

Landmarks Preservation Advisory Board

STAFF REPORT

Case File Number ER15-004

May 9, 2016

Project Name and Location:	Oak Knoll Mixed Use Community Plan Project The project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement}, 043A-4675-003- 30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
Proposal:	Conduct an informational briefing on the current status of the Project and its updated proposal to salvage and relocate the historic Club Knoll building as a community center for the Project, rather than demolition of the building as had been previously proposed.
Applicant:	Oak Knoll Venture Acquisitions, LLC (previously SunCal Oak Knoll, LLC), c/o Sam Veltri
Phone Number:	Sam Veltri, at (949)705-8786
Owners:	Oak Knoll Venture Acquisitions, LLC and the City of Oakland
Case File Number:	ER15-004
Planning Permits Required:	Rezoning, Preliminary Planned Unit Development, Final Development Plan, Tentative Tract Map, and other possible discretionary permits and/or approvals
General Plan:	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
Zoning:	RH-3 Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4
Environmental Determination:	A Supplemental Environmental Impact Report (SEIR) is being prepared pursuant to the California Environmental Quality Act (CEQA). <i>Background</i> <i>In 1998, the Oakland City Council certified the Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan, including analysis of a "Maximum Capacity Alternative." The City is preparing a Supplemental EIR because the proposed Oak Knoll Mixed Use Community Plan Project may result in new or substantially more severe impacts than identified the "Maximum Capacity Alternative" as analyzed in the 1998 EIS/EIR.</i>
Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register. The Oakland Cultural Heritage Survey rates the Club Knoll building as a Potential Designated Historic Property (PDHP) with a rating of B+3. In June of 1995, the Landmarks Preservation Advisory Board (LPAB) found the building eligible for Landmark status with an A rating, and placed it on the Preservation Study List as a Designated Historic Property.
Service Delivery Dist.:	District 4
City Council District:	District 7
Status:	A Notice of Preparation for a SEIR was published and distributed on March 20, 2015 and public comments were received through the public comment period ending on April 21, 2015. A public Scoping Session for the SEIR was held before the LPAB on April 13, 2015 and before the City Planning Commission on April 15, 2015. Preparation of the Draft SEIR is underway.
Action to be Taken:	None. This is an informational briefing and no actions on the Project are requested. Staff would like to hear the Board's opinions and any recommendations relative to the Project's proposal to relocate and rehabilitate the historic Club Knoll building
For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com

SUMMARY

In April of 2015, the Landmarks Preservation Advisory Board held an EIR Scoping Session on the Oak Knoll Project EIR, and Staff indicated that the project applicants (Oak Knoll, LLC) proposed to demolish the historic Club Knoll building and its associated garage structure. At that time, the applicants believed the Club Knoll building had suffered so much vandalism and damage that it would be cost prohibitive to repair and restore the building, but they were prepared to preserve the cupola-feature of Club Knoll's bell tower and move it to a proposed open space area on the upper Knoll in the northeast corner of the Oak Knoll property. The 2015 proposal to demolish Club Knoll was a new significant impact, different from what was envisioned under the prior 1998 EIS/EIR.

Based at least in part on the EIR scoping comments and concerns of the Landmarks Board and the public speakers, as well as staff's continued encouragement, the project applicants have re-considered their 2015 demolition proposal. They have conducted studies to assess the potential to salvage and relocate, rather than demolish Club Knoll, and to use the relocated Club Knoll building as a community center for the overall Oak Knoll project. Conclusions of these studies have led the applicants to believe that relocation of Club Knoll is feasible (though costly), and they are prepared to implement a Relocation and Restoration Plan for Club Knoll if their relocation plan is supported by the City.

The purpose of this informational briefing is to provide the Board with certain preliminary information from the applicant's feasibility studies, as well as preliminary (pre-CEQA) analysis of the relocation plan, such that the Board may be able to offer recommendations, suggestions and opinions. At this point, staff is supportive of the overall relocation strategy, but does believe that additional details and assurances will be necessary before fully supporting the specifics of the Club Knoll Relocation and Restoration Plan.

BACKGROUND

Prior Historic Resource Assessments and Determinations

The Oak Knoll property, and specifically the Club Knoll building, has been the subject of several historic resource surveys and determinations, including but not limited to: a) Page & Turnbull, "*Context Statement and Historic Resources Inventory*", 1994; b) Page & Turnbull, "*Historic Architectural Resources Survey and Determination*", 2006; and c) ESA, Oak Knoll Reconnaissance-Level Survey, 2006 and 2015. These prior surveys have led to the following historic resource determinations and designations:

- Nomination forms included in the 1994 Inventory for the base closure process (Page and Turnbull, 1994) did not consider the Oak Knoll Naval Medical Center Oakland (NMCO) property to be a National Register-eligible historic district. The subsequent 2006 Survey (Page & Turnbull, 2006) also concluded that the overall NMCO property did not retain sufficient historical integrity to be considered a potential historic district and did not qualify for listing as a federal, state or local historic district or cultural landscape. By 2006 much of the World War II-era hospital and community buildings had been demolished, and by 2011 nearly all buildings and structures associated with the former NMCO were demolished. No

standing buildings or structures on the project site are now left, other than Club Knoll and its associated garage.

- The Club Knoll building is the former clubhouse and only surviving part of the former golf course use on the Oak Knoll site (1927-1941), and was subsequently used as an Officer's Club and restaurant when the Navy occupied the whole property and repurposed it as a Naval Medical Center and Hospital (1942-1996). Club Knoll was assigned a "B" rating under the 1994 Oakland Cultural Heritage Survey (OCHS), indicating that it is of major importance in the City's five-tier rating system and eligible for listing as a local landmark. In 1995, the LPAB rated Club Knoll as an A and placed it on the City of Oakland's Preservation Study List. The building is on the City of Oakland's Local Register of Historic Resources (LRHR) for its Survey B rating and as a Designated Historic Property. Prior studies (Page & Turnbull, 1994) had identified Club Knoll as being eligible for listing in the California Register and the National Register, but consultation with the Navy and the California SHPO in 1996 concluded with their determination that Club Knoll was not eligible for listing in the National Register. That determination has not been formally revisited or reversed.
- Prior studies have also found that the free-standing World War II-era garage adjacent to Club Knoll may be considered a contributing resource to Club Knoll under local standards. The 1995 OCHS evaluation identifies the garage as a 1942 addition that was part of the change in Club Knoll's historic setting over time, but does not include it in Club Knoll's Local Register status. The 1996 consultations with the Navy and the California SHPO also concluded that the World War II-era garage was not eligible for listing in the National Register and that determination has not been revisited or reversed.

Description of Club Knoll

Club Knoll is a two-story building with a three-story bell tower designed in the Spanish Revival style of architecture, with stucco walls, Spanish tile roofing and a walled courtyard entry. Club Knoll was built in 1924 as the Oak Knoll Country Club and golf course clubhouse, and later used as a restaurant and Officer's Club by the US Navy until it was decommissioned in 1996. Club Knoll is described as: ". . . a distinctive example of a Spanish Colonial Revival style clubhouse which was popular during the 1920s, and architecturally significant for this reason. The setting of the clubhouse was lost when the golf course was removed, but enough integrity of location, design, materials, workmanship, feeling and association remain." (Carey & Co., 2013). Character-defining elements of the Club Knoll building include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. A list of character-defining features of the Club Knoll building are described below.

Exterior:

- The most dominant feature of the building is the bell tower that rises up above the structure and has intricate stucco detailing with metal railings at the openings.

- The floor plan is irregular with varied massing and an asymmetrical layout organized around a central courtyard. The courtyard features a rock fireplace along the eastern wall and a fountain in the center.
- The roof is a mix of gable and shed types, with a red mission tiled gable main roof, a single-story shed roof-covered arcade that surrounds a central courtyard, and a stucco clad one-story gable roof wing projecting off the north facade
- Building openings are varied and include a wide range of windows (metal multi-lite casement, wood multi-lite casement with or without an arched top, and metal multi-lite awnings), and various styles of doors (wood paneled with or without glazing, some with arched tops and some with transoms) that adorn the exterior. An arched entrance on the ground level provides access to the clubhouse.
- Detailed design elements include Juliette balconies with metal railings, a covered arcade around the courtyard, exterior stairs to the main level, and a balcony that overlooks the open field off the west elevation. Stucco cladding and decorative stucco detailing including Quatrefoil vents, brackets, keystones, etc.
- The building's setting is built into the side of a knoll such that the full three stories of the structure are exposed on the west elevation, and two stories are visible on the east. Open landscape exists to the west (where the first and last holes of the former golf course were located).

Interior:

The interior of the building is comprised of an entry lobby flanked by two large rooms (the lounge to the south, and dining room to the north) with smaller support rooms off these main areas, and a basement with similar support functions.

- The main entrance to the clubhouse is through paneled doors off the central courtyard. The entrance lobby is finished with plaster walls and simply detailed posts and beams. Three arched openings on the east wall add interest to the space, and decorative wood corbels emphasize the ceiling beams which are clad in plaster.
- Off the lobby to the north is a large, 2-story room with a stone fireplace which originally functioned as the dining room for the clubhouse. Substantial wood columns with shaped brackets separate a one-story section of the room on the west side. The ceiling is comprised of massive wood scissor trusses that sit on decorative corbels at the walls. The southern wall features a balcony with a wood railing. Arched openings lead to the balcony and feature decorative plaster columns.
- Off the entrance lobby to the south is the largest room in the building, originally the lounge area for club members. The lounge features a scissor truss ceiling and stone fireplace, with wood flooring that runs the length of the room. The east, south and west walls have wood paneled doors with transoms that open onto various porches, patios and balconies. Three arched openings on the west wall have detailed plaster columns, and at the top of each column is a "coat of arms" for the Oak Knoll Golf and Country Club (two crossed golf clubs and the letters "O" and "K" on each plaque).

- The basement is accessed by the stairs in the main lobby or from an exterior arched entry on the west elevation. Two large rooms, one with a bar, were the main gathering areas on this floor, and smaller rooms functioned as support spaces for the main rooms. A few original doors, cabinets, simple wood trim and plumbing fixtures remain, but the basement has been substantially remodeled (likely when the Navy first occupied the site in the 1940s and then again in the 1960s or 1970s).
- Projecting off the north elevation, a “third wing” of the building is accessed via the kitchen. A long hallway with a ramp and a small set of stairs accesses the numerous small rooms of this north wing. Several private bathrooms and shared restrooms are located in this wing, featuring original floor tile and some original panel doors. The configuration of the “third wing” likely dates to the time of construction but many of the original finishes have been lost due to improvements completed by the Navy.

The property is currently unoccupied, abandoned and subject to vandalism. Most damage is limited to graffiti, broken panes of glazing and trash, and both the interior and exterior of the building have been covered by graffiti. Water damage is visible on the interior of the structure, and steps have been taken to mitigate water damage with the installation of large tarps on the roof. The current condition does not affect its historic integrity.

PROPOSED RELOCATION

Relocation and Rehabilitation Plan

The project applicants have commissioned the firm Architectural Dimensions to assess the feasibility of salvaging and relocating the Club Knoll building so it can be used as a community center for the Oak Knoll project, and to develop a Relocation and Rehabilitation Plan to implement that strategy. Architectural Dimensions’ Relocation and Rehabilitation Plan is attached as **Exhibit A** to this staff report for review, and briefly summarized below.

- Those portions of the Club Knoll building to be relocated include the main hall, dining hall, lobby/mezzanine areas, building wings, courtyard and the bell tower. The components of the building that would not be relocated and instead are proposed for demolition include the basement and the third (or north) wing of the building, which the report finds to be impractical to excavate and relocate, as well as the garage.
- The report also concludes that it is not feasible to pick up the entire building and carry it to its new location, but instead proposes to take the building apart in a manner that saves intact the largest components of the building possible.
- A new, code-compliant steel frame will be constructed as a skeleton to receive the relocated components.
- New mechanical, electrical, plumbing and fire protection systems will be installed using existing spaces and cavities for these new systems without adversely affecting interior design features.
- Much of the existing building’s substrates (its plaster and wood framing) have lost their structural integrity due mostly to years of water damage, and the plaster is laden with

hazardous asbestos. New building substrates, including wood framing, plywood, plaster and drywall, will be constructed.

- Most of the building's interior finishes have also been damaged beyond the point where they can be restored. New interior finishes will be applied to match the original as best can be determined from research and examination of existing finishes.
- The individual parts of the building will be salvaged, restored and reassembled. These parts specifically include roof tiles, roof trusses, doors, windows, columns, corbels, emblems, wood trim (interior and exterior), wood flooring, truss base molding, railings and hardware. Parts will be replaced if missing.
- After reassembly, the entire building will be repainted with colors to match the original color scheme.

The proposed relocation site is at the center of the Oak Knoll project, and the building will be oriented such that it fronts onto Rifle Range Creek, which is separately proposed to be restored and replanted. The new site will allow large and un-interrupted views of the building from all sides. Access to the front of the building will be for pedestrians that use a newly constructed path to the main entry's staircase, similar to the existing condition. The rear of the building (the courtyard) will face a new parking lot, as it does today.

All work is proposed to be conducted in accordance with the Secretary of the Interior Standards for Rehabilitation, and consistent with preliminary recommendations of the Carey & Co. Relocation Evaluation Report (March 10, 2016 – see further discussion below).

Preliminary Historic Resource Assessment of Proposed Relocation

The applicants have also retained Carey & Co. Inc. to prepare an evaluation of the impacts of the proposed relocation of Club Knoll, particularly focusing on two aspects of its status as an historic resource: 1) the potential impact of not moving portions of the building, specifically the basement, north wing (the third wing off the north elevation) and the garage; and 2) the potential impacts of relocating Club Knoll to another site that is more central to the proposed Oak Knoll development. Carey & Co.'s report is attached as **Exhibit B**, and summarized briefly, below.

Implications of Not Relocating and Restoring the Basement and North Wing

The basement and north wing spaces are original to the building and formerly housed ancillary functions of the structure. The basement provided a locker room and lounge area, and the north wing provided private areas for club members. The basement lacks its original configuration, and many original finishes were removed as part of remodels conducted during the Navy's occupation. Direct access to the exterior, where the golf course once was located, remains. This direct link to the former course area was important as club members accessed the links from the basement level of the clubhouse. The basement has been extensively modified and the importance of outdoor access is diminished by the loss of the golf course. The basement is considered as contributing to the building as a whole. The north wing is also considered as contributing to the building as a whole. The north wing lacks the ornamentation and detailing found in the more public spaces, alterations to the arrangement of the rooms are minimal, and much of the historic fabric (wood baseboard and plaster walls) remains intact. The major conclusions of the Carey and Co. report include the following:

- Removal of the basement and north wing will have an impact on the appearance of the exterior of the building, but not to an extent that the building will no longer be able to convey its historic significance, or justify its eligibility for inclusion in the California Register of Historical Resources. The loss of these rooms will impact the overall function of the building, but these spaces are ancillary whereas the grand public spaces and exterior courtyard, which are architecturally significant, will remain intact.
- Removal of the extensively altered basement and minimally detailed north wing would not affect the building's most significant materials or workmanship, and the most significant spaces of the building are to be retained.
- This one-story north wing includes original architectural elements that are mundane – simple wood baseboards, bathroom tile floors, panel doors, metal windows and older plumbing fixtures. Removal of the north wing will alter the north elevation, but this elevation is one of the secondary elevations and of lesser importance.

Implications of Relocating Club Knoll

The California Register of Historical Resources encourages the retention of historic resources on site. However, it recognizes that “. . . moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location, and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.”

- Relocation of Club Knoll could result in adverse effects to the historic resource by affecting its integrity, because historic significance is embodied in its design, location and setting. However, the golf course and Naval hospital setting are now gone, and the setting of the building has been altered drastically. Moving the building to a new location will not necessarily impact its setting.
- While the relocation of the building will impact the integrity of location, the building will remain on the same property as that of the former golf course and naval hospital. Since the building is situated on a knoll, it is important for the site of the building's new location to echo this aspect of its setting. When placed on its new foundation, the building's relationship to the ground shall be similar to the existing condition, there shall be stair access from the former golf course side or west elevation, the first level shall be raised from the ground on this elevation to be accessed by steps, and level access shall be maintained on the courtyard side of the building. Additionally, the elevation that once faced the golf course shall be orientated toward open landscape, not parking. Any parking shall be off the courtyard side of the building, reflecting the relationship of the parking and building at its former location, and thus preserving the traditional entrance to the structure.

Recommendations

The Carey & Co. report concludes with a number of recommendations for the relocation and rehabilitation of the Club Knoll building. These recommendations include:

- HABS-Level I documentation,
- preparation of detailed relocation plans and specifications,
- general relocation procedures and recommendations, and
- specific rehabilitation recommendations.

The report's final recommendation is that upon relocation, the historic structure shall be repaired and rehabilitated in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In particular, the character-defining features of the building shall be restored in a manner that preserves the integrity of the features. Upon completion of rehabilitation, the Planning Division shall review and confirm that the rehabilitation of the structure was completed in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and submit a report to the Landmarks Preservation Advisory Board.

The report concludes that, consistent with CEQA Guidelines which provide that, ". . . a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties (with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings) shall be considered as mitigated to a level of less than a significant impact on the historical resource" (CEQA Guidelines, Section 15064.5(b)(3)), the impacts of relocating and rehabilitating the Club Knoll building would be less than significant by following these standards.

CONCLUSIONS

As this is an informational briefing only, Staff is not requesting any formal recommendations from the Board at this time. However, Staff is processing the project's requested entitlements and Draft EIR towards public review in the near future. Staff is very much interested in the Board's thoughts and opinions as to the proposed relocation and rehabilitation of Club Knoll in general, as well as any thoughts, opinions or recommendations the Board may have regarding specific aspects of the proposal, particularly as may pertain to:

- Your level of confidence in the success of the Relocation and Rehabilitation Plan, and any recommendation regarding the need to confirm the Plan prior to actual rehabilitation;
- Any additional assurances or requirements you may feel necessary to ensure that all work will be conducted in a manner that will result in a final project that meets Secretary of Interior Standards, and which Standard the Board believes the Relocation and Rehabilitation Plan should meet;
- Any thoughts you may have on the relocation site and/or its orientation, and design based on the removal of the basement;
- Any opinions you may have, at this early time in the process, pertaining to the preliminary CEQA conclusions as expressed in the Carey & Co. report;

- Any thought or opinions you have regarding the uses for the building.

Prepared by:



Scott Gregory
Contract Planner

Reviewed by:



Robert Merkamp
Development Planning Manager

ATTACHMENTS:

- Attachment A: Carey & Co., Inc., *Club Knoll Relocation Evaluation*, May 2016
- Attachment B: Architectural Dimensions, *Club Knoll Relocation and Rehabilitation Plan*, April 2016
- Attachment C: Copies of Secretary of the Interior's Standards for Rehabilitation, Restoration, and Reconstruction
- Attachment D: Photographs of Club Knoll (interior and exterior) from Carey & Co., 2016
- Attachment E: Existing Floor Plans, from Architectural Dimensions 2016



May 3, 2016

Club Knoll
Oak Knoll Golf and Country Club
Building 18 at the Former Naval Medical Center
Oakland, California

RELOCATION EVALUATION

INTRODUCTION

The Naval Medical Center, also known as Oakland Naval Hospital among other names, was closed in 1996. An evaluation of the Naval Medical Center and its buildings was conducted as part of the base closure. The evaluation included Building 18, known as Club Knoll during its association with the medical center, which predates the establishment of the naval hospital. Originally constructed for the Oak Knoll Golf and Country Club as a clubhouse, the structure was identified as possessing historic significance by Page & Turnbull in 1994. However, the California State Historic Preservation Officer did not support this conclusion for a National Register Nomination. In 2006, another evaluation was prepared for a private development proposal. Page & Turnbull updated its earlier report and reiterated its finding of significance while recommending Building 18 as eligible for listing in the California Register of Historical Resources. In 2013, Carey & Co. prepared a Historic Resource Evaluation Report for the clubhouse and found the building to be eligible under Criteria 3 for the California Register of Historical Resources. This eligibility finding was confirmed by Carey & Co. again in 2015.

At this time a development project at the former Oak Knoll Golf and Country Club proposes the relocation of the clubhouse, Club Knoll. As a property potentially eligible for listing in the California Register of Historical Resources, the City of Oakland has requested an evaluation of the impacts of the proposed relocation of Club Knoll to another site within the development on two aspects of its status as an historic resource: first, the potential impact of not moving portions of the building, specifically the basement and “third wing” (the wing off the north elevation); and, second, the potential impacts of relocating Club Knoll to a site central to the proposed development.

METHODOLOGY

Carey & Co. visited the site on February 26, 2016 to assess the current condition of the structure, historic features, and architectural significance of the two sections to be demolished – the “third wing” and the basement. Materials and character-defining features of the spaces were noted. This report will focus on describing the spaces slated for demolition when the building is relocated. The proposed relocation site was also visited. Carey & Co. completed two earlier site visits, in 2013 and 2015, to evaluate the existing conditions, historic features, and architectural

significance of the property. Additional research was completed including consultation of Alameda County Recorder's Office records, Alameda County Assessor Records, Sanborn Fire Insurance maps, U.S. National Archives and Records Administration files, Northwest Information Center files, *Oakland Tribune* articles and Oakland City Directories.

This report includes:

- Summary of Findings
- Site and Building Description
 - Exterior Description
 - Interior Description
 - Basement Description
 - "Third Wing" Description
- Abbreviated Historic Context
- History of the Property
- Regulatory Framework
- Existing Historic Status and Current Condition
- Evaluation of Significance
- Architectural Significance of Spaces – Basement and the "Third Wing"
- Integrity Assessment
- Potential Impacts
- Recommendations
- Assessment of Work Plan for Relocation
- Conclusion
- Bibliography
- Appendix – Photograph Key

SUMMARY OF FINDINGS

After visiting the site in February of 2016 to assess the current condition of the structure, it is clear that, while the building continues to be a magnet for vandals, it still retains integrity and still appears to be eligible for the California Register of Historical Resources. Club Knoll appears eligible for listing under Criterion 3. No historic events are associated with the clubhouse. One professional golfer who made contributions to the sport in northern California is associated with the clubhouse. However, his career flourished after his time at Oak Knoll; therefore his association with the building is minimal. The building is a distinctive example of a Spanish Colonial Revival style clubhouse which was popular during the 1920s and is architecturally significant for this reason. While the setting of the clubhouse was lost when the golf course was removed enough integrity of location, design, materials, workmanship, feeling and association remain.

PROPERTY DESCRIPTION

Setting

Located east of Interstate 580, off of Mountain Boulevard, is the former Oakland Naval Hospital. The approximately 180-acre L-shaped site, in the foothills of Oakland, is surrounded by residential developments to the north, east and south. Mountain Boulevard and Interstate 580 border the site to the west. In recent years the majority of the buildings associated with the Navy's occupancy of the site have been demolished. Only a network of paved roads, along with a few buildings, and remnants of buildings remain on the site. At the southern portion of the parcel, up on a knoll is one of the remaining structures, Building 18 or Club Knoll.

Architectural Description - Exterior

This three-story, smooth stucco clad, Spanish Colonial/Mission Revival style clubhouse is irregular in plan with a red mission tile gable main roof. A single-story shed roof covered arcade surrounds a central courtyard and a stucco clad one-story gable roof wing projects off the north facade. The floor plan is organized around a central courtyard which features with a fountain in the center and a rock chimney along the eastern wall. Built into the hillside, the full three stories of the structure are exposed on the west elevation with only two visible on the east. A balcony accessed by a staircase overlooks the open field off the west elevation. The open field is where the first and last holes of the golf course were located. Found on the exterior of the building are a variety of windows – metal multi-lite casement, wood multi-lite casement with or without an arched top, and metal multi-lite awning. Various styles of doors also adorn the exterior including wood paneled with or without glazing, and some with arched tops. Some doors have transoms. Numerous chimneys are stucco clad with minimal detailing.



Figure 1. East elevation, 2013. Refer to Photograph Key in the Appendix for photograph locations.



Figure 2. East elevation, 2015.

The east elevation features a stucco clad wall which encloses the courtyard. The large rock chimney is centrally located along the wall. Across from the chimney, in the courtyard, is the main entrance to the building. A cross gable projection marks this entrance. A bell tower raises above the main roofline several stories accentuating the entry. Paneled wood doors, topped by a single glass lite and an intricate metal grille, identify the entrance. Directly above the main entrance, on the second level is a balcony which is accessed by a paneled wood door. A trilobe detail tops the arches at the balcony. Balcony columns have elaborate plaster detailing, as does the bell tower. Below the gable ridge is a decorative vent. Windows along the arcade vary and are either multi-lite metal casement or multi-lite wood casement. Second story windows are metal multi-lite awning. Arched topped multi-lite wood windows are also visible on the east elevation. A variety of doors can also be found along the arcade – wood paneled doors with arched tops, three paneled glass lite doors with transoms and simple wood paneled doors. The north wing features similar door and window types. A stucco wall with an arched opening creates a small courtyard off the east elevation of the north wing. The vents at the gable ends on this elevation have plaster detailing or lack plaster detailing but are adorned with a metal grille. All window and door openings are recessed deep into thick walls. Viewed from the east the building appears to be two stories as it was built into the hillside.



Figure 3: Gable end of at southern corner, 2013.



Figure 4: Gable end of at southern corner, 2015.



Figure 5: Gable end at kitchen, 2013.



Figure 6: Gable end at kitchen, 2015.



Figure 7: Cross gable projection at entry, 2013.



Figure 8: Entry door, 2013.

The north elevation of the building features the same variety of windows as the east elevation, except several windows have metal grilles. The gable end of the single-story wing, which extends north of the main portion of the building, has a detailed plaster vent above a single multi-lite metal casement window. Centered on the two-story gable end of the main building is a stucco clad chimney.



Figure 9: North gable end at single-story wing, 2013.



Figure 10: Vent with plaster detailing at gable end, 2013.

The west elevation is three-stories in height with the ground level of the building accessible from this side. This elevation once fronted the golf course and golfers could retire into the clubhouse through an arched entrance on the ground level toward the southern end of the structure, or enter via a staircase to the main level at the center of the building. South of the three-story cross gable portion of the building is the bell tower which has intricate plaster detailing and metal railings at the openings. At the cross gable section of the building on the second floor is a balcony which features a stucco wall with decorative vents. The dominant window type on the main floor is multi-lite arch topped wood casement. A variety of windows can be found on the other sections of this elevation. At the southwestern corner of the building is a flat roof projection which has large fixed windows with upper transoms. Plaster detailing surrounds these windows. Metal rain gutter brackets remain on this elevation.



Figure 11. West elevation viewed from former golf course, 2016.



Figure 12: Ground floor entry, 2013.



Figure 13: Stairway, 2013.



Figure 14: Bell tower, 2013.

The south elevation is three-stories in height with the ground level accessible from this elevation. Along the ground level are metal vents, a metal door and metal multi-lite windows. The main floor once again features the typical varieties of wood and metal multi-lite windows. On the main portion of the building, a stucco clad chimney is centered on the two-story gable end. Accessed by paneled wood doors are two small wrought-iron balconies, which flank the large chimney.



Figure 15: Metal vents at ground level, 2013.



Figure 16: Gable end chimney, 2013.

Interior

The main entrance to the clubhouse is through paneled doors off the arcade. The entrance lobby is finished with plaster walls and simply detailed posts and beams. Three arched openings on the east wall add interest to the space. Decorative wood corbels emphasize the ceiling beams which are clad in plaster. Up several steps to the west is an area that has a large arched wood window and a door which accesses the exterior stairs on the west elevation. From this open space, stairs also lead to the second floor and the basement. A large paneled wood newel post adds detail to the stairs.



Figure 17: Looking toward entry door from lobby, 2013.



Figure 18: Looking toward entry door from lobby, 2015.



Figure 19: Post and beams, 2013.



Figure 20: Stairs to basement and second floor, 2013.



Figure 21: Arched window, 2013.



Figure 22: Doors on floor in lobby area, 2015.

Off the lobby to the north is a large room which has a stone fireplace on the north wall and is two stories in height. A stairway in the northeast corner of the room leads to office space on the second floor. Substantial wood columns with shaped brackets separate a one-story section of the room on the west side which has a shed roof lower than the main gable roof section. Arched wood windows line the wall of the one-story portion of the room. Multi-lite metal windows line the east and west walls below the ceiling at the second story. The ceiling is comprised of massive wood scissor trusses that sit on decorative corbels at the walls. The southern wall features a balcony with a wood railing. Arched openings lead to the balcony and feature decorative plaster columns. From this large room there is access to smaller office spaces in the northern wing of the building and the kitchen area.



Figure 23: Fireplace and stairway, 2013.



Figure 24: Fireplace and stairway, 2015.

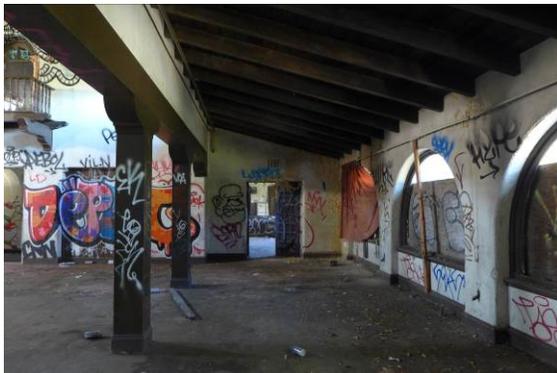


Figure 25: One-story shed roof portion of the room, 2013.



Figure 26: One-story shed roof portion of the room, 2015.



Figure 27: Bracket detail, 2013.



Figure 28: Balcony, 2013.



Figure 29: Balcony, 2015.

Off the entrance lobby to the south is the largest room in the building which features a similar scissor truss ceiling and stone fireplace. The two-story space has wood flooring which runs the length of the room. The east, south and west walls have wood paneled doors with transoms which open onto various porches, patios and balconies. Three arched openings on the west wall have detailed plaster columns. At the top of each column is a “coat of arms” for the Oak Knoll Golf and Country Club which features two crossed clubs and the letters “O” and “K” on each plaque. The space beyond the arches is partially enclosed to function as a food service area. The southwestern corner of the room is enclosed by large windows. From this large gathering space there is access to office space.



Figure 30: Fireplace centered on end wall, 2013.



Figure 31: Fireplace centered on end wall, 2015.



Figure 32: Scissor trusses, 2013.



Figure 33: Oak Knoll “coat of arms,” 2013.



Figure 34: Arches, 2015.

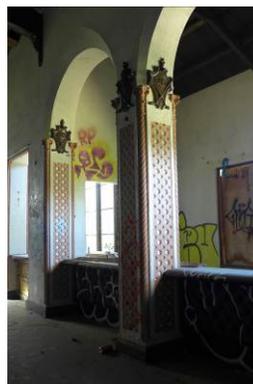


Figure 35: Arches, 2013.



Figure 36: Row of doors, 2013.

Basement

The basement is accessed by the stairs in the main lobby or from an exterior arched entry on the west elevation. Two large rooms, one with a bar, were the main gathering areas on the floor. A handful of rooms to the east are smaller and function as support spaces for the main rooms – restroom, storage and boiler room. Faux wood paneling, carpet, acoustical ceiling tiles and built-in bench seating date to a 1960s or 1970s remodel. Dating to the same period are columns that were clad in wood to mimic the woodwork found throughout the building. Openings in the wall between the two largest rooms have grilles with wood spindles installed. A few original doors, cabinets, simple wood trim and plumbing fixtures remain. The basement likely was remodeled when the Navy first occupied the site in the 1940s and then again in the 1960s or 1970s.



Figure 37: Basement bar, 2016.



Figure 38: Basement – column and beam detail, 2016.



Figures 39, 40 and 41: Restroom with panel door (left), wood cabinet (middle) and door and transom (right), 2016.

“Third Wing”

Projecting off the north elevation, the “third wing” is accessed via the kitchen. A long hallway, with a ramp and a small set of stairs, accesses the numerous small rooms of this wing. Several private bathrooms and shared restrooms are located in this wing. These rooms feature original floor tile, built-in medicine cabinets and older plumbing fixtures. Some original panel doors remain in this wing, although most of the hardware has been removed. A larger room, adjacent to the main kitchen, functioned as a secondary kitchen. Carpet and 9x9 tiles cover the floor of this wing. Simple wood trim adorns the base of the walls. The configuration of the “third wing” likely dates to the time of construction but, as in the basement, many of the finishes have been lost due to improvements completed by the Navy.



Figures 42, 43 and 44: Secondary kitchen area in the “third wing” (left), stair in hall of “third wing” (middle) and hall of “third wing”, 2016.



Figures 45, 46 and 47: Typical room in “third wing” (left), typical restroom in “third wing” (middle) and panel door “third wing” (right), 2016.

HISTORIC CONTEXT

The following is an abbreviated history of Oak Knoll Golf and Country Club which would later become the site of the U.S. Naval Hospital in Oakland.

Site Development

During the 1920s development in Oakland was booming, especially east towards the foothills. Housing tracts sprang up in the Oakland foothills advertising indoor/outdoor living, easy access to downtown by automobile, fresh air and a country club lifestyle. Many tracts had facilities dedicated to golf, tennis and other recreational amenities.¹ In 1926 four subdivisions were underway around land that would become Oak Knoll Golf Course and Country Club – Oak Knoll, Fairway Estates, Country Club Fairway Estates and Country Club Manor. These Oak Knoll communities guaranteed “a homogenous community of single-family dwellings and the environmental and economic stability that planning and aesthetic controls would provide.”² At the center of the four communities was a golf course designed by Willie Lock, a well-known and

¹ Advertisement, “Oak Knoll,” *Oakland Tribune*, March 28, 1926.

² Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 4.

established golf course designer.³ While the development company selected a high profile name to design the course, William J. McCormack, an unknown designer, was selected to design the clubhouse.

Successful golf course designer Willie Lock designed the eighteen-hole course in early 1926.⁴ Lock began with the first ten fairways on the site and convinced the developers to install \$18,000 worth of automatic sprinklers. The sprinkler system would provide a “well-regulated, evenly-distributed system of irrigation.”⁵ By December of 1926 the progress on the course was steady and Lock showed the unfinished course to famous golfer Walter Hagen.⁶ The first ten holes opened to club members in the first half of 1927. Willie Lock, originally from Scotland, is noted as the designer of other prominent golf courses in California – including Lake Merced, Seascope and Lake Chabot Golf Clubs.⁷ *Oakland Tribune* articles indicate in July of 1927 another well-known golf course architect, William Watson, was selected to finish the last remaining holes of the course.⁸ After only a year of play, in March of 1928, it was announced that the course was to be entirely redesigned by Watson. The new course would utilize the creek “to the fullest extent and the finishing hole will be a thrilling one-shot, 200 yards over the creek and through the trees.”⁹ A year later the new course opened and was noted for showing “Watson’s genius.”¹⁰ Watson emigrated to the United States from Scotland in the 1890s. He began his career in the Midwest – Minnesota, Michigan and Illinois. Watson visited California and fell in love with the climate and landscape. For much of his career his business was based in Los Angeles, however he designed several major courses in the Bay Area – the Burlingame Country Club (1920), the Berkeley Country Club (1921), the Olympic Club (1924), and the Orinda Club (1924). William Watson is best known for the Interlachen Country Club in Edina, Minnesota in 1911 and the Hillcrest Country Club in Los Angeles in 1920.¹¹

While the developers selected high profile golf course architects, highlighting the importance of the course within the development, their pick of William J. McCormack, an unknown designer for the clubhouse, was unusual. McCormack authored an *Oakland Tribune* article about the new clubhouse and golf course referring to himself as an architectural engineer.¹² There is no record of an engineer by this name practicing in the area during the time when the clubhouse was designed. Census records show that only one William J. McCormack lived in Oakland at the

³ Advertisement – “It’s the New and Better Things that All the World’s A-Seeking,” *Oakland Tribune*, August 8, 1926.

⁴ William J. McCormack, “Oak Knoll Club to be Erected,” *Oakland Tribune*, February 21, 1926.

⁵ “Country Club Report Progress on Golf Links,” *Oakland Tribune*, August 2, 1926.

⁶ “Golf Expert Visits Oak Knoll Course,” *Oakland Tribune*, December 26, 1926.

⁷ Lake Merced Golf Club History, <http://www.lmgc.org/about-us/history/>, Seascope, Golf Digest, <http://courses.golfdigest.com/q/19043/9145/Who-designed-the-course-at-Seascope-Golf-Club-Seascope> and Sean Tully, Early Golf in America, <http://archive.lib.msu.edu/tic/ttgnc/article/2011jul9.pdf> (accessed November 18, 2013).

⁸ “Golf,” *Oakland Tribune*, July 30, 1927.

⁹ “Oak Knoll to Lay Out New Course,” *Oakland Tribune*, March 9, 1928.

¹⁰ Bob Shand, “Grist from the Sport Mill,” *Oakland Tribune*, April 12, 1929.

¹¹ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 5.

¹² William J. McCormack, “Oak Knoll Club to be Erected,” *Oakland Tribune*, February 21, 1926.

time and he was in his 70s. The census lists Mr. McCormack's profession as teaching.¹³ It is unlikely the William J. McCormack listed in the census designed the clubhouse. It is possible William J. McCormack worked for the developer or worked for an architect and took the clubhouse design on as a side job. No other William J. McCormack was found to reside in the Bay Area according to census records. A February 1927 *Oakland Tribune* article names William Knowles, an architect, as winning the contract to finish the "one-fourth completed" clubhouse.¹⁴ The finished clubhouse structure reflects the early renderings by McCormack indicating Knowles followed the original design intent. When completed the clubhouse of the Oak Knoll Golf Course and Country Club featured an entry hall, lounge, dining room, kitchen, and locker rooms. Not only did the building serve the golf course, but it served as a gathering place for country club members and featured spacious areas for gatherings.

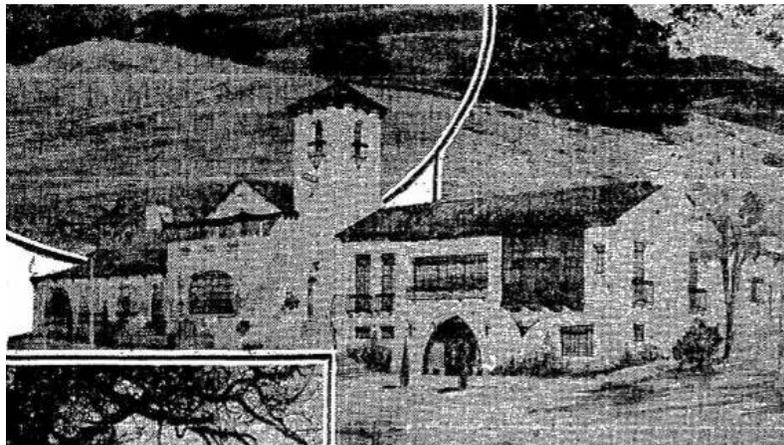


Figure 48: Rendering of proposed clubhouse in 1926 *Oakland Tribune* article.¹⁵



Figure 49: Picture of the nearly complete Oak Knoll Country Club.¹⁶

¹³ Ancestry.com, 1930 Census California, Alameda, Oakland, District 10 (accessed November 18, 2013).

¹⁴ "Contract Let for New Club," *Oakland Tribune*, February 10, 1927.

¹⁵ William J. McCormack, "Oak Knoll Club to be Erected," *Oakland Tribune*, February 21, 1926.

In California many of the clubhouses constructed in association with golf courses were designed in the Spanish Colonial Revival style. Along with the clubhouse at Oak Knoll, clubhouses at the Olympic Country Club, the Monterey Peninsula Country Club, the Orinda Country Club and the Sequoyah Club all reflected the Spanish Colonial Revival style that was popular during the period.¹⁷ Characteristics of the style include low-pitched roofs with red tiles, prominent arches above doorways or windows, stucco cladding, asymmetrical plans and elevations, low-relief ornamental plaster, window grilles, towers, decorative vents, balconies with wood or wrought iron railings, and covered arcades usually around an enclosed garden.¹⁸ Clubhouses typically had a motor court, which encircled a fountain, allowing members to arrive at the front door by automobile. The clubhouse at Oak Knoll had a motor court in the original sketches.¹⁹

Golf at Oak Knoll

The sport of golf was introduced to the United States in the late 1880s. Although golf was a medieval sport in Europe, the first course was not constructed in the United States until 1888 in New York. The Burlingame Country Club became the first club established in the Bay Area in 1894. Three years later the Oakland Golf Club became the first course in Oakland. California's ideal climate attracted top golf professionals, two of which settled in Oakland: Horace Rawlings famous for winning the first U.S. Open and Willie Anderson known for finishing at the top of leader board of the U.S. Open between 1896 and 1903. The golden age of golf in the United States occurred during the 1920s and only slowed when the Depression hit. Only 750 golf courses had been constructed across the country by 1917, but by 1923 that number dramatically jumped to roughly 2,000. Oakland had three of the Bay Area's golf courses. Oakland became known as a "golf and country club district" because of its sunny climate which promoted indoor/outdoor living.²⁰

While golfing only took place at Oak Knoll for a period of 14 years (1927-1941), several prominent golf professionals are associated with the course, the most noteworthy Mark Fry. The amateur course was considered a challenge and the hilly terrain attracted top talent. Mark Fry was considered one of the best golfers in northern California from the 1920s to the 1940s and called Oak Knoll his home course for most of that period. Known as the "Oak Knoll Kid" Fry routinely averaged below par and displayed remarkable putting skills which helped him set forty-three course records throughout the Bay Area. Fry became the head professional at Oak Knoll in

¹⁶ "New Oak Knoll Country Club," *Oakland Tribune*, November 27, 1927.

¹⁷ Page & Turnbull, National Register of Historic Places Nomination *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 3.

¹⁸ Virginia A. and Lee McAlester and McAlester, *A Field Guide to American Houses*, New York: Knopf, 1984, page 416-421.

¹⁹ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 3.

²⁰ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, pages 1-2.

May of 1928.²¹ The following year he set a new course record.²² Fry taught at Oak Knoll until 1940 nurturing local talent. He also organized many tournaments at the Oak Knoll course. Mark, along with his four brothers, helped shape golf in northern California. Routinely in tournament play, Fry would partner and win with one of his brothers.²³ Fry left Oak Knoll to work up the road at Sequoyah Country Club in 1940. He spent the bulk of his career there, spending approximately 28 years employed at Sequoyah. The year following his departure from Oak Knoll Fry won the PGA National Championship - this was the greatest win of his career. He retired in 1974. Fry's career is summed up nicely in a newspaper clipping "Fry has won probably more important titles than any professional in the state, aside from Olin Dutra of Los Angeles."²⁴ Fry influenced the northern California golf community from the 1920s to the 1970s by teaching various would-be professionals, designing local courses and serving on various boards of directors of golf clubs.

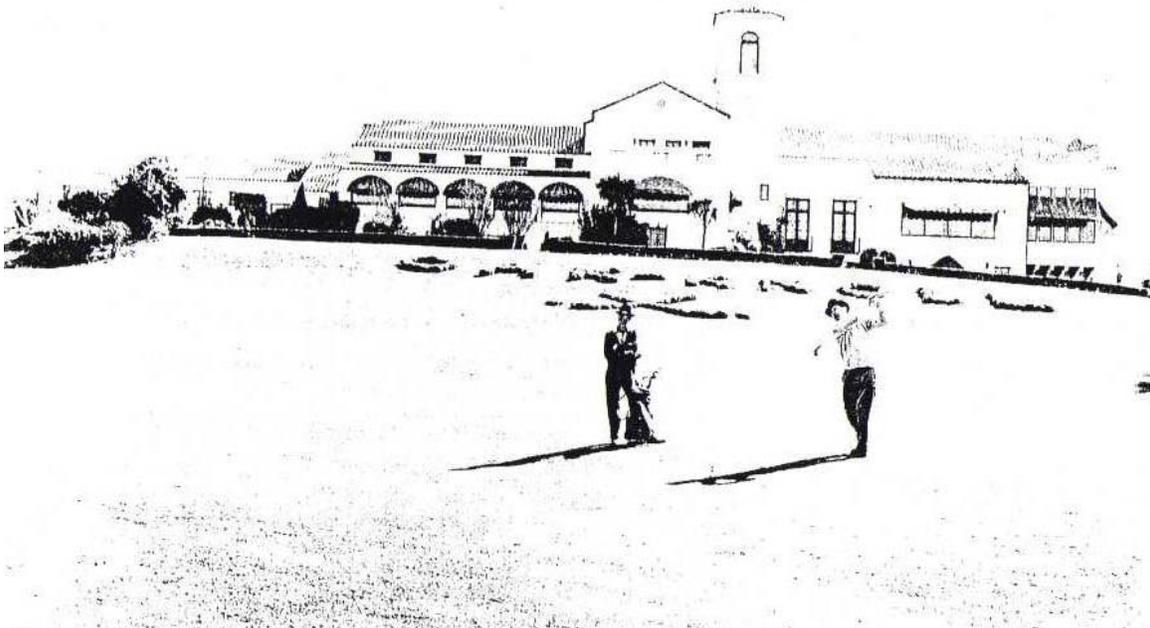


Figure 50: Mark Fry (right) in front of the clubhouse.²⁵

U.S. Naval Hospital, Oakland

Even before the Pearl Harbor attack on December 7, 1941 the Navy recognized their medical facilities on the west coast could not meet current demand. Once the attack on Pearl Harbor

²¹ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, pages 6-8 and P.G.A. Northern California Section – Beginnings of Golf in Northern California, pages 11-12.

²² "Mark Fry Sets Course Record at Oak Knoll," *Oakland Tribune*, May 24, 1998.

²³ Elita Huggins, "Fry Brothers Lead Pro Golfers," *Berkeley Gazette*, March 13, 1939.

²⁴ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, pages 6-8 and P.G.A., Northern California Section – Beginnings of Golf in Northern California, pages 11-12.

²⁵ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Photograph 8.

occurred the need for medical facilities on the west coast was dire. Of the three sites in the Bay Area considered – Phoebe Hearst’s ranch in Pleasanton, the Veterans Hospital in Yountville and the Oak Knoll Golf Course – Oak Knoll was picked as the ideal property. The proximity to Oakland and San Francisco was important and soon twenty-five barrack-type redwood structures dotted the hilly landscape. The new 204-bed hospital opened on July 1, 1942. The “temporary” hospital received thousands of war casualties from the Pacific. Construction at the hospital occurred throughout the war and, at the height of the conflict, 3,000 staff members cared for over 6,000 patients at one time. Soon over one hundred and thirty buildings were constructed on the site. Among the vast number of medical and residential buildings were an auditorium, a library, a navy exchange store, a swimming pool and a chapel. The peacetime patient population averaged 600. In 1950 Oakland became the primary center of care for the Navy’s amputee and neuropsychiatric patients. With the prominence of the hospital on the rise a new modern hospital facility was commissioned to replace the “temporary” structures built in the haste of the war. By 1958, aerials show the Navy, except for the area in front of the clubhouse or Officer’s Club, heavily developed the landscape of the former Oak Knoll Golf Course. The area in front of the clubhouse appears to be dedicated to recreational activities, as a baseball field and tennis courts are visible. The baseball and sports fields remain out front of the clubhouse throughout the Navy’s occupation. Dedicated on June 29, 1968 the nine-story, modern hospital building dominated the landscape.²⁶ During this time many of the original hospital buildings were demolished with departments moving into the new building. In 1993 the Base Realignment and Closure Commission recommended closure of the Naval Hospital in Oakland and three years later, in 1996, Oakland’s Naval Hospital closed.²⁷ After the Navy’s departure the land was sold to developers who demolished many of the remaining buildings including the 1968 hospital structure. The large building was imploded on April 8, 2011 making way for new development.²⁸ One of the few remaining buildings on the site is the Oak Knoll Clubhouse. Today native vegetation and remnants of roads cover the entire property.

History of the Property

- Pre-1926 Land owned by Luis Maria Peralta was used for grazing of heads of cattle.²⁹
- 1926 Building permit issued for a 31-room clubhouse which measured 142 feet by 245 feet (May 14).

²⁶ Thomas L. Snyder, The U.S. Navy’s “Phantom” World war II Hospitals in California, Part I, Of Ships & Surgeons, <http://ofshipssurgeons.wordpress.com/2011/04/09/the-u-s-navys-phantom-world-war-ii-hospitals-in-california-part-i/> (accessed November 19, 2013), Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 10 and Naval Hospital Oakland, Armed Forces Directory Service, 1971 *Unofficial Guide and Directory*, http://archive.org/stream/NavalHospitalOakland1971UnofficialGuideAndDirectory/Naval%20Hospital%20Oakland%201971%20Unofficial%20Guide%20and%20Directory_djvu.txt (accessed November 19, 2013).

²⁷ Page & Turnbull, *Oak Knoll Historic Resource Inventory*, 2006, page 4.

²⁸ Carolyn Jones, Oakland Naval Hospital Demolished with A Bang, San Francisco Chronicle, April 8, 2011, <http://www.sfgate.com/bayarea/article/Oakland-Naval-Hospital-demolished-with-a-bang-2376304.php> (accessed November 19, 2013).

²⁹ William J. McCormack, Oak Knoll Club to be Erected, Oakland Tribune, February 21, 1926.

The Oak Knoll Land Corporation began advertising for new subdivisions in the Oakland hills which included a golf and country club.³⁰

1927 Construction on the clubhouse completed in November.³¹ The new clubhouse featured major public rooms, dining rooms, a kitchen, locker rooms and a plunge pool.³²

Shortly after the completion of the building a room was added off the women's locker room. This addition was designed by William Knowles in a style to match the existing construction. Other modifications to the building took place at unknown dates and included the exterior and interior ramps, an addition off the east end of the kitchen, vents at the kitchen roof and updates to restrooms and locker rooms.³³

1928 A caddy house was added to the course at the intersection of Sequoyah Road and Mountain Boulevard.³⁴

Mark Fry was hired as the golf professional at Oak Knoll.

1930s The Oak Knoll Land Corporation defaulted on payments for the land they were developing. Previous owners Arthur D. and Florence King repossessed the land on which the golf course and clubhouse sat. The once private Oak Knoll Golf and Country Club remained in operation, but became a public course. Many of the club members moved to the Sequoyah Country Club up the road. With the club being public, formal lunches and dinners were no longer served and the dining room was converted into the Oak Knoll Grill. Local community groups and clubs could rent out the ballroom for activities and events.³⁵

1940 Mark Fry leaves Oak Knoll Golf Course for Sequoyah Country Club.

1941 Pearl Harbor was attacked on December 7 drawing the United States into World War II.

³⁰ Advertisement, "Oak Knoll," *Oakland Tribune*, October 3, 1926.

³¹ "New Oak Knoll Country Club," *Oakland Tribune*, November 27, 1927.

³² Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 9, page 1.

³³ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 7, page 4.

³⁴ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 4.

³⁵ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 6.

1942 Proposals for alternate locations for a new Naval Hospital along the west coast were examined. Of the three sites considered, Oak Knoll Golf Course was chosen for the new Naval Hospital (February).³⁶

The San Francisco architectural firm Frick and Weihe completed plans for the first and second phases of the hospital.³⁷

The first twenty-five buildings on the site were completed – living quarters, surgery wards, laboratories and a power house.³⁸

For a period of time the clubhouse served as housing for officers and people overseeing construction. The garage next to the clubhouse was constructed in a similar style. The clubhouse also housed offices of the Red Cross, a library, and functioned as the recreational center where movies were shown and dances were held.³⁹

The hospital officially opened on July 1.⁴⁰

1943 A new recreational building opened and the clubhouse served as the Officers Club and mess. Social and ceremonial events were held at the building. Distinguished guests stayed in a second floor apartment. The population at the hospital was so small that having separate buildings for officers and enlisted persons was not practical, so the club was renamed Club Knoll, allowing all service members use of the building.⁴¹

1993 The Base Realignment and Closure Commission recommended the U.S. Naval Hospital in Oakland for closure.⁴²

1996 After fifty-four years of service the U.S. Naval Hospital in Oakland closed on September 30th.⁴³

³⁶ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 11.

³⁷ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 10.

³⁸ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 11.

³⁹ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, page 11.

⁴⁰ Page and Turnbull, *Oak Knoll Historic Resource Inventory*, 2006, page 4.

⁴¹ Page & Turnbull, National Register of Historic Places Nomination, *Oak Knoll Golf and Country Club Clubhouse*, December 15, 1993, Section 8, pages 11-12.

⁴² Defense Base Closure and Realignment Commission, *Defense Base Closure and Realignment Commission 1993 Report to the President*, 1993, pages 1-65 to 1-66.

⁴³ Page & Turnbull, *Oak Knoll Historic Resource Inventory*, 2006, page 4.

- 2005 SunCal and Lehman Brothers acquired the land for development at a cost of \$100.5 million.⁴⁴
- 2008 The project stalled due to the bankruptcy of Lehman Brothers.⁴⁵
- 2011 Many of the buildings on the property were demolished including the main hospital structure.
- 2016 Club Knoll, the former golf and country clubhouse, is one of a few buildings that remain on the site. Roads and walking paths from the Navy's occupation still transect the property. Between the paths and roads, grass and low shrubs have grown.

REGULATORY FRAMEWORK

State of California Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes for determining historic significance. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.⁴⁶

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources

⁴⁴ SunCal Companies, History of Oak Knoll, Oak Knoll, http://www.marklipski.com/cached_sites/oakknollcommunity/oakknoll_history.php (accessed November 19, 2013).

⁴⁵ Blanca Torres, Signature Development Takes on Oak Knoll Redevelopment in Oakland, San Francisco Business Times, June 12, 2013, <http://www.bizjournals.com/sanfrancisco/blog/real-estate/2013/06/signature-development-takes-on-oak.html?page=all> (accessed November 18, 2013).

⁴⁶ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.⁴⁷

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.⁴⁸

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.⁴⁹

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁵⁰ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁵¹ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:⁵²

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.⁵³

⁴⁷ California Office of Historic Preservation 2001, 1.

⁴⁸ California Office of Historic Preservation 2001, 2.

⁴⁹ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. [California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5, (Sacramento, n.d.) 1.

⁵⁰ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15, (Washington, D.C., 1997): 3.

⁵¹ United States, *How to Apply the National Register Criteria for Evaluation*: 44.

⁵² United States, *How to Apply the National Register Criteria for Evaluation*: 1.

⁵³ United States, *How to Apply the National Register Criteria for Evaluation*: 44-45.

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

EXISTING HISTORIC STATUS AND CURRENT CONDITION

Historic Status

Several previous reports have been completed on the property and building. When the Navy was decommissioning the hospital Page & Turnbull deemed the clubhouse, constructed for the Oak Knoll Golf Course and Country Club, eligible for the National Register in 1994, but the State Office of Historic Preservation and the Department of the Navy did not support that finding. The building was thought by Page & Turnbull to be eligible for the National Register under Criteria B and C. In a separate 2006, Page & Turnbull again evaluated Club Knoll and found the building to be eligible for the California Register of Historical Resources under Criterion 3. The City of Oakland's Local Register of Historic Resources and Cultural Heritage Survey Evaluation gives the clubhouse a rating of a "B" meaning the building is of major importance at the local level. However, it is noted that this rating should be re-examined once the land leaves federal ownership. As of the 2006 Page & Turnbull report the rating had not been re-examined.⁵⁴ In 2013 and again in 2015, Carey & Co. evaluated the clubhouse for private developers and determined Club Knoll to be eligible for the California Register of Historical Resources under Criterion 3. "The building is a distinctive example of a Spanish Colonial Revival style clubhouse which was popular during the 1920s and is architecturally significant for this reason. While the setting of the clubhouse was lost when the golf course was removed enough integrity of location, design, materials, workmanship, feeling and association remain."⁵⁵ The clubhouse's period of significance reflects the time that the building served the golf course, 1927-1941. Once the Navy purchased the land in 1942 the building was used for other purposes.

Current Condition

The condition of the clubhouse remains very similar to its condition in 2013 and 2015. It is evident that people continue to gain access to the building resulting in the property being vandalized. Damage is limited to additional graffiti, more broken panes of glazing and additional trash being brought into the structure. Both the interior and exterior of the building continue to be a canvas for graffiti "artists." Additionally, after such a wet winter, more water damage is visible on the interior of the structure. Steps have been taken to mitigate water damage with the installation of large tarps on the roof. Apart from increased water damage and there being substantially more graffiti on both the interior and the exterior of the structure, little has changed. The building is in a similar condition to when it was first assessed in 2013. The current condition does not affect its integrity.

EVALUATION

Criteria 1 – Association with significant events

Club Knoll was constructed in conjunction with Oak Knoll Golf Course and Country Club in 1927. The establishment of the golf course and housing development around it reflected typical development patterns in the area for the time.

⁵⁴ Page & Turnbull, *Oak Knoll Historic Resource Inventory*, 2006, pages 12-13, 58-61.

⁵⁵ Carey & Co., *Club Knoll, Building 18 at the Former Naval Medical Center, Oak Knoll Golf and Country Club, Oakland, California, Historic Resource Evaluation*, July 6, 2015, page 2.

Although the clubhouse is associated with the suburbanization of the Oakland foothills and the establishment of golf as a sport in northern California, it is not associated with the history of the area in an individually significant way. Therefore, Club Knoll is not eligible for listing in the CRHR under Criterion 1.

Criteria 2 – Persons

While numerous well-known golfers played at Oak Knoll Golf Course and Country Club over the years the most notable one is Mark Fry. Not only did Fry play the course, but he was the resident golf professional for over a decade. Fry contributed to shaping the development of the sport of golf in northern California, winning numerous tournaments and teaching hundreds of golfers the game. The clubhouse is associated with the beginning of Fry's prolific career. However, Mark Fry's association with Oak Knoll would be with the golf course which no longer exists, not the clubhouse. Therefore, Club Knoll is not eligible under Criterion 2.

Criteria 3 – Architecture and Construction

Completed when the popularity of golf was on the rise the clubhouse reflects the architectural style of the period of which many clubhouses were designed, the Spanish Colonial Revival style. The clubhouse “embodies the distinctive characteristics of a type [and] period.”⁵⁶ The building is a typical example of a clubhouse built during the 1920s for country clubs. The cladding materials of stucco and red tiles, low-pitched gable and shed roofs, a bell tower, plaster detailing at important features, varieties of doors and windows, and an open arcade around a courtyard, highlight the Spanish Colonial Revival style. Unlike the clubhouses at surrounding country clubs, Club Knoll has undergone limited modifications over the years as the building did not continue to function as a proper clubhouse after the golf course closed. Because of its status as a typical example of a clubhouse of the period with many Spanish Colonial Revival style characteristics, the clubhouse is eligible for listing in the CRHR under Criterion 3.

Criteria 4 – Information Potential

Archival research provided no indication that the property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The Club Knoll does not appear eligible for listing in the CRHR under Criterion 4.

Integrity

Club Knoll retains its integrity of location, as it has not been moved since it was constructed in 1927. The clubhouse also maintains integrity of design, materials, and workmanship as the building has been minimally altered over the years. With the removal of the golf course to make way for the hospital, the setting of the clubhouse, on a knoll above the first tee, was lost. Again with the removal of the golf course the integrity of feeling and association has diminished, but is not altogether lost. The building still faces open land and retains many of the original details – like the Oak Knoll “coat of arms.” The building is clearly recognizable as an early twentieth

⁵⁶ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

century Spanish Colonial Revival style clubhouse. Overall, Club Knoll maintains enough the integrity to be considered eligible for the CRHR under Criterion 3.

Period of Significance

The clubhouse's period of significance reflects the time that the building served the golf course and country club, 1927-1941. Once the Navy purchased the land in 1942 the building was used for other purposes. While the Navy's occupation of the Oak Knoll site is important, its ownership does not rise to a level of significance that would constitute the building's period of significance extending through the Navy's ownership.

“In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.”⁵⁷ If it was determined that the Navy's relationship and occupation of the site and building was significant the period of significance would be 1942 to 1996 when the Navy closed the hospital. However, “properties that are more than fifty years old, but whose significant associations or qualities are less than fifty years old, must be treated under the fifty year consideration.”⁵⁸ This means that a property needs to be of exceptional importance and a clear scholarly perspective can be obtained in order for the property to be eligible for listing in CRHR. Therefore, at this time, if the Navy's association with Club Knoll was considered the reason for significance, the building would be considered not eligible for listing in the CRHR as the period of significance would extend to 1996, only 20 years ago and the level of significance is not of exceptional importance.

ARCHITECTURAL SIGNIFICANCE OF SPACES – BASEMENT AND THE “THIRD WING”

The building as a whole was determined to be eligible for the California Register of Historic Resources. The interior of the building is comprised of large assembly spaces with smaller support rooms off these main areas and a basement with similar functions.

Spaces within a historic structure are generally identified as *very significant*, *significant*, *contributing* and *non-contributing*. A short explanation of this terminology follows.

Very Significant: The space or components are central to the building's architectural and historic character. In addition, the space or components display a very high level of craftsmanship, or are constructed of an intrinsically valuable material, or are a unique feature. These spaces or components shall not be altered or removed under any condition.

Significant: The space or components are associated with the qualities that make the building historically significant. They make a major contribution to the structure's historic character.

⁵⁷ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 3.

⁵⁸ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15, (Washington, D.C., 1997), https://www.nps.gov/Nr/publications/bulletins/nrb15/nrb15_7.htm#crit%20con%20g (accessed April 29, 2016).

In addition, they display a high level of craftsmanship. These spaces or features shall not be altered or removed.

Contributing: The space or components may not be extraordinarily significant as isolated elements, but contain sufficient historic character to play a role in the overall significance of the structure.

Non-contributing: The space or components fall outside of the building’s period of significance, or are historic but have been substantially modified. Little or no historic character remains.

The basement and “third wing” spaces are original to the building and formerly housed ancillary functions of the structure. The basement provided a locker room and lounge area for the men and the “third wing” provided private areas for club members according to plans in a newspaper article.⁵⁹ The basement lacks the original configuration and many of the original finishes were removed as part of remodels during the Navy’s occupation. However, direct access to the exterior, where the golf course once was located, remains. This direct link to the former course area was important as club members accessed the links from the basement level of the clubhouse. The basement has been extensively modified and the importance of outdoor access is diminished by the loss of the golf course. However, the basement space would be considered *contributing* to the building as a whole.

While the “third wing” lacks the ornamentation and detailing found in the more public spaces, alterations to the arrangement of the rooms appear minimal and much of the historic fabric (wood baseboard and plaster walls) remains intact. Therefore, the “third wing” would be considered *contributing* to the building as a whole.

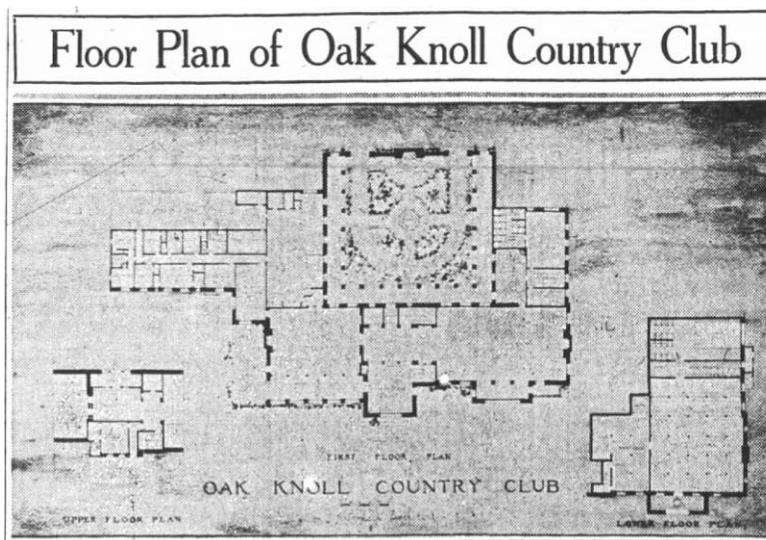


Figure 51: Floor plan of the Oak Knoll Country Club.⁶¹

⁵⁹ Oakland Tribune, “Floor Plan of Oak Knoll Country Club,” February 13, 1927, page 69.

⁶¹ “Floor Plan of Oak Knoll Country Club,” *Oakland Tribune*, February 13, 1927.



Figure 52: Entry from the golf course to the main level, via stairs.⁶⁴

Character-Defining Features

“The Secretary of the Interior’s Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building’s distinguishing character. Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.”⁶⁵ Below is a list of character-defining features of the Club Knoll building:

Exterior

- Irregular plan with varied massing
- Asymmetrical layout
- Mix of roof types – Gable and shed
- Bell tower
- Chimneys – Stucco clad and rock

⁶⁴ “Much Activity at Oak Knoll Country Club,” *Oakland Tribune*, July 22, 1928.

⁶⁵ Lee H. Nelson, National Park Service, U.S. Department of the Interior, *Technical Preservation Brief 17 - Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*, *Technical Preservation Briefs*, <http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm> (accessed March 8, 2016).

Varied openings – Wide range of window and door sizes and shapes, wood and metal windows and doors

Juliet balconies – Metal railings adorn the small balconies

Covered arcade around courtyard

Exterior stair to main level

Deck at second level

Stucco cladding

Red roof tiles

Decorative stucco detailing – Quatrefoil vents, brackets, keystones, etc.

Built into the side of a knoll

Open landscape to the west of the building

Enclosed courtyard with fireplace and fountain

Interior

Wood trusses and exposed wood ceiling construction

Decorative corbels

Decorative plasterwork – At orchestra balcony and columns in lounge

Wood panel doors

Wood floors

Simple wood columns and beams

Simple wood baseboards

Massive rock fireplaces

Sequence of public spaces – Lobby flanked by two large rooms (lounge to the south and dining to the north)

INTEGRITY ASSESSMENT

Evaluating the seven aspects of integrity must be done with reference as to why Club Knoll is considered historically significant. Club Knoll has its historic significance rooted in its Spanish Colonial Revival architecture style. The following takes into account this criterion.

National Register Bulletin 15 states, “A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.”⁶⁶ The document goes on to say “A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment.”⁶⁷

⁶⁶ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15, Washington, D.C., 1997, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm (accessed March 8, 2016).

⁶⁷ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15, Washington, D.C., 1997, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm (accessed March 8, 2016).

Location. The clubhouse’s relationship with the golf course was lost with the removal of the course by the Navy. While the greens and fairways are long gone, the landscape west of the building was used for recreational activities and was never developed with buildings during the Navy’s ownership. Currently the clubhouse is surrounded by vegetation on all sides, except the north. The building is visible through the trees from Mountain Boulevard. Only a handful of residences located across Sequoyah Road are able to view the structure. The clubhouse will be moved to northeast of its current location, more towards the center of the large property. While the relocation of the building will impact the integrity of location, the building will remain on the same property and that of the former golf course. The building, however, will no longer be located on a knoll.

Design. The original design of the clubhouse will be altered with the removal of the basement rooms and the “third wing”. The loss of these rooms impacts the overall function of the building, but since these spaces are ancillary, the removal of these rooms will not cause the building to lose eligibility. The walkout basement on the west elevation will be lost and the removal of the “third wing” off the north elevation will create a more symmetrical floor plan. However, the majority of the structure will remain intact and the irregular massing of the main structural elements will be unaltered. The grand public spaces and exterior courtyard, which are architecturally significant, will remain intact.

Materials/Workmanship. Club Knoll would likely retain these aspects of integrity, as the removal of the extensively altered basement and minimally detailed “third wing” would not have an effect on the building’s most significant materials or workmanship. According to the Work Plan provided by Architectural Dimensions, dated April 2016, the most significant spaces are being retained – the lobby, the dining room, the lounge, the courtyard and arcade, administrative and private areas, and the bell tower. Original materials will be rehabilitated, or if deteriorated beyond repair, replaced in-kind. See the discussion of the Work Plan.

Setting. Setting is the physical environment of the property and concerns the relationship between the building and its surroundings. Since the building is situated on a knoll, actually built into the hillside, it is important for the site of the building’s relocation to echo this aspect of its setting. The building currently sits among groups of eucalyptus and oak trees. A parking area extends behind the clubhouse to the east off the courtyard side of the building. The golf course and naval hospital setting have been lost. Historically, access to the building occurred either through the open courtyard on the main level or from the golf course through the basement entry facing the greens. People mainly accessed the building from the courtyard side, after they parked their car, so the courtyard side of the structure is the primary entry side of the building. Also, an exterior stair from the golf course accessed a secondary entry on the main level.



Figure 53: Viewed from entry road, Alexander Street to the right, 2016.

Feeling and Association. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. The removal of the basement and the “third wing” will not compromise the historic sense of place associated with the clubhouse. As the golf course setting has been lost and gone for decades, the relocation of the structure will not affect the ability of the building to convey its link to the past. The building will still be on land that was once Oak Knoll Golf Course and the important aspects of the architectural character of the building will be retained. Additionally, the building will function as a clubhouse for the new development, retaining a similar use to its original use. The building will still be a gathering place for events, much like it was during the period it served the golf course and country club.

POTENTIAL IMPACTS

Significance Criteria

California Environmental Quality Act (CEQA) Section 21084.1 states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” These changes include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings.

For the purposes of CEQA Guidelines Section 15064.5, the term “historical resources” shall include the following:

- 1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).*
- 2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically*

or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

B. Is associated with the lives of persons important in our past;

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

*D. Has yielded, or may be likely to yield, information important in prehistory or history.
(Guidelines for the California Environmental Quality Act)*

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

Potential Impact 1 – Removal of the Basement and the "third wing" from Club Knoll

The following evaluation is based upon key characteristics identified during the site visit completed on February 26, 2016.

The removal of the basement will have an impact on the appearance of the exterior of the building, but not to an extent that the building will no longer be able to convey its historic significance, or justify its eligibility for inclusion in the California Register of Historical Resources. Since the building was constructed into a hillside, the structure on the west elevation featured a walk-out basement. This allowed golfers direct access to the golf course from the building. As part of the removal of the basement, this entry and other basement openings will be no longer be part of the asymmetrical elevation. A stair accesses a secondary entrance on the west side of the building at the main level. This concrete stair, with a stucco clad railing wall, wraps around the corner of the lobby structure and is a dominate feature of the basement level and the west elevation. This entry progression reinforces the fact that the building was

constructed in a hillside and adds a vertical element to the very horizontal design. The bell tower also gives the building verticality at this location.

The interior of the basement does not feature important architectural details due to past renovations. Interior modifications on the first floor will likely be limited to the removal of the stair off the entry lobby that leads to the basement.

Additionally, the removal of the “third wing” on the north elevation of the building will impact the appearance of the building, but not to an extent that the building will no longer be able to convey its historic significance, or justify its eligibility for inclusion in the California Register of Historical Resources. This one-story wing, on a raised foundation, houses secondary spaces of the building. These spaces feature original architectural elements that are mundane – simple wood baseboards, bathroom tile floors, panel doors, metal windows and older plumbing fixtures. With the removal of the “third wing” the north elevation will be altered, but this elevation is one of the secondary elevations and of less importance.

Impacts from removing the basement and the “third wing” could affect the integrity of the historic building in a negative manner, but not to a level that constitutes a “substantial adverse change.” Nonetheless, it is recommended that the City and developer adhere to the following practices.

See Documentation Recommendation.

Potential Impact 2 – Relocation of Club Knoll

The California Register of Historical Resources encourages the retention of historic resources on site. “However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.”⁶⁸

Relocation of Club Knoll could result in adverse effects to the historic resource by affecting its integrity because historic significance is embodied in its location and setting as well as in the property itself. Moving a property could destroy the relationship between the property and the surrounding landscape. However, because the golf course is long gone and the setting of the building has been altered drastically since it functioned as a clubhouse for a golf course and country club, moving the building to a new location will not necessarily impact the setting. However, the move may cause the loss of historic features that characterize the building resulting in a significant adverse impact to the historic resource.

See Relocation Recommendations.

⁶⁸ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), page 3.

RECOMMENDATIONS

Documentation Recommendations

HABS-Level I Documentation

Documentation usually consists of a written history of the property, plans and drawings of the historic resource, and photographs.⁶⁹ Often, reference is made to the Historic American Buildings Survey (HABS) and its guidelines for preparing histories, drawings and photographs. HABS documentation is referenced because it is recognized throughout the country as the standard way of documenting historic resources. The guidelines have a tiered approach to documentation, reserving the most rigorous level to relatively more important historic resources, such as the requirement for measured drawings, while for other resources a sketch plan could suffice.

Prior to the relocation of the clubhouse and removal of the basement and “third wing”, the property will be recorded following the Level 1 specifications set by the Historic American Buildings Survey (HABS). This documentation will include:

- Drawings: A full set of measured drawings depicting the building. Consideration may be given to using 3D laser scanning at an appropriate resolution to aid in the creation of the drawings.
- Photographs: Photographs with large-format negatives of exterior and interior views of the existing building. Photocopies with large-format negatives, or high resolution digital copies of historic photographs. Consideration may be given to the use of high resolution digital photography in lieu of large-format negatives. If digital photography is selected, photo quality should meet the standards outlined in the National Register Photo Policy Factsheet updated 5/15/2013.⁷⁰
- Written data: A historical report in Outline Format.

A qualified architectural historian or historical architect meeting the qualifications in the *Secretary of the Interior’s Professional Qualification Standards* will oversee the preparation of the plans, photographs and written data.

The documentation shall be reviewed and approved by a planner assigned historic preservation responsibilities in the Planning and Building Division, City of Oakland.

The documentation shall be filed with the Oakland Cultural Heritage Survey, the Oakland History Room at the Oakland Public Library and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System.

⁶⁹ United States National Park Service, Department of Interior, “Archeology and Historic Preservation: Secretary of the Interior’s Standards and Guidelines,” http://www.cr.nps.gov/local-law/arch_stnds_6.htm (accessed December 10, 2013).

⁷⁰ United States Department of the Interior, *National Register Photo Policy Factsheet updated 5/15/2013*, https://www.nps.gov/Nr/publications/bulletins/photopolicy/Photo_Policy_update_2013_05_15.pdf (accessed May 29, 2016).

Relocation Recommendations

A. Prepare Relocation Plans and Specifications

Prior to relocation, an historical architect⁷¹ and a structural engineer⁷² shall undertake an existing condition study of Club Knoll. The purpose of the study shall be to establish the baseline condition of the building prior to relocation. The documentation shall take the form of written descriptions and visual illustrations, including those physical characteristics of the resource that convey its historic significance and must be protected and preserved, and recommendations for any structural reinforcement, stabilization or protection before the move. The documentation shall be reviewed and approved by the City of Oakland, Planning Division.

Once moved to its new location, the historical architect and structural engineer will inspect the building, noting any new damage. An assessment shall be made of the severity of such damage and repairs undertaken if necessary. While new construction on the surrounding site occurs, protective barriers shall be constructed to further protect the building from potential damage by construction activities including the operation of construction equipment. Construction materials shall be stored away from the historic building. The project sponsor shall convey the importance of protecting the historic building to all construction workers and managers.

General Relocation Procedures and Recommendations

1. The new site will be secured with fencing. The site of the existing structure will also be secured until all portions of the building are removed.
2. The building will be assessed for the best means of relocation. All temporary work to shore and brace the building will be reversible, additive, and will not destroy any surviving historic fabric in the building.
3. When placed on its new foundation, the building's relationship to the ground shall be similar to the existing condition. There shall be stair access from the former golf course side or west elevation. The first level shall be raised from the ground on this elevation to be accessed by steps. Level access shall be maintained on the courtyard side of the building. Additionally, the elevation that once faced the golf course shall be oriented toward open landscape, not parking. Native vegetation shall surround the building. Any parking shall be off the courtyard side of the building, reflecting the relationship of the parking and building at its former location, and thus preserving the traditional entrance to the structure.

⁷¹ The historical architect must meet the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture. The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

⁷² The structural engineer shall be a licensed professional engineer in the State of California and have a minimum of five years of experience with historic structures. Professional experience and expertise must be documented through products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation. Such products and activities may include: Plans and Specifications for the structural rehabilitation or seismic stabilization of buildings; adaptive reuse or feasibility studies that make recommendations for preserving or structurally stabilizing historic structures; historic structure reports or condition assessments of historic structures; experience applying the Secretary of the Interior's Standards for the Treatment of Historic Properties to Historic Structures.

B. Rehabilitate

The California Environmental Quality Act recognizes that compliance with the *Secretary's Standards* would not have a significant effect on the environment. "Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* shall be considered as mitigated to a level of less than a significant impact on the historical resource." (CEQA Guidelines, Section 15064.5(b)(3)).

A project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties* shall be considered as mitigated to a less-than-significant impact on the historic resource. In the case of Club Knoll, the *Standards for Rehabilitation* would apply, as opposed to the other three *Standards* (Preservation, Restoration, or Reconstruction), as the project sponsor intends to redevelop portions of the property for new uses, while retaining the clubhouse, a historic resource.

The intent of the *Standards for Rehabilitation* is to provide for compatible use of a property through repair, alterations, and additions (in this case relocation) while preserving those portions or features, which convey its historical, cultural, or architectural values. A core tenet of the *Standards for Rehabilitation* include using a property as it was historically or giving it a new use that avoids or requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Upon relocation the historic structure shall be repaired and rehabilitated in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. In particular, the character-defining features shall be restored in a manner that preserves the integrity of the features. Upon completion of the rehabilitation, the Planning and Building Division, City of Oakland, shall review and confirm that the rehabilitation of the structure was completed in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and submit a report to the Historic Landmarks Commission, City of Oakland.

Rehabilitation Recommendations

1. After the building is relocated to the new site, it should be rehabilitated to accommodate its new use.
2. All work, including disabled access improvements, will adhere to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, using the Rehabilitation Standards.
3. The condition of the floors is unknown. If original wood floor material is found beneath more recent finishes, inspect it for soundness, and retain as much as possible. Replace deteriorated wood flooring with in-kind material.
4. Retain all character defining features, including historic windows and surviving window hardware.
5. All exterior trim shall be retained in place.
6. The foundation shall be constructed such that the building, at the exterior stair location on

the west elevation, will be raised above to the surrounding finished grade.

7. As part of the bid qualifications, the contractor responsible for the rehabilitation work shall be versed in the *Secretary of the Interior's Standards* and shall be able to demonstrate previous experience in the rehabilitation of historic buildings.
8. The proposed project will invoke the California State Historical Building Code.

ASSESSMENT OF THE WORK PLAN

The following is an assessment of the proposed Work Plan's adherence to the *Secretary of the Interior's Standards for Rehabilitation*.

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.⁷³

The clubhouse was originally built to serve the Oak Knoll Golf Course and Country Club. The building in its new location will function as a gathering place for the new community that will be built on the surrounding site. Therefore, the project complies with Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.⁷⁴

The site selected for the relocation will allow for the building to front a landscape area with parking maintained off and around the courtyard side of the building. The relocation site orientation replicates conditions at the existing site. Vegetation will be planted around the building.

The main and highly significant areas of the building are being relocated to the new site – the entry lobby, lounge area, dining room, mezzanine areas, wings around the courtyard and bell tower. While the basement and “third wing” are being removed, the majority of the building will be relocated. The loss of these two areas will not diminish the overall character of the building. The building at the new site will be able to convey its architectural significance as the majority of the architectural details are being retained. Therefore, the project complies with Standard 2.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.⁷⁵

⁷³ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior's Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

⁷⁴ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior's Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

⁷⁵ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior's Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

No elements from other historic properties are proposed. Since many of the interior and some of the exterior finishes have deteriorated or have been damaged, these will be replaced in-kind. Any new interventions will be compatible with the historic nature of the building and no conjectural features will be added as part of new work. Therefore, the project complies with Standard 3.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.⁷⁶

No additions to or modifications of the building that have gained historic significance have been identified. Therefore, the project complies with Standard 4.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.⁷⁷

Many of the character-defining features listed earlier in the report are called for salvage in the Work Plan – roof tiles, roof trusses, doors, windows, columns, corbels, emblems, wood trim (interior), wood flooring, railings and hardware. While some items may need to be salvaged prior to relocation, many should be left in situ. Salvaging items often causes damage. This, however, should be determined during the relocation process. All salvaged items and items left in situ will be restored. Therefore, the project complies with Standard 5.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.⁷⁸

Historic features will be repaired when possible and replaced in-kind when necessary. Therefore, the project complies with Standard 6.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.⁷⁹

No such treatments are proposed in the Work Plan.

⁷⁶ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior's Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

⁷⁷ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior's Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

⁷⁸ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior's Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

⁷⁹ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior's Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.⁸⁰

Subsurface disturbance was not discussed in the Work Plan.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.⁸¹

The proposed project does not propose any additions, however, the removal of the basement and “third wing” will necessitate exterior alterations. No detailed information was given regarding how the exterior alterations will be implemented, but the Work Plan does state that the project “will be executed in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*. There will be minimal changes to the defining characteristics of the building and its site and environment. The historic character of the building shall be retained and preserved. Construction will not destroy historic materials that characterize the building and any new work shall be compatible with the [existing] massing, size, scale and architectural features to protect the historic integrity of the building and its environment.” Therefore, the project will comply with Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.⁸²

There will be no new construction adjacent to the building at its relocated site. All new construction will be across the street. As stated earlier, the relocated building at the new site will be surrounded by vegetation. Landscape features, like walkways, stairs, ramps and parking will be located around the structure. Since new residential development is being kept away from the historic building the clubhouse will maintain its integrity. Therefore, the project complies with Standard 10.

CONCLUSION

Club Knoll, the former clubhouse for the Oak Knoll Golf Course and Country Club, is eligible for the CRHR under criterion 3 for its Spanish Colonial Revival style. With the implementations of the above Recommendations for Relocation and Rehabilitation, the project will not have a significant adverse impact on the historic resource. Additionally, the proposed project’s Work Plan does follow the *Secretary of the Interior’s Standards for Rehabilitation* and further illustrates the steps that will be taken to rehabilitate the historic resource, Club Knoll, once it is relocated.

⁸⁰ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior’s Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

⁸¹ United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior’s Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

⁸² United States Department of the Interior, National Park Service, Preservation Assistance Division, *The Secretary of the Interior’s Standards for Rehabilitation*. Washington, D.C.: U.S. 1990, <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> (accessed April 29, 2016).

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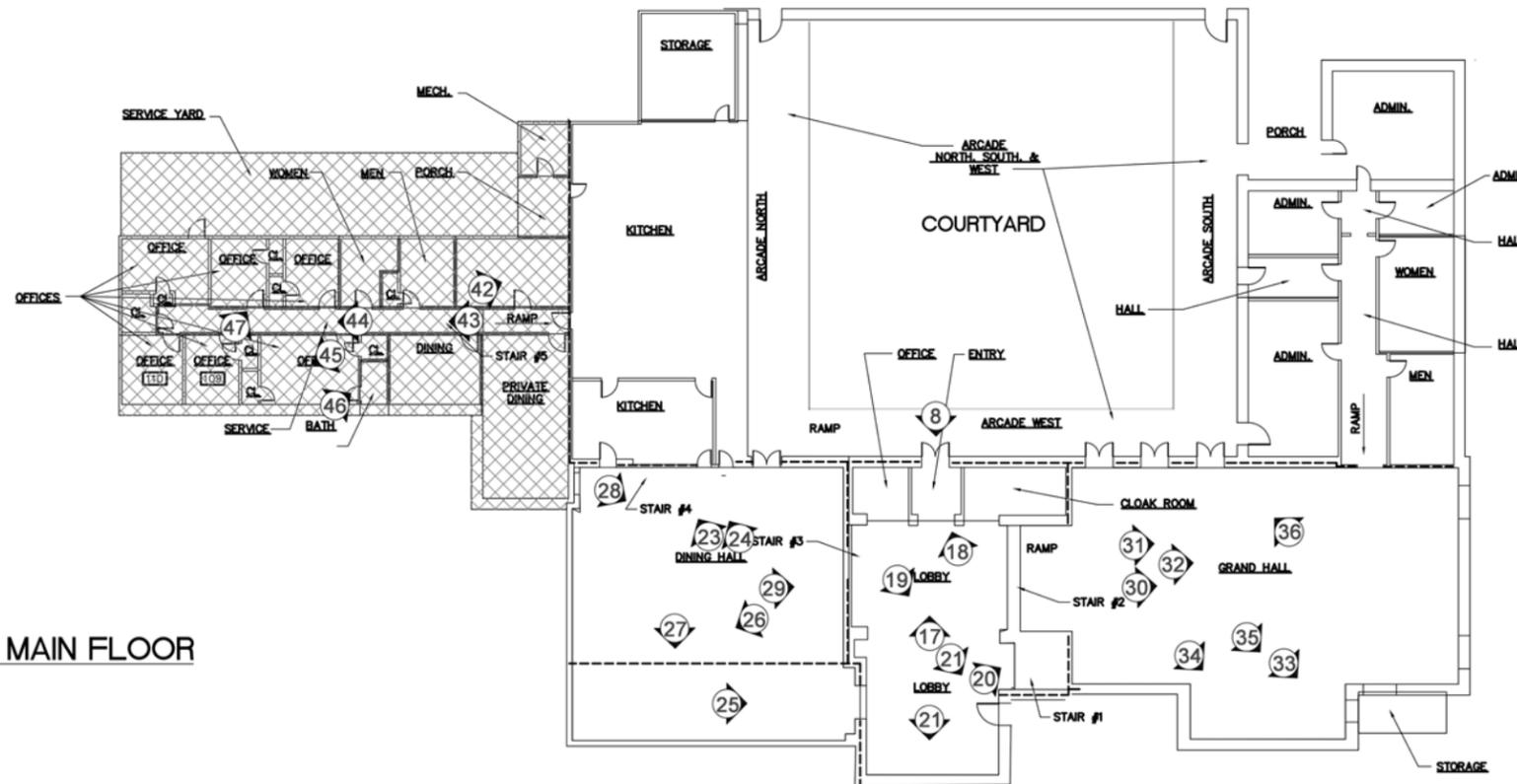
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APPENDIX
Photograph Key

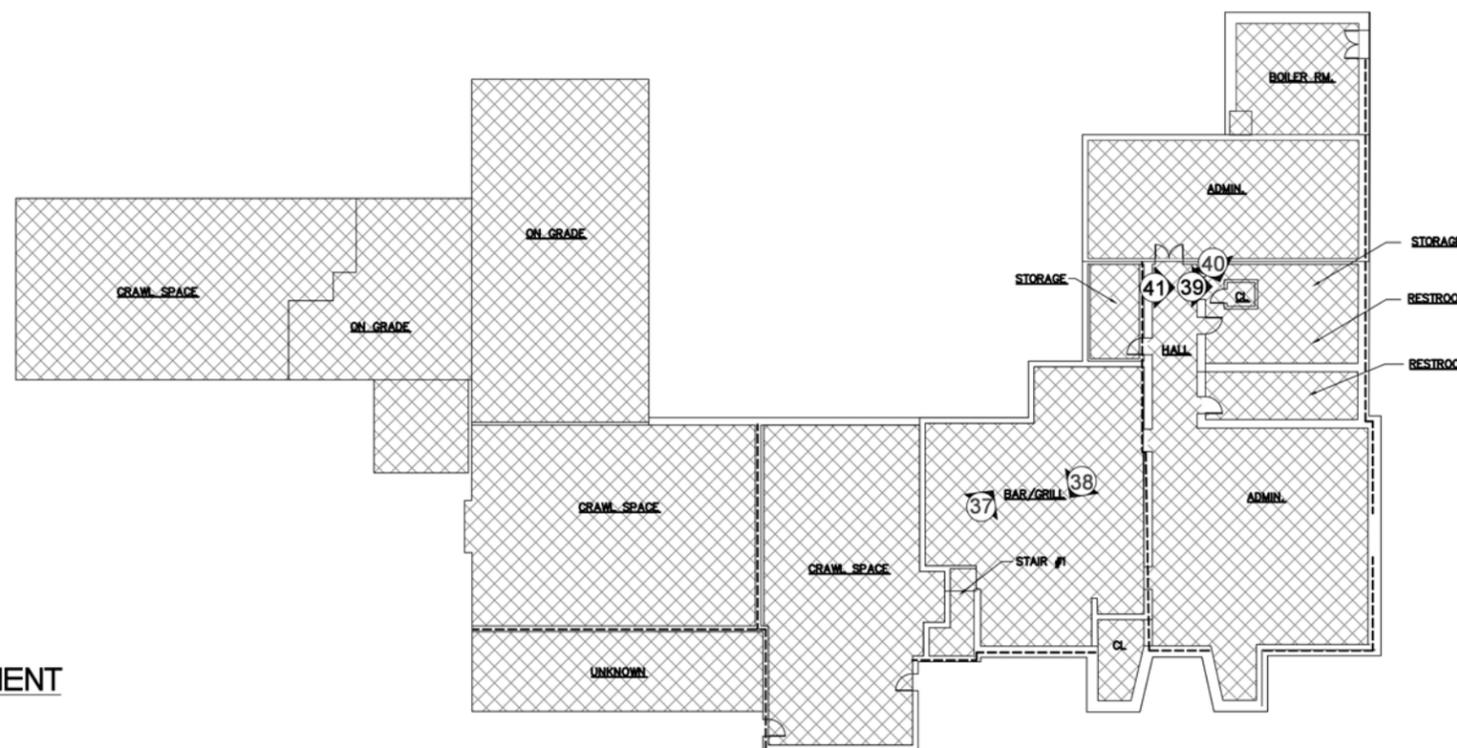


Photograph Key
Prepared by
Carey & Co.
May 2016



FLOOR PLAN- MAIN FLOOR

1/16" = 1'-0"



FLOOR PLAN- BASEMENT

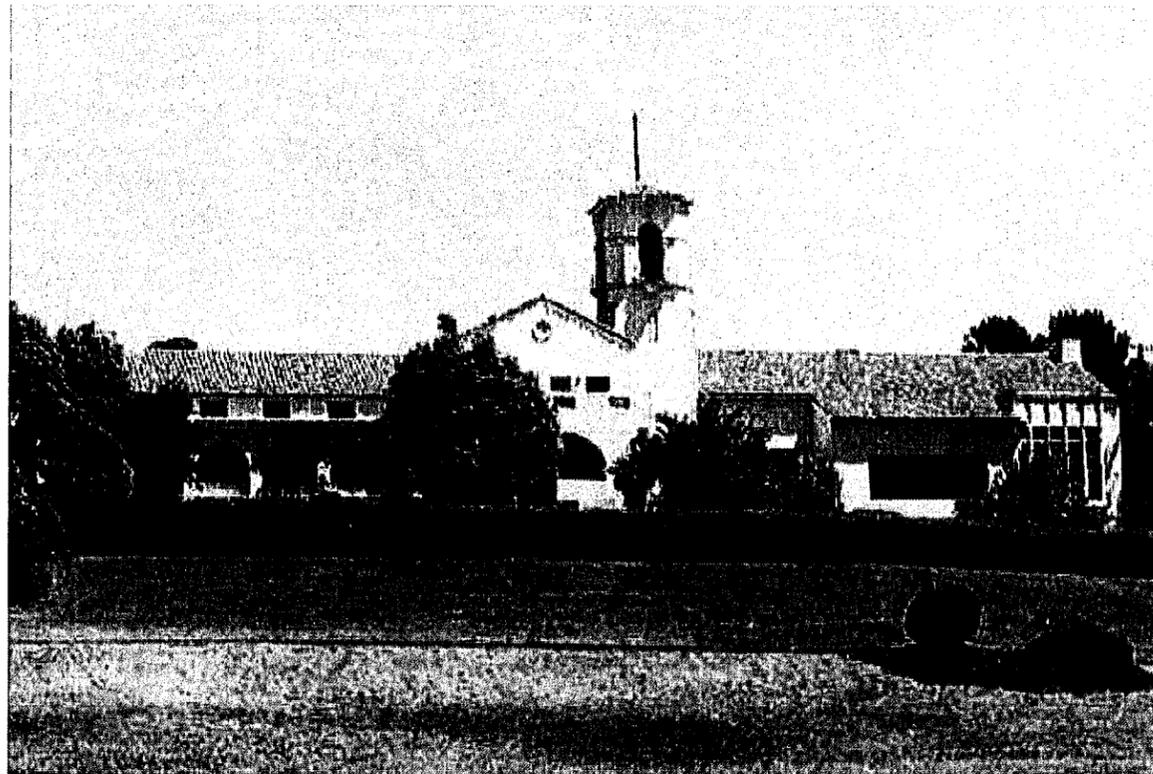
1/16" = 1'-0"



NORTH



AREA OF DEMOLITION



OAK KNOLL

RELOCATION AND REHABILITATION CLUB KNOLL

DEVELOPER:

OAK KNOLL
VENTURE ACQUISITIONS, LLC

ARCHITECT:

ARCHITECTURAL DIMENSIONS

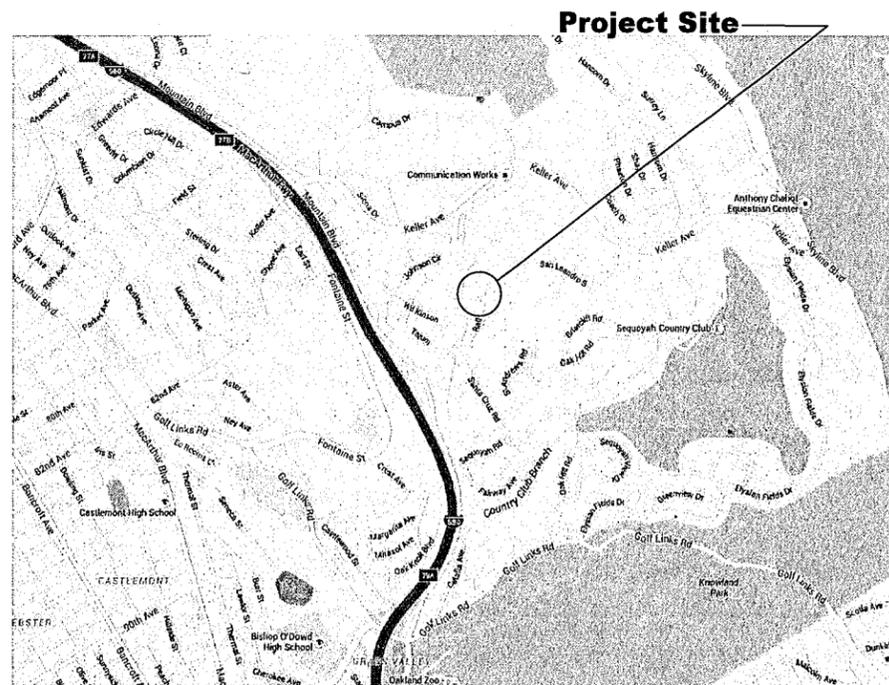
300 FRANK H. OGAWA PLAZA, SUITE 375 OAKLAND, CA 94612
510.463.8300, FAX: 510.463.8395

SUBMITTED TO:

CITY OF OAKLAND

DRAWING INDEX

DR-1	TITLE SHEET
DR-2.1	PROJECT NARRATIVE
DR-2.2	PROJECT NARRATIVE
DR-3	EXISTING SITE PLAN
DR-4	NEW SITE PLAN
DR-5	FLOOR PLAN
DR-6.1	METHODOLOGY OF RELOCATION
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VICINITY MAP
N.T.S.

**ARCHITECTURAL
DIMENSIONS**

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TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

CLUB KNOLL
MOUNTAIN BLVD. & SEQUOYAH RD
OAKLAND, CA. 94605

TITLE SHEET

JOB NO.
SC002
DATE.
04.18.2016

DRAWING NO.

DR-1

PROJECT NARRATIVE

A. GENERAL EXPLANATION

The intention of the Project is to relocate the existing Club Knoll Building to a new site in close proximity to the existing site on the same property. The work to relocate the building will be in accordance with the Secretary of the Interior Standards for Rehabilitation and recommendations of the Carey & Co. Relocation Evaluation Report dated March 10, 2016.

B. THE NEW SITE

Club Knoll is located in the southwestern part of the Project site near Sequoyah Road (the site's southern boundary) and is currently in disrepair, having been vacant since the Navy vacated the site approximately twenty years ago. The project proposes to relocate the building to a central portion of the site and reuse the major components of the building as a community center and accessory uses. The new site will preserve the openness around the building in a setting comparable to the existing one where the front of the building faced a large landscaped area (golf course) and the rear faced a parking lot. While the golf course is not being replicated the orientation of the building on the new site puts the front of the building facing an existing, large landscaped ravine area that is lower in grade than the building, much like the existing setting.

The new site will have a large uninterrupted expanse that allows viewing of the building from all sides, a betterment over the existing site. Access to the front of the building will be pedestrian oriented where visitors will traverse along a path then up a staircase to the main entry, similar to the existing condition. The landscape surrounds, while not yet designed, will provide trees and plants consistent with the heritage of the region unlike the existing site that contains non-native species.

The rear of the building will face the parking lot as it does today, giving access to the Courtyard and utility areas by vehicle. The rear of the building, with lower architectural elements, will not block views of the building from the adjoining roads.

C. EXISTING STRUCTURE

The existing building is a wood framed structure sitting on a concrete foundation part of which retains the adjoining hillside around the lower basement level on three sides of the building. The portions of the building to be relocated include the main hall, dining hall, lobby/mezzanine areas, building wings, courtyard and tower. The components of the building proposed for demolition include the basement and the additional third wing used for administrative/office purposes. Demolition of the basement is proposed because it is not practical to excavate and relocate a structure that is predominantly built into the hillside and which is exposed only on one side. The office wing is not proposed for relocation because while this feature may contribute to the historic significance of the building, it is not a significant contributor and relocation of the building without this component will not cause a substantial adverse impact to the building as a historic resource.

Construction consistent with building standards of the 1920s, does not provide structural resistance to environmental loads dictated by the current building code. While the building's future tenancy might be the same type as prior occupancies, it is likely that rehabilitation, where the building sits today, would require structural upgrades to a newer standard (than 1926), thus requiring some severe infiltration into the building's structure to improve its capacity. In other words, restoration of the building in-place would require temporary impact to facilitate infusion of new structural improvements. This effort is comparable to the impact from the relocation effort being proposed.

D. RELOCATED STRUCTURE

It is intended that the largest components of building possible will be moved intact to avoid full dismantlement of the building and a substantial adverse change. Moving components of the building requires taking the building apart in a manner that allows saving the components for lifting and transportation to the new site. There are physical constraints to maximizing the size of components to enable movement of the components to the new site and reassembly. Until the dismantlement process begins, it is not possible to precisely define the size and configuration of the intact components.

The existing building will be braced and shored to ensure structural stability of the building during dismantlement that will weaken the building as components are cut away for relocation. The bracing will be reversible, additive, and shall not destroy any salvageable historic parts of the buildings. Similarly, the new building will require a new steel frame as a skeleton to receive the existing components. This approach takes the burden of the existing building components being structural sound internally (i.e. no shear capacity within the existing walls) or having capacity to work together to withstand current environmental forces. A new steel frame will be the code compliant structure on to which the existing components can be assembled thus taking off the burden of making the existing components structural sound as a building unit. A new skeleton will avoid the need for the old building components to be upgraded to sustain current code forces--- a process that would be more impactful than moving the components. The structural frame will be designed to fit within the existing components as much as practical.

E. EXISTING INTERIOR SYSTEMS

Existing systems are defined as mechanical, electrical, plumbing and fire protection equipment, piping, ducts, conduits, wire, etc.. These existing systems are either missing due to vandalism or are defunct simply due to age. There are no systems in the building that are viable for reuse; therefore, new interior systems will be required.

F. NEW INTERIOR SYSTEMS

New mechanical, electrical, plumbing and fire protection systems will be designed to integrate into the historic fabric of the relocated building. The building did have and will have adequate spaces and cavities to allow inclusion of new systems without detriment to the interior design features of the building. Where feasible, new systems will be current code compliant and not affect the physical characteristics of the historic resource. The California State Historical Building Code will be invoked where necessary to retain historic character.

G. EXISTING and NEW INTERIOR FINISHES

Most of the existing interior finishes have been compromised beyond restoration. Finishes are defined as surface materials on substrates, such as paint, wall coverings, some wood paneling, some wood flooring, etc. Existing finishes have been damaged due to vandalism and exposure to natural elements. The reassembly of the building will include application of new finishes to match the original as best can be determined from research about the building and examination of existing finishes.

H. EXISTING and NEW SUBSTRATES

Substrates are defined as underlying materials to finishes that structurally support finishes such as plaster, wood sheathing, wood framing, etc. As with existing finishes, there is a lot of damaged substrate particularly due to water infiltration. Substrates before modern drywall and plywood included plaster and wood framing that has been negatively affected and cannot be reused or restored as such materials have lost their structural integrity, particularly the plaster that is laden with hazardous asbestos.

New substrates will include wood framing, plywood, plaster, and drywall to support the new finishes. Interior substrates while critical to holding the interior finishes are not visible or part of the historic fabric inside the building.

I. SALVAGED PARTS (Exterior and Interior)

There are many parts of the building that will be salvaged, restored and reassembled in the building. We are defining "parts" differently from "components" discussed earlier in this Narrative. Parts are elements of the building that can be removed, resorted and reinserted into the reassembled building. The list of Parts includes the following:

- Roof Tiles
- Roof Trusses
- Doors
- Windows
- Columns

PROJECT NARRATIVE CONT.

Corbels
Emblems
Wood Trim (interior and exterior)
Wood Flooring
Truss Base Mouldings
Railings
Hardware

Salvaged parts will be restored or replaced, if missing. Restoration will be performed off-site by qualified vendors and contractors.

J. EXISTING and NEW EXTERIOR SUBSTRATE

Windows, doors, windows and roof aside, the exterior of the building is plaster. The existing plaster is sound in most areas that will be retained with components of the building that will be moved. Cutting the building to create components, to be moved, will require cutting through the plaster that will be repaired after reassembly of the building. Damaged or deteriorated plaster will be replaced.

K. EXISTING and NEW EXTERIOR FINISHES

The primary exterior finish is paint. After reassembly, the entire building will be repainted with colors to match the original color scheme. Salvaged exterior parts such as windows, doors and roof tiles will be reinstated after assemblage of the components. If the building were restored in place, it would be repainted as well.

L. STANDARDS

The dismantlement and reassembly of the building will be executed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. There will be minimal changes to the defining characteristics of the building and its site and environment. The historic character of the building shall be retained and preserved. Construction will not destroy historic materials that characterize the building and any new work shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the building and its environment.

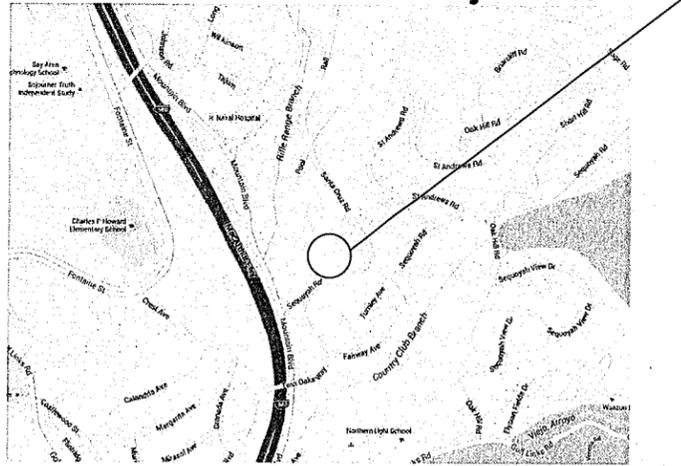
M. SEQUENCE OF WORK

It is intended that the Project Schedule see the dismantlement of the existing building and reassembly process start concurrently. While the building is being dismantled, and its parts salvaged, the new building site would be prepared to allow immediate transport and reassembly of components without storage thereof. It is important that existing components be moved and reassembled in one effort to avoid storage and the risk of damage to components.

Dismantlement and immediate reassembly requires preparation of the new site to complete foundation and structural skeleton before components are moved. Completion of the new foundation requires grading, installation of new underground utilities. Receipt of components requires completion of the structural steel frame to allow connection of the components to the frame.

Dismantlement and Reassembly will take approximately 6 months to where the building is completely relocated. This will be followed by installation of systems, salvaged parts and finishes taking about another 6 months.

Project Site



VICINITY MAP
N.T.S.



NORTH



EXISTING SITE

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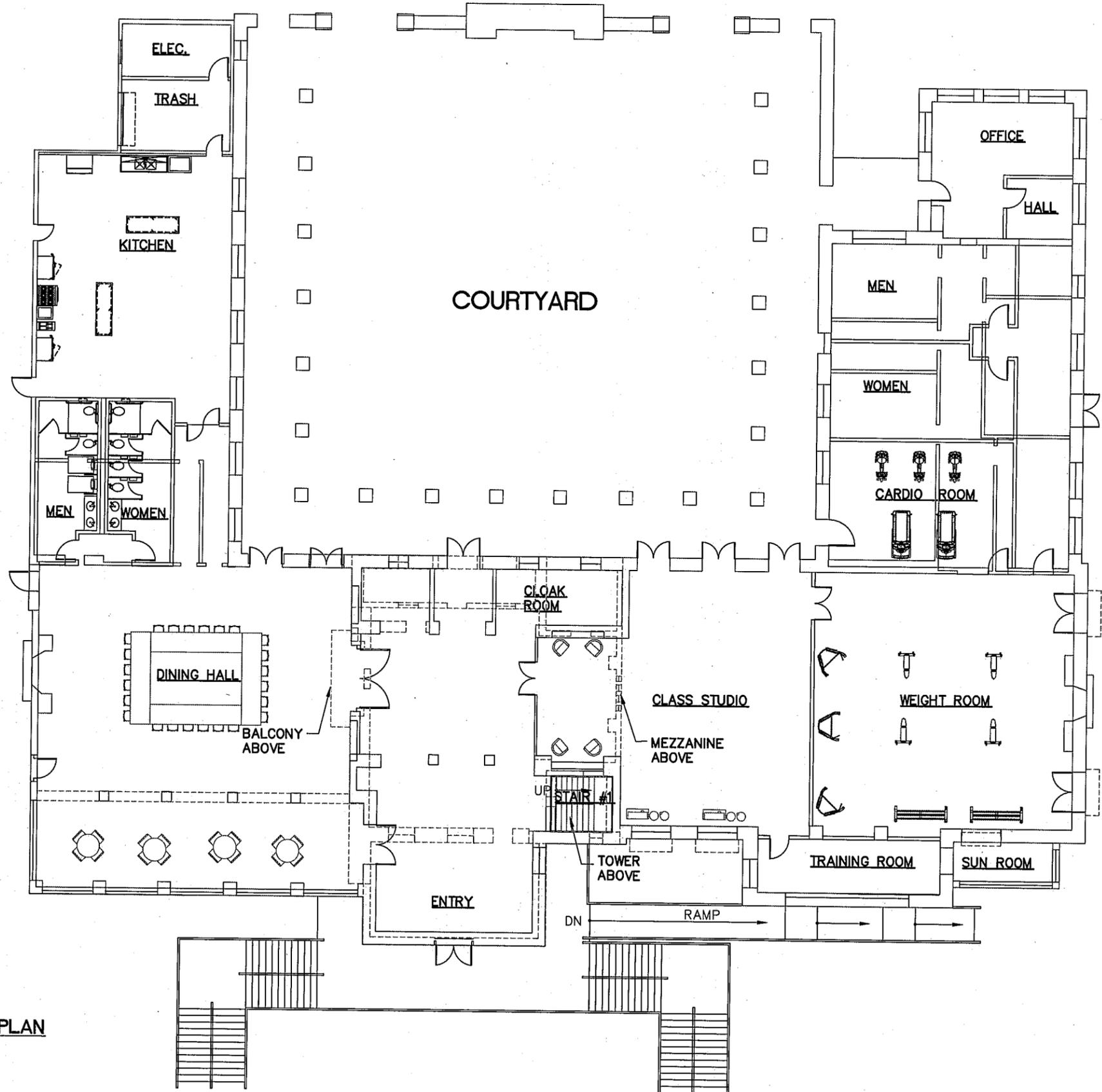
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OAKLAND, CA. 94605

EXISTING SITE PLAN

JOB NO.
SC002
DATE
04.18.2016

DRAWING NO.

DR-3



FLOOR PLAN

1/8" = 1'-0"

NOTES

- 1. EXISTING WALLS IN RED
- 2. NEW POSSIBLE WORK IN BLACK FOR FUTURE TENANTS UNKNOWN

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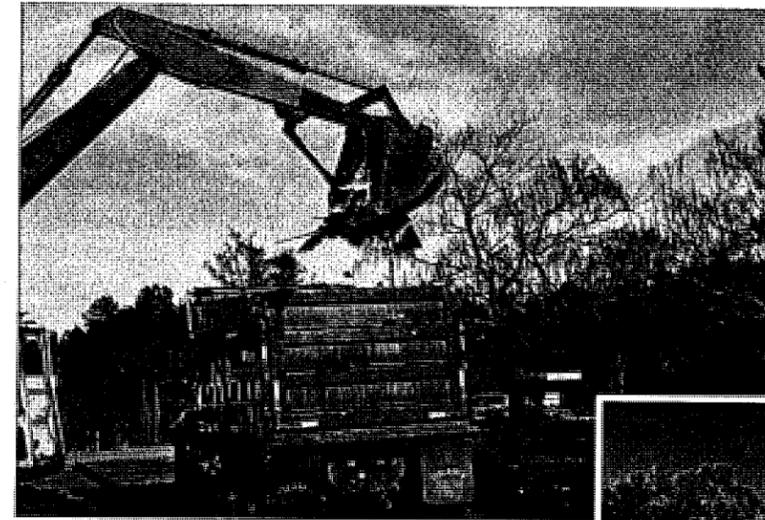
FLOOR PLAN

JOB NO.
SC002
DATE.
04.18.2016

DRAWING NO.

DR-5

CLUB KNOLL RELOCATION & REHABILITATION



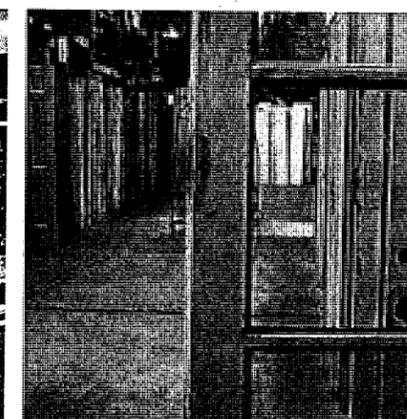
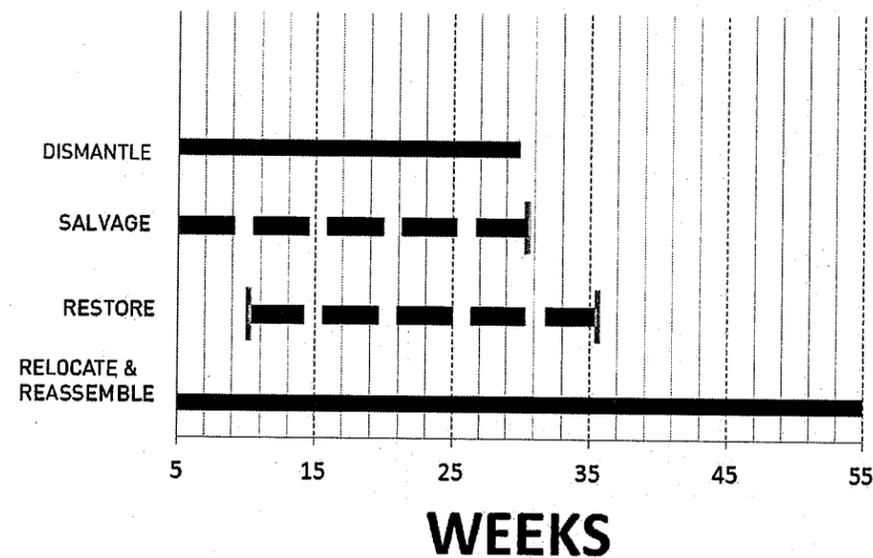
OLD SITE * DISMANTLE

① MOBILIZE AND CLEAR SITE OF DEBRIS

WEEK 3

SCHEDULE

PHASES



NEW SITE * RELOCATE & REASSEMBLE

MOBILIZE CONSTRUCTION AND CREATE SALVAGE YARD AT NEW SITE

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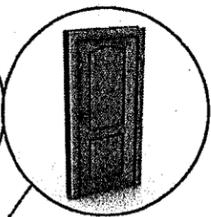
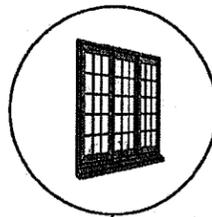
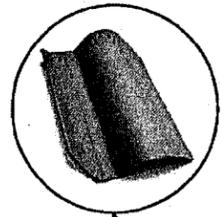
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**METHODOLOGY
OF RELOCATION**

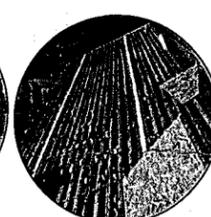
JOB NO.
SC002
DATE.
04.15.2016

DRAWING NO.
DR-6.1



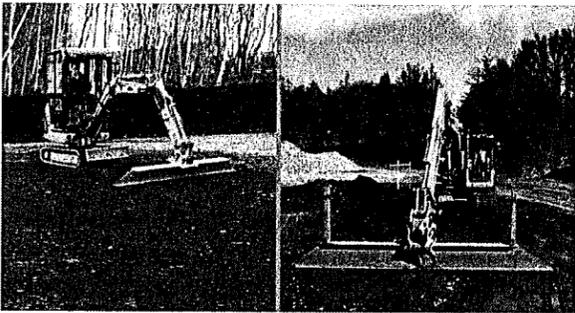
2 SALVAGE ROOF TILE, WINDOWS, AND DOORS

WEEK 7

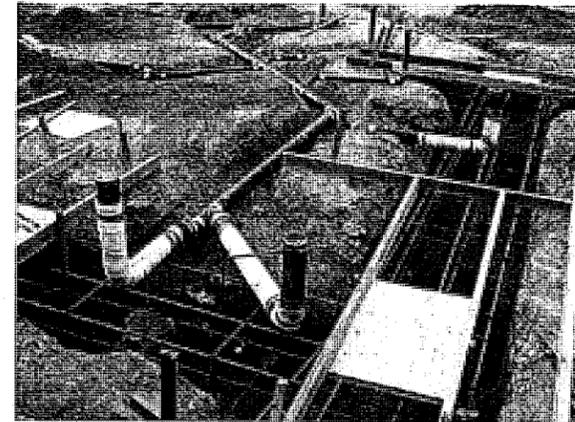


3 DEMO SIDE WING, ROOF SHEATHING REMOVE SALVAGE AND MOVE TOWER

WEEK 10



GRADING AND UNDERGROUND UTILITIES



UNDER-SLAB UTILITIES/ UNDERGROUND UTILITIES

ARCHITECTURAL DIMENSIONS

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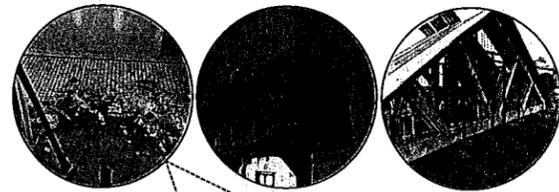
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METHODOLOGY OF RELOCATION

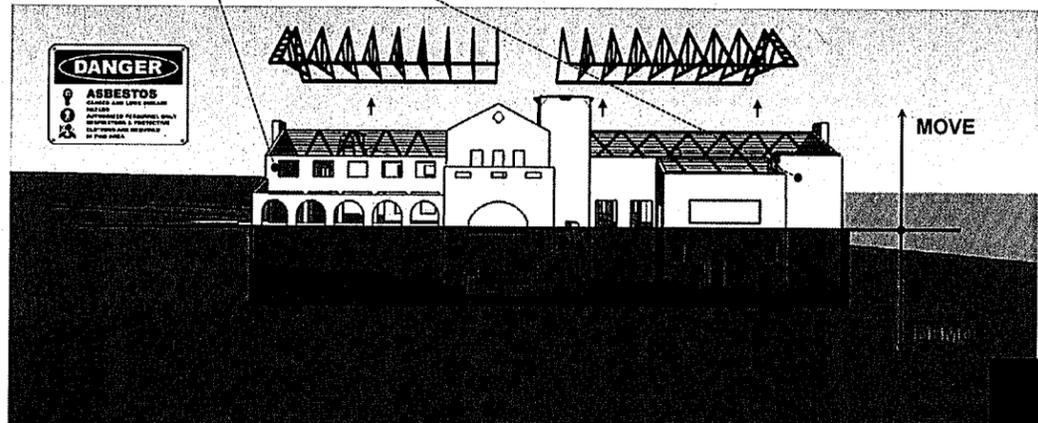
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DATE. 04.15.2016

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DR-6.2

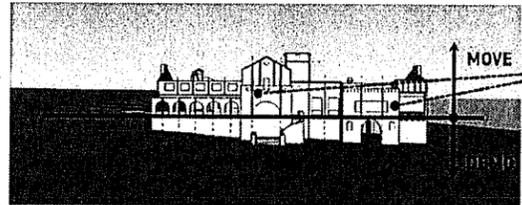
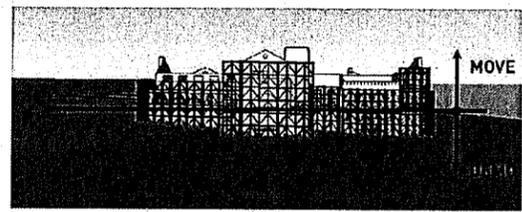
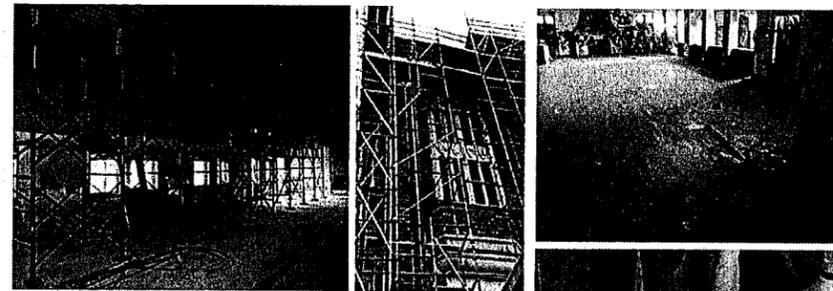


SALVAGE LIST	
•	Trusses
•	Millwork
•	Flooring
•	Railings



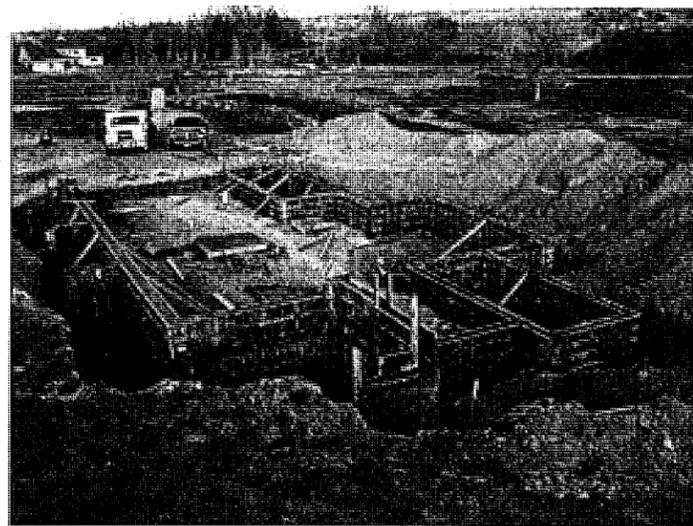
4 DEMO INTERIOR SYSTEMS/SALVAGE PARTS

WEEK 16

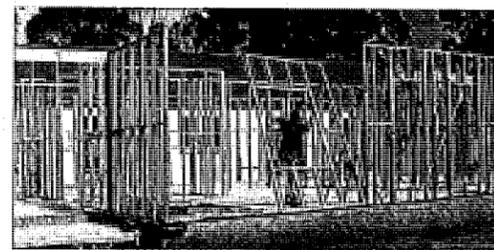
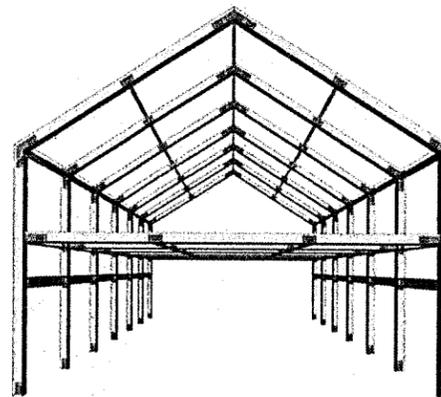


5 SHORE BUILDING/SCAFFOLD/BRACE

WEEK 26



FOUNDATION AND SLAB CONSTRUCTION



BUILD STEEL SKELETON / ASSEMBLE COMPONENTS

ARCHITECTURAL
DIMENSIONS

300 Frank H. Ogawa Plaza, Suite 375
Oakland, CA 94612
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

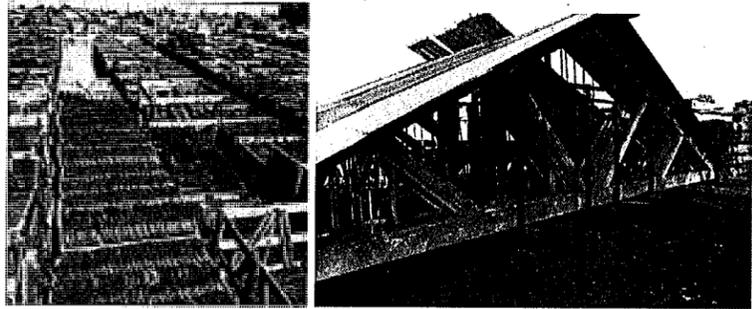
CLUB KNOLL
MOUNTAIN BLVD. & SEQUOYAH RD
OAKLAND, CA. 94605

METHODOLOGY
OF RELOCATION

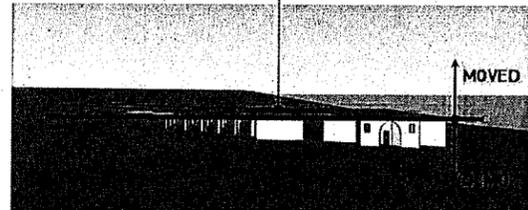
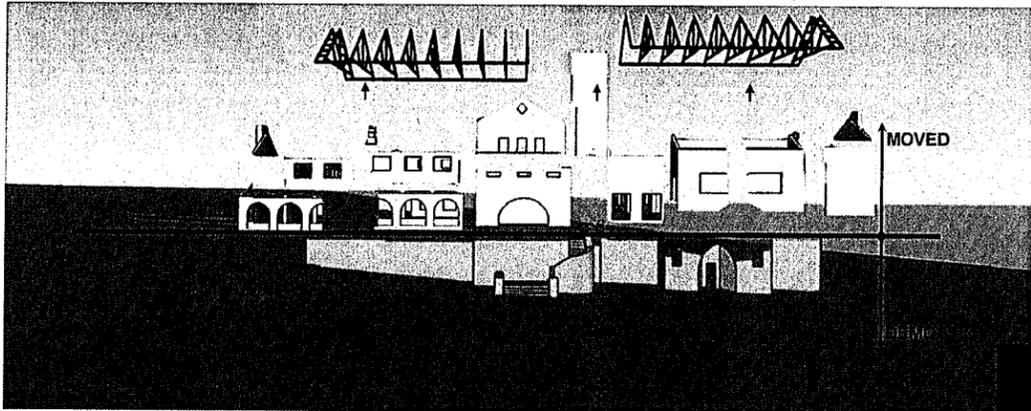
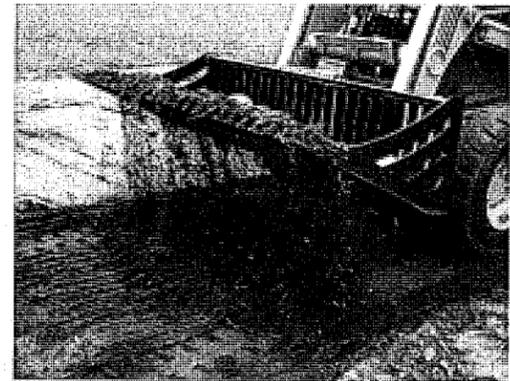
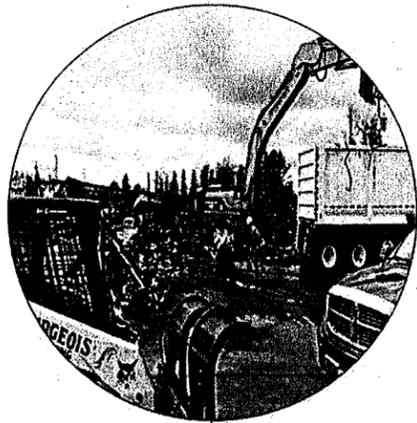
JOB NO.
SC002
DATE.
04.15.2016

DRAWING NO.

DR-6.3



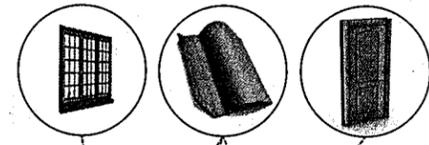
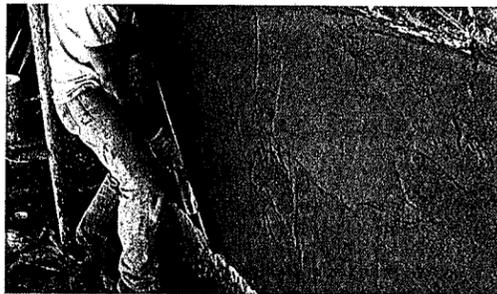
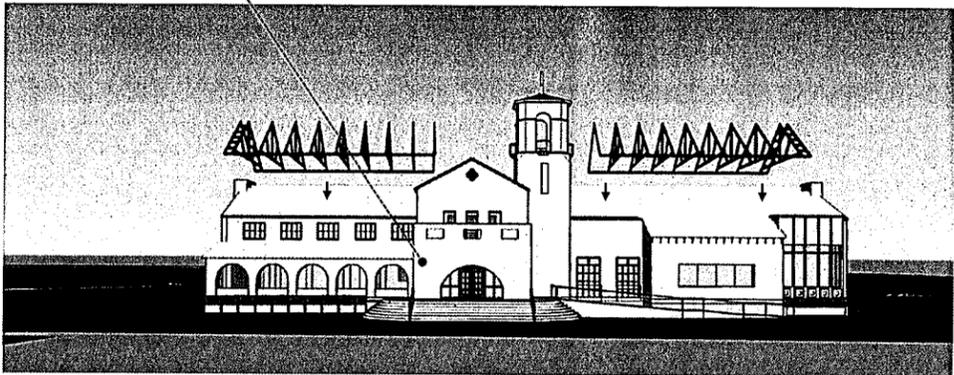
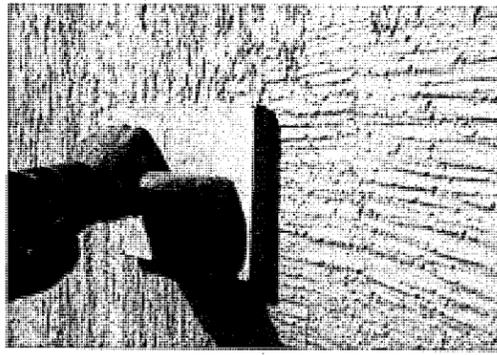
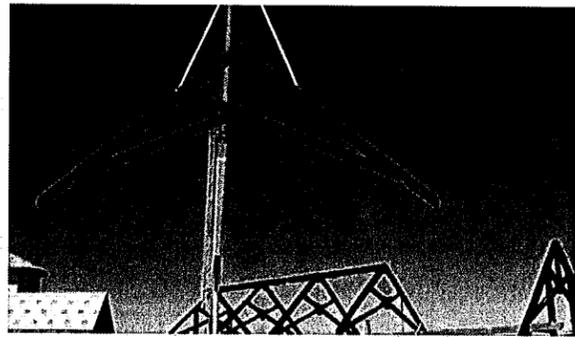
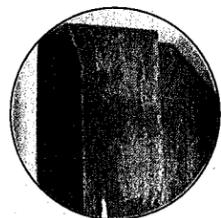
END
OF
DISMANTLEMENT



6 COMPONENTS DISMANTLED AND MOVED

WEEK 30

7 DEMO LOWER LEVEL / FILL AND GRADING



REASSEMBLY OF WALLS CONTINUES / REINSTALL ROOF TRUSSES

REASSEMBLE SALVAGED COMPONENTS AND PARTS, SUCH AS ROOF TILE, WINDOWS AND DOORS

ARCHITECTURAL
DIMENSIONS

300 Frank H. Ogawa Plaza, Suite 375
Oakland, CA 94612
TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

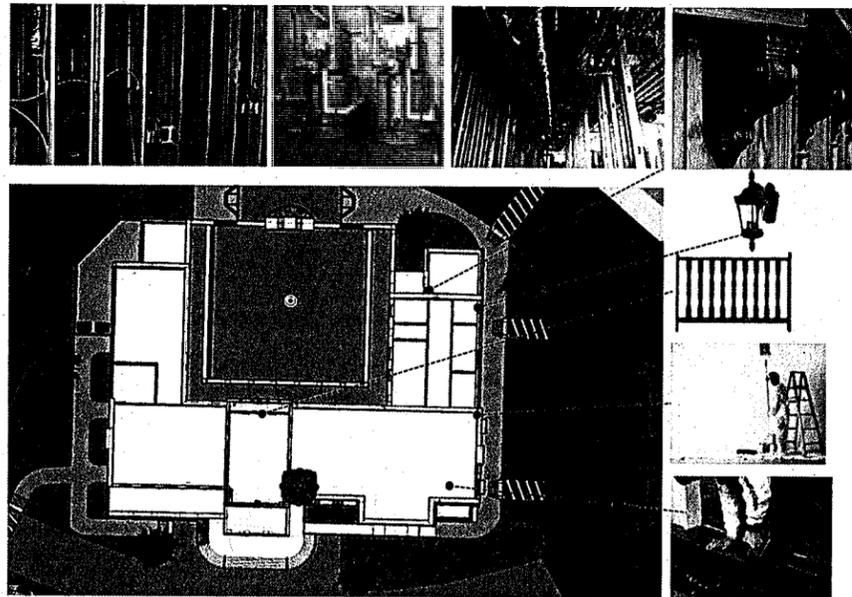
CLUB KNOLL
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OAKLAND, CA. 94605

METHODOLOGY
OF RELOCATION

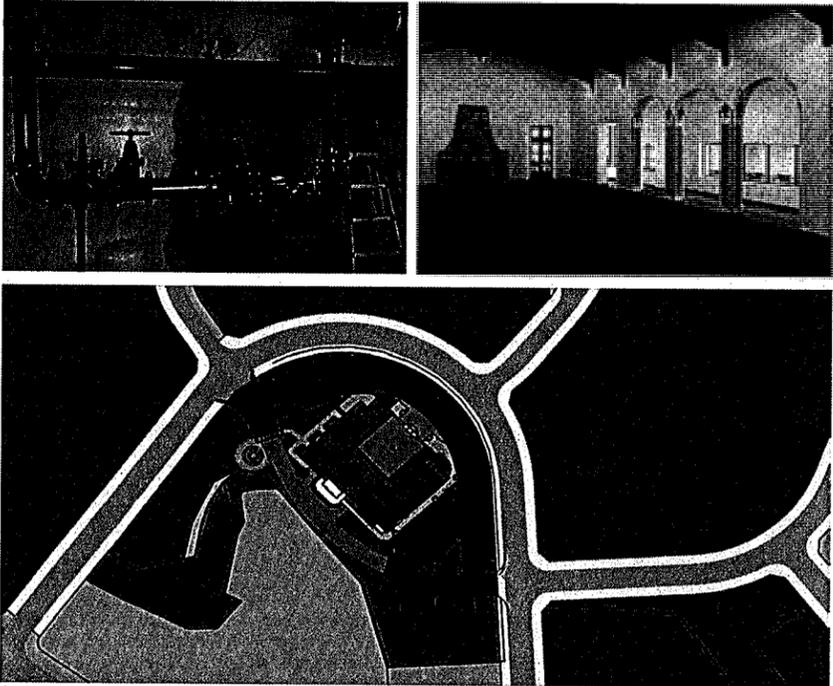
JOB NO.
SC002
DATE.
04.15.2016

DRAWING NO.

DR-6.4



WEEK 45



WEEK 55

REINSTALL SALVAGED INTERIOR COMPONENTS / MEP SYSTEMS INSTALLATION

NEW LANDSCAPING/ COMMISSIONING/ GRAND OPENING

**ARCHITECTURAL
DIMENSIONS**

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TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

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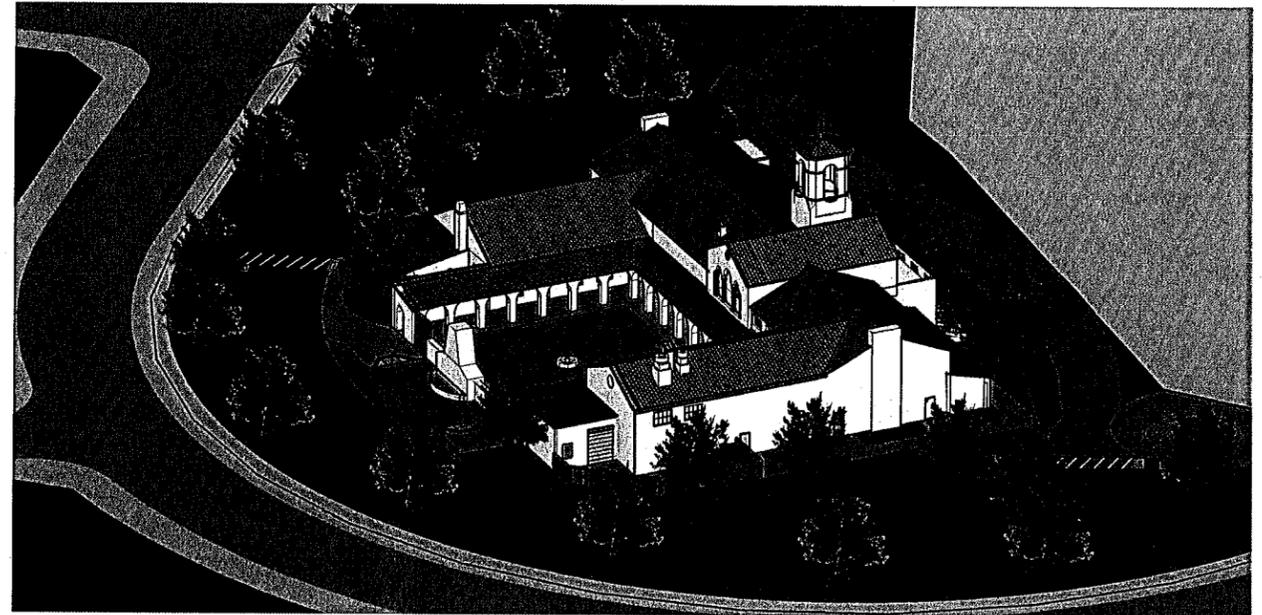
**METHODOLOGY
OF RELOCATION**

JOB NO.
SC002
DATE.
04.15.2016

DRAWING NO.
DR-6.5



LOOKING WEST PERSPECTIVE- NEW SITE



LOOKING SOUTH PERSPECTIVE- NEW SITE

ARCHITECTURAL
DIMENSIONS

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Oakland, CA 94612
TEL. 510.463.8300 • FAX. 510.463.8395

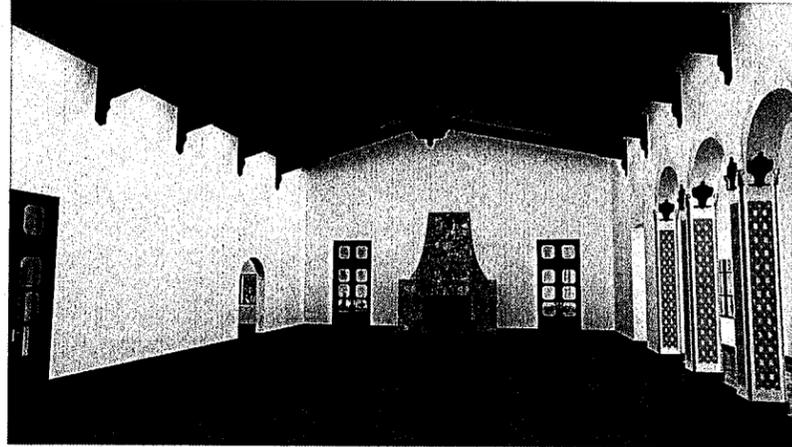
PROJECT INFO.

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OAKLAND, CA. 94605

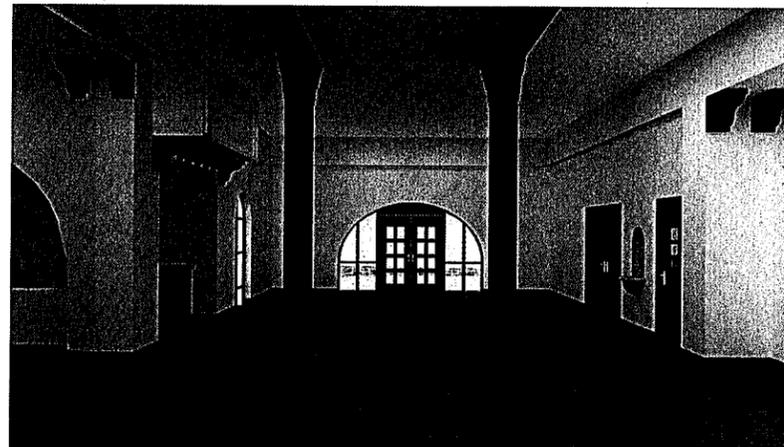
EXTERIOR MODEL
ON NEW SITE

JOB NO.
SC002
DATE.
04.18.2016

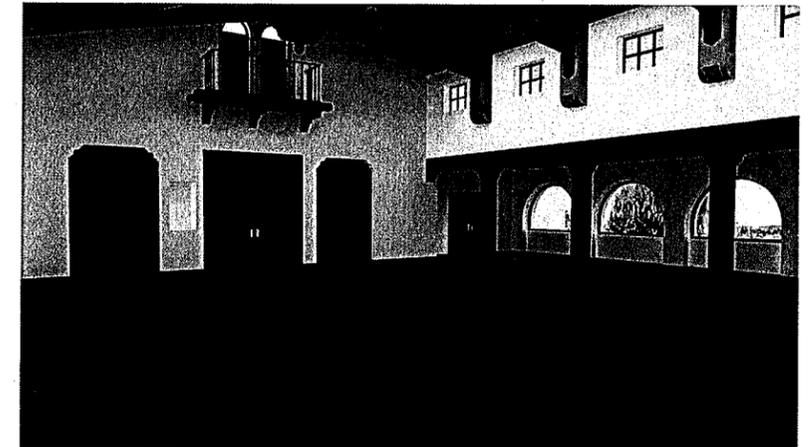
DRAWING NO.
DR-7



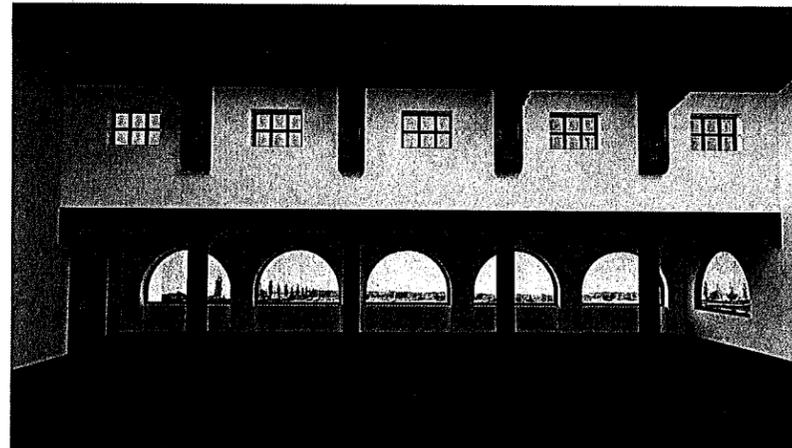
DINING HALL EAST



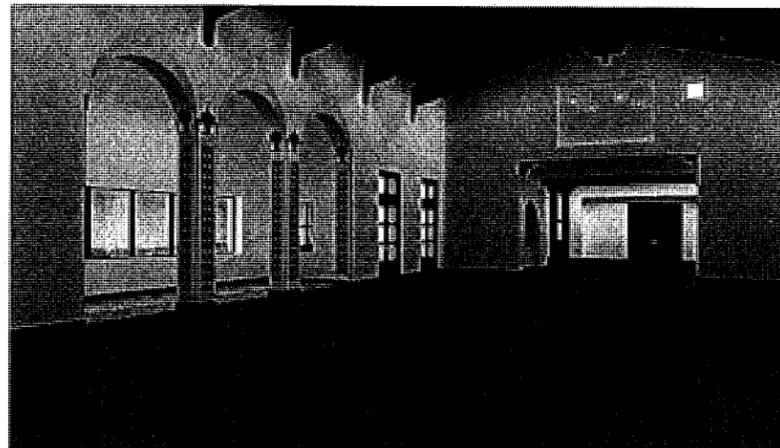
ENTRY



DINING HALL SOUTH



DINING HALL WEST



GRAND HALL NORTH



COURTYARD WEST

NOTE:
 INTERIOR VIEWS REFLECT UNDERSTANDING OF
 ORIGINAL DESIGN, NOT FUTURE BUILDING USE.

**ARCHITECTURAL
 DIMENSIONS**

300 Frank H. Ogawa Plaza, Suite 375
 Oakland, CA 94612
 TEL. 510.463.8300 • FAX. 510.463.8395

PROJECT INFO.

CLUB KNOLL
 MOUNTAIN BLVD. & SEQUOYAH RD
 OAKLAND, CA. 94605

**COMPLETED
 INTERIORS**

JOB NO.
 SC002
 DATE.
 04.18.2016

DRAWING NO.
DR-8

Four Approaches to the Treatment of Historic Properties —Technical Preservation Services, National Park Service



Choosing an appropriate treatment for a historic building or landscape is critical.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The choice of treatment depends on a variety of factors, including the property's **historical significance, physical condition, proposed use, and intended interpretation**. Historic buildings are used as an example below. The decisionmaking process would be similar for other property types.

Relative importance in history. Is the building nationally significant? Is it a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the

significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition, or degree of material integrity, of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character. However, special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, code-required work may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

The [Guidelines for the Treatment of Historic Properties](#) illustrate the practical application of each treatment to historic properties. These Guidelines are also available in [PDF format](#) and are [sold in printed format](#).

The [Guidelines for the Treatment of Cultural Landscapes](#) apply the treatment standards to historic cultural landscapes.

Technical Preservation Services

Preservation as a Treatment and Standards for Preservation—Technical Preservation Services, National Park Service

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Preservation as a treatment

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

The [Guidelines for the Treatment of Historic Properties](#) illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines for the Treatment of Cultural Landscapes](#) apply these treatment standards to historic cultural landscapes.

Technical Preservation Services

Rehabilitation as a Treatment and Standards for Rehabilitation—Technical Preservation Services, National Park Service



Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.

Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a treatment

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

The [Guidelines for the Treatment of Historic Properties](#) illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines for the Treatment of Cultural Landscapes](#) apply these treatment standards to historic cultural landscapes.

Technical Preservation Services

Restoration as a Treatment and Standards for Restoration —Technical Preservation Services, National Park Service



Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Restoration as a treatment

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

The [Guidelines for the Treatment of Historic Properties](#) illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines for the Treatment of Cultural Landscapes](#) apply these treatment standards to historic cultural landscapes.

Technical Preservation Services

Reconstruction as a Treatment and Standards for Reconstruction—Technical Preservation Services, National Park Service

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Reconstruction

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.

The [Guidelines for the Treatment of Historic Properties](#) illustrate the practical application of these treatment standards to historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines for the Treatment of Cultural Landscapes](#) apply these treatment standards to historic cultural landscapes.

Technical Preservation Services

Club Knoll – Exterior Photographs

Source: Carey & Co., Inc., *Club Knoll Relocation Evaluation*, 2016



Figure 1. East elevation, 2013.



Figure 2. West elevation viewed from former golf course, 2016.



Figure 3: Ground floor entry, 2013.



Figure 4: Stairway, 2013.



Figure 5: Bell tower, 2013.

Club Knoll Interior Photographs – Lobby, Dining Room and Lounge



Figure 6: Looking toward entry door from lobby, 2013.



Figure 7: Post and beams, 2013.



Figure 8: Fireplace and stairway in dining room, 2013.



Figure 9: Balcony, 2015.



Figure 10: Fireplace centered on end wall in lounge, 2015.



Figure 11: Arches in lounge, 2015.

Club Knoll Interior Photographs – Basement



Figure 12: Basement bar, 2016.



Figure 13: Basement – column and beam detail, 2016.



Figures 14, 15 and 16: Restroom with panel door (left), wood cabinet (middle) and door and transom (right), 2016.

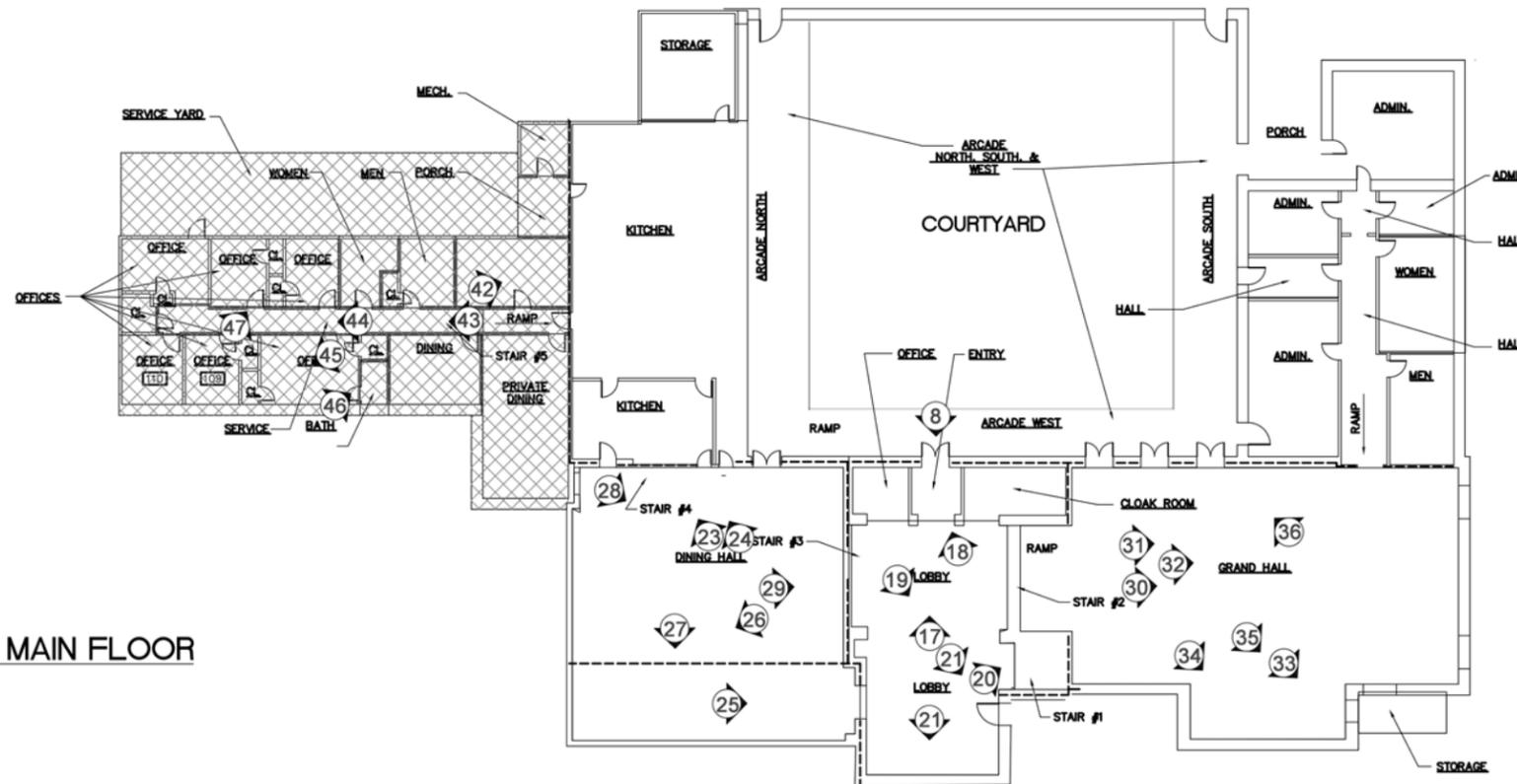
Club Knoll Interior Photographs – Third (North) Wing



Figures 17, 18 and 19: Secondary kitchen area in the “third wing” (left), stair in hall of “third wing” (middle) and hall of “third wing”, 2016.

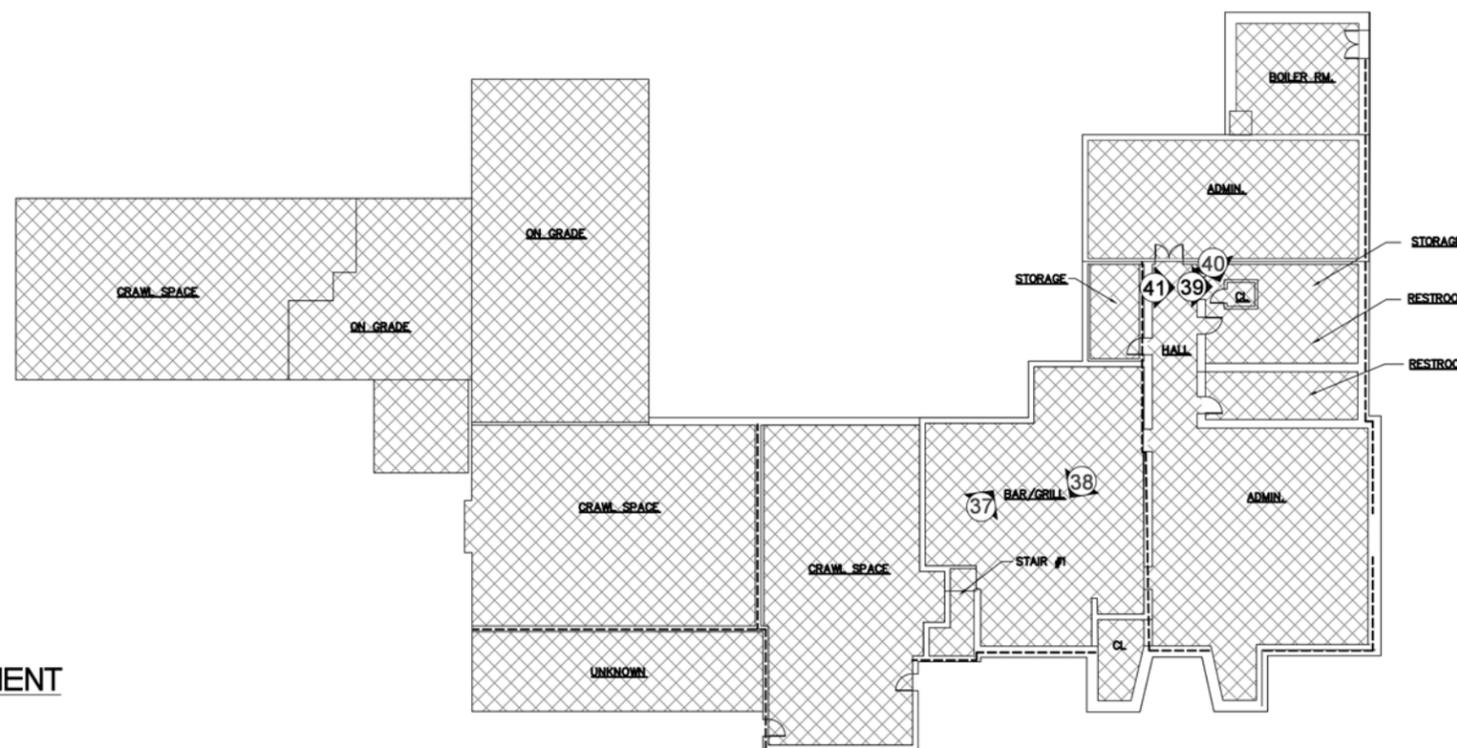


Figures 20, 21 and 22: Typical room in “third wing” (left), typical restroom in “third wing” (middle) and panel door “third wing” (right), 2016.



FLOOR PLAN- MAIN FLOOR

1/16" = 1'-0"



FLOOR PLAN- BASEMENT

1/16" = 1'-0"



NORTH

 AREA OF DEMOLITION