



CITY OF OAKLAND
SMALL PROJECT DESIGN REVIEW
APPROVAL

DATE: March 30, 2016

PROJECT ADDRESS: 1814 Franklin St (The Leamington)

APN: 008 062400101

CASE FILE NO.: DS160149 (DS-2 / City Landmark)

APPLICANT NAME: Harvest Properties (S Gilroy)

MAILING ADDRESS:

GENERAL PLAN:

ZONING: RM-2

Dear Applicant:

Your application for exterior changes at The Leamington, a City Landmark in the CBD, including: removal of awnings; reconstruction of storefronts; new transom windows; upgrade to entrance marquee; installation of illumination; terra cotta repair; repaint, determined by historic preservation staff to retain character-defining elements and to be reviewed by LPAB on 4/11/16 and where separate zoning review is required for any new tenants conforms to the Small Project Design Review Criteria Checklist and to all applicable zoning regulations, and is therefore **APPROVED**. **This approval is subject to the Conditions of Approval stated in the following section of this letter.**

This design review approval becomes effective immediately and shall expire two calendar years from the date of this letter, unless all necessary permits for construction or alteration have been issued within such period. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, such period of time may be extended by the Director of City Planning or designee, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

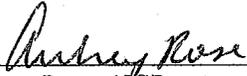
NOTICE TO ALL PARTIES: The time within which judicial review must be sought of disposition of the Director of City Planning is governed by Section 1094.6 of the Code of Civil Procedure of the State of California. With certain exceptions, the time is ninety (90) days from date of the decision.

Please note that any desired modifications to the approved plans must be submitted for review by the Planning Department prior to the changes taking place.

To apply for a building permit you must complete an application form and submit additional sets of plans to the Building Services Division. For more information about building permit requirements, please contact the Building Services Division at (510) 238-3443.

If you have any questions regarding this approval, please contact the Planning and Zoning Division at (510) 238-3911.

Signed,

 3/30/16

Aubrey Rose AICP

-for-

SCOTT MILLER

Zoning Manager

Bureau of Planning/Zoning Division

SMALL PROJECT DESIGN REVIEW
CONDITIONS OF APPROVAL
ATTACHED AND INCORPORATED INTO CASE DS160149
1814 Franklin St

STANDARD CONDITIONS OF APPROVAL THAT APPLY TO ALL PROJECTS

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials and plans **approved on March 30, 2016**, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.
- b) This action by the Zoning Manager ("this Approval") includes the approvals set forth below. This Approval includes permission: for exterior changes at The Leamington, a City Landmark in the CBD, including: removal of awnings; reconstruction of storefronts; new transom windows; upgrade to entrance marquee; installation of illumination; terra cotta repair; repaint, determined by historic preservation staff to retain character-defining elements and to be reviewed by LPAB on 4/11/16 and where separate zoning review is required for any new tenants

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

Unless a different termination date is prescribed, this Approval shall expire two calendar years from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

3. Major and Minor Changes

Ongoing

Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. Conformance with other Requirements

Prior to issuance of a demolition, grading, P-job, or other construction related permit

The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval 3.

5. Conformance to Approved Plans; Modification of Conditions or Revocation

Ongoing

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, Conditions or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

6. Signed Copy of the Conditions

With submittal of a demolition, grading, and building permit

A copy of the Approval letter and Conditions shall be signed by the property owner or his/her agent and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

Ongoing

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect) action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b) Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the Approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

8. Compliance with Conditions of Approval

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability

Ongoing

Approval of the project would not have been granted but for the applicability and validity of each and every one of the specified conditions, and if one or more of such conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions consistent with achieving the same purpose and intent of such Approval.

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

11. Lighting Plan

Prior to the issuance of an electrical or building permit

Any proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties.

STANDARD CONDITIONS OF APPROVAL THAT APPLY TO ADDITIONS AND ALTERATIONS¹

12. Dust Control

Prior to issuance of a demolition, grading or building permit

During construction, the project applicant shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic and enhanced dust control procedures required for construction sites. These include:

- a) Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
- e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
- f) Limit the amount of the disturbed area at any one time, where feasible.
- g) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
- h) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- i) Replant vegetation in disturbed areas as quickly as feasible.
- j) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- k) Limit traffic speeds on unpaved roads to 15 miles per hour.
- l) Clean off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.

13. Noise Control

¹ These conditions do not apply to Small Project Design Review approvals for signs, facades, fences, barriers, or freestanding walls.

Ongoing throughout demolition, grading, and/or construction

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

- a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).
- b) Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

14. Erosion and Sedimentation Control

Ongoing throughout demolition grading, and/or construction activities

The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction.

15. Waste Reduction and Recycling

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

Prior to issuance of demolition, grading, or building permit

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at www.oaklandpw.com/Page39.aspx or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Ongoing

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

16. Days/Hours of Construction Operation

Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

- a) Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.
- b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.
- c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
 - i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.
 - ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.
- d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.
- e) No construction activity shall take place on Sundays or Federal holidays.
- f) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.
- g) Applicant shall use temporary power poles instead of generators where feasible.

17. Required Landscape Plan for New Construction and Certain Additions to Residential Facilities

Prior to issuance of a building permit

Submittal and approval of a landscape plan for the entire site is required for the establishment of a new residential unit (excluding secondary units of five hundred (500) square feet or less), and for additions to Residential Facilities of over five hundred (500) square feet. The landscape plan and the plant materials installed pursuant to the approved plan shall conform with all provisions of Chapter 17.124 of the Oakland Planning Code, including the following:

- a) Landscape plan shall include a detailed planting schedule showing the proposed location, sizes, quantities, and specific common botanical names of plant species.
- b) Landscape plans for projects involving grading, rear walls on downslope lots requiring conformity with the screening requirements in Section 17.124.040, or vegetation management prescriptions in the S-11 zone, shall show proposed landscape treatments for all graded areas, rear wall treatments, and vegetation management prescriptions.

- c) Landscape plan shall incorporate pest-resistant and drought-tolerant landscaping practices. Within the portions of Oakland northeast of the line formed by State Highway 13 and continued southerly by Interstate 580, south of its intersection with State Highway 13, all plant materials on submitted landscape plans shall be fire-resistant. The City Planning and Zoning Division shall maintain lists of plant materials and landscaping practices considered pest-resistant, fire-resistant, and drought-tolerant.
- d) All landscape plans shall show proposed methods of irrigation. The methods shall ensure adequate irrigation of all plant materials for at least one growing season.

18. Landscape Requirements for Street Frontages

Prior to issuance of a final inspection of the building permit

- a) All areas between a primary Residential Facility and abutting street lines shall be fully landscaped, plus any unpaved areas of abutting rights-of-way of improved streets or alleys, provided, however, on streets without sidewalks, an unplanted strip of land five (5) feet in width shall be provided within the right-of-way along the edge of the pavement or face of curb, whichever is applicable. Existing plant materials may be incorporated into the proposed landscaping if approved by the Director of City Planning.
- b) In addition to the general landscaping requirements set forth in Chapter 17.124, a minimum of one (1) fifteen-gallon tree, or substantially equivalent landscaping consistent with city policy and as approved by the Director of City Planning, shall be provided for every twenty-five (25) feet of street frontage. On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6 ½) feet, the trees to be provided shall include street trees to the satisfaction of the Director of Parks and Recreation.

19. Landscape Maintenance

Ongoing

All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. All required fences, walls and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

20. Tree Removal Permit

Prior to issuance of a demolition, grading, or building permit

Prior to removal of any protected trees, per the Protected Tree Ordinance, located on the project site or in the public right-of-way adjacent to the project, the project applicant must secure a tree removal permit from the Tree Division of the Public Works Agency, and abide by the conditions of that permit.

APPLICANT:

I have read and understand and accept responsibility for the conditions of approval for Small Project Design Review Application Number: **DS160149**. I agree to abide by and conform to these conditions and will inform the owner and contractor of the conditions. I also agree to abide by and conform to all provisions of the Oakland Planning Code and Municipal Code pertaining to the project located at **1814 Franklin St**

Date

Applicant Signature

HISTORIC RESOURCES INVENTORY

Ser. No. _____
 HABS _____ HAER _____ NR ³ _____ SHL _____ Loc _____
 UTM: A 10/564570/4184460 B _____
 C _____ D _____

IDENTIFICATION

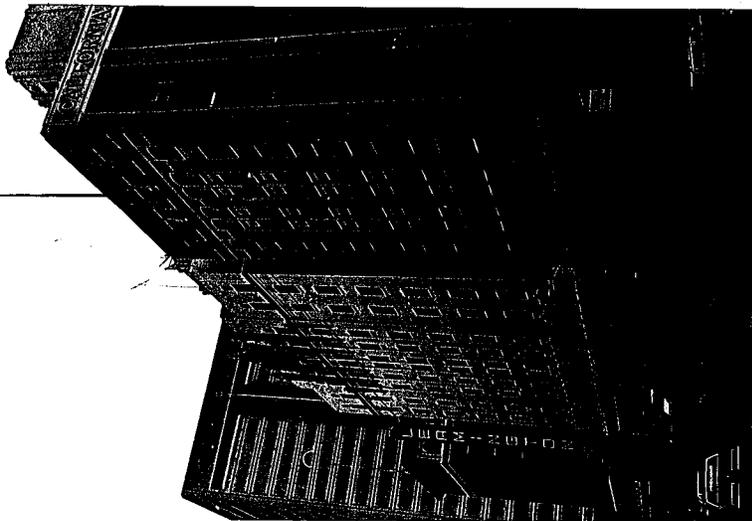
1. Common name: Leamington Hotel Building Group
2. Historic name: Leamington Hotel Building and California Building
3. Street or rural address: Multiple, see continuation page 3
 City Oakland Zip 94612 County Alameda
4. Parcel number: Multiple, see continuation page 3
5. Present Owner: Multiple, see continuation page 3 Address: _____
 City Oakland Zip 94612 Ownership is: Public Private _____
6. Present Use: Offices and commercial Original use: Hotel, offices and commercial

DESCRIPTION

7a. Architectural style: Beaux Arts derivative with Spanish Baroque ornamentation

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The group consists of two adjoining ten-story reinforced concrete structures with ground floor stores, the larger one (1800-26 Franklin/369-89 19th Street) on a corner lot. The larger building is a hotel with one-story annex, the smaller is an office building. All three major facades are two-part vertical compositions with two-story bases, seven-story shafts and one-story attics (with additional penthouse on 1800-26 Franklin/369-89 19th Street). Cladding is glazed tan terra cotta on the bases and smooth cement plaster on the shafts and attics. Cast stone ornamentation in Spanish baroque idiom is concentrated in an elaborate stepped composition in high relief at the centers of the three top floors and as window-surrounds of the lowest shaft windows: this has been removed from the office building. On both buildings, string courses separate base from shaft and shaft from attic. Shaft windows are double-hung with simple sills, arranged in a 3-6-3 pattern on the 19th Street facade, in a 2-6-2 pattern on the 1800-26 Franklin facade and 1-4-1 on the 1736-42 Franklin facade. All mezzanine windows are tall and narrow, with beaded mullions and divided into 9 panes or more. Recessed entries are treated as separate bays, (see continuation page 4)



8. Construction date:
 Estimated _____ Factual 1925-26
9. Architect Multiple, see continuation page 3
10. Builder Multiple, see continuation page 3
11. Approx. property size (in feet)
 Frontage 171 Depth 200-150
 or approx. acreage _____
12. Date(s) of enclosed photograph(s)

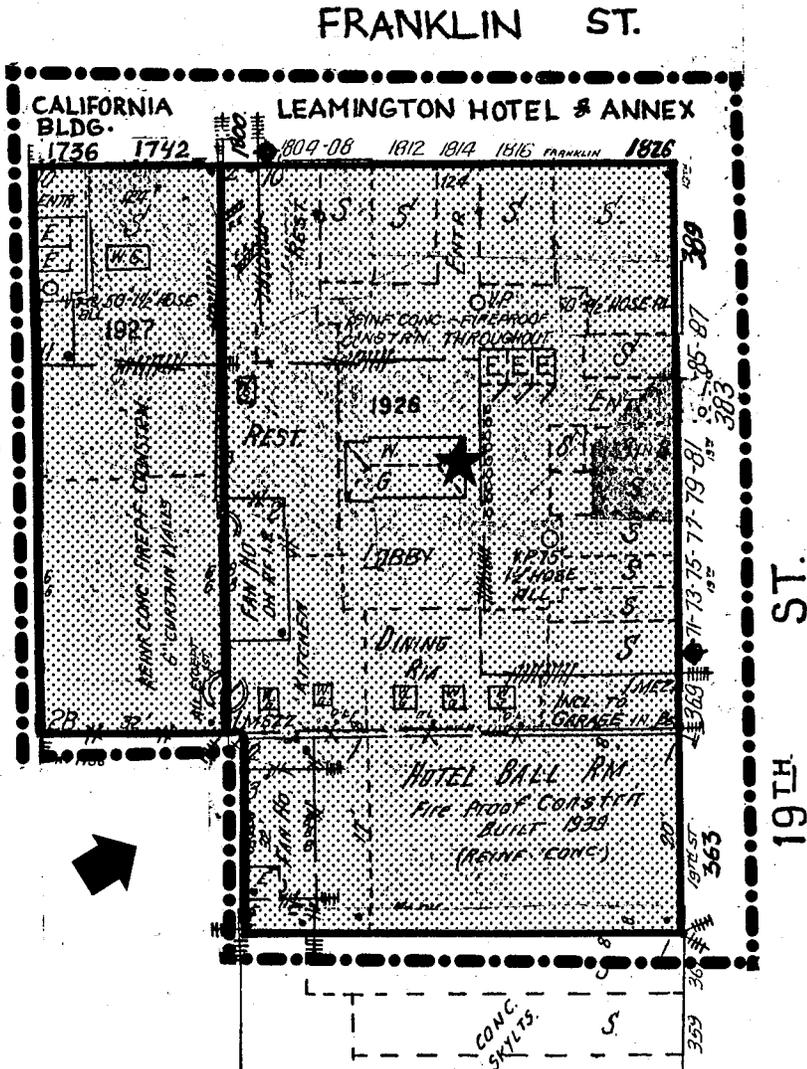


HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Leamington Hotel Building Group

Address Name	Parcel number Owner	Date Architect Builder
1736-42 Franklin St. California Building	8-624-16 California Building Cal, Irish Dev. Co. 39 E. Main St, #1 Los Gatos, 95030	1926 William H. Weeks Anton Johnson Co.
1800-26 Franklin St./ 363-89 19th St. Leamington Hotel and Annex	8-624-1 & 2 Leamington Investors Portfolio Property 405 14th St. #815 Oakland, 94612	1925-26 William H. Weeks Anton Johnson; add. 1938-39 H.A. Thomsen Jr. Dinwiddie Construction





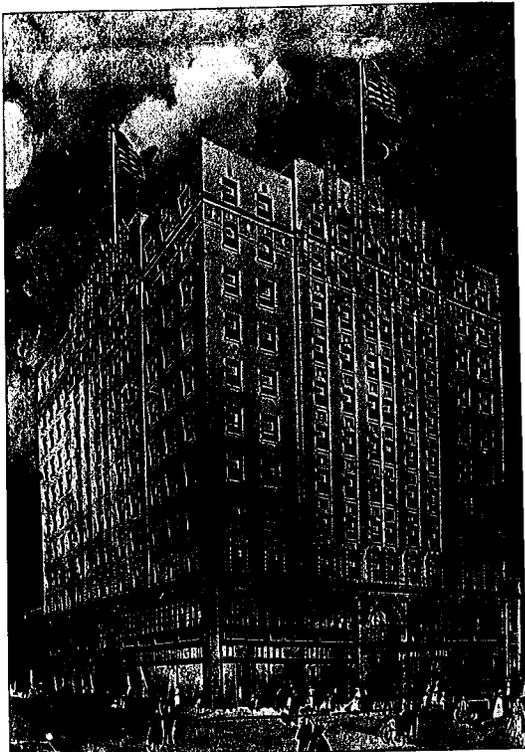
HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Leamington Hotel Building Group

7b. Physical Description (continued from page 1)

centered on the hotel and at the right (south) side of the office building; their transoms are arched or narrowed between sidelights. The hotel retains the two original metal marquees suspended on chains. The storefronts on 19th Street and the northernmost (left) bay along Franklin appear unaltered, with glossy blue-black tile splash panels and polychrome band of Mission bells. Other storefronts are altered or covered over, and the hotel's terra cotta base is painted. The annex is a plain one-story stuccoed reinforced concrete vault-like block on an interior lot attached to the hotel's left (east). The facade is a three-bay enframed window-wall with a recessed center entry bay flanked by two large recessed panels, all with stepped diagonal sides. A streamlined molding extends across the top. Large doors in the entry bay have been removed.



122-30A Leamington Hotel, 1800-26
Franklin St./363-89 19th St.,
12/81

161-15A 1800-26 Franklin/363-89 19th
St., Architect's rendering
Source: Camron-Stanford House



HISTORIC RESOURCES INVENTORY

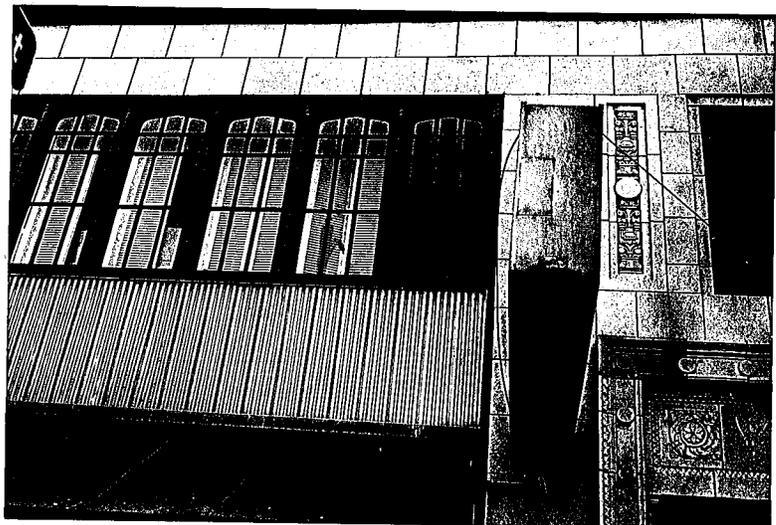
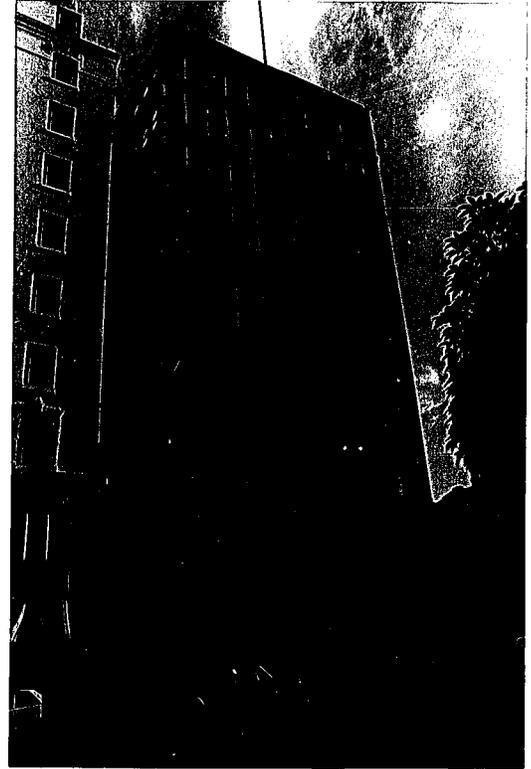
CP

Street or rural address: Leamington Hotel Building Group

104-35 California Building, 1736-42
Franklin St., 12/81



104-37 Entry, California Building,
1736-42 Franklin St., 12/81



122-22A Mezzanine details, 1736-42
Franklin St., 12/81



HISTORIC RESOURCES INVENTORY

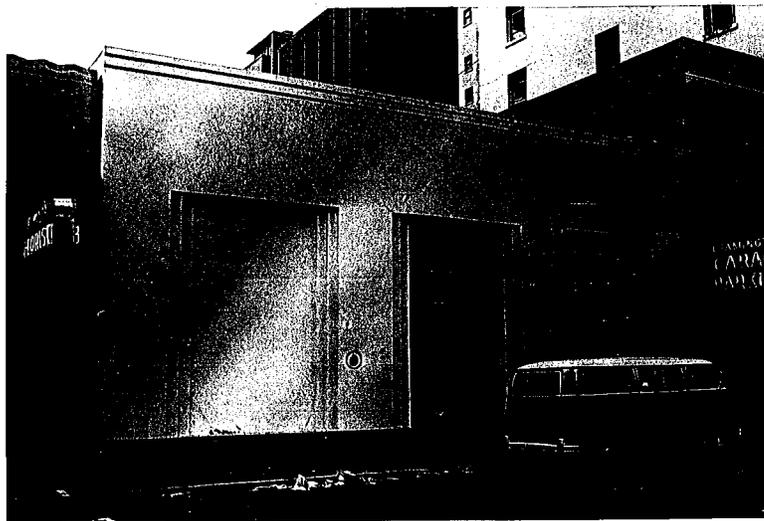
CP

Street or rural address: Leamington Hotel Building Group

122-25 Leamington Hotel entry, 1800-
26 Franklin..., 12/81



122-23A Facade details, 1800-36
Franklin..., 12/81



123-26 Annex (center) to Leamington
Hotel (right), 363 19th St...,
12/81

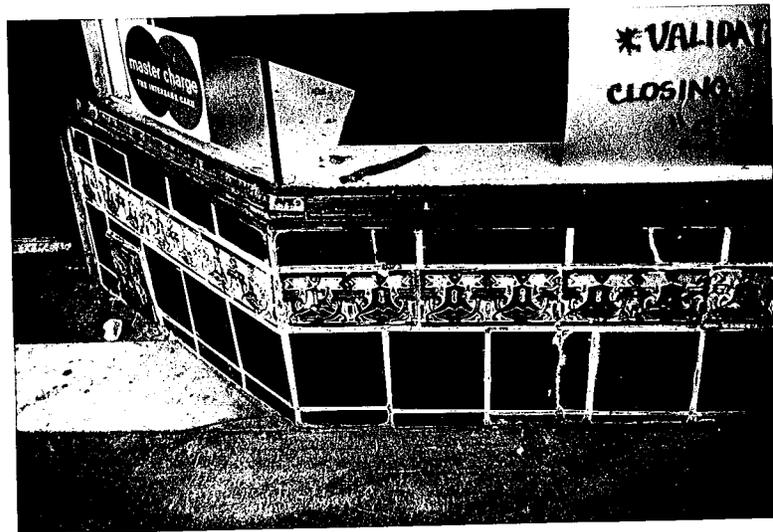
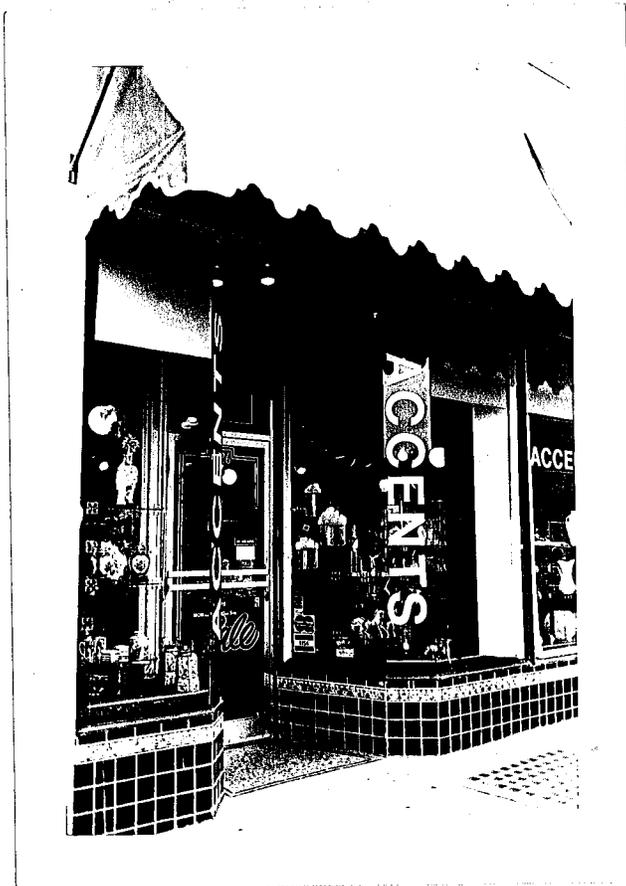


HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Leamington Hotel Building Group

122-26 Typical storefront, 1800-26
Franklin..., 12/81



123-30 Storefront detail, 1800-26
Franklin..., 12/81



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Leamington Hotel Building Group

19. Historical and/or Architectural Importance (continued from page 2)

cities on the Pacific Coast". Leaming was president and general manager of the hotel corporation and lived in the hotel's top floor apartment. The article notes that the Construction Finance Corporation, whose president was Martin B. Reed, took "an important part in the organization work for the hotel project". The Construction Finance Corporation is first listed in the 1927 Directory as occupying the California Building, which it had constructed as a kind of office annex integrated with the Leamington Hotel. The historical relationship between the two is reflected in their originally matching facade treatments. The 1926 article describes the hotel as an "architectural masterpiece" and quotes Weeks: "The motive for the architectural design of Leamington Hotel was adapted from the Spanish Renaissance and modified by the embellishments and color polychroming so characteristic of Cuba and Florida. The exterior treatment is in harmony with the new era of architectural design, as used in the modern skyscrapers of New York, Chicago and Detroit." The article goes on to provide detailed descriptions of the first floor and mezzanine lobby, main lounge, public salon and ballroom, emphasizing the abundance of "carved stone", marble, "imported" tile and other rich and colorful materials. Eighteen private dining rooms and banquet rooms were to be on the mezzanine floor along with a \$30,000 Smith pipe organ to be used "for entertainment and concert programs". The 50 x 150' ballroom was described as "in design and appearance...superior to anything of its kind in the bay area". It noted that the hotel ballroom could be reached from the street through the California Building, which also contained auxiliary rooms for ballroom use.

Canadian-born William H. Weeks was among northern California's leading late 19th and early 20th century architects. He designed many important buildings in Watsonville between 1894 and 1911 and became very active designing school buildings and Carnegie libraries throughout northern California. In 1911 he moved to Palo Alto and then to Oakland. A long article on his works in the May, 1915 Architect and Engineer made special reference to his small-town buildings, describing him as "essentially the architect of the plain citizen" and noted his ability to address the sometimes limited scope of local craftsmanship and to "overcome the questionable standards of much small-town work and achieve...surprising successes". The article states that Weeks had designed over 1,000 structures by 1915, more than any other California architect up to that time. The Leamington Hotel and California Building appear to have been his most important works in downtown Oakland. His other local designs include the Madison-Lake Apartments and the now-demolished Piedmont High School.

In January 1930 Leaming was forced to sell the hotel for \$1.5 million to an "eastern concern" of hotel operators, apparently due to financial problems related to the 1929 crash. Creditors cut off services to his penthouse apartment and had him temporarily jailed "in a court row over an unpaid electric bill for the hotel" (Oakland Tribune, Jan. 28, 1930 and Jan. 11, 1981, p. B-1).

In 1938, in anticipation of increased business from the 1939 Golden Gate Exposition on Treasure Island, building permit #A74271 was taken out for a \$50,000 annex to the hotel. Dated September 7, 1938, the permit indicates that the annex was originally designed as a kitchen and dining room, but a 1940s Sanborn map calls it a ballroom. On December 12, 1945, hotel manager Hal Barson announced a \$200,000



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: Leamington Hotel Building Group

19. Historical and/or Architectural Importance (continued from page 5)

remodeling of the ground floor and mezzanine involving among other major changes removal of the pipe organ and redesigning of the lobby in the Moderne style (Oakland Post-Enquirer, Dec 12, 1945, p.1). Building permit #B9203 indicates the work was finished January 23, 1947. After the conversion of the Hotel Oakland to an army hospital in 1943, the Leamington became Oakland's leading traditional hostelry, retaining that role until it was closed January 1, 1981 (Tribune, Jan. 11, 1981, p. B-1). The building has recently been converted to offices.

The Leamington Hotel and California Building were a major element in the movement of downtown Oakland "Uptown", which culminated in the late 20s and early 30s with the construction of H.C. Capwell and I. Magnin stores and the Paramount Theater around 20th and Broadway. When they were completed, the two buildings appear to have been among downtown Oakland's most distinctive and colorful structures. As suggested by Weeks' comments about the Leamington's harmony with "the new era of architectural design" in the 1926 Tribune article, the strong vertical piers of the two buildings and the Leamington's stepped top offered one of the earliest hints of the important Art Deco buildings soon to be constructed in Oakland in the late 1920s and early 30s.

Although the Leamington Hotel has lost its upper floor color scheme, it is still distinguished by the monumental character of its basic design, its striking Churrigueresque ornamentation and its generally well-preserved ground floor with its handsome marquees and storefronts. The California Building has lost more of its original elements, but its design relationship with the Leamington can still be easily seen; the California Building remains important as a support structure for the Leamington.

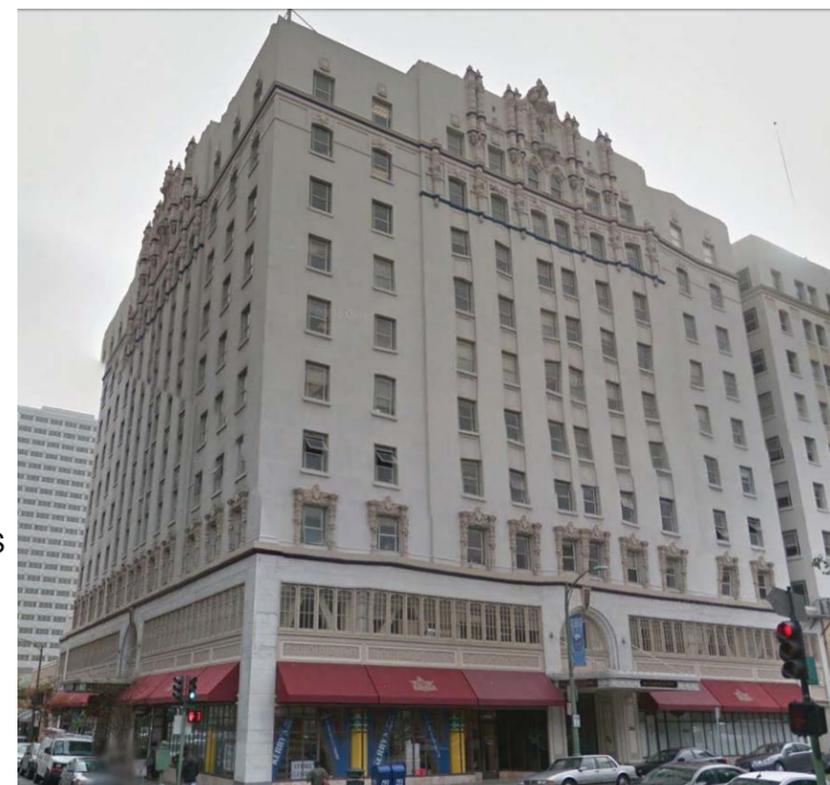
The two structures join the Medical Building across 19th Street (see SHRI form for 1900-08 Franklin Street) to form an architectural group united by their large scale, similar heights and fenestration and use of historical ornament. The group represents the most significant eastern expansion of Oakland's 1920s and 1930s Uptown development.

Its scale, distinctive ornamental program and role for almost 40 years as Oakland's leading traditional hotel and the scene of many major social activities has made the Leamington Group an especially familiar and prominent element within the City. It appears eligible for listing on the National Register of Historic Places.



ORIGINAL RENDERING

1814 FRANKLIN STREET OAKLAND, CALIFORNIA



80'S MODIFICATIONS

PROPOSED ELEVATION



PROJECT SUMMARY

The Leamington has experienced many transformations since its inception in the mid 1920's. Designed by W.H. Weeks, the original historic images show a sensitivity towards California's rich history of Spanish style buildings as well as a modern aesthetic. By the 1980's and through that decade however, much of the original features at the base of the building and its modern storefront had changed or been stripped away. The proposed design seeks to preserve the original features left on the building, renew the cracked and peeling surfaces, and restore the storefront to its original modernity.

HISTORIC LEAMINGTON

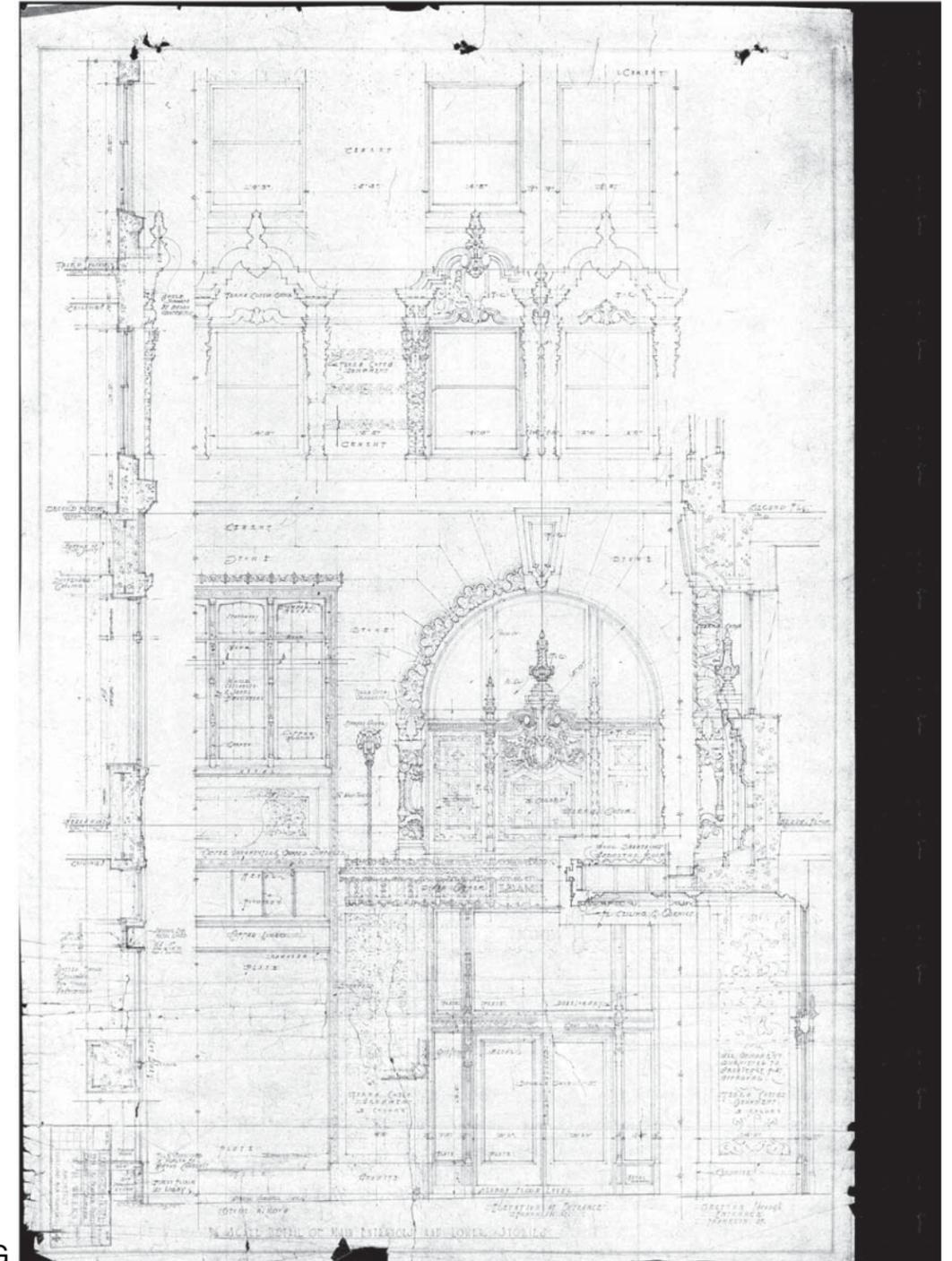
- Originally built in 1925-6
- Listed as A1 local landmark on local register
- Examples of "Spanish" style features (original structure):
 - 1) Ornamentation at third floor windows and crown
 - 2) Tripartite massing
 - 3) Central arch opening over main entrances
 - 4) Arched windows at second floor
 - 5) Copper paneling at base
 - 6) Cornices at base and crown
 - 7) Heavily ornate entrance
- Examples of "Modern" features (original structure) :
 - 1) Streamlined massing of facade emphasizes verticality
 - 2) Storefront was a sleek aluminum and plate glass system in front of the columns
 - 3) Glass ribbon windows above awning box
 - 4) Channel awning box
 - 5) Canopies over entries

80's LEAMINGTON MODIFICATIONS

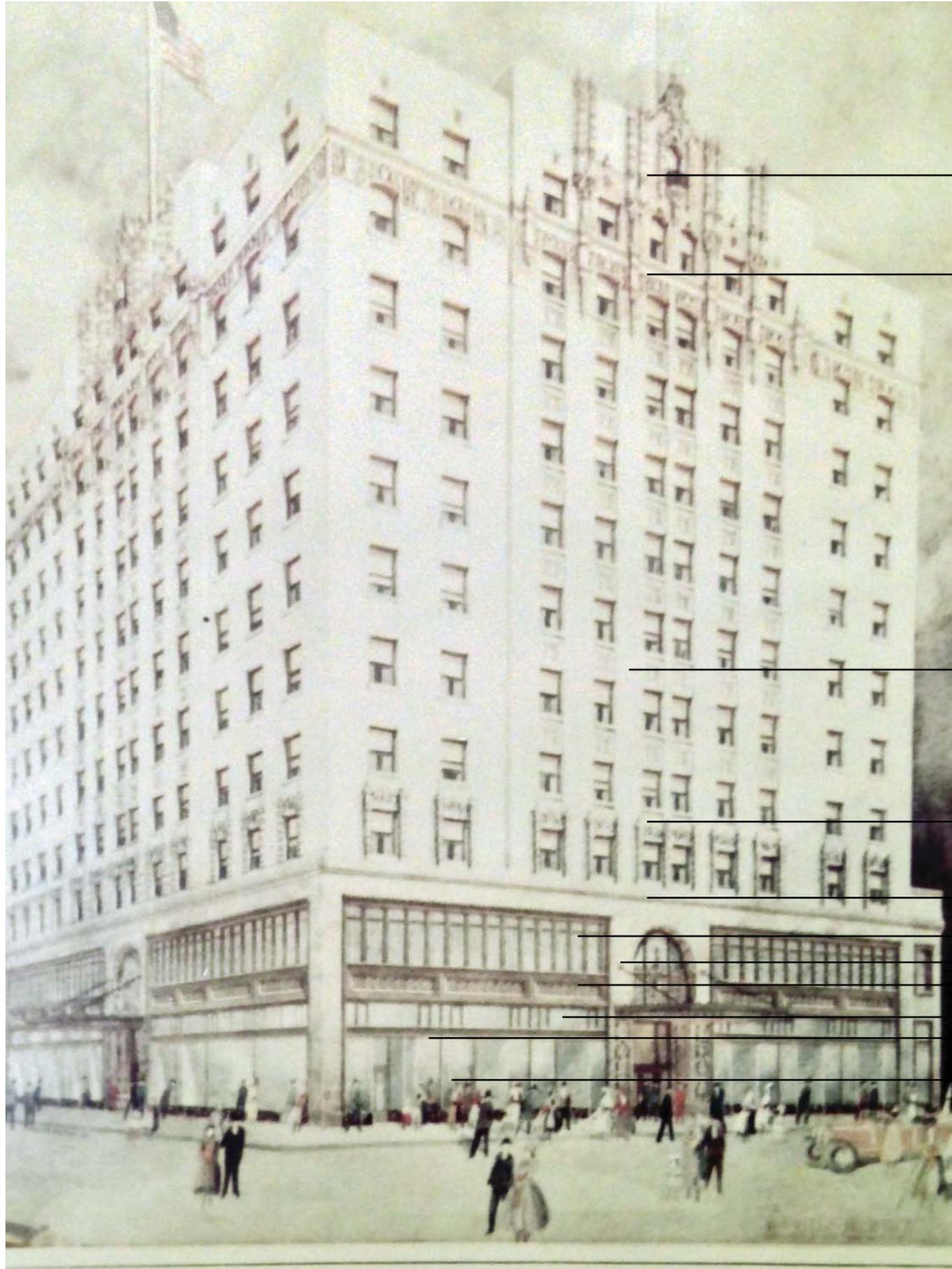
- Drawings 1982
- Includes seismic retrofit work
- Examples of modifications
 - a) Removed existing storefront and replaced with gridded mullion and plate glass system
 - b) Removed some terracotta ornamentation from base
 - c) Replaced glass ribbon windows with metal paneling and fiberboard
 - d) Added awning to cover metal paneling, fiberboard and awning box

PROPOSED RENOVATIONS

- Drawings submitted to permit 3-30-2016
- Renovations include:
 - a) Repair, restoring and repainting surfaces and ornamentation on exterior of the building
 - b) Removing existing storefront and metal paneling and fiberboard from 1980's
 - c) Remove awning from 1980's
 - d) New aluminum and glass storefront and glass ribbon windows
 - e) Restore existing awning box
 - f) Restore/ repaint existing canopy and insert new light box



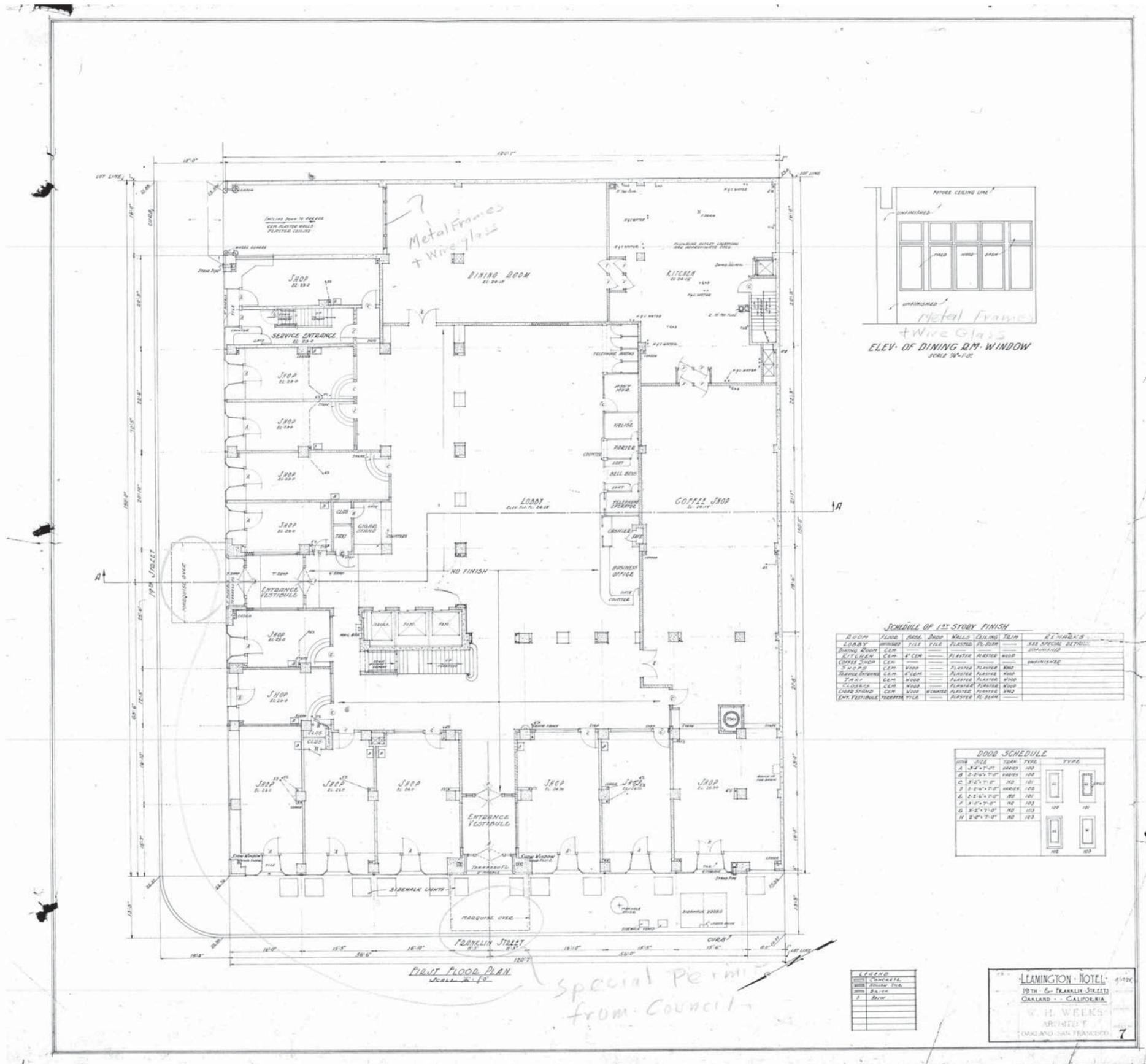
ORIGINAL DRAWING



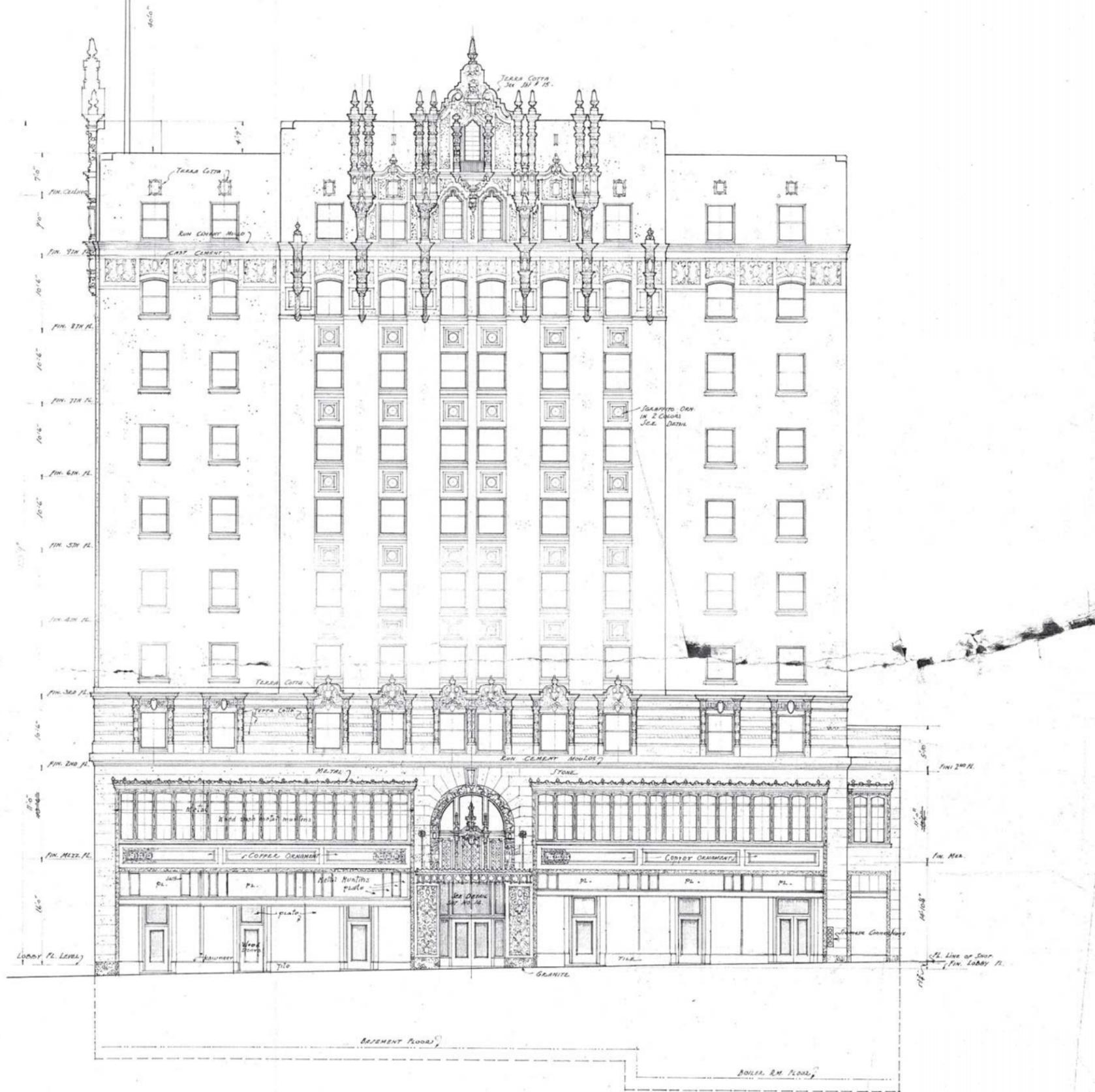
HISTORIC FEATURES

- ① - ORNATE FEATURES AT TOP OF BUILDING TO BE RESTORED AND PAINTED
- ② - DECORATIVE CORNICE AT TOP OF BUILDING TO BE RESTORE AND PAINTED
- ③ - PLASTER SURFACE TO BE REPAIRED AND PAINTED
- ④ - ORNATE FEATURES AT THIRD FLOOR WINDOWS TO BE RESTORED AND PAINTED
- ⑤ - WOOD CORNICE TO BE REPAIRED AND REPAINTED
- ⑥ - WOOD MOLDING AND ARCHES TO BE REPAINTED ORIGINAL WINDOWS TO BE MAINTAINED
- ⑦ - HISTORIC ELEMENTS OF CANOPY TO BE MAINTAINED AND REPAINTED
- ⑧ - COPPER PANELING TO BE MAINTAINED AND REPAINTED
- ⑨ - GLASS RIBBON WINDOWS REMOVED AND REPLACED IN 80'S WITH PAINTED SHEET METAL
- ⑩ - AWNING BOX TO BE MAINTAINED AND REPAINTED
- ⑪ - STOREFRONT REMOVED AND REPLACED IN THE 80'S WITH GRIDDED MULLION AND PLATE GLASS

ORIGINAL RENDERING BY W.H.WEEKS



ORIGINAL FLOOR PLAN DRAWING



FRANKLIN STREET ELEVATION
SCALE 1" = 8'-0"

ORIGINAL ELEVATION ALONG FRANKLIN



THE LEAMINGTON



• NINETEENTH STREET ELEV. •
1/8" SCALE

ORIGINAL ELEVATION ALONG NINETEENTH

1814 FRANKLIN STREET

OAKLAND, CALIFORNIA



CURRENT CONDITIONS

- ① - ORNAMENTAL FEATURES NEED REPAIR AND NEW PAINT
- ② - PLASTER SURFACE IN NEED OF PATCHING AND NEW PAINT
- ③ - WOOD CORNICE NEEDS PATCHING AND NEW PAINT
- ④ - ALL SURFACES AT BASE WERE PAINTED OVER MULTIPLE TIMES. SOME OF ORIGINAL FEATURES WERE REMOVED, ESPECIALLY AT THE ENTRANCES
- ⑤ - UNDERSIDE OF CANOPY ALTERED TO ACCEPT NEW SIGNAGE
- ⑥ - AWNING ADDED AND GLASS RIBBON WINDOWS REPLACED WITH SHEET METAL AND FIBER BOARD.
- ⑦ - EXISTING STOREFRONT REMOVED AND REPLACED WITH GRIDDED MULLION SYSTEM. ORIGINAL BASE REMOVED AND REPLACED WITH TILE

CURRENT PICTURE OF LEAMINGTON

1814 FRANKLIN STREET OAKLAND, CALIFORNIA



VIEW ON NINETEENTH



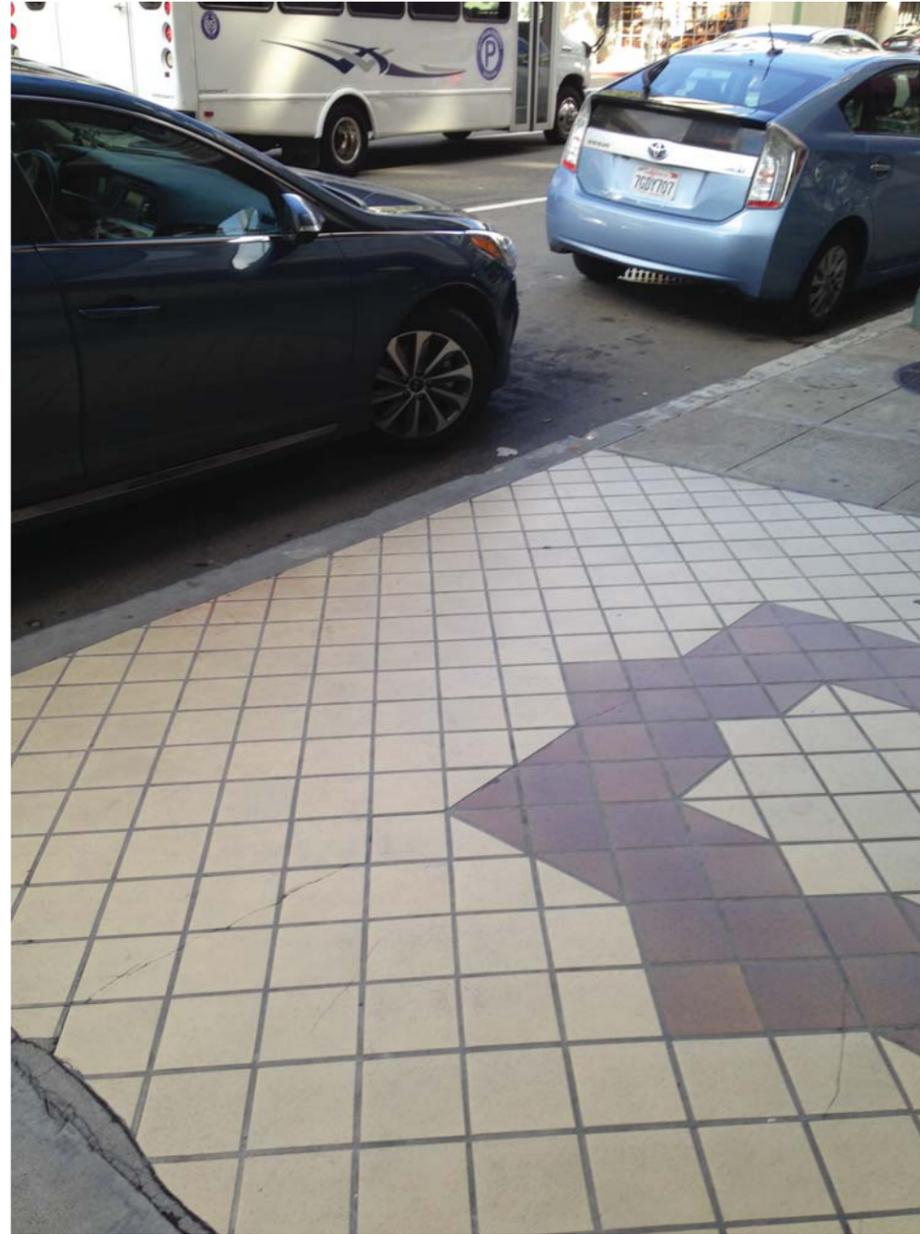
VIEW ON FRANKLIN. AWNING COMPLETELY COVERS ORIGINAL AWNING BOX



VIEW AT RETAIL ENTRY. CONTRAST OF TILE BASE WITH ORIGINAL



VIEW OF CORNER DETAIL AT FRANKLIN AND NINETEENTH



VIEW OF CRACKED PLAZA PAVING AT MAIN ENTRIES



VIEW SHOWING INSERT OF WOOD AND SIGNAGE IN HISTORIC CANOPY

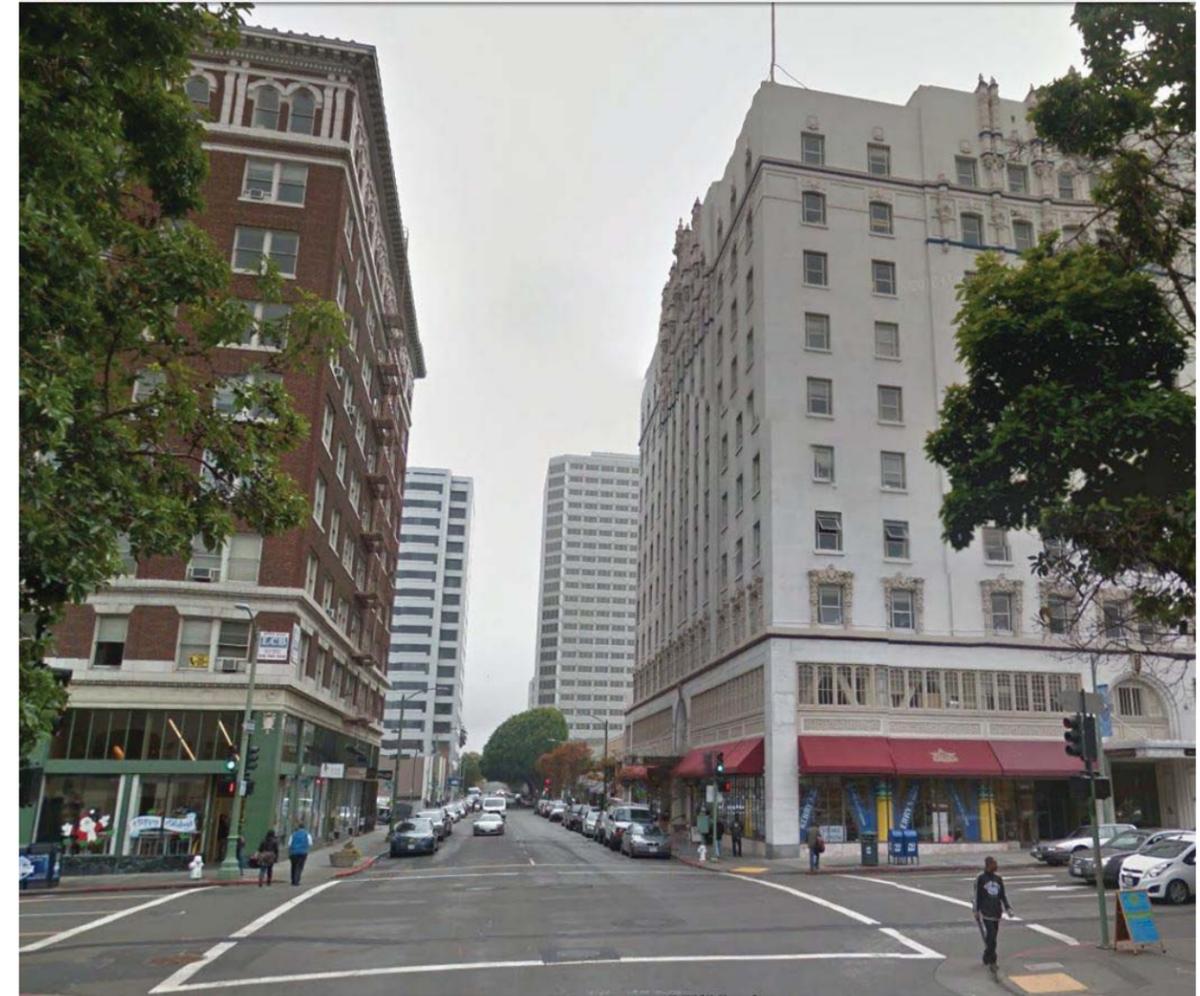
1814 FRANKLIN STREET
OAKLAND, CALIFORNIA



CAPTURED MULLION SYSTEM AT 15TH AND BROADWAY



ENTRY AT HISTORIC BUILDING 1355 MARKET



1814 FRANKLIN AND 1904 FRANKLIN FORM "GATEWAY" ALONG NINETEENTH



NEW STOREFRONT IN HISTORIC FABRIC



PRECEDENT IMAGES

THE LEAMINGTON





- PRIMARY SCOPE OF WORK
- FINISHED TENANT SHELL
- EXISTING OCCUPIED TENANT SPACE
- INTERIOR STOREFRONT RENOVATION
- EXTERIOR STOREFRONT RENOVATION

NINETEENTH STREET

PROPOSED GROUND FLOOR PLAN DATED FEBRUARY OF 2016

THE LEAMINGTON





ELEVATION ON NINETEENTH STREET

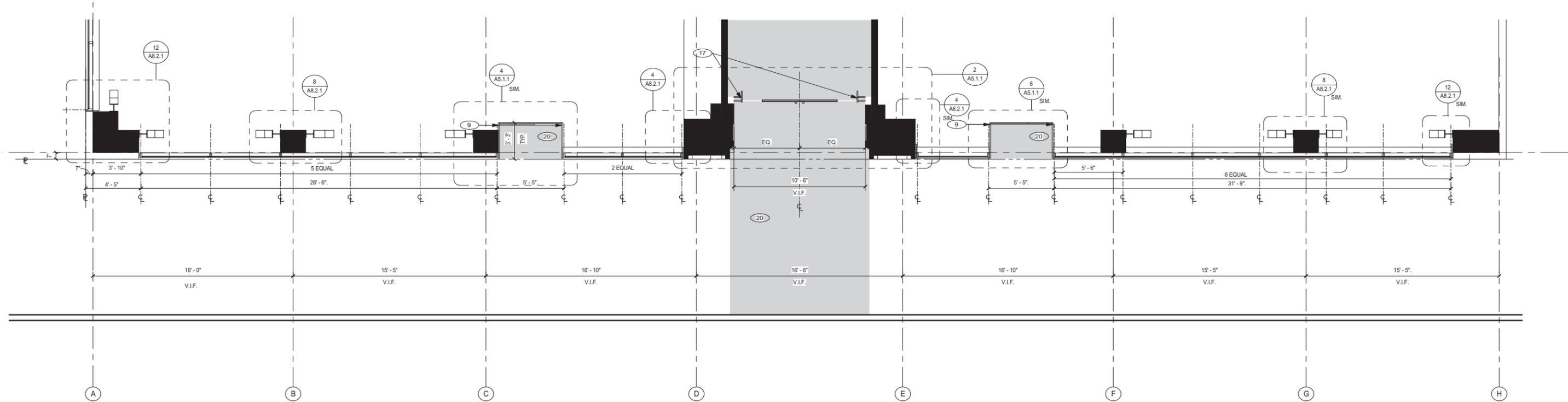
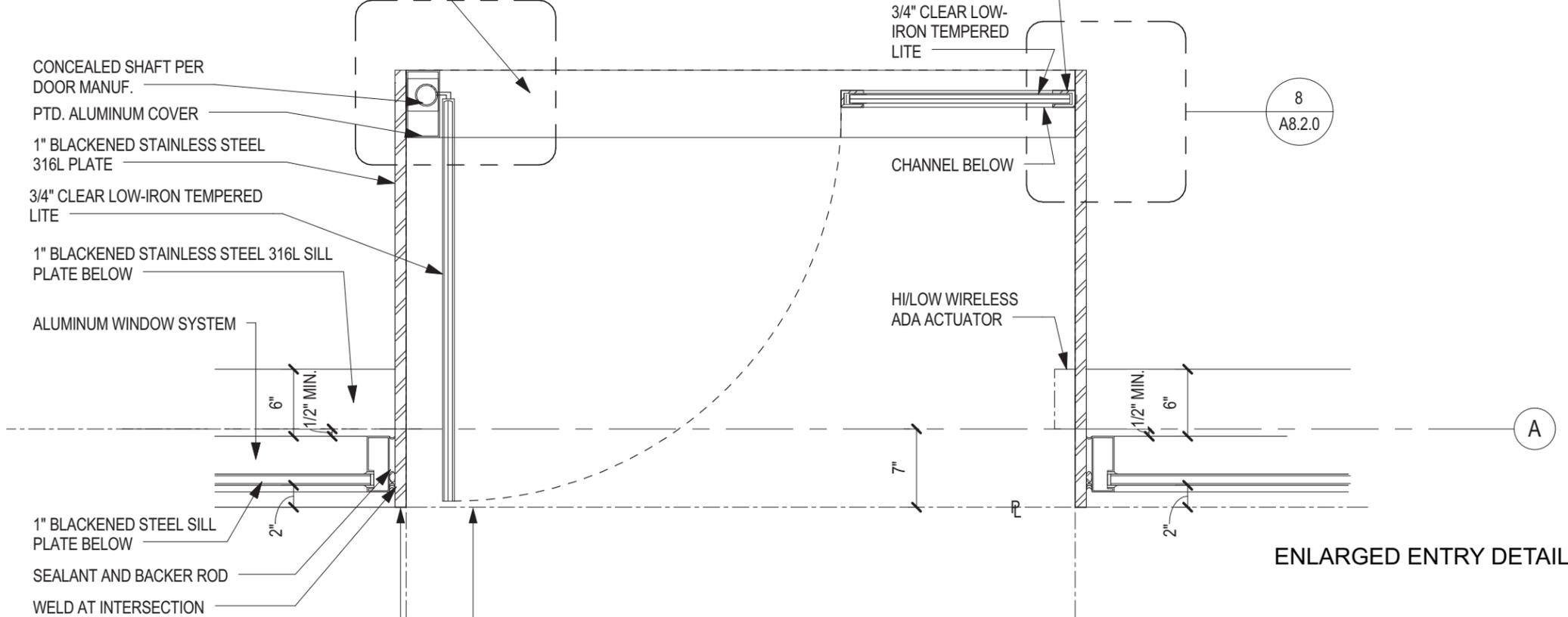
PROPOSED REFURBISHMENT AND RENOVATION

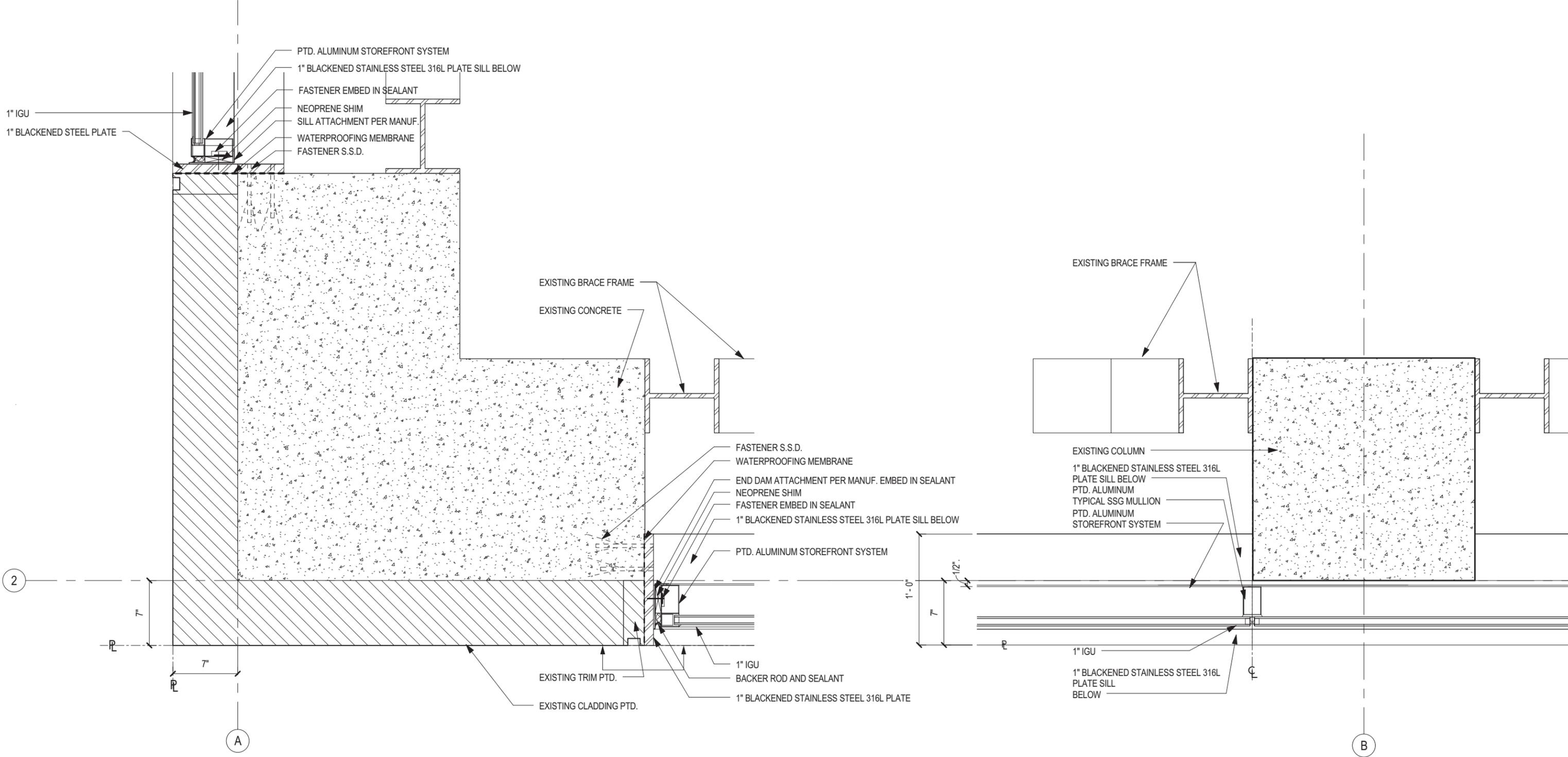
- ① - EXISTING COPPER PANELING TO BE REPAIRED AND PAINTED
- ② - EXISTING BASE SURFACES TO BE REPAIRED AND PAINTED
- ③ - EXISTING WINDOWS TO BE MAINTAINED
- ④ - CLEAR INSULATED GLASS
- ⑤ - EXPOSED MULLION SYSTEM
- ⑥ - METAL PANEL PAINTED
- ⑦ - CAPTURED GLASS MULLION SYSTEM
- ⑧ - STEEL PLATE BASE
- ⑨ - STEEL PLATE
- ⑩ - AWNING BOX TO BE RESTORED
- ⑪ - STEEL PLATE PORTAL
- ⑫ - BALANCED DOOR





PERSPECTIVE ON FRANKLIN





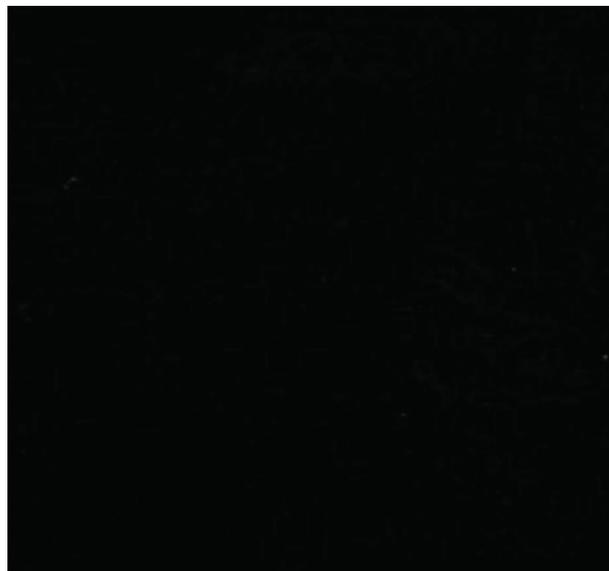
PLAN DETAILS



VIEW ALONG NINETEENTH



EXTERIOR PAINT PALLET



STOREFRONT SYSTEM