




**ALAMEDA  
ARCHITECTURAL  
PRESERVATION  
SOCIETY**

P.O. Box 1677  
Alameda, CA 94501

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 printed on recycled paper.

**ALAMEDA MUSEUM LECTURE SERIES 2016  
April 28 at 7:00 pm  
2324 Alameda Avenue • Alameda CA 94501**



**Sponsored by the Alameda  
Architectural Preservation  
Society (AAPS).**

**THE DOWNEASTERS  
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Presented by Alameda architect Richard Rutter. Following the Clippers, came a unique American type of deep water ship which was without a doubt, the highest development of the square rigged sailing vessel. Maine built, this type combined great speed, maneuverability, cargo carrying capacity, and low operating costs never before obtained. Known as "Downeasters", these ships, today forgotten, have never received the full recognition they deserve.

**For more info visit [AlamedaMuseum.org](http://AlamedaMuseum.org)**

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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](http://www.alameda-preservation.org)  
Newsletter Design: Valerie Turpen 510-522-3734

**AAPS SCHEDULE of EVENTS 2016**

•  
**SUNDAY, APRIL 24**

**7:00 PM**

*Revealing a Leonardville Gem:  
The Restoration of 1833 Clinton Avenue*  
Jim Smallman  
IMMANUAEL LUTHERAN CHURCH

•  
**SUNDAY, JUNE 5**

**7:00 PM**

*19th Annual Preservation Award Gala*  
ALAMEDA POINT THEATER  
ALAMEDA POINT

# Alameda PRESERVATION Press

NEWSLETTER OF THE ALAMEDA  
ARCHITECTURAL PRESERVATION SOCIETY

*Jim Smallman, Alameda Preservationist*

## Revealing a Leonardville Gem

*The Restoration of 1833 Clinton Avenue*



**Sunday, April 24, 2016 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**

### The Dreadful Exterior was Hiding an Intact Interior

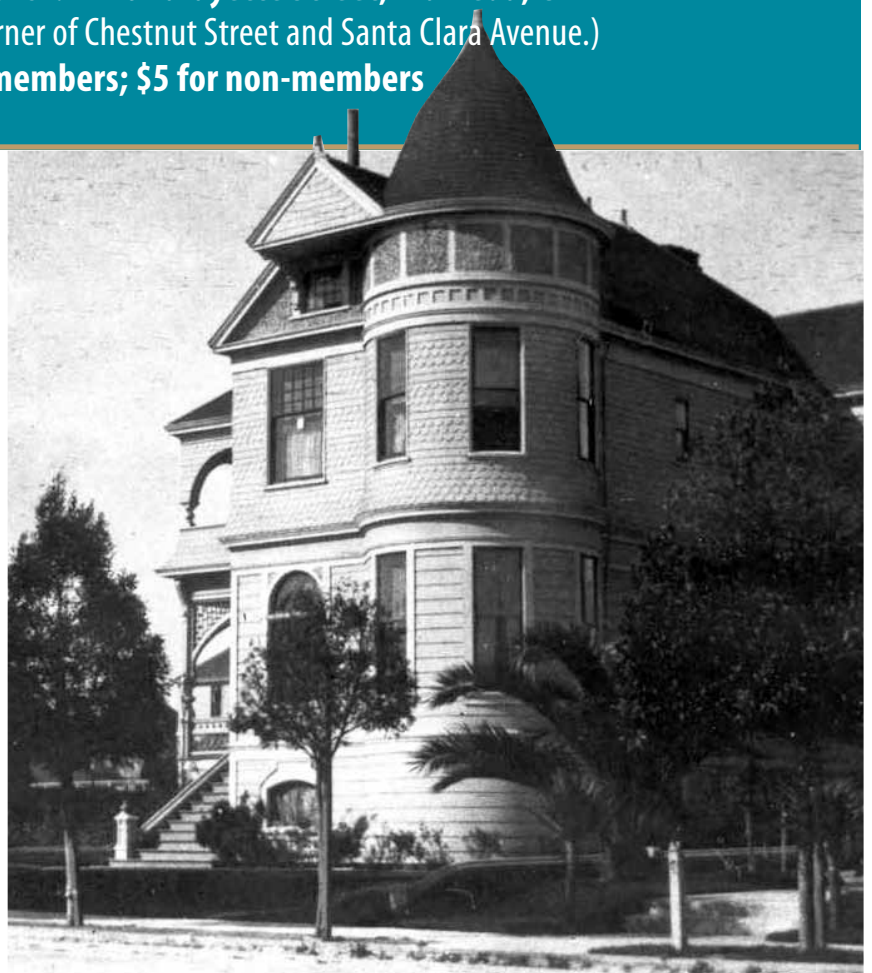
*History by Woody Minor, Alameda Legacy Home Tour Guidebook 2015*

Preservationist extraordinaire Jim Smallman has been restoring Alameda Victorians since the 1970s. In this month's membership meeting, Jim will take us through the rescue of the fine Queen Anne residence at 1833 Clinton Avenue. This house and its sister next door were under the same ownership in the early 1960s, when the exteriors were buried in a stucco cocoon. Both sisters were acquired by Jim years ago. Now restored, they stand as the realization of a lifelong dream.

Both were designed and built in 1891 by Joseph A. Leonard, a Texas native who produced well over a hundred houses here in the 1890s. The largest concentration of his work—no fewer than 48 houses—is this neighborhood, known as "Leonardville," a Queen Anne enclave catering to San Francisco businessmen who commuted

*An early view of 1833 Clinton Avenue with its tower, balconies, and half-timbered highlights. Image: Alameda Museum.*

*continued on page 2...*



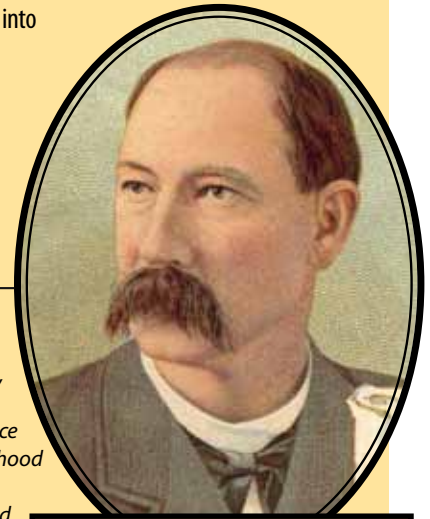


*Revealing...continued from page 1.*

by train at Chestnut Street Station. 1833 Clinton Avenue was built for Charles E. Gibbs, Jr., a San Francisco commission merchant. He resided here until about 1906, retaining ownership through the First World War. The assertive tower and corner balcony are hallmarks of the most dramatic of Leonard's Queen Anne work, as is the fine wood finish of the superbly intact interior.

Although 1833 and 1837 have obvious family resemblance, 1833 presented restoration challenges of its own. Jim will share his approach to the restoration of the four interior mantles, creation of a modern kitchen respectful of its Victorian environment, reimagining of an original maid's room into an elegant first floor bathroom and laundry with Victorian flavor.

Information on crafts persons and contractors who worked on the restoration will be shared. This meeting is full of inspiration and information. It's not to be missed!



**Joseph A. Leonard**

*Top left: The house in a stucco encased exterior from the 1960s. Image: Jim Smallman.*

*Right: Joseph A. Leonard from his first sales brochure, "A Home in Alameda". Image: Woody Minor.*

*Bottom right: Two of Joseph Leonard's finest homes once again are an asset to the historical Alameda neighborhood known as Leonardville. Images: Jim Smallman.*

*Bottom left: The entry hall trimmed with curly redwood.*





# MORE AAPS PLAQUES AROUND TOWN



**HACKE HOUSE** Janet and Ed Gibson are the latest AAPS members to receive a plaque for their home, Hacke House.

The AAPS Plaque Committee has delivered seven new plaques to building owners in Alameda since our plaque program started in 2015. Eleven more plaques have been researched and ordered for production. We have plaques for buildings that are past Preservation Award winners, plaques for buildings that are historically significant and/or architecturally intact or are part of a historic district, and plaques for City Historical Monuments.

To learn if your building might qualify, see our information page at [alameda-preservation.org/programs/historical-plaque-program/](http://alameda-preservation.org/programs/historical-plaque-program/) For some categories, you can even apply online!

If you would like to help our Plaque Committee with customer service aspects such as order follow up, please contact Kevis Brownson at [kevis.brownson@alameda-preservation.org](mailto:kevis.brownson@alameda-preservation.org).

**THE ALAMEDA ARCHITECTURAL PRESERVATION SOCIETY (AAPS)** has been protecting the architectural legacy of Alameda's historic buildings for more than 40 years. Through AAPS action committees, educational seminars and home tours, citizens of Alameda have learned to embrace their diverse older neighborhoods. Over 4,000 buildings are on the City's Historic Building Study List. Alameda City Hall, one of the oldest in California, is a historical monument.

Alameda retains the rich charm of a bygone era, in both residential neighborhoods and commercial districts. Alamedans responded to AAPS's preservation mission back in the early 1970s, when Victorians were being demolished in order to construct large apartment buildings. AAPS, then called the Alameda Victorian Preservation Society (AVPS), helped pass a local initiative, Measure A, that preserved vintage homes by forbidding the construction of buildings with more than two housing units. To learn more about Alameda architectural treasures and the organization, visit the AAPS web site:

[www.alameda-preservation.org](http://www.alameda-preservation.org)

## AAPS MEMBERSHIP

Join the AAPS or renew your membership by sending this form back with your payment or visit our web site and pay with PayPal. Call AAPS at 510-479-6489 if you have any questions.

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**Mail to: AAPS P.O. Box 1677, Alameda, CA 94501**

Credit cards accepted online. [www.alameda-preservation.org](http://www.alameda-preservation.org)

# Alameda Artist Spotlight

by Linda Weinstock

**AAPS is pleased to feature a series of accomplished artists who have focused on Alameda architecture.**

Vivian was born and raised in Alameda. She graduated from Encinal High School, UC Berkeley and UC San Francisco Dental School. After a career as a dental hygienist, she has now transformed herself into a full-time creative artist, educator, jewelry designer and bicycle shop owner! She is also currently enrolled at the Academy of Art University in San Francisco in the Master of Art Education program. Her goal is to be an art educator and advocate for people of all ages.

Recently, for the Alameda Historical Museum's "Alameda Artists for Preservation Sake", she created a series of mixed media silhouettes which call attention to the importance of schools and education in the process of guiding our children as they become the adults of the future. Parents, teachers, and administrators all work together to help students become intelligent and thoughtful young adults, while making sure each child's school life includes plenty of play and happiness.

Vivian is a member of the Alameda Women's Artist Association and maintains a working studio at Redux Studios & Gallery.

## Vivianesque Young



Franklin Elementary School Falcons – 11.5 in. x 8.5 in.



Will C. Wood Middle School Beavers  
11.5 in. x 8.5 in.



Encinal High School Jets – 10.5 in. x 5 in.

### Contact info:

[www.vivianesque.yolasite.com](http://www.vivianesque.yolasite.com)  
[www.jfeindesigns.com](http://www.jfeindesigns.com)  
[www.facebook.com/jfeindesigns](http://www.facebook.com/jfeindesigns)  
[vivianesque@gmail.com](mailto:vivianesque@gmail.com)

# Historic Scanning Project Milestone *by Jim Smallman*

For two years, beginning in 1978, photographers fanned out over Alameda taking pictures of every structure. The pictures used the best technology of the day: thirty-five millimeter single lens reflex high resolution black and white film. Altogether, over ten thousand images were obtained, documenting the condition of virtually every house in the main island. These images were stored in an unlocked file cabinet located in the Planning Department at City Hall.

Over the years the images were used occasionally. Inevitably some were misplaced or damaged. The Alameda Architectural Preservation Society became concerned that this irreplaceable treasure was at

risk and a project was begun to digitize the images. Once digitized, copies could be stored in multiple locations for safe-keeping and it would be feasible to provide Internet access to the historic images.

In 2014 AAPS sought proposals from several specialist firms, eventually selecting Aberscan Imaging, a highly regarded scanning service. George Swan, the company's owner, personally managed the complex eight thousand dollar project over the next year, restoring many images. The final product is a set of high resolution images stored on magnetic disk files. One copy is stored in a bank safe deposit box. A second copy has been

provided to the Alameda Museum and a third is being used temporarily for individual research by AAPS.

The AAPS copy will ultimately be given to the City of Alameda's Planning Department, where the original images remain. The Museum copy has been provided gratis to the Museum under an agreement that the Museum will develop the valuable Internet application. Images retrieved via the Internet will give photo credit to AAPS.

The Alameda photo survey will be an integral part of the Alameda preservation movement for years to come. It documents restoration projects that have been completed, and will be a unique resource for restoration projects yet to happen. It has become exactly what originally inspired the photo survey nearly forty years ago.



*Left: 1833 Clinton Avenue was covered in stucco in an attempt to modernize it in the 1960s.*



*This Italianate cottage has been restored to what it looked like when built in 1880. Great care was taken in the restoration to recreate the original appearance with authentic period materials.*

*Right: Today all exterior elements were restored or created to return the home to its original state.*



*Although obscured by a palm, it can be seen that 2246 San Antonio Avenue was a greatly altered building in 1979. Most of its architectural ornaments were covered or removed.*