

**City of Oakland
Landmarks Preservation Advisory Board**

STAFF REPORT

Case File Number: PLN16053; ER16010

May 8, 2017

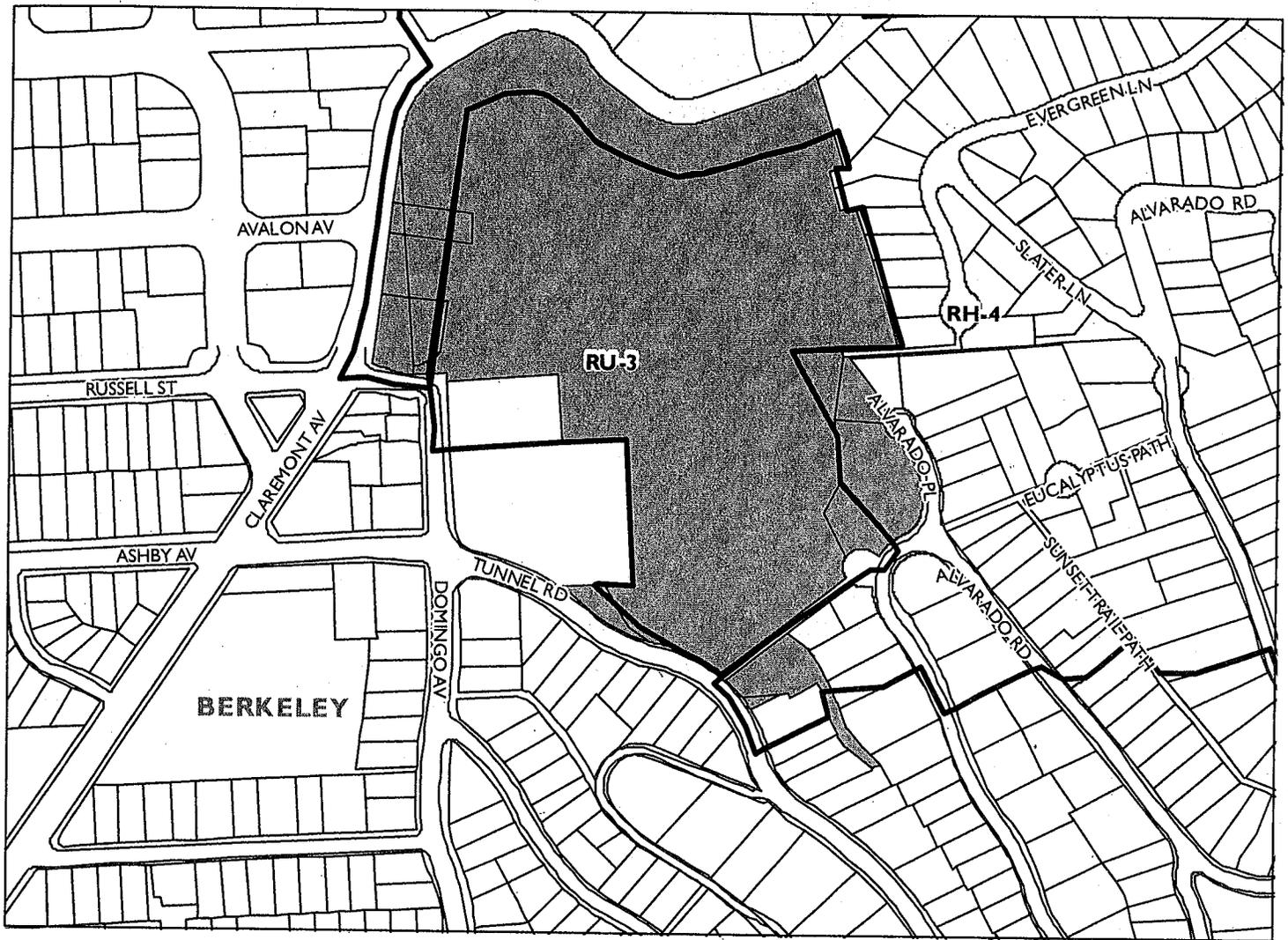
Location:	41 Tunnel Road/Claremont Hotel property (See map on reverse)
Parcel Number:	Various
Proposal:	Major Conditional Use Permit for improvements to create expansions to the existing club and increase of resort facilities, and Regular Design Review for the creation of 44 new residential dwellings units, on the 20.3-acre site.
Owner:	Claremont Hotel Properties LP
Applicant:	Signature Development
Planning Permits Required:	Regular Design Review, Conditional Use Permit
General Plan:	Community Commercial; Hillside Residential
Zoning:	Urban Residential Zone – 3 (RU-3); Hillside Residential Zone – 4 (RH-4)
Environmental Determination:	An Environmental Impact Report (EIR) will be prepared.
Historic Status:	Landmark, Property of Highest Importance (Claremont Hotel); Property of Major Importance (Powerhouse); Area of Primary Importance (Claremont Hotel)
City Council District:	1
Action to be Taken:	Receive public comments and provide review and comment on a Historic Resource Evaluation (HRE) by Carey & Co., and Supplemental Memorandum to the HRE by LSA, for the Claremont Hotel property.
For Further Information:	Contact case planner Matthew Weintraub at (510) 238-6983 or mweintraub@oaklandnet.com

SUMMARY

The purpose of this report is to provide technical information and to request the Board's review and comment on a draft Historic Resource Evaluation (HRE) report prepared on April 19, 2017 by Carey & Co. (Attachment A), and a draft Supplemental Memorandum prepared on April 19, 2017 by LSA (Attachment B), for the Claremont Hotel property. Staff has analyzed the draft documents and recommends that the methodology, findings and conclusions contained in the

draft HRE and the Supplemental Memorandum, as considered separately and together, are valid. At the May 8, 2017 hearing, staff is requesting the Board's review and comment on the draft HRE and Supplemental Memorandum, prior to the consultants finalizing the draft documents. The final HRE and Supplemental Memorandum will be used as background information to assist in identifying historical resources for the purpose of analyzing potential impacts on historical resources of the proposed project. The Board is not requested to review or comment on the proposed project or potential impacts at the May 8, 2017 hearing. At a future hearing (date to be determined), and prior to the Planning Commission's decision on the project, the Board will have an opportunity for review and comment and to make formal recommendations to the Commission regarding project design and environmental review.

CITY OF OAKLAND LANDMARKS PRESERVATION ADVISORY BOARD



0 200 400 800 1,200 1,600 Feet



Case File: ER16010
Applicant: Claremont Hotel Properties LP
Address: 41 Tunnel Road
Zone: RH-4, RU-3

PROJECT SITE

Site and Environment

The subject property at 41 Tunnel Road, the Claremont Hotel property, consists of multiple parcels and covers approximately 20.3 acres. The hotel property has irregular boundaries. It is located in the Claremont neighborhood in the hillside area of northeast Oakland, adjacent to the City of Berkeley.¹ The property is bounded to the north by Claremont Avenue; to the west by Claremont Avenue, Russell Street, and Domingo Avenue; to the south by Tunnel Road; and to the east by Alvarado Place, a pedestrian right-of-way known as the "Short Cut", and residential properties. The surrounding neighborhood is predominantly residential, with some commercial and institutional uses. The Berkeley Tennis Club is located directly to the south and west of the subject property within the City of Berkeley.

Property Description

Please see the draft HRE (Attachment A) and the Supplemental Memorandum (Attachment B) for detailed property descriptions. A brief summary is provided below.

The Claremont Hotel property is a sprawling hillside property that slopes from higher elevations at the north and east, to lower elevations at the south and west. Near the center of the property stands the Claremont Hotel, a Tudor Revival Style multiple-story building with a rambling, asymmetrical plan, built in 1915. To the northwest of the hotel are located a powerhouse, which dates to the period of construction of the hotel, and club buildings and pool facilities which were built more recently. The lower, western and southern portions of the property contain tennis courts, club facilities, landscaping, and parking lots. A eucalyptus-covered hillside stands behind and to the east of the hotel. The property is accessed from Tunnel Road and from a secondary entrance at Russell Street and Domingo Avenue.

Previous Historic Evaluations/Designations

Please see the draft HRE (Attachment A) and the Supplemental Memorandum (Attachment B) for detailed explanations of the previously completed historic property evaluations and designations. A brief summary is provided below.

In 1986, City staff identified the entire Claremont Hotel property as an Area of Primary Importance (API) and assigned the subject property an Oakland Cultural Heritage Survey (OCHS) Existing Rating of "1". In addition, City staff identified the Claremont Hotel itself as a building of "Highest Importance" and assigned it an OCHS Existing Rating of "A"; and identified the powerhouse as a building of "Major Importance" and assigned it an OCHS Existing Rating of "B"; and identified both buildings as API contributors and assigned them OCHS Existing Rating "+". By these designations, the API, hotel building, and powerhouse were listed to the City Inventory.

¹ A sliver of the subject property is located within the City of Berkeley.

In 2002, the Oakland City Council designated the Claremont Hotel building as a City Landmark.

In 2003, in response to a nomination to the National Register of Historic Places (NRHP) of a 12-acre portion of the subject property, containing the hotel building, the powerhouse, and areas of the grounds to the west, east and south of the hotel, the Keeper of the NRHP determined that the nominated 12-acre portion of the subject property was eligible for listing to the NRHP. The Keeper's determination automatically resulted in the NRHP-eligible 12-acre portion of the property being listed to the California Register of Historical Resources (CRHR), although it was not listed to the NRHP due to owner's objection.

PROJECT DESCRIPTION

The purpose of the May 8, 2017 hearing is to consider draft technical materials prior to preparation and consideration of draft environmental documents, and prior to consideration of a submitted development application for the subject property, which will be scheduled at future hearings (dates to be determined). At the May 8 hearing, review and comment on the development application is not scheduled to occur. Therefore, the following project description is presented for informational purposes only.

The proposed project involves the improvement of the subject property as summarized below, and as described in application materials on file at the Planning Bureau:

- **New Residential Units** – The project proposes to construct 43 new attached condominium units and one (1) new detached single-family residence at the southeast portion of the site, near the Tunnel Road entrance to the property, on land that is currently developed as a surface parking lot.
- **Club Expansion and Improvements** – The project proposes to update and expand the existing indoor and outdoor club facilities, in order to accommodate a proposed 15 percent increase in membership (from 1,600 to a maximum of 1,850).
- **Site and Circulation Improvements** – The project proposes to realign site access, modify on-site circulation and parking, replace the existing non-historic porte-cochere, and improve landscaping.

HISTORIC RESOURCE EVALUATION

According to the California Office of Historic Preservation (OHP), historic resource evaluation requires three basic steps: (1) identification of a significant historic context associated with the resource; (2) identification of the types of resources important in illuminating that context, and the physical characteristics those resources must possess to reflect the significance of the historic

context; and (3) an assessment of whether the resource being evaluated has those required physical characteristics.²

Carey & Co., at the request of the applicant, Signature Development, prepared a draft HRE report dated April 19, 2017 for the subject property (Attachment A). The draft HRE reviewed and summarized the findings of the previous evaluations and designations; it recorded the physical condition and composition of the existing hotel property; it developed a historic context statement for the hotel property; and it evaluated the significance and integrity of the hotel property and its individual constituent parts, including the buildings and the grounds.

Following submittal of the draft HRE to the City and review by City staff, and at the request of the City, the City's environmental consultant LSA peer-reviewed the draft HRE and prepared a draft Supplemental Memorandum dated April 19, 2017 to provide additional conclusions based on the information contained in the draft HRE (Attachment B). The draft Supplemental Memorandum agreed with the methodology and findings of the draft HRE, and it further recommended concise historic contexts, period of significance, resource type and level of eligibility based on the draft HRE findings.

The findings and recommendations of the draft HRE and the Supplemental Memorandum are summarized below.

Significance

The significance of a historical resource is best understood and judged in relation to a historic context. A historic context consists of: a theme, pattern, or research topic; geographic area; and chronological period. The theme, pattern or research topic provides a basis for evaluating the significance of a resource when it is defined in relation to established criteria.³

The draft HRE evaluates the subject property according to the following contexts (as summarized in the draft Supplemental Memorandum): the development of recreational and resort-oriented activities in northeastern Oakland; Tudor Revival architecture; grand resort and garden hotels built in California between 1876 and World War I; and the work of master architect Charles William Dickey. The geographic area is the existing 20.3-acre property which encompasses the extent of the historic garden hotel and its grounds. The Supplemental Memorandum explains that two other properties located adjacent to the Claremont Hotel property, which were not evaluated in the draft HRE – the Berkeley Tennis Club and the “Short Cut” – developed separately and apart from the hotel property, and do not share the same associated historic contexts.

“Period of significance” refers to a chronological period as it relates to the historic context, and is defined as a year or range of years.⁴ The information in the draft HRE indicates that a range of years is applicable for the Period of Significance for the Claremont Hotel property, extending

² OHP, *Instructions for Recording Historical Resources* (March 1995), 10.

³ *Ibid*, 9.

⁴ *Ibid*, 12.

from 1906, which is the year that construction began, to 1962, which is the approximate year that the grounds became systematically altered (as summarized in the draft Supplemental Memorandum).

Integrity

A historical resource is considered significant if it is associated with an important historic context and it retains the integrity of those characteristics necessary to convey its significance. When considering the integrity of a historical resource it is appropriate to take into account factors such as location, setting, design, materials, workmanship, feeling, and association.⁵

The draft HRE considers and evaluates the integrity of the existing areas and physical components located within the 20.3-acre Claremont Hotel property, which encompasses the extent of the property that was historically developed as the garden hotel and grounds. The draft HRE finds that, in addition to the existing hotel and powerhouse buildings, areas of the historic grounds that retain integrity and convey historic character from the Period of Significance (1906-1962) include the existing entrance court to the hotel, the landscaped western slope in front of the hotel, and the wooded eastern slope behind the hotel. The remaining portions of the 20.3-acre property lack historic integrity due to physical alterations that have occurred over much of the property, primarily the removal of historic gardens and landscaping and replacement with modern sports courts and automobile parking lots beginning in the 1960s.

Resource Type

The California Office of Historic Preservation has adopted the NRHP resource categories as a basis for initial classification of California's historical resources. The NRHP categories are defined as follows:

- **Building:** A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.
- **Object:** The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.
- **Site:** A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the

⁵ *Ibid*, 9-10.

location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

- District: A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.⁶

The draft HRE identifies a concentration of extant historic elements located at the heart of the Claremont Hotel property, including the hotel building itself, the nearby powerhouse building, and the adjacent entrance court, eastern slope, and western slope, which are areas containing structures and objects. Based on the draft HRE findings, the Supplemental Memorandum recommends that this significant concentration of hotel, powerhouse, entrance court, eastern slope, and western slope, which are united historically and aesthetically by plan and by physical development, qualify as a “district”. The proposed NRHP-eligible historic district, which is referred to as the “Claremont Hotel Historic District”, is representative of the property’s “garden hotel” character during its Period of Significance (1906-1962).

Relationship to Previous Evaluations/Designations

The findings of the draft HRE and the draft Supplemental Memorandum provide clarification to the conclusions of the previous evaluations and designations, as described below.

Regarding the existing City-designated API which covers the entire 20.3-acre hotel property, the findings of the draft HRE and Supplemental Memorandum indicate that the existing API encompasses a number of non-contributing areas that do not retain historic significance or integrity, due to previous alterations that have occurred resulting in the removal of historic fabric and replacement with non-historic improvements. These non-contributing areas within the API include the former “Formal Gardens” and the “Auto Court and Driveway”, as identified in the draft HRE.

Similarly, regarding the existing CRHR listing of the 12-acre portion that was previously determined NRHP-eligible by the Keeper, the findings of the draft HRE and Supplemental Memorandum indicate that the CRHR listing also encompasses a non-contributing area that does not retain historic significance or integrity, which is the Auto Court and Driveway at the southeast portion of the property, as identified in the draft HRE.

The draft HRE and the draft Supplemental Memorandum identify the hotel building and the powerhouse as each possessing significance and integrity and as contributing to the character of the overall property, which is consistent with the existing City designations of the Claremont Hotel as a Landmark and a building of “Highest Importance”, the powerhouse as a building of “Major Importance”, and both buildings as API contributors.

⁶ *Ibid*, 2-3.

See the map in Figure 2 of the Supplemental Memorandum (Attachment B) for a graphical representation of the boundary of the proposed Claremont Hotel Historic District, superimposed on the boundaries of the previously completed historic property evaluations and designations.

ENVIRONMENTAL ANALYSIS

An EIR will be prepared for the project. A Notice of Preparation (NOP) to prepare the EIR was published on May 13, 2016. The comment period for the NOP ended on July 6, 2016. The NOP was republished on August 5, 2016, in order to extend the comment period. The comment period for the republished NOP ended on September 6, 2016.

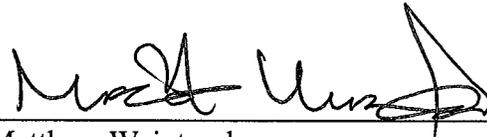
KEY ISSUES

The key issues addressed by the draft HRE and the draft Supplemental Memorandum are: a) review of the previously completed historic evaluations and designations for the hotel property, which produced differing findings; b) development of a historic context framework for the hotel property, including themes, geographic extent, and period of significance for understanding its historical significance; c) field survey of the existing hotel property to establish current conditions and to understand relationships between components; d) evaluation of the historic significance and integrity of the existing hotel property and its constituent parts; e) identification of a proposed "district" resource with contributing and non-contributing elements; and f) comparison of the new findings to the previously completed historic evaluations and designations for the hotel property.

RECOMMENDATIONS:

1. Provide comments on the accuracy, completeness, and findings of the draft HRE and the draft Supplemental Memorandum, as considered separately and together, prior to finalization. Comments may address but may not be limited to: historic contexts; period of significance; evaluations of significance and integrity; identification of contributors and non-contributors; and resource identification, boundary, and characteristics.
2. Recommend any further actions that are warranted based on the findings of the draft HRE and the draft Supplemental Memorandum, which may include but may not be limited to further research and evaluation of the subject property prior to finalization of the draft documents.

Prepared by:



Matthew Weintraub
Planner III – Historic Preservation

Reviewed by:



Robert D. Merkamp
Development Planning Manager

ATTACHMENTS:

- A. Draft Historic Resource Evaluation (HRE) report prepared on April 19, 2017 by Carey & Co.
- B. Draft Supplemental Memorandum prepared on April 19, 2017 by LSA

Claremont Hotel and Grounds
41 Tunnel Road
Oakland, Alameda County, California

HISTORIC RESOURCE EVALUATION – DRAFT

April 19, 2017

Prepared by

Carey & Co., Inc., A TreanorHL Company
San Francisco, CA

Attachment A

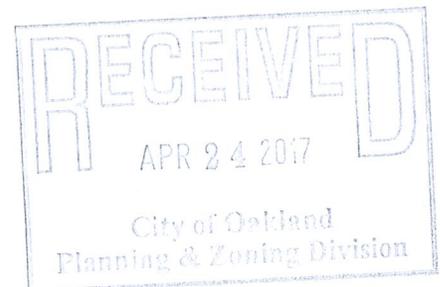


Table of Contents

INTRODUCTION	1
METHODOLOGY	2
SUMMARY OF FINDINGS.....	3
TABLE OF HISTORIC DESIGNATIONS AND SITE AREAS.....	4
BUILDING DESCRIPTION.....	5
SITE DESCRIPTION	6
BRIEF HISTORY OF THE CLAREMONT HOTEL - TIMELINE.....	17
HISTORIC CONTEXT: DEVELOPMENT OF THE CLAREMONT HOTEL	27
STATE AND LOCAL REGULATORY FRAMEWORK.....	30
HISTORIC RESOURCE EVALUATION.....	34
CONCLUSION.....	39
BIBLIOGRAPHY	40
APPENDICES	43

INTRODUCTION

The Claremont Club & Spa is located at 41 Tunnel Road, Oakland, California.¹ The Claremont Hotel was built between 1906-1915. Over the last 30 years, a series of separate historic property evaluations and designations of the Claremont Hotel buildings as well as various areas of the associated grounds has occurred. A chronological presentation follows here and is depicted in Table 1.

Historical Resource Designation Chronology of the Claremont Property

Beginning in 1986, survey staff of the Oakland Cultural Heritage Survey (OCHS), a unit of the City of Oakland Planning Department, recorded the entire 22-acre Claremont property as an Area of Primary Importance (API) and identified the hotel building as a building of “highest importance” and the powerhouse as a building of “major importance,” and both buildings as API contributors.² The OCHS rating and API designation qualified the hotel and associated 22-acre grounds as a “historical resource” per the California Environmental Quality Act (CEQA).³

In July 2002, the Oakland City Council adopted Ordinance No. 12438 designating the Claremont Hotel an Oakland City Landmark.⁴ The Landmark boundary contained only the hotel building and specifically excluded the post-1937 enclosure of the veranda, the porte-cochere on the south end of the building, and other non-original exterior elements of the hotel (e.g., outbuildings, parking lots, landscaping). The landmarked hotel was simultaneously found eligible for inclusion in the CRHR.⁵

Later in that year, a local preservation group called the Berkeley/Oakland Neighbors of the Claremont (BONC) prepared a National Register of Historic Places (NRHP) nomination of the Claremont Hotel. The BONC nomination proposed a larger, more inclusive boundary than the Landmark boundary to contain the Landmarked hotel, the detached powerhouse building, and “three notable green areas” on a 12-acre portion of the 22-acre property. These areas described are the Eastern Slope, located behind the hotel; the Island Vicinity, located near the northern porte-cochere; and the Southwest Slope, which includes a sloping landscaped area west of the hotel. The BONC nomination found that the Claremont Hotel property appeared eligible at the state level of significance for its associations under NRHP Criteria A (events) and C (architecture). The period of significance in the BONC nomination begins in 1906 (with the start of hotel construction) to 1952, which corresponded to the 50 year cutoff date at the time of the nomination (2002). The BONC nomination stated that the period of significance range should perpetually move forward in time per the 50 year limit for considering potential eligibility.⁶

In 2003, The BONC nomination was reviewed by California State Office of Historic Preservation (OHP) staff who noted that “much of the grounds have been altered.” The OHP memo continues: “The extensive grounds were originally landscaped but today are developed with parking, tennis courts, clubhouse, swimming pools and a number of small buildings. Two small patches of landscaping in front of the hotel and a eucalyptus grove to the rear remain.” The areas identified in the OHP’s review of the BONC

¹ The majority of the property is located in the City of Oakland. A small portion of the property is located in the City of Berkeley.

² An API is an area that appears eligible (based on information available at the time of recordation) for the National Register of Historic Places (NRHP) either as a district or as a historically related complex. Oakland General Plan Historic Preservation Element, Table 3-1.

³ A copy of the official OCHS survey map with API boundary depicted is in Appendix G.

⁴ Ordinance No. 12438, adopted July 30, 2002. See Appendix E.

⁵ Per California Code of Regulations, Title 14, Chapter 3, section 15064.5(a)(3).

⁶ The National Register nomination is in Appendix D.

nomination appear to coincide with the entrance court, western slope, and eastern slope referred to in this historic resource evaluation (HRE). With these caveats, the BONC nomination was approved by the State Historic Preservation Officer on April 7, 2003, then sent on to NPS for review and signing by the Keeper of the NRHP.

The owner objected to formal NRHP listing. However, on May 22, 2003, the Keeper found the nominated resource “eligible for NRHP listing,” which is a determination that does not require owner consent. This finding by the Keeper automatically listed the resource as configured in the NRHP nomination to the CRHR and qualified it as “historical resource(s)” for the purposes of CEQA.

The resource was given a California Historic Resources Information System (CHRIS) Primary Number of P-01-009588 and assigned a California Historical Resource Status Code (CHRSC) of “2S”, indicating that it is an “individual property determined eligible for NR[HP] by the Keeper. Listed in CR[HR].” The detached powerhouse was assigned a CHRSC of “1D”, indicating that it is a “Contributor to a district or multiple resource property listed in NR[HP] by the Keeper. Listed in CR[HR].”

The series of separate historic property evaluations and designations that were previously completed for all or parts of the Claremont property under various national, state, and local designation programs, which resulted in different and sometimes conflicting findings; as presented above, has resulted in a clouded understanding of the historic significance and the qualified historical resource(s) that currently exist on the property. This HRE was prepared to clarify and establish the locations, extents, and conditions of the extant historical resource(s) located on the property, such as they are, for the purposes of CEQA; which may serve to uphold, rectify, and/or supersede the findings of previous evaluations and designations.

This HRE assumes that the hotel building and the powerhouse remain “historical resources” for purposes of CEQA because the buildings retain sufficient integrity to convey significance. Additionally, the hotel building is listed on the CRHR and no significant changes have occurred to its eligibility for listing since it was listed in 2003. This HRE evaluates what, if any, historic fabric remains intact on the Claremont grounds, including the parking lots, Club area (formerly the formal gardens), and the eastern and western slopes. This report evaluates the hotel’s relationship to the grounds and the grounds relationship to the hotel, as well as whether there are any portions of the grounds that retain integrity in their current condition.

METHODOLOGY

Carey & Co. conducted a site visit, on September 8, 2016, to evaluate the existing conditions, historic features, and architectural significance of the property. Additional research completed includes the following:

- Consultation of all available building permits on file at the City of Oakland’s Planning and Building Department;
- Sanborn Fire Insurance Maps;
- Aerial photographs;
- the Oakland History Room at the Oakland Public Library;

- the San Francisco Public Library resources;
- the Online Archive of California;
- the City of Oakland records;
- the BONC National Register of Historic Places Nomination Form for the Claremont Hotel (see Appendix D); and
- Local newspapers, architectural and engineering periodicals, previous research reports on Claremont Hotel.

See Bibliography for a full list of resources used in the preparation of this report.

SUMMARY OF FINDINGS

The Claremont Hotel was determined eligible for listing in the National Register in 2003, but was not listed due to owner objections. When the property was determined eligible for the National Register it was automatically listed in the California Register of Historical Resources.⁷ Additionally, the hotel building is a City of Oakland Landmark.⁸

Until the 1960s, formal gardens and natural landscape predominately surrounded the hotel building. Today, only small vestiges of the landscaped gardens remain. As this HRE will show, the landscaped gardens and vegetation around the hotel were altered or removed to accommodate subsequent development of the current recreational facilities and paved parking lots. Although the hotel building itself remains a historical resource, the gradual elimination of much of the original associated gardens, landscaping, and circulation patterns, the 22-acre property as a whole has sustained significant loss of integrity.

The analysis for this report found that two large areas of the property in particular are altered to a degree that they no longer convey their historical significance: (1)the formal gardens, and (2)the auto court and drive off Tunnel Road. See Figure 1. It is important to note, however, that the prominent visual signature of the Claremont from viewpoints across the region remains.

⁹ *OCHS Map Sheet 1001, recorded June 19, 1986 (see Appendix G of this HRE).

⁹ *OCHS Map Sheet 1001, recorded June 19, 1986 (see Appendix G of this HRE).

TABLE OF HISTORIC DESIGNATIONS AND SITE AREAS⁹

Table 1. Historic designations and site areas.

	OCHS Rating (1986) ^{[1]*}	City of Oakland Landmark (2002) ^[2]	NRHP Determination (2002) ^[3]	CRHR Listing (2002)**	HRE (2017)
Entire 22-acre Property	API ("1")	Not included	12.1-acre portion	12.1-acre portion	Overall property does not retain integrity
Hotel Building	Building of Highest Importance ("A"); Contributor to API ("1+")	Yes	Yes	Yes	Contributing – high integrity
Powerhouse	Building of Major Importance ("B+"); Contributor to API ("1+")	Not included	Yes	Yes	Contributing – high integrity
Eastern Slope	Within API ("1")	Not included	Yes	Yes	Contributing – high integrity
Formal Gardens (now Club area and Kids' Club)	Within API ("1")	Not included	Not included	Not included	Non-contributing/not included – no integrity
Western Slope	Within API ("1")	Not included	Yes	Yes	Contributing – Moderate integrity
Entrance Court	Within API ("1")	Not included	Yes	Yes	Contributing – Moderate integrity
Auto Court and Drive	Within API ("1")	Not included	Yes	Yes***	Non-contributing/not included – no integrity

Integrity level describes the degree to which spaces, areas or components retain the seven aspects of integrity – location, design, setting, materials, workmanship, feeling and association:

High Integrity: The space, area or components are intact. Few alterations are visible.

Moderate Integrity: Half of the space, area or components show signs of alteration.

No Integrity: The space, area or components are no longer performing their original function or are missing and have been extensively altered.

⁹ OCHS Map Sheet 1001, recorded June 19, 1986 (see Appendix G of this HRE).

**Identical to the area certified eligible by the Keeper of the NRHP.

***Prior to the determination by the Keeper of the NRHP, OHP commented to the Keeper that OHP did not consider the Auto Court and Drive eligible.

^[1] The City of Oakland, Interactive Planning and Zoning Map, <http://mapgis.oaklandnet.com/planmap/index.aspx> (accessed December 7, 2016).

^[2] Oakland City Council, Ordinance No. 12438, July 30, 2002.

^[3] John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003.

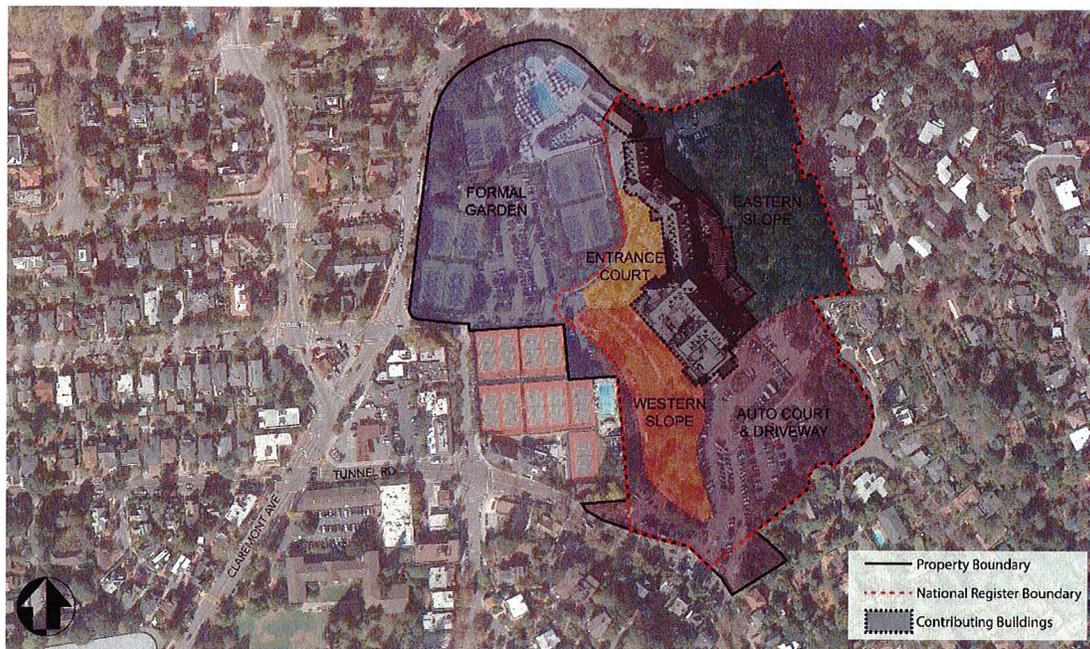


Figure 1. Map showing the property boundary, which is contiguous with the API, and the NRHP nomination boundary. Areas of the site also noted for reference throughout this report. (Aerial from Google Earth, retrieved October 24, 2016.)

BUILDING DESCRIPTION

Hotel

This multi-story, Tudor Revival hotel has a rambling, asymmetrical plan and is built into the base of a hillside. The wood-frame building is covered with a steeply-pitched, asphalt shingle-clad, gabled roof with many gable dormers and rests on a concrete foundation clad in stone veneer. The walls are clad in textured stucco cladding and half-timbering painted white. The eastern or rear portion of the hotel is covered with a very low-pitched or flat roof sheathed in roll-out asphalt roofing. Fenestration consists of primarily vinyl-sash, eight-over-one, single-hung windows. Large aluminum windows enclose the once open verandas on the west façade. Some of these windows have aluminum awnings. A metal viewing deck, supported by steel columns, is located at the original entrance of the hotel. By the early 1980s this structure replaced the original, Classical Revival porte-cochere. The hotel's most prominent feature is the tower at the original entrance of the hotel. Other notable features include the variety of exterior cladding materials, the numerous dormers, the building's location at the foot of a hillside, and the bright, highly-reflective exterior color. Existing exterior alterations to the hotel include window replacement, painting the building white, replacing the porte-cocheres at the primary and secondary entrances, enclosing of the verandas, and the additions on the east facade.

The Tudor Revival style is sourced from the late-Medieval English and early-Renaissance architecture developed in England at the time of the Tudor monarchy. Popular in the United States from 1880 – 1940, it was not until the 1920s that it reached optimum popularity due to the new and improved applications of half-timbering on symmetrical facades and gables-with-wing forms. The style's popularity was short-

lived coming to a close shortly after World War II.¹⁰ The character-defining features of Tudor Revival include:

- Steeply-pitched cross-gabled roof clad with slate, clay, tiles or shake shingles, and finished with parapets or bargeboards. Many times, the gables are front-facing and act as the dominant facade feature;
- Steeply pitched triangular dormers;
- Complex massing;
- Medieval English decorative details such as half-timbered wall surfaces;
- Entrances accessed via a round or a flatter, Tudor arch entries;
- Rounded window bays and turrets;
- Tall, massive, elaborate chimneys;
- Groupings of tall wood or metal casement or double-hung windows; and
- Wall cladding materials such as stucco, patterned stone and decorative brickwork, and wood clapboard or shingles.

Powerhouse

The powerhouse, northwest of the hotel, is rectangular in plan. The concrete reinforced structure exhibits a Classical Revival style. A new addition off the west side of the building connects to the Club at the Claremont.

SITE DESCRIPTION

Hotel Grounds

Located approximately four miles northeast of downtown Oakland, California, the Claremont Hotel is situated on a sloping 22-acre site at the base of the Oakland Hills. The hotel faces west and overlooks much of Oakland, Berkeley, and San Francisco Bay. The property is almost entirely in Oakland, but a small portion of the site does sit across the City line in Berkeley. Tunnel Road borders the site to the south and Claremont Avenue to the west and north. Tennis courts, parking lots, roadways and islands of vegetation surround the hotel. Residential and commercial properties and the Berkeley Tennis Club border the hotel site.

For purposes of this analysis, the grounds have been divided into five areas (see Figure 1):

1. Entrance Court
2. Formal Gardens
3. Eastern Slope
4. Western Slope
5. Auto Court and Driveway

¹⁰ Summarized from Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2013), 448-455, Cyril M. Harris, "Tudor Revival, Tudor style," *American Architecture: An Illustrated Encyclopedia* (New York: W.W. Norton, 2009), 342-343.

Entrance Court

The original entrance court is located at the base of the tower on the northwest side of the hotel. In the early days of the hotel, this area appears to have been planted with undetermined types of vegetation. As a result of the reduction of the formal gardens, along with the primary hotel entrance relocated to the south end of the building by 1960, this area consists of a crescent-shaped, sloped landscaped island bounded by paved driveways. A paved footpath divides the landscaped area in two sections. The island contains grass, four mature palm trees, an herb garden, evergreen shrubs, and flowering plants. The palms may date to when the hotel was constructed.¹¹ Raised beds separate the herb garden from the other landscaping in the vicinity. The landscaped areas continue on the other side of the driveway around the entrance court and include rose bushes, agapanthus, and smaller ornamental trees.

By the early 1970s, the original, Classical Revival porte-cochere, which marked the original hotel entrance, was demolished and eventually replaced by a modern, steel observation deck. "Originally [a] Classical Revival porte-cochere [...] convincingly supported [the] outer corners by a group of three handsome, square-shafted wooden columns [and] completely straddled the driveway below. Its observation deck was edged with wooden balusters, of the same type as those along the verandas."¹²

The entrance court was the formal entry to the hotel until the 1950s. Patrons and hotel guests now arrive on the southeast side of the building via the auto court and drive. The importance of the entrance court has diminished as people now enter the hotel at another entrance.¹³ Although the limited circulation patterns in this area have not changed since construction, changes to the shape of the landscaped island have occurred. The size of the landscaped island has been reduced over the years and the original porte-cochere has been removed. As well, except for the palms, the majority of the plantings have changed.



Figure 2. View east from entrance off Claremont Ave.

¹¹ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 7, Page 11.

¹² John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 7, Page 5.

¹³ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 7, Page 11 and 12.



Figure 3. View southeast towards original entrance court. The steel-framed porte-cochere and observation deck added in the 1980s.



Figure 4. View northwest from observation deck at tower of the entrance court.

Formal Gardens

The property north and west of the entrance court originally featured extensive formal gardens, portions of which may date to gardens designed by the previous property owner and retained as part of the hotel's

original landscaping Images from archived postcards and photographs show a sloping green landscape bisected by several walking paths. The hotel grounds were an amenity that attracted visitors who enjoyed lawn sports such as croquet and badminton beginning in 1937.

The 1911 Sanborn map notes a plumber's storage building was located in the formal garden area. This building is likely related to the construction of the hotel as it does not show up on later maps. The 1950 Sanborn map shows a dwelling is located near the west property line. A carport appears west of the powerhouse. Eight years later a greenhouse is shown on the map in the general vicinity of the garden area. By 1968, a pool had been constructed in part of the formal garden area. See Appendix C for a copy of these maps.

Postcards show up until the early 1960s much of the formal gardens remained intact as development in the area had been limited. However, soon another pool and two tennis courts were added to the site near the first pool. Within 10 years, four tennis courts replaced the earlier two. Aerial photography shows that by 1974, the area previously devoted to a formal garden was removed and the area paved for automobile parking and tennis courts.¹⁴

In 1989, additional significant changes occurred. Construction of the Claremont Spa buildings, tennis courts, and automobile parking lots eliminated all remnants of the formal garden. Today the limited landscaping in this area serves to border these features.

The Kids' Club Building and Garage Structure

This two-story, Modern residential structure was built in 1947 in a U-shaped plan and contains the Kids' Club at the Claremont Club & Spa. The wood-framed building is covered with a very low-pitched or flat roof and is clad in vertical wood siding. An asphalt-clad gable roof covers the single-story portion of the building. Several window types are found on the building – wood-sash and aluminum-sash – sliders, casement and fixed. The building is accessed from a wood deck via a parking lot. Notable features include wide eave overhangs, a chimney at the single-story portion of the building, and the wood siding. Sanborn Maps first note a dwelling on this location in 1950.¹⁵

West of the building is a single-story garage building irregular in plan. The 1952 Sanborn Map indicates the building as a garage with an attached office.¹⁶ The wood-frame building has painted vertical wood siding. The primary window type is wood-sash, double hung. Notable features include the deck off the south of the building, the exposed rafter tails and the wide eave overhang.

¹⁴ See Appendix B for the 1950, 1958, 1968, and 1964 aerial photographs. The EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016.

¹⁵ The City of Oakland, Interactive Planning and Zoning Map, <http://maggis.oaklandnet.com/planmap/index.aspx> (accessed December 7, 2016), EDR, 1950 Sanborn Map, EDR Certified Sanborn Map Report, Inquiry #: 4573926.3, March 25, 2016.

¹⁶ EDR, 1952 Sanborn Map, EDR Certified Sanborn Map Report, Inquiry #: 4573926.3, March 25, 2016.

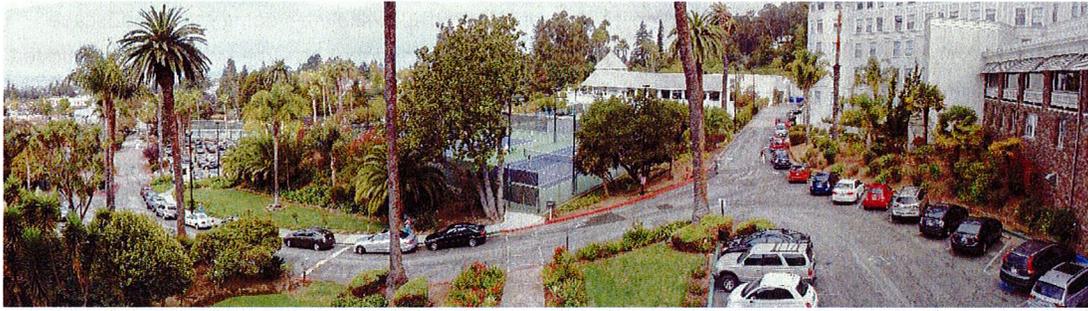


Figure 5. View of former Formal Garden area.

Eastern Slope

East of and behind the hotel is a steep hillside featuring a thick grove of non-native eucalyptus trees and a handful of pine trees. The trees provide a dark backdrop with the white hotel creating a striking contrast and a visual signature discernible from vantage points from a considerable distance. “The grove itself was already quite prominent when the main hotel building was constructed, and seems to have changed relatively little since then.”¹⁷ No groundcover or formal landscaping adorns the eastern slope. Native grasses do grow on the sloping hillside.

There are numerous building additions to the hotel’s east-facing façade. A service driveway separates the hillside and hotel building. As the hillside wraps around the hotel to the east and south, along Alvarado Place and Alvarado Road, the vegetation changes to smaller scrub oak and pine trees intermixed with shrubs. The eastern slope has changed little since the construction of the hotel.



Figure 6. View south of Eastern Slope.

¹⁷ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 7, Page 13.



Figure 7. View of the hillside of the Eastern Slope.

Western Slope

The western slope is an open, landscaped area located between the hotel's southwest facade and the Berkeley Tennis Club. This part of the site slopes away from the hotel with the landscaped area divided by a curved, paved walking path. Since the walkway is on sloping terrain, pedestrians are permitted unobstructed Bay views. An internal roadway, dating to as early as 1915, follows the curves of the terrain at the base of the slope. "A north/south footpath bisected the slope and mimicked the curve of the roadbed. Two east/west paths intersected the slope. The northernmost path was covered and led from the main building to the Key System trains, which stopped at the base of the hill. The other path led from the porte-cochere on the south end of the hotel, to the internal roadway. Small sheds were located along the north/south path, but by 1927 the structures had been removed. Sometime before 1950, the roof that sheltered the northern walkway was removed."¹⁸

The sloping terrain is covered in ivy, evergreen shrubs, and agapanthus. The area is shaded by mature Ponderosa pines. Research did not indicate a date when the modern plantings in this area were established. Located near the northern end of the east/west path is a grouping of palm trees. The southernmost east/west walkway is no longer extant as it was removed before 1980. A fountain was also demolished from the walkway area before 1950. The western slope area was altered over the years, but the area is still predominately landscaped and offers visitors one of the site's few remaining pedestrian-only paths.

¹⁸ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 7.



Figure 8. View north of the path on the Western Slope.



Figure 9. View looking east towards the Western Slope and hotel.



Figure 10. View looking south along the Western Slope.

Auto Court and Drive

Today, an entrance drive and tiered parking area lead from Tunnel Road to the modern porte-cochere on the southeast side of the hotel. Once past the parking attendant's kiosk, visitors drive through a parking lot as they approach the circular driveway and parking spaces at the hotel entrance. The driveway and parking spaces are located on sloping terrain, so no view of the hotel surrounded by a garden is offered. Only a view of the hotel through the parking lot is present at this entrance. At the hotel entrance, a portion of the large circular drive is covered by the porte-cochere. East of this parking lot are additional terraced parking lots. Viewed from Tunnel Road, these latter lots are screened from view by the upsloping landscape. Modest shrubbery and vegetation border each terraced lot.

Historically, this area appears to have served as a "back of the house" service area to the hotel. According to Sanborn maps, a planing mill was located east of the hotel during construction. The planing mill is visible in Figures 16, 17, and 18. This area provided a secondary entrance to the hotel, ancillary to the grander, landscaped entrance court on the hotel's northerly side. By 1939 a portion of the site adjacent to the east entrance was leveled and covered garages constructed for automobile parking. To create the level area, tall retaining walls were built to hold back the hillside. An aerial photograph taken in 1939 depicts ornamental plantings on the southern edge of the property near Tunnel Road in a 1939 aerial. By 1946, additional looping service roads were added to this hillside and in 1950, there is evidence of an increase in the amount of surface parking.

By 1962, extensive site-wide improvements were underway at the property.¹⁹ As discussed above, these improvements ultimately resulted in the elimination of the original formal gardens to the northwest of the hotel and included adding terraced parking east of the auto court entrance off Tunnel Road. The land converted to surface parking previously had native vegetation: trees, shrubs and grasses. This native vegetation was not replaced with any significant formal landscaping. Instead, the terraced parking lots constructed around 1962 eliminated a large portion of landscaping adjacent to the hotel. A 1968 aerial depicts the auto court and drive area devoted to surface parking areas with landscaped medians between the tiered lots. During this time the hotel also expanded its footprint to the southeast, with several new additions – including a new dining room.²⁰ The large expansion of the parking lots on this portion of the site during the late 1960s and the shift of the front entrance to this side of the building (away from the original Entrance Court) reflected society's increasing reliance on automobiles for transportation.



Figure 11. View north, from the Tunnel Road entrance.

Tunnel Road Parking Attendant's Kiosk

This one-story, parking attendant's kiosk is rectangular in plan. The wood-frame structure is clad with board and batten siding, with wide flat trim surrounding openings and a steeply-pitched, asphalt shingle-clad, hipped roof. The primary window type is aluminum-sash, fixed. Windows are located on each elevation of the building. The door features an operable upper glazed pane. Parking gates flank the structure and allow vehicles access to the Claremont Hotel property.

¹⁹ City of Oakland Planning and Building Department, Building Permit #CT1895.

²⁰ EDR, 1968 Sanborn Map, EDR Certified Sanborn Map Report, Inquiry #: 4573926.3, March 25, 2016, EDR, 1958 and 1974 Aerial, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016.



Figure 12. View northwest from Tunnel Road sidewalk towards Parking Attendant's Kiosk.



Figure 13. Auto Court and Drive, view south towards terraced parking lots.



Figure 14. Auto Court and Drive, view looking north, from the terraced parking lot, towards the southeast entry to the hotel.

Properties Adjacent to the Grounds

One property, the “Short Cut”, is located directly adjacent to the hotel grounds is described below. This offsite property, originally part of the hotel property is no longer part of the hotel. Its associated historic context is separate from the hotel’s historic context as a planned garden resort.

The “Short Cut”

The “Short Cut” is a City-owned and maintained 15-foot wide easement providing pedestrian access from Tunnel Road to Alvarado Road. As noted on the Assessor’s Parcel Map and Sanborn Maps, the improved portion of the easement consisting of a paved walkway and stairs is located just outside the boundary of the hotel’s property. Concrete steps lead from the parking lot to a paved path which traverses the hillside. Near Alvarado Road, steps constructed of rock lead to a circular flat area with a bench. Rock steps continue to Alvarado Road. Trees and large shrubs shelter the entire path. A fence, covered in vines, lines the northern edge of the path while a residential property is to the south. From the bottom of the improved “Short Cut” where it terminates at the hotel parking lot, the easement continues unimproved across the hotel property to Tunnel Road.

During the early years of the hotel the land beyond the current property boundary belonged to the hotel. Around the 1920s the land at the southern end of the property was sold for residential development and the property line that is present today was established. The earliest Sanborn Map, 1911, notes “The Short Cut” spans between Tunnel Road and a road surrounding a residence on the hillside. It is unknown when the “Short Cut” was paved and the rock steps were constructed. However, it is likely that if these elements were not established prior to the residential development of the 1920s-1940s, they likely would have been constructed during this period.

BRIEF HISTORY OF THE CLAREMONT HOTEL - TIMELINE

- 1870: William Thornburg purchased a large tract of land that included the current 22-acre hotel site and grounds and built a Queen Ann style mansion surrounded by formal gardens. The mansion and stables were located near the current location of the Claremont Pool and Tennis Club.²¹
- 1901: John Ballard purchased the Thornburg property.²²
- July 14, 1901: The Thornburg Mansion burned down. However, the original Thornburg garden area remained intact.²³
- 1903: The Realty Syndicate team consisting of Frank Havens and Francis "Borax" Smith bought the property. The team planned for a large hotel development.²⁴
- 1906: Ground was broken for the Claremont Hotel designed by Charles William Dickey who won a design competition for the hotel. The hotel was to be surrounded by a large garden park. The vision was to build a destination garden hotel. Frank Havens bought out his partner Borax Smith and becomes sole property owner.²⁵
- 1907: Approximately 15 acres was purchased and added to the original 14-acre site to accommodate construction of tennis courts. Adjacent land was bought to add to the hotel site, and Tunnel Road was realigned to its modern configuration. Financial panic caused the construction of the hotel to slow down.²⁶

²¹ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22.

²² John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22.

²³ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22.

²⁴ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22.

²⁵ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 23, J. Lehman, *The Claremont Hotel: A Great Landmark Issue*, 2001, 4, Lesley Emmington Jones, *Around the Claremont*, 2005, 2, and Wendy P. Markel, *Summary Statement of Significance*, City of Oakland-Landmarks Preservation Advisory Board, October 11, 2000, F-116 3S7PRSFM.CB.

²⁶ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 23, C. W. Dickey, *The New Claremont Hotel*, Architect and Engineer of California, July 1907 Vol. IX, No.3, pp 31-32, John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 23.



Figure 15. The Claremont Hotel under construction, circa 1906-1915.²⁷



Figure 16. The Claremont Hotel under construction, date unknown, likely circa 1915 near the end of construction. Note early configuration of the Western Slope, the planing mill at the current Auto Court and Drive, open verandas on west façade, and surviving elements of the Thornburg landscaping, left of the hotel.²⁸

²⁷ David Kramer, "Berkeley's Historic Claremont Hotel Will Soon Celebrate Its 100th Year," <http://www.thecraftsmanbungalow.com/claremont-hotel-berkeley/> (accessed October 4, 2016).



Figure 17. Postcard of the Claremont Hotel, circa 1915.²⁹

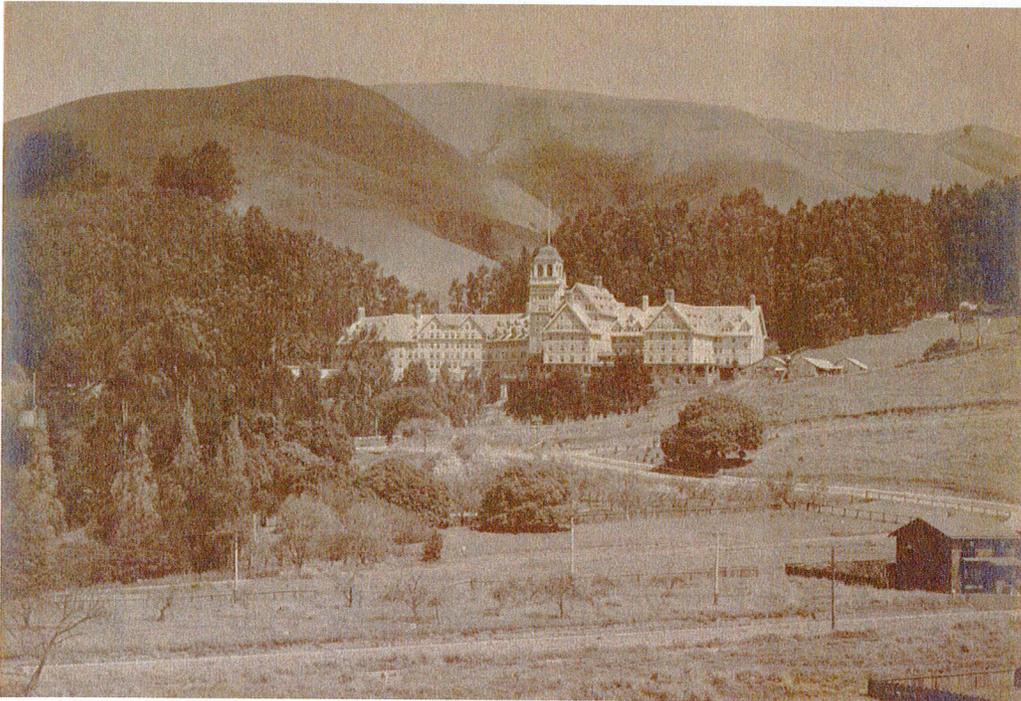


Figure 18. Claremont Hotel photograph, circa 1915. Note planing mill to the right of the hotel.³⁰

²⁸ Online Archive of California, "Claremont Hotel," <http://cdn.calisphere.org/data/13030/pm/tf838nb9pm/files/tf838nb9pm-FID4.jpg> (accessed October 4, 2016).

²⁹ Online Archive of California, "Claremont Hotel," <http://www.oac.cdlib.org/ark:/13030/kt467nd26n/?brand=oac4> (accessed October 4, 2016).

- 1911: Construction on the hotel was suspended due to the earlier financial panic of 1907 and 1908. Compounding financing issues was the fact that the backers were overextended.³¹
- 1914: Eric Lindblom invested money into construction to revive the building process of the Claremont Hotel. The western slope was planted with small shrubs and trees.³²
- 1915: The Claremont Hotel opened to the public. A north/south internal road was created to follow the curve of the western slope. A footpath was built up the slope from the road and had two east/west paths that intersected the main walkway to the main building.³³



Figure 19. The Claremont Hotel with gardens, date unknown, but prior to exterior painting in 1937.³⁴

- 1917: A southwest portion of the site was leased to the Berkeley Tennis Club for the construction of tennis courts.³⁵
- 1918: Eric Lindblom became the sole owner of the Claremont Hotel and the surrounding property.³⁶

³⁰ Online Archive of California, "Claremont Hotel," <http://www.oac.cdlib.org/ark:/13030/tf7f59p2v5/?brand=oac4> (accessed October 4, 2016).

³¹ Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 13 and John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 2.

³² John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 23 and Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 7.

³³ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 3 and 7.

³⁴ Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*, <http://publishing.cdlib.org/ucpressebooks/view?docId=ft6j49p0wf;chunk.id=0;doc.view=print> (accessed October 4, 2016).

³⁵ Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 14.

³⁶ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 3.

1920: The southeast portion of the Claremont property, between the Alvarado and Tunnel roads, was sold off and subdivided for development as private homes.³⁷

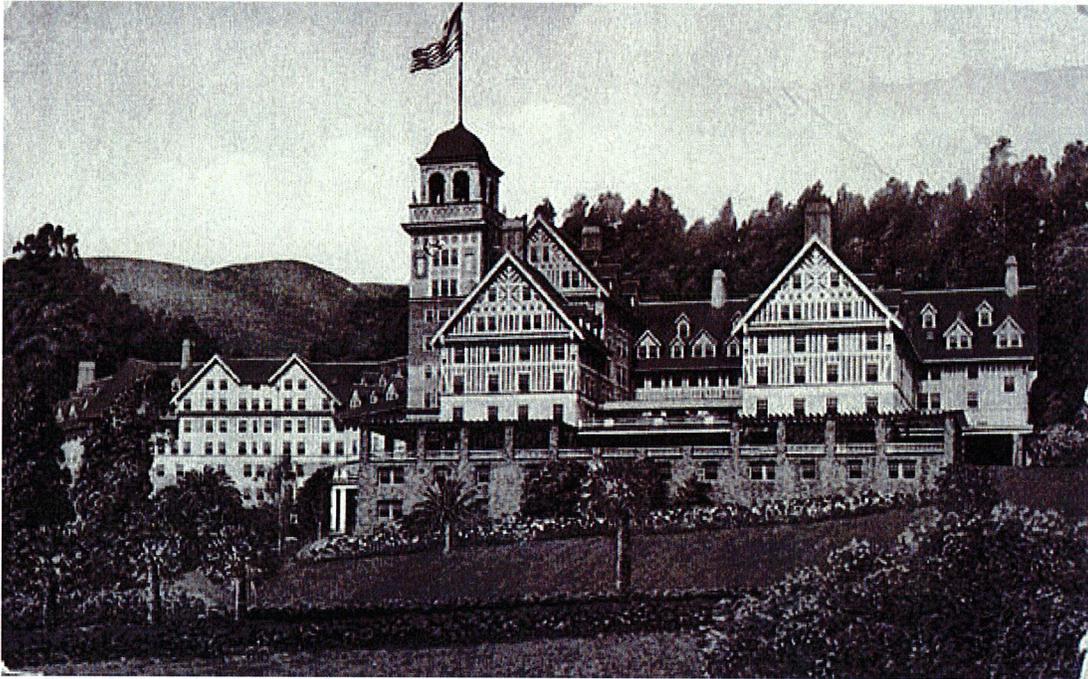


Figure 20. The Claremont Hotel and surrounding gardens, date unknown, but prior to exterior painting in 1937. Note the Western Slope appears landscaped with lawn and ground cover, the open verandas on the west-facing façade, and two columns of the original porte-cochere at the base of the tower are visible.³⁸

1927: The shelters along the western slope path were removed.³⁹

³⁷ John S. English. *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 23.

³⁸ The Berkeley Architectural Heritage Association, "Around the Claremont,"

<http://berkeleyheritage.com/housetours/fallhousetour2001.html> (accessed October 4, 2016).

³⁹ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 3.

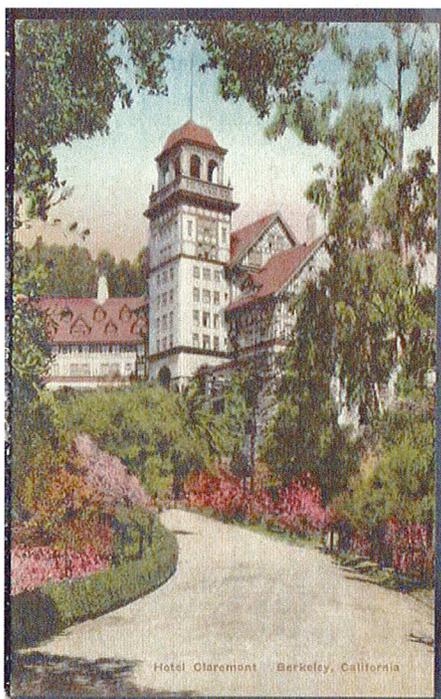


Figure 21. Postcard showing the drive to the Claremont Hotel entrance, date unknown, but likely after the exterior painting in 1937.

- Early 1930s: The western garden was cleared for space for lawn games.⁴⁰
- 1937: Claude C. Gillum purchased the Claremont Hotel.⁴¹ The exterior of the building was painted white and the interior refurbished.⁴²
- 1940: The Berkeley Tennis Club purchased the land they were leasing on the southwest corner of the property.⁴³

⁴⁰ Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 8.

⁴¹ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 3.

⁴² John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 23.

⁴³ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 4.



Figure 22. Postcard of the Claremont Hotel, circa 1940. Note the formal gardens, former porte-cochere at Main Entrance, the enclosed west-facing verandas, and auto parking garages along the edge of the southern parking lot.⁴⁴

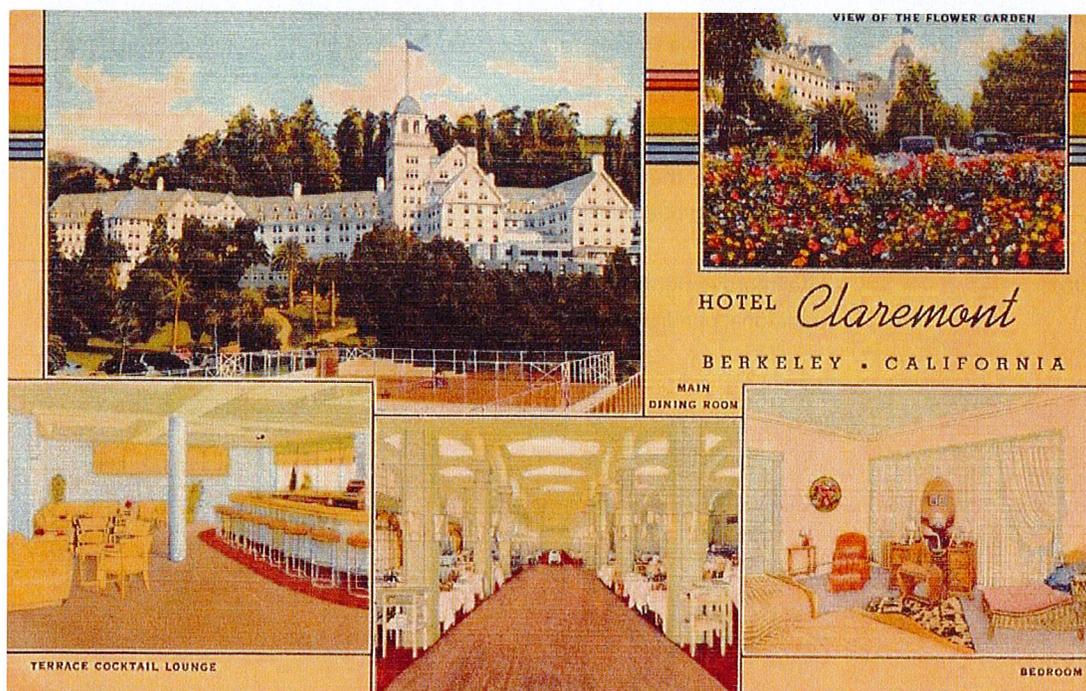


Figure 23. Back of postcard reads "20 acre garden, overlooking the entire Bay Area." Circa 1940.

⁴⁴ Online Archive of California, "Claremont Hotel," <http://www.oac.cdlib.org/ark:/13030/kt9m3nd66r/?brand=oac4> (accessed October 4, 2016).

1954: Harsh Investment Corporation bought the Claremont property.⁴⁵



Figure 24. Aerial postcard of the Claremont Hotel showing the surrounding gardens before construction of the pools, circa 1940. Note former porte-cochere at Main Entrance, enclosed west-facing verandas, and auto parking garages along the edge of the southern parking lot.

1960s: A large swimming pool was constructed on the northern part of the property. This pool was the second pool on the site and was located north of a smaller pool that had been built a few years prior.⁴⁶

1962: Site improvements were completed that included the construction of additional parking lots and swimming pools.⁴⁷

⁴⁵ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 23.

⁴⁶ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 9 and EDR, 1968 Aerial, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016.

⁴⁷ City of Oakland Planning and Building Department, Building Permit #CT1895.

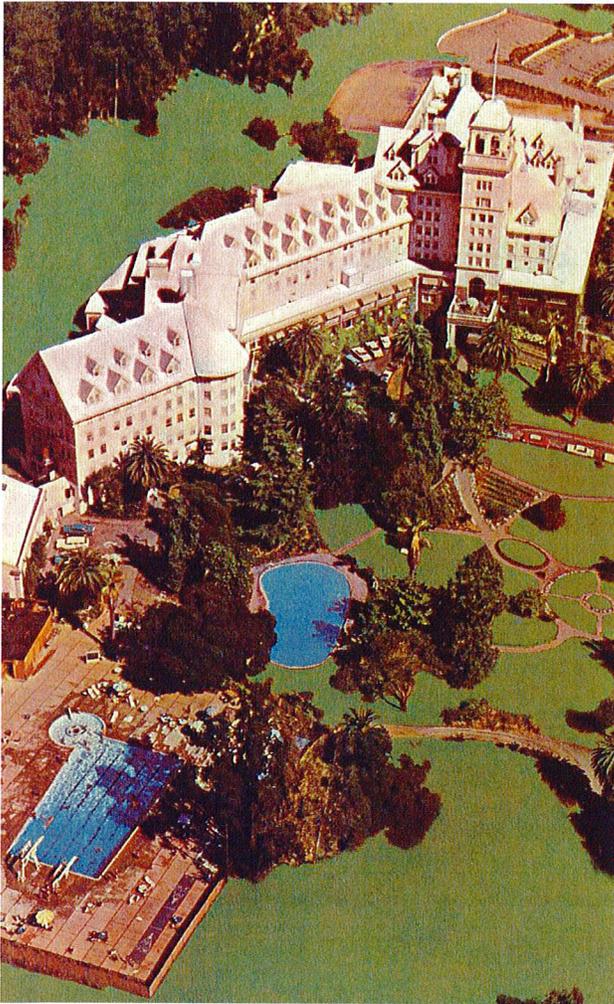


Figure 25. Aerial postcard showing the pools at the Claremont Hotel, circa 1970. Note the terraced parking behind the hotel.

- 1964: Two additional tennis courts were added to the west of the northern swimming pool.⁴⁸
- 1971: Harold Schnitzer took over Harsh Investments.⁴⁹
- 1972: The formal gardens were replaced with four tennis courts and a large parking lot.⁵⁰

⁴⁸ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 9 and EDR, *1968 Aerial*, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016.

⁴⁹ John S, English. *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 24.

⁵⁰ Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 8 and EDR, *1974 Aerial*, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016.

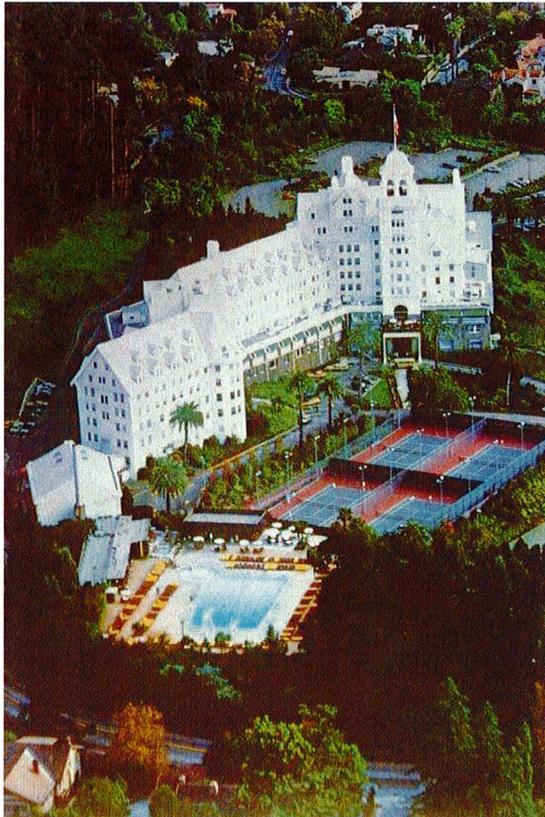


Figure 26. Postcard showing the new tennis courts at the Claremont Hotel, circa 1972. Back of the postcard reads “10 day night tennis courts with ball machines and teaching pros; golf, Olympic pool, whirlpools, saunas, Parcourse, and 22 acres of gardens, 3 restaurants, 2 lounges, excellent cuisine served in a dining room overlooking San Francisco Bay.”

- 1978: The grounds were re-landscaped with exotic plants. Part of the western parking lot was replaced with four tennis courts.⁵¹
- November 8, 1988: The Tunnel Road parking lot entrance was remodeled.⁵²
- October 16, 1989: A lap pool was built next to the existing northern pool.⁵³
- May 24, 1990: The spa building was built next to lap pool.⁵⁴
- 1999: KSL Recreation Corporation purchased the property.⁵⁵

⁵¹ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 3 and 9, and EDR, 1982 *Aerial*, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016.

⁵² City of Oakland Planning and Building Department, Building Permit, Record ID: E8803763.

⁵³ EDR, 1993 *Aerial*, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016 and City of Oakland Planning and Building Department, Building Permit, Record ID: E8901431.

⁵⁴ City of Oakland Planning and Building Department, Building Permit, Record ID: B9001120.

⁵⁵ Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 15.

October 10, 2006: Six Washington Robusta trees were removed for the installation of an additional pool at the Claremont Club.⁵⁶

HISTORIC CONTEXT: DEVELOPMENT OF THE CLAREMONT HOTEL

Kansas farmer, Joseph Thornburg, purchased 13,000 acres around 1870 from the Peralta and Vicente Spanish grants. Thornburg's wife dreamed of having an English styled home, thus the site was developed with a Queen Anne style mansion, horse stables, and formal English gardens. The property was sold to John Ballard. The Queen Anne style mansion, located near today's Claremont pool and tennis courts, burned down in 1901. The gardens and the stables survived the fire, none of the gardens and stables survived.⁵⁷

The Realty Syndicate team comprised of Frank Havens and F.M. "Borax" Smith purchased the property. They planned to develop the site as a grand hotel that would be a stimulus for the development of the area. Havens and Smith also owned the Key System streetcar line. The network connected East Bay residents with San Francisco via street cars, ferries, commuter rail, and bus service. The hotel site was an ideal terminus of the Key System's Ashby Avenue Line, a 2.5-mile long route connecting the Claremont Hotel with San Pablo Avenue. The arrival of streetcar service to this relatively remote area was a boon to land speculation and development. Land speculators and real estate promoters touted the areas bucolic charms were available via a 10 cent car fare. The first housing sub-division opened in 1905 and is known as Claremont Park.⁵⁸

To design the hotel, an open competition was held. The Oakland-based architectural firm of Dickey and Reed won the competition and construction of the hotel began in 1906, but was suspended five years later due to financial problems. The 1911 Sanborn map shows a sprawling building running north-south along the center of the site. The building's first floor plan was comprised of offices, a kitchen, palm room, a ball room, grill room, dining room, tea garden, linen and pastry room, and hotel rooms. ⁵⁹ Eric Lindblom backed the revival of the construction of the hotel in 1914, to capitalize on anticipated tourism from the Panama-Pacific International Exposition set to open the following year in San Francisco. The main building's interior was finished and the hotel opened in 1915, just in time for the exposition.⁶⁰

The Claremont Hotel opened as a four-story Tudor Revival style hotel, with red shingled gabled roofs, stick trim on yellowed stucco exterior walls, a porte-cochere over the carriage drive entrance, bricked chimneys, and multiple gable dormers. The basement and attic were constructed as two story spaces. A viewing tower and an open aired veranda with a trellis had space for guests to enjoy views of the nearby formal gardens as well as panoramic views of Oakland, San Francisco, and Pacific Ocean via the Golden

⁵⁶ City of Oakland Planning and Building Department, Building Permit, Record ID: B0601535.

⁵⁷ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 3, John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22, Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 13, J. Lehman, *The Claremont Hotel: A Great Landmark Issue*, 2001, and Lesley Emmington Jones, *Around the Claremont*, 2005, 3.

⁵⁸ Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 3, John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22, Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 13, J. Lehman, *The Claremont Hotel: A Great Landmark Issue*, 2001, 4 and Lesley Emmington Jones, *Around the Claremont*, 2005, 3.

⁵⁹ EDR, *1911 Sanborn Map*, EDR Certified Sanborn Map Report, Inquiry #: 4573926.3, March 25, 2016.

⁶⁰ Heritage Consulting Group. *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015. Page 13

Gate. The formal landscaped gardens Thornburg created were located to the west of the main building. The hill south of the main building was landscaped with palm trees and multiple foot paths.⁶¹

In 1917 the Berkeley Tennis Club (BTC) leased the southern part of the site from the hotel and built tennis courts. Also that year, Eric Lindblom took control of the property. By the 1920s the undeveloped area, between Alvarado Road and Tunnel Road, was sold and developed into the Oak Ridge and Claremont Court neighborhoods. Two rows of covered carports to the south end of the parking site were built in the 1920s. In 1937 the property was purchased by employee, Claude C. Gillum, who did major renovation work on the building and grounds in anticipation of the 1939 Golden Gate International Exposition. The building exterior was repainted white and the interior refurbished. Some of the formal gardens were cleared for lawn games, while the verandas were segmentally being enclosed.⁶²

The owners of the Claremont Hotel were proud of the gardens surrounding the building and used its beautiful grounds in advertising to attract guests. "Over the decades, much of the hotel's own advertising has employed images of greenery and open space. At least one of the Claremont's brochures has prominently used the explicit term 'garden hotel.'"⁶³ The idea that such a lush and vibrant landscaped area could be seen at the hotel, which was in the heart of a growing urban area, was a draw to guests and visitors.

The 1939 aerial map depicts parking lots south of the main hotel building. By 1940, the Berkeley Tennis Club purchased the property from the hotel. In the 1940 aerial map, a parking lot was added near the powerhouse, which was connected to the main building by a decorated walkway. The walkway had four bays defined by pilasters and was topped by an architrave, frieze, projecting cornice, and parapet with shallow molding.⁶⁴

The 1950 Sanborn map notes interior renovations. The grill room became storage, the southernmost veranda space was enclosed, and the offices on the south side were relocated, to accommodate expansion of the Palm Room. Sometime during the next 20 years, additional carports were added to the north side of the main building next to the powerhouse.⁶⁵ By 1952 the verandas were completely enclosed adding interior spaces. The Harsh Investment Company bought the property in 1954 but leased the property to Murray Lehr, who made multiple alterations to the landscape. The Key System street car was discontinued to the hotel in 1958. In 1959 the interior was renovated again, altering and expanding the storage space on the southeast side to a dining room.⁶⁶

⁶¹ State of California, Department of Parks and Recreation Primary Record. *Claremont Hotel – Serial No. B1597*. HRI#4623-3258-0000. September 30, 1996 and Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, Photo 13, June 19, 2015, 5, 13-14.

⁶² Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 12, John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Pages 14 and 23, and Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 15.

⁶³ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 25.

⁶⁴ EDR, *1939 and 1940 Aerial*, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016 and John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 7, Page 11.

⁶⁵ EDR, *1950 and 1952 Sanborn Maps*, EDR Certified Sanborn Map Report, Inquiry #: 4573926.3, March 25, 2016.

⁶⁶ EDR, *1950, 1952 and 1959 Sanborn Maps*, EDR Certified Sanborn Map Report, Inquiry #: 4573926.3, March 25, 2016, John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 7, Page 16, and Architectural Resources Group, *Claremont Hotel Historic Site Chronology and Evaluation*, February 2002, 3.

From the 1960s to the 1980s, many changes to the property took place, including the construction of a swimming pool and parking lots in 1962. One parking lot was off the Claremont Avenue entrance and the other was northeast of the hotel. Additionally, the site plan notes the large three-tiered parking area east of the hotel already existed. The 1968 Sanborn map shows many changes in the north part of the property. The 1950s greenhouse, located in the formal garden, was demolished and replaced with a swimming pool and two tennis courts, while the carports were converted to locker rooms. The south side of Palm Room turned into a third dining room. The southernmost enclosed veranda had an addition built on top and its footprint enlarged.⁶⁷

In 1971, Harold Schnitzer of Harsh Investment took active control of the property and replaced the original porte-cochere, enclosed the last veranda segment on the northern part of the building, and made significant landscape changes. As seen in the 1974 aerial map, the formal gardens were replaced with four tennis courts and parking lots that covered most of the site.⁶⁸

The current porte-cochere on the southeast elevation was built in 1980, and consists of two columns supporting a canvas covering. Nearly all the windows were replaced with aluminum sashes throughout the 1980s into the 1990s. In the 1982 aerial photograph, the eastern part of the northern parking lot that replaced the formal gardens was replaced with an additional four tennis courts. By 1989 a lap pool, new spa, and dressing rooms were built on the north end of the site.⁶⁹

The Oakland Firestorm of 1991 started in the Oakland Hills and spread quickly through Rockridge, Oakland, and Berkeley, burning 1500 acres and destroying 3500 homes. Threatened by the flames, the Claremont Hotel was evacuated; however, the fire stopped before it reached the property. The hotel was back in business in two days.⁷⁰

Building permits show that a new spa building was built in 1990. Additional construction during this period included an aerobics room, weight room, and a pro-shop added to the northern pool complex area. KSL Claremont Resort took over the property in 1999. A deck was installed on the southern end of the main building in 2002; and plantings were added near the area to compensate for the damage caused during the construction. In 2005, the building was repainted to match the existing white and off white colors. A zoning clearance for an art gallery within the hotel was approved by the City of Oakland in 2010. The following year a passenger waiting shelter was constructed for the A/C Transit bus stop by the property. Throughout 2015 all 276 guest rooms and the interior corridors were remodeled. In 2016 the kitchen, dining area, public common area, storage room, and office were remodeled. Also in 2016 an

⁶⁷ City of Oakland Planning and Building Department, Building Permit, Resolution #41683 and Permit #CT1895, EDR, 1968 Aerial, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016 and John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 7, Page 4.

⁶⁸ EDR, 1972 Aerial, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016 and John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 24

⁶⁹ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 7, Page 5 and 7, EDR, 1982 Aerial, EDR Aerial Photo Decade Package Inquiry #: 4573926.9, March 28, 2016 and City of Oakland Planning and Building Department, Building Permit, APN 048H766303500, Record ID: B8704142.

⁷⁰ Rachel Swan, "25 years later: Oakland hills ripe for another firestorm," *San Francisco Chronicle*, October 20, 2016, Jamaie Beckett, "Some merchants profit while others lose out," *San Francisco Chronicle*, October 22, 1991.

application was filed to expand the existing club and add forty-four residential dwelling units to the southeast area of the site.⁷¹

Architect

Born in Alameda, California in 1871, Charles W. Dickey spent much of his early life on the Hawaiian Islands. Dickey attended Oakland High School in California and completed his architectural education at the Massachusetts Institute of Technology in 1894. Before returning to Hawaii, Dickey spent time in Milwaukee and San Francisco practicing architecture at several firms. Upon returning to Hawaii, he worked for the firm of Ripley and Dickey in Honolulu. Melding modern architectural forms to fit the tropical environment was challenging, but Dickey incorporated broad lanais, low pitched roofs, deep eaves, and other features that allowed the new architecture to fit within the tropical landscape. After a 1903 financial depression in Honolulu, Dickey moved back to Oakland and established the firm Dickey and Reed. Based in Oakland, the firm soon became widely recognized and began designing notable buildings including the Oakland Bank of Savings, the Claremont Hotel, the California State Building at the 1905 Lewis and Clark Exposition in Portland, Oregon, the West Berkeley Bank and numerous stately residences. While Dickey continued to operate his Oakland firm he also resumed working on Hawaii-based projects. From 1920 to 1923 he was the Supervising Architect for the Oakland Public Schools. His brief ended badly and he took time off traveling around the world. Eventually, Dickey resettled in Honolulu and practiced architecture from 1928 to 1942.⁷²

After winning a design competition, Dickey was hired to complete the plans of his winning design. Dickey wrote, "The hotel building has been designed specifically for the location. It is in the rambling Elizabethan style, winding in and out with the contour of the hill, with stone terraces and porches and walls of broad cedar shingles and rough plaster. It will be set back on the side hill at sufficient elevation to get a view of the full sweep of the bay and Oakland over the tops of the trees. The extreme dimensions of the building will be 152 feet by 676 feet, and it will be four stories in height, containing 210 guest rooms, all of which will be bright and sunny and every second one of which will have a bath. The observation tower will be 140 feet in height, overlooking the surrounding country."⁷³ His vision for the hotel was one where the building would be complimented by the surrounding landscape. "The grounds themselves are surpassingly beautiful with a garden of fourteen acres that has been lovingly cultivated for a period of forty years. A wild overgrown creek, huge old pines and oaks, and numberless rare trees, shrubs, and flowers combine with broad lawns to present a most perfect setting for a new building."⁷⁴

STATE AND LOCAL REGULATORY FRAMEWORK

California Register Significance Evaluation – 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. The

⁷¹ City of Oakland Planning and Building Department, Building Permit, Record ID: E9001262, B8805790, DRX050225, ZC102021, DS110299, B1502844, E1501168 and PLN16053, and Heritage Consulting Group, *Claremont Hotel Situational Analysis-DRAFT*, June 19, 2015, 3.

⁷² "The Work of Charles William Dickey, Architect," *The Architect and Engineer of California*, July 1907, Vol., IX, No. 3, 34-58, and Alan Michelson, *Pacific Coast Architecture Database*, "Charles William Dickey (Architect)," <http://pcad.lib.washington.edu/person/5499/> (accessed October 3, 2016).

⁷³ C. W. Dickey, Architect, "The New Claremont Hotel," *The Architect and Engineer of California*, Vol. V., No. 3, June 1906, 31.

⁷⁴ C. W. Dickey, Architect, "The New Claremont Hotel," *The Architect and Engineer of California*, Vol. V., No. 3, June 1906, 31.

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.⁷⁵

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 that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.⁷⁶

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.⁷⁷

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."⁷⁸ 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."⁷⁹ 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:⁸⁰

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.

⁷⁵ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

⁷⁶ *Ibid.*

⁷⁷ 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.

⁷⁸ 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.

⁷⁹ *Ibid.*, 44.

⁸⁰ *Ibid.*, 1.

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.⁸¹

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.

City of Oakland, Local Register of Historical Resources

A "local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution."⁸²

City of Oakland Historical and Architectural Inventory Rating System

The City of Oakland Historical and Architectural Inventory Rating System, adopted in the Historic Preservation Element of the Oakland General Plan, is shorthand for the relative importance of properties. The system uses letters to rate individual properties and numbers for district status. Individual properties can have dual ("existing" and "contingency") ratings if they have been remodeled, and if they are in districts they can be contributors, noncontributors, or potential contributors. In general, "A" and "B" ratings indicate landmark-quality buildings.⁸³ The rating system is summarized below.

Individual Property Ratings:

"A": Highest Importance: Properties of exceptional historical or architectural value which are clearly eligible for the NRHP.

"B": Major Importance: Properties of major historical or architectural value, but less important than those rated "A". Although most are individually eligible for the NRHP, they may be somewhat marginal candidates.

"C": Secondary Importance: Properties having sufficient historical or visual/architectural value to warrant limited recognition but which do not appear individually eligible for the NRHP.

⁸¹ Ibid., 44-45.

⁸² Public Resources Code, Section 5020.1(k).

⁸³ City of Oakland, Planning and Building Department, "Historical and Architectural Rating System", <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009155> (accessed September 30, 2016).

“D”: Minor Importance: Properties which are not individually distinctive but which are not typical or representative examples of an important style, type, convention or historical pattern.

“E”: Of No Particular Interest. Properties which are not representative of any important style, type, convention, or historical pattern and are visually undistinguished.

“*”: Not Rated. Properties built or established after 1945. Also pre-1946 properties that have been totally and irreversibly remodeled since 1945.⁸⁴

Multiple Property Ratings:

"1": Area of Primary Importance (API). APIs are historically or visually cohesive areas or property groups which usually contain a high proportion of individual properties with ratings of “C” or higher and appear eligible for the NRHP either a district or a historically related complex.

"2": Area of Secondary Importance (ASI). ASIs are similar to APIs, except potential contributors to the ASI are counted for the purposes of the two-thirds threshold as well as contributors, and ASIs do not appear eligible for the NRHP.

For properties in districts, a “+” indicates contributors, a “-” indicates noncontributors, and a “*” indicates properties that were not rated.⁸⁵

Oakland Cultural Heritage Survey (OCHS)

The OCHS is tasked with providing an inventory of historic resources throughout the city.

The OCHS uses the City of Oakland Historical and Architectural Inventory Rating System as above for individual properties, which is incorporated in the Historic Preservation Element of the General Plan by reference (pp. 3-1 and 3-2). This is termed the Individual Property Rating of a building, and is based on the following criteria:

- Visual Quality/Design: Evaluation of exterior design, interior design, materials and construction, style or type, supporting elements, feelings of association, and importance of designer.
- History/Association: Association of person or organization, the importance of any event, association with patterns, and the age of the building.
- Context: Continuity and familiarity of the building within the district.
- Integrity/Reversibility: Evaluation of the building’s condition, its exterior and interior alterations, and any structural removals.

⁸⁴ City of Oakland, *Historic Preservation: An Element of the Oakland General Plan*, “Table 3-1: Historical and Architectural Inventory Rating System”.

⁸⁵ City of Oakland, *Historic Preservation: An Element of the Oakland General Plan*, “Table 3-1: Historical and Architectural Inventory Rating System”.

Properties are also given a Multiple Property Rating based on an assessment of the significance of the area in which the property is located. This numerical rating is identical to the district rating system above.

HISTORIC RESOURCE EVALUATION

Period of Significance

According to the National Register Bulletin 16A, the definition of Period of Significance is:

The length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often the date of construction.⁸⁶

Bulletin 16A goes on to state that:

The period of significance is based upon the time when the property made the contributions or achieved the character on which significance is based.⁸⁷

The BONC nomination lists the period of significance for the building as 1906 to 1952, in keeping with the 50-year rule for considering eligibility. The BONC nomination suggests the hotel's period of significance should perpetually move forward in time per the 50 year limit without a specific end date. The period of significance for the property would more appropriately be from 1906, the date of construction, to 1962 when the property shifted away from being a destination garden hotel. From 1906 to 1962 the hotel featured lavish landscaped areas offering an oasis in the middle of Oakland. The gardens on the property were maintained offering guests walking paths amongst colorful vegetation. By 1962, with the growing dependence on automobiles and outdoor recreation, parking lots and pools were replacing the landscaping, diminishing the "garden hotel" quality of the property.

However, regardless of whether the period of significance for the hotel itself is "indefinite," this report concludes that the period of significance ended in 1962 when the gardens were converted into pools and other Club facilities, and when open, lightly landscaped hillsides were graded and paved with three tiers of surface parking (see Figure 25). As noted in the 2002 BONC NRHP nomination and the OHP evaluation of the nomination, the only surviving intact landscaped (or wooded) areas include the entrance court (called the "Island Vicinity" in the BONC nomination), the eastern slope, and the western slope.

⁸⁶ United States Department of the Interior, *How to Complete the National Register Registration Form*, National Register Bulletin, No. 16A. (Washington, D.C., 1997), 42.

⁸⁷ United States Department of the Interior, *How to Complete the National Register Registration Form*, National Register Bulletin, No. 16A. (Washington, D.C., 1997), 42.



Figure 27. Map showing the API which includes the hotel (a Landmark building) and design review overlay for the entire property. (Aerial from Google Earth, retrieved October 24, 2016.)

Summary of Significance

The National Register nomination states the Claremont Hotel is significant under Criteria A and C.⁸⁸ Under Criterion A, “the hotel is significant at the local level because it was a notable element within a grand, private-sector planning vision and strategy involving Francis Marion (“Borax”) Smith, Frank Havens, and others; because it was an intentional and unusually dramatic centerpiece that helped stimulate development of a large section of Berkeley and Oakland; and because – partly due to the distinctive character of its grounds – the hotel was (and still is) the visual linchpin of a whole big section of both cities, and an important cityscape element even at the regional scale.”⁸⁹ The nomination goes on to say, “the hotel is significant at the local level because it has been a notable part of the Bay Area’s entertainment scene, such as by presenting many popular orchestras during the Big Band Era; because for almost a century it has been an important focus of the Bay Area’s community life; and because it has notably mirrored various changes in lifeways.”⁹⁰

Under Criterion C, “the hotel is significant at the State level because of its unique, excellent, and appealing design, and its sensitivity to the site and surroundings; because it is a prime example of the work of noted architect Charles William Dickey; and because it is strongly representative of the grand resort and garden hotels built in California during the important era between 1876 and World War I – as well as being notably located in the midst of a very large urban area.”⁹¹ It is important to note that the entire property was not included in the NRHP nomination, but only those areas nearest the hotel. The BONC nomination boundary enclosed a 12.1-acre area that included the eastern slope, the entrance court (called “island” vicinity in the nomination), the western slope (called southwest slope in the nomination), and the auto

⁸⁸ See the National Register nomination in Appendix D for a full criteria discussion.

⁸⁹ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22.

⁹⁰ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22.

⁹¹ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22.

court and drive (called south parking area in the nomination). The main hotel building and the powerhouse were identified in the nomination as contributing resources.

Of the areas included in the BONC NRHP boundary, only three areas appeared to retain integrity to convey their significance: the eastern slope, the entrance court, and the western slope. The BONC nomination characterized each as follows:

- The eastern slope is a “dramatic green *backdrop* here contrasts so effectively with the light-colored building that the hotel is easily noticeable even from the Bay Bridge.”⁹² (Emphasis in original.)
- The entrance court is “a significant *foreground* area consist[ing] of the green ‘island’ (which sits in front of the hotel’s tower) together with two planted spaces slightly west or north of the island. This attractive, palm-adorned area makes a charming foil to the main building’s prominent tower and adjoining major facades. It contains the last sizable remnant--and reminder--of the lush and famous gardens that used to extend far to the northwest. The footpath that still runs through the island was the first leg of the main route that guests and visitors used to take as they strolled from the tower into those gardens.”⁹³ (Emphasis in original.)
- The western slope is “another significant foreground space [with] the slope lying generally below the main building’s southwest facade. Its openness dramatically complements, and protects the visibility of, that prominent facade and its important rock facing. [...] The lengthy historic footpath that runs through it has excellent views toward the Bay, and is one of the few remaining venues for leisurely strolling. The slope also has a distinctive row of tall palm trees, and an appealing grove of conifers including Canary Island pines.”⁹⁴

As noted above, the OHP evaluation of the nomination concurred that there were two small patches of landscaping (the entrance court and the western slope) and the eucalyptus grove above the hotel (the eastern slope) that remain but that the remainder of the grounds have been significantly altered and are not contributing features.

Evaluation of the Grounds

Entrance Court

The original formal entry still functions as an entrance to the hotel, but it no longer serves as the primary entrance. This area continues to feature a variety of landscaping – palm trees, grass, small shrubs, and roses – enclosed within a circular drive. The once dominant and architecturally compatible Classical Revival porte-cochere was demolished and replaced with an incompatible and metal canopy. The approach to this entrance is no longer monumental – visitors drive by a large parking lot and subsequent construction of tennis courts required realignment of the drive. Landscaping attempts to shield the courts from view, but they remain visible. Until the 1960s visitors approaching the hotel via this entrance passed through landscaping and had an unobstructed view of the grand hotel in front of them. In addition, visitors to the hotel arrived via the Key System’s Ashby Avenue Line, which discontinued in 1958 as

⁹² John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 32.

⁹³ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 33.

⁹⁴ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 33.

automobiles became the dominant mode of transportation. Today, because of the subsequent development of the site, the approach to this entrance of the hotel is visually discordant.

The entrance court has not moved and retains integrity of location. Alterations to the size of the planted island and the plantings have diminished integrity of design and materials. Integrity of setting has diminished due to the removal of the original porte-cochere and removal of the formal gardens north and west of the entrance. While the walking path is a built element, this feature does not display workmanship of the historic period, therefore no integrity of workmanship is present. Integrity of feeling and association has diminished as the formal gardens were removed to construct tennis courts, a spa and club facility, and pools. However, the entrance court does provide the visitor a means of entering the hotel.

The entrance court retains a moderate degree of integrity as a landscape island is still present for visitors to walk through and drive around. The entrance court is a contributing feature to the historic setting of the hotel.

Formal Gardens

The formal garden area of the hotel property is no longer extant due to site development and the construction of tennis courts, pools, the spa and parking. Integrity of location, setting, design, materials, workmanship, feeling and association have all been lost since the formal gardens are no longer present on the property. The formal garden area of the property does not retain integrity and does not contribute to the historic setting of the hotel.

Eastern Slope

The eastern slope remains much the way it did when the hotel was constructed – a dense grove of eucalyptus trees and no formal landscaping. Thus, the eastern slope retains integrity of location, setting, materials, design, feeling and association. The area does not exhibit workmanship, a craft or building technique from the historic period. The eastern slope of the property maintains its integrity and is a contributing feature to the historic setting.

Western Slope

The western slope still retains a lush landscaped walking path. Palms and Ponderosa pines line the path as they did early in the hotel's history. The area, however, has been modified over the years by the removal of several other walkways. Other elements, like the walkway covers and the fountain, were also demolished resulting in some loss of integrity of material and design. Although some of the plant materials have been replaced or changed over the years, the landscaping and pathway maintain several aspects of integrity including location, setting, feeling and association. While the walking paths are a built element, the present paths do not retain integrity of workmanship.

The western slope retains a moderate degree of integrity. The western slope is a contributing feature to the historic setting of the hotel.

Auto Court and Drive

The auto court and drive area southeast of the hotel has changed significantly since the period of significance. Historically, the area functioned as a semi-developed area dedicated to support services for the hotel. Originally the area contained a planing mill, to supply milled lumber for building the hotel. Then

the area served as a secondary entrance and automobile garage area. Beginning in the 1940s the area was graded to build pedestrian paths and an automobile access road east of and behind the Hotel. The extensive site improvements in the 1960s have changed character of this area dramatically due to construction of terraced parking lots and demolition of the original porte-cochere in the early 1970s.

Today, the once secondary entrance functions as the main entrance to the hotel. Moreover, the modern auto court and drive retains little to no integrity. The formal entrance to the hotel now consists of a parking attendant’s kiosk, that leads to a driveway through terraced surface parking areas and small islands of non-historic landscaping. In the 1960s the landscaping and sloping terrain were regraded to accommodate terraced parking causing the area to lose its integrity. Noted by the alterations discussed above, the area went from a secondary entrance with a few parking spots surrounded by natural vegetation to the primary entrance among a series of tiered of parking lots. This has led to a significant loss of integrity of design, setting, materials, feeling and association. Workmanship is not present in the auto court and drive area; therefore no integrity of workmanship is present. The auto court and drive is not a contributing element to the historic setting of the hotel.

Table 2. Integrity of the grounds.

	Integrity						
	Location	Design	Setting	Materials	Workmanship	Feeling	Association
Entrance Court	+	+	-	+	N/A	-	-
Formal Gardens	-	-	-	-	-	-	-
Eastern Slope	+	+	+	+	N/A	+	+
Western Slope	+	-	+	-	N/A	+	+
Auto Court and Drive	+	-	-	-	N/A	-	-

+ Retains integrity - Lacks integrity

The Kids’ Club Building and Garage Structure

Both buildings were constructed over 40 years after the hotel and feature a different architectural style. Further, since the residential building now functions as the Kids’ Club, the area around the building is fenced off and contains paving and play structures. Neither building contributes to the historic significance of the site or the hotel.

The dwelling (circa 1950) and the garage (circa 1952) were constructed when the residential development in the Berkeley foothills was rapidly expanding as a result of transportation advancements. However, the neighborhood was largely built out by 1960. The buildings can be loosely associated with the building boom of the neighborhood; however, they are not associated with the history of the area in an individually significant way. Therefore, the structures do not appear eligible for listing in the CRHR under Criterion 1.

Archival research found that the dwelling and garage are not associated with persons of significance. Therefore, the buildings do not appear eligible for listing in the CRHR under Criterion 2.

Background research did not identify an architect or builder associated with the design of the dwelling or garage. The buildings are an example of the Modern style and have undergone substantial exterior

alterations including changes to the fenestration, the entry porch, and other architectural features. Moreover, the buildings reflect some features of a simplified style but they do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value. Therefore, the subject buildings do not appear eligible for listing under Criterion 3.

Archival research provided no indication that the dwelling and the garage have the potential to yield information important to the prehistory or history of the local area, California, or the nation. Therefore, the structures do not appear eligible for listing in the CRHR under Criterion 4.

The Oakland Interactive Planning and Zoning Map indicates that the dwelling has an OCHS Rating of “F1-”, which equates to a property that is less than 45 years old or that has been modernized, and which is a noncontributory to an API.⁹⁵ The dwelling and garage buildings are not historically significant because they do not meet any of the four listing criteria, were not part of the hotel’s original design, and thus do not qualify as historic resources for purposes of CEQA.

Entirety of the Hotel Grounds

Although the entire hotel property – including all grounds – is listed as an API, the formal garden and auto court and drive have been extensively altered and lack sufficient integrity to be considered contributing features to the hotel’s historic significance. This report finds that the entrance court and the eastern and western slopes do retain sufficient integrity to convey their significance and are contributing features to the hotel’s historic significance.

As the 2003 BONC nomination notes, “significance [of the grounds] depends partly on the continued existence of several substantial green areas per se; on the presence of a large number of palms and other trees within the grounds; and on the generally open, landscaped character that the grounds as a whole still have.”⁹⁶ However, the nomination failed to identify the extent of the alterations to the site. Only a small remnant, the island, of the original formal gardens at remains at the entrance court. The original landscaping that does exist today is for the most part limited to parking islands and functions as screening for new facilities. In at least one respect, the development that has occurred over the years has been sensitive to the hotel by not blocking views to and from the building. This is due to the nature of the development: tennis courts and parking lots have no real visual vertical features. The site improvements that occurred during the 1960s essentially spread to all previously undeveloped and landscaped areas of the property aside from the eastern and western slopes. It was during this period that the focus shifted from the garden hotel and resort ideal in which it was built, to an urban hotel and spa.

CONCLUSION

Formal gardens and natural landscape occupied much of the Claremont Hotel property and surrounded the hotel building. Presently, a small fraction of the landscaped gardens that once dominated the property remain. The landscaped gardens and vegetation around the building have been replaced with

⁹⁵ City of Oakland, Planning and Building Department, “Historical and Architectural Rating System”, <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009155> (accessed September 30, 2016), the City of Oakland, Interactive Planning and Zoning Map, <http://mappgis.oaklandnet.com/planmap/index.aspx> (accessed December 7, 2016), EDR, 1950 Sanborn Map, EDR Certified Sanborn Map Report, Inquiry #: 4573926.3, March 25, 2016.

⁹⁶ John S. English, *National Register of Historic Places Form, Claremont Hotel*, April 2003, Section 8, Page 22.

recreational facilities and parking lots, resulting in the historic setting around the structure having lost much of its integrity. With the elimination of the surrounding gardens and landscaping, the building, while still significant, has lost three aspects of its integrity: setting, association and feeling. Two large areas of the property have been significantly altered and no longer convey historical significance: the formal gardens, and the auto court and drive. As whole, the entire property lacks integrity to be considered a contributing resource.

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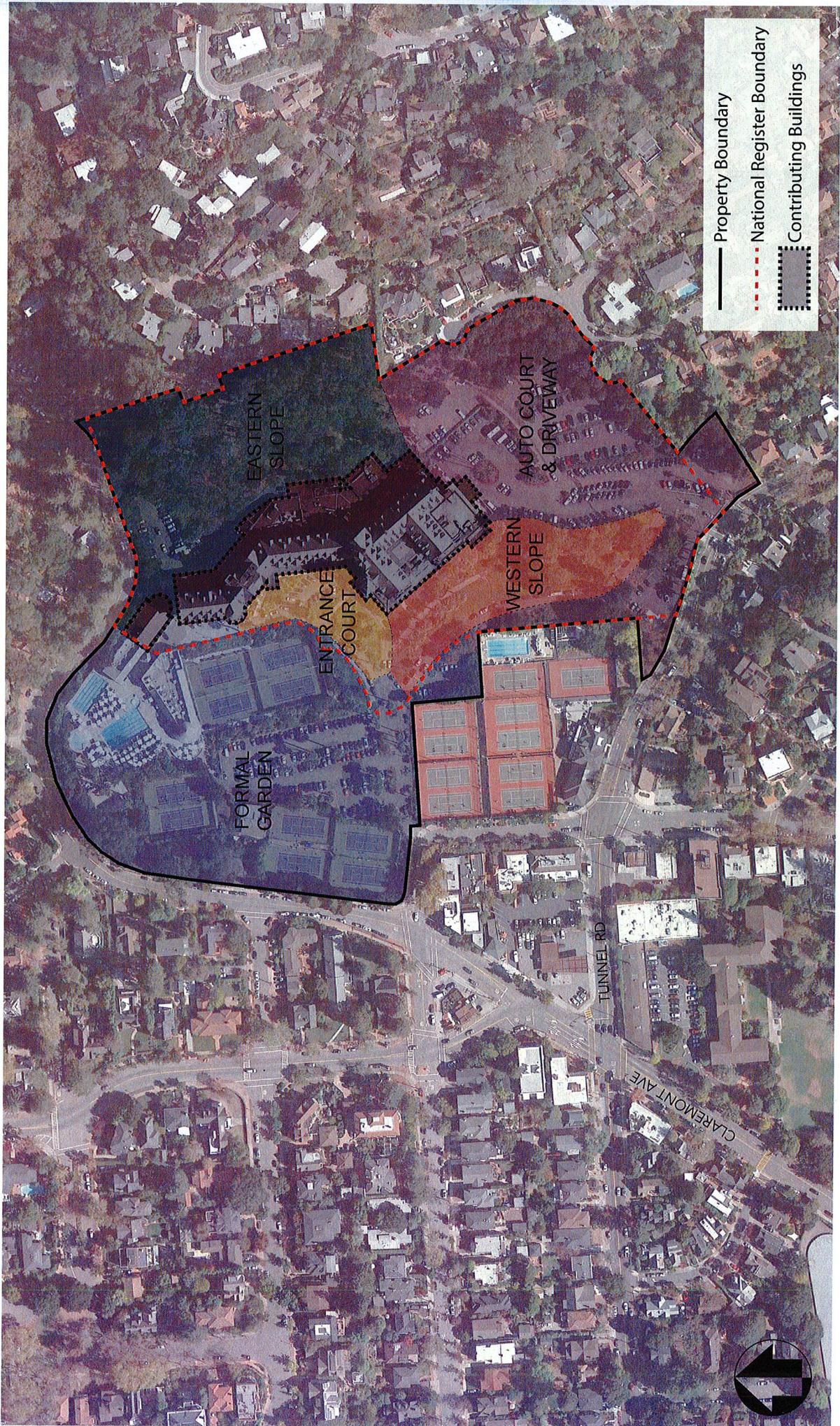
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APPENDICES

- A. National Register and California Register Boundary Map
- B. Aerial Maps
- C. Sanborn Maps
- D. Berkeley/Oakland Neighbors of the Claremont National Register Nomination
- E. Oakland City Council Landmark Ordinance
- F. Landmark Map
- G. Oakland Cultural Heritage Survey Map (1986)

APPENDIX A

National Register and California Register Boundary Map



- Property Boundary
- - - National Register Boundary
- - - Contributing Buildings

EASTERN SLOPE

AUTO COURT & DRIVEWAY

WESTERN SLOPE

ENTRANCE COURT

FORMAL GARDEN

TUNNEL RD

CLAREMONT AVE



APPENDIX B
Aerial Maps

Claremont Club and Spa
41 Tunnel Road Berkeley & 2829 Claremont Avenue
Oakland, CA 94705

Inquiry Number: 4573926.9

March 28, 2016

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/28/16

Site Name:

Claremont Club and Spa
41 Tunnel Road Berkeley & 28:
Oakland, CA 94705
EDR Inquiry # 4573926.9

Client Name:

PES Environmental, Inc.
1682 Novato Boulevard
Novato, CA 94947
Contact: Julie Turnross



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1993	1"=500'	Acquisition Date: July, 10 1993	USGS/DOQQ
1982	1"=500'	Flight Date: July, 05 1982	USGS
1974	1"=500'	Flight Date: October, 14 1974	USGS
1968	1"=500'	Flight Date: April, 20 1968	USGS
1958	1"=500'	Flight Date: July, 25 1958	USGS
1950	1"=500'	Flight Date: May, 18 1950	USGS
1946	1"=500'	Flight Date: October, 28 1946	USGS
1940	1"=500'	Flight Date: June, 10 1940	USGS
1939	1"=500'	Flight Date: August, 02 1939	USGS

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INQUIRY #: 4573926.9

YEAR: 2012

_____ = 500'





INQUIRY #: 4573926.9

YEAR: 2010

————— = 500'





INQUIRY #: 4573926.9

YEAR: 2009

— = 500'





INQUIRY # 4573926.9

YEAR: 2005

_____ = 500'





INQUIRY #: 4573926.9

YEAR: 1993

— = 500'





INQUIRY #: 4573926.9

YEAR: 1982

_____ = 500'





INQUIRY #: 4573926.9

YEAR: 1974

— = 500'





INQUIRY #: 4573926.9

YEAR: 1968

_____ = 500'





INQUIRY #: 4573926.9

YEAR: 1958

_____ = 500'





INQUIRY #: 4573926.9

YEAR: 1950

_____ = 500'





INQUIRY #: 4573926.9

YEAR: 1946

_____ = 500'





INQUIRY #: 4573926.9

YEAR: 1940

_____ = 500'





INQUIRY #: 4573926.9

YEAR: 1939

_____ = 500'



APPENDIX C
Sanborn Maps

Claremont Club and Spa
41 Tunnel Road Berkeley & 2829 Claremont Avenue
Oakland, CA 94705

Inquiry Number: 4573926.3

March 25, 2016

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
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03/25/16

Site Name:

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41 Tunnel Road Berkeley & 28:
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EDR Inquiry # 4573926.3

Client Name:

PES Environmental, Inc.
1682 Novato Boulevard
Novato, CA 94947
Contact: Julie Turnross



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Project 935.048.01.001

Maps Provided:

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- 1968
- 1959
- 1952
- 1950
- 1911



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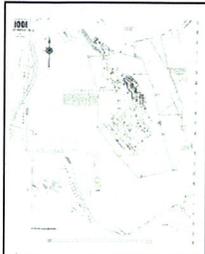


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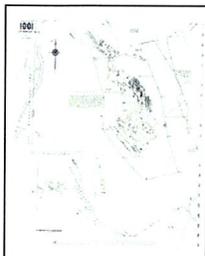
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1969 Source Sheets



Volume 8, Sheet 1001

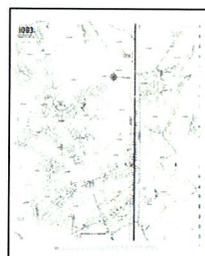
1968 Source Sheets



Volume 8, Sheet 1001



Volume 8, Sheet 1002



Volume 8, Sheet 1003

1959 Source Sheets



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Volume 8, Sheet 1002

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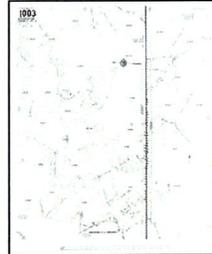
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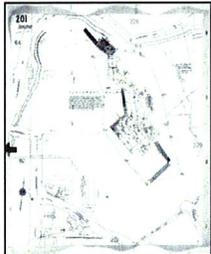


Volume 8, Sheet 1002



Volume 8, Sheet 1003

1950 Source Sheets

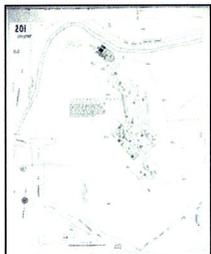


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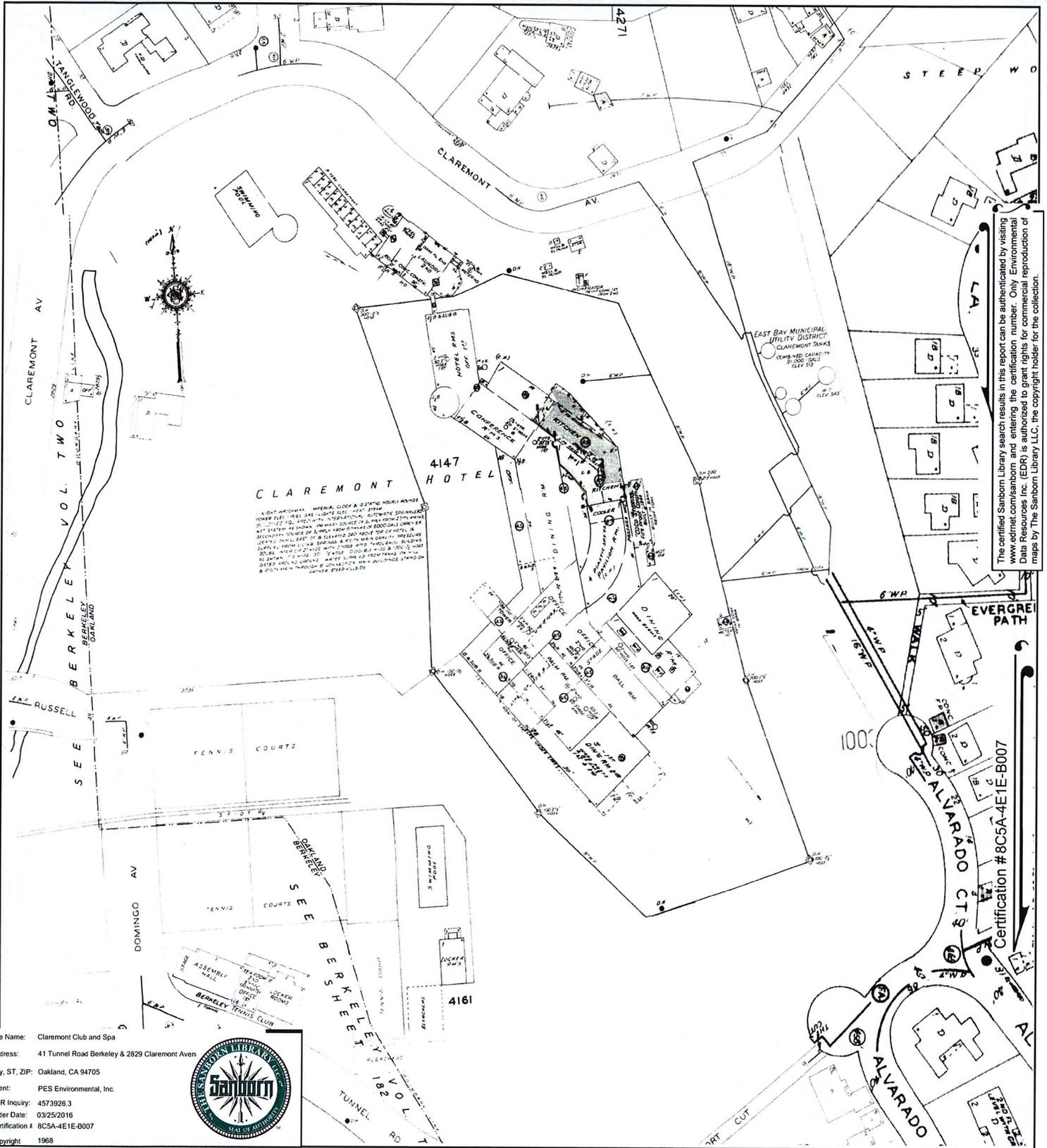


Volume 2, Sheet 228

1911 Source Sheets



Volume 2, Sheet 201

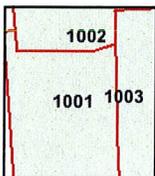
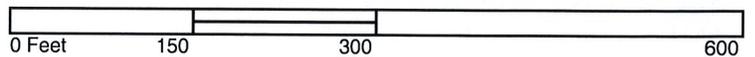


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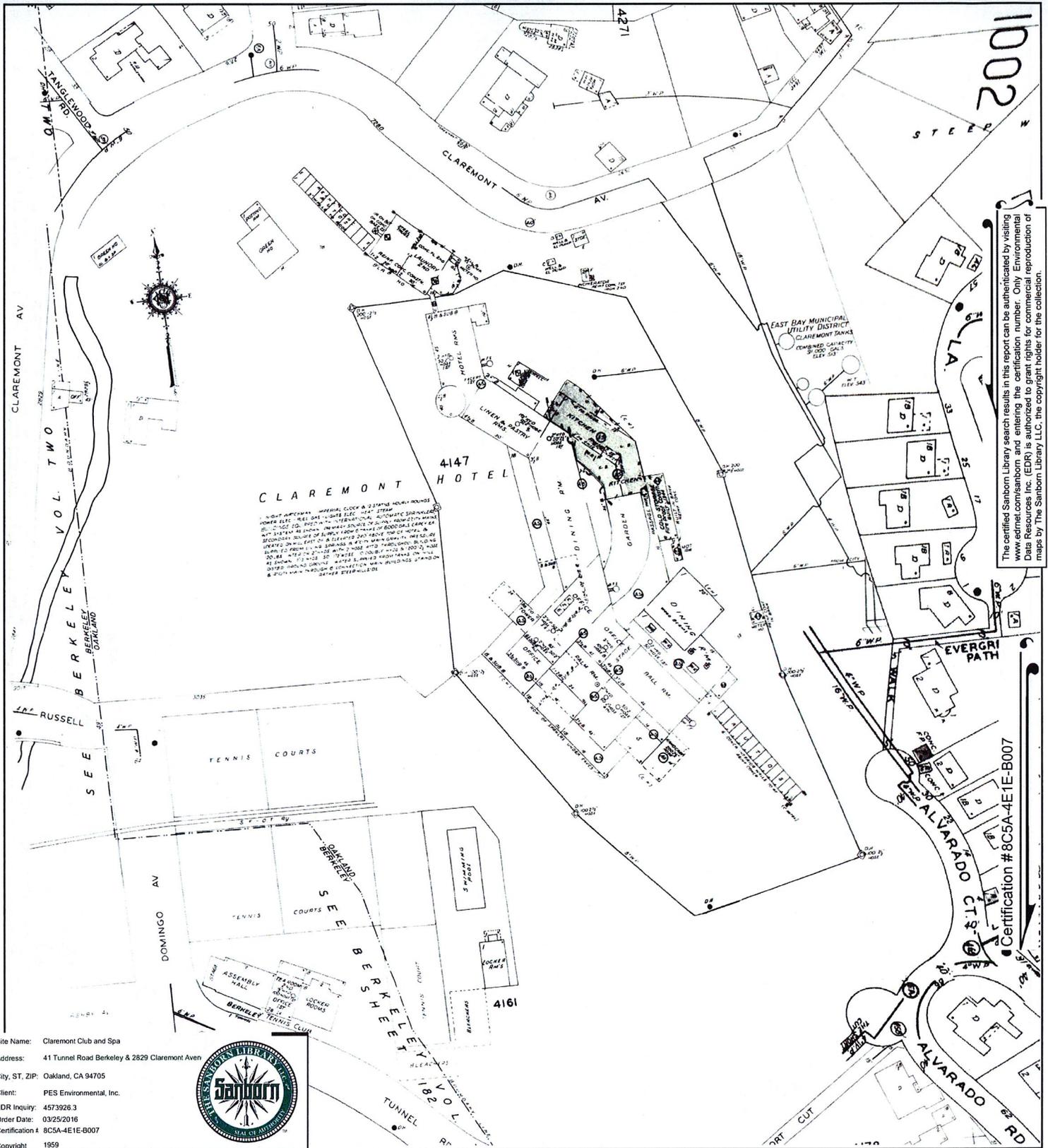


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 Volume 8, Sheet 1001



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1959

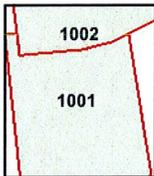
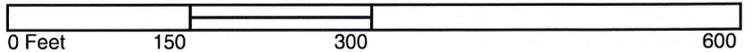


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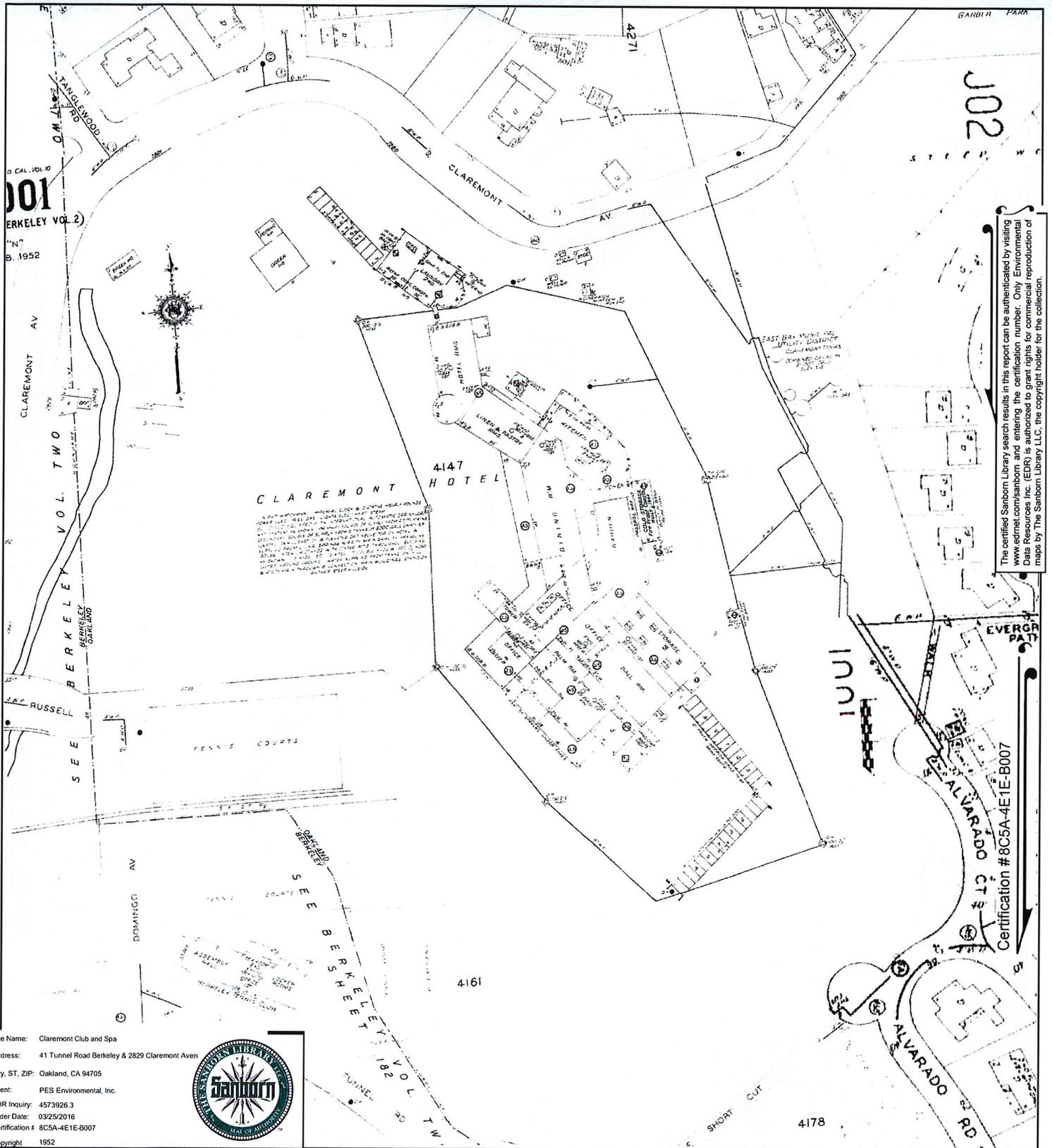


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1952

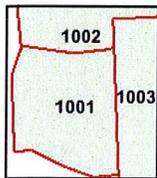
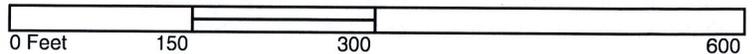


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 Order Date: 03/25/2016
 Certification #: 8C5A-4E1E-B007
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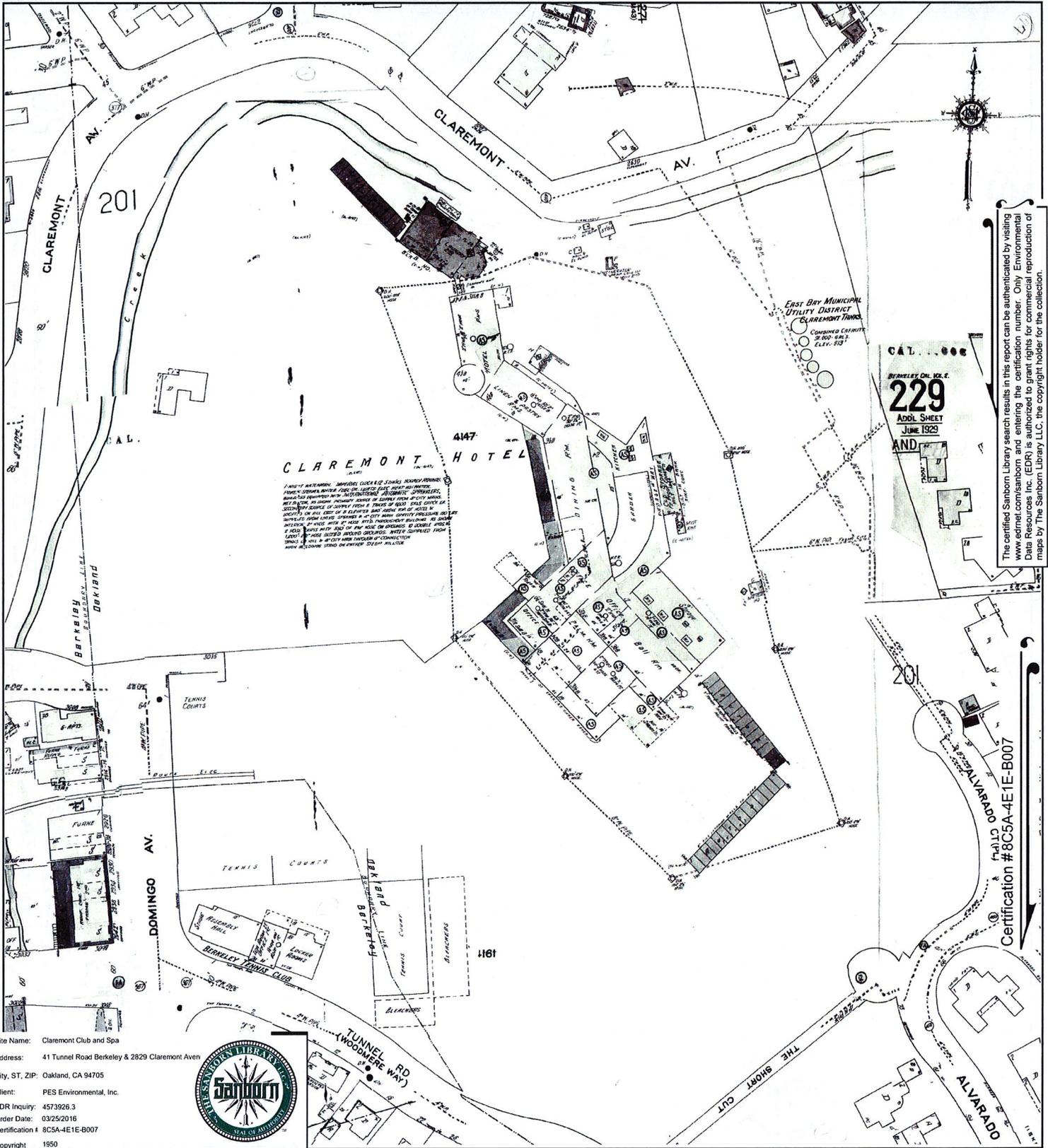


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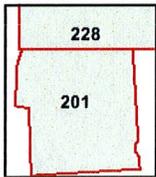
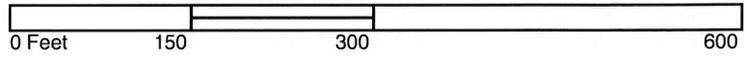
CALIFORNIA
BERKELEY DIST. VOL. E
229
ADDL SHEET
JUNE 1925
AND

Certification #8C5A-4E1E-B007

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 Address: 41 Tunnel Road Berkeley & 2829 Claremont Av
 City, ST, ZIP: Oakland, CA 94705
 Client: PES Environmental, Inc.
 EDR Inquiry: 4573926.3
 Order Date: 03/25/2016
 Certification #: 8C5A-4E1E-8007
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Volume 2, Sheet 228
 Volume 2, Sheet 201



APPENDIX D

Berkeley/Oakland Neighbors of the Claremont National Register
Nomination

P-01-009588

METADATA SHEET

OHP HPD PROGRAM REFERENCE: HRI 4623-3258-0000
Nat'l Reg. # 01-0051
NPS-03000427-9999
NPS-03000427-0001

This resource is listed in the Office of Historic Preservation/Historic Properties Directory. This resource has also been assigned a Primary Number. Therefore, the HRI record, a copy of the National Register, National Landmark, and/or State Historic Landmark records have been added to the Primary File. Please check all files for additional information.

P-01-009588
Nat'l Reg. # 01-0051
NPS-03000427-9999
NPS-03000427-0001

Date: June 3, 2015

NWIC Staff: *Annette Neal*

7/16/2015

RE: additional information request (for 14-1... - Northwest Information Center

RE: additional information request (for 14-1685)

P-01-009588

McDole, Joseph@Parks <Joseph.McDole@parks.ca.gov>

Wed 7/15/2015 6:00 PM

To: Northwest Information Center <nwic@sonoma.edu>;

Annette and NWIC,

The file will be made available through hightail. The permanent file is missing the same pages. The new PDF combines the content of the NPS nomination with nomination draft submitted to the State Historical Resources Commission. The nominations merge between PDF pages 46 and 47. It is the most complete nomination available at this time. While scanning the nomination, it was discovered OHP's database had the wrong status, it is not National Register listed (1S), the property was determined eligible for National Register listing (2s) because of owner objection.

Sincerely,

Joseph McDole
State Historian II
Information Management Unit
California Office of Historic Preservation
1725 23rd St, Suite 100,
Sacramento CA 95816-7100
www.ohp.parks.ca.gov
916 445-7039 phone
916 445-7053 fax
joseph.mcdole@parks.ca.gov



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**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
caishpo@ohp.parks.ca.gov

**P-01-009588**

April 4, 2003

Ms. Carol D. Shull, Keeper
National Register of Historic Places
National Park Service
US Department of the Interior
PO Box 37127
Washington, DC 20013-7127

Subject: **Claremont Hotel**
Oakland and Berkeley, Alameda County, California
National Register of Historic Places

Dear Ms. Shull:

Enclosed please find the **Claremont Hotel** nomination to the National Register of Historic Places. This property is located mostly in Oakland, with a sliver in Berkeley, Alameda County, California. On August 2, 2002 the State Historical Resources Commission found the property eligible for listing in the National Register but requested a smaller boundary and strengthening the statement of statewide significance under Criterion C. The nomination is now revised and submitted for a determination of eligibility, because of owner opposition.

The nomination applicant is Berkeley/Oakland Neighbors of the Claremont. The owner is KSL Claremont Resort, Inc., which as stated it objects to the listing of the property if the nomination includes grounds other than that under the footprint of the hotel and powerhouse. The nomination has the support of the Oakland Landmarks Preservation Advisory Board and the Berkeley Architectural Heritage Association.

If you have any questions regarding this nomination, please contact Cynthia Howse of my staff at (916) 653-9054.

Sincerely,

A handwritten signature in cursive script that reads "Knox Mellon".

Dr. Knox Mellon
State Historic Preservation Officer

Enclosures

**Claremont Hotel
Oakland, Berkeley, Alameda County
Staff Evaluation**

The Claremont Hotel is a very large, rambling, half-timbered and stucco, wood frame building with several towers, numerous gable roofs and gable dormers and rock siding on some of the lower floors. The building was designed in 1906, but because of delays did not open until 1915. The building's exterior has been altered in various ways, most notably by color change, enclosure of the original verandas, and by additions on the south end. Other changes include replacing most of the windows and the two original porte-cocheres, and adding an elevator tower on the front elevation. Interiors have been extensively remodeled. The hotel's original powerhouse remains intact. The hotel sits high in the Oakland/Berkeley hills with a eucalyptus grove backdrop and panoramic views of San Francisco and the bay.

The extensive grounds were originally landscaped but today are developed with parking, tennis courts, clubhouse, swimming pools, and a number of small buildings. Two small patches of landscaping in front of the hotel and a eucalyptus grove to the rear remain. Although much of the grounds have been altered, the registration form proposes to nominate the full 19.4 acres under hotel ownership.

The Claremont Hotel is being nominated at the local level under Criterion A in the areas of community planning, recreation, and social history for the important role the building played in the development of the area and as a major center for recreation and social activities. The property is also being nominated at the state level under Criterion C in the area of architecture as an example of a grand American hotel in California, as seen in its great size and theatrical extravagance, and as a major work of architect Charles William Dickey.

The nomination applicant is Berkeley/Oakland Neighbors of the Claremont. The owner is KSL Claremont Resort, Inc. On July 12, 2002, Vice-President and General Manager Todd Shallan stated in a phone conversation the hotel opposed the listing and would submit a notarized statement to that effect.

Staff recommends finding the Claremont Hotel eligible under Criterion A at the local level of significance and under Criterion C at the state level of significance for either listing or determination of eligibility, depending on whether a notarized statement is submitted.

Cynthia Howse
Historian II
July 11, 2002

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

P-01-009588

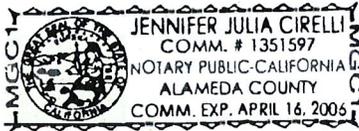
State of California

County of Alameda

On July 15, 2002 before me, Jennifer Julia Cirelli, Notary Public
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Todd Andrew Shallan
Name(s) of Signer(s)

personally known to me - **OR** - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Jennifer Julia Cirelli
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

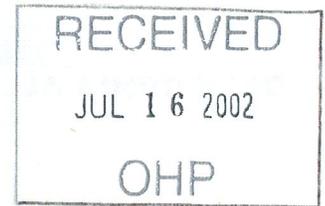
Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:



P-01-009588

July 15, 2002

State Historic Preservation Officer
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001

RE: National Register of Historic Places Designation for Claremont Hotel

Dear Sir:

On behalf of KSL Recreation Corporation, the owners of the Claremont Resort and Spa, I write to object to the nomination of the proposal for placing the Claremont Resort & Spa building and site on the National Register of Historic Places.

KSL acquired this property in 1998. We place high value on historic assets of the properties we own, which include the historic Arizona Biltmore and LaQuinta resorts. We cannot, however, support the Berkeley/Oakland Neighbors of the Claremont's proposal to include the grounds or outbuildings in the landmark designation. These features of the site do not meet the criteria for historic designation as set forth in Oakland's historic preservation ordinances, and therefore should not qualify for the National Register. The site has been extensively developed by previous owners, and little of the original "garden" setting or its features have survived or can be identified. The landscaping, outbuildings, parking lots, tennis courts and other features date from various later periods that we believe would not be considered "historic".

As responsible owners of historic properties, it is our intention to continue to restore and remodel the Claremont Hotel with a high level of quality and careful consideration of its historic fabric and context. The results of our effort can already be seen in the interior remodeling of the lobby, and the exterior façade and terrace of the Paragon restaurant, which were accomplished with significant consideration of neighbors' concerns. However, if your nomination continues to tie the original building and the remaining grounds on the site together, we must strongly object to the nomination.

Thank you for the opportunity to voice our concern as property owners of this valuable part of our community.

Sincerely,

Todd Shalan
Vice President & General Manager

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United States Department of the Interior
National Park Service

Nat'l Reg. 01-0051
NPS-03000427-9999
NPS-03000427-0001
HRI 4623-3258-0000

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Property #106367

historic name Claremont Hotel

other names/site number Hotel Claremont. Claremont Resort & Spa

2. Location

street & number 41 Tunnel Road

NA not for publication

city or town Oakland (more than 99%). Berkeley (less than 1%)

NA vicinity

state California code CA county Alameda code 001 zip code 94705

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

K. M. Egan 4/17/03
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register
 See continuation sheet.

determined eligible for the
National Register

See continuation sheet.

determined not eligible for the
National Register

removed from the National
Register

other (explain): _____

Claremont Hotel
Name of Property

Alameda County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel

COMMERCE/restaurant

RECREATION/music facility

DOMESTIC/hotel

HEALTH CARE/resort

COMMERCE/restaurant

OTHER/conference facility

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Tudor Revival (most of main building)

Classical Revival (tower and old power house)

Moderne (some southern parts of main building)

foundation CONCRETE

walls STUCCO

WOOD

roof OTHER

other GLASS (windows)

ASPHALT (parking lots)

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Claremont Hotel
Name of Property

Alameda County, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property 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 represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.) N/A

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING AND DEVELOPMENT
- ENTERTAINMENT/RECREATION
- SOCIAL HISTORY

Period of Significance

1906-1952

Significant Dates

1906

1915

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect: Dickey, Charles William

Architect: Reed, Walter D.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Berkeley Architectural Heritage Association

Claremont Hotel

Name of Property

Alameda County, California

County and State

10. Geographical Data**Acreage of Property** 12.1 acres**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>10</u>	<u>566680</u>	<u>4190280</u>	3	<u>10</u>	<u>566880</u>	<u>4190260</u>
2	<u>10</u>	<u>566860</u>	<u>4190400</u>	4	<u>10</u>	<u>566760</u>	<u>4190080</u>

 See continuation sheet.**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title John S. English, consultant for Berkeley/Oakland Neighbors of Claremontorganization Berkeley/Oakland Neighbors of the Claremont date _____street & number 2500 Hillegass Avenue, Apt. 3 telephone 510-845-6116city or town Berkeley state CA zip code 94704-2937**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name KSL Claremont Resort, Inc. (contact person: Todd Shallan, Vice-President and General Manager)street & number 41 Tunnel Road (c/o: Hotel Controller) telephone 510-843-3000city or town Berkeley state CA zip code 94705**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Claremont Hotel, Alameda County, California

Architectural Classification (Continued)

No style (most service wings at back of main building--and parking areas)

Materials (Continued)

Foundation:

sandstone (along much of westerly side of main building)
STUCCO

Walls:

sandstone (on lower parts of much of westerly side of main building)
CONCRETE (at least on some low wings at back of main building)
weatherboard (on one low wing at back of main building)
OTHER (on at least one addition at back of main building)

Roof:

METAL (on tower's cupola and old power house's main portion)

Other:

WOOD
METAL
STUCCO

Note: Except as specified above, sloping roofs generally appear to be surfaced with composition shingles and flat roofs generally appear, or are presumed, to have "built-up" bitumen-and-gravel surfaces.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Claremont Hotel, Alameda County, California

Narrative Description

Summary. The Claremont Hotel occupies a large, basically sloping site within the urban East Bay. Development of the vicinity largely occurred in the early 20th Century. The approximately 12-acre nominated property as such represents about 62 percent of the overall hotel site. Its two "contributing resources" are the main building and the old power house. The main building is very big, mostly wood-framed, and primarily Tudor Revival in style. It has complex massing and visual details, with numerous gables and dormers and an ornate tower. It is prominently visible from near and far. Its exterior has been altered in various ways--most notably by color change, by enclosure of the original verandas, and by additions at its south end and along its back (northeast) side--but largely retains the original appearance. Its interior has been extensively remodeled, though in places more of the original feeling remains. The old power house is basically of reinforced concrete construction and is simplified Classical Revival in style. The nominated property also includes three notable green areas as such, as well as a considerable amount of parking. (Substantial parking extensions southward occurred in about 1972). The grounds of the nominated property contain numerous trees and other plantings, and retain a strong feeling of openness and a generally landscaped character. The nominated property as a whole is in generally excellent condition, and retains a high degree of historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association. On hotel land *outside* the nominated property, the past half century has seen erasure of the original elaborate gardens near Claremont Avenue and construction of a pool area, some low-rise buildings adjoining it, multiple tennis courts, and more parking. Yet even the portions outside the nominated property have many trees and other plantings, and a generally open, landscaped character.

Setting. The Claremont Hotel is located by the mouth of Claremont Canyon, on basically sloping land partway along the continuous chain of East Bay cities that faces toward San Francisco Bay. The hotel's elevation of several hundred feet above sea level gives it broad views of the central Bay Area--and by the same token, makes it visible from afar.

On part of its southwest side, the property abuts the Berkeley Tennis Club, the openness of whose multiple courts helps to maintain the hotel's visibility. West of the BTC (along Domingo Avenue between Russell and Ashby and on some nearby frontages) there is a small, low-rise commercial area. Beyond that--and on all other sides of the overall hotel site--are low-density neighborhoods of attractive single-family homes. A short distance uphill along Claremont Canyon are oak-studded Garber Park and the East Bay Regional Park District's Claremont Canyon Regional Preserve.

Before the early 20th Century, the general vicinity was mostly undeveloped. But Claremont Canyon did offer the lowest route through the central part of the Oakland-Berkeley hills (and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

continued to do so till the first tunnel was opened in 1903). When the telegraph line arrived in 1858 it followed what is now called Claremont Avenue. Along that road, farms and large estates were established. However, urban development did not get underway in earnest till the expansion of electric streetcar service. It was abetted by the effects on San Francisco of the 1906 earthquake and fire. Several major subdivisions adjoining or near the hotel--among them the Hotel Claremont Tract, Claremont, El Vista Claremont, and Claremont Court--opened around the same time.

The above three paragraphs discuss the hotel's far and near surroundings. But *within* the hotel site, various of its own features are "setting" for others of its elements. For instance, the "island vicinity" described below provides an important open foreground for the main building. As another example, the hotel's "northwest parking area"--even though it is outside the nominated property as such--provides another relevant open foreground.

General Description of the Main Building. The Claremont Hotel's main building makes minimal use of concrete, employing that basically in foundations, basement areas, and some low wings at the back. The building's upper portions are wood-framed. Exterior walls are largely faced with stucco, but on many expanses the stucco alternates closely with boards so as to present a half-timbering pattern. The lower parts of much of the westerly side are faced with sandstone rocks (see later description of stonework). Various low wings along the back have walls of cinder block or concrete. The building appears to be in excellent condition.

Its basic architectural style is and always has been basically Tudor Revival. However, its prominent tower is better described as Neo-Classical (though one commentator has dubbed it "Alpine Renaissance"). Some southern parts of the building look vaguely Moderne.

It is a very large building--nearly 600 feet long--and its massing is very complex (see Photographs 1 and 27).

What could be called the building's spine is basically gable-roofed and takes the form of a very broad "W" with two of its angles pointing westward. If you number the W's four legs from north to south, the bend between the first and second ones is highlighted by a projecting half-cylindrical form topped by a half-conical roof. The second leg itself has some relatively small cross-gables, as well as an essentially unnoticeable flat-roofed portion. From the spine's fourth leg, two gable-roofed wings project lengthily forward (with the building area between them being much lower). Atop much of the more northerly of these is superimposed a *higher* gabled mass. Interlocked with that is the building's still higher *tower*: a square and lofty mass that rises rather near the bend between the W's third and fourth legs.

Almost all of the building's several main gable roofs are themselves studded with multiple, miniature-gable-roofed dormers.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4 Claremont Hotel, Alameda County, California

Narrative Description (Continued)

Near the junction between the second and third legs, a plain, flat-roofed elevator-and-stair facility rises a few stories. It was built in the 1990s (and involved removing the northernmost bay of the "podium" described in the next paragraph).

But otherwise all along the Bay-facing side of the W's third leg, and bending so as to flank the tower and then turn to run in front of the ends of the fourth leg's two projecting wings (and partway back between these), there is what we will call here a podium. As measured from their particular adjacent ground level, some segments of this are two stories high while others are three-story. The top floor of most of this flat-roofed podium basically resulted from enclosure of the hotel's original very lengthy verandas (and a roofed open area that used to stand behind the middle part of the southern stretch of veranda). The verandas (see Photographs 22 and 23) were covered by a trellis, except at the tower (which veranda strollers passed through via the tower's then-unglazed side arches) and in the middle portion of the building's southwest façade (where the trellis was omitted). The trellised southernmost segment was enclosed in about 1938, and most of the other veranda segments by the 1940s or 1950s. The last surviving open portion was around the northerly end of the southwest façade, and probably was not enclosed till about the 1970s.

In the 1960s an extra story was built atop the southernmost former veranda segment, and some nearby additions were made--including a horizontal extension of the building's footprint, at its southern end. Adjoining the southwest side of that extension, an outdoor deck was built in 2001-2002.

The building's footprint has also changed at various times along its back (northeast) side. When it opened, the hotel already had various one- or two-story wings here. In the 1940s a cold-storage area was added. A sizable kitchen area was demolished sometime before 1950, but a new one was built in about 1951. A dining extension (where much of today's "Empire Ballroom" is) was made in the late 1950s. In about 1993 a two-story cold-storage facility (visible in Photograph 12) was added beside the building's north end.

One change to the building's footprint involved "infill." Originally there was an outdoor "tea garden," surrounded by mostly one-story portions of the building. It was located generally east of the third leg of the W. However, this space apparently was built over in about the 1960s.

Most of the building's gable-roofed portions have four or five regular stories plus two attic stories. The tower, which is some 140 feet high, has about 10 floors (not counting the arcaded belfry at its top, which actually contains some sauna facilities).

The Main Building's Porte-Cocheres. The present porte-cochere at the carriage entrance (see Photographs 2, 7, and 10) rests on steel posts that are set diagonally, presumably to avoid impinging on the driveway. The observation deck on its top is bordered by thin metal ornamental railings. Originally there was here a true Classical Revival porte-cochere which--

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

convincingly supported at each of its two outer corners by a group of three handsome, square-shafted wooden columns--completely straddled the driveway below. Its observation deck was edged with wooden balusters, of the same type as those along the verandas. However, the old porte-cochere was removed in probably the early 1970s.

The existing porte-cochere in front of the building's *southeast* entrance (see Photographs 14 and 16) is not original, either. It has two vaguely classical wooden piers and is draped by green canvas. Originally, the building's footprint in this vicinity was different, and there was a flat-roofed porte-cochere having piers faced with rocks of sandstone (see Photograph 24). The present porte-cochere seems to have been built in about 1980.

The Main Building's Stonework, Balustrades, and Deck. Rough-hewn reddish-brown rocks of that same type of sandstone are, and always have been, a very prominent feature of the building (see especially Photographs 1, 4, 5, 6, 8, 22, 23, and 25). Interrupted only by window or doorway openings, including a prominent arched entry at the front of the tower, they are used as the facing material for the lower stories below--and (except at the 1990s elevator-and-stair addition) for the full length of--the former verandas. (They are also used extensively at the lobby level of the tower itself.) Along most of the former verandas, the same kind of stonework is still carried a full story upward as facing for the *piers* that used to support the veranda trellises. The stone piers here punctuate the former veranda segments into bays: 10 north of the tower and seven south of it. For the same length, the verandas' original wooden balustrades have also been retained.

Along the middle portion of the building's southwest façade, the upward-extending stone piers are only a few feet high, as indeed they always have been. The segment is defined into four bays by the original stone piers together with the wooden piers that were later installed right behind them. The original wooden balusters here were removed by about mid-century.

(Also gone since about mid-century is the similar balustrade--visible in Photograph 23--that used to run above the front of the roofed open area behind that segment.)

Along the southernmost veranda segment, there are now no stone piers. The full-height ones, and the balusters, that were originally here were removed when this segment was glassed in to create the Terrace Lounge in about 1938. However, when this segment and the adjoining first-story facade of the 1960s addition were remodeled in 2001-2002, replicated wooden balusters were installed here. Rather than recreating the stone piers, though, the project substituted wooden pilasters (see Photographs 5 and 6). Pilasters now define the former veranda segment here into four bays, and the 1960s facade to its right into another three.

Near the building's southernmost corner, the 2001-2002 project constructed the deck seen in Photograph 6. At its edges this deck has balusters (of the same type and size, though topped by a metal rail for safety purposes), arrayed between wooden piers similar to the nearby new

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

pilasters. Below the deck as such, wooden latticework extends across the intervals between piers.

Other Façade Elements of the Main Building. South of the tower, the glassed-in spaces that were created from former verandas are partially shaded by flat wooden roof eaves, resting on projecting wooden rafters many of which may be relics of the old veranda trellises (see Photographs 5 and 6). These eaves likely date at least partly from the times of the particular veranda enclosures--or, near the building's south end, from the 1960s addition there.

The Bay-facing windows of the 1960s additions' *upper* story are shaded by a projecting flat eave of wood and/or other material, as well as by a very lengthy canvas or plastic awning that slants down from below the eave.

In contrast, the roofs above the former veranda segments *north* of the tower (see especially Photographs 7 and 8) have cornices that resemble some of the building's original moldings or stringcourses. Below these cornices are a series of individual projecting shades, one for each of the 10 bays here. These cornices and shades presumably date from when the corresponding veranda segments were enclosed.

One story higher up than the former verandas' roof--and typically corresponding to the upper edge of the building's third story--is a stringcourse (see, for instance, Photographs 8 and 9) that continues across most of the building's Bay-facing facades.

(The stringcourse as such is omitted from the east-facing, back facades.)

Above the almost geological "stratum boundary" established by that stringcourse (or its imaginary prolongation), half-timbering adorns most of the westerly and northerly wall surfaces and some of the easterly ones. Half-timbering is absent from the tower, the quasi-cylinder where the W's first two legs meet, and some parts of the back and south facades.

(Hardly any of the original half-timbering has been removed. Exceptions include two spots--visible in Photographs 3 and 9--where extra-wide windows have been created in recent decades.)

A higher, and more discontinuous, stratum boundary is suggested by the moldings, with dentils, which cross the bases of the several large Bay-facing gable-ends (see especially Photographs 1, 5, and 9). Higher still is the molding, with dentils, which surrounds the tower just below its belfry (see, for example, Photographs 2, 3, and 7).

In between those last two levels, the tower's wall surfaces are decorated with circles and other paneled shapes. Farther up, the tower becomes even more celebratory, and includes an intricately carved parapet with corner finials, an elaborate arcaded open belfry, and finally a crowning cupola.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

The building is now basically painted with a palette of contrasting white and off-white. This subtle contrast is used to make the half-timbering noticeable. Originally, the half-timbering boards were brown. In about 1938 a reportedly 14 tons of paint was used to make nearly the whole building white. The present white/off-white color scheme appears to date from about 1979.

In total, the building has more than 700 windows. These of course are of different types.

The public areas that occupy the former verandas generally have large plate-glass windows that are fixed in place. Of those, the ones in the first seven bays southward from the tower have windows that slant outward. Near the building's southeast porte-cochere, there are windows that prominently slant outward (Photographs 14 and 16). Also leaning outward are the Bay-facing ribbon windows (divided up only by metal muntins) on the upper story of the 1960s addition.

On the level below that 1960s upper story, there are now a series of four somewhat Classical Revival windows with large central lights (separated, by wooden mullions and a crossbar, from smaller side and upper lights) and then, to their right adjoining the new deck, some windows which are rather similar but have more mullions. All these windows were installed in 2001, replacing outward-slanting windows (somewhat like the above-mentioned ribbon windows on the story above) which had been installed partly during the veranda enclosure of about 1938 and partly during the 1960s addition.

However, most of the building's other windows have movable aluminum sashes (for example, see Photographs 7 and 10). Although a few of these aluminum sashes are plain horizontally sliding ones, nearly all have (depending on the window opening's width) either an eight-over-one or a six-over-one pattern. Originally the windows had similarly patterned wooden sashes. Those were nearly all replaced by aluminum sashes probably in the 1980s and/or 1990s.

(A number of wooden sashes do survive within the facade segment immediately northeast of the tower.)

Upper-story windows are generally arrayed singly, in pairs, or in groups of three. The smaller dormers house a single window; the larger dormers have two.

On two sides of the tower's topmost habitable floor (see especially Photographs 2, 7, and 10), there are now unusually wide windows. These were created by cutting into what was originally the windowless row of decorative circles here. On the southwest face of the tower's other suite floors, original three-window groupings have been combined into wide single openings. At a few points on the building's gabled wings, unusually wide windows (see, for instance, Photographs 3 and 9) have replaced originally small ones. And the previously mentioned half-conical roof now has some windows or skylights (see Photographs 1, 2, 9, and 10), cut through what

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

originally was an unbroken surface. These various changes were made at various times during the last several decades.

The building has at least 15 exterior doorways, but many of these are unprepossessing service entries. Perhaps the most attractive *public* one connects the tower's lobby level with the adjoining porte-cochere deck (see Photograph 7). Here a pair of largely glass doors is flanked by slender side lights and topped by a large fanlight, which in turn is bordered by an arch-like decorative feature. Despite some relatively minor changes (like replacing wooden muntins with metal ones) both the basic pattern of this assemblage and the arch-like decorative feature appear to be original.

Directly beneath that, and sitting behind the tower base's stone-faced actual arch, is the hotel's historic "carriage entrance." Here, a short flight of steps rises to a largely glass door, with side lights and windows adjacent to it. The steps are flanked on one side by a wheelchair lift and on the other by a low wall and metal railing. It is not known when these nonoriginal features, which are visually rather distracting, were added.

Set within the sandstone base of the southwest facade, behind the small wooden canopy visible near the extreme left of Photograph 5, is the doorway (or at least a subsequently altered version thereof) which was originally meant to be the public entry for people arriving by Key Route train (compare with Photographs 22 and 25). But the trains stopped running long ago and a sign here now says, "no public access."

What is now regarded as the main public entrance has a pair of substantial glass-and-bronze-or-brass doors which are centered behind the southeast facade's porte-cochere. Another public entrance, at least for guests with a key, is the plain glass-and-metal door at the base of the elevator-and-stairs addition built in the 1990s.

The previously discussed new deck near the building's south end connects with the adjacent indoor lounge by means of one or two doors that resemble the new windows beside them.

Roofs and Chimneys of the Main Building. The many sloping roofs of the main building appear to be surfaced with composition shingles (as in Photograph 8), although the ribbing-surfaced cupola is probably of metal. The sloping roofs and the tower's cupola now have an off-white color. Originally these were brown or dark gray, but they were painted white in about 1938 and apparently off-white in about 1979.

(A 1907 letter by project architect C.W. Dickey mentioned "gravel roofs," but this presumably referred to at least some of the building's flat roofs. It is not known exactly what material was originally used on the sloping roofs, but judging by some later photos it appears to have been some type of relatively flat shingling.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

As for the building's flat roofs, they either appear or are presumed to have "built-up" bitumen-and-gravel surfaces.

The cupola is topped by a flagpole, and other vertical accents are provided by the three surviving masonry chimneys that rise above the fourth leg of the W. Originally there were also six similar chimneys. They rose from the two gabled wings in front of that fourth leg and from the W's first, second, and third legs--and most of them were not removed till at least about 1960.

The Main Building's Interior. The hotel's complex exterior massing is matched by complex arrangement of interior spaces.

At the lobby-floor level, an important and readily discernible axis now runs from the main entrance straight toward the tower. The first part of this sequence is a pleasant relatively narrow corridor, adjoined by a gift shop and other facilities followed by side staircases. Then comes the broader main lobby, with its pilasters, coffered high ceiling, and framed pictures. Just beyond the lobby, one can either continue straight ahead into the tower's foyer and then outside onto the porte-cochere's large deck *or* make a 90-degree right turn into a short corridor that goes past the hotel's main bank of elevators. Then a diagonal left turn leads into Jordan's restaurant.

With its high ceiling and soaring stripped-classical piers, the primary dining space of Jordan's (Photograph 15) probably comes closer than any other sizable public room to retaining its original character. Spatially, it corresponds to most of the hotel's historic main dining room. (Some of the latter was partitioned off in about the 1980s for kitchen use.) Jordan's also uses for dining an adjacent, lower-ceilinged area (separated from the loftier dining space mostly by just piers) which was a veranda segment that was enclosed by about the 1940s.

The main lobby roughly coincides with the space which old Sanborn maps called the "Palm Room." That room literally contained small palm trees. At least part of it apparently had a glass ceiling. The Palm Room received further light through windows set above and below an adjoining low-roofed open area which, in turn, adjoined part of the southwest facade's veranda. It is unclear exactly when the palms were removed--or the ceiling's glass areas blocked--but overall, the main lobby has undergone several marked changes in décor.

Just northeast of the lobby floor's main axis is the "Claremont Ballroom." This appears to basically be the hotel's original main ballroom, though one end of the latter seems to have been walled away. The ballroom's look is probably plainer now than it was when the big bands used to play here, but it remains a commodious space and it contains a stage which may be the original one.

Southwest of the lobby floor's main axis is the Paragon Bar & Cafe. This space used to contain the Terrace Lounge, whose creation in about 1938 involved enclosing a segment of veranda.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

Most of the other public spaces on the hotel's lobby floor and mezzanine (or "second floor") appear to be used as meeting or conference rooms.

In the building's basement and ground (or "studio") levels, much of the space is now used by Spa Claremont. Formerly--from maybe roughly the 1940s to the late 1990s--much of this space was leased out as offices.

Much of the building is, of course, devoted to guest rooms and suites. Ancillary uses such as cold storage are now concentrated in the one- or two-story wings at the back. Originally more of these uses, including an employee dormitory, were located in the primary wings. But over time most of these have been squeezed out to allow creating more guest rooms or other rentable space.

In general the hotel's interior décor, as especially displayed in its hallways, features light colors and can be described as having a moderately classical look. It appears that in its early years the interior had a quite "English" appearance, which presumably was somehow related to the exterior's color scheme at that time. After ownership changed in 1937 the interior was thoroughly refurbished, and other changes have occurred since then.

140721 **Old Power House.** Located slightly beyond the main building's north end is the much smaller building (see Photographs 11, 12, and 28 through 31) which was part of the initial hotel development and originally served as the hotel's power house. The building is simplified Classical Revival in style. It is basically of reinforced concrete construction, and it appears to be in good condition except as noted below.

The building essentially consists of two quite different volumes. The larger one (see especially Photographs 11, 28, and 31) appears from the outside to be consistently two stories high (although its northwestern half is itself, inside, just a tall single story). It has a rectangular base, and a gable roof with its ridge aligned northwest-to-southeast. Attached to most of that portion's southeast wall is a one-story wing (see Photographs 12 and 30) which has five exterior sides, and a distinct roof with five slopes corresponding to those sides. Although the building's basic footprint now matches that shown by the 1911 Sanborn map, Sanborns from the 1950s and 1960s reflected two accretions. One of them was a "meter house" which was attached to the one-story wing's northernmost wall (and which likely was bigger than the little metal enclosure visible in Photographs 12 and 30). The other was a narrow structure--possibly two stories high but perhaps with an opening through its own lower level--that physically linked one corner of the old power house directly with the main hotel building. (Part of the connection can be glimpsed in Photograph 25, which was taken in about the 1940s.) It is not known when these two accretions were removed.

The one-story wing's walls are very plain, as are the ends of the rectangular mass, but the latter's two long walls are treated more ornamentally. Each of these two walls has four bays, defined by regularly spaced simple pilasters (two at the ends and three in between). Rising

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 11

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

above pilaster level are a plain architrave and frieze, then a projecting molded cornice, and finally a plain parapet topped by a shallow molding. These ornamental features are probably made of concrete except that the cornice may be wooden.

Much of the building's wall-surface area is stuccoed. All the walls are painted white or off-white. At some places there is noticeable peeling-away of paint and/or spalling of underlying material, such as on the northeastern wall's cornice and parapet.

The rectangular mass's southwestern wall has five metal-sashed, possibly casement windows: four (spaced in between the five pilasters) at the second-story level and one lower down. This wall also has an entry consisting of a pair of blank metal doors. The northeastern wall is windowless, but has three plain metal doors: two (including a wide roll-up one) near the middle and a door (reached by a flight of metal steps) near one end. The one-story wing has three casement windows, with sashes and simple surrounds of wood, and a plain wooden door.

The rectangular portion's gable roof is of metal, bluish gray in color. Straddling part of the ridge is a slatted louver with its own miniature gable roof (of the same material and color). Rising beside the latter is a short metal smokestack. The one-story wing's roof is surfaced with gray composition shingles, has simple projecting wooden eaves, and is adjoined by a couple of metal exhaust pipes.

The building is now used primarily for storage. There is a boiler that heats water for nearby recreation facilities; in the one-story wing there may be an office for grounds-maintenance staff. Originally the building, or at least much of it, did indeed serve as a power house, apparently with at least two dynamos. It is not known exactly when that function ceased, but Sanborn maps from the 1950s and 1960s no longer said "power house." In contrast, they indicated "laundry" on the second floor. So quite possibly the above-mentioned link which the same maps showed, connecting the power house to the main building, served as an all-weather route for trundling laundry carts back and forth. By about the early 1990s (see Photograph 27) that link no longer existed. So presumably by then the old power house's laundry function itself had ceased.

The power house was originally served by a tall, slender exterior chimney located slightly beyond the center of its northwestern wall. This chimney was removed by the late 1980s, when its location became part of the site for one of the club buildings described below.

"Island" Vicinity. Right across from the main building's carriage-entrance porte-cochere, and bounded by paired driveways, is a somewhat crescent-shaped "island" (see Photographs 2, 8, and 9). Crossed by an inviting footpath that aligns with the carriage entrance, it has well-maintained lawns, shrubbery, and flowers--and several prominent palm trees (mostly Canary Island palms). Although changed in various of its details, and slightly reduced in size, this green oasis has basically retained its historic character (compare with Photographs 25 and 26). Some of its palms may well be as old as the main hotel building itself.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

Just beyond the adjacent driveways are two substantial landscaped spaces that complement and expand upon the island's visual effect. To the west is an area (see Photographs 2 and 18) that contains a lawn, a fairly prominent palm tree, and a notable mulberry tree. To the north is another well-maintained space (at the center and right of Photograph 9), with much shrubbery and some palms including a tall one, that directly abuts a prominent part of the main building's facade.

Southwest Slope. Lying mostly between the main building's southwest facade and the edge of the Berkeley Tennis Club, the southwest slope is a very substantial and visually prominent open area (see especially Photographs 5 and 6). It is essentially free of paving, with three exceptions. Along its downhill side, near the BTC property line, runs the hotel's internal road which connects the northwest parking area to the south one. Mostly about parallel to that but farther uphill is the lengthy footpath (sometimes now called a "parcourse") which--for the most part gently winding--runs through the southwest slope, and has some benches where strollers may sit and enjoy the view. The other exception is a much shorter, straight path (and series of steps) that climbs from the internal road to a doorway in the main building's basement level. Near that, a whole series of mature palms runs beside the primary footpath. Farther south, the latter path goes through a substantial pine grove, partly visible in the right side of Photograph 1 and the left side of Photograph 17. (Although this grove may include a few Monterey pines, the great majority of its conifers may well be Canary Island pines.)

The area also contains shrubs and ivy or other ground cover.

Planting on some portions of the southwest slope may not be as actively maintained as elsewhere on the hotel grounds. And part of the area evidently is still being restored to compensate for damage incidental to the 2001-2002 work on the adjacent new deck and facade remodeling.

Old pictures such as Photograph 22 show that during the hotel's early years the internal road and the primary footpath already existed and some palms or conifers had already been planted here. Photograph 22 suggests that initially the above-mentioned straight path was sheltered by a series of narrow wooden structures. Such special attention was given to this path because it directly served people arriving via the Key Route trains. Those shelters evidently were removed by about 1927 (see Photograph 23). Originally there was also a straight path (see again Photograph 22) which rose from the internal road toward the main building's original southeast porte-cochere. This path apparently was removed sometime after 1950. By about the 1940s (see Photograph 25) an elaborate garden space, involving several concentric low walls and perhaps a fountain, had been created next to part of the main building's facade. This was removed apparently sometime after 1960.

But despite these changes, the southwest slope has retained the essence of its historic character.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 13

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

Eastern Slope. An important, sloping open space occupies most of the land behind the main building, and then continues southerly to Alvarado Place and Alvarado Road. (The area also contains a small accessory building and some utility structures, but their footprints are minor.)

The portion behind the main building has a large grove of tall eucalyptus trees which, as illustrated by Photographs 1 and 17, forms an attractive and very prominent backdrop. (However, it is arguable that this grove could use more active management, such as more frequent clearance of tree litter.) Along the slope's downhill side here, a narrow service driveway runs from the northeast parking/service area to the south parking area. The grove itself was already quite prominent when the main hotel building was constructed, and seems to have changed relatively little since then.

The portion near Alvarado Place is characterized by shorter trees, of other species, and/or by low vegetation (for instance, see the right side of Photograph 16). But although less dramatic than the eucalyptus grove, this does provide green open space that separates here the parking area below from the residential streets above. Originally this portion was virtually treeless (for comparison, see Photographs 22 and 25). The most noticeable change here has been the planting and/or maturing of trees.

Northeast Parking/Service Area. A roughly triangular open area (part of which is visible in Photograph 12) adjoins the back of the main building's north end, the old power house, and upper Claremont Avenue. This little-noticed but generally well-maintained area contains an employee parking lot, as well as paved space for service and/or loading purposes. Visual relief is provided by some trees along the street edge and--far more importantly--by the adjacent eastern slope (described above).

When the hotel first opened, paving here was less extensive. And originally, Harwood Creek was open along nearly all of the street edge. This stretch of the creek was buried by about 1959.

South Parking Area. Adjoining the main hotel building's southeast facade, and extending from there toward Tunnel Road and Alvarado Road, is the south parking area. This well-maintained area is actually a complex system of subareas, and includes a substantial amount of trees and other greenery.

Motorists typically get to the south parking area from Tunnel Road, a heavily traveled artery that indeed is now a State highway. Fortunately, the south parking area's very size helps to protect the main hotel building from that noisy traffic. At the same time, the parking area's topography and openness are such that the building becomes dramatically visible to westbound motorists, from a point on Tunnel Road just before they reach the traffic light at the entrance driveway.

West of the entrance from Tunnel Road is a roughly triangular parking lot, bordered by a row of newly planted palms on its street side and by conifers and other vegetation elsewhere. A

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 14

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

small part of this subarea is in Berkeley; this is the nominated property's only portion that is outside Oakland.

But the south parking area's backbone consists of a broad paved corridor of parking spaces that runs from the Tunnel Road entry toward the main building (see Photograph 17) and then bends rightward to become a roughly rectangular parking lot adjoining the southeast facade's present porte-cochere (Photograph 16). Inside the rectangular portion is a small island containing shrubbery and five tall, thin-trunked palms. Just southeast of the rectangular lot a side driveway climbs, giving access to smaller parking lots set upon an ascending series of terraces. Alongside this driveway, at the ends of terraces, and on the slopes between them, dense shrubbery and in some cases trees contrast with--and from some angles largely conceal--the expanses of paving. Further visual relief is provided by the greenness of the hotel property's southwest slope and its eastern slope (see above descriptions thereof).

(On one of the upper terraces, the background of Figure 16 shows two mobile office buildings, which were placed there at some undetermined time after 1990. However, this photograph was taken in January 2002 and these two small buildings have subsequently been removed.)

During the hotel's original construction, part of today's south parking area was covered by a large but temporary planing mill set up to facilitate the work.

In the hotel's early years of operation, its then-existing southeast facade and porte-cochere were adjoined by automobile parking, which in its extent roughly approximated the above-mentioned rectangular lot and was reached by a long driveway coming in from Tunnel Road. However, the rest of today's south parking area was basically undeveloped, and probably was lightly planted with shrubs and/or trees. Apparently in the 1920s, long rows of attached garages or carports were built along two sides of the rectangular lot. (Photographs 25 and 26 show them in later years.) One of those rows was demolished by about 1959, and the other within the next decade.

Most of what is now the south parking area appears to have stayed essentially undeveloped till roughly 1972--when extensive terracing was done, and the area's present layout was basically completed. It may also have been then that the above-mentioned small island was created within the rectangular lot.

Hotel Features OUTSIDE the Nominated Property. The overall property owned (or--regarding the portion of The Short Cut mentioned below--used) by KSL Claremont Resort, Inc., extends on some sides well beyond the boundaries of the *nominated* property per se. (The approximately 12-acre nominated property accounts for only about 62 percent of it.) North of the Berkeley Tennis Club's landholding, the hotel grounds reach all the way out to Claremont Avenue and Russell Street. Along and near Tunnel Road, there are smaller extensions beyond the edge of the nominated property.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 15

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

This additional KSL property is described below in detail, partly because of its historical connections and partly because (except for the "panhandle") it has important visual relationships with the nominated property as such.

Continuations of South Parking Area. Some of the south parking area's paved surfaces, and landscaped spaces relating to them, in fact continue right on past what technically are two edges of the nominated property. These include all or most of the actual auto entry off Tunnel Road, an entrance kiosk, one end of the previously mentioned triangular parking lot, a landscaped triangle west of that lot, other parking spaces near the kiosk, and substantial landscaping east of them.

(Included within one of these continuations is a *segment* of a 16-foot-wide public right-of-way called "The Short Cut." Although technically the Assessor's map shows this as intervening between two of the parcels as such owned by KSL Claremont Resort, Inc., most of the segment is actually used for hotel parking.)

In the hotel's early years this general area appears to have been undeveloped, except for the modest entrance driveway as such. It may have been planted to some extent with shrubs and/or trees. It likely remained more or less in that state till about 1972, when approximately the present layout was created.

Panhandle. Starting near The Short Cut and extending far to the southeast is a visually quite isolated, narrow strip of land that is bordered almost entirely by fences and/or dense vegetation and is adjoined--on one or both sides--by private homes along Alvarado Road and/or Tunnel Road. It appears to contain the remnants of a pathway (or perhaps alley, at some time?) that is no longer maintained and has fallen into disuse.

In the Claremont's earliest years this strip *and* the land to both sides of it were all a peripheral part of the hotel's property, and were undeveloped but may have been lightly planted with shrubs and/or trees. The land that now contains private homes along Alvarado and Tunnel Roads was sold off by sometime in the 1920s, but the panhandle strip apparently was retained in order to accommodate a pathway (or alley?). It is not known how long the pathway was actually maintained.

Club Buildings. West and northwest of the old power house are the two substantial buildings--and small link connecting them--which presently serve the Claremont Pool and Tennis Club. (It seems that initially this complex also housed additional spa functions, which in the late 1990s moved to remodeled space within the basement and studio levels of the main hotel building.) The complex as a whole has a rather Post-Modern look. Its buildings may well be wood-framed, but may also have some structural members of steel. They appear to be in excellent condition.

The building whose southeastern wall adjoins the power house is one story high, and has a rectangular base (see Photographs 32 and 34). Its roof is largely flat, but the flat area is

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

Claremont Hotel. Alameda County, California

Narrative Description (Continued)

bordered on two sides by sloping portions (likely intended to refer to the main hotel building and/or screen rooftop equipment). The wall surfaces are stuccoed, and off-white in color. Within the southwestern wall are a glassy doorway (with double doors), and two square windows that have metal muntins and may be fixed in place. The northwestern wall is virtually windowless but has at least one inconspicuous door. Details are not known about the northeastern wall, which is not within easy public view, nor about the flat roof. The sloping roofs appear to be surfaced with composition shingles, light gray in color.

Construction of that building occurred in the late 1980s (as did construction of the above-mentioned "link"). It seems to have replaced a row of former garages that had been built sometime before 1950 and had subsequently been used for locker rooms and enlarged.

The "link" (see Photograph 33, and parts of Photographs 9 and 11) is open on two sides, except for a metal-grille fence and entry gate, and has a distinctive pyramidal roof. Most of this roof evidently is surfaced with light gray composition shingles. However, the pyramid's top is of an apparently translucent Plexiglas or comparable material.

The other building (see especially Photographs 32, 34, 35, and 38 through 40) extends westward from that link, along the southerly edge of an artificial plateau shaped by grading. It is one story high at its east end but is otherwise generally two-story. As seen from the adjacent pool area, though, it presents itself as a one-story building. Its footprint consists of a complex polygon that is quite wide at its east end and then narrows but finally, at the west, transitions and widens into an approximate semicircle. There, the building's lower story becomes a drum-like form (see particularly Photograph 39) that prominently expresses the plateau's southwest corner. Atop the "drum" is an open space with tables and chairs (see for example Photograph 38) where people can enjoy refreshments from the small adjoining cafe, or just gaze at the sweeping outward views. Adjoining that terrace, the upper story itself becomes an approximate semicircle. The latter is distinctively crowned by a double-conical roof (see particularly Photographs 35, 38, and 39)--or, to be more precise, a broadly overhanging roof which has almost the outline of a truncated cone and which is surmounted by an upper, truly conical roof. (The drum and conical roof make reference to the half-cylinder and half-conical roof at a nearby bend in the historic hotel facade.) Elsewhere the building is largely flat-roofed, but along most of two sides there are sloping portions. These serve to screen rooftop equipment (as do the vertical "false" upper portions of walls along and near the building's eastern end). The building's wall surfaces are stucco, and off-white in color. The eastern wall has a glassy entry near the "link." The straight portions of the southern facade have a total of about 12 windows, of which the most prominent are the upper story's row of eight square, metal-muntined ones that may be nonoperable. The cafe which sits under the conical roof has a curving, multi-lighted window wall--segmented by three slender piers and containing a couple of glassy doorways--and (much less prominently) a row of three small square windows. The lower and upper parts of the conical roof are separated by a continuous band of about 30 small clerestory windows. The lower story's drum portion has about 10 small windows that may also be nonoperable. The straight portions of the building's northern facade have a total of two sizable

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 17

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

glassy doorways (each apparently with double doors and side lights); five square, metal-muntined windows that may be nonopenable; and two narrow glassy doors. Details are unknown about the flat roof. The sloping roofs appear to be surfaced with light gray composition shingles. At the top of the upper conical roof is a round wooden finial.

The building's location, or at least much of it, was originally part of the hotel's verdant gardens (which were greatly reduced by tennis-court and parking development to the south in the 1970s). The building itself was constructed in the late 1980s.

Pool Area. Sharing the above-mentioned plateau is a broad, largely concrete-surfaced area--for the Pool and Tennis Club and hotel guests--that contains within it a main pool (see Photographs 34 through 36), a lap pool (Photograph 32), a small whirlpool (behind the white metal fence visible in Photographs 34 and 35), and space for deck chairs and sunbathers. Along the southwestern and northwestern sides there is substantial vegetation, including in each case multiple palm trees. At the northwest corner is a partly secluded sitting area with tables, chairs, and a substantial brown wooden trellis (see Photograph 37). A little east of that is what appears to be a maintenance or other auxiliary area; this is fenced off and includes a building (which, however, is small and inconspicuous). The overall pool-area complex seems to be in excellent condition.

The location was originally in general green open space. The pool complex was created in at least two stages. The main pool was built in the 1960s, and the lap pool probably in the 1980s.

Tennis Courts. The hotel property's tennis courts are clustered within three groupings. The courts themselves (with their standard paving, fences, and nets) and adjacent planting all seem to be in excellent condition.

A cluster of four courts occupies a plateau south of, and lower than, the one containing the pool area (see Photograph 18). These courts are visually separated from their surroundings to east, west, and south by dense shrubbery. Originally, the location was an especially important part of the hotel's showcase gardens (see, for instance, Photograph 25). The major regrading and paving that created this plateau and its courts appears to have been done in about 1972.

West of the pool area is a pair of tennis courts, which are directly adjoined on all sides by shrubbery, trees, or ground cover. Originally, this location was green open space. These courts were built in about 1964.

Finally, near the intersection of Claremont Avenue and Russell Street are another four courts. These, also, have adjoining greenery. Originally, this area was all or nearly all green open space, through which flowed Harwood Creek. By at least about 1972 some of it was paved for parking. But the biggest change here came in the late 1970s when, after much controversy, the four courts were built and this last open segment of the creek was buried.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 18

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

Buffer Along Claremont Avenue. Fortunately, much of the hotel property's Claremont Avenue edge has a narrow but quite noticeable buffer. This includes a mostly continuous strip of trees (at some points featuring Italian stone pines) and/or tall shrubbery. Photographs 19 and 21 give some idea of the buffering effect.

Originally, the land here not only was green open space but also was at least closely paralleled by Harwood Creek, which indeed was open all along the hotel property's Claremont Avenue side. But the creek segments upstream from about Tanglewood or Stonewall Road seem to have been buried mostly in the 1950s, and (as noted above) the remaining segment downstream from there was covered over in the late 1970s.

Wood-Faced Buildings. Set among trees near Claremont Avenue are two relatively small buildings which have wooden siding, and either or both of which appear to have the address number "2829." (There is also an adjacent very small shed.) Their architectural style can be described as Modern Movement. They are wood-frame buildings, and they appear to be in good condition.

The building which is very close to the street (and which is partly visible in Photograph 20) is one story high, and is used as office space. It consists of two rectangular-based masses that abut yet are partly offset, sideways, from each other. The one in front mostly has a low-pitched gable roof, while the one behind is flat-roofed. The walls of both portions have vertical wood siding, tan in color. The front mass has a door near its southeast corner, a window in its northern wall, and a wider window in its side facing the street. The building's rear mass has a couple of windows in its south wall, and a ribbon of five windows in its north wall, and it may have a door in its east side. The building's roofs appear to be surfaced with composition shingles.

The building that is farther from the street is two stories high, very approximately L-shaped, and flat-roofed. Its walls have tan-colored, vertical wood siding. Starting at the southeast corner, a raised wooden deck extends (past about five adjoining windows) partway along the south facade and connects with a door serving the upper story. That floor appears to be occupied by the resort and spa's Living Well Center. Under and near that deck, an open terrace abuts a lower-story portion that has, adjoining the terrace, about four windows and two doors--and which contains a day-care facility (or, according to a sign, the "Kids Club"). The building's easternmost wall has at least six windows (four of them in a ribbon at the upper level), the north wall has about three, and the west wall at least one. It is not known whether the roof is surfaced with bitumen-and-gravel or with composition shingles.

During the hotel's early years the vicinity of these buildings was wooded open space. But here the hotel's owners sold off a parcel in 1940, and on this parcel two buildings were constructed. One of them was a dwelling which seems to correspond to the present two-story building, although it is possible that the second story was added later. The other was an accessory garage which seems to roughly match the front portion of today's one-story building. The latter

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 19

Claremont Hotel, Alameda County, California

Narrative Description (Continued)

building's rear portion was constructed later on, apparently at least partly in about 1950. At some time, perhaps by 1950, the parcel was bought back by the hotel's owners.

Northwest Parking Area. The northwest parking area is located mostly between the two four-court clusters of tennis courts, to the left of the entrance drive that leads from Russell Street toward the hotel's tower. However, a small subarea of it is located to the right of the drive. The area is in generally excellent condition.

The parking area is nearly surrounded by substantial bands of greenery, such as the dense shrubbery on the slope separating it from the upper tennis-court cluster, and the palms and other greenery that separate it from the lower cluster. Beside or within the entrance drive are small islands containing palms and/or other planting (as well as two incidental kiosks). And the parking area's main paved portion as such is relieved by a series of little islands, in its midst, that sport a total of 11 sizable palm trees.

Originally the location was probably all (except for an entrance drive) green open space, some of it being a particularly important portion of the showcase gardens. Photograph 25 may suggest that by approximately mid-century there was some parking in part of the area. But the big change from garden to parking appears to have happened in about 1972 at the same time as the upper tennis-court cluster was built.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 20

Claremont Hotel, Alameda County, California

Architect/Builder (Continued)

Builder: possibly Spring Construction Company (and McNeil, George?)

The preceding architect and builder names are for the *original design and construction work* on the hotel. Architects and builders for various subsequent work are listed below.

Hotel completion in 1915:

Architect: possibly Carson, John

Builder: possibly Carson, John

Garages in 1926:

Architect: Froberg, A.R.

Builder: Christiansen

Enclosing veranda segment for Terrace Lounge in about 1938:

Architect: unknown

Builder: Teigland, C.M.

Cold storage facilities in 1941:

Architect: unknown (the engineer was Bentley, Clyde)

Builder: Taylor, F.M.

Changes at main entrance in about 1948:

Architect: Delapp(?), R.G.(?)

Builder: Taylor, F.M.

Kitchen addition in 1951:

Architect: unknown

Builder: Jensen & Sons

Covering "porch" (i.e., veranda segment?) in 1954:

Architect: Bruno(?), Harry A.

Builder: Forbes, Robert

Enclosing open area adjoining lobby in 1950s:

Architect: unknown

Builder: Ashes, Robert D.

Banquet-room extension in late 1950s:

Architect: unknown

Builder: Lathrop, F.P.

Grading and related work for parking area in 1959:

Architect: McSweeney, Angus

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 21

Claremont Hotel, Alameda County, California

Architect/Builder (Continued)

Builder: unknown

Early-1960s additions adjacent to and above Terrace Lounge:

Architect: Howell, Morgan D.

Builder: unknown

Grading and related work for four new tennis courts in about 1972:

Architect: unknown

Builder: unknown

Work at main entrance and lobby in about 1981:

Architect: unknown

Builder: unknown

Late-1980s new construction for Pool and Tennis Club and spa:

Architect: Robinson Mills & Williams

Builder: Marchetti Construction

Addition for cold storage in about 1993:

Architect: Tada, Mitsuru

Builder: Marchetti Construction

Elevator-and-stairs addition in 1990s:

Architect: unknown

Builder: unknown

Deck addition and nearby remodeling in 2001-2002:

Architect: Ellerbe Becket Architects

Builder: Webcor Builders

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 22 Claremont Hotel, Alameda County, California

Narrative Statement of Significance

Summary. The Claremont Hotel, which opened in 1915 but whose actual construction began in 1906 and whose period of significance was 1906-1952, meets National Register Criteria C and A. In terms of architecture under Criterion C, the hotel is significant at the State level because of its unique, excellent, and appealing design, and its sensitivity to the site and surroundings; because it is a prime example of the work of noted architect Charles William Dickey; and because it is strongly representative of the grand resort and garden hotels built in California during the important era between 1876 and World War I--as well as being notably located in the midst of a very large urban area. This significance depends partly on the continued existence of several substantial green areas per se; on the presence of a large number of palms and other trees within the grounds; and on the generally open, landscaped character that the grounds as a whole still have. In terms of community planning and development under Criterion A, the hotel is significant at the local level because it was a notable element within a grand, private-sector planning vision and strategy involving Francis Marion ("Borax") Smith, Frank Havens, and others; because it was an intentional and unusually dramatic centerpiece that helped stimulate development of a large section of Berkeley and Oakland; and because--partly due to the distinctive character of its grounds--the hotel was (and still is) the visual linchpin of a whole big section of both cities, and an important cityscape element even at the regional scale. In terms of entertainment/recreation and social history under Criterion A, the hotel is significant at the local level because it has been a notable part of the Bay Area's entertainment scene, such as by presenting many popular orchestras during the Big Band Era; because for almost a century it has been an important focus of the Bay Area's community life; and because it has notably mirrored various changes in lifeways. The hotel's significance in all these fields can especially be appreciated because physically it has retained a high degree of historical integrity.

Chronology. One of the early residents along Claremont Avenue (then called Telegraph Road) was William Thornburg, a former Kansas farmer who had come to California and become wealthy. In about 1870 he bought a large tract of land which included at least much of today's hotel property. His wife was fascinated with all things English, and dreamed of having a home like an English castle. Eventually he built a rambling, turreted mansion in Queen Anne style, designed of course by an English architect. (This house seems to have been located somewhere within the area now used by the Claremont Pool and Tennis Club.) There were also stables where fine horses were cared for by English grooms--and elaborate gardens, where there were even tame peacocks strutting about. Within this transplanted patch of England, the Thornburgs entertained lavishly.

Later, though, the property was sold to John Ballard. And on the dry and windy day of July 14, 1901, the "castle" burned down. But the lush gardens survived, and indeed the old Thornburg stable continued to exist for a while even after construction of the hotel.

In about 1903 much of the present hotel property was bought by the Realty Syndicate. In 1905 it was decided to build a large hotel here and an entity was formed called the Claremont Hotel Company, which in 1907 bought substantial adjacent land. It appears that around 1907, Tunnel

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 23

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

Road's portion which till then had run through the future hotel grounds (with much of its alignment roughly approximating that of the hotel's present north-south internal road) was shifted to its present location.

Meanwhile, concrete-foundation work for the hotel began in March 1906 (slightly *before* that year's quake and fire which devastated San Francisco and thereby helped stimulate East Bay development). In the ensuing months construction proceeded rapidly, with results such as those depicted by Photograph 41. Indeed the July 1907 issue of *The Architect and Engineer of California* contained photos that showed the basic exterior as largely completed.

However, construction costs had been mounting up much faster than had been hoped for. The group of project backers got overextended, in part because of the general financial panics that occurred in 1907 and 1908, and construction slowed. Judging by a note on a Sanborn map, work appears to have been suspended altogether in 1911.

Interest in the project was revived by the prospect of tourists flooding into the Bay Area for the 1915 Panama-Pacific Exposition. In about 1914 Erik Lindblom supplied a big infusion of money, and a new stock issue was made. The necessary construction work (largely, it seems, on the main building's interior) was resumed on a rush basis, and the hotel opened just in time for the exposition.

In 1918 Lindblom took control over the hotel.

Meanwhile, in 1917 the Berkeley Tennis Club moved onto a portion of the site which it leased from the hotel. The BTC continued to lease it until a wealthy club member bought it (directly or indirectly) in about the 1930s, for the club.

By sometime in the 1920s, most of the hotel property's undeveloped portions lying southeast of The Short Cut (between Alvarado and Tunnel Roads) were sold off. Private homes were built there.

The hotel's main building remained in its 1915 physical state until the Claremont was purchased in 1937 by Claude C. Gillum and his wife. Mr. Gillum had started with the hotel as chief desk clerk and had worked his way up. Prompted it seems by the prospect of another fair--the Golden Gate International Exposition to be held in 1939 on Treasure Island--Mr. and Mrs. Gillum painted nearly all of the main building's exterior white, extensively refurbished the interior, and reopened the hotel in time for the exposition. The Gillums early began the segment-by-segment process of enclosing the verandas.

In 1954 the hotel was bought by the Harsh Investment Corporation, which leased it back to Murray Lehr. Under his control further changes were made, including construction of the first swimming pool and two tennis courts.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 24

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

In 1971 the Harsh corporation's Harold Schnitzer took over active control. Under his regime many physical changes were made, including enclosure of the last veranda segment, replacement of the old carriage-entrance porte-cochere by the present one, and especially the sweeping replacement of gardens by uses such as tennis courts and parking.

KSL Claremont Resort, Inc., acquired the property in 1998.

Period of Significance--and Significant Dates. The "period of significance" extended from 1906, when the hotel's construction began, to 1952. The latter year (i.e., 50 years ago) is used here because the property's significance actually continued onward and no more specific closing date can be defined.

As for the identified "significant dates," 1906 was (as noted above) the year when the hotel's construction started and 1915 was when construction was completed and the hotel opened for business.

Although normally the year when construction *began* would not qualify as a significant date, nor as the beginning of the period of significance, exceptions are justified in the case of the Claremont. This is because of unusual timing described above under "Chronology" and important close relationships discussed below in "Significance Regarding Community Planning and Development."

Significance Regarding Architecture. Under National Register Criterion C, the Claremont Hotel is significant at the State level in the area of architecture.

In the preface that he wrote for the book entitled *Grand American Hotels*, critic Paul Goldberger pointed out that these have always sought to meld traditional elegance with a typically American love of bigness. The Claremont Hotel is certainly both elegant and big.

It is the largest timber-framed structure in the Bay Area, indeed one of the very largest in the whole State.

As for elegance, the Claremont is one of the proud survivors--Northern California's only one--of the grand resort hotels built in the important era between 1876 and World War I. Those hotels had as their birthright an identity, a sense of place--and a magic--that many new hotels have striven with only limited success to emulate.

One of the traditionally prime characteristics of a "grand resort hotel" has been dramatic architectural appeal, with--because such hotels are meant to delight--freedom to exaggerate in image and scale. The Claremont, which features an engagingly and memorably fantastic version of Tudor Revival, scores high in this regard. Huge and rambling but never boring, the main building amply rewards repeated viewing from many angles.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 25

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

Another prime generic characteristic has been to serve as a model of efficiency and comfort. A 1906 article in the *San Francisco Chronicle* (see Illustration 44) said that the Claremont would be "an up-to-date hotel in every respect" and "fitted with all modern conveniences." In his book entitled *The Architecture of Charles William Dickey: Hawaii and California*, author Robert Jay says that when the Claremont opened it was "unquestionably one of the most luxurious hotels anywhere on the West Coast."

A third significant generic characteristic has been convenient relationship to some form or other of transportation. In this regard, also, the Claremont scores high. Its original design was dexterously "multi-modal," with concern being shown both for tourists from afar and for more local visitors. The design provided three ways to access the main building. One was through a carriage entrance (at the base of the tower) for people coming by horse-drawn carriage. Another was via a pathway and entry door for passengers arriving at the end of the Key Route line (which came right onto what was initially part of the hotel grounds and subsequently a slot between courts of the Berkeley Tennis Club). There was also a parking area and entrance (at the building's southeast end) for people coming by automobile.

Still another prime characteristic of a "grand resort hotel" has been a strong landscape setting (be it seaside, wilderness, or whatever). The Claremont--with its spacious grounds and many trees, its hilly backdrop, and its sweeping views toward San Francisco Bay and the Golden Gate--is significant in this regard.

A somewhat different but often overlapping concept is that of a "garden hotel." This can be defined as a hotel property within which a substantial percentage of the site is occupied by landscaped or wooded open space and regarding which such green space is--at least implicitly--a notable aspect of the hotel's image. And the Claremont is indeed significant in these terms. Preexistence of extensive and attractive landscaping strongly influenced the initial selection of the land as a hotel site. As further discussed below, the Claremont was originally designed with strong emphasis on open space and greenery. Even today, it remains in essence a garden hotel. The overall percentage of building coverage is quite low. There are still extensive planted areas as such, and trees grace almost every part of the grounds. Over the decades, much of the hotel's own advertising (such as in Illustration 47, to use a small example) has employed images of greenery and open space. At least one of the Claremont's brochures has prominently used the explicit term "garden hotel."

One reason why the Claremont is notable--as both a grand resort hotel and a garden hotel--is that it is located in the midst of a very large urban area.

The Claremont should be considered within the statewide context of the impressive hotels--and more specifically, the grand resort hotels--that were built in California during the economically explosive and technologically heady period of American history between 1876 and World War I. As the authors of the perceptive book *America's Grand Resort Hotels* observe, for such facilities across the nation that era was a "first golden age."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 26

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

America's new industrial society was bringing to some people a lot of money, and substantial leisure time. During the same period railroads were aggressively expanding and, in particular, opening up the West. The first transcontinental line to California had been completed in 1869, and others followed in ensuing decades. The combination of the new wealth and leisure and the new ease and excitement of rail travel led to widespread construction of new, more "modern" grand resort hotels. At the 1876 Centennial Exhibition in Philadelphia, the various state exhibits provoked interest in seeing the states in person. Easterners were inspired to explore the Far West.

Railroad companies, developers, and private tour operators were happy to exploit those trends. The Western railroads realized they could fatten profits by providing, or encouraging others to provide, hotel accommodations along, and at the ends of, the rail lines. Hotels were often also built as centerpieces for real estate development. For instance, the Hotel Del Monte was built, by a Southern Pacific subsidiary, partly to attract investors to the railroad's vast landholding around it. As another example, the Hotel Raymond in Pasadena was built by Walter Raymond--whose father's tour company brought a dependable supply of guests--on land donated by the Santa Fe Railway.

Large or small, numerous hotels sprang up in California during the period. This seems to have been especially true of Southern California, with its especially sunny climate. According to one brochure of the time, Santa Barbara was well-named the "Newport of the Pacific."

The prominent hotels whose size and extravagance were comparable with the Claremont's can be roughly divided into two categories.

One category might be called grand *downtown* hotels, as they were built on relatively confined sites in central, highly urban locations within major cities. These included:

- ◆ San Francisco's Baldwin Hotel, which opened in 1877, was of Second Empire style, and no longer exists;
- ◆ San Francisco's St. Francis Hotel, which opened in 1904, burned in the aftermath of the 1906 earthquake, reopened and expanded in about 1907, expanded again in 1913, and was and is Italian Renaissance or French Renaissance in style;
- ◆ San Francisco's Palace Hotel, which in its original Second Empire or Italianate version had opened in the 1870s but burned in 1906, and was reincarnated in about 1909 with an Italian Renaissance or French Renaissance look;
- ◆ San Francisco's Fairmont Hotel, which (when nearly complete) burned in 1906 but opened in 1907, and is Beaux Arts in style; and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 27 Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

- ◆ Oakland's Hotel Oakland, which opened in 1910 but was converted to non-hotel use several decades later, and is of Beaux Arts style.

However, the category which is really pertinent to the Claremont is that of grand *resort* hotels. Besides the Claremont itself, the ones built between 1876 and World War I included these:

- ◆ Monterey's Hotel Del Monte, which in its original Stick/Eastlake-Queen Anne style opened in 1880, burned in about 1887, and was soon reconfigured and rebuilt, but burned down in 1924 and was replaced by a Spanish Colonial Revival version (which a couple of decades later was converted to non-hotel use);
- ◆ South Pasadena's Raymond Hotel, which opened in 1886, probably was of Second Empire style, and no longer exists;
- ◆ Coronado's Hotel del Coronado, which opened in about 1888 and can be described as basically Queen Anne in style (though some might call it High Victorian);
- ◆ Pasadena's Hotel Green, which apparently opened in stages between about 1889 and 1902, in an eclectic mix of Mission Revival and other styles such as "Moorish," but part of which was demolished in 1924 and the rest of which is now in non-hotel use;
- ◆ Paso Robles' Hotel del Paso de Robles, which in its probably Queen Anne original version opened in 1891 but mostly burned down in 1940, and was replaced by a renamed, Mission Revival version in 1942;
- ◆ the future Manhattan Beach's unnamed Shingle Style oceanfront hotel that is pictured on page 13 of *America's Grand Resort Hotels* as already in operation in about 1895, but which no longer exists;
- ◆ Riverside's Mission Inn, which apparently opened on a small scale in 1876 but significantly grew in 1902, 1909, and after World War I, in Mission Revival style (with substantial postwar borrowing from Spanish Baroque);
- ◆ Santa Barbara's Hotel Potter, which opened in about 1903 in a style that might be described as Mission Revival or Spanish Revival, was subsequently renamed the Ambassador, and was destroyed by fire in 1921 (though its 1920 annex escaped the flames and eventually was converted into apartments);
- ◆ Redlands' Hotel Casa Loma, which opened by 1906 or earlier, apparently was Spanish Colonial Revival or Romanesque in style, and no longer exists;

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 28

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

- ◆ Pasadena's Huntington Hotel (initially called the Wentworth Hotel), which opened presumably in stages in about 1907 and 1913, had a loosely Romanesque or Mission Revival look, and reportedly was torn down and rebuilt in the same style in the 1980s;
- ◆ Santa Barbara's second Arlington Hotel, which (on a site previously containing the similarly named circa-1875 Late Victorian hotel that burned down in 1909) was built in about 1911 in Mission Revival or Spanish Revival style, but was destroyed by the 1925 earthquake;
- ◆ Beverly Hills' Beverly Hills Hotel, which opened in 1912 and is Mission Revival in style; and
- ◆ perhaps Pasadena's Vista del Arroyo, which seems to have opened before the 1920s but about which little information has been obtained.

(Though relatively small in building scale, Lake Tahoe's famous Tallac might also be listed here. On grounds already containing a mid-1870s hotel structure and subsequent guest cottages, an additional hotel building was opened in about 1899. The Tallac resort later added other structures, including a casino. However, in 1914 the mid-1870s structure burned down, and in the 1920s the resort closed and the remaining buildings were demolished.)

Resort developers typically wanted architecture that, while containing elements familiar enough to put guests at ease, served up a unique or even fanciful image distinct from the everyday world. Also, they were influenced by changes in architectural fashion, in a complex era of rapidly evolving, and sometimes quite divergent, stylistic trends.

As the above listing helps demonstrate, several of the period's grand resort hotels fitted within a general stylistic spectrum that included within it Queen Anne, the Shingle Style, and for that matter Tudor Revival and arguably Craftsman and "Arts and Crafts" as well. (This was especially so of the earlier hotels, before Mission and Spanish modes became dominant.) These individual styles had characteristics in common, and the boundaries between them were rather blurry. Many buildings of the time combined specific features of two or more of them.

These broadly related styles were quite versatile. Very widely used in small-scale private residential construction, they were also readily adaptable to large resort hotels. Importantly, their characteristics such as *freedom of massing* lent themselves very well to creating the picturesque images that hotel developers wanted.

And in employing such styles in California, developers in that era evoked associations--with New England, the East Coast in general, or sometimes even the Old World--that it was hoped

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 29 Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

would both reassure Eastern visitors and help demonstrate that California was no longer "provincial."

Though it appears that the Claremont was California's only grand resort hotel built back then in the Tudor Revival style as such, it fitted comfortably within the broader Queen Anne-etc. stylistic spectrum. Thus for example, various of the Claremont's features had family resemblance to the pre-1920s Hotel Del Monte's complex massing, multiple dormers, partial half-timbering, and prominent inclusion of a veranda--and/or the asymmetry and multiple gables of the late-19th-Century Shingle Style hotel at Manhattan Beach.

In its high quality of design and execution, the Claremont related well to the standards displayed by California's other grand resort hotels of the time. The great size of the Claremont's main structure clearly put it in the same league as them in terms of scale. As with all or most of the other grand resort hotels, the Claremont's main building was importantly complemented by substantial landscaped grounds--and enjoyed impressive longer-distance views (in the Claremont's case, the sweeping panorama of San Francisco Bay and the surrounding hills).

The integrity of the Claremont also compares well with that of the other grand resort hotels listed above. Several of the latter of course have burned down, succumbed to an earthquake, or been purposely demolished. Some of the survivors, like the Mission Inn, have done better than the Claremont at preserving the historic character of interior spaces. However, the Claremont's exterior--despite various changes described earlier--retains a high degree of integrity.

In conclusion, the Claremont is indeed strongly representative of the grand resort hotels that were built in California between 1876 and World War I.

The Claremont was originally designed by the firm of Dickey and Reed. The exact nature of this partnership remains unclear. However, it appears that the hotel's visual aspects were basically the achievement of Charles William Dickey. On page 79 of his book on Dickey's architecture, Robert Jay states that Walter D. Reed was known primarily for his abilities as a civil engineer. Jay concludes that Reed left most details of design to Dickey, as earlier partners of Dickey had done.

Furthermore, Reed separated from Dickey in September 1906--whereas Dickey continued to be very actively involved with the hotel project. In the Frank Colton Havens papers at UC's Bancroft Library, there are 1907 letters from simply "C.W. Dickey, Architect" regarding work progress, cost figures, and/or design changes.

Dickey (1871-1942) was a notable and versatile architect who designed numerous buildings in both California and Hawaii. Although he was born in Alameda County, the family moved to Hawaii in 1873. He was the first person raised in Hawaii to obtain a classical architectural education in America. His professional career fell into three major phases. From 1896 to 1904 he practiced in Hawaii, acquiring a substantial reputation there. From approximately 1905 to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 30

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

1924 his office was in the Bay Area and most of his projects were in California (he did also design then some Hawaii projects). Within this California period, he was in partnership with Reed from about 1904 or 1905 till September 1906, and then again (but more briefly) in 1908-1909. In about 1925 Dickey moved back to Hawaii, where he practiced for the rest of his life. According to Robert Jay's book, it was largely Dickey who did Hawaii's truly distinctive public and commercial architecture of the years leading up to World War II.

Among Dickey's other projects in Oakland or Berkeley were the original wing of the Oakland Bank of Savings Building at 12th and Broadway; the Kahn (now Rotunda) Building, with its huge dome; the P. G. and E. Building at 17th and Clay Streets; University High School (now Martin Luther King Jr. Community Plaza); the Oakland Public Library's Temescal and Golden Gate branches; the Donogh Arms (or Morse Block) at Shattuck Avenue and Bancroft Way; the Epworth Methodist Church (demolished in the 1920s) at Telegraph and Durant Avenues; and the First Presbyterian Church (pulled down in the 1970s) at Dana Street and Channing Way.

In winning the 1906 design contest to do the Claremont Hotel, Dickey and Reed beat some strong competitors. John Galen Howard (then UC's campus architect) proposed an Italian Renaissance design. William Knowles (a well-known San Francisco architect) submitted a proposal in the Mission Revival style, which had recently been used with success for several large hotels in Southern California. The other competitor was Meyers and Ward (also of San Francisco), whose proposal resembled a French chateau.

(It should be noted that the winning competition design differed in some ways from the eventual completed version of the main building. Illustration 43 shows an early rendering which may well have been part of the submittal for the competition--and according to which, for instance, the gables would have been arrayed rather differently, and the tower would have been lower, than we are used to seeing. But evidently design changes had been approved by August 1906, when the drawing was published that is reproduced here in Illustration 44. What this drawing showed was quite close to what eventuated; compare it with, for example, Photograph 22. However, the drawing's right-hand portion depicted, at the building's southeast end, a gabled extension that was never built. Another difference involves the extent of half-timbering, which the drawing showed only on the triangular gable-ends as such. Dickey apparently then still intended that *below* that level, at least much of the wall areas would be covered by cedar shingles. However, a May 1907 letter from Dickey himself mentioned, as a design change, "Plastering and Half Timber Work on Exterior instead of Shingles." Presumably the result was the pattern which, for instance, Photograph 23 shows, with half-timbering on some wall areas and just stucco on others.)

Dickey and Reed's design in the Tudor Revival style had interesting resemblances to that of the Key Route Inn, in Oakland at about the present intersection of Broadway and Grand Avenue. Construction of the Key Route Inn, designed by Oliver and Foulkes, began in the same year as

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 31

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

that of the Claremont. Many of the same development interests were behind both hotels--and they may well have wanted to relate the two stylistically.

In any case, some of Dickey's earlier church designs, such as for the Epworth Methodist Church with its half-timbering, suggest that he already enjoyed working in the Tudor mode (or what he would himself more probably have called "English" or "Elizabethan"). One also likes to think that his grand design somehow reflected--as in a sense it fulfills--Mrs. Thornburg's fond wish to have here a fine English castle.

Within the body of C.W. Dickey's work, the Claremont stands out for several reasons. When he did the project, it was his most ambitious one to date. Indeed it was probably the largest project he ever executed anywhere (or at least the biggest for a nongovernmental client). Of all his structures in California, the Claremont is the most unusual and memorable, and easily the most widely known. In stylistic terms, the Claremont is the apotheosis of Dickey's pattern of exploring the Tudor or "Elizabethan" mode. And the project is remarkable because of his success in grasping a demanding program and adapting it sensitively to the nature and topography of an unusual and beautiful site, arguably the most challenging one he ever designed on.

(Judging by the City of Oakland's fragmentary permit records from the time, the architect for the 1915 work as such that brought the hotel to completion apparently was not Dickey but, instead, perhaps someone named John Carson. However, that work presumably was a rather straightforward matter of finishing up the project which Dickey had already firmly and in much detail shaped.)

The Claremont's main building is a unique example of the Tudor Revival style, and a very attractive and well-composed structure by any standard. Between varied forms both big and small there is complex interplay, such as the fascinating joinery between the tower and the stacked gables beside it. The great variety of masses and details is kept in dynamic balance, and held together by unifying devices like the color scheme and the long horizontal moldings.

Although the original exterior color scheme was dramatically changed in about 1938, that change actually increased the hotel's *prominence* as a landmark. And although the coloring was slightly modified a couple of decades ago, the basic theme of very light colors continues--and has historic significance of its own.

Frank Lloyd Wright reportedly called the Claremont "one of the few hotels in the world with warmth, character and charm."

Though much smaller and less noticeable than the main building, the old power house should also be counted as a contributing resource. To serve an unglamorous but necessary function, it was conceived and built as an integral part of the original hotel development. Its simplified

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 32

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

Classical Revival design illustrates how at the time effort was made to present even utilitarian buildings like this as "architecture."

As already emphasized above, the Claremont was designed to be and in essence still is a garden hotel. Its architectural significance is not limited to the main building (and the old power house) as such. It must also be seen in terms of the grounds which *complement* the main building. These elements should not be artificially separated.

When construction of the hotel began, much of the property was already well-landscaped, and indeed locally renowned as such. In his own article about the hotel in the June 1906 issue of *The Architect and Engineer of California*, Dickey wrote:

The grounds themselves are surpassingly beautiful with a garden of fourteen acres that has been lovingly cultivated for...[decades]. A wild overgrown creek, huge old pines and oaks, and numberless rare trees, shrubs, and flowers combine with the broad palms to present a most perfect setting for the new building.

The main building was designed with remarkable sensitivity to the special site. The structure seems to grow out of the earth, and follow the very undulations of the ground and the sweep of the hills.

Particularly helping to wed it to the earth are its lower levels' long stretches faced with rock. It is interesting that the reddish-brown sandstone used on the hotel is the same material as in the entry pillars of the nearby "Claremont" subdivision. As the Mason-McDuffie Company's booklet about that tract enthused:

[Y]ou will stand in the gateways of Claremont. Buildded [sic] of a native stone quarried from the hillsides of North Berkeley, the rough red masses of country rock pile up in two sturdy columns, twice a man's height and girth, upbearing great iron lamps....

With the Claremont Hotel as with so much else in our physical environment, the whole is greater than the sum of its parts. The Claremont must be evaluated as a comprehensive unit.

Within the boundaries of the nominated property per se, three *substantial green areas* as such importantly complement the main building, and quite notably support the Claremont's significance:

- ◆ Perhaps the most obvious is the eastern slope (a large part of which has, since even before the hotel's construction, been occupied by a eucalyptus grove). The dramatic green *backdrop*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 33

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

here contrasts so effectively with the light-colored building that the hotel is easily noticeable even from the Bay Bridge.

- ◆ A significant *foreground* area consists of the green "island" (which sits in front of the hotel's tower) together with two planted spaces slightly west or north of the island. This attractive, palm-adorned area makes a charming foil to the main building's prominent tower and adjoining major facades. It contains the last sizable remnant--and reminder--of the lush and famous gardens that used to extend far to the northwest. The footpath that still runs through the island was the first leg of the main route that guests and visitors used to take as they strolled from the tower into those gardens.
- ◆ Another significant foreground space is the slope lying generally below the main building's southwest façade. Its openness dramatically complements, and protects the visibility of, that prominent façade and its important rock facing. This southwest slope retains much of the basic character it had during the hotel's period of significance. The lengthy historic footpath that runs through it has excellent views toward the Bay, and is one of the few remaining venues for leisurely strolling. The slope also has a distinctive row of tall palm trees, and an appealing grove of conifers including Canary Island pines.

The Claremont's architectural significance also rests in part on the main building's high visibility from near and far. Important relatively close-up view corridors include, but are certainly not limited to:

- ◆ the vista from Russell Street toward the main building;
- ◆ the view across the Berkeley Tennis Club toward the main building; and
- ◆ the vista from Tunnel Road, just southeast of the traffic light, toward the main building.

As implied earlier, the Claremont's architectural significance is additionally affected by the complementing presence of numerous trees and other plantings. (In many situations these are important not for their specific detailed locations or identities but, instead, in the aggregate.) Especially noteworthy is the presence of numerous palm trees. Palms were commonly associated with resort and tourist facilities, particularly in California, at the time when the Claremont was designed, and they have enhanced it ever since.

The parking areas that exist inside the nominated property retain a basic openness and--because of substantial trees and/or other vegetation within or near them--have a generally landscaped feeling. These qualities importantly complement the hotel's main building and its old power house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 34

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

Even the portions of the overall hotel land that, technically, lie *outside* the nominated property as such have characteristics that in certain ways valuably support the Claremont's significance.

Thus although the parking, pool, and tennis areas located there have extensive paving that on an aerial photo may seem oppressive, the visual effect is much less at normal eye level. And in some important ways even these areas are compatible with the historic significance of the Claremont. In a sense they contribute to it. They are mostly bordered by--and in some cases contain within themselves islands or embankments with--trees and/or other substantial plantings that appreciably defer to the Claremont's tradition as a "garden" hotel. Although creation of the parking, pool, and tennis areas involved reconfiguring many parts of the original grounds, these areas are nonetheless *open*, and thereby still help to distinguish the Claremont as a dramatically open "oasis" contrasting with adjacent urban development. And as such, they leave unblocked the historic views, from adjoining streets and from afar, looking toward the main hotel building. Guests and diners within the building can still freely gaze beyond these areas, as well as seeing, closer up, the areas' own substituted greenery.

Similarly, the club buildings and the small wood-faced buildings are in some ways compatible with, and/or even supportive of, the Claremont's significance. With their careful siting, their limited height, and their specific design, the club buildings appropriately defer--and refer--to the main hotel building. With their modest scale and design, and immediately bordered as they are by many trees, the two wood-faced buildings farther west are unobjectionable and, indeed, somewhat hard to even notice. None of these buildings obstructs any significant view toward, or from, the main hotel building.

And the buffer strip that runs along much of the land's Claremont Avenue edge provides a green element that importantly helps to buffer the hotel from the adjoining street traffic and residential neighborhood--and to support the historic perception of the hotel as a refreshing sanctuary set apart from the bustle of everyday life. In a sense this buffer strip recalls long-buried Harwood Creek, which used to run through the vicinity roughly paralleling Claremont Avenue.

Significance Regarding Community Planning and Development. Under National Register Criterion A, the Claremont Hotel is significant at the local level in the area of community planning and development.

Francis Marion Smith was a direct descendant of Francis Marion, the daring "Swamp Fox" of the American Revolution. In the 19th Century Smith came west and made a fortune in mining, thereby also acquiring the nickname "Borax." He settled in the East Bay, where he built for his family a palatial estate east of Lake Merritt. And for the East Bay, he had a great dream.

It was in fact a private-sector version of city planning. It was not some impractical scheme, but instead was firmly tied to the mechanics of real estate development and the provision of infrastructure. His overall vision--which eventually would influence establishing of the Claremont Hotel--had four main elements:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 35

Claremont Hotel. Alameda County, California

Narrative Statement of Significance (Continued)

- ◆ acquiring the area's motley and awkward array of street-railway companies and melding them into a single, modernized system;
- ◆ creating an efficient new train-and-ferry service to San Francisco (for some time Smith even envisioned that this would include an underwater tube to Yerba Buena Island);
- ◆ forming a real estate syndicate to combine the holdings of several large owners and to buy still more land; and
- ◆ filling in a large section of tideland, south of today's Bay Bridge Approach, for industries and docks.

These components would actively reinforce each other. For instance, rail-transit extensions would encourage construction on the open lands they would serve, and in turn the new settlers there would patronize the new transit lines.

In 1895 Smith joined with Frank Colton Havens and others to form the Realty Syndicate. Havens also had grand aspirations. A born promoter, he understood how to develop raw land. Conveniently, he controlled a utility (either the People's Water Company or its predecessor(s)) which could both facilitate and profit from urban development.

Initially the Syndicate's policy was to provide financing for subdividers, builders, and settlers, but later it came to develop tracts on its own. To enhance the aesthetic appeal of Syndicate landholdings, Smith and Havens planted on them thousands of pine and eucalyptus trees--thereby doing much to shape the visual character of the Oakland-Berkeley hills. At its peak the Syndicate owned (according to one source) some 13,000 acres of East Bay land.

Meanwhile, Smith set about acquiring street-railway companies so as to consolidate local service, and then to establish a distinct transbay service. The latter began operating in 1903, and subsequently got dubbed the Key Route. By 1912 there were 32 miles of trackage with transbay service, and local streetcar lines amounted to several times as much.

In that era promoters like Smith and Havens would often establish at the end of a transit line some special feature, such as an amusement park, that would attract people to ride out and, while there, consider buying land in the surrounding area. The Claremont Hotel was an especially grand example of that practice--and it became a significant element within the overall development strategy involving Smith, Havens, and others.

(Also part of that strategy was another notable train-served hotel: the Key Route Inn on Broadway, which was demolished in 1932.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 36

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

As already mentioned above, a special entity called the Claremont Hotel Company was created in 1905. The prominent names involved in this company read like a who's who of movers and shakers in East Bay real estate and transportation. They vividly demonstrate the interlocking of powerful interests, and the overlapping of economic goals. Among the Claremont Hotel Company's initial directors or trustees were F.M. Smith, John H. Spring, and Duncan McDuffie. Among its early stock subscribers were the Realty Syndicate, Erik Lindblom, the Mason-McDuffie Company, and what was handwritten in as "Smith & Havens."

(The "Smith & Havens" entry likely related to a murky pooled account which F.M. Smith and Frank Havens maintained in that era and used for various purposes.)

John Spring was a wealthy real estate entrepreneur and a business associate of Smith and Havens, particularly in the Realty Syndicate's ventures. Swedish-born Erik Lindblom had struck it rich in the Klondike goldfield and, as noted above, would in later years come to own the hotel.

Duncan McDuffie had joined with an older man named Joseph J. Mason to form the Mason-McDuffie Company in 1905, and Mason left him in charge of the company's real estate operations. During his long career, the energetic and idealistic McDuffie would lead the company to open numerous high-quality subdivisions, with substantial amenities, in Berkeley and elsewhere in the Bay Area.

Back in 1905 McDuffie must have been exploring the potential for subdividing in the still-mostly-undeveloped environs of the future Claremont Hotel. He must have seen the proposed hotel as an attractive *centerpiece* that would help sell lots in his own company's subdivisions.

And indeed McDuffie appears to have actively overseen the hotel project during at least a substantial phase of its construction period. In at least one document in the Frank Colton Havens papers, for instance, McDuffie is identified as secretary of the Claremont Hotel Company.

Although further impetus did come as a result of San Francisco's quake and fire, the actual timing of the congeries of subdivisions near the hotel is quite indicative of the significant relationships involved. The Mason-McDuffie Company opened the "Hotel Claremont Tract" (involving numerous lots around Alvarado and Vicente Roads) in 1906, "Oakridge Claremont" (generally southwest of Tunnel Road) in 1906 and/or 1908, much of "Claremont" (centering around The Uplands) in either 1905 or 1907 (sources conflict), and "El Vista Claremont" in 1907. Mason-McDuffie appears to have had a hand in the "Claremont Court" subdivision (north of Russell Street), which opened in 1907. And the general similarity of names is itself revealing.

Though the hotel building did not actually open for business till 1915, it is important to remember that the basic exterior shell had been constructed long before then. From quite early on, this was a prominent and impressive reality that attracted curious sightseers (like those in Photograph 41)--and implied an important potential, for future prestige, that could influence

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 33

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

Though the hotel building did not actually open for business till 1915, it is important to remember that the basic exterior shell had been constructed long before then. From quite early on, this was a prominent and impressive reality that attracted curious sightseers (like those in Photograph 41)--and implied an important potential, for future prestige, that could influence people to buy nearby lots. This of course would have been in addition to the substantial publicity, about the hotel, that must have accompanied the start of construction in 1906.

The hotel had been envisioned as having direct rail-and-ferry service to San Francisco, which it was said could be reached within 35 or 40 minutes. Indeed, early stock-subscription forms for the Claremont Hotel Company contained a proviso stating that the subscriptions would not be binding "until the San Francisco, Oakland and San Jose Railway Company has agreed in writing to extend a line of the Key Route to the entrance to the hotel grounds."

A Key Route track was in fact extended onto the grounds in either 1907 or 1908 (sources differ). Initially this was used by a streetcar shuttle that involved passengers' transferring, elsewhere, to trains that actually went to the ferry pier. But in 1910 or 1912 direct through service (all the way to the pier) was begun. When the Berkeley Tennis Club was constructed, a narrow passageway between courts was kept open for the track (see, for instance, Photograph 22). Indeed trains continued to run here till 1958.

In addition to stimulating development in the surrounding community, construction of the prestigious hotel may also have provided some design cues for nearby projects. It is interesting that when the nearest public elementary school (John Muir) was built in 1915, it was given an English half-timbered look.

The hotel has always been, and today remains, the visual linchpin for a whole large section of Oakland and Berkeley. It is both difficult and painful to imagine this community *without* the Claremont's magnificent and pervasive presence. On an October day of 1991 many Oaklanders and Berkeleyans gazed with particular apprehension as that day's huge firestorm swept over the hillsides toward the well-loved hotel. Fortunately, public officials ordered a special effort to save the Claremont.

On an even larger scale, the great hotel has been and is an important feature of the *regional* cityscape. For many decades, for countless residents and travelers alike, the Claremont has been a splendid highlight, and prime locational guide: a quintessential example of the class of townscape elements that Kevin Lynch, in his seminal book *The Image of the City*, called "landmarks."

The successfulness of the Claremont's role in the cityscape results not only from the main building's scale and striking design but also from its dramatic green backdrop and the open, landscaped character of the grounds in general.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 34 Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

Significance Regarding Entertainment/Recreation and Social History. Under National Register Criterion A, the Claremont Hotel is significant at the local level in the areas of entertainment/recreation and social history.

Paul Goldberger emphasized that America's grand hotels have been cherished not just for their architecture but also for the public life carried on within them. In one way or another--to stay the night at, to congregate or celebrate at, or just to visit or fantasize about--these places have in an important sense been for everyone. They have been lodestones within, and inseparable from, the cities or regions around them.

So has it been with the Claremont. Since it opened, this hotel has been a significant focus of the Bay Area's entertainment scene, and of its community life.

It was billed in its early years as a great place to bring children, with spacious grounds and broad, sunny verandas to play on. The hotel even housed a kindergarten and private school teaching primary grades and subjects such as clay modeling. Some wealthy businessmen rented suites for their families to occupy for long periods.

In its early decades the Claremont not only became a magnet for East Bay society, but also came to attract celebrities from Presidents to movie stars. A few of its countless prominent guests have been Harry Truman, Eleanor Roosevelt, Bette Davis, John Wayne, and Clint Eastwood.

Less famous people have long regarded the Claremont as a very special place to stay at or to visit, on occasions like dates, proms, or weddings. For example, many couples who were about to be parted by World War II would have a memorable evening here. In the East Bay there has been a tradition that newlyweds spend the first night of their honeymoon at the Claremont.

The Claremont soon became popular for dinner dances and concerts, and a favored locale for New Year's Eve celebrations.

Partly because of its nearness to campus, the Claremont also early became especially frequented by UC students, faculty, and alumni. They came to use it as a sort of center for social life and entertaining, sometimes in connection with football games (see Illustration 47).

A few years after the Claremont opened, Prohibition (effective in 1920) had somewhat dampened matters. Because of it, hotels lost an important source of income and form of socializing. But before long, hotels across America benefited from the increasing popularity of dance-band music. For the Bay Area, the Claremont had an important role in this context.

One of the early bands that performed here (back in the 1920s) was Horace Heidt and His Musical Knights. During the period from about 1930 to the late 1940s--a span of time that included what is often called the Big Band Era--prominent groups performing at the Claremont

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 35

Claremont Hotel, Alameda County, California

Narrative Statement of Significance (Continued)

included those of Dick Jurgens, Orrin Tucker, Jack Fina, Paul Nabors, Leighton Noble, Del Courtney, Kay Keyser, Louis Armstrong, Count Basie, Tommy Dorsey, Lawrence Welk, and Russ Morgan. For instance, in about 1940 Jurgens (whose trademark intro line was "Here's that band again!") was playing six nights a week at the Claremont (see Illustration 45). When bandleader Welk played his first engagement outside the Midwest, it was at the Claremont. Morgan (with his "music in the Morgan manner") regularly played here for a long time, and even housed his family in a bungalow on the grounds.

Meanwhile across America, dance bands and radio had developed a mutually advantageous kind of alliance. Locally, station KRE began sometime in the 1920s a long tradition of transmitting dance music directly from the Claremont. Listeners far and wide tuned in for programs from "the Hotel Claremont, high atop the Berkeley hills." In the 1940s KGO evidently was carrying on this tradition (see Illustrations 45 and 48).

Prohibition had ended in 1933 but for a while thereafter the Claremont was still hampered because a State law prohibited selling liquor within one mile of the University campus and it was assumed that the hotel was within that distance. However, a UC coed determined to challenge this. With the help of some friends, she determined the distance to the hotel's door as measured along the shortest actual available route--which turned out to be slightly more than a mile. According to the oft-repeated story, the grateful hotel gave her a lifetime entitlement to free drinks at its bar.

The hotel has long been a significant center for conferences and that especially American ritual, the convention. For example, see Photograph 42, which shows an assembly of Maytag personnel in 1939. Later on, under Murray Lehr's management, the Claremont became the Bay Area's biggest convention resort. In 1959 it reportedly had more convention and exhibit space than any other hotel west of Chicago.

In a sense the Claremont long functioned as a "town hall" for the Bay Area. The Association of Bay Area Governments (California's oldest council of governments) was formed in 1961. From then until 1984 ABAG was located in the Claremont. Among its many accomplishments was adoption in 1970 of the *Regional Plan: 1970-1990*, with its emphasis on city-centered growth. When ABAG was formed, the hotel already housed the offices of the League of California Cities.

The hotel hosted players and fans for--as well as providing a majestic backdrop for--the many tournament games that were played at the adjacent Berkeley Tennis Club. Among these was the 1968 Davis Cup match between the United States and Mexico.

In the latter part of the 20th Century, many Americans became increasingly interested in fitness and health activities. This trend, too, was significantly mirrored by the Claremont, which added extensive recreational and spa facilities.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 36 Claremont Hotel, Alameda County, California

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 37 Claremont Hotel, Alameda County, California

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National Register of Historic Places Continuation Sheet

Section number 9 Page 38 Claremont Hotel, Alameda County, California

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 39

Claremont Hotel, Alameda County, California

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 40

Claremont Hotel, Alameda County, California

Verbal Boundary Description

The property consists of Assessor's parcels 048H-7670-019-00, 048H-7670-020-00, 048H-7670-021-00, 048H-7670-022-00, 048H-7670-023-00, 048H-7670-024-00, 048H-7670-025-00, 048H-7670-026-00, 048H-7670-027-00, 048H-7670-028-01, 048H-7670-029-02, 064-4225-004-00, and 064-4225-005-00, as well as the segment of the right-of-way called "The Short Cut" which segment directly intervenes between Assessor's parcels 048H-7670-027-00 and 048H-7670-028-01.

The aforesaid intervening right-of-way segment by itself is more particularly described as follows: Beginning at the northernmost point of Assessor's parcel 048H-7670-028-01, proceed southwesterly for approximately 152 feet along the southeastern line of the right-of-way shown on the Assessor's map as "The Short Cut," to the northeastern line of Tunnel Road. Then proceed northwesterly for approximately 17 feet along the northeastern line of Tunnel Road to the northwestern line of The Short Cut. Then proceed northeasterly for approximately 157 feet along the northwestern line of The Short Cut to a point which, as measured perpendicularly to said northwestern line, is directly opposite the northernmost point of Assessor's parcel 048H-7670-028-01. Then proceed southerly for 16 feet in a straight line to the point of beginning.

Boundary Justification

The Claremont Hotel was designed to be, and in essence still is, a garden hotel. Its significance and integrity depend greatly on the spacious grounds that complement the main building. The grounds and the main building should not be artificially separated. The property as a whole should be perceived and recognized as an entity. Although this application's text and sketch map technically identify as "contributing" resources only some of the property's elements, even elements not so labeled are in some important ways compatible with--and/or in a sense even contributory to--the property's overall concept.

Accordingly, the boundary takes in--with one exception--all Oakland and Berkeley parcels now owned by KSL Claremont Resort, Inc. which are contiguous or are separated only by a segment of the narrow right-of-way called The Short Cut. That right-of-way segment is also included because omitting it would break up the site's continuity, and because most of it is actually used for hotel parking. The one KSL-owned parcel that is excluded is number 064-4226-024-00. That parcel, which forms most of a long and narrow panhandle extending southward between private homes along Tunnel Road and private homes along Alvarado Road, is essentially unused and is visually quite isolated.

The property which the boundary includes basically corresponds to that historically associated with the Claremont Hotel during most of its period of significance. The most obvious exclusion involves the Berkeley Tennis Club, which sits on part of the original hotel grounds. But that portion was leased out by 1917, and sold outright in about 1940. Another exclusion involves portions lying southeast of The Short Cut (between Alvarado and Tunnel Roads) which were sold off. But those portions of the original hotel property had been undeveloped and peripheral, and their sale occurred by sometime in the 1920s.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 11 Page 41

Claremont Hotel, Alameda County, California

Organization Name, Address, and Phone

The address and phone number indicated above are those of John S. English himself, who prepared the form for Berkeley/Oakland Neighbors of the Claremont.

You may also wish to directly contact one or both of the following:

Berkeley/Oakland Neighbors of the Claremont, c/o Wendy Markel
2811 Claremont Boulevard
Berkeley, CA 94705
telephone: (510) 644-1060

MaryJane Freeland
Berkeley/Oakland Neighbors of the Claremont
5834 Presley Way
Oakland, CA 94618
telephone: (510) 654-3326

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Page 42

Claremont Hotel, Alameda County, California

USGS Map

Please note that within the Claremont Hotel property, the accompanying USGS map as such does not accurately depict the current *city limit* dividing the cities of Oakland and Berkeley.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number Additional Page 50

Claremont Hotel, Alameda County, California

Photographs (Continued)

<i>Photo- graph Number (Item 7)*</i>	<i>Name of Photog- rapher (Item 3)</i>	<i>Date of Photo- graph (Item 4)</i>	<i>Location of Nega- tive (Item 5)**</i>	<i>Description (Item 6)</i>
12	David Wright	January 2002	BAHA	View looking south toward back portions of main building (left and center) and old power house (right)
13	Georgia Wright	October 25, 2001	BAHA	View looking westward (from eucalyptus grove) toward back of main building
14	David Wright	January 2002	BAHA	View looking northwest toward main building and (at left center) its main entrance
15	Georgia Wright	October 25, 2001	BAHA	View looking northward in main dining space of Jordan's
16	David Wright	January 2002	BAHA	View looking northward (across portion of south parking area) toward part of eastern slope
17	Georgia Wright	October 25, 2001	BAHA	View looking northward (across part of south parking area) toward main building
18	Georgia Wright	October 25, 2001	BAHA	View looking westward toward tennis courts and part of northwest parking area
19	David Wright	January 2002	BAHA	View looking southward (from near corner of Tanglewood Road) along Claremont Avenue, with edge of hotel property at left
20	David Wright	January 2002	BAHA	View looking east toward part of wood-faced building and adjacent trees

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number _____
Additional _____ Page _____

Claremont Hotel, Alameda County, California

Photographs (Continued)

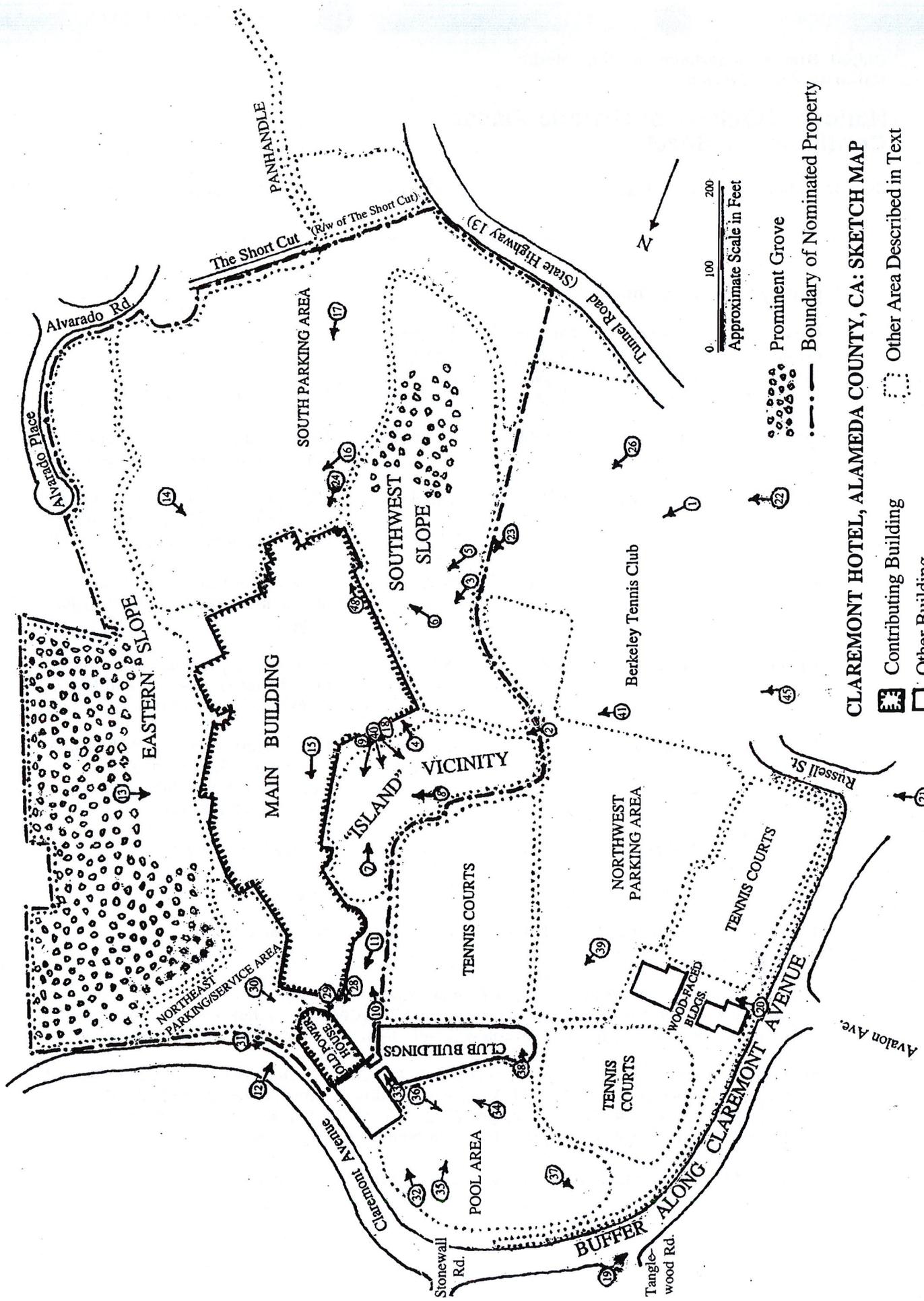
<i>Photo- graph Number (Item 7)*</i>	<i>Name of Photog- rapher (Item 3)</i>	<i>Date of Photo- graph (Item 4)</i>	<i>Location of Nega- tive (Item 5)**</i>	<i>Description (Item 6)</i>
21	Georgia Wright	October 25, 2001	BAHA	View looking east along Russell Street toward hotel property (left background and center) and urban block (right)
22	Unknown	C. 1920s	BAHA	View looking eastward (across Berkeley Tennis Club) toward main hotel building and hills
23	Unknown	C. 1927	Unknown	Postcard view looking northward toward main building
24	Unknown	C. 1935	Unknown	Postcard view looking northward toward main building
25	Unknown	C. 1940s	BAHA	Aerial view looking eastward (from above adjoining urban development) across hotel property
26	Unknown	C. 1950	Unknown	Postcard aerial view looking northward across hotel property
27	Unknown	C. early 1990s	Unknown	Aerial view looking eastward (from above adjoining urban development) across hotel property
28	Claire Isaacs	June 12, 2002	BAHA	View looking northward toward old power house's rectangular portion
29	John S. English	June 12, 2002	BAHA	Close-up view looking northward toward a cornice and nearby features of old power house

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number _____ Additional _____ Page 52

Claremont Hotel, Alameda County, California

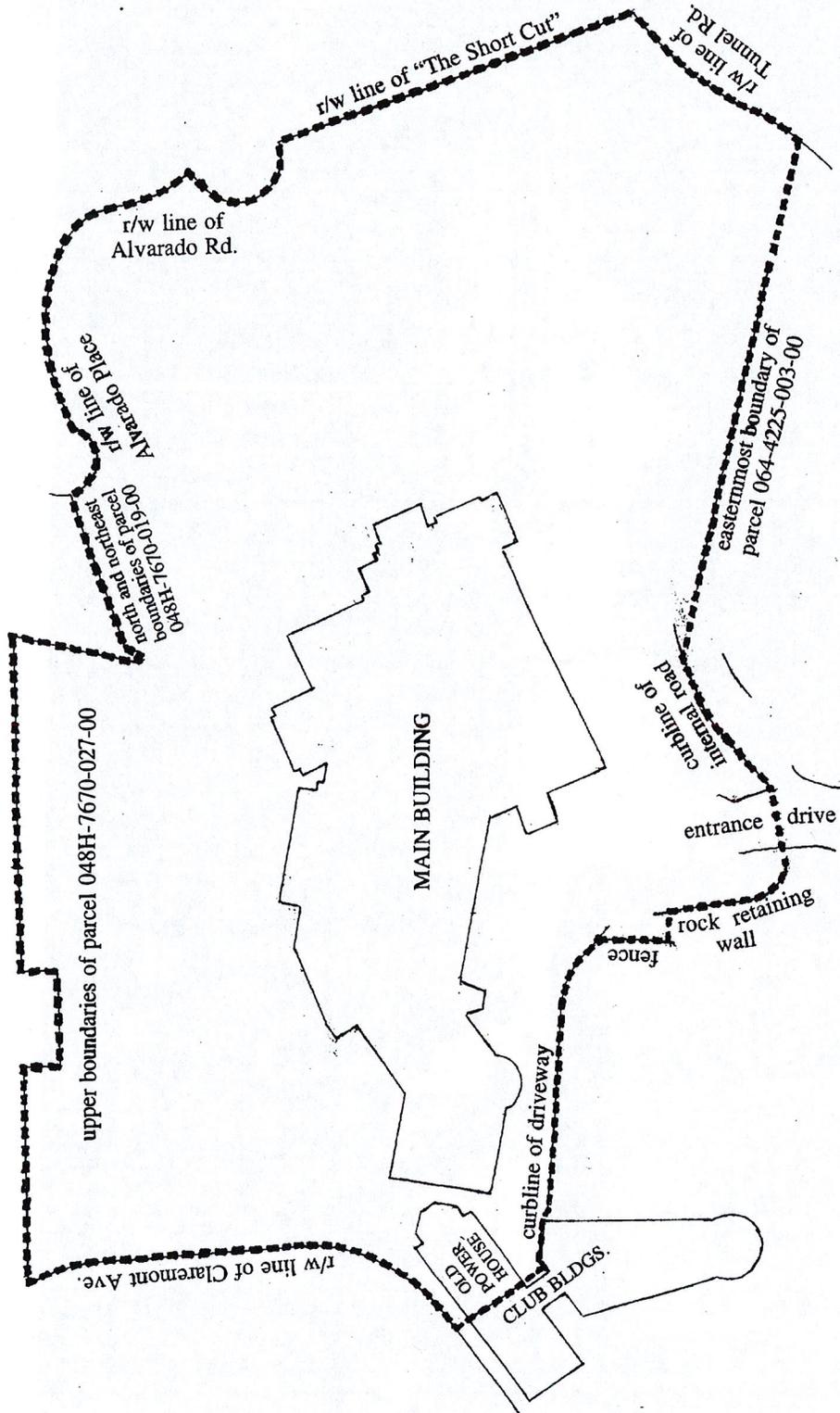
Photographs (Continued)

<i>Photo- graph Number (Item 7)*</i>	<i>Name of Photog- rapher (Item 3)</i>	<i>Date of Photo- graph (Item 4)</i>	<i>Location of Nega- tive (Item 5)**</i>	<i>Description (Item 6)</i>
30	John S. English	June 12, 2002	BAHA	View looking westward toward southeast end of old power house
31	John S. English	June 12, 2002	BAHA	View looking westward toward northeast side of old power house
32	Claire Isaacs	June 12, 2002	BAHA	View looking southeastward across lap pool toward parts of club buildings
33	Claire Isaacs	June 12, 2002	BAHA	View looking southeastward toward "link" between club buildings
34	John S. English	June 12, 2002	BAHA	View looking eastward toward part of main pool and parts of club buildings
35	John S. English	June 12, 2002	BAHA	View looking southward across main pool toward club building
36	Claire Isaacs	June 12, 2002	BAHA	View looking northwestward across main pool
37	Claire Isaacs	June 12, 2002	BAHA	View looking westward toward pool area's trellis
38	Claire Isaacs	June 12, 2002	BAHA	View looking southeastward toward club building's double-conical roof and part of adjacent terrace
39	John S. English	June 12, 2002	BAHA	View looking northward (from part of northwest parking area) toward westerly end of club building
40	John S. English	June 12, 2002	BAHA	View looking northward toward club buildings



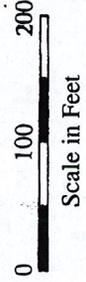
CLAREMONT HOTEL, ALAMEDA COUNTY, CA: SKETCH MAP

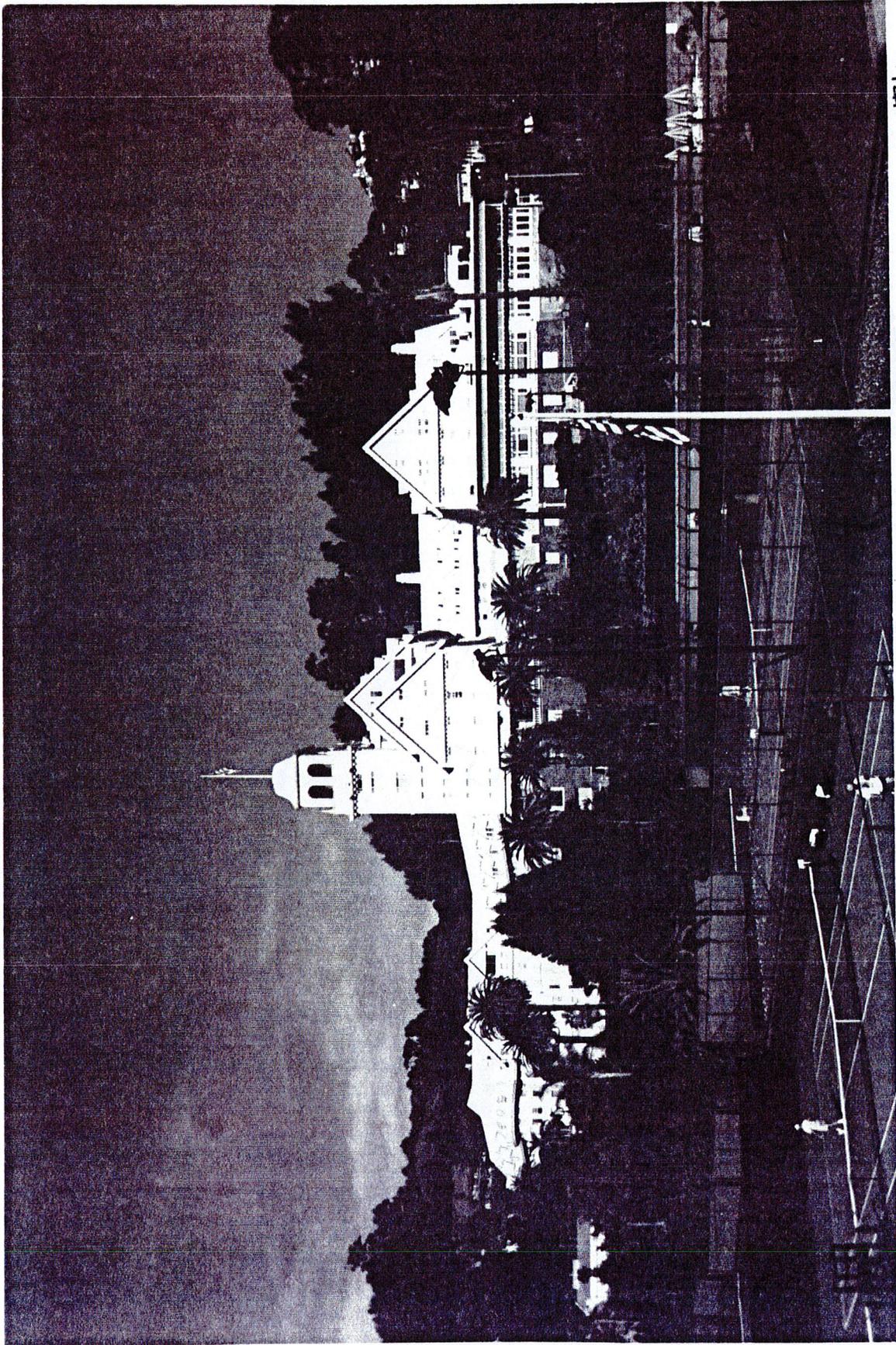
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-  Other Building Described in Text
-  Other Area Described in Text
-  Photo Number, Vantage Point, and Direction
-  Boundary of Nominated Property
-  Prominent Grove



**CLAREMONT HOTEL, ALAMEDA COUNTY, CA:
BOUNDARIES OF THE NOMINATED PROPERTY**

- Nominated Property Boundary
- Other Feature

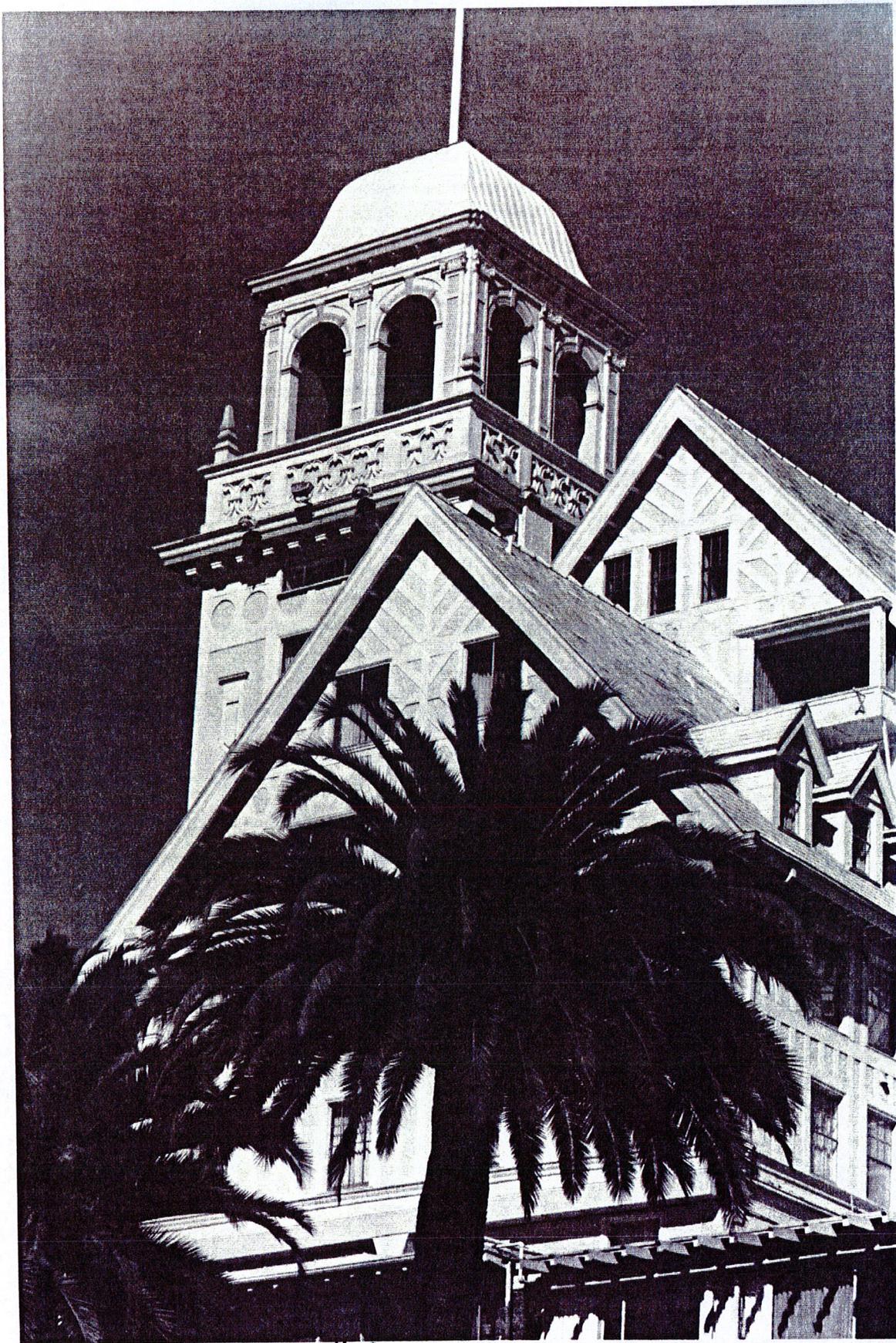




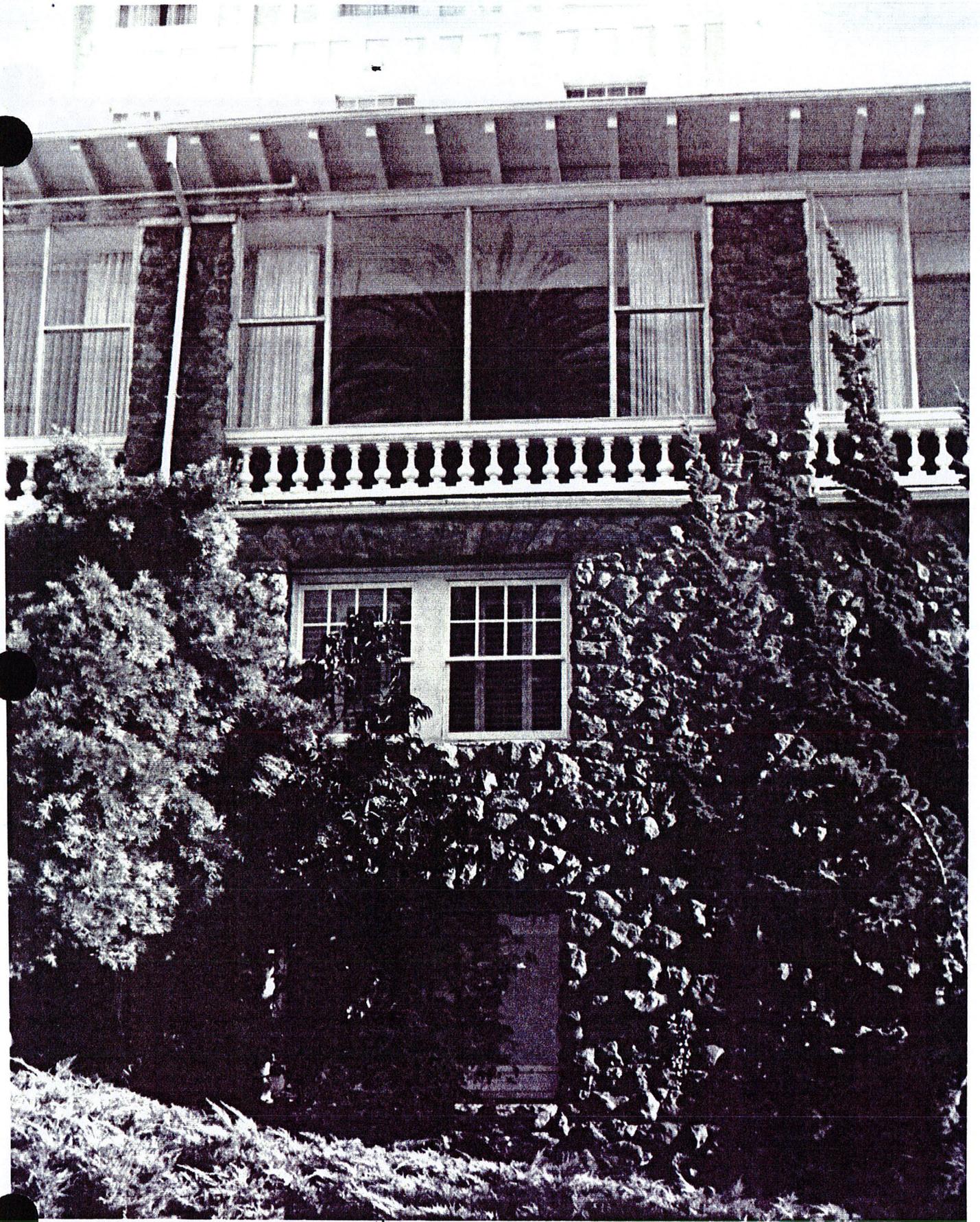
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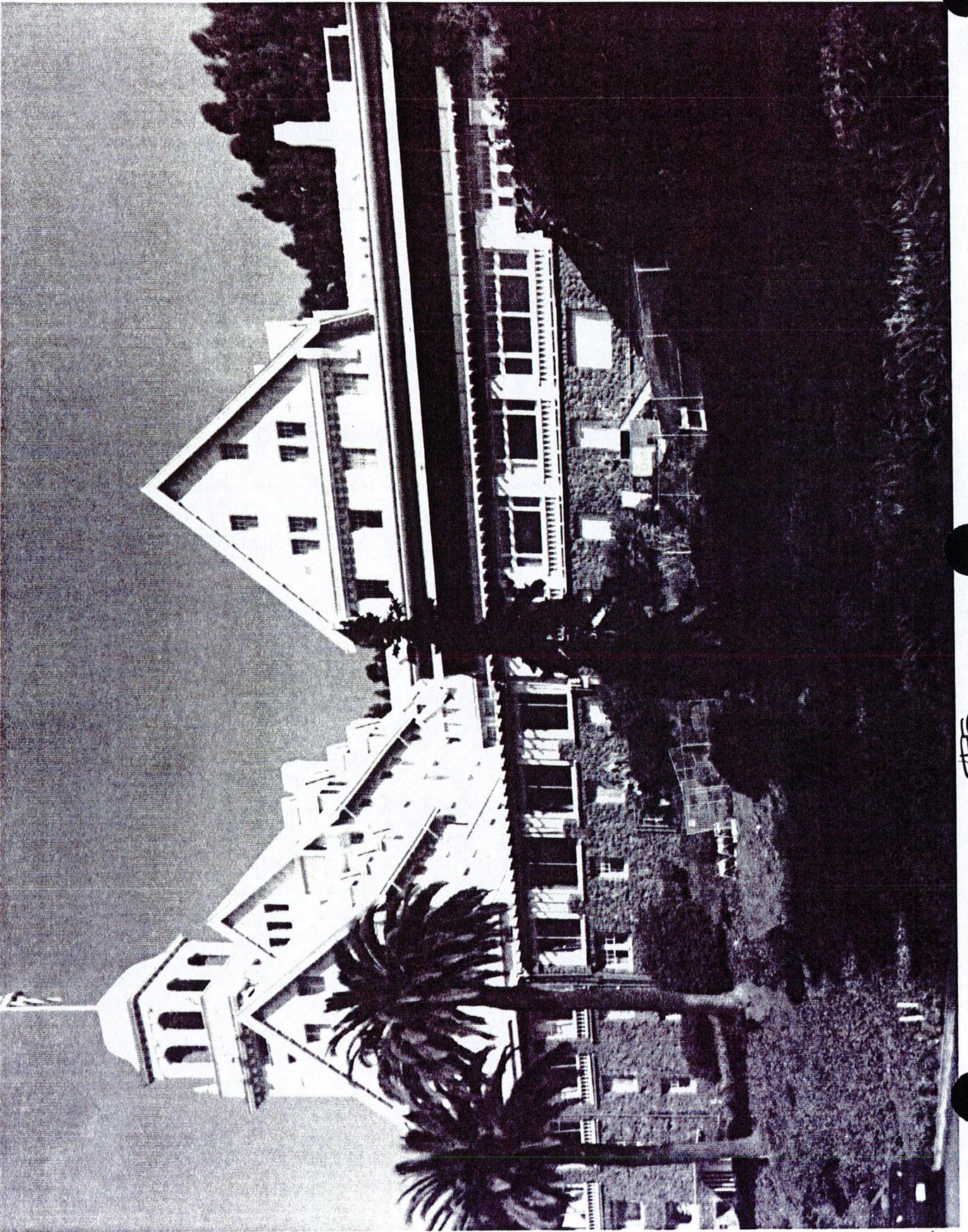
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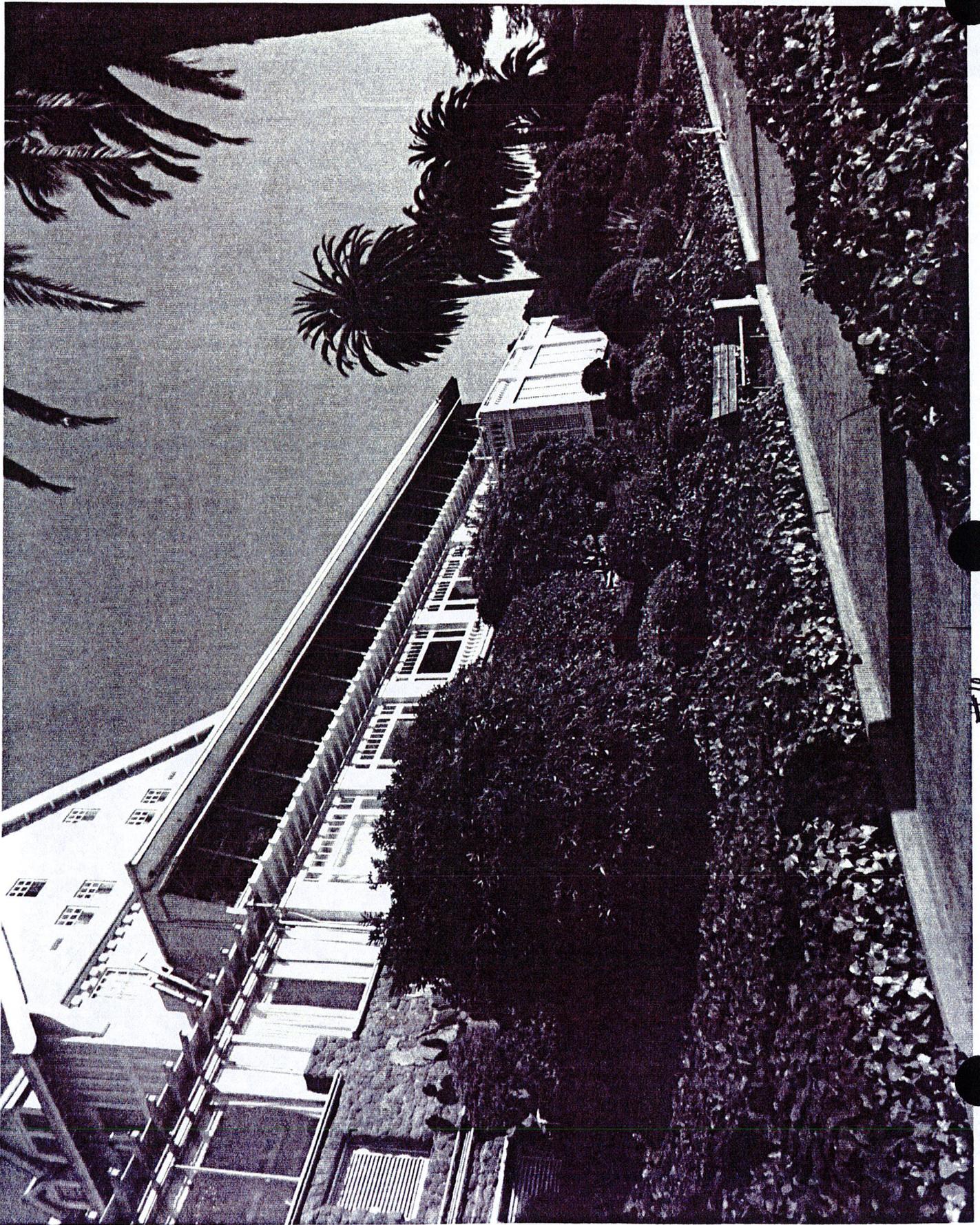
#3



#4



#75



#0

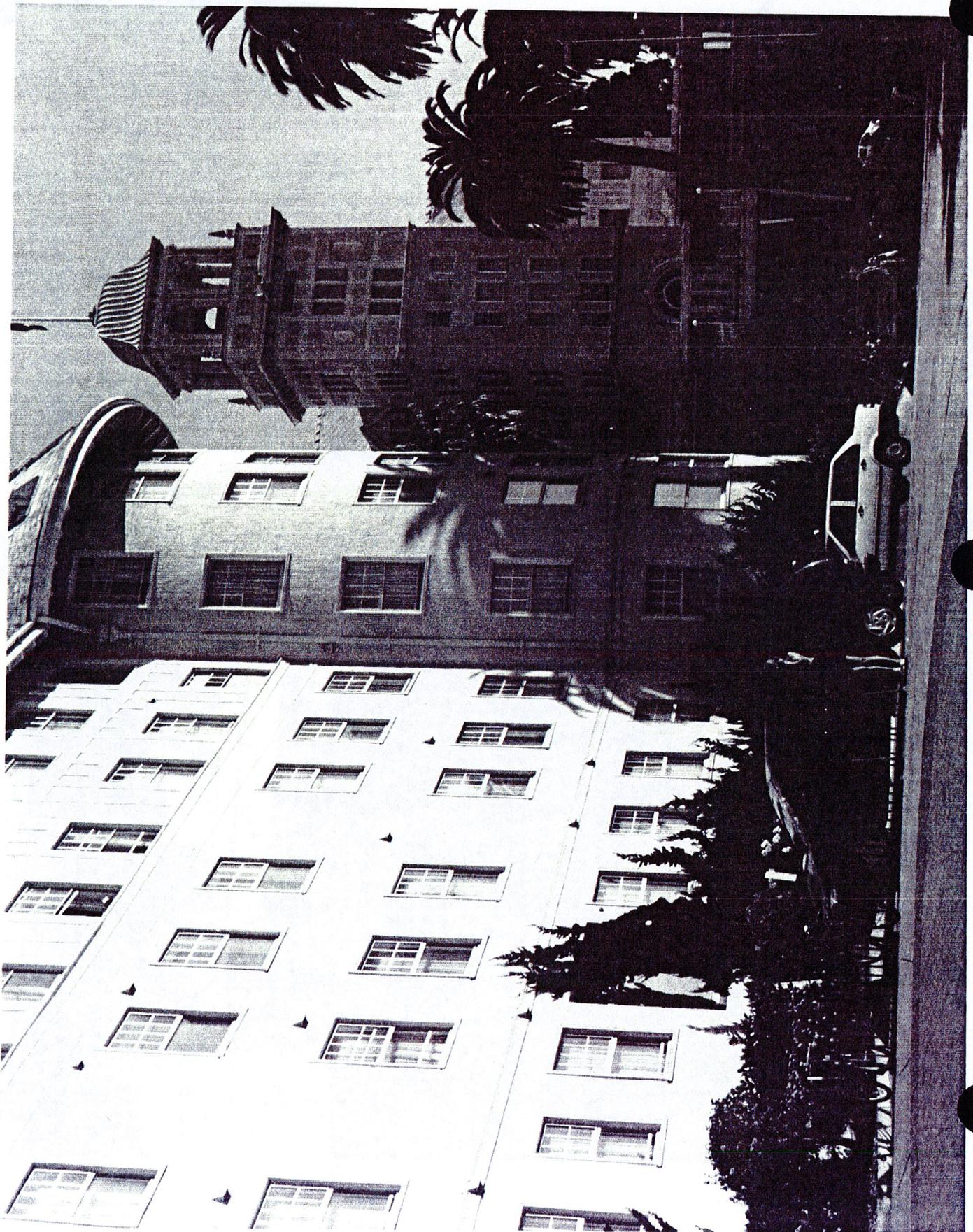


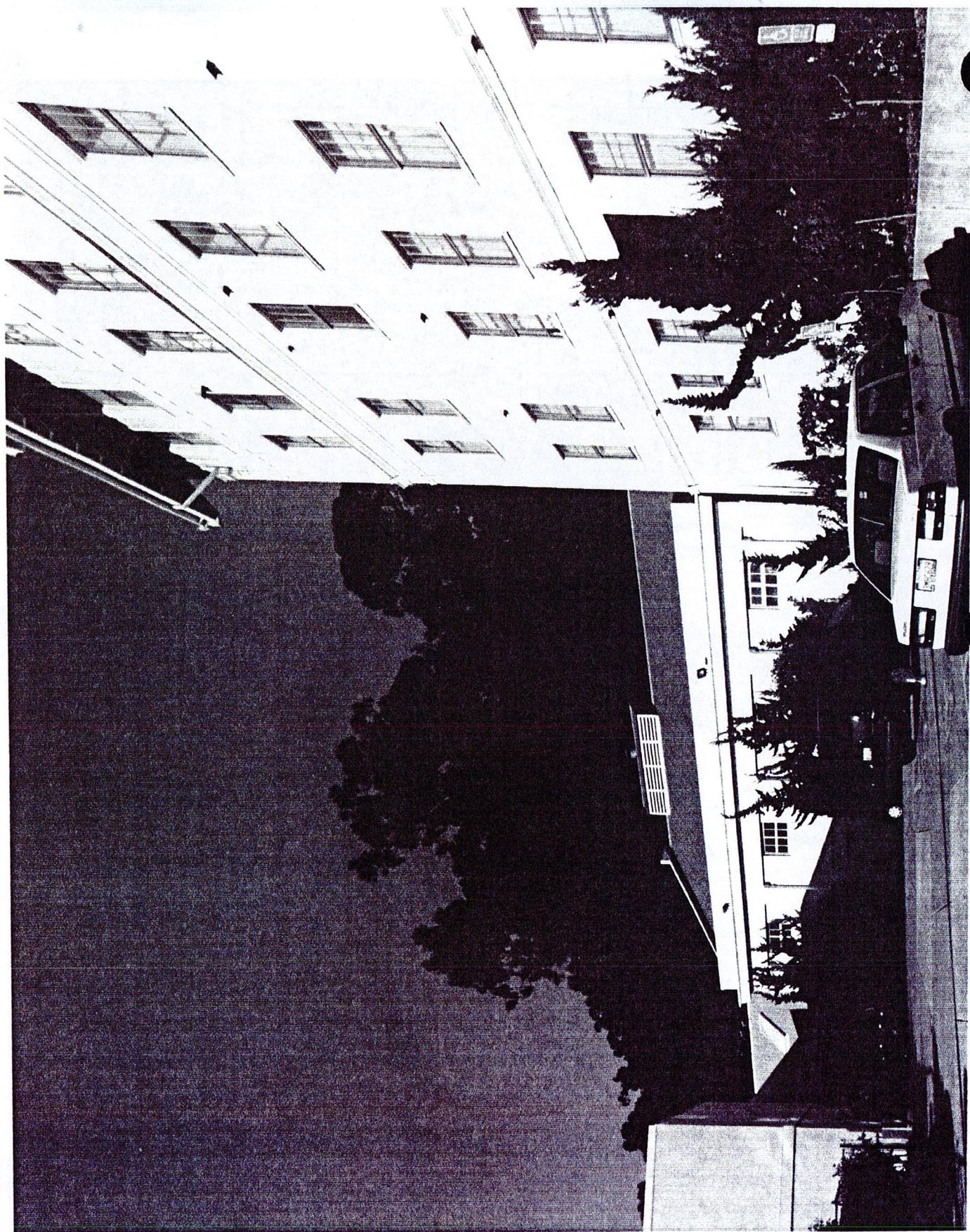
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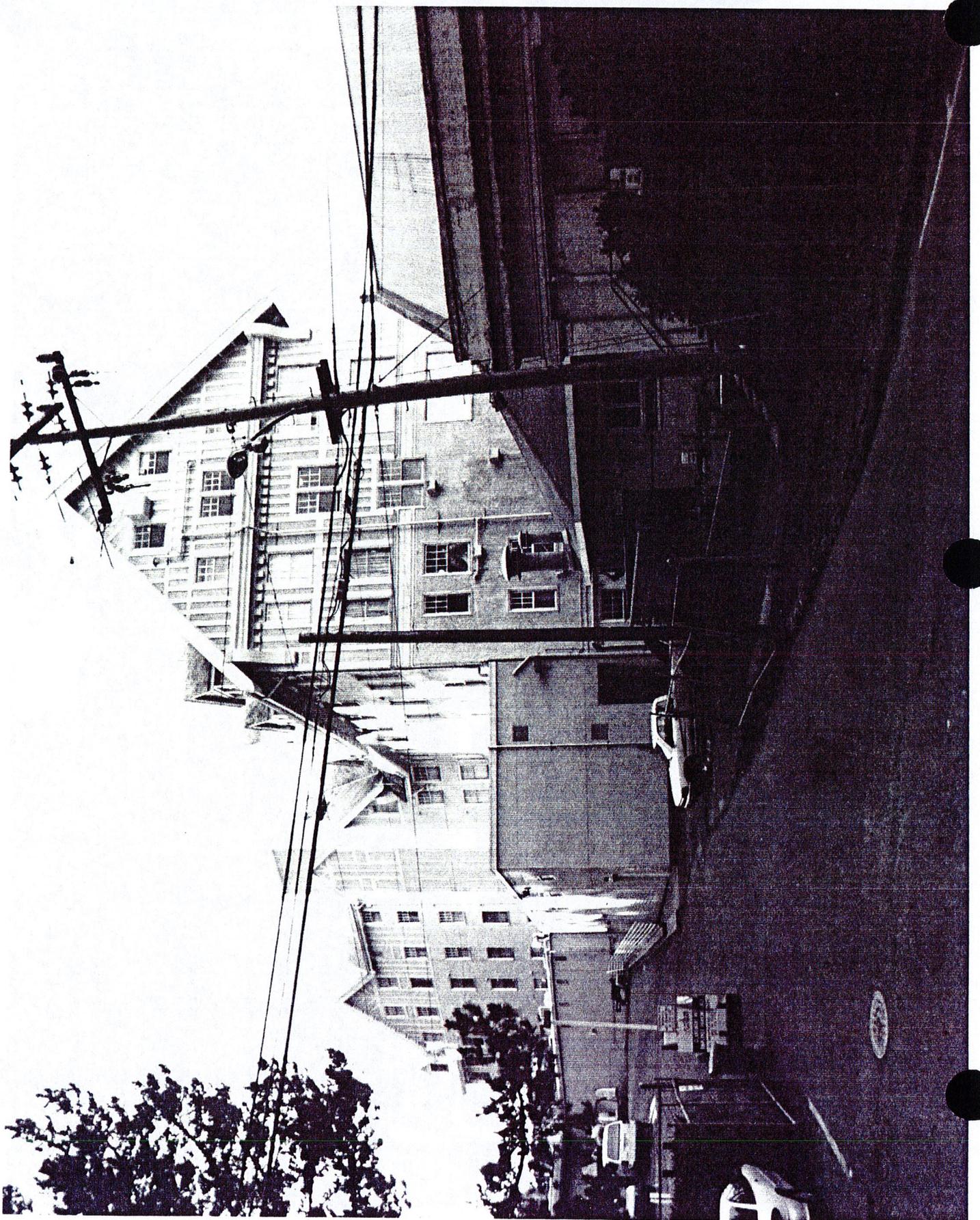


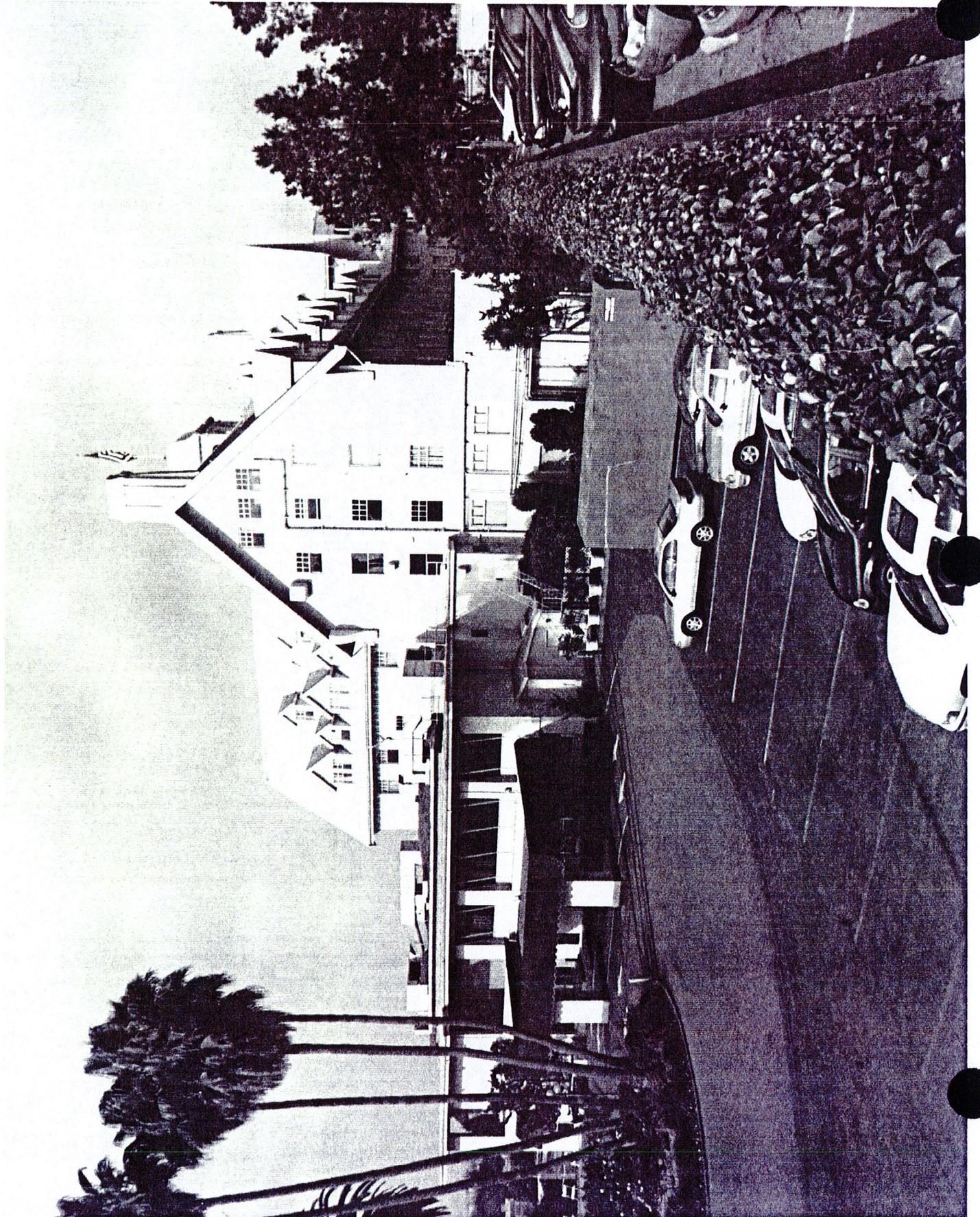
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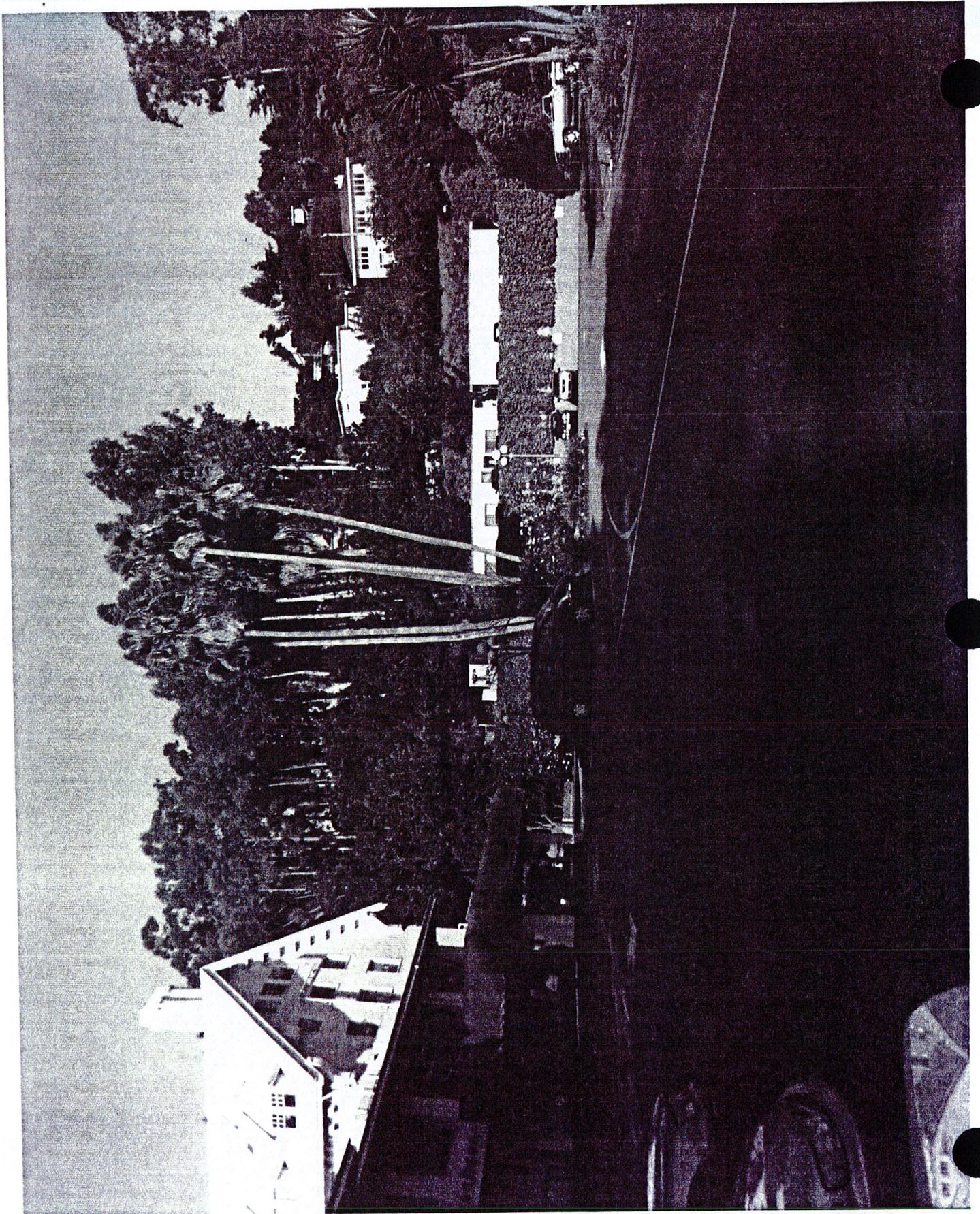


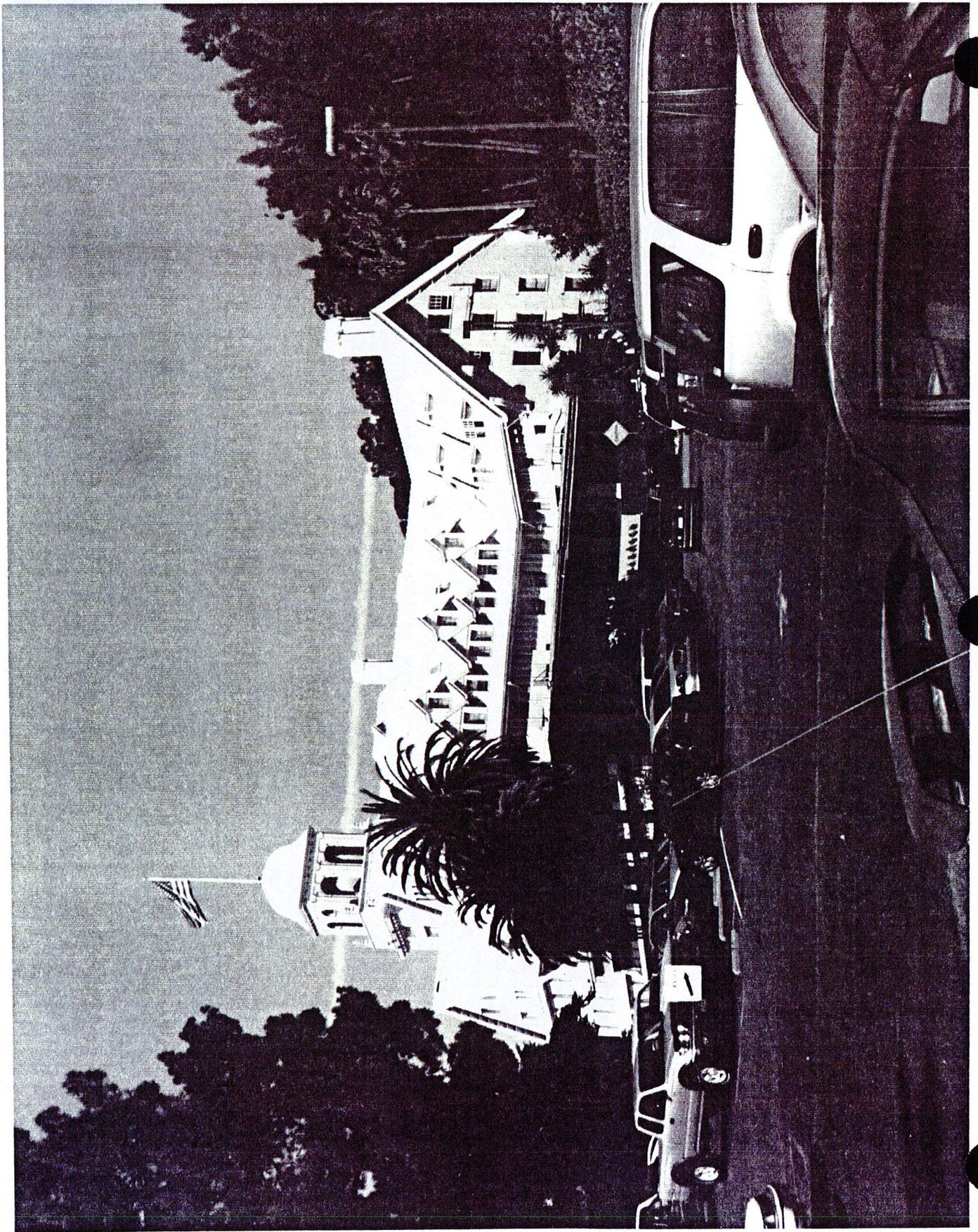




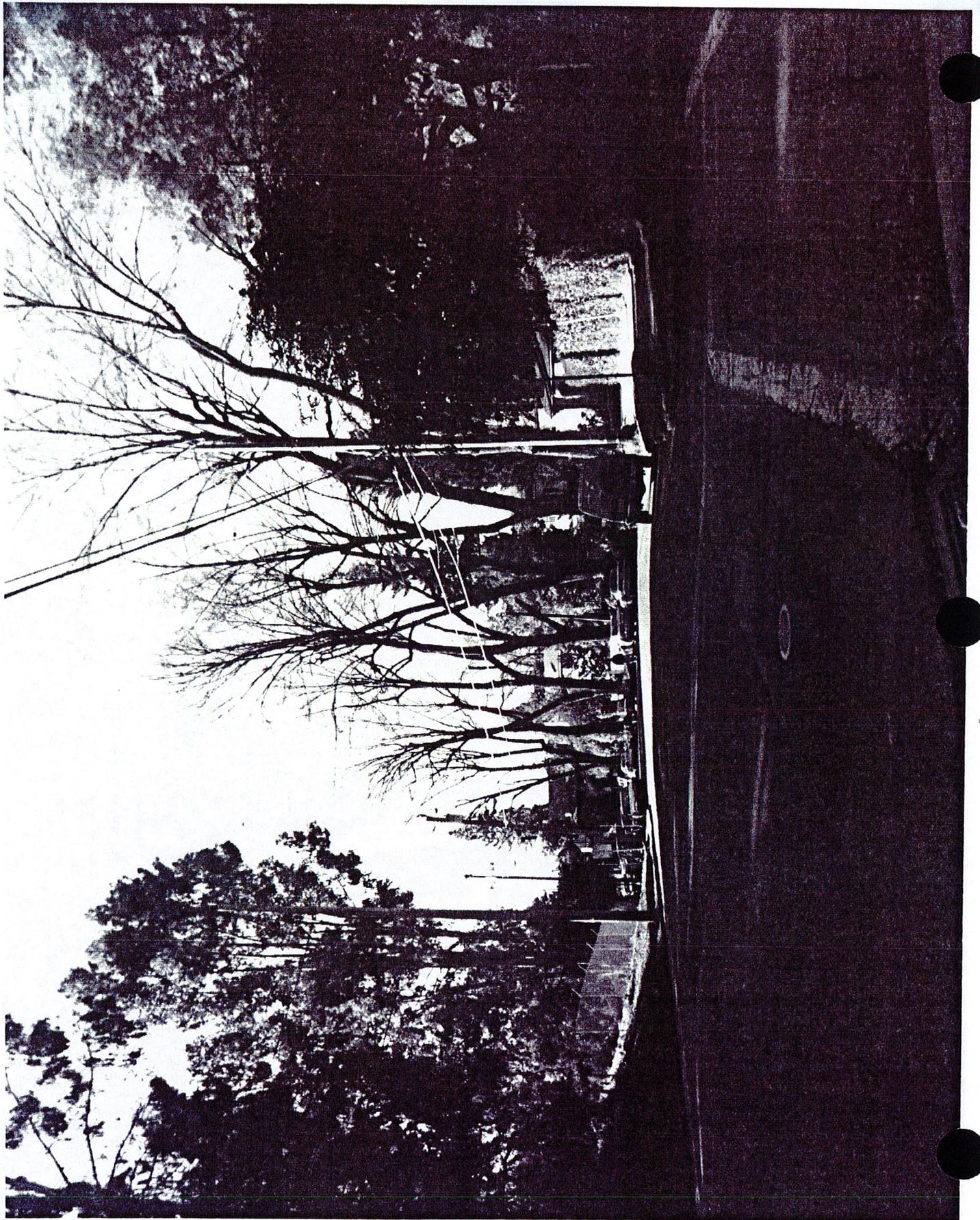




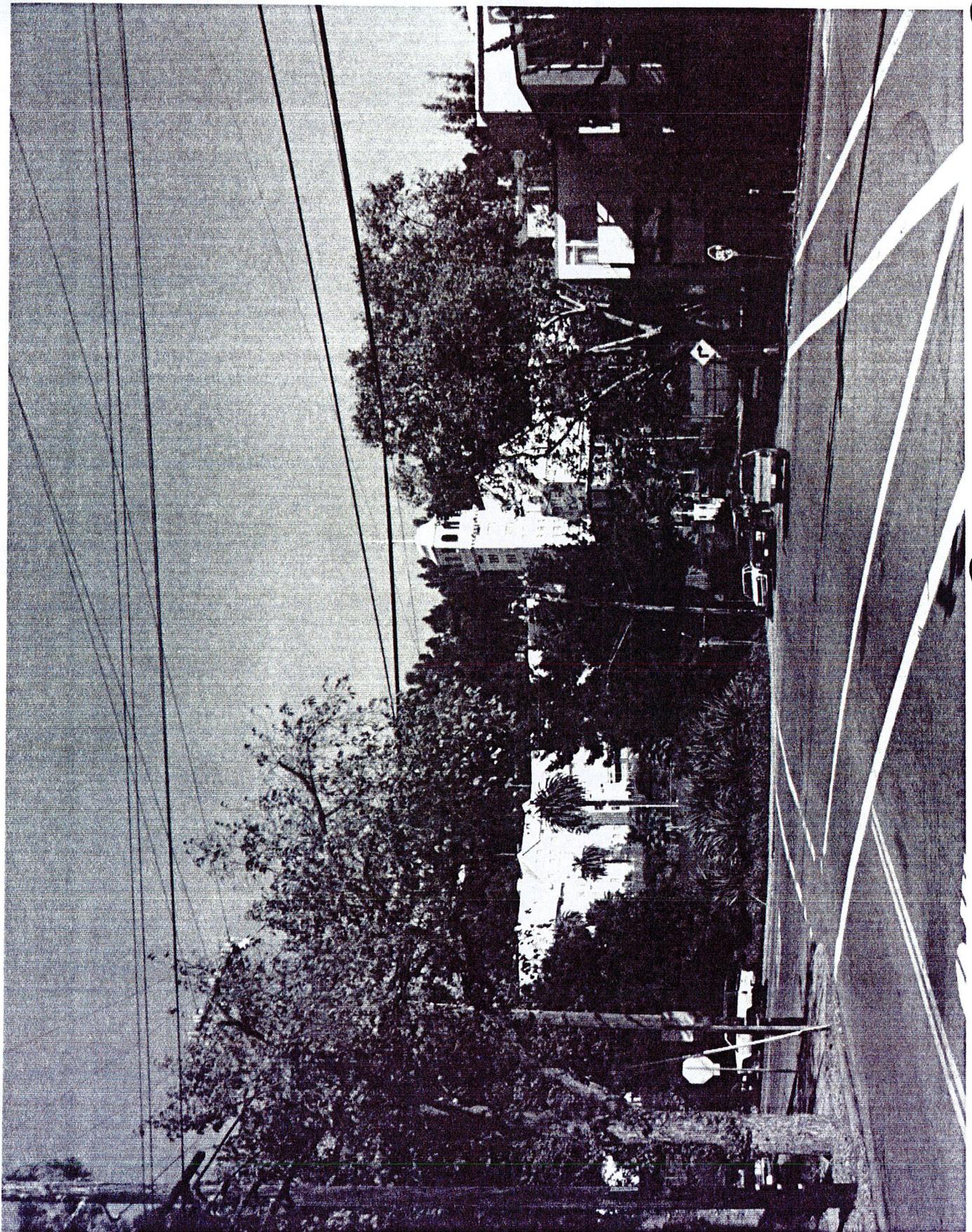


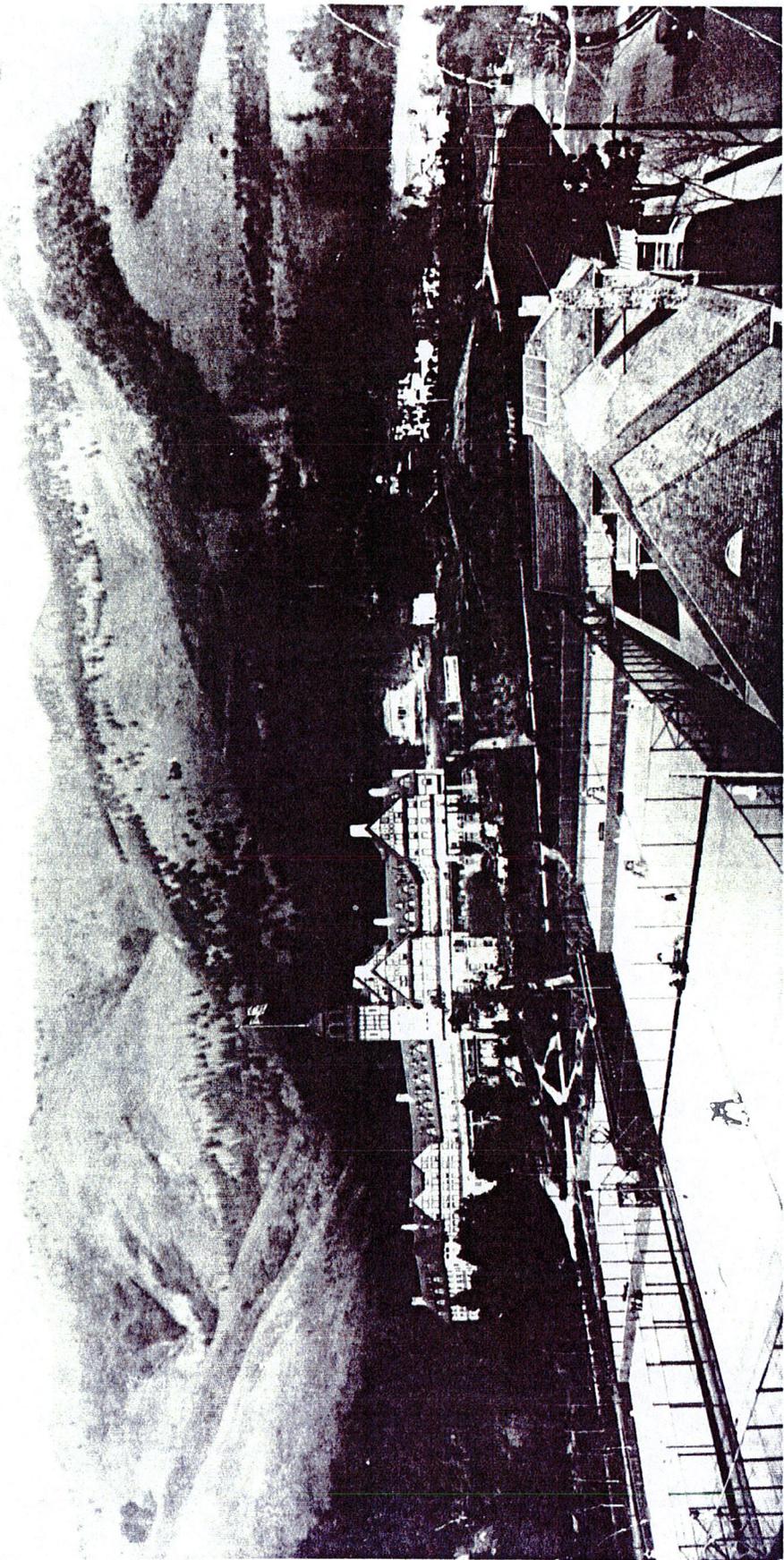


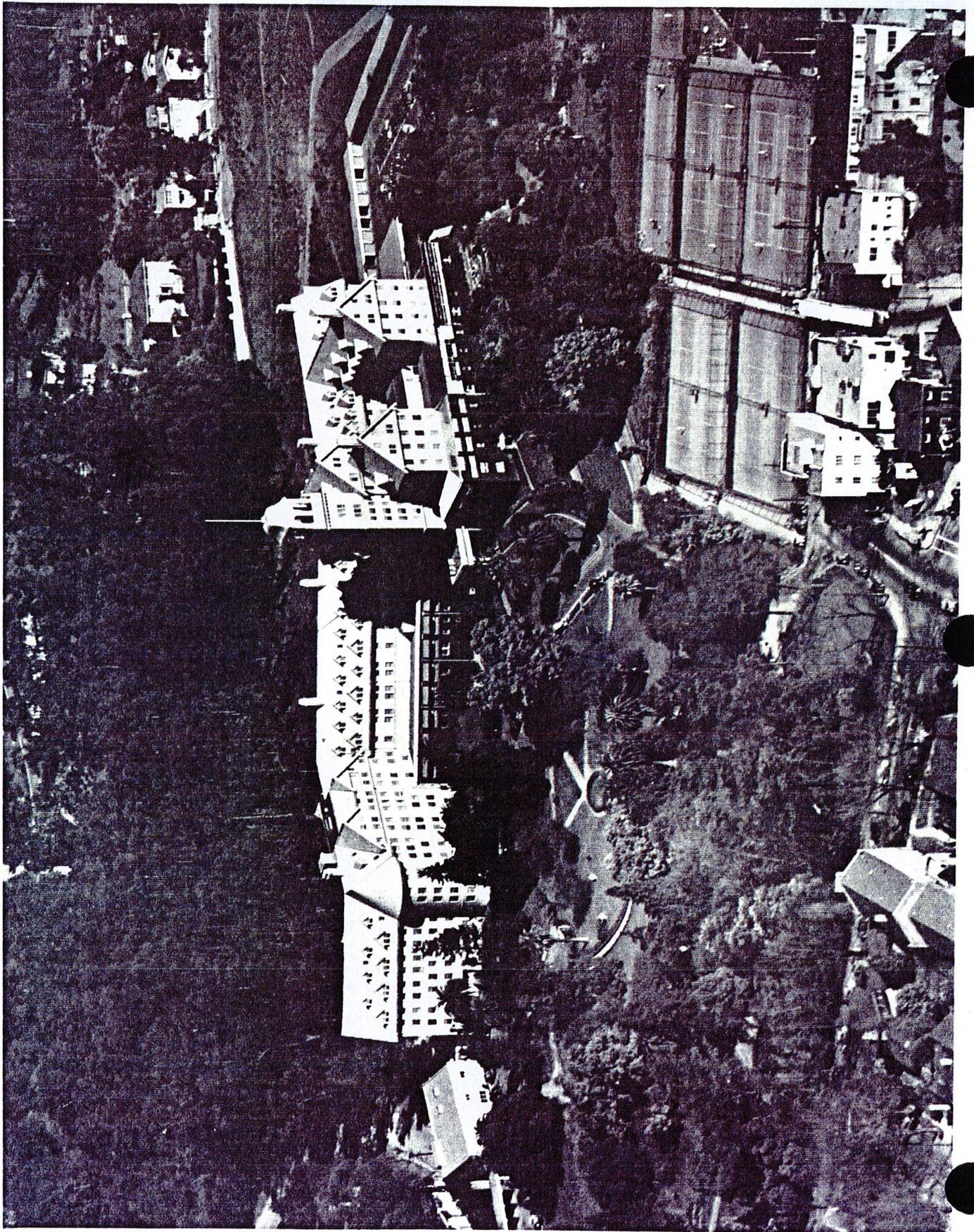


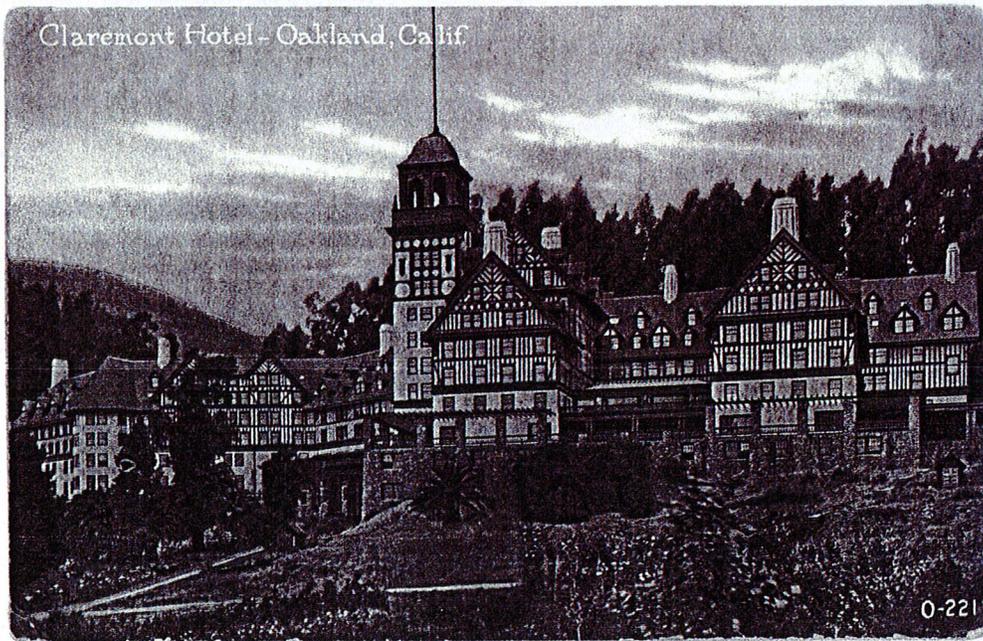




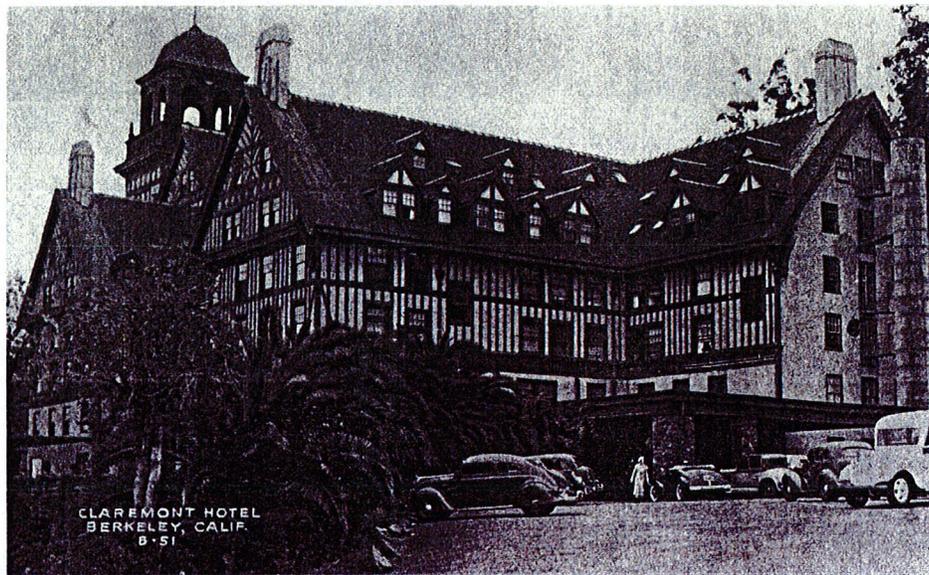




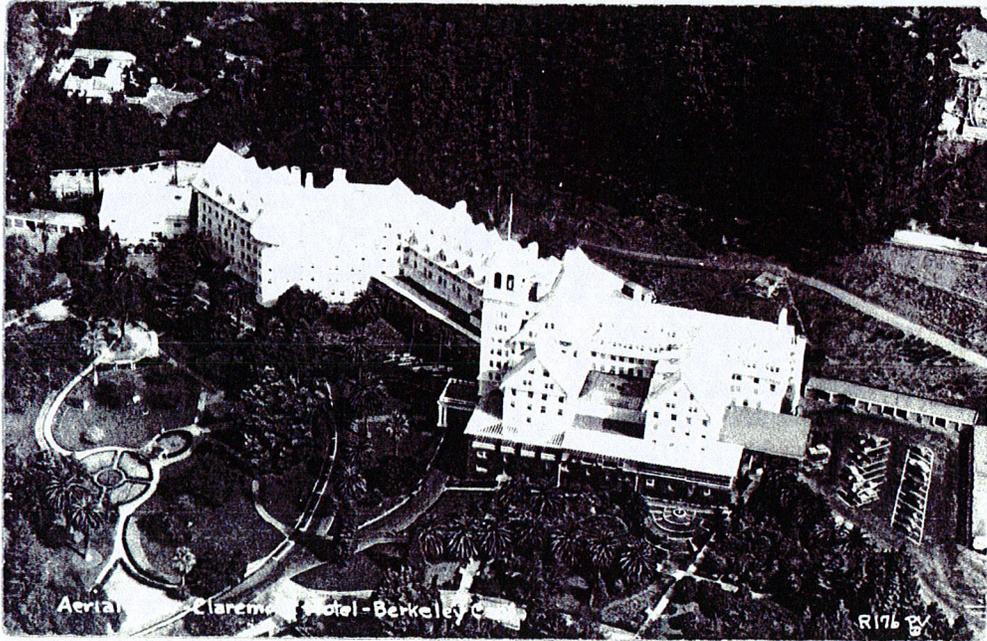




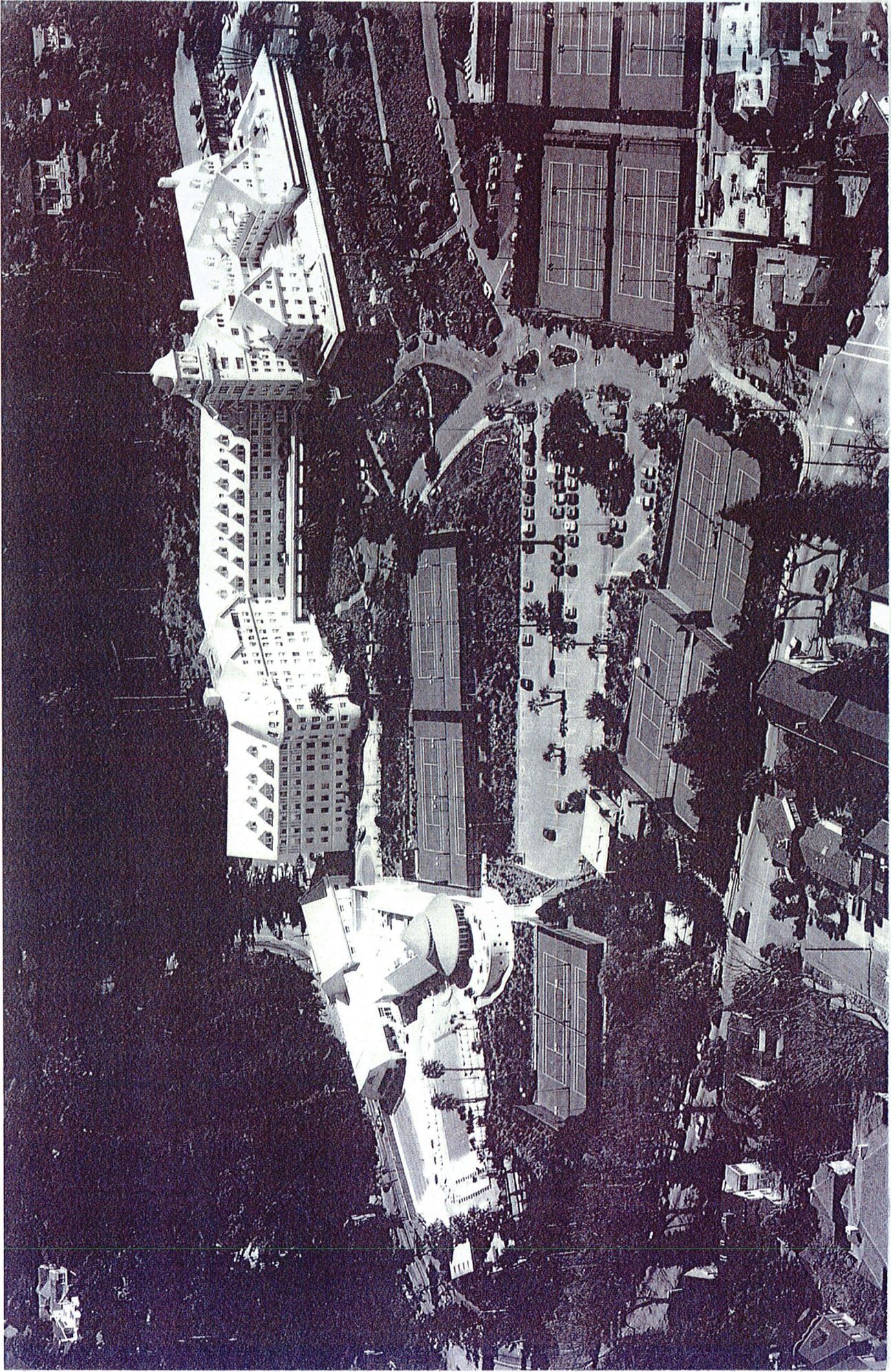
Claremont Hotel, Oakland (and Berkeley), Alameda County, CA: Photograph 23



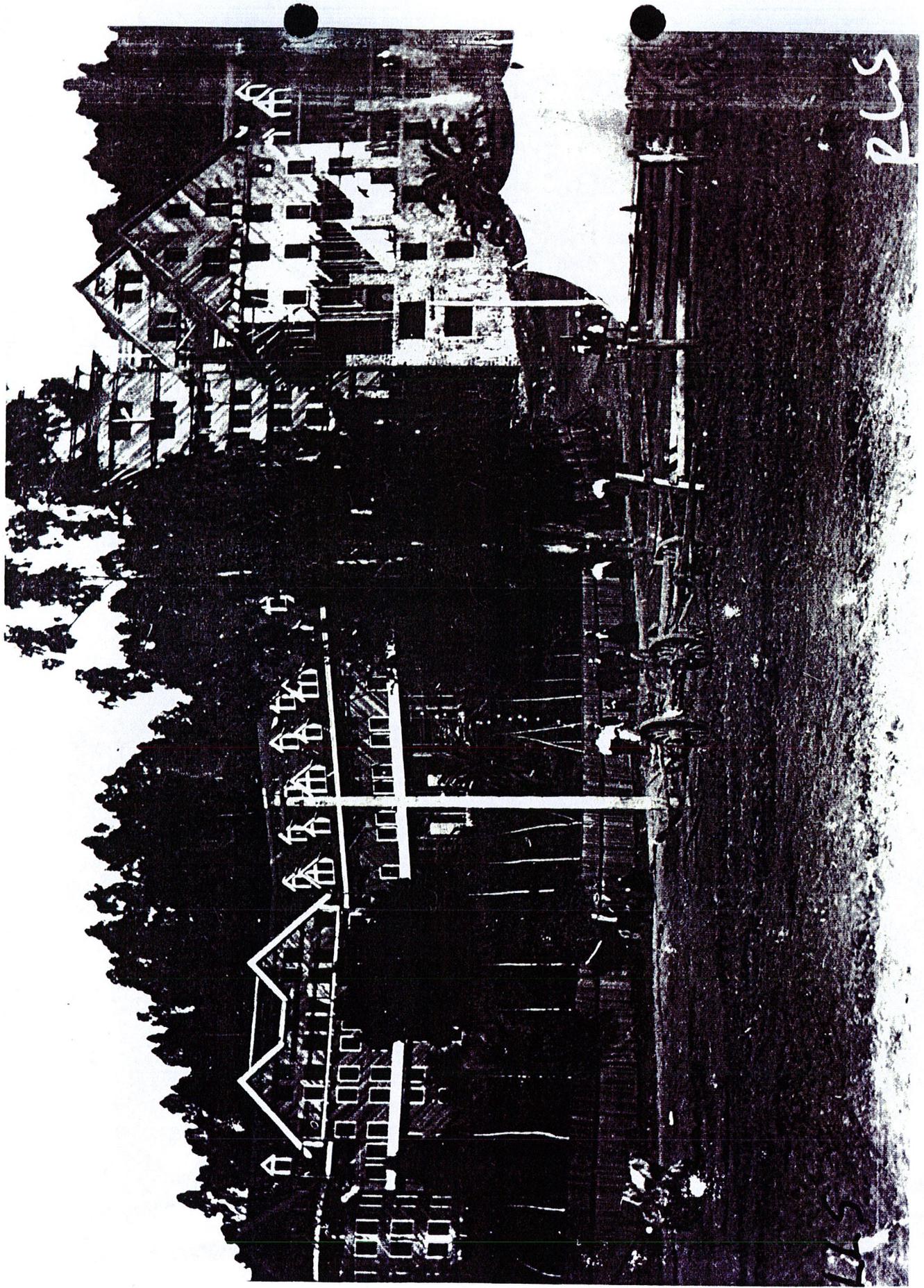
Claremont Hotel, Oakland (and Berkeley), Alameda County, CA: Photograph 24



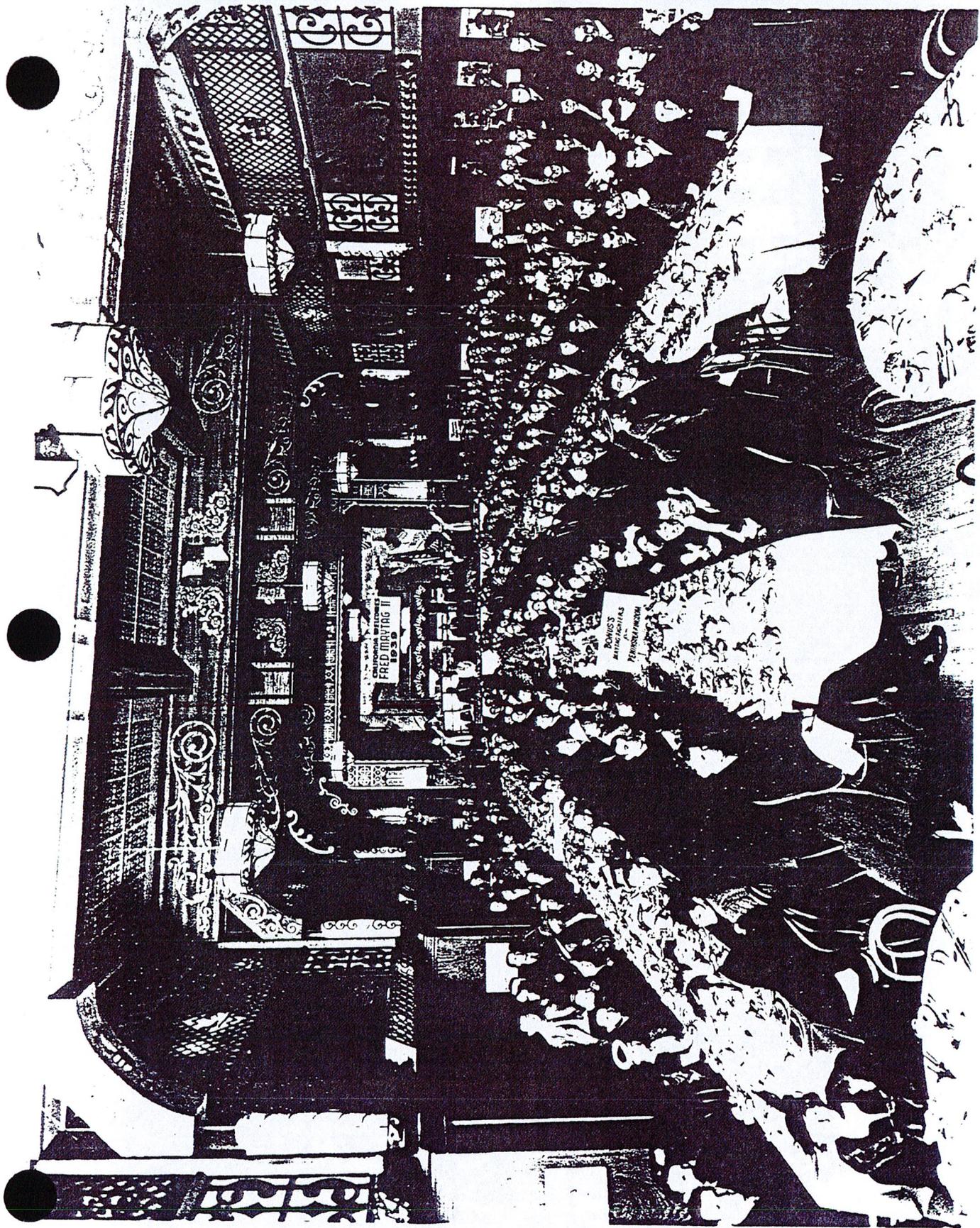
Claremont Hotel, Oakland (and Berkeley), Alameda County, CA: Photograph 26



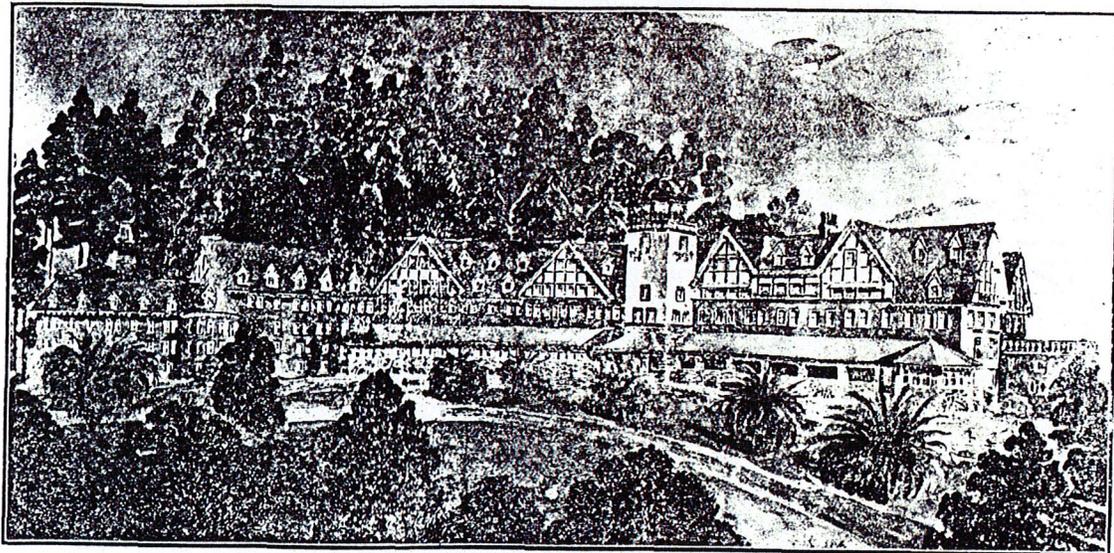
Claremont Hotel, Oakland (and Berkeley). Alameda County, CA: Photograph 27



Claremont Hotel, Oakland (and Berkeley), Alameda County, CA: Photograph 41



Claremont Hotel, Oakland (and Berkeley), Alameda County, CA; Photograph 42



Accepted Design for New Tourist Hotel at Claremont Park, Berkeley

C. W. Dickey, Architect

Claremont Hotel, Oakland (and Berkeley), Alameda County, CA: Illustration 43

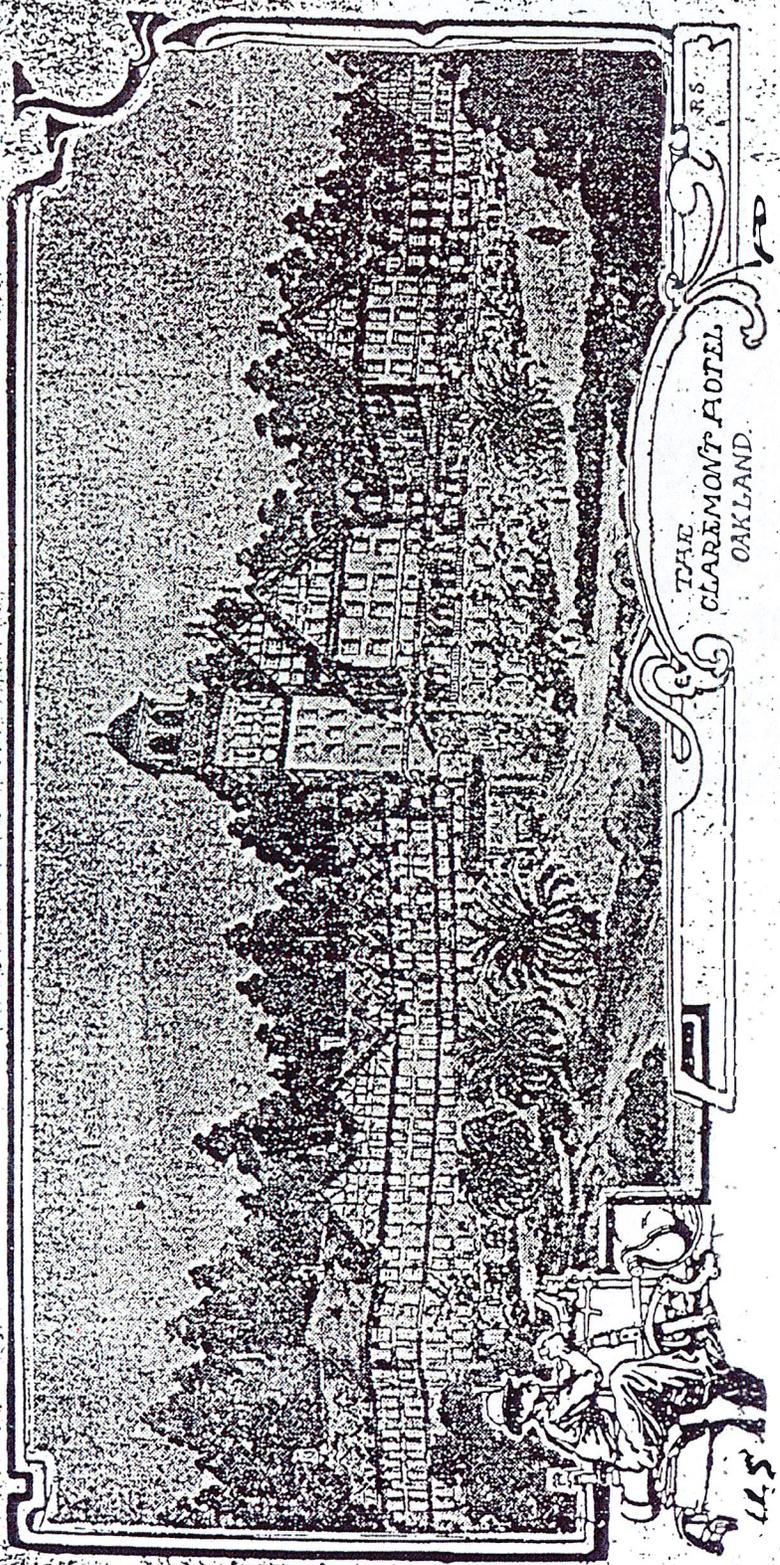
LOUIS L. STEIN, JR.
860 Rugby Ave.
Berkeley, CA 94708

Aug 7, 1906

14

SAN FRANCISCO CHRONICLE, TUESDAY,

WORK BEING RUSHED UPON NEW FIRST-CLASS HOTEL IN OAKLAND



THE
CLAREMONT HOTEL
OAKLAND.

OAKLAND, August 4.—Work is being pushed as rapidly as possible on the foundations for a new tourist hotel, the Claremont, which will be erected on the old Balliard place, at a cost of \$400,000. The larger amount of this sum has already been subscribed and those who are behind the movement to establish a first-class tourist hotel on this side of the bay say that the money to carry out their plans is practically in sight. The plans drawn by Dickey & Reed call for an up-to-date hotel in every respect. It will be in the early Elizabethan style of architecture, and will contain 276 rooms, fitted with all modern conveniences.



DICK JURGENS
and His Orchestra

“Here’s That Band Again!”

DANCING NIGHTLY

Except Monday

IN THE WORLD FAMOUS GARDEN ROOM

HOTEL CLAREMONT

BERKELEY

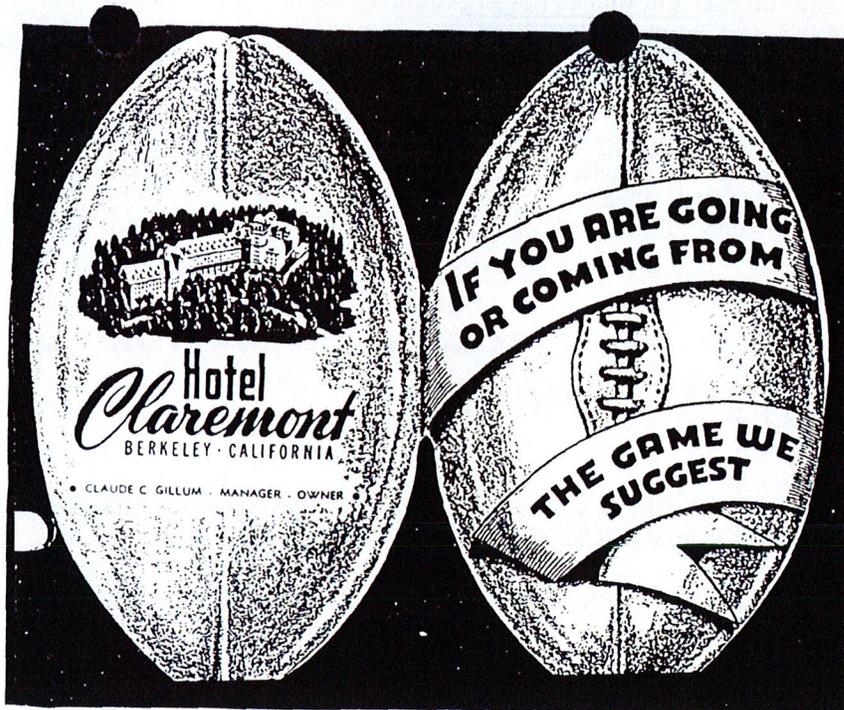
Telephone Berkeley 7-9300

Broadcasting over K G O

NOW PLAYING IN THE WORLD FAMOUS GARDEN ROOM



Hotel CLAREMONT
High atop the Oakland-Berkeley hills
overlooking San Francisco Bay
"The Beauty Spot of California"
Presents
Leighton Noble
AND HIS ORCHESTRA
Songs by Anne Rooney



Claremont Hotel, Oakland (and Berkeley), Alameda County, CA: Illustration 47

cocktails, dinner dancing, football headquarters

"Music in the Key of Kaye"
DON KAYE AND HIS ORCHESTRA
Wednesday thru Saturday

THREE SHARPES **ONE NATURAL**
 Ione, Helen, Jean Joe Denton

KGO BLUE NETWORK

THE BEAUTIFUL
 SPACIOUS LOUNGE

the ideal spot for teas, luncheons, cocktails, banquets, dancing

HOTEL CLAREMONT
 BERKELEY

Claremont Hotel, Oakland (and Berkeley), Alameda County, CA: Illustration 48

June 6, 2003

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places.

For further information contact Edson Beall via voice (202) 354-2255 or E-mail: Edson_Beall@nps.gov

Our physical location address is:

National Park Service 2280

National Register of Historic Places

1201 "I" (Eye) Street, N.W.

Washington D.C. 20005

106367

NPS-03000427-9999; NR-13

P-01-009588

Please have any Fed Ex, UPS packages sent to the above address. Please continue to use alternate carriers, as all mail delivered to us via United States Postal Service is irradiated and subsequently damaged.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 5/26/03 THROUGH 5/30/03

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, YAVAPAI COUNTY, Hassayampa Historic District, 1089-1112 Old Hassayampa Ln., 1106 Country Club Dr., Prescott, 03000469, LISTED, 5/30/03

ARKANSAS, CARROLL COUNTY, Quigley's Castle, 274 Quigley's Castle Rd., Eureka Springs vicinity, 03000467, LISTED, 5/30/03

ARKANSAS, HEMPSTEAD COUNTY, Oak Grove Missionary Baptist Church, Cty Rd. 16, Blevins vicinity, 03000463, LISTED, 5/29/03

ARKANSAS, HOT SPRING COUNTY, Hot Springs Railroad Roundhouse, 132 Front St., Malvern, 03000462, LISTED, 5/29/03

ARKANSAS, LINCOLN COUNTY, Rice Family Cemetery, Jst. of US 65 and AR 388, Varner, 03000464, LISTED, 5/29/03

ARKANSAS, MARION COUNTY, Berry's, J.C., Dry Goods Store, 331 Old South Main St., Yellville, 03000468, LISTED, 5/30/03

ARKANSAS, MONROE COUNTY, Memphis to Little Rock Road--Henard Cemetery Road Segment, Henard Cemetery Rd., Zent, 03000470, LISTED, 5/30/03 (Cherokee Trail of Tears MPS)

ARKANSAS, SEBASTIAN COUNTY, Maness Schoolhouse, 8801 Wells Lake Rd., Barling, 03000466, LISTED, 5/29/03

ARKANSAS, WASHINGTON COUNTY, Fitzgerald Station and Farmstead, 2327 Old Wire Rd. and 1567 Dodd Ave., Springdale vicinity, 03000465, LISTED, 5/29/03

✓ CALIFORNIA, ALAMEDA COUNTY, Claremont Hotel, 41 Tunnel Rd., Oakland, 03000427, Determined Eligible, 5/22/03

CALIFORNIA, LOS ANGELES COUNTY, Chateau Colline, 10355 Wilshire Blvd., Los Angeles, 03000426, LISTED, 5/22/03

DELAWARE, NEW CASTLE COUNTY, Ardens Historic District, Address Restricted, Arden, 01001245, LISTED, 5/30/03

GEORGIA, MONROE COUNTY, State Teachers and Agricultural College for Negroes Women's Dormitory and Teachers' Cottage, Martin Luther King Dr., Forsyth vicinity, 03000475, LISTED, 5/30/03

June 6, 2003

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For further information contact Edson Beall via voice (202) 354-2255 or E-mail:

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ARKANSAS, CARROLL COUNTY, Quigley's Castle, 274 Quigley's Castle Rd., Eureka Springs vicinity, 03000467, LISTED, 5/30/03

ARKANSAS, HEMPSTEAD COUNTY, Oak Grove Missionary Baptist Church, Cty Rd. 16, Blevins vicinity, 03000463, LISTED, 5/29/03

ARKANSAS, HOT SPRING COUNTY, Hot Springs Railroad Roundhouse, 132 Front St., Malvern, 03000462, LISTED, 5/29/03

ARKANSAS, LINCOLN COUNTY, Rice Family Cemetery, Jst. of US 65 and AR 388, Varner, 03000464, LISTED, 5/29/03

ARKANSAS, MARION COUNTY, Berry's, J.C., Dry Goods Store, 331 Old South Main St., Yellville, 03000468, LISTED, 5/30/03

ARKANSAS, MONROE COUNTY, Memphis to Little Rock Road--Henard Cemetery Road Segment, Henard Cemetery Rd., Zent, 03000470, LISTED, 5/30/03 (Cherokee Trail of Tears MPS)

ARKANSAS, SEBASTIAN COUNTY, Maness Schoolhouse, 8801 Wells Lake Rd., Barling, 03000466, LISTED, 5/29/03

ARKANSAS, WASHINGTON COUNTY, Fitzgerald Station and Farmstead, 2327 Old Wire Rd. and 1567 Dodd Ave., Springdale vicinity, 03000465, LISTED, 5/29/03

CALIFORNIA, ALAMEDA COUNTY, Claremont Hotel, 41 Tunnel Rd., Oakland, 03000427, Determined Eligible, 5/22/03

CALIFORNIA, LOS ANGELES COUNTY, Chateau Colline, 10355 Wilshire Blvd., Los Angeles, 03000426, LISTED, 5/22/03

DELAWARE, NEW CASTLE COUNTY, Ardens Historic District, Address Restricted, Arden, 01001245, LISTED, 5/30/03

GEORGIA, MONROE COUNTY, State Teachers and Agricultural College for Negroes Women's Dormitory and Teachers' Cottage, Martin Luther King Dr., Forsyth vicinity, 03000475, LISTED, 5/30/03

MASSACHUSETTS, BERKSHIRE COUNTY, Jacob's Pillow Dance Festival, George Carter Road, Becket, 03000644, NATIONAL HISTORIC LANDMARK DESIGNATED/LISTED, 5/27/03

MASSACHUSETTS, ESSEX COUNTY, Beauport, 75 Eastern Point Boulevard, Gloucester, 03000641, NATIONAL HISTORIC LANDMARK DESIGNATED/LISTED, 5/27/03

MASSACHUSETTS, MIDDLESEX COUNTY, Mount Auburn Cemetery, 580 Mount Auburn Street, Cambridge, 03000643, NATIONAL HISTORIC LANDMARK DESIGNATED/LISTED, 5/27/03

MASSACHUSETTS, SUFFOLK COUNTY, Revere Beach Reservation, Revere Beach Boulevard, Eliot Circle to Northern Circle, Revere, 03000642, NATIONAL HISTORIC LANDMARK DESIGNATED/LISTED, 5/27/03

MASSACHUSETTS, SUFFOLK COUNTY, Union Oyster House, 41-43 Union Street, Boston, 03000645, NATIONAL HISTORIC LANDMARK DESIGNATED/LISTED, 5/27/03

MISSOURI, ST. LOUIS INDEPENDENT CITY, Building at 3910-12 Laclede Ave., 3910-12 Laclede Ave., St. Louis (Independent City), 03000478, LISTED, 5/30/03

MISSOURI, ST. LOUIS INDEPENDENT CITY, Gerhart Block, 3900-08 laclede Ave., 1-17 Vandeventer, St. Louis (Independent City), 03000477, LISTED, 5/30/03

NEW JERSEY, BERGEN COUNTY, Maywood Railroad Station, 271 Maywood Ave., Maywood, 03000487, LISTED, 5/29/03

NEW MEXICO, MCKINLEY COUNTY, Southwestern Range and Sheep Breeding Laboratory Historic District, Fort Wingate Work Center, Cibola National Forest, Fort Wingate, 03000488, LISTED, 5/30/03

NEW YORK, NIAGARA COUNTY, Conkey House, 202 Akron St., Lockport, 03000479, LISTED, 5/30/03 (Stone Buildings of Lockport, New York MPS)

NEW YORK, NIAGARA COUNTY, Dole House, 74 Niagara St., Lockport, 03000485, LISTED, 5/30/03 (Stone Buildings of Lockport, New York MPS)

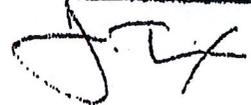
NEW YORK, NIAGARA COUNTY, Gibbs House, 98 N. Transit St., Lockport, 03000482, LISTED, 5/30/03 (Stone Buildings of Lockport, New York MPS)

APPENDIX E

Oakland City Council Landmark Ordinance

Lm01-404

REVISED
7-29-02



FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

02 JUL 30 AM 11:55

ORDINANCE NO. 12438 C.M.S.

INTRODUCED BY COUNCILMEMBER _____

ORDINANCE REZONING THE HOTEL BUILDING LOCATED AT 41 TUNNEL ROAD (HISTORIC NAME: CLAREMONT HOTEL; CURRENT NAME: THE CLAREMONT RESORT AND SPA) TO A DESIGNATED LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND PLANNING CODE and REZONING ALL OTHER PORTIONS OF THE PROPERTY AT 41 TUNNEL ROAD AND 2829 CLAREMONT AVENUE TO ADD S-4, DESIGN REVIEW COMBINING ZONE, TO THE UNDERLYING ZONES PURSUANT TO CHAPTER 17.144 OF THE OAKLAND PLANNING CODE.

WHEREAS, the Landmarks Preservation Advisory Board recommended rezoning the hotel building and the entire property of the Claremont Resort and Spa (historic names: Claremont Hotel) at 41 Tunnel Road to a designated Landmark pursuant to Section 17.102.030 of the Oakland Planning Code; and

WHEREAS, subsequent to the resolution adopted by the Landmarks Preservation Advisory Board recommending designation of both the building and the grounds as a landmark, the property owner objected in writing to landmark designation of the grounds and agreed to accept landmark designation of the hotel building; and

WHEREAS, notice of a public hearing on this matter was given to the owner of subject property and to the public pursuant to Section 17.144 of the Oakland Planning Code; a public hearing was held by the City Planning Commission on March 6, 2002; and

WHEREAS, after closing the public hearing, the City Planning Commission voted on March 6, 2002, to recommend rezoning the hotel building to a designated landmark and rezoning the remainder of the site to add S-4, Design Review Combining Zone, to the underlying zoning with design review applications for expansions of the hotel that are attached to the historic hotel building being referred to the LPAB for advisory input and with specific language in the Ordinance to protect sight lines toward the hotel building and to provide a sense of openness around the hotel; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA), and the guidelines as prescribed by the Secretary for Resources, as amended, have been satisfied pursuant to Section 15308 of the California Code of Regulations, as this designation is exempt from CEQA; and

WHEREAS, the City Council has determined that the hotel building has historical and architectural significance as described in the nomination application and in the public record of this application, and is a unique asset to the City; and that for these reasons, the historic hotel building is worthy of landmark designation; now therefore

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. The hotel building, shown on Exhibit A, at the Claremont Resort and Spa (historic name: Claremont Hotel) address 41 Tunnel Road, is hereby designated as a Landmark pursuant to Section 17.102.030 of the Oakland Planning Code. All other portions of the property including but not limited to the outdoor recreational facilities, the parking lots and ancillary buildings located on the property are not included in the landmark designation. Any future alteration, addition, demolition, or removal of the hotel building shall be subject to the provisions of OPC Section 17.102.030, as well as the applicable policies of the Historic Preservation Element of the Oakland General Plan.

SECTION 2. The particular features of the Landmark that should be preserved are the original exterior features of the building as they exist on the date hereof excluding any incompatible, non-original elements, changes and additions to the building. This specifically excludes from the elements to be preserved, but said exclusion is not limited to, the post-1937 enclosure of the veranda, the porte cochere on the south end of the building and other non-original exterior elements of the hotel building.

The exterior features of the building may be modified to replicate or more closely resemble its original appearance subject to the provisions of the OPC or may be modified to improve the appearance or function provided the changes do not substantially adversely affect character defining elements of the building and are consistent with the design review criteria of OPC Section 17.102.030 applicable to landmarks.

SECTION 3. The landmark site of said Landmark building is hereby defined as the footprint of the hotel building as it exists on the date of this ordinance, including the footprint of elements, such as the porte cochere, that are directly attached to the hotel building.

SECTION 4. The Director of City Planning is hereby directed to execute and cause to be recorded in the Recorder's Office of the County of Alameda a notice of designation of said Landmark.

SECTION 5. The property at the Claremont Resort and Spa (located at 41 Tunnel Road and 2829 Claremont Avenue) excluding the hotel building is hereby rezoned to add S-4, Design Review Combining Zone, to the underlying zoning. This rezoning to S-4 excludes the portion of parcel # 048H-7670-027 containing the footprint of the landmark building. The parcels rezoned to S-4 are identified with the following Assessor Parcel Numbers: 048H-7670-019; 048H-7670-020; 048H-7670-021; 048H-7670-022; 048H-7670-023; 048H-7670-024; 048H-7670-025; 048H-7670-027; 048H-7670-028-01; 064-4225-004; 064-4225-005 and that portion of the public right-of-way called "The Short Cut" which is currently used by the Claremont Resort and Spa for parking and related landscaping.

SECTION 6. The rezoning of the grounds to add S-4, Design Review Combining Zone, to the underlying zoning hereby includes the requirement that design review applications for attached expansion of the hotel (attached to the landmark building and located outside the existing footprint of the landmark building) shall be referred to the Landmarks Preservation Advisory Board (LPAB) for advisory input on the design, subject to the provisions of Section 1 of this Ordinance.

SECTION 7. The design review criteria set forth in 17.136.070B, used to review projects within the S-4 Design Review Combining Zone as applied to the property at the Claremont Resort and Spa, defined in Section 5, shall be modified to read as follows: "the proposal will be of a quality and character that harmonizes with, and serves to protect the value of, private and public investment in the area, including the historic landmarked building."

SECTION 7.8. In addition to the other review requirements set forth in the Oakland Planning Code and the Historic Preservation Element for either a landmarked structure or for work proposed in an S-4 zone, and without reducing or eliminating any such requirements, applications submitted for design review for a project located either within the S-4 or landmarked portions of the site shall be reviewed so as to:

- a) protect sight lines of the hotel building from the immediate downhill streets and from distant public views of the building from San Francisco and Oakland;
- b) provide an appropriate sense of open space around the hotel building;

SECTION 8.9. This Ordinance is exempt from environmental review pursuant to Section 15308 of the California Environmental Quality Act Guidelines and the Planning Director is directed to cause to be filed a Notice of Exemption.

SECTION 9.10. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of this Ordinance and the application shall not be affected thereby.

JUL 30 2002

IN COUNCIL, OAKLAND, CALIFORNIA, , 2002

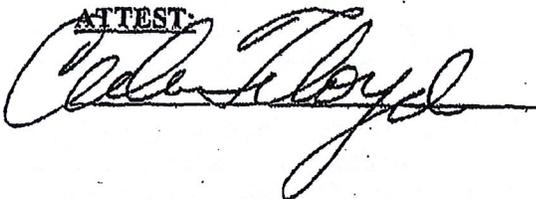
PASSED BY THE FOLLOWING VOTE:

AYES- BRUNNER, CHANG, MAYNE, NADEL, REID, SPEES, WAN, AND
PRESIDENT DE LA FUENTE - 6

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST


CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

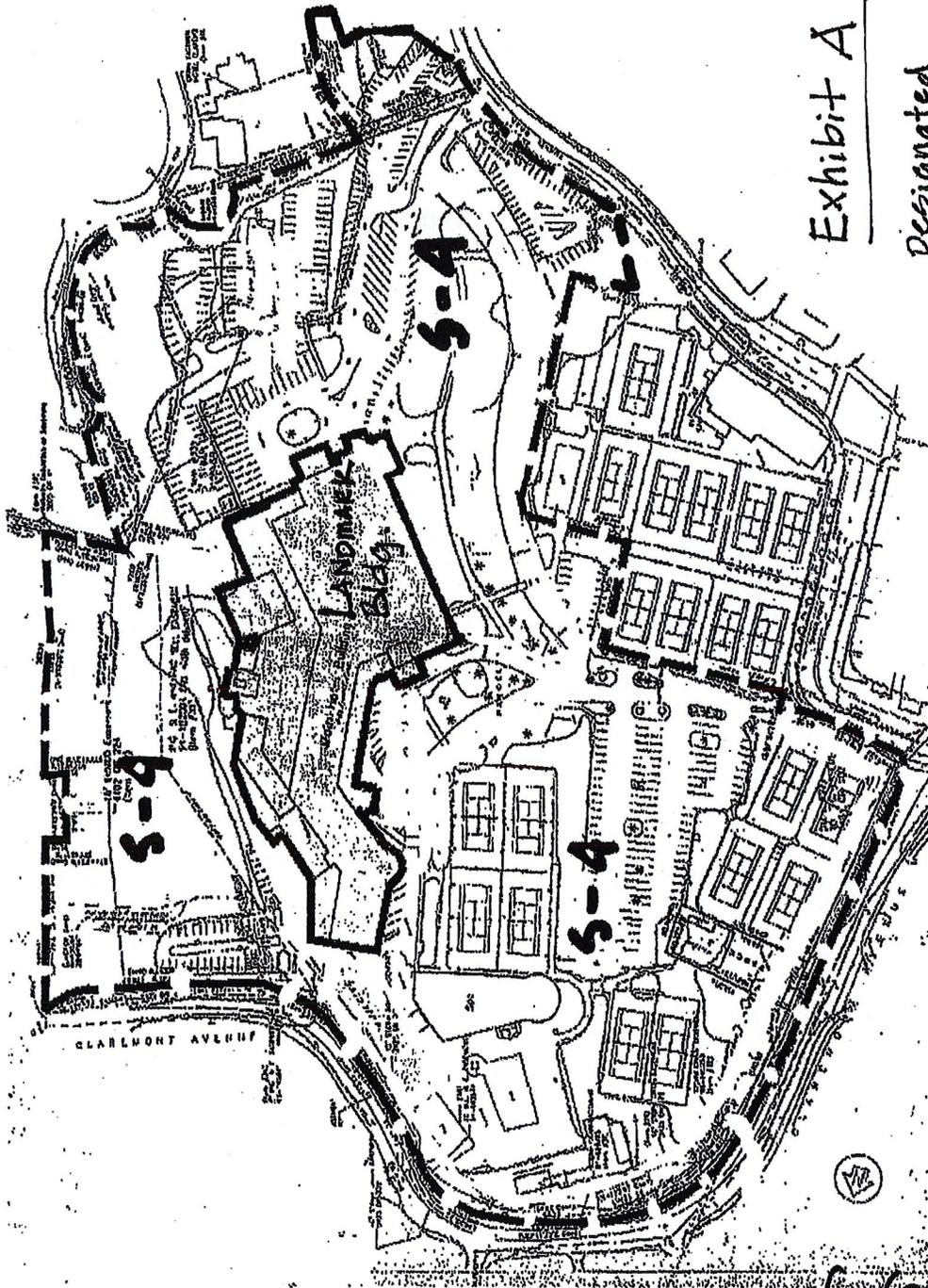


Exhibit A

┌
Designated
Landmark

Boundary of property
rezoned to S-4

6.0-1
ORA/COUNCIL

JUL 16 2002

APPENDIX F
Landmark Map



S-4 Design Review Overlay

Landmark Building

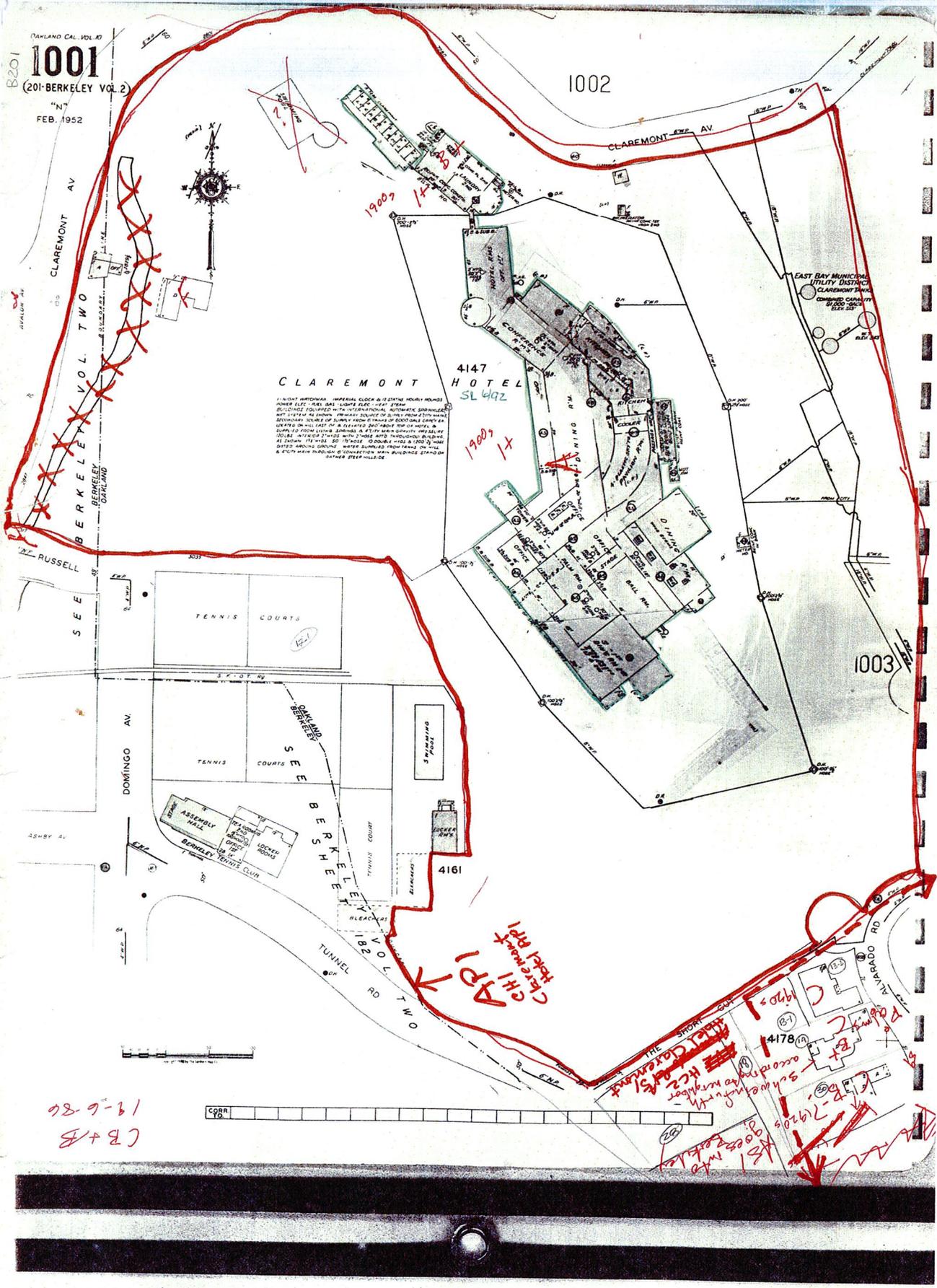
TUNNEL RD

CLAREMONT AVE



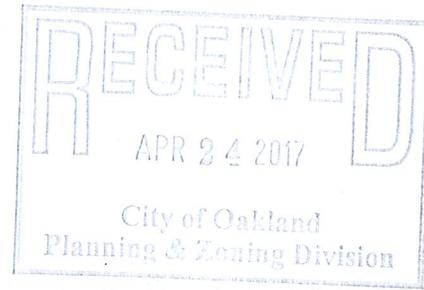
APPENDIX G

Oakland Cultural Heritage Survey Map (1986)



CB+B
13-6-86

1001



BERKELEY
 CARLSBAD
 FRESNO
 IRVINE
 PALM SPRINGS
 POINT RICHMOND
 RIVERSIDE
 ROSEVILLE
 SAN LUIS OBISPO

MEMORANDUM

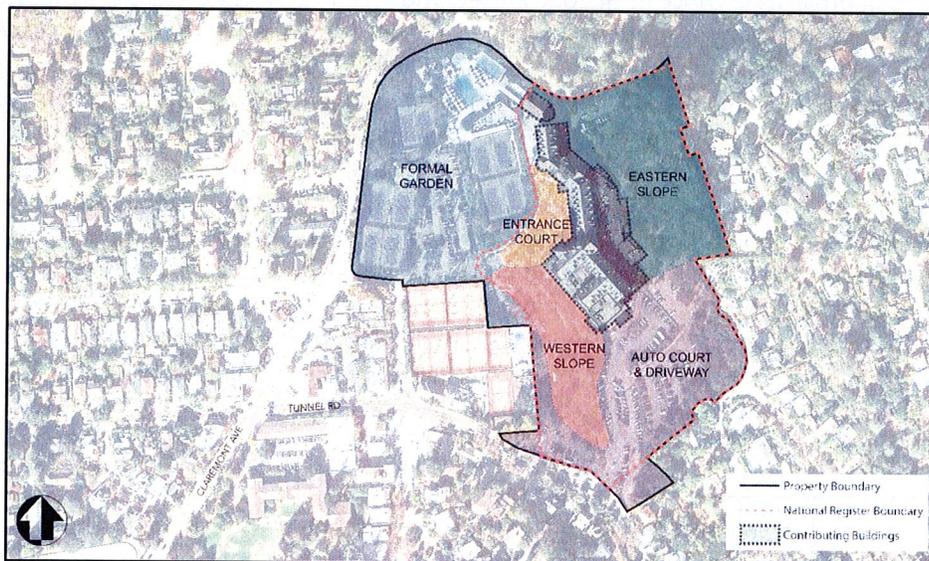
DATE: April 19, 2017

To: Hayley Cox, Associate Planner, Urban Planning Partners, Inc.

FROM: Michael Hibma, M.A., RPH, Architectural Historian/Historian, Senior Cultural Resources Manager, LSA Associates, Inc.

SUBJECT: Supplemental Historic Resource Evaluation of the Claremont Hotel and Grounds, 41 Tunnel Road, Oakland, Alameda County, California.

LSA has independently reviewed the Historic Resource Evaluation (HRE) for the Claremont Hotel and Grounds prepared in April 2017 by Carey & Company, Inc. LSA generally agrees with the methodology, analysis, scope, and conclusion of the HRE. This supplemental memorandum was prepared at the request of Urban Planning Partners and the City of Oakland to provide a statement of significance and summarize the eligibility findings for the portions of the project area evaluated in the Carey & Company HRE, and as depicted in the image below.¹ Also at the request of Urban Planning Partners and the City of Oakland, this memorandum analyzes the potential associations of two adjacent offsite properties – the “Short Cut” and the Berkeley Tennis Club – to the Claremont Hotel property and the findings of the Carey & Company HRE.



Attachment B

¹ Contained in Alameda County Assessor parcels: 48H-7670-19; 48H-7670-20; 48H-7670-21; 48H-7670-22; 48H-7670-23; 48H-7670-24; 48H-7670-25; 48H-7670-26; 48H-7670-27; 48H-7670-28-3; 48H-7670-29-2; 64-4225-4; 64-4225-5

The sections that follow will (1) summarize the incremental designation of the Claremont property since 1986; and, (2) provide a significance statement that, using the information and findings presented by Carey & Company, supports a finding that, taken together, the Claremont Hotel building and portions of the Grounds constitutes a potential historic district.

Historical Resource Designation Chronology of the Claremont Property¹

Beginning in 1986, survey staff of the Oakland Cultural Heritage Survey (OCHS), a unit of the City of Oakland Planning Department, recorded the entire 20.3-acre Claremont property as an Area of Primary Importance (API) and identified the Claremont Hotel building as a building of “highest importance” and the Powerhouse as a building of “major importance,” and both buildings as API contributors.

In July 2002, the Oakland City Council adopted Ordinance No. 12438 C. M. S. designating the Claremont Hotel an Oakland City Landmark. The Landmark boundary contained only the Hotel building. The landmarked Hotel was simultaneously found eligible for inclusion in the CRHR.² Later in that year, the Berkeley/Oakland Neighbors of the Claremont (BONC) prepared a National Register of Historic Places (NRHP) nomination of a larger boundary than the Landmark boundary to encompass the Hotel, the detached Powerhouse building, and “three notable green areas” on a 12-acre portion of the 20.3-acre property.³ The BONC nomination documented the property’s eligibility for its associations under NRHP Criteria A (events) and Criteria C (architecture). The period of significance in the BONC nomination begins in 1906 (with the start of hotel construction) and ends in 1952, which corresponds to 50 years before the time of the nomination (2002). The BONC nomination recommended that the period of significance perpetually move forward in time per the 50 year limit that is generally applied for considering potential eligibility to the NRHP.

In 2003, California State Office of Historic Preservation (OHP) staff reviewed the BONC nomination and noted that “much of the grounds have been altered.” OHP staff noted the “extensive grounds were originally landscaped but today are developed with parking, tennis courts, clubhouse, swimming pools and a number of small buildings. Two small patches of landscaping in front of the hotel and a eucalyptus grove to the rear remain.” In considering these changes to the property, OHP recommended refining and narrowing BONC’s NRHP boundary to include the Hotel and Powerhouse along with areas that coincides with the Entrance Court, Western Slope, and Eastern Slope referred to in the Carey and Company HRE, while excluding the area coinciding with the Auto Court and Driveway referred to in the Carey and Company HRE. With these caveats, the BONC nomination was approved by the State Historic Preservation Officer on April 7, 2003, and sent to the National Park Service for review. Over owner objections to formal listing, the Keeper of the National Register of Historic Places found the nominated resource “eligible for NRHP listing,” on May 22, 2003, which automatically listed the resource (as configured in the BONC nomination) to the CRHR.

¹ This section is a summary of the more detailed presentation in the Carey & Company HRE Introduction. See Figure of this memo for a map depicting the various designation boundaries

² Per California Code of Regulations, Title 14, Chapter 3, section 15064.5(a)(3).

³ These areas described are the Eastern Slope, located behind the hotel; Island Vicinity, located near the northern porte-cochere and referred to in the Carey HRE as the “the Entrance Court”; and the Southwest Slope, which includes a sloping landscaped area west of the hotel and is referred to in the Carey and Company HRE as the “Western Slope”.

The series of separate reviews and corresponding designations over the last 31 years resulted in different and sometimes conflicting resource boundaries, which has clouded the understanding of the property's historic significance and which portions of the property contribute to this significance and which do not. The Carey & Company HRE was prepared to clarify and establish the location, extent, and condition of the extant important resource(s) located on the property, evaluated the interrelationship between those resources and the Landmarked Hotel, and assessed if they retained integrity to convey historical significance.

The HRE concluded that the Hotel building (an Oakland Landmark) and the Powerhouse, which were previously evaluated as important historic properties, remain "historical resources" because the buildings retain sufficient integrity to convey significance. Additionally, no significant structural changes have occurred to either building that would jeopardize their eligibility since they were evaluated. The HRE further evaluated what, if any, historic fabric remains intact on the Claremont grounds, including the parking lots, Club area (formerly the formal gardens), and the eastern and western slopes. As shown in the HRE, the entire Hotel grounds property is listed as an API, but the formal garden and auto court and drive have been extensively altered and lack sufficient integrity to be considered contributing features to the Hotel's significance. The HRE found that the Entrance Court, the Eastern Slope, and the Western Slope retain sufficient integrity to convey their significance and are contributing features to the Hotel's historic significance.

Adjacent Offsite Properties

Two non-residential properties, the "Short Cut" and the Berkeley Tennis Club are located directly adjacent to the hotel grounds and are described below. These offsite properties are located on lands that were originally part of the hotel property but developed as separate individual properties by separate entities. These offsite properties are not part of the hotel property, and their associated historical contexts are separate from the hotel's historical context as a centrally planned garden resort.

The "Short Cut". The "Short Cut" is a City-owned and maintained 15-foot wide easement providing pedestrian access from Tunnel Road to Alvarado Road. As noted on the Assessor's Parcel Map and Sanborn maps, the improved portion of the easement consisting of a paved walkway and stairs is located just outside the boundary of the hotel's property. Concrete steps lead from the parking lot to a paved path which traverses the hillside. Near Alvarado Road, steps constructed of rock lead to a circular flat area with a bench. Rock steps continue to Alvarado Road. Trees and large shrubs shelter the entire path. A fence, covered in vines, lines the northern edge of the path while a residential property is to the south. From the bottom of the improved "Short Cut" where it terminates at the hotel parking lot, the easement continues unimproved across the hotel property to Tunnel Road.

During the early years of the hotel the land beyond the current property boundary belonged to the hotel. Around the 1920s the land at the southern end of the property was sold for residential development and the property line that is present today was established. The earliest Sanborn Map, dated 1911, depicts "The Short Cut" between Tunnel Road and an unnamed road surrounding a residence on the hillside. It is unknown when the "Short Cut" was paved and the rock steps were constructed. However, it is likely that if these elements were not established prior to the residential development of the 1920s-1940s, they likely would have been constructed during this period.

The Berkeley Tennis Club. Located along the western boundary of the hotel property is the Berkeley Tennis Club (BTC), at One Tunnel Road in the City of Berkeley. Established in 1906, the BTC was originally located at 2624 Hillegass Avenue (Berkeley City Landmark No. 123). In 1917 the BTC leased the southern part of the site from the hotel and relocated to One Tunnel Road, where it built tennis courts and an Arts and Crafts-styled clubhouse designed by architect Roland I. Stringham. Eventually, the BTC property was subdivided from the hotel property. During the course of its history, the BTC became associated with many notable professional tennis players and coaches.

The BTC facility at One Tunnel Road was previously surveyed and according to the *Historic Property Data File* for Alameda County, maintained by OHP, One Tunnel Road was given a California Historic Resources Information System Primary Number of P-01-005634 and assigned a California Historical Resource Status Code of "3S", indicating that it "appears eligible for NR[HP] as individual property through survey evaluation."

CONCLUSION

Background research and field survey completed by Carey and Company indicates that the resource described below, which is referred to by LSA as the Claremont Hotel Historic District, appears eligible for inclusion in the NRHP and CRHR. Carey and Company's background research and field survey along with review and analysis of the findings of the previous BONC nomination, and the subsequent reviews by OHP and the Keeper of the NRHP, indicates that there is a concentration of buildings (Hotel and Powerhouse) and landscaped areas (Entrance Court, Eastern Slope, and Western Slope) that constitutes a historic district by virtue of expressing a significant concentration or linkage of these built environment and landscape elements that are united historically, aesthetically, and by planned development. The preponderance of the evidence reviewed by LSA indicates that these elements are related through a design aesthetic and historical progression of ownership, successive phases of development and expansion, and facility management since 1906. Moreover, the scale, density, and configuration of the Claremont's historic built environment and the surrounding historic designed landscape justifies a district boundary that reflects a clear distinction from the surrounding urban and residential environment.¹

Claremont Hotel Historic District (*proposed*). The proposed Claremont Hotel Historic District (District) appears eligible for inclusion in the NRHP and CRHR at the state level of significance. The proposed District appears eligible under NRHP/CRHR Criterion A/1 for its association with the development and growth of recreational and resort-oriented activities in northeastern Oakland; and under Criterion C/3 for its (1) Tudor Revival architectural qualities, (2) as a representative example of a grand resort and garden Hotels built in California between 1876 and World War I, and (3) as a representation of the work of Charles William Dickey, considered a master architect and an important creative individual.

¹ According to National Register guidance on demarcating boundaries, they "should include surrounding land that contributes to the significance of the resources by functioning as the setting. This setting is an integral part of the eligible property and should be identified when boundaries are selected. For example, do not limit the property to the footprint of a building, but include its yard or grounds" (National Park Service 1997:3).

The contributing elements of the proposed District consist of the Claremont Hotel building (an Oakland Landmark), the Powerhouse, and the three surviving elements of the original landscape and grounds which consist of: the Entrance Court, Eastern Slope, and Western Slope.¹ The period of significance for the proposed District is 1906 to 1962, which encompasses the years from the construction of the contributors to before the grounds were systematically altered to accommodate the changing recreational desires of a modern clientele and the public's increased reliance on the private automobile.

The noncontributing elements within the 20.3-acre property boundary include the former formal gardens that originally covered much of the Claremont Hotel property and the modern Auto Court and Drive area located south of the Hotel building. Beginning in approximately 1962, landscaped gardens and vegetation around the Hotel building were removed and replaced with modern recreational facilities and paved parking lots. These changes have significantly altered integrity of association, setting, feeling, design, materials, and workmanship in these areas. Integrity of location for much of the once-expansive gardens is no longer extant, except for the Eastern Slope, Western Slope, and the Entrance Court areas listed above and identified as contributing elements to the proposed District.

¹ See Figure 1 for a depiction of the proposed Claremont Hotel Historic District boundary. See Figure 2 for a depiction of the various resource designations within the Claremont property including the proposed Claremont Hotel Historic District boundary.



LSA

LEGEND



Property Boundary



Proposed Claremont Hotel Historic District

FIGURE 1



0 100 200
FEET

*Claremont Hotel
Oakland, Alameda County, California*

Proposed Claremont Hotel Historic District

SOURCE: Google Maps Satellite (2016), ESRI StreetMap North America (2012).

I:\UPI1604\GIS\Maps\Cultural\Working\Claremont Hotel Historic District.mxd (4/18/2017)



FIGURE 2

LSA

LEGEND

 Property Boundary

 OCHS API Boundary (1986)

 Oakland City Landmark (2002)

 NRHP Boundary (2003)

 Proposed Historic District Boundary (2017)

*Claremont Hotel
Oakland, Alameda County, California*



0 100 200
FEET

SOURCE: Google Maps Satellite (2016), ESRI StreetMap North America (2012).

Resource Designations

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