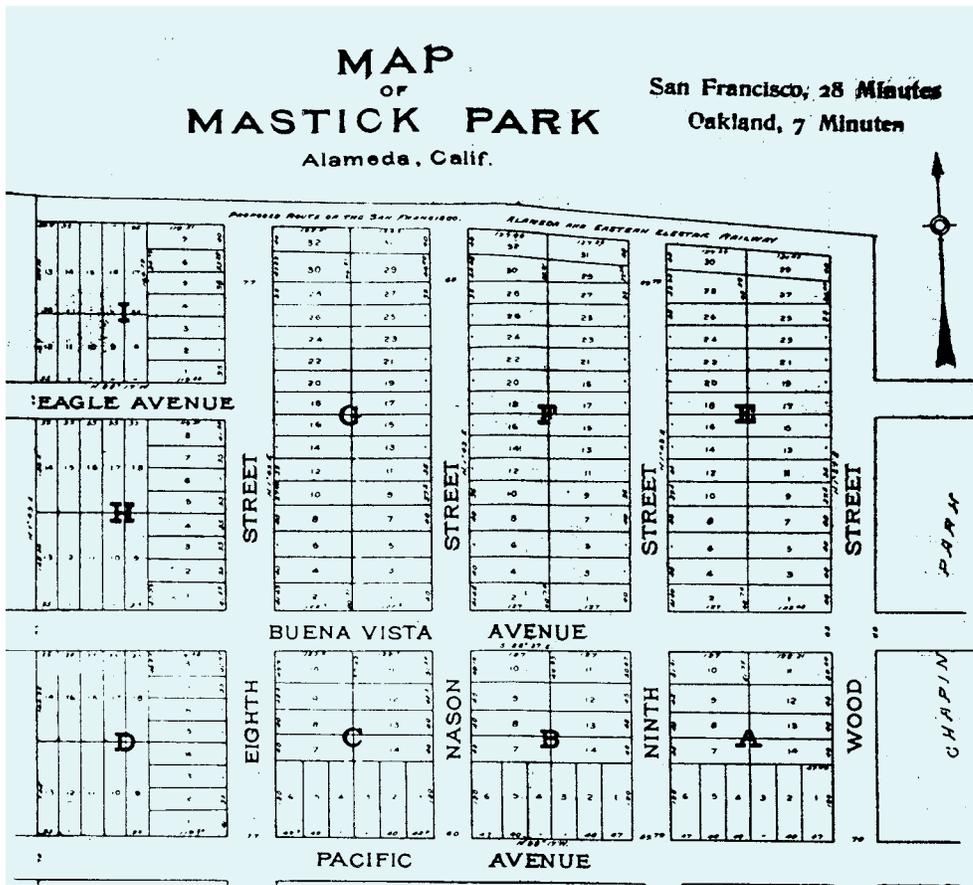
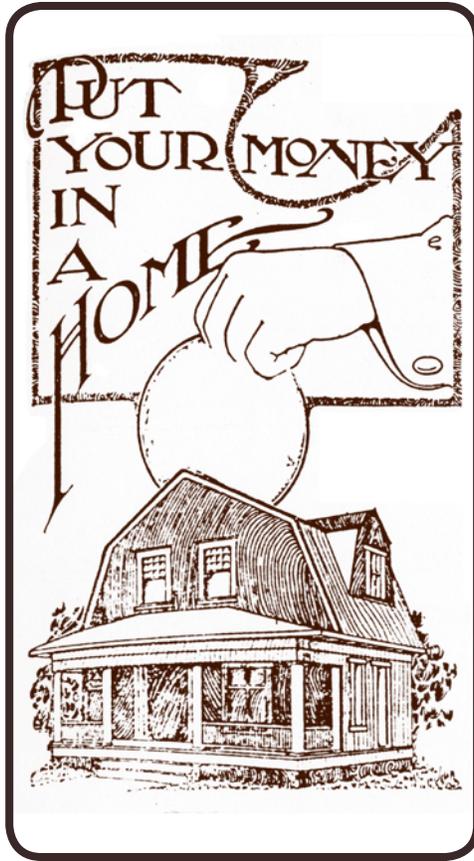
Mastick Park...continued from page 2.

Shingles, clinker brick, and stone abound; prominent porches join interiors to gardens. Strolling through the neighborhood we will see how the bungalow emerged from Colonial Revival, assuming a Craftsman guise before evolving into new types.

We will also take a glance at the history of the surrounding area, sampling some fine Victorian houses along the borders of the tract—including George H. Mastick's 1889 Queen Anne mansion. He died there in 1920, bringing to a close the local saga of the Masticks. Currently being refurbished by new owners, the 19th century landmark looms over the bungalows of Alameda's first 20th century subdivision—a legacy of the family whose name it bears.

Story by Woody Minor

Mastick Park was laid out as a traditional grid with rectangular lots, as shown in the tract map below from a 1907 ad in the "Alameda Daily Argus". The subdivision developed rapidly under the energetic marketing of realtor C. C. Adams, who excelled in eye-catching inducements like the 1908 "Argus" ad on the right.



ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY

A Refreshed Logo

Our organization has gone through a few changes since its inception in 1972 as the Alameda Victorian Preservation Society. The ongoing goal of the AAPS is to increase public awareness and appreciation of historic architecture in Alameda. This includes many eras and styles.

The updated logo moves away from the former Victorian-styled elements and intricate typefaces to a more classical rendition, adding a touch of history to present-day styling. Designer Valerie Turpen developed the logo with the AAPS Board.

The logo was first used at the Preservation Awards in May. Currently, marketing materials are transitioning to the new logo as items need to be reprinted.

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AAPS Initiates Plaque Program to Honor Historic Alameda Structures and Educate Passersby

A few years ago, two significant occurrences happened nearly simultaneously. AAPS member, Kevis Brownson went to Charleston, South Carolina for a vacation and AAPS received a donation of money that would have ordinarily been earmarked to rebuild the tower on Alameda City Hall.

City Hall

First, a bit of history. The tower on Alameda's 1895-96 City Hall was damaged during the 1906 earthquake and the top portion of the tower was removed, a clock was added to the remaining portion, and Alamedans enjoyed this time piece within the tower. A Southern California earthquake resulted in increased seismic building requirements in 1937 that led to the complete removal of the tower. When City Hall was seismically updated again in 1996, the imaginations of many Alamedans were sparked to lead an effort to completely replace the tower.

In 2000 and 2001, Alamedans Rebuilding the Tower (ARTT), a non-profit organization was formed to raise money to put the tower back. City officials at that time included the funds to create a structural base for the tower in room 360 of our City Hall. Fund raisers were held and school children donated their cookie money for a new tower. As time passed, other priorities eclipsed the rebuilding efforts of Alamedans and the funds accumulated interest in the savings account of the ARTT that had such high hopes of restoring our City Hall's majestic tower. State law required that disbanding non-profit organizations must give its treasury to another non-profit organization, so eventually the funds found their way into the savings account of AAPS. The amount would never begin to cover a new tower so the AAPS Board decided to honor the original design and offer an interpretive display at City Hall with a plaque depicting the building at its completion in 1895-96.



The 2012 winners of Preservation Awards had the option of commemorating their project with a plaque or a framed certificate.

Preservation Awards

As Kevis toured Charleston, she was taken with the plaques adorning many of the old buildings she was enjoying. Most people send postcards; Kevis sends e-mails and AAPS board members began receiving pictures of Charleston plaques. Upon returning to Alameda, Kevis formed an AAPS committee to develop a program to honor the buildings of Alameda. The committee unveiled its work at the Preservation Awards Ceremony in May with new plaques given to awardees who had a choice between a new plaque to place on the building they had lovingly restored and preserved or an indoor framed certificate. AAPS plans to continue this practice for future Preservation Awards.

Monuments and Historic Buildings

The Plaque Committee expanded its charge for creating Preservation Award Plaques, Kevis's original vision, to include the City Hall plaque showing the structure as it originally appeared. Alameda's City Hall is also Alameda Historical Monument #1, and is on the National Register of Historic Places. This plaque is being made and will be installed at the left of the front staircase leading to City Hall's second floor facing Santa Clara Avenue. Look for further announcements in the next edition of *Alameda Preservation Press* for the emplaquement ceremony date in the fall of this year.

Eventually, all city monuments and some additional historic buildings will be honored with plaques as fund raisers and grants yield the resources to pay for them. The committee anticipates the plaques will be square bronze, similar to the City Hall plaque with interpretive text telling the significance of each monument/building. Adding one to two plaques per year, this will be a long term project.

Want a Plaque For Your Historic Property?

Finally, AAPS will offer a program for anyone who would like to purchase an interpretive plaque whether to mount on a building, or on a pedestal or rock. These plaques with text and illustrations, customized to your structure, are available to any AAPS member at a lower rate than the rate that will be set for the general public. Please contact Nancy Hird at 510-523-0825 or Christopher Buckley at 510-523-0411 for additional information. The approximate cost of a plaque will be \$300-\$850 (plus shipping) depending upon size, quantity, number of colors selected, and mounting methods/materials.

Story by Nancy Hird

In 2000/01, Alamedans Rebuilding the Tower (ARTT), formed a non-profit organization to raise money to put the tower back. Fund raisers were held and school children donated their cookie money for a new tower. Photo: Richard Knight.

Erich Stiger
AAPS President

Dear AAPS Enthusiasts:

Looking back to this year's Preservation Awards, I was reminded of why my wife and I joined AAPS 16 years ago. Seeing the before and after pictures, and hearing the stories of all the work that went into these projects, I remembered the work we spent on our last house, a dilapidated 1880's Victorian that took over 10 years to restore. Throughout that, AAPS gave us a community of people to share ideas, get resources for techniques and vendors, and who wouldn't think we were crazy for living in a house where plaster routinely fell from the kitchen ceiling.

The Preservation Awards showed that there are many people just as passionate about old buildings. Of course, passion for historic architecture isn't limited to just people who work on old houses. For our first ever AAPS Kids Preservation Contest, we took the concept into the classroom encouraging Alameda kids to learn about the city's official monuments and to think about their importance to our community. The reaction kids had to the monuments was overwhelmingly positive. I'm sure this was no surprise to committee member and educator Judith Lynch who has spent years talking to kids (and adults) about historic architecture. She helped generate a lot of the participation in the contest as she and other volunteers presented her *Alameda Monuments* slideshow in grade schools across the city. I got to experience this first hand when I joined her for a presentation to some 1st graders at Otis Elementary School. The enthusiasm the kids showed was infectious as the hands kept flying up during the question and answer period.

I got an even closer feel for it when I got my own three girls involved in the project. At first they grumbled a bit about being dragged into it, but they all ended up having a lot of fun. We spent the good part of a Saturday picking which five monuments each of them wanted to visit, and then driving around Alameda visiting all 15. They really seemed to enjoy seeing them in person, taking pictures of each, and talking about which ones they liked best and why. My seven-year old decided to draw "then" and "now" pictures of the Leonard Mansion, and my nine-year old wrote a ghost story based on Lincoln Park. (My eleven-year old had good intentions, but didn't get too far on her attempt at a collage).

The kids weren't the only ones who learned new things as all of this gave me the chance to learn along with them. Yet another example of how getting involved in AAPS has introduced me to new things in the world of preservation.

In that same vein, I'm looking forward to our *Woody Walk—Mastick Park: Birth of the Bungalow* on August 26th, and the *Alameda Legacy Home Tour* on September 23rd. The walks are always a great way to get into the history of Alameda's neighborhoods. Seeing the amazing homes on the house tour always provides a bit of inspiration, as well as insight into the different styles and architects that helped shape our community. Finally, as someone whose original passion started with a desire to bring a sad old house back into its prime, I'm really looking forward to AAPS's panel discussion on restoration tips, techniques and tales on October 25th.

As always, the best part of all these events will be meeting other enthusiasts, and sharing their stories with them.

I look forward to seeing you there.



Wood Windows: How Easy are They to Preserve?

Across the nation, old wood windows in historic districts are steeped in debate. Replacement of a loved local landmark's historic windows with the evil product "vinyl" can cause tension among neighbors to even city planners. Just like the asbestos and steel siding salesmen of the 20th century who went door to door promoting their product, websites and commercials advocate wood windows be replaced with new, shiny thermal windows. Many property owners have been persuaded that their old-style windows are the reason for their high-energy bills or lead contamination because of pre-1978 paint.

At the annual California Preservation Foundation (CPF) conference this past May in Oakland, approximately 20 people attended a "Wood and Water as Frenemies" workshop on wood windows at the Oakland-based facility of Wooden Window. Attendees ranged from property owners, city managers to wood window consultants. The workshop was prefaced by Wooden Window President Bill Essert and joined by a detailed presentation on what are the physical structural properties in both wood and a window, presented by Project Engineer Janelle L. Leafblad of Simpson Gumpertz & Heger. The first part of the workshop was devoted to existing wood windows, their properties, and the intricate dance of water on wood, since without water, wood becomes frail and too much water

leads to rot. The presentation was thorough in the effects of water on wood, which lead to the solutions in keeping a window maintained.

Four groups were distributed among Wooden Window's shop to demonstrate these solutions that included Epoxy Repair, CNC profile matching, Steam Stripping, and Re-Glazing.

- **Epoxy Repair:** Attendees started by learning how to clean out dry-rotted areas on a window rail or sash for epoxy. Epoxy is a polyepoxide resin with polyamine hardener that chemically reacts as a polymer that can adhere to the wood substrate. After treating the rotted area with liquid epoxy, a filler epoxy, such as Albatron™, is applied to the wood substrate, and after it has dried, sanded down so that it blends well with the natural wood. Epoxy repairs work great on small pieces where damage is isolated but not made for big structural pieces.
- **CNC Profile Matching:** Sometimes wood sashes, rails, or mutins are too far damaged for simple epoxy repairing, and need to be fabricated from new wood. A "Computer Numerical Control" machine, or Rover C9, can replicate via computer generated drawings original mortise-and-tenons and molding profiles by way of laser routing.
- **Steam Stripping:** With the use of steam, or water as vapor, paint and caulking is freed at a high temperature. A "steam box" is like an enclosed steam iron, which allows the paint and glazing to adhere with ease, and can be scraped off with a putty knife.
- **Re-Glazing:** Glazing is the putty between the exterior window glass and wood sash, and can be

purchased from any hardware store. Over time, putty gets brittle from sun and temperatures, and with slight pressure with a putty knife can be removed. However, be careful of the metal points that hold the glass. Knead the glazing until malleable and apply it to the fine window edge with a putty knife at a 45-degree angle to repel water from the wood.

After the tour of the Wooden Window shop, the second half of the workshop was how effectual a new or old window is against water. In contained environments using plastic, water is forced by pressure at the window to test the new materials and the window from leaks. Testing is an important process to architectural conservation in seeing how a product will hold over time.

Overall wood windows are really easy to preserve by starting with maintenance and keeping out the water. For more information on wood windows, check out to the following links:

John Myers: *Preservation Brief 9: Repair of Historic Wooden Windows*
www.nps.gov/hps/tps/briefs/brief09.htm

National Trust for Historic Preservation:
Window Know How: A Guide to Going Green
www.preservationnation.org/magazine/2009/march-april/ma09window.html

Wooden Window: www.woodenwindow.com

Bob Yapp: *Historic Wood Window Repair*
www.renovatedsm.com/book/export/html/376

Story by Corri Jimenez



Wooden Window of Oakland hosted a tour through their facility and presented various possibilities on how to restore and maintain wood windows. Left: Removal of glazing from a freshly steamed window. Middle: CNC machine in action. Right: Pressure testing a wood window. Photos: Corri Jimenez.

Hosted by: the Alameda Museum & the Alameda Architectural Preservation Society
Sponsored by: Little House Cafe

ALAMEDA LEGACY HOME TOUR

Sunday, September 23, 2012
11:00 am to 5:00 pm

Architecture Through the Years

A Self-Guided Tour of the Interiors and Gardens of
Seven Classic Homes from the 1880s to the 1940s



Tickets: \$30 in Advance • \$35 Tour Day

Advance ticket vouchers available at:

Thomsen's Garden Center – 1113 Lincoln Avenue
Wescafe – 1536 Webster Street • Daisy's – 1347 Park Street

Tour day tickets available at:

Franklin Park – Morton Street & San Antonio Avenue

www.alameda-home-tour.org (tickets available via PayPal)

For information call (510) 523-5907

Mark Your Calendar

This year's tour features seven classic homes in Central Alameda and 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 offering of dwellings built between 1884 and 1947. Of special interest will be a project by renowned architect Julia Morgan (rumor is she might drop by) and a house-in-progress.

For information about the home tour visit www.alameda-home-tour.org or call 510-523-5907.

Docents Needed

Have you been a docent on the house tour? You receive FREE admission to the tour in exchange for being a docent at either the early or late shift and it is a lot of fun. Costumes are admired, but not required. Morning shift is 11:00 am – 2:00 pm and afternoon shift is 2:00 pm – 5:00 pm.

Enjoy a day of Alameda's finest architecture and finish off with a wonderful party afterwards for docents and homeowners. **To sign-up e-mail alamedahometour@aim.com.**

Guidebook Advertising

We have around 600 – 800 attendees at this one day event. Those attending come from all over the bay area including San Francisco, Berkeley and, of course, Alameda. Many of the people who attend this event have historic homes or have interest in what it is like to live in one. We advertise in local newspapers and other Bay Area historical society publications.

People keep our guide and read it later so your ad will be viewed the day of the tour and afterwards. To support our tour and promote your business with an ad, contact guidebook designer:

Valerie Turpen at vturpen@comcast.net or call 510-522-3734.





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printed on recycled paper.

Thank you to Holly Sellers who has maintained our membership list for several years and has managed the delivery of the *Alameda Preservation Press* and many other AAPS materials to your door and your in-box. She will be leaving the Membership Committee and the AAPS Board wishes her the best.

AND NOW AAPS NEEDS YOUR HELP

The Membership Committee needs someone to label mailings and deliver them to the Bulk Mail Department at the South Shore Post Office. This department is open limited hours on weekdays. The newsletter is produced 4 - 5 times per year; Preservation Alerts as needed; new resident letters are sent out quarterly; and renewal letters once a year.

If you can help please call AAPS at 510-479-6489.

AAPS SCHEDULE of EVENTS 2012

AUGUST 26

1:00 pm

WOODY WALK

Mastick Park: Birth of the Bungalow

MEET AT THE WEST MARINE PARKING LOT
CORNER OF BUENA VISTA & CONSTITUTION WAY

•

SEPTEMBER 23

11:00 am - 5:00 pm

Alameda Legacy Home Tour

TICKETS AVAILABLE AT FRANKLIN PARK ON TOUR DAY

•

OCTOBER 25

7:00 pm

Panel Discussion – Tips/Techniques for Home Restoration

IMMANUEL LUTHERAN CHURCH