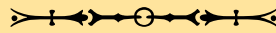


Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA
ARCHITECTURAL PRESERVATION SOCIETY

Winners of the Seventeenth Annual Preservation Awards



Ceremony Held Thursday, May 18, 2014

Auctions by the Bay Theater • 2700 Saratoga Street • Alameda, California

It's Green and I Want it! 1530 Mozart Street

Story by Jim Smallman

Award Recipients: Tommie Veirs, Owner; John Carnahan, Prospect Mortgage; Richard Schaefer & Arlene Sen, Plaster Craftsmen; Tom Wolter, Head Carpenter; Chuck Stevenson, Master Carpenter; Tim Jacobs, Stair Carpenter; Bob Buckter, Color Consultant; and Myron Olson, Olson's Painting Company

It was 1975, and Tommie Veirs and her husband stopped their car in front of 1530 Mozart Street in Alameda. Tommie today describes the almost mystical connection that day with the Marcuse and Rempel high basement Queen Anne cottage as “love at first sight”. It’s a love affair that has continued for almost forty years, and today this gem of a house graces Mozart Street spectacularly. She has expressed her gratitude for the recognition from AAPS, calling it “one of the proudest moments of my life.” It’s easy to see that Tommie is happier for the house, whom Tommie refers to as “she”, than Tommie is for herself. It’s a reward the house has earned by being true to itself.

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The restoration work at 1530 Mozart Street was coordinated by owner Tommie Veirs acting as her own general contractor. This included restoring the cresting on the roof. This original cresting was discovered in the basement, apparently removed in an earlier roofing job and never reinstalled.

It's Green . . . continued from page 1

Tommie has researched the house and its history. It was designed and built to the tastes and specifications of its first owner, R. A. Rose, who lived there until 1906. Shortly after the 1906 San Francisco earthquake and fire, the house was purchased by a San Francisco family, including the two daughters. The daughters, artists of some note, remained single and lived in the house for several decades. A third owner sold the house in 1975 to Tommie and her husband, only the fourth owners in more than one hundred twenty years. This house seems to have cast an affectionate spell on every owner.

The original owner's name, Rose, is recalled by the "R" worked into the decorative band around the first floor. Tommie familiarly refers to this treasure as "Rose Cottage" in his honor. The restoration work that she has coordinated herself — acting as her own general contractor — included restoring the cresting on the roof. This project was inspired by her discovering the cresting in the basement. It had apparently been removed in an earlier roofing job and never reinstalled. Some unknown worker years ago saved it for a happy reunion with her rooftop. Architectural details were adapted from another Marcuse & Rimmel house around the corner on Verdi Street. A model was carved and then



The Rose Cottage waited many years before being fully restored. Below: Intricate carving in the trim. Right: The stair bannister with gold leaf worked into the color scheme.



reproduced by the Master Plaster Craftsman. Front stairs were rebuilt.

In 1981 Bob Buckter designed a color scheme, which was tried out in a sample area on the front. It must have been beautiful: At least one of the neighbors thought so, because the color scheme was copied and used on the neighbor's house. Never defeated, Tommie later enlisted Buckter again, suggesting two base colors that she especially favored. Those are the colors on the house today. Myron Olson did the painting, a spectacularly beautiful job.

Oh, the "green house"? Tommie insists that she "knew" the house was green when she pulled up in front forty years ago. But the visible part of the house wasn't green at all. It was only when the painters began to strip the house down to the original paint that the truth was revealed: The first color was green.



How did Tommie know? Well, she always said she had a mystical connection with the house from the very first. No one who listens to her talk about this much-loved house could doubt it.

Thank You for Your Hard Work!

The goal of AAPS is to educate, increase public awareness and appreciation of historic architecture in Alameda. Each year, AAPS takes time to honor substantial architectural renovations that make a difference in our city and share these efforts with our members, guests and interested parties. The presentation shares each of the winners' stories—complete with highlights

and pictures of the projects worthy of recognition and admiration. Those honored receive plaques or a certificate for their efforts. The 17th annual Preservation Awards was a fun and informative event that let property owners know how much their work is appreciated in Alameda. And, to give others an idea that they can do it too!



Above: Harry Fong, who spoke about his family's work on 1540 Park Street enjoys refreshments at the reception with MC Steve Swan.

Left: Simon Olivieri proudly displays his award for the restoration of 924 Taylor Avenue.

Presenter Jerri Holan and Stewart Wilson of 1502 Grand Street.



1208 Lincoln Avenue: Elegant Cleaners & Alterations Brightens Bay Station with a Good Façade Cleaning, and a few Alterations

Story by Richard Rutter

Award Recipients: Michael Sadeghi, Building Owner; City of Alameda Community Development Department

Bay Station is one of the original stops on the Red Train Commuter Loop which helped Alamedans get to work each morning for decades. Today, perhaps the best known business in this little business district is Pagano's Hardware, but there are a variety of other businesses with interesting past histories in the neighborhood as well.

In 1869, the tracks of the Transcontinental Railroad went down the middle of what was then named Railroad Avenue, to a ferry terminus which connected the East Coast to downtown San Francisco. Even in these early days, a small business district began to grow where Sherman and Bay Streets crossed Railroad Avenue.

In 1889, William H. Noy built a building at 1208 Railroad Avenue to house a large butcher shop and retail meat market. Noy's Meat Market became one of the largest meat markets in the East Bay, and the business lasted for many years. Celebrating the 100th Anniversary of Abraham Lincoln's birth, the citizens of Alameda renamed Railroad Avenue, Lincoln Avenue, in 1909.

Next door to Noy's was a Nickelodeon Theater, built in 1911. Operated under various names over a 40-year period, it was best known as the "New Lincoln Theater", showing movies on a single screen to an audience of 300 viewers, until its closing, circa 1950. Today, this building is used as a church.

By the late 1940s, Noy's Meat Market was gone, and in its place, was a dry cleaning establishment. Various dry cleaning and tailoring businesses have continued to occupy the site until the present time. Dee Bee Cleaners and Tailors sold the building circa 2007 to the present owner after deciding that newly

mandated changes to dry cleaning chemicals, made it not economically feasible for their business to continue. Deciding that tailoring and alterations would be their sole focus, they sold their building, and moved farther up Lincoln to their current location next to "Whales & Friends".

Michael Sadeghi, the building's new owner, decided to take advantage of the City of Alameda's Façade Grant Assistance Program. In so doing, he committed to a Façade Rehabilitation Project which had a rather nebulous scope. It was obvious that the original ceramic tile bulkhead and show window surrounds were still there, but they were under many coats of paint. The true condition of this construction, likely dating to the early 1930s, had to be exposed for further evaluation. After weeks of paint stripping, the tiles proved to be in remarkable condition.

The double entry doors, again painted many times over, still had their original hardware, and appeared to be salvageable. More paint stripping revealed real gems hiding underneath. Mr. Sadeghi wanted a new stained glass transom incorporating the numbers "1208", to be installed over the entry. He hired Ken Mathias to do the work. One of Ken's last projects, it turned out magnificently.

The building was repainted, and new signage installed. The completed façade has breathed new life into Bay Station, and sets a fine example for others to follow. For Michael Sadeghi's vision and efforts resulting in the transformation of Elegant Cleaners & Alterations, this award is given.



This building began as Noy's Meat Market in 1889. Over the years the structure changed with the architectural style of the times, gaining ceramic tile bulkheads, show window surrounds, transom windows, and a stylish door in the 1930s. Many of these details were covered in another remodel.

A Queen Anne Finally Gets the “Right” Restoration

Story by Jerri Holan

Award Recipients: Stewart Wilson, Owner; Tom Carroll, Carroll Construction; Myron Olson, Olson's Painting; Bill Brown, Central Bay Roofing; Kirk Giordano, Kirk Giordano Plastering; Debbie, Bevan, White Brothers; Cornelia Grunseith, The Color Lady & Associates; and Bryan Murdock, Brooks Millwork

Looking a bit worn in a City photograph from 1979, this grand Queen Anne has finally gotten the restoration it overwhelmingly deserved. And needed.

Located in a neighborhood full of magnificent older mansions, 1502 Grand once again dominates the intersection of Grand Street and Santa Clara. Built in 1893 by Albert W. Cornelius for \$4,250, in recent years, the home languished and had fallen into disrepair. Albert was a homebuilder who went on to a successful architectural career. At the time he built 1502, its owner was his wealthy mother-in-law, Nellie Liese. (Cornelius also built the house next door at 1510 Grand, but that's another story.)

The restoration of 1502 Grand came about through a serendipitous sequence of events. The house had been poorly maintained as a rental property for decades when its last landlord was fined for an illegal basement unit. Two speculators bought the structure in 1998 hoping to “flip it” for a tidy sum. The upgrades cost more than planned and they went bust before completing it. But not before gutting the home's interiors and replacing its foundation. Luckily, they never got to the exterior or the home might now be clad in vinyl or stucco.

And at that opportune moment, along came the current owner, Stewart Wilson, an entrepreneur whose favorite hobby was restoring old buildings. He proceeded on a full-scale, top to bottom restoration of the manse's exterior façade. All the exterior finishes are new with the exception of some irreplaceable historic features: the gold leaf relief above the front porch and bay window, the stucco on the front façade, the egg and dart molding around the turret, and the small attic windows and surrounds. All the rest had deteriorated due to

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This large Queen Anne residence once again holds court at Grand Street and Santa Clara Avenue. After many years of deterioration the new owner embarked on a large-scale project to revitalize the structure. The entire façade exterior finishes are new with the exception of some irreplaceable historic features.





Original elements include the gold leaf relief above the front porch and bay window, the stucco on the front façade, the egg and dart molding around the turret, and the small attic windows and surrounds.

“Right” Restoration . . . continued from page 4

poor maintenance, old age, and negligence—tar lining had destroyed all the redwood gutters causing dry rot and decay in most of the walls.

All the shingles, siding, trim work, millwork (straight and curved), and windows are accurate reproductions of the originals. And if the original was redwood, its replacement was redwood. With the help of some talented craftsman, Stewart and his crew also discreetly added shear walls, insulation and did some noise abatement. And for posterity, they backprimed all the exterior wood not once, but twice! They treated the gutters with UV-filtering shingle oil, used treated radiata pine for the siding, and installed copper for the turret dome and downspouts.

To top off all the exacting work, an inspired eight-color paint scheme was created by The Color Lady which brought out all the wonderful details and craftsmanship a grand Queen Anne could ever hope for. Not surprisingly, Stewart himself applied the gold leaf.

Thank You Stewart Wilson, Carroll Construction, Olson’s Painting, Central Bay Roofing, Kirk Giordano Plastering, The Color Lady & Associates, White Brothers, and of course, Brooks Millwork for all the radius molding!

You’ve restored a neighborhood landmark, brightened up a busy intersection, and brought beauty back to a grand old dame.



New stair railings and balustrades were constructed with intricate details showcased by an attractive color scheme.

TIP OF THE HAT



Story by Wendy Markel

1244 Sherman Street
Owners: Daniel and Irene Neumansky

Built in approximately 1896 by one of Alameda’s favorite architects, Alfred Washington Pattiani, this beautiful family home was purchased by the current owners three years ago. The house had suffered several years of serious neglect and many aspects of the building were in serious stages of deterioration. The owners have worked on the restoration project without stop for the last three years, and with the exceptional restoration assistance of Michael “Woody” Vermeire, and careful choice of colors, the house now has a wonderful new lease on life.



As Halloween rolled around this past year and the painting job was not quite complete and scaffold surrounded the house, the owners entered into the spirit of Halloween decorations and had many skeletons climbing all over the scaffolding. The house was awarded a Halloween award to the delight of all concerned.

1514 Benton Street
Owner: Claudia Bowman

This four unit Colonial Revival in the heart of Alameda has been restored by its current owner inside and out over a period of six months. The garden has been professionally landscaped.

Significantly, the foundation was replaced, as well as seventeen of the windows and three of the doors. All units were given new heating systems, old carpeting and linoleum was removed and wood floors were repaired and refinished.



None of the original light fixtures remained so they were replaced with restored Victorian fixtures or Victorian-style light fixtures. Wherever possible, doorknobs were replaced with vintage and the whole building got a beautiful new coat of paint. Bill Hayes helped the owner make her vision of the project an exceptional reality.

A Victorian Cottage Sheds it's Skin 924 Taylor Avenue

Story by Jerri Holan

Award Recipients: Simon Olivieri, Owner; Rolan Cook Construction, General Building / Structural; Myron Olson, Olson's Painting Company; Bill Brown, Central Bay Roofing; Ethan's Service Plumbing; and TEC Electric

This story begins about a year and a half ago when Simon Olivieri purchased 924 Taylor Avenue. The home didn't just need cosmetic work, it needed structural surgery. So began a year of reconstruction, surprises (some good, some bad), and lots of elbow grease.

The project caught the community's attention when Simon and his crew started peeling off the stucco wall finish. Some thought he was going to demolish the home and protested. But instead, with architect Daniel Hoy and contractor Rolin Cook, Simon discovered the original wood siding under-

neath the stucco. Better yet, they found lots of the original wood trim and bric-a-brac and they reused what they could. What they couldn't, they rebuilt in kind. In some cases, only shadow lines remained and the expert crew recreated missing features.

The cottage itself was born in 1891, built by the well-known local builders, Marcuse and Rimmel. The builders also constructed her three sisters across the street and they were one big happy family until someone in the 1960s or 70s — alas — covered her wood siding. 'Tis true, she had lost most of her detail and lots of her charm . . .

However, when Simon met her in 2012, some of her petticoats were peeking out. He glimpsed a gay little girl waiting for a new dress and shoes, and maybe, if she was lucky, she'd even get a new hat to go with. And that's what she got.

Simon replaced her brick foundation with a new habitable basement. He restored her wood siding, rebuilt her exuberant ornaments, and replaced all her aluminum windows with double-hung sashes. He even brought her energy efficiency into the 21st Century with radiant-heated floors. And she did get lucky: Simon removed five layers of old roofing to

install new shingles. He even reused her old bricks to pave the front walkway.

Today, she's strengthened with shear walls and outfitted to the max. Her shiny new porch has been restored—the posts and top railings are original, but the balusters were destroyed during the stucco removal (now replaced with simple 2 x 2 posts). But all was not lost: Simon salvaged what remained of the original railings and created a side gate out of them. A rehab detail that not only extends the craftsmanship but also preserves the past.

All's well that ends well. The best thing about this story is that Simon did a lot of the work himself, with the assistance of his father and grandfather's contractor spirit. Simon has nearly doubled the size of his house and he's certainly doubled the charm. Now part of her happy family once again, the house is the darling baby of her block.



Below: This Marcuse and Rimmel cottage was covered in stucco, obscuring the wood siding and much of the ornate trim. Further modernization included a concrete stairway with wrought iron railings.

Right: The structure's original beauty is revealed again. Elements that were removed from the house were used in other locations on the property—foundation bricks are found in the front walkway and an ornate gate (above) was constructed from the original porch railings.





Some of the Powell Building's details had been obscured by the addition of large bulbous awnings.

For the façade restoration the Fong family made sure the beautiful historic tile was maintained.



Updates included refreshing the color of the walls, replacing the trim, power-washing the walls and transom windows, and replacing the large awnings, making them smaller as not to hide the upper windows.

The Powell Building Refreshed 1540 Park Street

Story by Jim Smallman & Harry Fong

Award Recipients: Liang Hui Fong & Anna Liu Fong, Owners

The Powell Building anchors an important section of period commercial buildings on Park Street near the corner of Lincoln. The site was first developed in the Victorian era prior to 1900, but in about 1919 a major fire destroyed most of the original structures in this block. Rebuilding occurred soon afterward, producing, among others, the Powell Building and the neighboring Fort Knox building on the corner of Lincoln.

The Fongs were aware of Alameda's Façade Grant program when they began planning the restoration. However, when they went to the city with their plans, they learned that the program had been terminated in an economy move. Undeterred, the Fongs proceeded with the restoration, Mr. Fong doing much of the work himself.

Mr. Fong's son Harry, a long-time Alameda resident and Alameda High School graduate continues the story: My dad's very first job when he came to America from China, was in construction. He had much success in this field but his passion was in the restaurant business.

Before opening the restaurant in Alameda, my dad had worked as a bus boy in Reno, Nevada. This was around 1985 and after some years he was able to quickly pick up skills that led him to become the head chef of that restaurant. When he had saved enough money he decided it was time for him to open his own restaurant and he was confident enough to set out and do this.

At this time, a good majority of our family had already been residing in Alameda and support from them would be crucial for success. My dad knew that Alameda was the best choice and made plans to set up shop. In 1991 he opened the doors to Genghis Khan Kitchen. From then on, we were fortunate enough to enjoy success with welcoming arms from the community. From the very first day we opened, our hours of operation have always been seven days a week. That being said, my parents have spent a lot of time in that building and pretty much knew all the ins and outs of the building. Their dream since they opened the restaurant had been to own the building that they dearly loved. Twenty years later they had that chance. The Von Wittenau family had been the perfect landlords from the very beginning and their efforts were instrumental in my family achieving our goals. In 2012 both parties came to an agreement and my parents were able to make their dreams a reality.

As soon as we acquired the building my parents already had a vision of what they wanted to do. With my dad's background in construction he was able to be completely hands on and was able to do most of the restoration himself. He took his time with the restoration and made sure not to cut any corners. In addition to façade restoration, he did a lot of work to the foundation and roof, things that people wouldn't see but things that only my dad knew would be the most important aspects of the longevity of the building.

When deciding what he wanted to do with the façade, we all agreed that we should not touch the original tiles that lined the outside wall, they were beautiful decorative tiles that have stood the test of time and we felt that we should not do anything to change this, but to add to them in order to highlight them. Some of these things included, updating the color of the walls, replacing the trim, power-washing the walls and transom windows, and replacing the awnings, making them smaller as not to hide the details of the building.



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Seventeenth Annual
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AAPS SCHEDULE of EVENTS 2014

SUNDAY, AUGUST 24

1:00 PM

*Woody Walk: A Stroll in the Gold Coast
with Historian Woody Minor*

MEET IN FRANKLIN PARK

•

SUNDAY, SEPTEMBER 28

11:00 AM – 5:00 PM

Alameda Legacy Home Tour

www.alameda-home-tour.org

•

OCTOBER

DATE & LOCATION TBD

City Council Candidates Forum