

Landmarks Preservation Advisory Board

Case File Number PLN15378; PLN15378-ER01; PLN15378-PUDF01;
PLN15378-PUDF02;
CP15032; TTM8320

STAFF REPORT

June 11, 2018

Project Name and Location:	Oak Knoll Mixed Use Community Plan Project The Project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement}, 043A-4675-003-30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
Proposal:	Conduct an informational briefing on the status of the Applicant's compliance with the historic Mitigation Measures related to the salvage and relocation of Club Knoll and removal of two non-historic rooms on the building. <i>The Project consists of a Master Planned community on approximately 191 acres consisting of 918 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic/commercial use (relocated historic Club Knoll building as a community center and commercial space), open space, creek restoration and trails.</i>
Applicant:	Architectural Dimensions
Phone Number:	Joanne Park (510)463-8300
Owners:	Oak Knoll Venture Acquisitions, LLC
Case File Number:	PLN15378; PLN15378-ER01; PLN15378-PUDF01; PLN15378-PUDF02; CP15032; TTM8320
Planning Permits Required:	No Permits Required <i>The Oakland City Council adopted Resolution 86963 C.M.S. on November 7, 2017 and Ordinance 13466 C.M.S. on November 28, 2017 approving the General Plan Amendment (change to Land Use Diagram), Rezoning, and land use entitlements including a Final Development Plan for the Relocation and Rehabilitation of Club Knoll.</i>
General Plan:	Hillside Residential, Detached Unit Residential, Mixed Housing Type Residential, Neighborhood Center Mixed Use, Community Commercial, Institutional, Urban Park and Open Space and Resource Conservation Area
Zoning:	D-OK Oak Knoll District Zoning which includes seven (7) sub-zones
Environmental Determination:	In 1998, the Oakland City Council certified the Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan. The Oakland City Council certified the Supplemental Environmental Impact Report (SEIR) for Oak Knoll pursuant to the California Environmental Quality Act (CEQA) on November 7, 2017.
Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register. The Oakland Cultural Heritage Survey rates the Club Knoll building as a Potential Designated Historic Property (PDHP) with a rating of B+3. In June of 1995, the Landmarks Preservation Advisory Board (LPAB) found the building eligible for Landmark status with an A rating, and placed it on the Preservation Study List as a Designated Historic Property.
City Council District:	District 7
Action to be Taken:	None. This is an informational briefing and no actions on the Project are requested.
For Further Information:	Contact case planner Heather Klein , Planner IV at (510) 238-3659 or by e-mail at hklein@oaklandnet.com

#A

SUMMARY

Oak Knoll Venture Acquisitions is proposing a Master Planned community on approximately 191 acres at the former Oak Knoll Naval Medical Center Oakland consisting of 918 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic/commercial use (relocated historic Club Knoll building as a community center and commercial space), open space, creek restoration and trails.

On May 8, 2017, after several public hearings between 2014-2016, the Landmarks Preservation Advisory Board (LPAB) recommended that the Planning Commission and subsequently the City Council:

- 1) Certify the Oak Knoll Mixed Use Community Plan Project Supplemental Environmental Impact (Oak Knoll SEIR) Report sections related to cultural resources,
- 2) Approve the land use permits for the entire Oak Knoll site and specifically those pertaining to historical and cultural resources, and
- 3) Approve the Final Development Plan (FDP) for the Relocation and Rehabilitation of Club Knoll subject to the condition, including the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP) based on the findings in the staff report.

Based on a recommendation from the Planning Commission on October 18, 2017 and the Community Economic Development Committee on October 18, 2017, the Oakland City Council certified the Oak Knoll SEIR and approved the land use entitlements for the Project (Resolution 86963 C.M.S. and Ordinance 13466 C.M.S.) on November 28, 2017.

The purpose of this informational report is to provide the LPAB with an update regarding the Applicant's compliance with the historic and cultural Mitigation Measures from the Oak Knoll SEIR related to Club Knoll as the Applicant begins implementing construction-related permits. Specifically, staff has updated compliance information pertaining to the: 1) Historic American Building Survey (HABS) documentation, 2) Baseline Conditions Survey, 3) Relocation Travel Route, 4) Building Features Inventory and Plan, and 5) specific relocation and rehabilitation measures. In addition, the Applicant is now proposing removal of two non-historic building additions.

BACKGROUND

Description of Club Knoll

The Club Knoll building, built in 1924, is the former clubhouse and only surviving part of the former golf course use on the Oak Knoll site (1927-1941). The building was subsequently used as an Officer's Club and restaurant when the Navy occupied the whole property and repurposed it as a Naval Medical Center and Hospital (1942-1996).

Club Knoll is a two-story building with a three-story bell tower designed in the Spanish Revival style of architecture, with stucco walls, Spanish tile roofing and a walled courtyard entry. Club Knoll is described as: ". . . a distinctive example of a Spanish Colonial Revival style clubhouse which was popular during the 1920s, and architecturally significant for this reason. The setting of the clubhouse was lost when the golf course was removed, but enough integrity of location, design, materials, workmanship, feeling and association remain." (Carey & Co., 2013). Character-defining elements of the Club Knoll building include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. As such, Club Knoll was assigned a "B" rating under the 1994 Oakland Cultural Heritage Survey (OCHS), indicating that it is of major importance in the City's five-tier rating system and eligible for listing as a local landmark. In 1995, the LPAB rated

Club Knoll as an A and placed it on the City of Oakland's Preservation Study List. The building is on the City of Oakland's Local Register of Historic Resources for its Survey B rating and as a Designated Historic Property.

OAK KNOLL SEIR MITIGATION MEASURE COMPLIANCE

Several historic and cultural Mitigations Measures were required in the Oak Knoll SEIR related to Club Knoll. The Project Applicant has provided additional information to staff to comply with the Mitigation Measures as they proceed to implement the Project including Grading, Demolition, and Building permits. The Mitigation Measure, the updated information and staff's response is discussed below.

Mitigation Measure CUL-1.1 HABS Documentation

Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall document Club Knoll according to the HABS standards, which requires:

- a. Drawings: A full set of measured drawings depicting the building. Consideration may be given to using 3D laser scanning at an appropriate resolution to aid in the creation of the drawings.
- b. Photographs: Photographs with large-format negatives of exterior and interior views of the existing building. Photocopies with large-format negatives, or high resolution digital copies of historic photographs. Consideration may be given to the use of high resolution digital photography in lieu of large-format negatives. If digital photography is selected, photo quality should meet the standards outlined in the National Register Photo Policy Factsheet updated 5/15/2013.
- c. Written data: A historical report in Outline Format.
- d. A qualified architectural historian or historical architect meeting the qualifications in the Secretary of the Interior's Professional Qualification Standards shall oversee the preparation of the plans, photographs and written data.
- e. The documentation shall be submitted for review and approval by qualified staff of the City of Oakland Bureau of Planning, Oakland Cultural Heritage Survey (OCHS).
- f. The documentation shall be filed with the Oakland Cultural Heritage Survey, the Oakland History Room at the Oakland Public Library, and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System.

The Applicant has submitted the HABS documentation for Club Knoll (Attachment A and B, page WP-4). The documentation includes a full set of measured drawings, digital copies, photographs of the interior and exterior, a written report prepared by Architectural Dimensions, and relevant newspaper clippings and historic information. Planning and OCHS staff reviewed the documentation and have concluded that the Applicant has complied with this Mitigation Measure.

Mitigation Measure CUL-1.2 Baseline Building Conditions Study (Structural)

Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Baseline Building Conditions Study to establish the baseline condition of the building and determine what kind of stabilization might be necessary to relocate the building. Specifically:

- a. A preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, shall undertake an existing condition study of Club Knoll.
- b. The documentation shall take the form of written descriptions and visual illustrations, including of those physical characteristics of Club Knoll that convey its historic significance and must be protected and preserved, and recommendations for any structural reinforcement, stabilization, or protection before the relocation or any other alteration.
- c. The Project sponsor shall implement work in accordance with the approved plan.

All work is being done by qualified vendors and consultants including Architectural Dimensions, Biggs Cardosa Associates and Garden City (Attachment C). The Final Work Plan (Attachment B) includes a written description, visual illustrations and photos of the historic character defining features of the building. The specifications in Attachment B, page WP-3.0 note that after the exterior stucco is removed, the Structural Engineer will re-review the proposed relocation segments, provide shoring and bracing for the structural framing and the bell tower. The building's character defining elements will be protected through a combination of padding, tape, plastic sheeting, homosote board and plywood. Planning and OCHS staff have concluded that the Applicant has complied with a and b Mitigation Measure. However, staff requests that the applicant provide notification of the segmentation to the LPAB Secretary prior to the segmentation and moving of the building so that a field trip and possible special meeting of the LPAB can be arranged. In addition, staff requests video documentation of the segmentation and moving process. City staff and the Applicant will ensure that the Baseline Survey is implemented as part of the Building permits.

Mitigation Measure CUL-1.3 Relocation Travel Route

Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Relocation Travel Route Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the plan shall:

- a. Show the location of the proposed travel route from the existing Club Knoll location to the new location.
- b. Identify and locate on-site covered, secured and enclosed storage
- c. areas where components of Club Knoll may be temporarily stored before or during relocation, if required.
- d. Identify how the relocation site will be prepared to accept the relocated components of Club Knoll, including but not limited to grading and construction of the foundation.
- e. The Project sponsor shall implement work.

The Applicant has submitted a relocation travel route for Club Knoll (Attachment B, page WP-8). The documentation includes two temporary areas to store the building. The reason for this is that as grading of Phase 1 proceeds, the building will need to be moved from its original site least once before being moved to the final relocation site. In addition, an alternative location is also provided. The moving contractor will utilize the Department of the Interiors National Park Tech notes regarding temporary protection as a guide during the relocation process. The building pieces, as discussed below, will be entirely wrapped in 6-millimeter-thick plastic. Padding, homosote board and plywood will also be employed to protect the building pieces and ensure that it is secured and enclosed. The temporary locations will be fenced to ensure that the building will not be damaged during grading or accessed. The final site will be graded out before the building is moved to the site. An application for a Building permit will be submitted for the foundation and for re-assembly. Planning and OCHS staff reviewed the documentation and have concluded that the Applicant has complied with portions a, b, and c of this Mitigation Measure. Staff had requested that a building shed or carport be placed over the building pieces since they will be in the open. However, the applicant has indicated that due to the height of the pieces this will not be feasible. Instead staff is requesting that additional monitoring be conducted around and on top of the pieces to ensure that the pieces are not damaged. The Building permit for re-assembly will further address portions d and e of the Mitigation Measure.

Mitigation Measure CUL-1.4: Building Features Inventory and Plan

Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Building Features Inventory and Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the inventory shall include the following, without limitation:

Character-defining Features

- a. Identify the character-defining features of Club Knoll to be relocated, specifying features that cannot be repaired, are deteriorated or damaged beyond repair and will need to be replaced.
- b. Describe how the character-defining features will be treated and cleaned to remove graffiti and/or mold.

Existing and Proposed Building Plans

- c. Provide a complete set of schematic floor and roof plans and elevations showing existing conditions (which may come from the HABS report in Mitigation Measure CUL-1.1 or Baseline Building Conditions Study for Mitigation Measure CUL-1.2). The existing floor plans should identify elements and spaces proposed for demolition, as well as the location of where the building will be cut into moveable components (horizontally and vertically).
- d. Provide a complete set of schematic proposed floor plans identifying new walls, insertions, and other alterations proposed to interior spaces.
- e. The existing and proposed building plans shall be prepared by a qualified preservation architect and structural engineer.

Materials Compatibility

- f. Tests shall be conducted of the exterior stucco and interior plaster to ensure new materials match the original.

Qualifications

- g. Identify the vendors and subcontractors to undertake restoration and relocation work. The contractor responsible for the relocation and rehabilitation work shall be experienced in the Secretary of the Interior's Standards.
- h. The Project sponsor shall implement work in accordance with the approved plans and requirements.

The Applicant submitted a relocation and replacement matrix with the May 8, 2017 staff report which described the character defining features which would be retained, repaired and demolished. This matrix is included in Attachment B on page WP-6. In addition, pages WP-7.1 through 7.9 include the sample inventory catalogue sheets for the windows, ornamental ironwork. Staff believes that a sheet should be developed for all items noted in the matrix and has communicated this to the Applicant for implementation. In addition, staff requests that the inventory sheets include a column referencing the segment of the building that the feature came from for ease in identification and reinstallation. Planning and OCHS staff have reviewed the matrix and inventory sheets and have concluded that the Applicant has complied with portions a and b of this Mitigation Measure.

The Applicant has submitted a complete set of schematic floor and roof plans as part of the HABS report. The May 8, 2017 staff report, noted that it is not feasible to pick up the entire building and carry it to its new location, but instead proposes to take the building apart in a manner that saves intact the largest components of the building possible. Originally this involved disassembly of the building components (approximately thirteen (13) pieces) including the bell tower, roof trusses, walls. A steel skeleton was proposed to be built at the final relocation site and the component parts reassembled onto the skeleton (Attachment D).

The Applicant is now proposing to divide the building into five pieces: the two wings, the dining hall and entry, the great hall and the bell tower (Attachment B, page WP-5). The Applicant chose the pieces based on existing divisions (rooms) in the building façade (Attachment B, page WP-5.1). The pieces will be placed on dollies and moved to the temporary location areas. It is not anticipated that a steel frame or skeleton would be necessary to brace the building with this method as more of the existing wall framing and façade will remain intact. The proposed floor plans are included in Attachment B, page DR-12. Planning and OCHS staff have reviewed the documentation and concluded that this will be a less intrusive method to relocate the building than the previous proposal. This process also results in

an easier re-assembly process due to the reduction in number of the building components. Staff believes that the Applicant has complied with portions c through e of this Mitigation Measure.

The Final Work Plan specifications noted in Attachment B, page WP-3.0 note that exterior stucco and interior plaster samples will be taken and sent to a lab to match the exterior finishes. This specification is also noted on the Building permit plans for the salvage of the pieces noted in the relocation and replacement matrix. This work shall be completed by the historic architect and sent to the paint manufacturer for matching. Planning and OCHS staff have concluded that the Applicant has complied with portion f of this Mitigation Measure.

Finally, all work is being done by qualified vendors and consultants (Attachment C). Work will be conducted in accordance with the Secretary of the Interior Standard for Rehabilitation, and consistent with preliminary recommendations of the Carey & Co. Relocation Evaluation Report. Planning and OCHS staff have concluded that the Applicant has complied with portion g this Mitigation Measure. City staff and the Applicant will ensure that the Building Features Inventory and Plan is implemented as part of the Building permits.

Mitigation Measure CUL-1.5: Specific Relocation/ Rehabilitation Measures

Ongoing, during the relocation activities for Club Knoll. The Project sponsor shall incorporate the following mitigation measures into a final Club Knoll relocation work plan which it shall submit for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS: ions

- a. Ensure that all temporary work to shore and brace the building will be reversible, additive, and shall not destroy any surviving historic fabric in the building.
- b. Ensure that a preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, will be on site to monitor dismantlement and reassembly of Club Knoll.
- c. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired
- d. Ensure components and parts of the building dismantled during the relocation process are catalogued, protected, stored in a secure area, if necessary, and reassembled in their original location on the relocated building.
- e. Ensure that the proposed steel frame and new interior systems will not be visible in the relocated building, except as necessary for life safety or in newly installed kitchen, bathrooms, elevators, or similar systems.
- f. Ensure that protective barriers or buffers are provided to further protect the building from potential damage by construction activities from new construction around the relocated building, including the operation of construction equipment.
- g. Ensure that if original wood floor material is found beneath more recent finishes, it shall be inspected for soundness and as much as possible shall be retained. Any deteriorated wood flooring shall be replaced with in-kind material.
- h. Ensure all work, including improvements in compliance with the American Disabilities Act (ADA), will adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties, using the Rehabilitation Standards.
- i. Ensure character-defining features that are not deteriorated beyond repair, including historic windows and surviving window hardware, are preserved during dismantling, and properly installed and reassembled in their original location.
- j. Ensure the foundation is constructed such that the building, at the exterior stair location on the west elevation, is raised above to the surrounding finished grade.
- k. Ensure the foundation is constructed such that the building, at the exterior stair location on the west elevation, is raised above the surrounding finished grade, and that the orientation is such that Club Knoll will maintain the important relationships with its setting identified in the Carey & Co. Historic Report (May 2016).

Attachment B includes shoring and bracing in the least intrusive manner, a process to catalogue the component parts, a secure storage area, the elimination of the proposed steel skeleton system, and protection measures. The Final Work Plan shows the exterior stair raised above finished grade, and the building oriented per the Carey and Co. report. Planning and OCHS reviewed the documentation and have concluded that the Applicant has complied with portions a through h of this Mitigation Measure. Staff will continue to review portions I through k during the Grading and Building permit process.

Additional Demolition

Based on further investigative work, the Applicant is now proposing to demolish the office and electrical/trash room which are located at the end of Club Knoll's wings. The Applicant retained Carey & Co. Inc. to prepare an evaluation of the impacts of this demolition on Club Knoll's historic character (*Attachment E*). The report concluded that the flat roof addition (electrical/trash room) "does not possess the same character or detail as the rest of the structure." The finishes in this space, if intact, are basic, largely destroyed by vandals, unremarkable, lack the detailed character of the building's main spaces and would be considered non-contributing. The shed roof addition (office) features arched wood windows, red clay roof tiles, stucco cladding and a chimney. Interior finishes are basic and lack the ornamentation and detailing found throughout the rest of the building. The report noted that the shed roof addition would be considered contributing to the structure. 1

The report included an Integrity Assessment of the proposed demolition of the shed and flat roof additions including an evaluation of design, materials/workmanship and feeling and association. As summarized, the report concluded that the removal of these portions will have a minimal impact on the overall function of the building, that the spaces are ancillary, and that most of the structure will remain intact. Further, the additions are minimally detailed, and removal would not influence the building's materials and workmanship or compromise the building's historic sense of place.

Finally, "as identified in the 2016 relocation report (and approved Oak Knoll SEIR) removal of portions of the building will be a potential impact. The additional removal of the two additions does not materially add to these previous impacts. Therefore, the original recommendations in the Oak Knoll SEIR are sufficient to also mitigate the proposed demolition." Planning and OCHS staff have reviewed the report and concurred with the conclusion that demolition of these additions will not result in the building losing its eligibility for the local or other Register. Staff also concurs with the consultant's recommendation to ensure that the windows on the exterior are replaced in-kind per the rest of the Final Development Plan and Secretary of the Interior Standards. Staff will ensure that this is implemented.

Additional Design Comments

With the removal of the side office wing, the north elevation lacks articulation. It is recommended by OCHS and Planning staff that additional windows be added in the kitchen and bathroom areas.

CONCLUSIONS

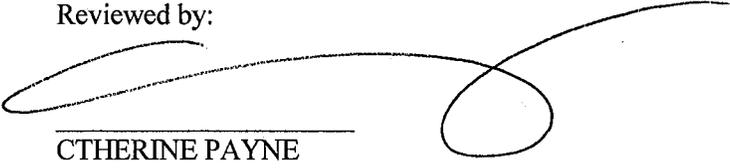
As this is an informational briefing only, staff is not requesting any formal recommendation or approval from the Board. However, staff wanted the LPAB to be aware that Applicant was proceeding with their plans to redevelop the Project site including the relocation and rehabilitation of Club Knoll.

Prepared by:



Heather Klein
Planner IV

Reviewed by:



CTHERINE PAYNE

Acting Development Planning Manager

ATTACHMENTS:

- A. Architectural Dimension., Club Knoll Written Historical and Descriptive Data (HABS Documentation, May 2018
- B. Architectural Dimensions, Final Work Plan, May 14, 2018
- C. Architectural Dimensions, Biggs Cardoza Associates, and Garden City Resumes
- D. Excerpts from the April 3, 2017 Final Development Plan for the Relocation and Rehabilitation of Club Knoll
- E. Relocation Evaluation- Addendum, dated May 11, 2018, Carey and Co., Inc.

Club Knoll Written Historical and Descriptive Data

(Following Historic American Building Survey Standards)



May 2018

Prepared by Architectural Dimensions
300 Frank H Ogawa Plaza, Suite 375
Oakland, CA 94612

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Location: City of Oakland, Alameda County 2000 - 08 San Pablo Avenue
USGS 7.5 minute quadrangle Oakland West, California, 1993

Date of Construction: 1926 to 1927

Architect: William J. McCormack

Builder: Willie Lock, Oak Knoll Golf Course & Country Club

Present Owner: SunCal Co.

Present Use: Closed and in disrepair

Significance: Club Knoll was deemed eligible for the National Historic Register in a 1994 report by Page & Turnbull. The building was deemed eligible under Criteria B and C. Club Knoll was again evaluated for historic significance in 2006 by Page & Turnbull. In this evaluation, the building was found to be eligible under the California Register of Historic Resources Criterion 3. The City of Oakland also evaluated the building and included it in their Local Register of Historic Resources and Cultural Heritage Survey Evaluation with a B rating, classifying the building as a major importance locally. In both 2013 and 2015, the building was determined to eligible again under the State's Criterion 3 by a report conducted by Carey & Co.

The building is a fine example of the Spanish Colonial / Mission revival style of architecture popular in the time it was built. The distinctive exterior architectural styling and the details within add up to make the building a historically significant piece of design.

Report Prepared By: Architectural Dimensions

Date: May 2018

I. ARCHITECTURAL DESCRIPTION

Exterior Description

Club Knoll features a Mission Revival or Spanish Colonial style of architecture. Significant features of the Club and of this style are red mission roof tiles, smooth white stucco, and a tower. The building is organized around an open courtyard with a Mission Revival fountain and a chimney made of rock. Surrounding the courtyard is an open arcade of arching columns, shading the first floor windows and entrances which face the courtyard. In the upper floors, many of the windows are large and have metal Juliet balconies attached. The tower itself features four of the balconies, and includes other intricate ornamental detailing. The building was built into a hillside, allowing only two stories to be visible on the east side of the building, while all three stories are visible from the west. The building features a number of different fenestration styles, including metal multi-lite casement, wood multi-lite casement, and metal multi-lite awning windows. Some of the doors feature transoms or arched tops. These doors are mostly made of wood and contain simple detailing.

Interior Description

The interior of the building features a variety of significant architectural aspects which contribute to the overall Mission Revival style of the building. The main entry is through the exterior arcade. The lobby of the building is features post and beams and white plaster walls, echoing the white stucco found on the exterior. Within this lobby is a large arched window cased in wood.

When one enters the south room off the lobby, one is introduced to a stone fireplace and an exposed beam scissor-truss ceiling. There are three arched openings in the wall, and each of the columns features the crest for the Oak Knoll Gold and Country Club. This space opens into an area intended to function as food service. To the north of the lobby, is a two story room with another stone fireplace. The ceiling decreases from its greatest height at the fireplace, down to its lowest toward the arched windows. The ceiling

features scissor-trusses which sit on decorative corbels. From this room, the smaller spaces intended for offices and a kitchen area can be accessed.

II. HISTORICAL CONTEXT

The Club Knoll building was originally developed as a clubhouse for a Country Club. In the 1920s, a boom in car ownership and wealth made suburban and country living more appealing. The demand for recreational sports such as golf increased, and as such, Country Clubs were developed around the San Francisco Bay Area. William J McCormack was selected to design the clubhouse despite being rather unknown. The clubhouse opened to the country club members in 1927.

In the 1920s, the Mission Revival style grew in popularity, and many of the single-family homes built across California during this time were constructed in the style. In addition to Club Knoll, the clubhouses of the Olympic Country Club, the Monterey Peninsula Country Club, and the Orinda Country Club were all designed in this fashion. Common features throughout the style include red clay roof tiles, arches, courtyard arcades, stucco exterior walls, towers, balconies, fountains, and ornamental plaster.

Golf ended at the Country Club in 1941, coinciding with the start of World War II. The Navy was in immediate need of medical facilities on the west coast, especially one so near the Ports of San Francisco and Oakland. The Navy requisitioned the site and quickly constructed barracks and buildings to serve as a temporary hospital. It is during this time, that the building first started to be utilized as a clubhouse for officers. Eventually, the hospital became more permanent as the war continued and the hospital could care for up to 6000 patients at a time. A new nine-story modern hospital facility was opened in 1968, and most of the buildings constructed during World War II were demolished or left in disrepair. In 1993, the hospital was recommended to be closed, and three years later the facility shut its doors. The nine-story hospital building was demolished in 2011, and a development plan was put in place for the rest of the area. One of the few buildings remaining was the Oak Knoll Clubhouse.

III. PROJECT INFORMATION

Club Knoll is currently planned to be deconstructed for relocation. All of the significant details will be catalogued, reviewed, and repaired. Portions of the salvaged materials will be stored off-site while others will be protected and stored on-site. The existing structure is to be strengthened with a steel frame, with the original period details reinstalled. The building will be moved to the entrance of the new Oak Knoll housing development, and is to be operated by the Homeowners' Association as a meeting house, community center, and historic exhibit.



IV. SOURCES

Carey & Co. Inc., *Historic Resource Evaluation Report: Club Knoll*, January 17, 2013.

Carey & Co. Inc., *Relocation Evaluation: Club Knoll*, March 31, 2016.

Appendix A: Original Plans by William J. McCormack, 1926

Appendix B: Updated Plans by U.S. Navy

Appendix C: Exterior and Interior Photographs

Appendix D: Photographs of Character Defining Features

1. Irregular plan with varied massing
2. Asymmetrical layout
3. Mix of roof types – Gable & shed
4. Bell tower
5. Chimneys – Stucco clad & rock
6. Varied openings – Wide range of windows and door sizes and shapes, wood, and metal windows and doors
7. Juliette balconies – Metal railings adorn the small balconies
8. Covered arcade around courtyard
9. Exterior stair to main level
10. Deck at Second Level
11. Stucco cladding
12. Red roof tiles
13. Decorative stucco detailing
14. Built into the side of a knoll
15. Open landscape to the west of the building
16. Enclosed courtyard with fireplace and fountain
17. Wood trusses and exposed wood ceiling construction
18. Decorative corbels
19. Decorative plasterwork – At orchestra balcony and columns in lounge
20. Wood panel doors
21. Wood floors
22. Simple wood columns and beams

23. Simple wood baseboards
24. Massive rock fireplaces
25. Sequence of public spaces – Lobby flanked by two large rooms

Appendix E: Newspaper Articles

Appendix A

Original Plans by William J. McCormack, 1926

Appendix B

Updated Plans by U.S. Navy, undated

Appendix C

Exterior and Interior Photographs

Index

1. Banquet Room & Interior Balcony
2. Banquet Room
3. Supply Closet
4. Kitchen
5. Foyer
6. Banquet Room & Rock Fireplace
7. Hallway
8. Office
9. Upstairs Room Overlooking Banquet Room
10. Bathroom
11. 2nd Level Balcony & Plasterwork
12. View from Parking Lot
13. Wider View from Parking Lot
14. Interior Courtyard
15. North Side of Building
16. Varied Window Sizes & Types
17. South Face of Building – Arching Windows
18. “Third Wing” – Exterior and Interior
19. Flat Roof Addition – Exterior and Interior
20. Shed Roof Addition – Exterior and Interior
21. Garage
22. Basement

1. Banquet Room & Interior Balcony



2. Banquet Room



3. Supply Closet



4. Kitchen



5. Foyer



6. Banquet Room & Rock Fireplace



7. Hallway



8. Office



9. Upstairs Room Overlooking Banquet Room



10. Bathroom



11. 2nd Level Balcony & Plasterwork



12. View from Parking Lot



13. Wider View from Parking Lot



14. Interior Courtyard



15. North Side of Building



16. Varied Window Sizes & Types



17. South Face of Building – Arching Windows



18. "Third Wing" – Exterior and Interior







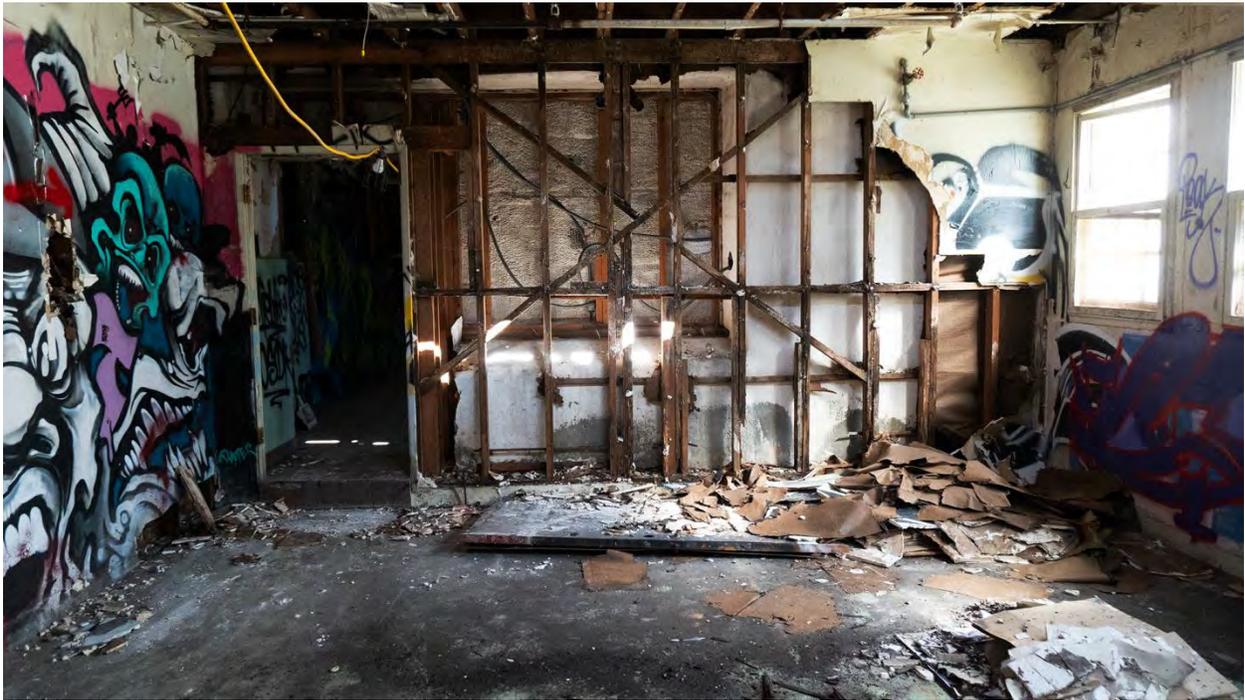






19. Flat Roof Addition – Exterior and Interior







20. Shed Roof Addition – Exterior and Interior



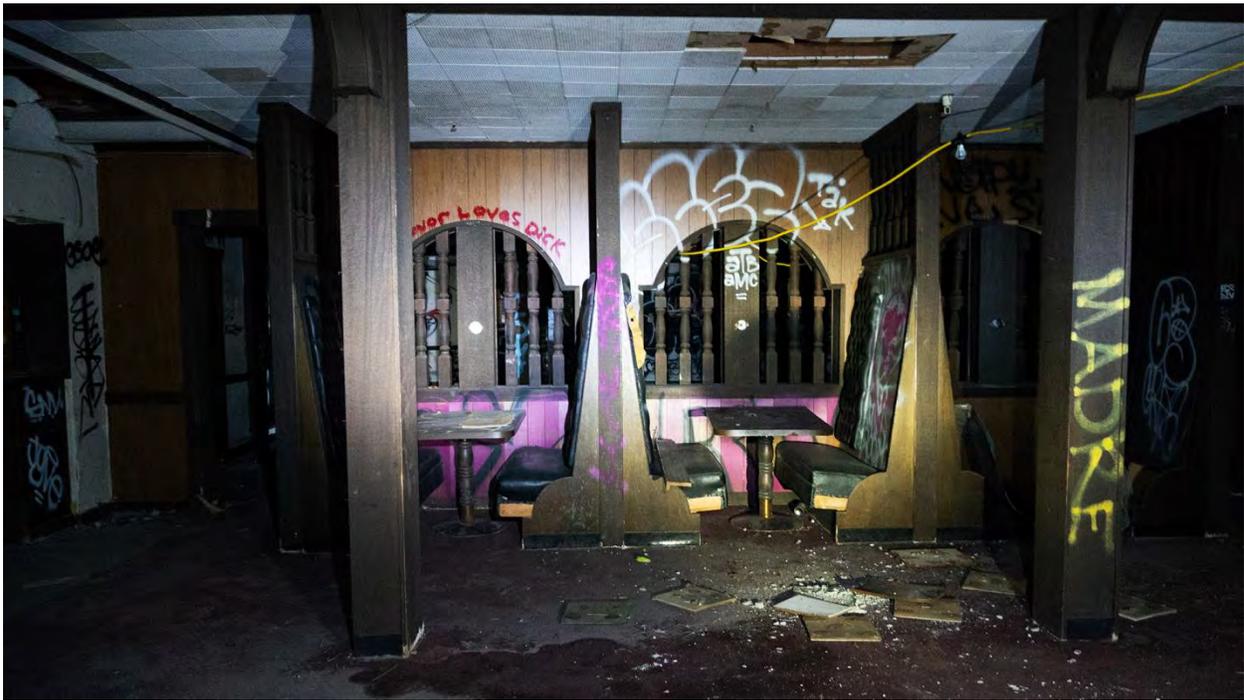


21. Garage



22. Basement













Appendix D

Photographs of Character-Defining Features

Index

1. Irregular Plan with Varied Massing
2. Asymmetrical Layout
3. Gable & Shed Style Roofs
4. Bell Tower
5. Stucco & Massive Rock Chimneys
6. Varied Openings
7. Juliet Balconies
8. Covered Arcade around Courtyard
9. Exterior Stairs to 2nd Level
10. Deck at 2nd Level
11. Stucco Cladding
12. Red Roof Tiles
13. Decorative Stucco Detailing
14. Built Into the Side of a Knoll
15. Open Landscape to the West
16. Courtyard Fountain & Chimney
17. Exposed Ceiling Trusses
18. Decorative Corbels
19. Decorative Plasterwork
20. Wood Panel Doors
21. Wood Floors
22. Simple Wood Columns & Beams
23. Simple Wood Baseboards

24. Massive Rock Fireplace

25. Sequence of Public Spaces

1. Irregular Plan with Varied Massing



2. Asymmetrical Layout



3. Gable & Shed Style Roofs



4. Bell Tower



5. Stucco & Massive Rock Chimneys





6. Many Varied Openings





7. Juliet Balconies







8. Covered Arcade around Courtyard



9. Exterior Stairs to 2nd Level



10. Deck at 2nd Level



11. Stucco Cladding



12. Red Roof Tiles



13. Decorative Stucco Detailing



14. Built into the Side of a Knoll



15. Open Landscape to the West



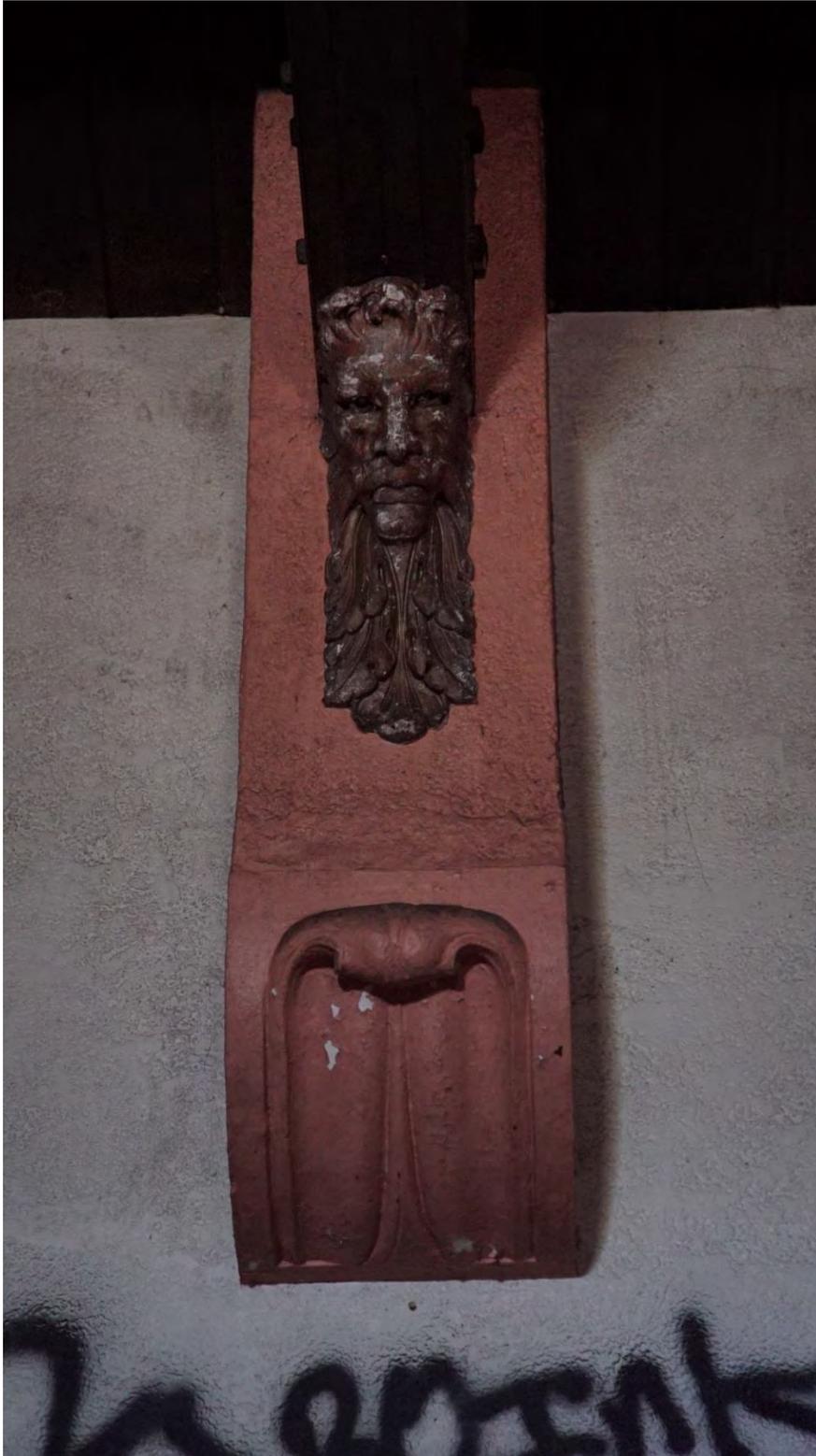


16. Courtyard Chimney & Fountain





18. Decorative Corbels

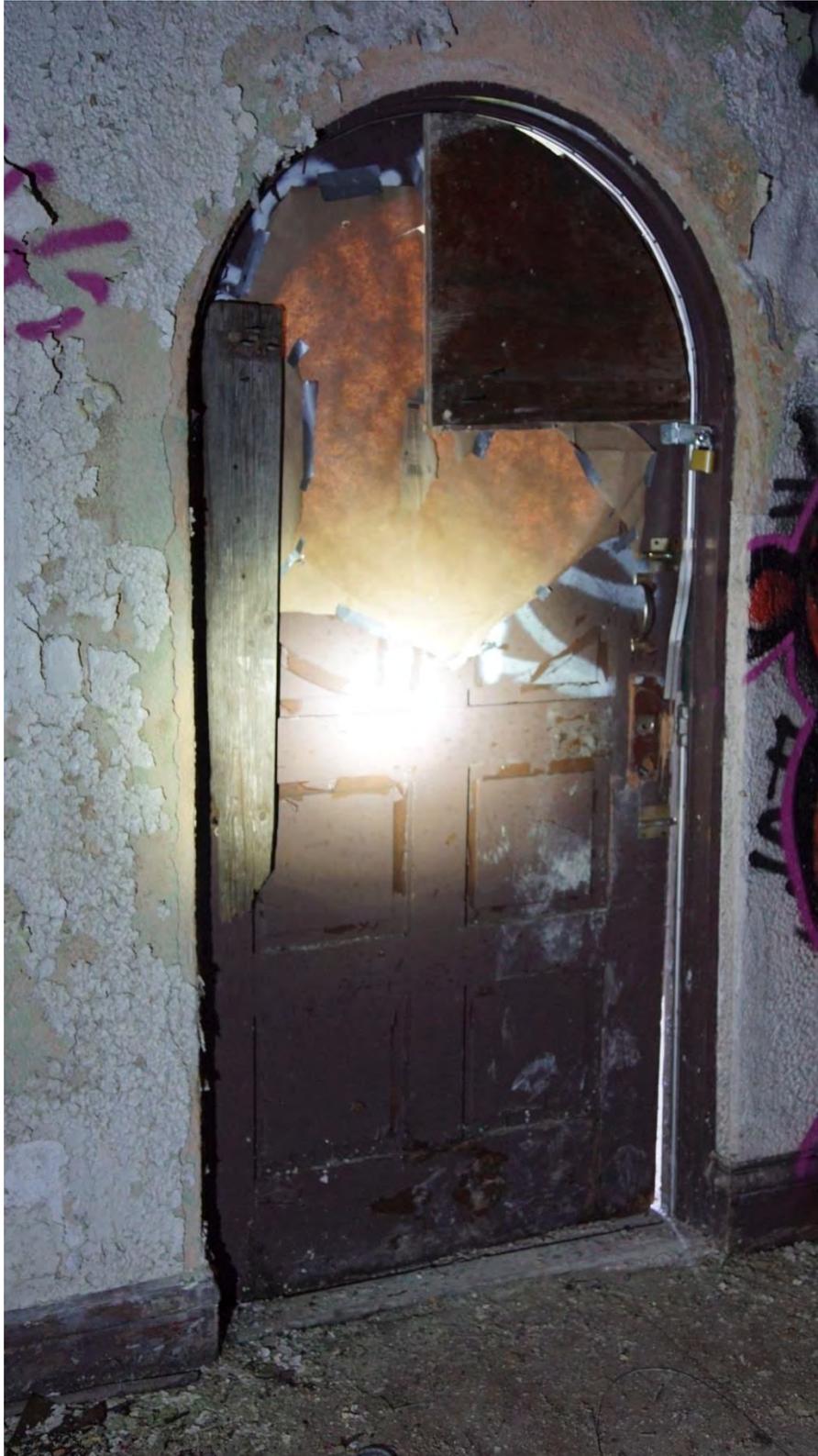




19. Decorative Plasterwork



20. Wood Panel Doors





22. Simple Wood Columns & Beams



23. Simple Wood Baseboards



24. Massive Rock Fireplace



25. Sequence of Public Spaces



Appendix E
Newspaper Articles
1925 Through 1941

February 21, 1925 - Oakland Tribune - "Project Proposed"



Oakland Tribune

DEVELOPMENT SECTION

VOLUME CIV

OAKLAND, CALIFORNIA, SUNDAY, FEBRUARY 21, 1925

OAK KNOLL CLUB TO BE ERECTED

C. I. Post, Former Executive of Post Health Food Interests, Heads Large Enterprises Above Boulevard

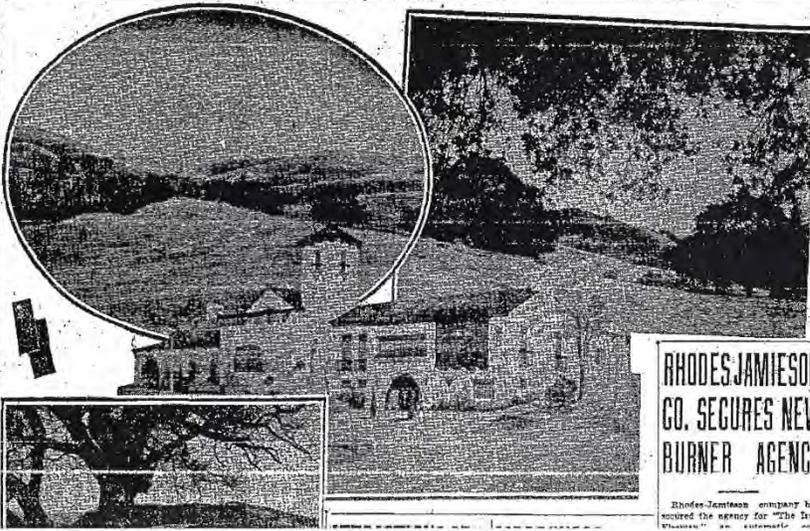
By WILHELM J. MCCORMACK.
A new country club, named for its setting among rolling hills on which are scattered hundreds of oak trees, "Oak Knoll," will shortly be under construction on a big tract of land lying between the Foothill boulevard and the Sequoyah Golf Club.

The grounds are nearly seven miles from the heart of downtown Oakland by motor, and will comprise 116 acres devoted to the clubhouse and golf links with accessory sporting features under consideration.

Keeping the touch of Old Spain that will remain with this land through its ownership, more than a century ago, by the Penala family, the clubhouse has been designed in truly Spanish style. Over the grounds that once had hundreds of heads of cattle, belonging to Felipe Maria Penala, grazing throughout the year, Willie Loch, widely known golf architect, will lay out an eighteen hole golf course. The Oak Knoll Country Club, upon completion, will represent an investment of about a half-million dollars, including the clubhouse, its accessory entertainment features, and the noted landscaping and building of the golf course. Men widely known in the business and sporting world are directing the activity of this new organization, including Carroll L. Post, the former head of the Post

Country Club Projected at 'Oak Knoll' Above Foothill Boulevard

Views showing first structure to be built on large acreage between Foothill boulevard and Sequoyah Golf Club. An extensive program of development is projected by a corporation which is headed by C. L. Post, former executive of the Post Food interests.



REALTY BOI LAUNCHES D FOR MEMB

Aim Is to Keep State Action in First Place as Best Realty Body

Determined to keep its former Real Estate association phase as the largest state real estate association, members of the Real Estate board will have drive for new members. It is announced by Fred J. well, president of the board.

Tomorrow night the action committee of the board, he Chairman Earl D. Lacey meet in the board's head in the Foster building on B street and work out details for the campaign.

RHODES JAMIESON CO. SECURES NEW BURNER AGENCY

Rhodes-Jamieson company has secured the agency for "The Iron Business" as automatic real

March 7, 1926 - Oakland Tribune - "Oakland Spot Selected"

SUNDAY

Oakland Tribune

MARCH 7, 1926

M-6



This is the First Announcement of Oakland's New Country Club - Oak Knoll. Within 30 minutes drive from the center of Oakland... just 7 miles... to complete country club enjoyment. Golf, swimming, tennis, and the social center of Oakland.

With all of California to choose from this Oakland Spot was Selected

BUILT in a sheltered spot thirty minutes from the rear end back of business, and seven miles from the Oakland City Hall well within the Oakland city limits—the Oak Knoll Country Club is being built.

With all of California to choose from, this quiet aboriginal valley was chosen as offering an ideal setting for the most distinctive, artistic, and unique country club in California.

A Perfect 18 Hole Course

At Oak Knoll the noted golf architect, Willie Loch, has laid out what will doubtlessly be the finest 18 hole golf course in the western country. The course, as laid out, is—and by its very location—unmistakably falls into the category of the perfect course. It offers a speedy course to try the mettle of the most skilled, and yet is one of the most pleasing and easiest courses for those who enjoy the game for its healthy exercise and its pleasant social contacts. Being situated within a few minutes of the business section, Oak Knoll Links will be the ideal social and business contact course in the Eastbay.

The Social Center of Oakland

Unquestionably, Oak Knoll will develop as the social center of Oakland. Within 30 minutes of the City Hall, all the enjoyment of real country club life presents itself at Oak Knoll.

Oak Knoll will be a real country club—democratically conceived—for all the family. In designing it, special attention and thought has been given to the comfort and enjoyment of the lady members—a special lounge, specially designed locker rooms with private changing and showers have been provided. Oak Knoll Country Club will be indeed a club for the enjoyment of all the family.

The Spacious Club House

On a rising knoll, shaded by oak and eucalyptus, the spacious, artistic club house, embodying every modern improvement and convenience, is being erected.

Typically Spanish in its plan and architectural details, Oak Knoll Country Club will be a universal rallying spot for the outdoor, sport-loving people of Oakland. The club house itself will be the largest and finest in the Eastbay. Over a half million dollars will be spent in buildings, swimming pool and links club.

In many features will embrace a traditional Spanish garden, or patio; a great lounge; over five hundred locker rooms; outdoor swimming pool; tennis courts; playground. Showers and plunges—special showers and a magnificent plunge will be installed. Hot showers, cold showers, sunbath showers—all outdoor and variety will be available at the Oak Knoll Country Club.

Dining and Entertainment

Oak Knoll will offer you every social and sporting enjoyment and perfect surroundings. The club house itself has been specially built around its kitchen, which will be one of the most complete in its arrangement and equipment. The cuisine will be under the direction of a corps of famous chefs who will cater to your most fastidious desires.

In addition to the lounge, large general dining room, private rooms

have been planned for small, exclusive entertainments. At Oak Knoll you can entertain as you would in your own home, with the added facilities of a famous cuisine and perfect service.

The Country Club for All the Family

Built in a sheltered spot, to promote the spirit of good fellowship, it expresses trenchantly and broadly the ideals of its sponsors.

The Oak Knoll Country Club, planned within such inspiring scope, by its fundamental ideals, will naturally attract to its membership those discriminating people who, by their inherent broadness and democracy, almost guarantee the making of Oak Knoll Country Club a famous social center for Oakland.

Membership Limitation

Membership in Oak Knoll will be limited to 100 regular members. Its scope and size and appointments were built to take care of far in excess of that number, so as to assure no crowding and discomfort at any time, or at any function.

To tell the complete story of the marvelous plan and scope of Oak Knoll, we have prepared a beautiful, 16-page booklet, describing every feature in detail. Just write your name and address on a postal card and receive your copy with the compliments of Oak Knoll.



Easy to Get There

This afternoon, drive out E. 17th St. Turn left at High St. to Football Boulevard. Turn left at Grand Ave. to Oak Knoll Road and get your first glimpse of The Oak Knoll Country Club property. Just follow the directions on the map.



Oak Knoll Country Club

Ezell-Phebus Company - Representatives
1298 Broadway - Oakland, California

CARROLL L. POST, PRESIDENT

BUILT IN A SHELTERED SPOT TO PROMOTE THE SPIRIT OF GOODFELLOWSHIP

April 25, 1926 - Oakland Tribune - "Reservations for Oak Knoll Site Area Made"

RESERVATIONS FOR OAK KNOLL SITES ARE MADE

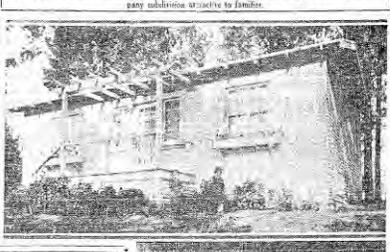
Work On Large New Residential Park Is Progressing Rapidly.

The formal offering of the first title of property at Oak Knoll met with enthusiastic response from hundreds of people who have visited the tract where the Oak Knoll Country club will be built. The tract is situated on a high bluff overlooking the city of Oakland. It is a beautiful site for a residential park. The first reservations for lots have been made in the first week. Plans have been made for the future of the tract. The first reservations for lots have been made in the first week. Plans have been made for the future of the tract.

Adjoins Sequoyah Tract
Types of homes being built adjoining Sequoyah Highlands.



'Outdoors' in Merriewood
Merriewood's scenic setting, its pine trees and rich foliage, make the Realty Syndicate Company subdivisions attractive to families.



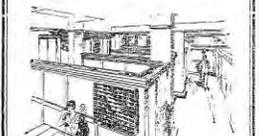
SEQUOYAH HIGHLANDS BUSINESS SITES FOR PRE-OPENING SALE IN ANNOUNCEMENT BY EASTBAY DEVELOPMENT COMPANY.

Seeking to sell all of the property reserved for business purposes in the Sequoyah Highlands, the Eastbay Development Company, owners of Sequoyah Highlands, has announced a pre-opening sale during which, at a fixed price, all business sites will be sold on a priority basis and at a low price. The announcement is in accordance with the plan of the company to develop the tract into a residential district. The property is situated on a high bluff overlooking the city of Oakland. It is a beautiful site for a residential park. The first reservations for lots have been made in the first week. Plans have been made for the future of the tract.

In the most rapid development of the property as a whole, the residential district almost overtook the business district at an early date. The people realize what a large opportunity will be afforded within a few years in the Sequoyah Highlands district. With the growth of Sequoyah Country Club as a prominent feature, the business district is being developed in a most desirable manner. The first reservations for lots have been made in the first week. Plans have been made for the future of the tract.

It Is Worth a Lot to Be Certain When You Build

What is it worth to avoid disappointments—disatisfaction—defects discovered too late to be corrected except at a great expense? After years of work and planning, you have enough to build your Dream Home. It is worth a lot to you to have a service at your disposal; such as we are maintaining for the public. Our Architectural Department Assures you your home will be well-planned and have the artistic touches which will make your home distinctive. Our Construction Policies Assures you that nothing but the best of material and workmanship will go into your home. Our Guarantee Eliminates all worry, as we assume all risk and responsibility. Our Financing Plan Makes it possible for you to build with a down payment if your lot is clear and in a good location. Visit Our Model Home Today Open Daily—Sundays 1 to 7, Tuesday Evenings, 7 to 9, East 14th, Near High Fruitvale 2958. BETTER HOMES CORPORATION Builders and Designers of Distinctive Homes



SYNDICATE EXCHANGE

Private Offices on the "desk space" Plan. For simple business needs, you can't beat them. Here at last is just the office for the man who is constantly "in and out," for the man who is in Oakland for just a short time and for the "commuter." Business with only minimum need of outside help. The Syndicate Exchange is a suite of small, private offices served by one large waiting room or lobby. It is an ideal place to accommodate a small office where conferences can be held, mail can be sent and telephone messages can be received. Storage cabinet service is conveniently available. A public stenographer is located in the lobby of the Exchange. Telephone service will be provided by pay phone in the lobby. With that number our private phone will be listed. For example: Syndicate Exchange Lakeside 3748. If no answer call Lakeside 3748. Midland telephone numbers are placed in boxes in the lobby of the Exchange. As more space is required by the progress of a business, it may be secured by moving into one or more of the other Syndicate Building offices without losing the advantage of an established street address. The exchange plan has very successfully proved its ability to meet the needs of many business men. Only recently has Oakland's growth justified its adoption to date. It is the most satisfactory and economical plan yet devised for meeting simple office needs. You are cordially invited to come in and inspect the Exchange at any time. Regarding rentals, see Allen on the first floor. REALTY SYNDICATE COMPANY 10th Floor, Syndicate Building Oakland, California Telephone Lakeside 1600

STREET WORK IN BROADMOOR PARK

With the good weather and in view of the fact that the weather is so much to be desired, the street work in Broadmoor Park is being completed as rapidly as possible. The work is being done by the city of Oakland. The street work in Broadmoor Park is being completed as rapidly as possible. The work is being done by the city of Oakland. The street work in Broadmoor Park is being completed as rapidly as possible. The work is being done by the city of Oakland.

DOWNTOWN STORE 12th Street - New Building Good Lease

Here is a clean, fresh place with one of the finest fronts in Oakland. It is large, steam heated and heated where business is good and traffic heavy. There are a wide variety of stores in the building now, and almost any line should go big in this particular square. The price is right and a good lease is open to the proper concern. Several very fine offices are also available in the building. Call Allen at Lakeside 1600 for an appointment to look over the store or offices and discuss terms. Realty Syndicate Company 10th Floor, Syndicate Building Oakland - California



50 Picked Business Lots IN SEQUOYAH HIGHLANDS Go On Sale Today at 10 o'clock One Price Only

\$600 CASH No More—No Less This morning at 10 o'clock we are going to sell, as a pre-opening event, 50 of the choicest business sites in this attractive home development—choice both because of their central location in a future residence district and because of their outstanding value as business investments. Every lot gets at the same low price—\$600 cash. Every lot fronts on Cliff Lane, Coast, one new highway to Oakland's wintered Coast Corner. These lots will be the first to increase in value as this district grows, for they will form the shopping center of a stable, growing community in what is generally recognized as the most desirable residential section of the city. One has but to see the spot to be convinced of its value. Many have called it the Beverly Hills of Central California. The speculative value of a business location in such a district is self-evident. Business property—particularly these lots—will be the first to feel the rise in land values. And it is true that the greatest development of the immediate future will be seen. The special price on these selected lots being sold today includes every improvement—paved streets, curbs, gutters and water mains. Electricity and telephones are available. Today's pre-opening sale presents a business opportunity. The sale is at 10 A. M. Come out early and see the property. East Bay Development Company Phone: Oakland 328 Alameda County Title Insurance Building Fourteenth and Franklin Streets Phone: Oakland 328 Lakeside 3320

Oakland Tribune DEVELOPMENT SECTION

VOL. CV - OAKLAND, CALIFORNIA, SUNDAY, OCTOBER 31, 1926 NO. 123

OAK KNOLL CLUB WELL UNDER WAY

Golf Course, Plunge Swimming Pool, Soccer Drives, Are Near Completion.

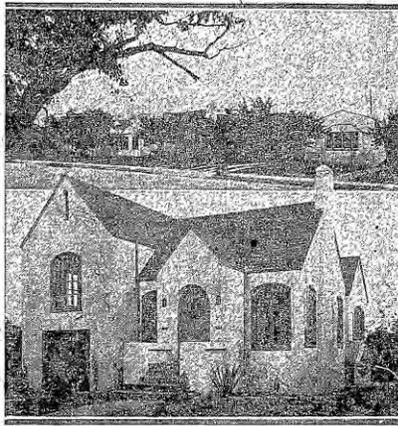
"Practically a third of the construction work on the Oak Knoll Country Club has been completed..."

The clubhouse will consist of four stories and a tower still in the planning stage...

THE GOLF COURSE. The company is highly pleased with the progress made on the golf course...

Best Manor Model Home Open to the Public

About a short time in Best Manor, showing the remarkable development of this First World War addition to San Leandro, which was an excellent eight months ago...



Advertisement for the manor home, mentioning its location and features.

RADIO STORE FACTORY NOW IN NEW LOCATION

Advertisement for the Radio Store, announcing its new location and services.

ADVANTAGES OF RICHMOND ENUMERATED

President of Richmond Chamber of Commerce Addresses Central Coast Industrial Conference.

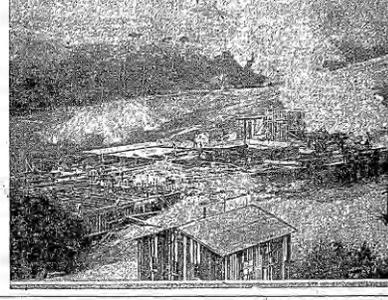
"Richmond is on the threshold of a new day in its industrial and harbor development..."

There are the adjacent, the waterway and the harbor facilities...

Advertisement for the Richmond Chamber of Commerce conference.

Showing Activity in Oak Knoll

Construction work on the Oak Knoll Country Club is now well under way. A view of the clubhouse on the new Oak Knoll Golf Links is given in the background of the picture.



Construction work on the Oak Knoll Country Club is now well under way...

Advertisement for a wonderful location, highlighting its proximity to various services.

Advertisement for East Bay Title Insurance Company, featuring a logo and text about title insurance services.

Advertisement for Flat Loans and Home Loans, offering financial services with interest rates of 5 1/2% and 6%.

Advertisement for All Home Hotel Facilities for La Casa Grande, located at 1400 Franklin St.

Advertisement for Latham Square Corporation, featuring a large building and text about its location and services.

SMUGGLING OF SLAVE GIRLS TO S. F. REVEALED

Witness in Gun-Running
Case Bares Plot Headed by
Chinese 'Rockefeller.'

SAN FRANCISCO, Feb. 10.—After making charges of an alleged plot to smuggle Chinese slave girls and a large quantity of narcotics into San Francisco in 1924, Captain John H. Morrison resumed the testimony today in the trial of three men and seven Chinese at San Francisco charge before a federal judge.

Two-Year Hunt for Eloping Wife

SAN FRANCISCO, Feb. 10.—The eight-year quest of August Schiller, 46, is over today. Yesterday he met the man whom he sought, and with his wife, Berlin, 33, from Berkeley and has been occupying a four-room flat with her here since, he said.

CONTRACT LET FOR NEW CLUB

William Knowles, Oakland architect who constructed the Alhambra and 202 club buildings, has been awarded the contract for the completion of the club building by the Oak Knoll Country club, Knowles' operations for this new country club. At present the club building is about one-fourth completed. The work is to be rushed.

FORUM TO OPEN LEAGUE STUDY

A lecture on "Better Understanding Among Nations" under the leadership of Mrs. F. G. Turner will begin the Oakland Forum's study of the covenant of the League of Nations tomorrow forenoon at the

DAWANT'S HOME RIB DEFELECTS FROM MONGOLIA BULLET FROM TELL TORTURE MAN'S HEART

American Museum Scientists,
Captured by Hostile, Savage
Native Tribes.

SAN FRANCISCO, Feb. 10.—After suffering capture, torture and threats of death at the hands of savage Mongolian tribes, two American scientists are in San Francisco today after an eight-month expedition through Central Asia.

Ford Pays Visit To White House, Praises Dry Law

Auto Manufacturer Calls on
Coolidge, Says Industry
Good.

WASHINGTON, Feb. 10.—President Coolidge is the greatest boon in the world to the working man," Henry Ford said today upon leaving the White House, where he paid his respects to President Coolidge.

S. F. SEEKS BANK THIEF SUSPECT

SAN FRANCISCO, Feb. 10.—Rosendo H. Vasquez, young member of the National Bank of Mexico, Mountain branch, wanted in that city for the alleged embezzlement of \$30,000 of the bank's funds, is being hunted today in San Francisco.

HARMLESSLY END GRAY HAIR

Definitely get your hair coloration. No expensive hair dyes. No irritating chemicals. Will last week.

Weaver & Wells Co.
MAIN STORE: 3321 BROADWAY—PHONE LAKESIDE 6800
ALSO TEMPORARY LOCATION FOR NEW CAR SALES AT
3060 BROADWAY
FIRE SALE

HAD SUCCESSFUL TRIP
Despite this incident, which occurred last November, the expedition was successful in obtaining specimens of the oval pool and other rare animals, gathering a vast amount of scientific data and taking thousands of feet of motion pictures. With the scientists on their return was Mrs. Menden, who met her husband in Peking.

MEI

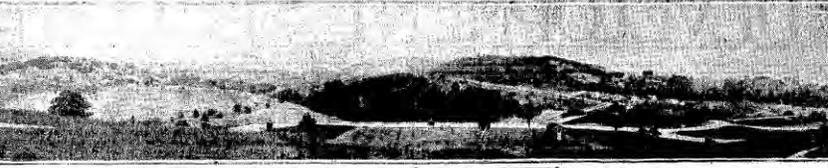
NOW IS YOUR CHANCE!

MANY VISITORS AND BUYERS IN OAK KNOLL

A. L. Black, Sales Manager for E. B. Field Tract, Reports Great Demand.

There is no person in this field who has not been approached in the past few days by prospective buyers of the E. B. Field tract. The demand for this tract is so great that it is being sold at a rapid rate. The tract is located in the heart of the city and is one of the best locations for business or residential purposes. The tract is being sold at a price which is very reasonable for the location and the quality of the buildings. The tract is being sold at a price which is very reasonable for the location and the quality of the buildings. The tract is being sold at a price which is very reasonable for the location and the quality of the buildings.

Panorama Showing Development at Oak Knoll Country Club and Home Area



Work on the Sunset Mausoleum is being pushed and large crowds of visitors are reported daily to this massive structure.



Work on the Sunset Mausoleum is being pushed and large crowds of visitors are reported daily to this massive structure.

APARTMENT AND STORE BLDG. COMPLETED

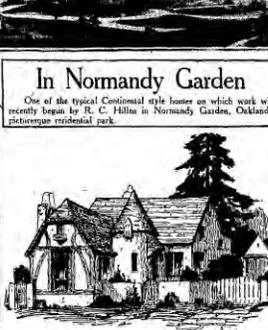
The apartment and store building at 2828 Ford St. is now completed. The building is a two-story structure with a modern design. It features several apartments and a store on the ground floor. The building is located in a prime location and is expected to be a popular addition to the neighborhood.

Work Started on Sunset Terrace Mausoleum

Work on the Sunset Terrace Mausoleum has begun. The mausoleum is a large, imposing structure that will serve as a final resting place for many of the prominent families in the area. The construction is expected to be completed in the near future.

NEW AIRPLANE LINE COMPANY FOUNDED HERE

Mercury Airways, Inc., to Operate Aerial Passenger Service From Oakland.



That Oakland is fast becoming the flying center of the Pacific Coast is evidenced by the filing of a certificate of incorporation for the Mercury Airways, Inc. The company is expected to begin operations in the near future.

E. J. POWER CO. NAMED AGENTS BY HILL, STOOPS

The Edward J. Power company, which is a well known firm in the San Francisco and Berkeley areas, has been named as the agent for the Hill, Stoops tract. The tract is a large residential development and is expected to be a major addition to the city.

Will Speak For Board At Convention

Herbert Adair will speak at the convention of the Board of Supervisors. The convention is being held in the city and will discuss various issues related to the city's development and governance.

NEW QUARTERS FOR FIXTURE CO.

The Home Fixture Builders have secured new quarters for their business. The new quarters are located in a prime location and are expected to be a major addition to the city's commercial district.

Mt. Vernon Park

Five homes completed, four under construction. Choice lots from \$1000 to \$2000. Deeds are located in Shafter, New 1 block from Alameda Home.

The York Co., Inc.

391 17th St. Oakland 1700. To reach Franklin Villa, drive to Dutton Avenue, turn right on Dutton Avenue, and East Fortmouth street to Ardmore Tract. From S. F. take S. P. to Dutton Ave., then walk two blocks north to Oakland Road.

VISIT "FRANKLIN VILLA" TODAY

The model home in beautiful Ardmore at 825 Chelton Road furnished completely by B. F. Schleisinger & Sons, Inc. Open every day from 1 to 6 and evenings by appointment through this office. Phone San Leandro 670.

CO. LOCATES AT 2828 FORD ST.

Edwards and Klimes, formerly at 1425 24th street, Oakland, moved to 2828 Ford street, for the manufacture of Chevrolet frames, parts and accessories. The number of employees will be increased. Carl Linden and J. O. Klimes are partners.

An Invitation

Some of the finest homes in the entire bay district are now being built in Oakmore Highlands. These homes embrace the very latest ideas in architecture and in home construction.

Walter H. Leimert Co.

Development. Take or follow Park Road, send car to property.

"HURRAH!"

Here We Are Again Ahead of the Bunch, WITH THE COLE'S HOT BLAST HEATING SYSTEM. See the AirVac principle that burns more air than fuel.

Distribution of SANDS AUTOMATIC WATER HEATERS HARRIS GAS FURNACES. For information phone Oakland 2480 "HOUSE OF SERVICE". Pacific Gas Appliance Co., 19 1/2th and Market St. Member of Furnace Dealers' Association.

Mrs. Eastbay

You Are Invited to Visit The "Joseph Franklin" Model Furnished Home.

In the beautiful orchard of ARDMORE. More than 20 other homes in various stages of construction. Prices and terms to suit your pocketbook.



Take San Leandro No. 4 car or auto and East 11th Street, turn north on Dutton Avenue, or via Franklin Boulevard, 1/2 mile north on Dutton Avenue to Ardmore. FRED T. WOOD CO. INC. 191 Franklin Street, Oakland Phone Lathrop 346. Office Phone Lathrop 1189.

ANNOUNCING

the Appointment of the DICKEY KELVINATOR SALES CO. as Distributors for Northern California.

KELVINATOR

OLDEST DOMESTIC ELECTRIC REFRIGERATOR. The large volume of KELVINATOR sales in this territory demanded a larger and specialized distributing organization, and the DICKEY KELVINATOR SALES CO. is well organized to meet these demands.

Charles H. Dickey, Jr., for several years a KELVINATOR INC. factory executive, has resigned his factory connection to head the new distributing company, and with Mr. Dickey will be associated his brother, Wm. D. Dickey, General Manager of the Pacific Meter Co. of San Francisco.

For Sales and Service in Northern California

Dickey Kelvinator Sales Co.

949 Mission Street, San Francisco, California. Phone Douglas 4060 Oakland 2774. Temp. Oakland Address, 921 Harrison Street.

SUNDAY

Oakland Tribune

AUGUST 4, 1929

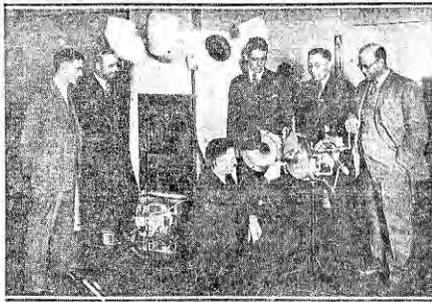
M-3

TO REPRESENT RAY COMPANY IN DISTRICT

Announcement is made of the appointment of the following to represent the Ray Manufacturing Company in a white territory...

Expansion by Pollard-Seagrave Company

The Pollard-Seagrave company is now in charge of all activities of the W. S. Ray Manufacturing Company in Contra Costa and Alameda counties.



Members of the new organization of the Pollard-Seagrave Company...

UNIQUE FLOORS IN APARTMENTS

One of the most beautiful features of the new Hillside Apartments...

In Fairway Estates

The beautiful new homes of Dr. A. M. Dinsmore, now under construction at Fairway Estates...



Dr. A. M. Dinsmore's new home in Fairway Estates...

BIG PROGRESS ON APARTMENTS

In a few days, it is expected, the Hillside Apartments in the new Hillside building will be completed...

SEASON BREAKS ARCHITECTS IN TRAVEL RECORDS NEW QUARTERS

Every indication that the present summer season of architects is to be a record one...

Introducing a New Style in Home Architecture

With the introduction of a new style in home architecture, the architect's work is being revolutionized...

NEW GLENOME HOME OPEN TO VISITORS

F. A. House, owner and designer of the Glenome home, is now open to visitors...

Flagg Home in Piedmont

This beautiful home, of English farm-house type, is on display at 25 Prospect road, near Wildwood, in Piedmont...



The Flagg Home in Piedmont, designed by the Flagg family...

NEW UNIT OF OAK KNOLL ON MARKET

A new, exclusive residential district is being developed in Oakland, California, known as Oak Knoll...

FINE PIEDMONT PREVIEW OF HOME IS OPEN APARTMENTS

A preview apartment to tempt the crowd, these apartments at Wildwood and Glen View avenues...

Highland Avenue Improvement Starts

Working under the supervision of the city engineer, the improvement work on Highland Avenue...

Autism & Bolina Will Build

Autism & Bolina will build a new home in the new Hillside building...

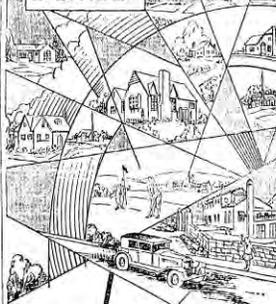
Wildwood Gardens [No. 3]

is now ready for your inspection. The most exclusive and beautiful homesites in all of Piedmont...

You Can Own This Home for Only \$100 a Month

Here is a message of real interest to seekers after the new, the beautiful, the artistic in homes and home settings...

NATURE'S BEAUTIES enhanced by the SKILL of MAN



Introducing a New Style in Home Architecture

With the introduction of a new style in home architecture, the architect's work is being revolutionized...

ERED T. WOOD COMPANY Realtors take pleasure in announcing to their many patrons and friends the appointment of J. B. CLARK & SON as their Insurance Advisors

The Index to Good Home Construction. Genuine Frigidaire is an indication of general quality in home construction.

SAFEGUARD YOUR INTEREST IN BUYING A HOME—SEE THAT IT HAS GENUINE FRIGIDAIRE. Frigidaire Corporation 2054 Broadway GL Encort 9844

EXCLUSIVE SELLING AGENTS MITCHELL & AUSTIN 498 LAKE PARK AVENUE Telephone GLENCOURT 4874

WALTER H. LEIMERT COMPANY JUST ACROSS THE BRIDGE AT END OF PARK BOULEVARD No. 1340 Coleridge Telephone WILSON 116

OAK KNOLL THE HEART OF OAKLAND'S Country Club District. OAK KNOLL LAND CORPORATION 1150 Harrison St. TRUST OFFICE 781-1048

SUNDAY

Oakland Tribune

FEBRUARY 9, 1930

M-3

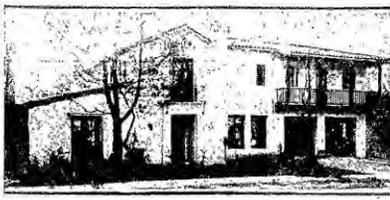
SPANISH TYPE RESIDENCE IS ON INSPECTION

Eleven-Room Home, With Three Baths, Completed in St. James Wood.

An announcement is made of the opening for inspection of a distinctive residence of a Spanish style, designed by A. J. Williams, 226 Madison in St. James Wood. The location is 211 St. James street. A. J. Williams, noted for the many residences he has designed, has designed this home. It is a full residence of 11 rooms, three baths and a swimming pool. A large central hall, with a tiled floor, leads to the living room, dining room, kitchen, breakfast room, two bedrooms, two bathrooms, a study, a terrace, a garage, and a swimming pool. The living room is a large, sunny room, looking out onto a beautiful view of the city. The dining room is a bright, sunny room, looking out onto a beautiful view of the city. The kitchen is a bright, sunny room, looking out onto a beautiful view of the city. The breakfast room is a bright, sunny room, looking out onto a beautiful view of the city. The two bedrooms are bright, sunny rooms, looking out onto a beautiful view of the city. The two bathrooms are bright, sunny rooms, looking out onto a beautiful view of the city. The study is a bright, sunny room, looking out onto a beautiful view of the city. The terrace is a bright, sunny room, looking out onto a beautiful view of the city. The garage is a bright, sunny room, looking out onto a beautiful view of the city. The swimming pool is a bright, sunny room, looking out onto a beautiful view of the city.

New Home in St. James Wood

High E. Williams, builder, opens this home for inspection today. It is located at 211 St. James street, St. James Wood. Features include full automatic Ray oil burning equipment for the heating system, marble fireplace and a Walker electric dishwasher.



CONTRACTORS TO FORM BOARD

A local chapter of the Associated General Contractors of Oakland is being organized. The board will consist of representatives from the various contracting trades, including carpenters, electricians, plumbers, and painters. The board's purpose is to represent the interests of the contractors and to promote the construction industry in Oakland.

Company Gets New Quarters For Offices

The California Building and Construction Association has moved its headquarters to new quarters in the city. The new offices are located in a modern building and provide a more convenient location for the association's members and staff.

TELLS WORKING OF REALTY ACT

State Real Estate Commissioner, H. S. Stephens, has issued a report on the working of the realty act. The report details the activities of real estate agents and the impact of the act on the market. Stephens notes that the act has helped to regulate the industry and protect the interests of consumers.

Home Owner Able To Face Difficulties

Home owners are advised on how to handle various difficulties that may arise. The article covers topics such as property taxes, insurance, and maintenance. It provides practical advice and resources for homeowners to ensure their properties are well-maintained and their financial interests are protected.

Delegates Will See Oakland's Industries

A group of delegates from various industries will meet in Oakland to discuss local economic issues. The meeting will focus on the challenges facing the city's industries and explore potential solutions. Delegates will include representatives from manufacturing, retail, and service sectors.

HOME DEMAND IS ON INCREASE

There is a significant increase in the demand for homes in Oakland. This is attributed to factors such as population growth and the desire for better living conditions. The real estate market is expected to remain strong, with many new homes being planned and under construction.

REVENUE INCREASE

Local government revenue has increased significantly. This is due to a combination of factors, including higher property taxes and increased fees for various services. The increase in revenue allows the city to fund important infrastructure projects and improve public services.

Ready for occupancy today CASA MADERA

Two-Four-Five rooms, unfinished. BOOKER AND IVY DRIVE. Downtown Oakland, Oakland, Main Entrance on Booker St. Telephone LA 4-1000. J. C. WOODS, Owner.

ALL OUTDOORS IS CALLING

GOLDEN sunlit days... green-hill hills... birds chirping... a hint of spring in the air leads us to Oak Knoll. Here you will find golfers on green and fairway... tennis players enjoying the rest and vigor of this popular sport... the almost white snows of these from charming homes. You will find new homes under construction... Improvement work being pushed to completion... very interesting activities. Come today and see Oak Knoll—Central California's fabulous, growing country club community. Especially at its Fairway Estates—comprising some of the finest Oak Knoll property. Leave of the present improved opportunity—the outdoor recreation, the finer things of life that a home here can give you. Homelet only on Oak Knoll Road (at Eschwegers Road), or Mountain Boulevard on Mountain Miller Road. OAK KNOLL LAND CORPORATION 1150 Harrison Street Telephone LA 4-1000 TRACT OFFICE: Oak Knoll and Mountain Mills. Telephone TR 4-1000

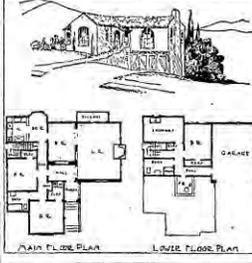
PURCHASER OF OAK KNOLL SITE TO BUILD HOME

District President Views of S. F. Ray and His Office in Advantages.

The Oak Knoll Land Corporation reports that it has purchased the site for a new home. The purchase was made by S. F. Ray, District President of the local real estate association. Ray views the purchase as a significant advantage for the community, as it will provide a high-quality residence in a desirable location.

New Oak Knoll Home

New living built for R. S. Gray, Oakland developer executive, in Greater avenue in the Oak Knoll Country club district.



U. S. Leads World in Transportation by Air

The United States is leading the world in air transportation. This is due to the extensive network of airlines and the advanced technology used in aircraft. The article discusses the growth of the industry and the impact it has on global travel and trade.

REALTY BOARD TO ENTERTAIN DAUM FEB. 16

300 Guests to Great Head of Real Estate Board at Banquet.

The Real Estate Board of Oakland is planning a banquet for February 16th. The event will be held at the Grand Hotel and will feature a three-course dinner, entertainment, and a presentation of awards. The banquet is expected to attract 300 guests from the real estate community.

Will Manufacture Product in Oakland

A new manufacturing plant is being built in Oakland. The plant will produce a variety of goods and is expected to create many jobs for the local workforce. The project is a significant investment in the city's economy and is seen as a positive sign for future growth.

Aero Exposition Here in June

An Aero Exposition will be held in Oakland in June. The event will showcase the latest in aviation technology, including new aircraft models and engine designs. It is expected to be a major attraction for aviation enthusiasts and industry professionals.

REVENUE INCREASE

Local government revenue has increased significantly. This is due to a combination of factors, including higher property taxes and increased fees for various services. The increase in revenue allows the city to fund important infrastructure projects and improve public services.

Performance Is Positive Proof!

If you find a Ray Oil Burner installed, you can take the rest for granted. A Hugh E. Williams Home at 211 St. James Drive Now Open for Inspection. Ray Automatic Oil Burner Has Been Installed.

Advertisement for Ray Oil Burner. The ad features a photograph of a Ray Oil Burner installed in a home. The text emphasizes the reliability and performance of the burner, stating that it is a 'positive proof' of quality. The ad also includes contact information for Ray Burner Co. and mentions that the burner has been installed in a home at 211 St. James Drive, which is now open for inspection.

Just Think!... A 5-Room Home like this...

for only \$2750 on Terms to Suit Your Convenience

on Terms to Suit Your Convenience. The ad describes a 5-room home available for sale. The home is located in a desirable neighborhood and offers excellent value for its price. The seller is offering flexible financing options to make the purchase more accessible to potential buyers.

METROPOLITAN BUILDING CO. 1825 San Pablo Avenue HO 4-5230. Solely or Exclusively by Appointment. Genuine FRIGIDAIRE is one of the many conveniences included in Hugh E. Williams' homes. Frigidaire makes homes easy to sell. Frigidaire Corporation 2054 Broadway GL 4-9944

RAY BURNER CO. SAN FRANCISCO BRANCH 170 SUYTER ST. SAN FRANCISCO. Phone SU 7-7888. Successors in W. S. Ray Mfg. Co. San Francisco.

August 15, 1937 – Oakland Tribune – “Nature’s Gateway to Oak Knoll”

2-D

OAKLAND TRIBUNE, SUNDAY, AUGUST 15, 1937

Oak Knoll's Climate Fine

Oak Knoll enjoys the two most valuable basic attributes for a residential center in the Eastbay communities, according to officials of the Bohannon organization which is developing the property. These two requisites are climate and physical environment. States David Bohannon, manager of the organization, "The ideal home is the one that gives the greatest comfort and relaxation, and those ideals can only be attained when natural and man-made advantages are combined."

"This is the case in Oak Knoll. Coupled with the finest climatic conditions in the Eastbay district, with freedom from fogs and raw winds, there has been a development of country clubs and golf courses, with zoological gardens and an arboretum in adjoining Durant Park, that give every opportunity for relaxation, or for beautiful exercise. Of course, other things are also important in the selection of a location for a home, and Oak Knoll has them. Paved streets, sewers, and the public utilities are already in the tract, and the restrictions that have been placed in effect assure a desirable type of growth for the property."

There are a number of homes open for inspection in Oak Knoll, of five and six rooms, and also a furnished display home. The tract is reached by way of 82nd Avenue from Foothill Boulevard, or by Mountain Boulevard along the Oak Knoll Country Club grounds.

Piedmont Pines Offers View

Located on one of the historic "high spots" of Oakland, Piedmont Pines enjoys one of the most magnificent views of the world. Within the confines of the subdivision is Le Mon Park, choice area designed to fill the need for an exclusive home district, within easy reach of the metropolitan area, yet a short distance from the traffic and din of the city.

NATURE'S GATEWAY TO OAK KNOLL



The restricted residential and country club area of Oak Knoll occupies a natural amphitheater in the hills adjoining Durant Park. There are two approaches to the section, the upper shown here, by way of Mountain Boulevard along the borders of the Oak Knoll Country Club, and a second by Foothill Boulevard and 82nd Avenue. The Bohannon Organization is conducting an active residential building program in the tract.

Adobe Bricks Widely Used

900 Tons of Material Made for Homes in Lakewood Estates

Nearly 900 tons of adobe brick have been manufactured for use in construction of adobe homes in Lakewood Estates, new residential subdivision just east of Walnut Creek, it was revealed yesterday by Clyde O. Sweet, exclusive sales agent for this property.

The adobes, which are made with asphalt, have been seasoning for several weeks and now hard, firm and ready for use. Employment of asphalt makes them virtually weatherproof and extremely durable, Sweet explained.

One home which will be built of the adobes is that of Donald S. La France, early purchaser of a Lakewood Estates homestead. This dwelling will have six rooms, a patio and an outdoor fireplace directly back of the living room fireplace and using the same chimney, though flues will be separate.

New roads have been constructed in the property within the past few weeks, giving access to all parts of the area.

"Interest is high in Lakewood Estates," said Sweet, "and is increasing as the date for the opening of the new Low-Level Tunnel approaches. This will make Lakewood Estates close to Oakland, in point of travel time."

"The fine climate, the facilities for outdoor recreation and the beautiful views afforded in Lakewood Estates make it especially attractive to the city family with growing children."



Panoramic new subdivisions owners at mer days.

Chambers Co. Opens Branch

O. C. Attletweed to Manage Berkeley Office of Firm

Under the management of O. C. Attletweed, well known Berkeley banker, the Frank D. Chambers Company of Oakland has opened a Berkeley office at 2152 Center Street. "Berkeley is one of the most prosperous and fastest growing cities on the Pacific Coast," comments Chambers, "and our Oakland office is no longer adequate to serve the demand for Berkeley real estate."

"O. C. Attletweed, the manager of the new office, is well known in the Berkeley area by his former position as

CHAMBERS COMPANY IN BERKELEY



The Frank Chambers Company, well-known Oakland real

Orinda Has Building Boom

Building permits in excess of \$50,000 have been issued since Jan-

OVERLOOK



Conforming this modern Maybach at the rear properties.

October 1, 1939 - Oakland Tribune - "Oak Knoll Has Great Growth"

BUILDING

Oakland Tribune

DEVELOPMENT

Pacific Mill in New Plant

The Pacific Mill and Fixture Co. has just completed a new plant at 301 Twenty-Seventh Avenue, Oakland, Cal.

NEW PLANT OF PACIFIC MILL & FIXTURE CO.



The Pacific Mill and Fixture Company now occupies its new plant recently awarded on 301 Twenty-Seventh Avenue, an estimated cost of more than \$15,000.

Bay Realty Men To Attend Meet

Under the leadership of P. D. Curran, general chairman of the Bay Realty Men's Association, a meeting will be held at the Hotel Commodore in San Francisco on Oct. 10.

Importance of Zoning Ordinances Emphasized

Emphasized the essential nature of zoning ordinances in the development of a city is the message of a report issued by the Federal Housing Administration.

Oak Knoll Has Great Growth

Oak Knoll is enjoying a steady growth in the number of homes under construction in the neighborhood. The growth is due to the fact that the homes are being built on a large scale.

OAK KNOLL HOME OPEN



The structure recently completed at Oak Knoll. The new home has been completed at Oak Knoll. The new home has been completed at Oak Knoll.

Ratings for Home Loans

The Federal Housing Administration has announced that it will issue ratings for home loans. The ratings will be based on the creditworthiness of the borrower.

Offens Offices

A rating of offenses under the laws of the State of California is being issued by the State Department of Justice. The offenses are listed in a table.

Insurance Firm Opens Office Here

A. J. MacAninch, general agent of the American Mutual Life Insurance Company, has opened an office in Oakland, Cal.

Repair of Brick Walls

Brick walls of old houses should be repaired as soon as possible. The repair work should be done by a professional bricklayer.

Living Room Colors

A color scheme for the living room should be chosen before the room is decorated. The colors should be chosen to suit the taste of the occupant.



301 TWENTY-SEVENTH AVENUE

THE PACIFIC MILL & FIXTURE CO.

NOW OCCUPIES ITS NEW AND MODERN PLANT

Completely equipped for the design, manufacture and installation of all types of REFRIGERATOR CASES, OFFICE FIXTURES—STORE FIXTURES—BANK FIXTURES and industrial woodwork.

QUALITY—EFFICIENCY—QUICK SERVICE

The following firms extend congratulations to the Pacific Mill and Fixture Co.

- Franklin & Palmer Company, 2222 Third Street, Berkeley
Oakland Lumber Company, 6901 East 14th Street
Kemp Lumber & Mill Company, Broadway at Estuary
Perry C. Fry Company, 3300 East 14th Street
Coffin Lumber Co., Estuary Between 18th & 19th Ave.
E. B. Bradley Company, 142 Bryant St., San Francisco
Coffin Lumber Co., 442 Bryant Street, San Francisco
W. C. Rice Company, 1128 Mission St., San Francisco
Henry Marks Working Woods, 9841 San Leandro St.
U. S. Plywood Corp., 119 Kansas Street, San Francisco

Financing to Fit Every Purse Now Offered, Says FHA Official

A plan of home financing to fit every purse is being offered by the Federal Housing Administration. The plan is designed to help homebuyers who have limited funds.

90% LOANS OAK KNOLL

5 rooms \$6250
6 rooms \$7250

MR. A. J. MACANINCH ANNOUNCES THE OPENING OF OFFICE AT 301 BRYANT BLVD., OAKLAND, CAL.

AMERICAN MUTUAL LIFE INSURANCE COMPANY

ADVERTISING

Advertisement for advertising services, including contact information for the American Mutual Life Insurance Company.

Let This New Bureau assist you in

- 1. Building a new home
2. Increasing the value of your present home
3. Showing how to pay for it easily

ALL WITHOUT OBLIGATING YOU IN ANY WAY

Now, from a single source, you can learn to build your new home or to modernize your present home. This new bureau has been formed to give assistance and information to homebuyers.

FACT TODAY!

CHECK AND MAKE SURE YOU GO TO THE BEST BUREAU

NEW HOME

Advertisement for a new home, including details about the location and features.

YO Metro More

Let the Bureau

MORE M. F. M. the

Insurance Firm

Repair of Brick Walls

Living Room Colors

90% LOANS OAK KNOLL

MR. A. J. MACANINCH

AMERICAN MUTUAL LIFE INSURANCE COMPANY

ADVERTISING

NEW HOME

Husky Guard Only Coast Man On U.P. All-American

Reinhard of Bears Not on Press Eleven

Frank Albert Also Aggravated, Missed Game Five Places

By HARRY FROSTON
Oakland Tribune Staff Writer

NEW YORK, Dec. 3.—The Husky guard who has been named to the U.P. All-American football team is the only one from the West. Reinhard of the Bears is not on the press eleven.

The South coast four men on the team are from the University of California, Berkeley. Reinhard of the Bears is not on the press eleven.

The West Coast All-American football team for 1941. Under the leadership of Coach Tom Harmon, the team has won the national championship.

The First Team

Pos.	Wanda	School	75
End	Wanda	Alabama	75
Guard	Reinhard	California	75
Quarterback	Wanda	Alabama	75
Halfback	Wanda	Alabama	75
Fullback	Wanda	Alabama	75
Linebacker	Wanda	Alabama	75
Defensive back	Wanda	Alabama	75
Offensive back	Wanda	Alabama	75
Kicker	Wanda	Alabama	75

The Second Team

Pos.	Wanda	School	75
End	Wanda	Alabama	75
Guard	Wanda	Alabama	75
Quarterback	Wanda	Alabama	75
Halfback	Wanda	Alabama	75
Fullback	Wanda	Alabama	75
Linebacker	Wanda	Alabama	75
Defensive back	Wanda	Alabama	75
Offensive back	Wanda	Alabama	75
Kicker	Wanda	Alabama	75

Oakland Tribune Sports

CO-ED WON BY BILLY SOOSE



Here's Margaret Unger, 18, South College senior from East Greenfield, Pa., who is engaged to Billy Soose, former middleweight champ.—A.S. Wapshott.

OAKLAND, CALIFORNIA, WEDNESDAY, DECEMBER 3, 1941

Giants Plan Big Shakeout

Dot, New Manager, Promised Stars for Team

By LAUREN BERNBY
United Press Staff Correspondent

JACKSONVILLE, Fla., Dec. 3.—A general shakeout in the New York Giants was forecast today as they prepare to face the Philadelphia Eagles in the first game of the new season.

The first game set for Dec. 10 is the only one of the season in which the Giants will play at home.

NO. 158

SHOULD WE CALL THIS A NOBLE GESTURE?



At least it's an effective gesture that Bob Noke of the Cal 145's making when he blocks the progress of Dick Beardsall, Fremont High center (with him) in their game yesterday. The 145's won 24 to 22 in Fremont opened its season.—Photo by Bob Stout.

Knoll 'Angel' Wants Club Back Again

Homeless Galters Now Can Return to Those Same Green Pastures

By BOB BLAKE
Oak Tribune Staff Writer

Oak Knoll Golf Club members have elected a new president and board of directors.

It is expected that the new board will be able to bring the club back to its former glory.

Dempsey Lauds Troy Injuries

Em Franklin Worry Barry

By HARRY FROSTON
Oakland Tribune Staff Writer

LOS ANGELES, Dec. 3.—(AP)—Dempsey lauded Troy's injuries to vary players before tonight's game.

Fremont Five Loses, 24 to 22

Richmond Oilers Beat Alhambra; Berkeley Defeated

By CHARLEY WINTOSH
United Press Staff Writer

At least it's an effective gesture that Bob Noke of the Cal 145's making when he blocks the progress of Dick Beardsall, Fremont High center (with him) in their game yesterday.

No Changes Loom in Grid Rules

Richmond Oilers Beat Alhambra; Berkeley Defeated

By CHARLEY WINTOSH
United Press Staff Writer

The boys and girls have taken the preliminary action in the grid season of the year.

Reinhard Sets Kicking Record

Bear Line Bumps Alhambra as Coast Top Ground Gainer

By GUY FOWLER
Seattle Times Staff Writer

Seattle, Dec. 3.—(AP)—Cotton Reinhard set a new kicking record for the Bears in their game against Alhambra.

DICK BARTELL SURPRISED--BUT PLEASENTLY

Rowdy Richard's Future Assured With Giants

By BOB BLAKE
Oak Tribune Staff Writer

Oakland, Dec. 3.—(AP)—Dick Bartell, who has been named to the U.P. All-American football team, is surprised but pleased by the news.

West Stars To Be Named About Dec. 11

COVALLIS, Ore., Dec. 3.—(AP)—The West Stars football team will be named about December 11.

The team will consist of the best players from the West Coast states.

Law Served Stops Man in Sixth

PAVEMENT, N.Y., Dec. 3.—(AP)—A man was stopped in the sixth hole of a golf course because of a law violation.

The man was found to be in violation of a local ordinance.

Washington Honors Reinhard, Stu Cox

SEATTLE, Dec. 3.—(AP)—Washington honors Reinhard and Stu Cox for their achievements in football.

The honors were presented to them at a ceremony in Seattle.

West Stars To Be Named About Dec. 11

COVALLIS, Ore., Dec. 3.—(AP)—The West Stars football team will be named about December 11.

Law Served Stops Man in Sixth

PAVEMENT, N.Y., Dec. 3.—(AP)—A man was stopped in the sixth hole of a golf course because of a law violation.

Washington Honors Reinhard, Stu Cox

SEATTLE, Dec. 3.—(AP)—Washington honors Reinhard and Stu Cox for their achievements in football.

West Stars To Be Named About Dec. 11

COVALLIS, Ore., Dec. 3.—(AP)—The West Stars football team will be named about December 11.

West Stars To Be Named About Dec. 11

COVALLIS, Ore., Dec. 3.—(AP)—The West Stars football team will be named about December 11.

Law Served Stops Man in Sixth

PAVEMENT, N.Y., Dec. 3.—(AP)—A man was stopped in the sixth hole of a golf course because of a law violation.

Washington Honors Reinhard, Stu Cox

SEATTLE, Dec. 3.—(AP)—Washington honors Reinhard and Stu Cox for their achievements in football.

West Stars To Be Named About Dec. 11

COVALLIS, Ore., Dec. 3.—(AP)—The West Stars football team will be named about December 11.

Dick Bartell

Mei Ott

Mei Ott

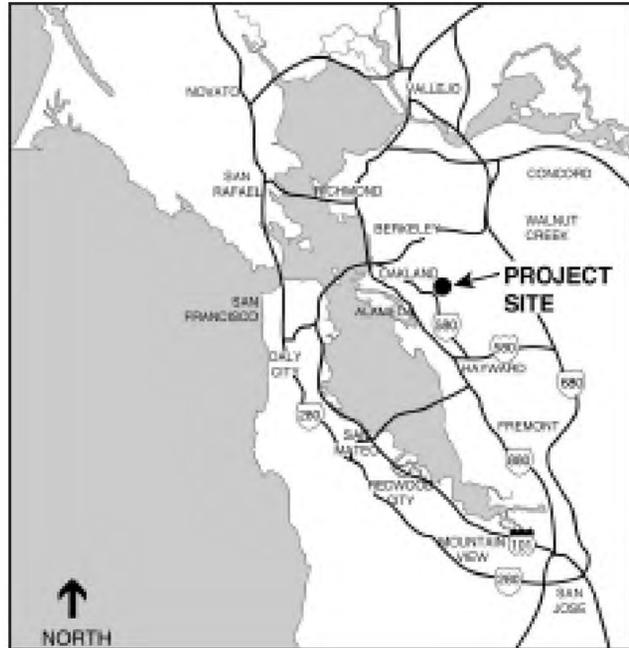
Mei Ott

FINAL WORK PLAN:

CLUB KNOLL RELOCATION AND REHABILITATION

JUNE 4, 2018

LOCATION MAP N.T.S.



PROJECT INFORMATION

THIS FINAL RELOCATION PLAN FOR THE OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT HAS BEEN PREPARED TO FULFILL THE STANDARD CONDITIONS OF APPROVAL / MITIGATION MONITORING MEASURES REQUIREMENTS ADOPTED BY CITY COUNCIL ON NOVEMBER 28, 2017.

THE PLAN INCLUDES THE FOLLOWING: (1) HABS DOCUMENTATION (CUL-1.1); (2) BASELINE BUILDING CONDITIONS STUDY (STRUCTURAL) (CUL-1.2); (3) RELOCATION TRAVEL ROUTE (CUL-1.3); BUILDING FEATURES INVENTORY AND PLAN (CUL-1.4); AND (5) SPECIFIC RELOCATION/REHABILITATION MEASURES (CUL-1.5).

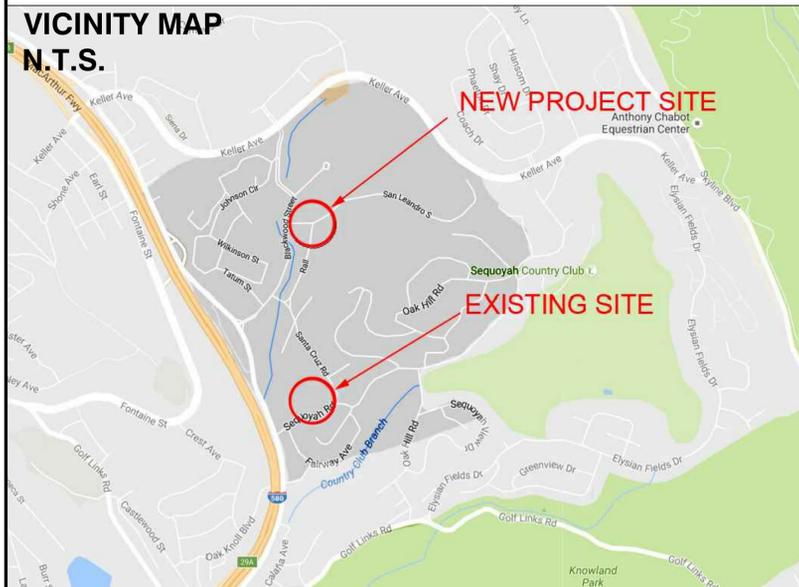
PROJECT LOT SIZE : 120,580 S.F.

ZONING : D-OK-5

DRAWING INDEX

WP-1	COVER SHEET	WP-16.1	LANDSCAPE PLAN
WP-2.1	CONDITIONS OF APPROVAL	WP-16.2	PLANTING MATERIALS
WP-2.2	CONDITIONS OF APPROVAL	WP-18.1	EXTERIOR MODEL ON NEW SITE
WP-3.0	FINAL WORK PLAN	WP-18.2	VIEW STUDIES
WP-3.1	FINAL WORK PLAN AND PRODUCT DATA	WP-19	COMPLETED INTERIORS
WP-4	HABS DOCUMENTATION	APPENDIX A	McCORMACK PLANS
WP-5.0	INVESTIGATIVE SELECTIVE DEMOLITION PLAN	APPENDIX B	NAVY PLANS
WP-5.1	INVESTIGATIVE SELECTIVE DEMOLITION PHOTOS	APPENDIX C.1	HABS EXTERIOR PHOTOGRAPHS
WP-6	RELOCATION AND REPLACEMENT MATRIX	APPENDIX C.2	HABS EXTERIOR PHOTOGRAPHS
WP-7.0	INVENTORY CATALOGUE	APPENDIX C.3	HABS INTERIOR PHOTOGRAPHS
WP-7.1	INVENTORY CATALOGUE	APPENDIX C.4	HABS INTERIOR PHOTOGRAPHS
WP-7.2	INVENTORY CATALOGUE	APPENDIX C.5	HABS INTERIOR PHOTOGRAPHS
WP-7.3	INVENTORY CATALOGUE	APPENDIX C.6	HABS INTERIOR PHOTOGRAPHS
WP-7.4	INVENTORY CATALOGUE	APPENDIX D.1	HABS PHOTOGRAPHS
WP-7.5	INVENTORY CATALOGUE	APPENDIX D.2	HABS PHOTOGRAPHS
WP-7.6	INVENTORY CATALOGUE	APPENDIX E.1	HABS NEWS ARTICLES
WP-7.7	INVENTORY CATALOGUE	APPENDIX E.2	HABS NEWS ARTICLES
WP-7.8	INVENTORY CATALOGUE	APPENDIX E.3	HABS NEWS ARTICLES
WP-7.9	INVENTORY CATALOGUE	APPENDIX E.4	HABS NEWS ARTICLES
WP-7.10	INVENTORY CATALOGUE		
WP-8.0	PROPOSED TRAVEL ROUTE		
WP-8.1	MONITORING SCHEDULE		
WP-9.0	DEMOLITION PLANS		
WP-9.1	DEMOLITION PLANS		
WP-9.2	DEMOLITION ROOF PLAN		
WP-10.1	EXISTING CONDITIONS AT NEW SITE		
WP-10.2	MASTER GRADING PLAN AT NEW SITE		
WP-11.0	PROPOSED SITE PLAN		
WP-12	FLOOR PLANS		
WP-13.1	BUILDING SECTIONS		
WP-13.2	BUILDING SECTIONS		
WP-14.1	EXTERIOR ELEVATIONS		
WP-14.2	EXTERIOR ELEVATIONS		
WP-15	MATERIALS BOARD		

VICINITY MAP N.T.S.



PROJECT DIRECTORY

DEVELOPER:
OAK KNOLL VENTURE ACQUISITIONS, LLC
2392 MORSE AVENUE
IRVINE, CA 92614
949.777.4000

GENERAL CONTRACTOR:
GARDEN CITY CONSTRUCTION
618 S 1ST ST
SAN JOSE, CA 95113
408.289.8807

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

STRUCTURAL ENGINEER:
BIGGS CARDOSA ASSOCIATES INC
1330 BROADWAY # 730
OAKLAND, CA 94612
510.625.9900

MASTER PLANNER AND ARCHITECT:
HART HOWERTON
ONE UNION ST. 3RD FLOOR
SAN FRANCISCO, CA 94111
415.439.2200

CLUB KNOLL, PRIOR TO 1996 CLOSURE



**ARCHITECTURAL
DIMENSIONS**

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

PROJECT INFO.

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

TITLE SHEET

JOB NO.
SC002
DATE.
06.04.2018

DRAWING NO.
WP-1

CONDITIONS OF APPROVAL RESPONSE MATRIX



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

PROJECT INFO.

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

C.O.A.
RESPONSE
MATRIX

JOB NO.
SC002
DATE.
05.14.2018

DRAWING NO.
WP-2.1

CONDITIONS OF APPROVAL RESPONSE MATRIX

FINAL WORK PLANS



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

PROJECT INFO.

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

FINAL WORK PLANS

JOB NO.
SC002

DATE.
05.14.2018

DRAWING NO.

WP-3.0

FINAL WORK PLANS



Kelly Brothers House Movers



2269 Will Wood Drive, San Jose CA 95112 | 408-287-9755 | License #661719

OVERVIEW

Kelly Brothers House Movers has been transporting buildings for over 100 years. This third generation family owned business has come a long way since the days of actual horsepower to modern day hydraulic jacking systems and remote controlled dollies. The experience of our unparalleled staff ensures a smooth transition while lifting or relocation buildings of any type. We are known throughout the valley for our dedication to the preservation of our past.

QUALIFICATIONS

- Structural Moving And Relocation
- Raising and Leveling
- Shoring for Foundation/Basements
- Roof Lifting

STRUCTURAL MOVING

Kelly Brothers raised the bar with the development of pneumatic tire dollies in the late 1940's. We were the first in California to perfect this method. Today we use a more advanced hydraulic jacking system, and with modern day tools at our disposal, we have set the standard of excellence that so many others in the industry strive to reach. Kelly Brothers has taken part in some extraordinary projects over the years; from the relocation of a 400 ton railroad building in Watsonville, to many historical houses that we moved to San Jose History Park.

HISTORICAL MOVES

- Morgan Hill Museum Home - Moved twice by Kelly Brothers. First to 600 Main St. in 1980. Again in 2005 to the Morgan Hill Location.
- Historical Church in Hayward - Built in 1880 and moved on site in 1992
- Historical Cement Arch in Saratoga - Moved across the road in 2000
- Railroad Station in Santa Cruz - Moved on site in 2002
- Steinbeck Home in Watsonville - Moved to Santa Cruz Fairgrounds in 2002
- Railroad Station in Niles, Fremont - Moved on site in 2008
- Nola House in San Jose - Teamed with Garden City Construction and moved to new location in 2013
- Mirrasou House in San Jose - Teamed with Garden City Construction and moved to new location in 2013
- Joseph Speciale Barn Relocation - Teamed with Garden City Construction and moved in 2014
- Historical Apple Barn in Aptos - Moves on site in 2016

ADDITIONAL REFERENCE INFORMATION

www.kellybrothershousemovers.com www.facebook.com/structuralmovers/

PRODUCT DATA



MasterFormat:
03 33 00
07 26 16

APRIL 2017
(Supersedes March 2016)

PERMINATOR®

10 and 15 Mil Underslab Vapor Barrier

DESCRIPTION

PERMINATOR underslab vapor barrier is a new generation of polyolefin-based resin/chemical technology. PERMINATOR provides the vapor barrier industry with a highly effective, economical choice for helping to reduce the penetration of moisture and water vapor through the slab into the structure, thereby helping to reduce fungus, mildew, and mold growth. PERMINATOR also helps reduce radon gas from entering the structure.

New resin technology allows dramatically greater puncture resistance while maintaining one of the lowest perm ratings in the market.

PERMINATOR is tough enough to withstand normal construction jobsite conditions and traffic. It will not crack, puncture, snag, split, or tear easily.

PERMINATOR prevents uncontrolled moisture from entering the slab allowing the slab to maintain the maximum slab moisture emission rate and relative humidity level as allowed by flooring manufacturer's specifications.

PERMINATOR is available in 10 mil and 15 mil thicknesses. Both versions are furnished in 200' (61 m) long rolls.

PERMINATOR's 12' (3.66 m) wide (15 mil) and 15' (4.57 m) wide (10 mil) rolls require fewer seams in application. Installation is quick and easy. All joints/seams, both side and end, should be overlapped 6" (152.4 mm) and taped using 4" (101.6 mm) wide PERMINATOR TAPE from W. R. MEADOWS. PERMINATOR rolls fast and smoothly over level tamped soil or compacted fill.

USES

PERMINATOR underslab vapor barrier is primarily designed for underslab construction, where the soil has been tamped and leveled or compacted fill has been applied. The 200' (61 m) long sheets are unrolled as is or cut to size and installed using the overlapping method. Overlaps are 6" (152.4 mm) wide and these seams are sealed using 4" (101.6 mm) wide PERMINATOR TAPE.

PERMINATOR can also be used as a protection course for waterproofing membranes. The desired sheet lengths are cut to size and retained at the top of the waterproofing membranes by PERMINATOR TAPE or TERMINATION BAR from W. R. MEADOWS.

FEATURES/BENEFITS

- Available in 10 mil and 15 mil thicknesses, in 200' (61 m) long rolls.
- Helps reduce the penetration of moisture and water vapor through the slab into the structure.
- Helps reduce fungus, mildew, and mold.
- Helps reduce radon gas from entering a structure.
- Resistant to methane gas.
- Tough enough to withstand normal construction jobsite conditions and traffic ... will not crack, puncture, snag, split, or tear easily.
- Installs quickly and easily over tamped grade ... no gravel, fill, or sand needed.
- 12' (15 mil) and 15' (10 mil) wide rolls require fewer seams in application.
- PERMINATOR prevents uncontrolled moisture from entering the slab allowing the slab to maintain the maximum slab moisture emission rate and relative humidity level as allowed by flooring manufacturer's specifications.
- 10 or 15 mil thickness clearly marked on membrane for easy visual identification on jobsite.
- VOC content is 0 g/L.
- Made in America.

PACKAGING

- 10 mil: 15' wide (4.57 m), 200' long (60.96 m)
- 15 mil: 12' wide (3.66 m), 200' long (60.96 m)

SPECIFICATIONS

- Meets or exceeds all requirements of ASTM E 1745-11 Class A, B & C.
- ACI 302.2R: Guide for Concrete Slabs that Receive Moisture Sensitive Flooring Materials makes a suggestion to use materials having 0.01 perms when flooring materials require protection lower than that determined by ASTM E 1745. PERMINATOR 15 mil meets this requirement.

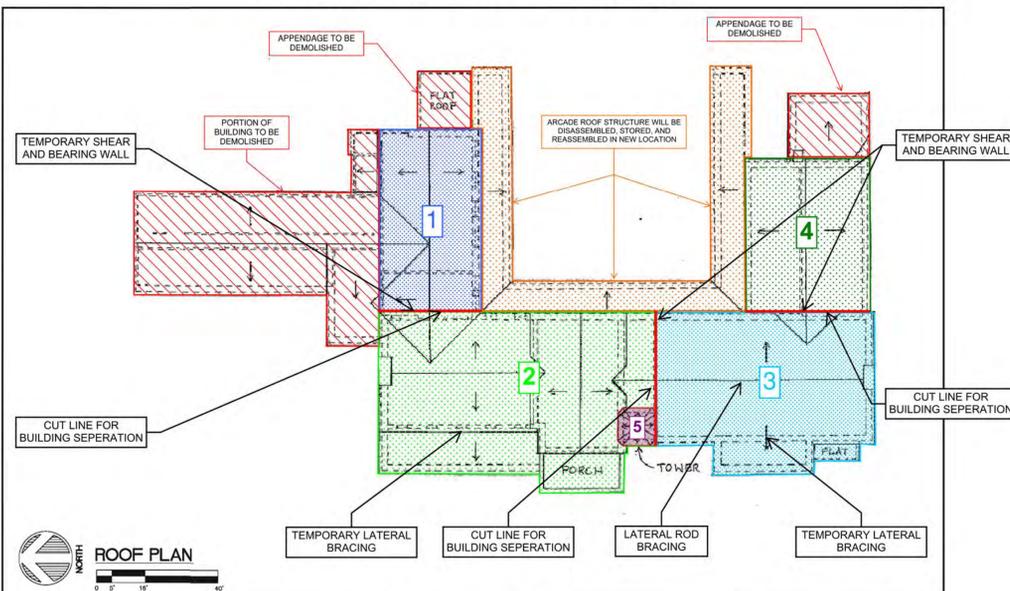
CONTINUED ON REVERSE SIDE...

W. R. MEADOWS, INC.
P.O. Box 338 • HAMPSHIRE, IL 60140-0338
Phone: 847/214-2100 • Fax: 847/7683-4544
1-800-342-5976
www.wrmeadows.com

HAMPSHIRE, IL / CARTERSVILLE, GA / YORK, PA
FORT WORTH, TX / BENICIA, CA / POMONA, CA
GOODYEAR, AZ / MILTON, ON / ST. ALBERT, AB



GARDEN CITY CONSTRUCTION MARKUP DATED 5/14/2018



ARCHITECTURAL
DIMENSIONS

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

PROJECT INFO.

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

FINAL WORK PLANS
AND PRODUCT DATA

JOB NO.
SC002
DATE.
05.14.2018

DRAWING NO.
WP-3.1

HABS DOCUMENTATION

Club Knoll Written Historical and Descriptive Data

(Following Historic American Building Survey Standards)



May 2018

Prepared by Architectural Dimensions
300 Frank H Ogawa Plaza, Suite 375
Oakland, CA 94612

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Location:	City of Oakland, Alameda County 2000 - 08 San Pablo Avenue USGS 7.5 minute quadrangle Oakland West, California, 1993
Date of Construction:	1926 to 1927
Architect:	William J. McCormack
Builder:	Willie Lock, Oak Knoll Golf Course & Country Club
Present Owner:	SunCal Co.
Present Use:	Closed and in disrepair
Significance:	Club Knoll was deemed eligible for the National Historic Register in a 1994 report by Page & Turnbull. The building was deemed eligible under Criteria B and C. Club Knoll was again evaluated for historic significance in 2006 by Page & Turnbull. In this evaluation, the building was found to be eligible under the California Register of Historic Resources Criterion 3. The City of Oakland also evaluated the building and included it in their Local Register of Historic Resources and Cultural Heritage Survey Evaluation with a B rating, classifying the building as a major importance locally. In both 2013 and 2015, the building was determined to be eligible again under the State's Criterion 3 by a report conducted by Carey & Co. The building is a fine example of the Spanish Colonial / Mission revival style of architecture popular in the time it was built. The distinctive exterior architectural styling and the details within add up to make the building a historically significant piece of design.
Report Prepared By:	Architectural Dimensions
Date:	May 2018

I. ARCHITECTURAL DESCRIPTION

Exterior Description

Club Knoll features a Mission Revival or Spanish Colonial style of architecture. Significant features of the Club and of this style are red mission roof tiles, smooth white stucco, and a tower. The building is organized around an open courtyard with a Mission Revival fountain and a chimney made of rock. Surrounding the courtyard is an open arcade of arching columns, shading the first floor windows and entrances which face the courtyard. In the upper floors, many of the windows are large and have metal Juliet balconies attached. The tower itself features four of the balconies, and includes other intricate ornamental detailing. The building was built into a hillside, allowing only two stories to be visible on the east side of the building, while all three stories are visible from the west. The building features a number of different fenestration styles, including metal multi-lite casement, wood multi-lite casement, and metal multi-lite awning windows. Some of the doors feature transoms or arched tops. These doors are mostly made of wood and contain simple detailing.

Interior Description

The interior of the building features a variety of significant architectural aspects which contribute to the overall Mission Revival style of the building. The main entry is through the exterior arcade. The lobby of the building is features post and beams and white plaster walls, echoing the white stucco found on the exterior. Within this lobby is a large arched window cased in wood.

When one enters the south room off the lobby, one is introduced to a stone fireplace and an exposed beam scissor-truss ceiling. There are three arched openings in the wall, and each of the columns features the crest for the Oak Knoll Gold and Country Club. This space opens into an area intended to function as food service. To the north of the lobby, is a two story room with another stone fireplace. The ceiling decreases from its greatest height at the fireplace, down to its lowest toward the arched windows. The ceiling

features scissor-trusses which sit on decorative corbels. From this room, the smaller spaces intended for offices and a kitchen area can be accessed.

II. HISTORICAL CONTEXT

The Club Knoll building was originally developed as a clubhouse for a Country Club. In the 1920s, a boom in car ownership and wealth made suburban and country living more appealing. The demand for recreational sports such as golf increased, and as such, Country Clubs were developed around the San Francisco Bay Area. William J McCormack was selected to the design the clubhouse despite being rather unknown. The clubhouse opened to the country club members in 1927.

In the 1920s, the Mission Revival style grew in popularity, and many of the single-family homes built across California during this time were constructed in the style. In addition to Club Knoll, the clubhouses of the Olympic Country Club, the Monterey Peninsula Country Club, and the Orinda Country Club were all designed in this fashion. Common features throughout the style include red clay roof tiles, arches, courtyard arcades, stucco exterior walls, towers, balconies, fountains, and ornamental plaster.

Golf ended at the Country Club in 1941, coinciding with the start of World War II. The Navy was in immediate need of medical facilities on the west coast, especially one so near the Ports of San Francisco and Oakland. The Navy requisitioned the site and quickly constructed barracks and buildings to serve as a temporary hospital. It is during this time, that the building first started to be utilized as a clubhouse for officers. Eventually, the hospital become more permanent as the war continued and the hospital could care for up to 6000 patients at a time. A new nine-story modern hospital facility was opened in 1968, and most of the buildings constructed during World War II were demolished or left in disrepair. In 1993, the hospital was recommended to be closed, and three years later the facility shut its doors. The nine-story hospital building was demolished in 2011, and a development plan was put in place for the rest of the area. One of the few buildings remaining was the Oak Knoll Clubhouse.

III. PROJECT INFORMATION

Club Knoll is currently planned to be deconstructed for relocation. All of the significant details will be catalogued, reviewed, and repaired. Portions of the salvaged materials will be stored off-site while others will be protected and stored on-site. The existing structure is to be strengthened with a steel frame, with the original period details reinstalled. The building will be moved to the entrance of the new Oak Knoll housing development, and is to be operated by the Homeowners' Association as a meeting house, community center, and historic exhibit.



IV. SOURCES

Carey & Co. Inc., *Historic Resource Evaluation Report: Club Knoll*, January 17, 2013.
Carey & Co. Inc., *Relocation Evaluation: Club Knoll*, March 31, 2016.

Appendix A: Original Plans by William J. McCormack, 1926

Appendix B: Updated Plans by U.S. Navy

Appendix C: Exterior and Interior Photographs

Appendix D: Photographs of Character Defining Features

1. Irregular plan with varied massing
2. Asymmetrical layout
3. Mix of roof types – Gabel & shed
4. Bell tower
5. Chimneys – Stucco clad & rock
6. Varied openings – Wide range of windows and door sizes and shapes, wood, and metal windows and doors
7. Juliette balconies – Metal railings adorn the small balconies
8. Covered arcade around courtyard
9. Exterior stair to main level
10. Deck at Second Level
11. Stucco cladding
12. Red roof tiles
13. Decorative stucco detailing
14. Built into the side of a knoll
15. Open landscape to the west of the building
16. Enclosed courtyard with fireplace and fountain
17. Wood trusses and exposed wood ceiling construction
18. Decorative corbels
19. Decorative plasterwork – At orchestra balcony and columns in lounge
20. Wood panel doors
21. Wood floors
22. Simple wood columns and beams

1. Simple wood baseboards
2. Massive rock fireplaces
3. Sequence of public spaces – Lobby flanked by two large rooms

Appendix E: Newspaper Articles

INVESTAGATIVE DEMOLITION SCOPE OF WORK

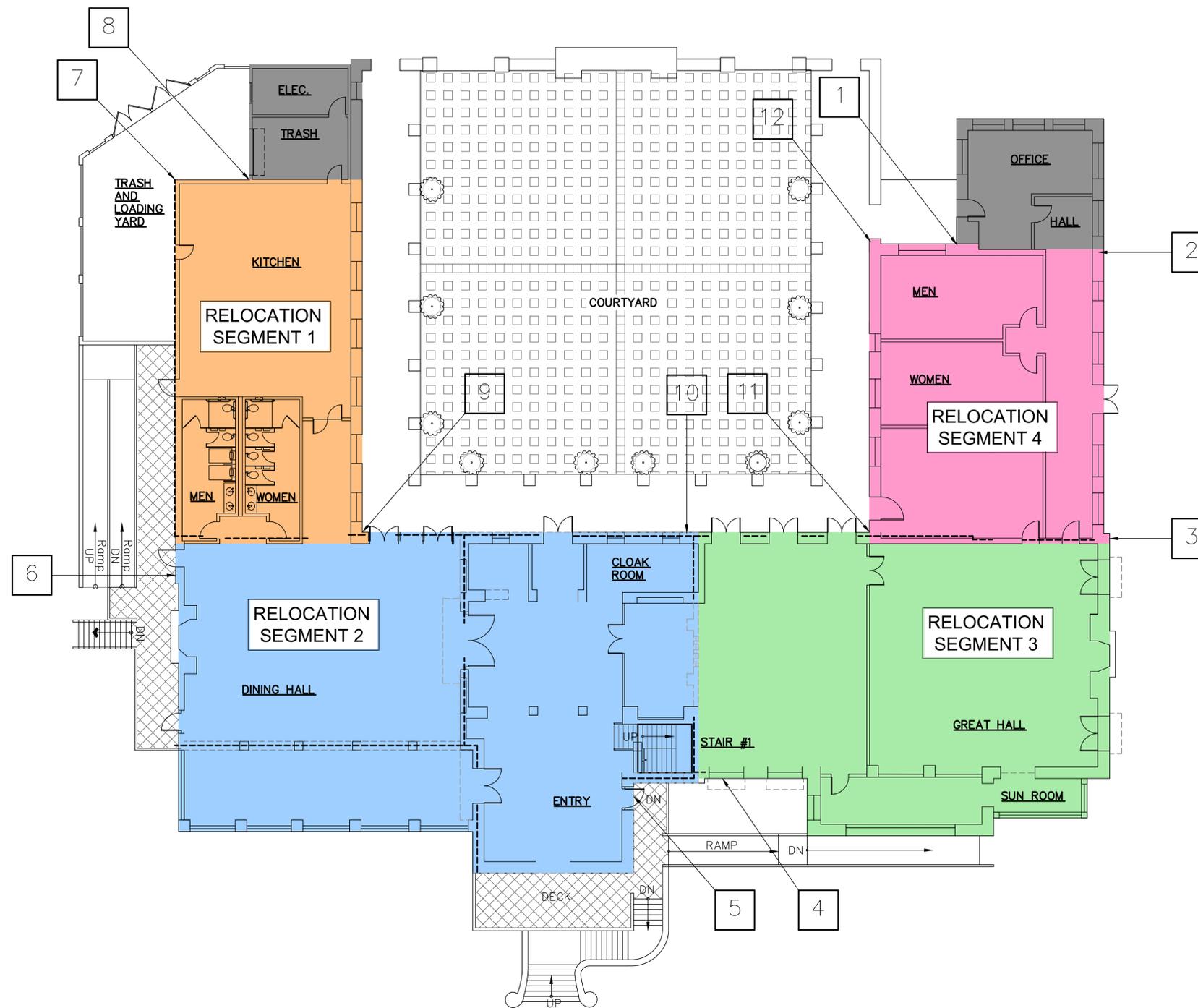
MAIN BUILDING TO BE RELOCATED IN FOUR (4) SEGMENTS. TO DESIGN THE TEMPORARY SHORING AND BRACING FOR EACH RELOCATION SEGMENTS AREAS OF BUILDING WILL NEED TO BE DEMOLISHED FOR STRUCTURAL INVESTIGATION. THIS INCLUDES:

1. STRIP BASEMENT OF ALL FINISHES.
2. EXPOSE FRAMING OF BELL TOWER.
3. EXPOSE EXTERIOR FRAMING AT PROPOSED DECOUPLING LOCATIONS.

LEGEND



LOCATION OF INVESTIGATIVE DEMOLITION. SEE CORRESPONDING PHOTO ON FOLLOWING PAGE



INVESTIGATIVE DEMOLITION PLAN - FIRST FLOOR
SCALE: 3/32" = 1'-0"

INVESTIGATIVE DEMOLITION PLAN - TOWER
SCALE: 3/32" = 1'-0"

1 INVESTIGATION LOCATION



2 INVESTIGATION LOCATION



3 INVESTIGATION LOCATION



4 INVESTIGATION LOCATION



5 INVESTIGATION LOCATION



6 INVESTIGATION LOCATION



7 INVESTIGATION LOCATION



8 INVESTIGATION LOCATION



9 INVESTIGATION LOCATION



10 INVESTIGATION LOCATION



11 INVESTIGATION LOCATION



12 INVESTIGATION LOCATION



RELOCATION AND REPLACEMENT MATRIX BY BUILDING PART / COMPONENT

INVENTORY CATALOG - DOOR REPAIRS

Door Repairs

DATE:

DOOR										THRESHOLD			FRAME						
Door #	Door Type	Width	Height	New Door	Door Condition	Hardware	Usable Y / N	Epoxy sqft	Length if Replaceable	Frame Usable Y/N	RO Length	RO Height	RO Width	Stops linft	Ext Trim linft	Int Trim Linft	Notes		
D101																	Non Historic Lying on the Ground		
D102																			
D103																	Severely Damaged but Present		
D104																	Severely Damaged but Present		
D105																	Intact		
D106																	Missing		
D107																	Severely Damaged but Present		
D108																	Missing		
D109																	Intact		
D110																	Missing		
D111																	Missing		
D112																	Intact		
D113																	Missing		
D114																	Non Historic		
D115																	Intact		
D116																	Intact		
D117																	Severely Damaged Lying on the Ground		
D118																	Severely Damaged but Present		
D119																	Severely Damaged but Present		
D120																	Severely Damaged but Present		
D121																	Severely Damaged but Present		
D122																	Intact		
D123																	Intact		
D124																	Intact		
D125																	Intact		
D126																	Intact		
D127																	Intact		
D128																	Intact		
D129																	Non Historic		
D130																	Non Historic		
D131																	Non Historic		
D132																	Non Historic		
D133																	Non Historic		
D134																	Missing		
D135																	Severely Damaged but Present		
D136																	Severely Damaged but Present		
D001																	Damaged but Present		
Door #	Door Type	Width	Height	New Door	Door Condition	Hardware	Usable Y / N	Epoxy sqft	Length if Replaceable	Frame Usable Y/N	RO Length	RO Height	RO Width	Stops linft	Ext Trim linft	Int Trim Linft	Notes		
D201																		Intact	
D202																		Intact	
D203																		Intact	
D203.5																		Intact	
D204																		Intact	
D204.5																		Intact	
D205																		Severely Damaged but Present	
D206																		Missing	
D207																		Missing	
D208																		Intact	
D209																		Intact	
D210																		Intact	
D211																		Severely Damaged but Present	
D212																		Missing	
D212.5																		Missing	
D213																		Intact	
D213.5																		Intact	
D214																		Severely Damaged but Present	
D215																		Intact	
D216																		Intact	
D301																		Severely Damaged but Present	
D302																		Severely Damaged Lying on Roof	
D303																		Severely Damaged but Present	
D304																		Severely Damaged but Present	



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

PROJECT INFO.

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

DOOR REPAIRS

JOB NO.
SC002
DATE.
05.14.2018

DRAWING NO.
WP-7.0

INVENTORY CATALOG - WOODEN WINDOW REPAIRS

Wooden Window Repairs														DATE:													
Window #	W106													Window #	W110												
Window Type	Sash Repairs													Window Type	Sash Repairs												
	Bowing/ Misalign	Paint LF of Epoxy Consolidate	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		Bowing/ Misalign	Paint LF of Epoxy Consolidate	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		
	FRAME				TRIM				NOTES						FRAME				TRIM				NOTES				
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					
Window #	W107													Window #	W111												
Window Type	Sash Repairs													Window Type	Sash Repairs												
	Bowing/ Misalign	Condition of Paint LF of Epoxy	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		Bowing/ Misalign	Condition of Paint LF of Epoxy	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		
	FRAME				TRIM				NOTES						FRAME				TRIM				NOTES				
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					
Window #	W108													Window #	W114												
Window Type	Sash Repairs													Window Type	Sash Repairs												
	Bowing/ Misalign	Condition of Paint LF of Epoxy	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		Bowing/ Misalign	Paint LF of Epoxy Consolidate	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		
	FRAME				TRIM				NOTES						FRAME				TRIM				NOTES				
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					
Window #	W109													Window #	W112												
Window Type	Sash Repairs													Window Type	Sash Repairs												
	Bowing/ Misalign	Paint LF of Epoxy Consolidate	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		Bowing/ Misalign	Paint LF of Epoxy Consolidate	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		
	FRAME				TRIM				NOTES						FRAME				TRIM				NOTES				
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					
Window #	W110													Window #	W118												
Window Type	Sash Repairs													Window Type	Sash Repairs												
	Bowing/ Misalign	Paint LF of Epoxy Consolidate	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		Bowing/ Misalign	Condition of Paint LF of Epoxy	HINGES/ WEIGHTS	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition		
	FRAME				TRIM				NOTES						FRAME				TRIM				NOTES				
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate	Stops LF	Apron & Stool	Int. Trim LF	Ext. Trim LF					

INVENTORY CATALOG - WOODEN WINDOW REPAIRS

Wooden Window Repairs

DATE:

Window #	W301	Sash Repairs										GLAZING			SILL		SCREEN	
Window Type		Bowling/ Misalign		Condition of Paint LF of Epoxy		HINGES/ WEIGHTS		LOCKING HARDWARE		STAY HARDWARE		Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
		FRAME										TRIM		NOTES				
OPERATION Opens/ Closes?		Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate		Stops LF		Apron & Stool	Int. Trim LF	Ext. Trim LF						
Window #	W302	Sash Repairs										GLAZING			SILL		SCREEN	
Window Type		Bowling/ Misalign		Condition of Paint LF of Epoxy		HINGES/ WEIGHTS		LOCKING HARDWARE		STAY HARDWARE		Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
		FRAME										TRIM		NOTES				
OPERATION Opens/ Closes?		Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate		Stops LF		Apron & Stool	Int. Trim LF	Ext. Trim LF						
Window #	W303	Sash Repairs										GLAZING			SILL		SCREEN	
Window Type		Bowling/ Misalign		Paint LF of Epoxy Consolidate		HINGES/ WEIGHTS		LOCKING HARDWARE		STAY HARDWARE		Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
		FRAME										TRIM		NOTES				
OPERATION Opens/ Closes?		Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate		Stops LF		Apron & Stool	Int. Trim LF	Ext. Trim LF						
Window #	W304	Sash Repairs										GLAZING			SILL		SCREEN	
Window Type		Bowling/ Misalign		Condition of Paint LF of Epoxy		HINGES/ WEIGHTS		LOCKING HARDWARE		STAY HARDWARE		Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
		FRAME										TRIM		NOTES				
OPERATION Opens/ Closes?		Frame Usable Y/N	RO Length	RO Height	RO Width	Condition of Paint LF of Epoxy Consolidate		Stops LF		Apron & Stool	Int. Trim LF	Ext. Trim LF						



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

PROJECT INFO.

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

WOODEN WINDOW REPAIRS

JOB NO.
SC002
DATE.
05.14.2018

DRAWING NO.
WP-7.3

INVENTORY CATALOG - STEEL WINDOW REPAIRS

Steel Window Repairs

DATE:

Window #	W100	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Level Condition of Paint	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									
Window #	W101	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Level Condition of Paint	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									
Window #	W102	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Corrosion Level Condition of	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									
Window #	W103	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Corrosion Level Condition of	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									

Window #	W104	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Level Condition of Paint	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									
Window #	W105	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Level Condition of Paint	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									
Window #	W113	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Corrosion Level Condition of	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									
Window #	W114	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Level Condition of Paint	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									
Window #	W115	Sash Repairs											GLAZING				SILL				SCREEN			
Window Type	Bowing/ Misalign	Level Condition of Paint	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition												
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH																		
FRAME															NOTES									



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

PROJECT INFO.

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

STEEL WINDOW REPAIRS

JOB NO. SC002
DATE: 05.14.2018

DRAWING NO. **WP-7.4**

INVENTORY CATALOG - STEEL WINDOW REPAIRS

Steel Window Repairs

DATE:

Window #	W116	Sash Repairs	GLAZING	SILL	SCREEN	Window #	W126	Sash Repairs	GLAZING	SILL	SCREEN	
Window Type	Bowing/ Misalign	Corrosion Level Condition of	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
FRAME	NOTES											
Window #	W117	Sash Repairs	GLAZING	SILL	SCREEN	Window #	W127	Sash Repairs	GLAZING	SILL	SCREEN	
Window Type	Bowing/ Misalign	Corrosion Level Condition of	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
FRAME	NOTES											
Window #	W121	Sash Repairs	GLAZING	SILL	SCREEN	Window #	W128	Sash Repairs	GLAZING	SILL	SCREEN	
Window Type	Bowing/ Misalign	Level Condition of Paint	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
FRAME	NOTES											
Window #	W122	Sash Repairs	GLAZING	SILL	SCREEN	Window #	W129	Sash Repairs	GLAZING	SILL	SCREEN	
Window Type	Bowing/ Misalign	Corrosion Level Condition of	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
FRAME	NOTES											
Window #	W124	Sash Repairs	GLAZING	SILL	SCREEN	Window #	W130	Sash Repairs	GLAZING	SILL	SCREEN	
Window Type	Bowing/ Misalign	Corrosion Level Condition of	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	Type	Condition
OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
FRAME	NOTES											

INVENTORY CATALOG - STEEL WINDOW REPAIRS

Steel Window Repairs

DATE:

Window #	W201	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN	Window #	W206	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN	
	Window Type	Bowing/ Misalign	Condition of											Window Type	Bowing/ Misalign	Condition of										
		FRAME												NOTES												
	OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH							OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
	Window #	W202	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN	Window #	W207	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN
	Window Type	Bowing/ Misalign	Condition of											Window Type	Bowing/ Misalign	Condition of										
		FRAME												NOTES												
	OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH							OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
	Window #	W203	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN	Window #	W208	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN
	Window Type	Bowing/ Misalign	Condition of											Window Type	Bowing/ Misalign	Condition of										
		FRAME												NOTES												
	OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH							OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
	Window #	W204	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN	Window #	W209	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN
	Window Type	Bowing/ Misalign	Condition of											Window Type	Bowing/ Misalign	Condition of										
		FRAME												NOTES												
	OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH							OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						
	Window #	W205	Sash Repairs	Level Condition of Paint	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN	Window #	W210	Sash Repairs	Corrosion Level	HINGES	LOCKING HARDWARE	STAY HARDWARE	Lite Size & # to be Replaced	# of Lites to be Reputtied	Glass Type/Size	Sill Epoxy sqft	Sill Length if Replaceable	SCREEN
	Window Type	Bowing/ Misalign	Condition of											Window Type	Bowing/ Misalign	Condition of										
		FRAME												NOTES												
	OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH							OPERATION Opens/ Closes?	Frame Usable Y/N	RO Length	RO Height	RO Width	CORROSION LEVEL	LF of RUST WIRE BRUSH						

INVENTORY CATALOG - ORNAMENTAL IRON REPAIRS

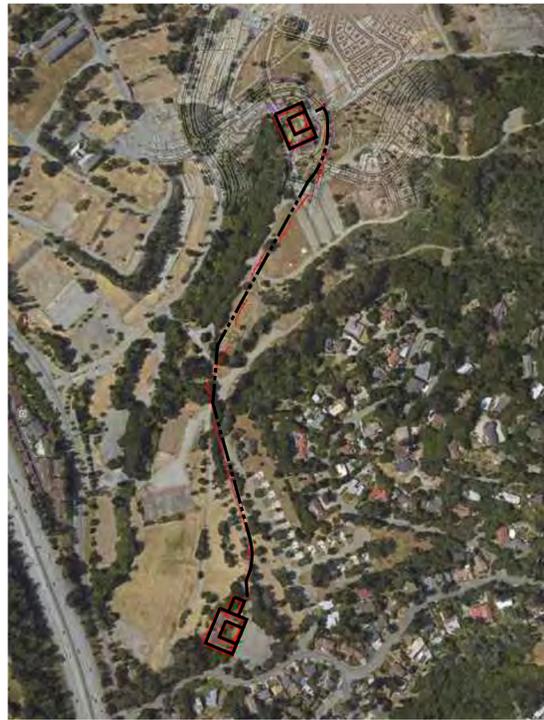
Ornamental Iron								DATE:	
#	Description	General Condition	Corrosion Level	Missing Elements	Rough Height	Rough Width	Iron Size	Notes	
B01									
B02									
B03									
B04									
B05									
B06									
B07									
B08									
D100									
D118									
D119									
D125									
D127									
	Missing Balustrades/Handrail Stairs #1 & #2								
	Missing Balustrades/Handrail Orchestra Porch and								

INVENTORY CATALOG - ORNAMENTAL WOOD-PLASTER REPAIRS

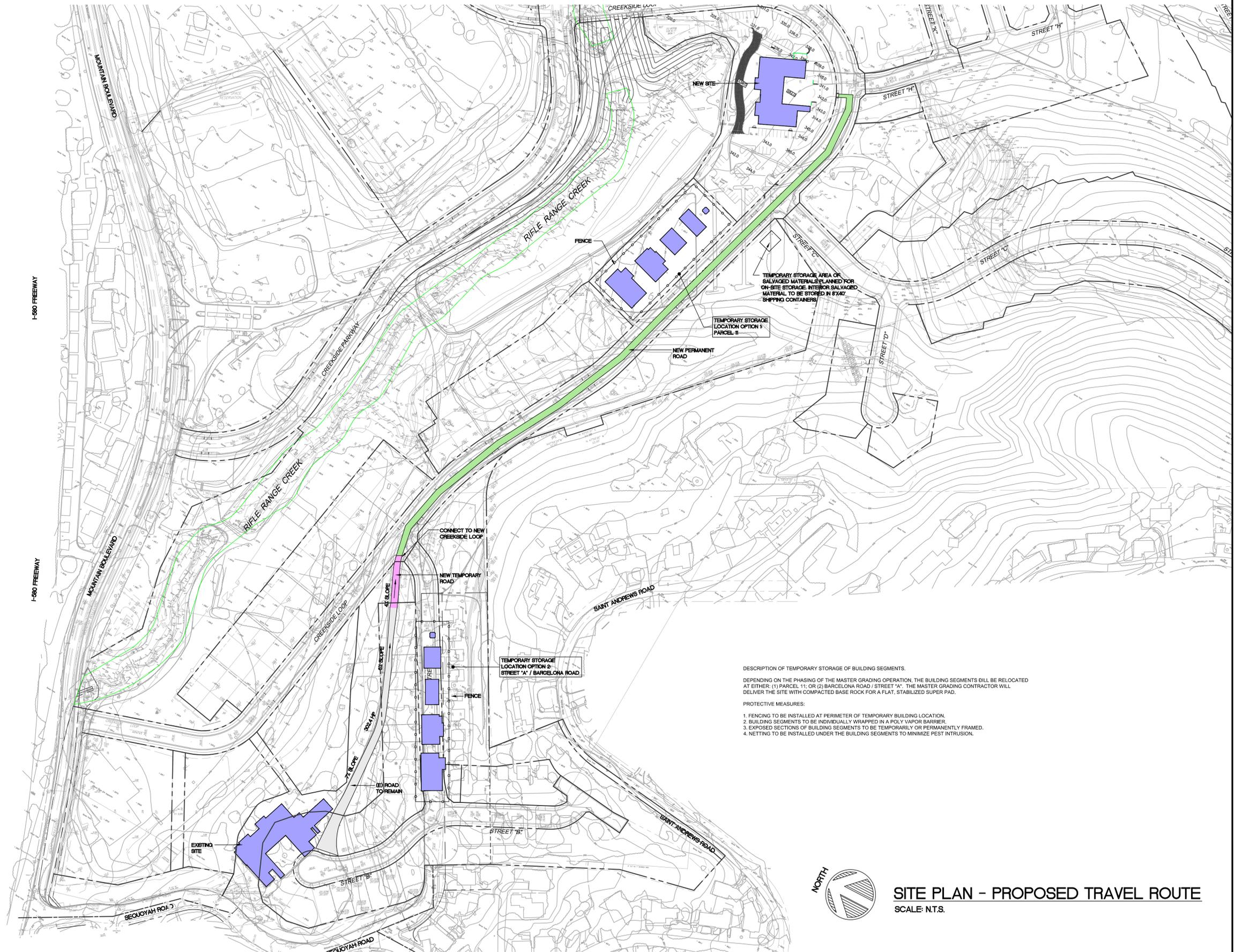
Ornamental Wood/Plaster

DATE:

Location #	Description	General Condition	Missing Elements	Rough Height	Rough Width	Rough Depth	Notes
1	(4) Corbels	Intact - General Good Condition - Just Paint Needed	None				In Lobby - Plaster Molds - Same corbels as location 2
2	(4) Corbels	Damaged by water intrusion - General Poor Condition - Recast Needed	(1) Missing - (1) with side missing				In Lobby - Plaster Molds - Same corbels as location 1
3	(2) Missing Elements	Missing - could be corbels or possible Gargoyle	(2) Missing Elements				In Lobby
4	(2) Larger Corbels (6) Smaller Corbels	All are damaged by water intrusion - General Poor Condition - Recast Needed	(1) Large Corbel Missing (2) Small Corbels Missing				In Lobby at base of stairs
5	(2) Corbels	Intact - General Good Condition - Just Paint Needed	None				In Lobby
6	(2) Corbels	Intact - General Good Condition - Just Paint Needed	None				In Lobby
7	(?) Balustrades	Missing - May be Iron	(?) Missing Elements				Stair #4 in Dining Hall
8	(33) Balustrades (3) Elements on framing	Balustrades Intact - General Good Condition - Just Paint Needed	(3) Missing elements on framing - could be corbels or possible Gargoyle				Orchestra Balcony in Dining Hall
9	(4) Gargoyles w/ Beards at Trusses	Poor General Condition - Recast Needed	(2) Missing - (1) Severely Damaged - (1) Intact				Dining Hall - Condition Needs Verification
10	(4) Gargoyles w/ Beards at Trusses (4) Plaster Pilasters w/ Bottom Detail	Intact - General Good Condition - Just Paint Needed	None				Dining Hall - Condition Needs Verification
11	(2) Ormate Pilasters (2) Ormate Columns	Intact - General Good Condition - Just Paint Needed	None				Grand Hall - Condition & Count Needs Verification - Includes Lattice Infills, Corner Details, & Oak Knoll Plaque
12	(6) Gargoyles w/ Beards at Trusses	Intact - General Good Condition - Just Paint Needed	None				Grand Hall - Condition Needs Verification
13	(6) Gargoyles w/ Beards at Trusses	Intact - General Good Condition - Just Paint Needed	None				Grand Hall - Condition Needs Verification
14	(?) Balustrades	Missing - May be Iron	(?) Missing Elements				Stair #1 in Lobby
15	(4) Plaster Columns	Intact - General Good Condition - Just Paint Needed	None				Orchestra - Condition Needs Verification
16	(4) Plaster Pilasters (4) Plaster Columns	Intact - General Good Condition - Just Paint Needed	None				Ext. Orchestra Porch - Condition Needs Verification
17	Plaster Elements at Top Half of Tower	Intact - General Good Condition - Just Paint Needed	None				Top 10' of Tower - Condition Needs Verification
18	(?) False Rafter Tails						
19	(1) Possible Circular Element	Missing - Possible Oak Knoll Plaque	(1) Possible Circular Element				Plaster Broken out in Circular Pattern - Looks like



AERIAL VIEW



SITE PLAN - PROPOSED TRAVEL ROUTE
 SCALE: N.T.S.

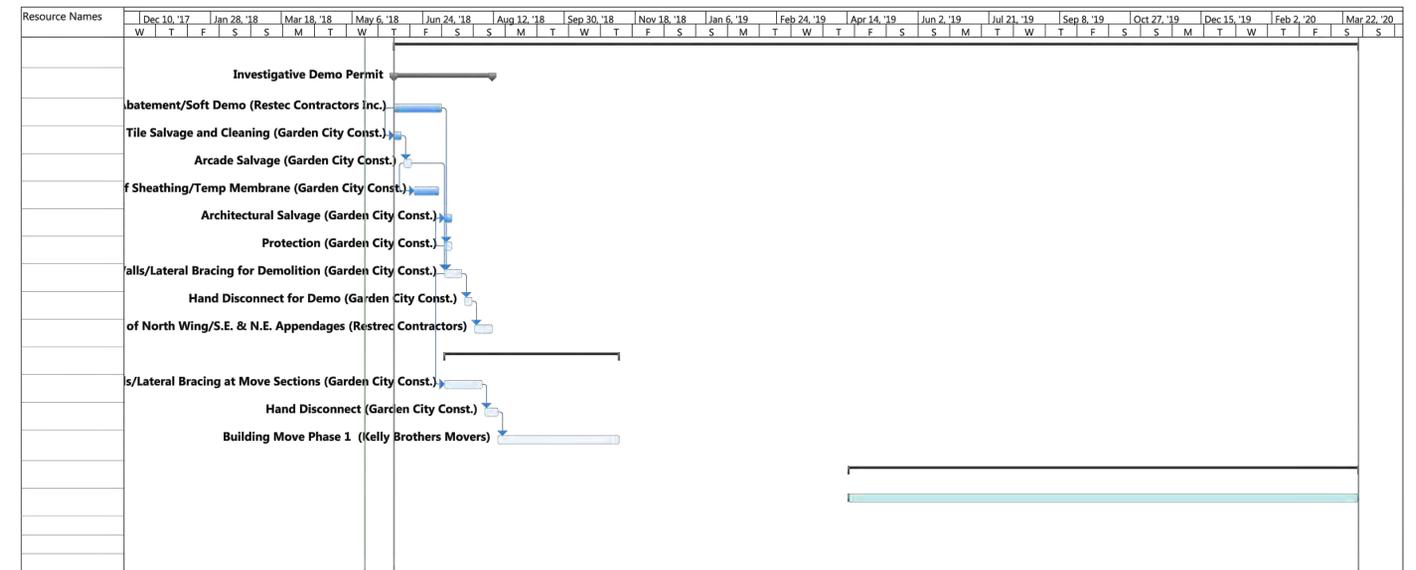
MONITORING SCHEDULE

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		OAK KNOLL CLUBHOUSE	478 days	Mon 6/4/18	Wed 4/1/20	
2		Investigative Demo Permit	50 days	Mon 6/4/18	Fri 8/10/18	
3		Abatement/Soft Demo (Restec Contractors Inc.)	25 days	Mon 6/4/18	Fri 7/6/18	
4		Roof Tile Salvage and Cleaning (Garden City Const.)	5 days	Mon 6/4/18	Fri 6/8/18	3SS
5		Arcade Salvage (Garden City Const.)	5 days	Mon 6/11/18	Fri 6/15/18	4
6		Roof Sheathing/Temp Membrane (Garden City Const.)	13 days	Mon 6/18/18	Wed 7/4/18	5SS+5 days
7		Architectural Salvage (Garden City Const.)	5 days	Mon 7/9/18	Fri 7/13/18	8SS
8		Protection (Garden City Const.)	5 days	Mon 7/9/18	Fri 7/13/18	3
9		Temp Walls/Lateral Bracing for Demolition (Garden City Const.)	10 days	Mon 7/9/18	Fri 7/20/18	3,5
10		Hand Disconnect for Demo (Garden City Const.)	5 days	Mon 7/23/18	Fri 7/27/18	9
11		Building Demo of North Wing/S.E. & N.E. Appendages (Restrec Contractors)	10 days	Mon 7/30/18	Fri 8/10/18	10
12		Building Move Permit	87 days	Mon 7/9/18	Tue 11/6/18	
13		Temp Walls/Lateral Bracing at Move Sections (Garden City Const.)	20 days	Mon 7/9/18	Fri 8/3/18	9SS
14		Hand Disconnect (Garden City Const.)	7 days	Mon 8/6/18	Tue 8/14/18	13
15		Building Move Phase 1 (Kelly Brothers Movers)	60 days	Wed 8/15/18	Tue 11/6/18	14
16		Building Reconstruction Permit	253 days	Mon 4/15/19	Wed 4/1/20	
17		Reconstruct Building per Architectural Dimensions Plans (Garden City Const.)	253 days	Mon 4/15/19	Wed 4/1/20	
18						
19		Proper Wood Finishing will transport all doors to their shop to restore and store until reinstallation during building reconstruction.				
20		All other salvaged items will remain onsite and stored at same location as building sections until building reconstruction.				

Project: Oak Knoll Schedule6
Date: Tue 5/15/18

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

Page 1



Project: Oak Knoll Schedule6
Date: Tue 5/15/18

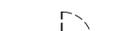
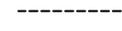
Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

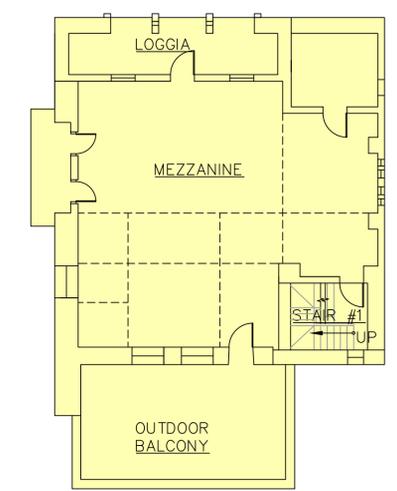
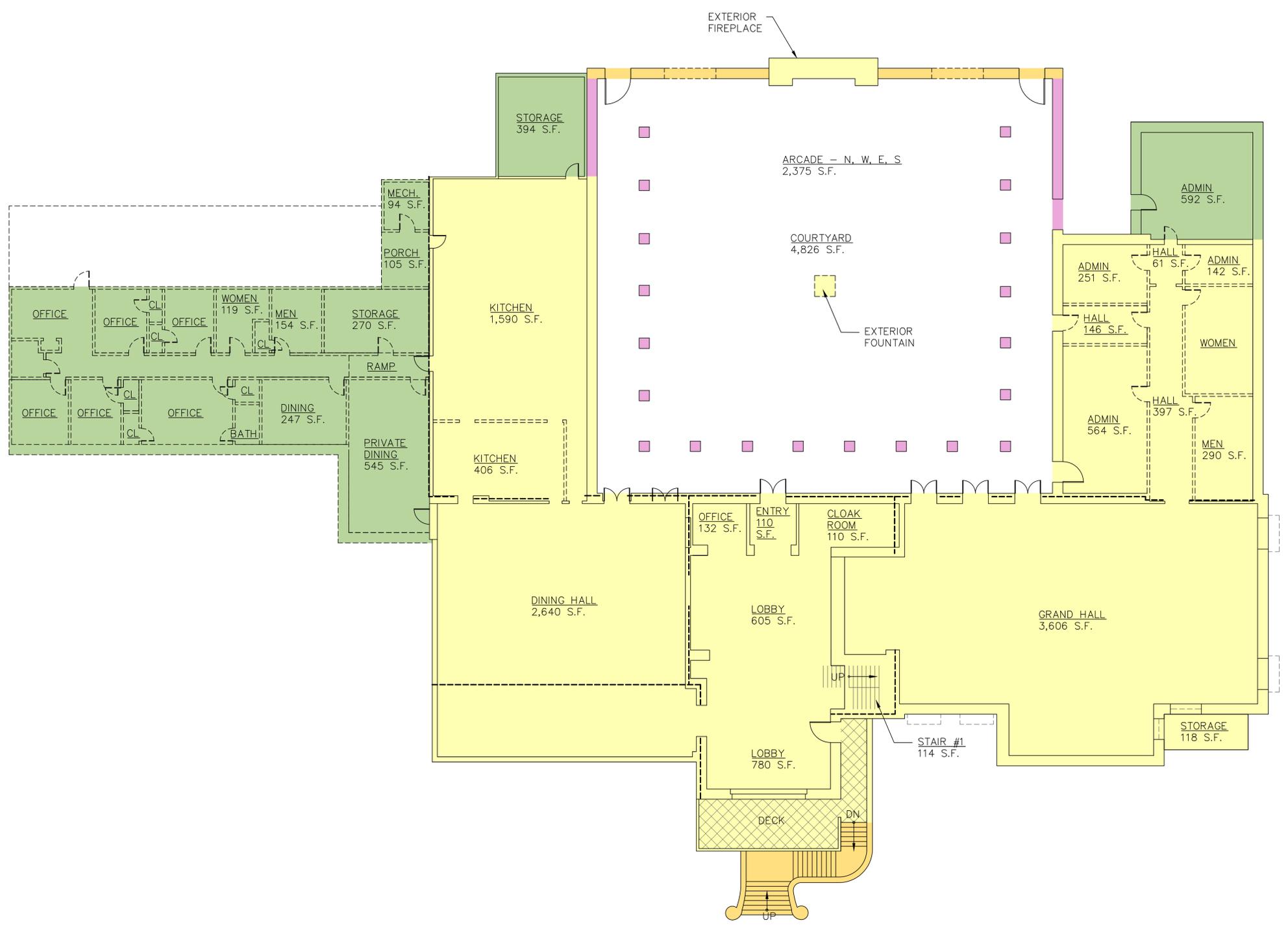
Page 2

DEMOLITION SCOPE OF WORK

1. CLEAR AND GRUB SITE
2. CLEAR BUILDING AND SITE OF TRASH
3. REMOVE, CLEAN, CRATE, AND PROTECT ROOF TILES
4. INSTALL TEMPORARY ROOF MEMBRANE
5. ABATEMENT OF LEAD, ASBESTOS, AND FREON THROUGHOUT THE BUILDING
6. EXPLORATORY DEMOLITION - REMOVE BASEMENT INTERIORS, BELL TOWER, AND INTERIOR PERIMETER FOUNDATION OF FINISHES, EXPOSE DECOUPLING LOCATIONS (RED SPRAY-PAINTED AREAS) AND OTHER AREAS AS NEEDED
7. SALVAGE OF CHARACTER-DEFINING MATERIALS
8. REMOVE NON-HISTORIC FINISHES TO EXPOSE ORIGINAL FINISH
9. REMOVE DAMAGED PLASTER ON THE INTERIOR
10. REMOVE MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES
11. REMOVE EXTRANEOUS FURNISHINGS
12. CUT AND CAP UTILITY CONNECTIONS
13. DEMOLITION OF INTERIOR NON-BEARING WALLS, AS DETERMINED
14. DEMOLITION OF FOUNDATION AND BASEMENT
15. DEMOLITION OF DETACHED GARAGE
16. DEMOLITION OF NORTH WING
17. DEMOLITION OF THE EAST ADDITIONS
18. DEMOLITION OF THE EXTERIOR STAIRCASE

LEGEND

-  (E) WALLS (IF DETERMINED TO BE NON-BEARING)/ DOORS/ CASEWORK/ UTILITIES TO BE DEMOLISHED
-  (E) DOOR TO BE REMOVED
-  (E) WALLS TO REMAIN
-  (E) SHEAR WALL TO REMAIN
-  AREA TO BE DEMOLISHED AND CONSTRUCTED TO MATCH EXISTING
-  AREA TO BE DECONSTRUCTED AND RECONSTRUCTED AT SITE
-  AREA TO BE RELOCATED IN WHOLE
-  AREA TO BE DEMOLISHED



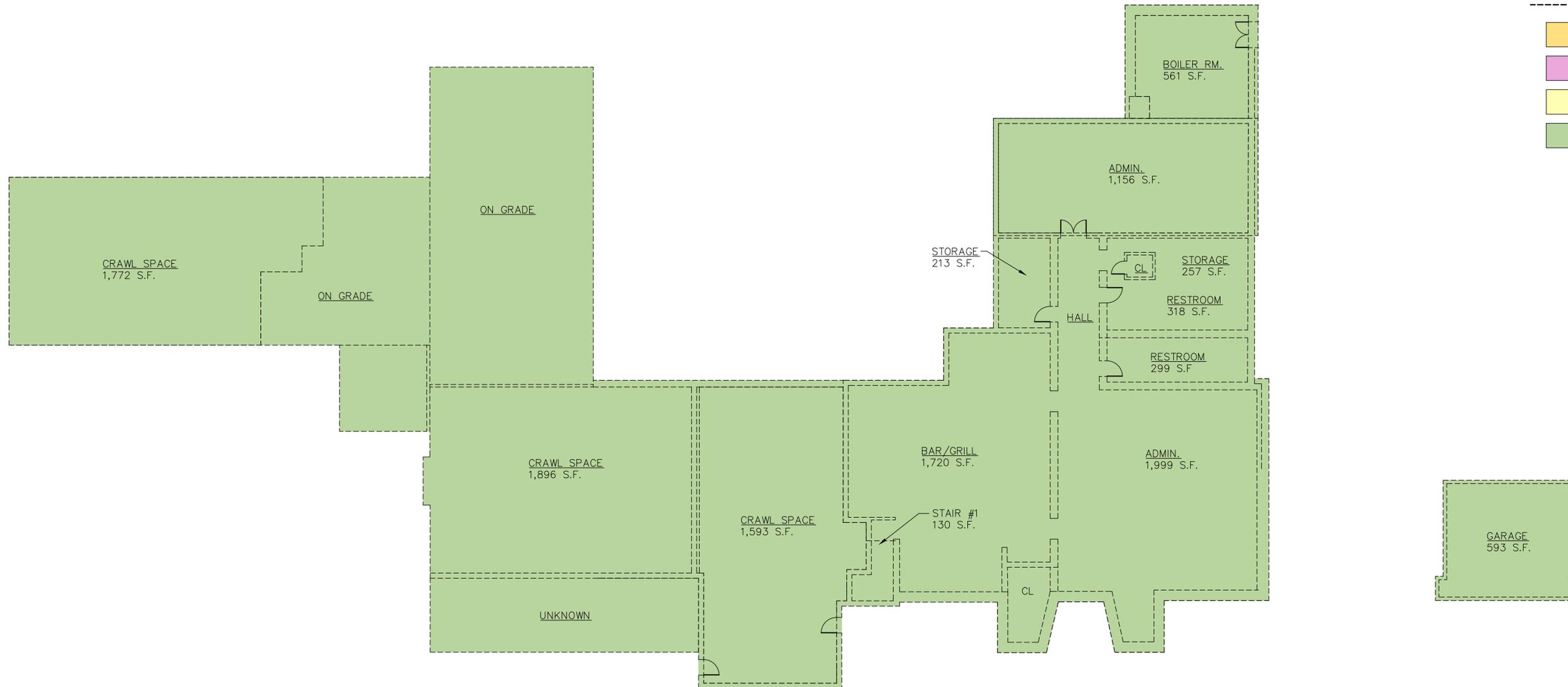
DEMOLITION FLOOR PLAN - GROUND FLOOR
SCALE: 3/32" = 1'-0"



DEMOLITION FLOOR PLAN - 2ND FLOOR
SCALE: 3/32" = 1'-0"

LEGEND

- (E) WALLS (IF DETERMINED TO BE NON-BEARING)/ DOORS/ CASEWORK/ UTILITIES TO BE DEMOLISHED
- ⌋ (E) DOOR TO BE REMOVED
- ==== (E) WALLS TO REMAIN
- - - - (E) SHEAR WALL TO REMAIN
- (Orange) AREA TO BE DEMOLISHED AND CONSTRUCTED TO MATCH EXISTING
- (Purple) AREA TO BE DECONSTRUCTED AND RECONSTRUCTED AT SITE
- (Yellow) AREA TO BE RELOCATED IN WHOLE
- (Green) AREA TO BE DEMOLISHED



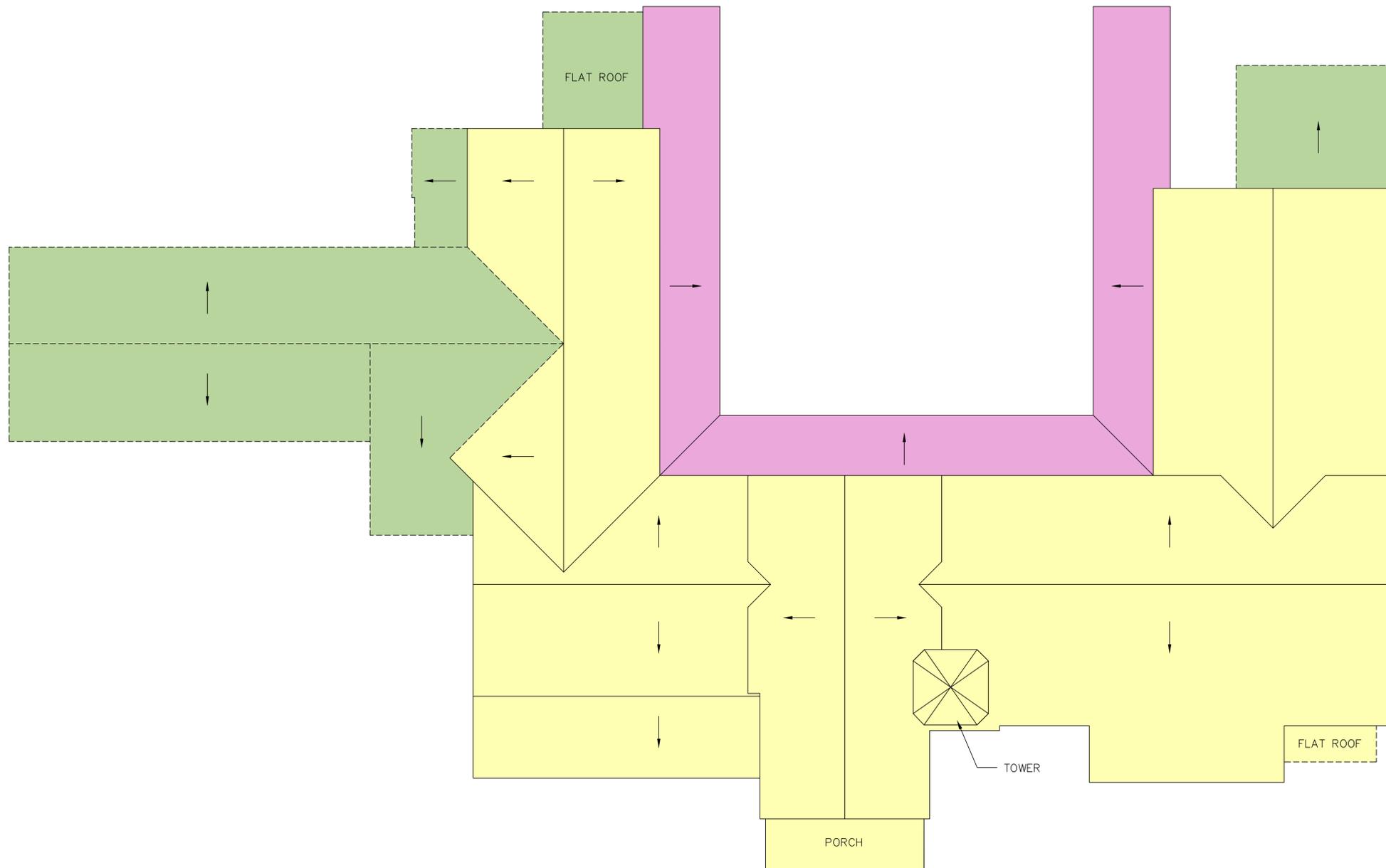
DEMOLITION FLOOR PLAN - BASEMENT FLOOR
SCALE: 3/32" = 1'-0"



DEMOLITION FLOOR PLAN - GARAGE
SCALE: 3/32" = 1'-0"

LEGEND

- (E) WALLS (IF DETERMINED TO BE NON-BEARING) / DOORS / CASEWORK / UTILITIES TO BE DEMOLISHED
- (E) SHEAR WALL TO REMAIN
- AREA TO BE DEMOLISHED AND CONSTRUCTED TO MATCH EXISTING
- AREA TO BE DECONSTRUCTED AND RECONSTRUCTED AT SITE
- AREA TO BE RELOCATED IN WHOLE
- AREA TO BE DEMOLISHED



DEMOLITION PLAN - ROOF PLAN
SCALE: 3/32" = 1'-0"

**ARCHITECTURAL
DIMENSIONS**

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

PROJECT INFO.

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

**DEMO ROOF
PLAN**

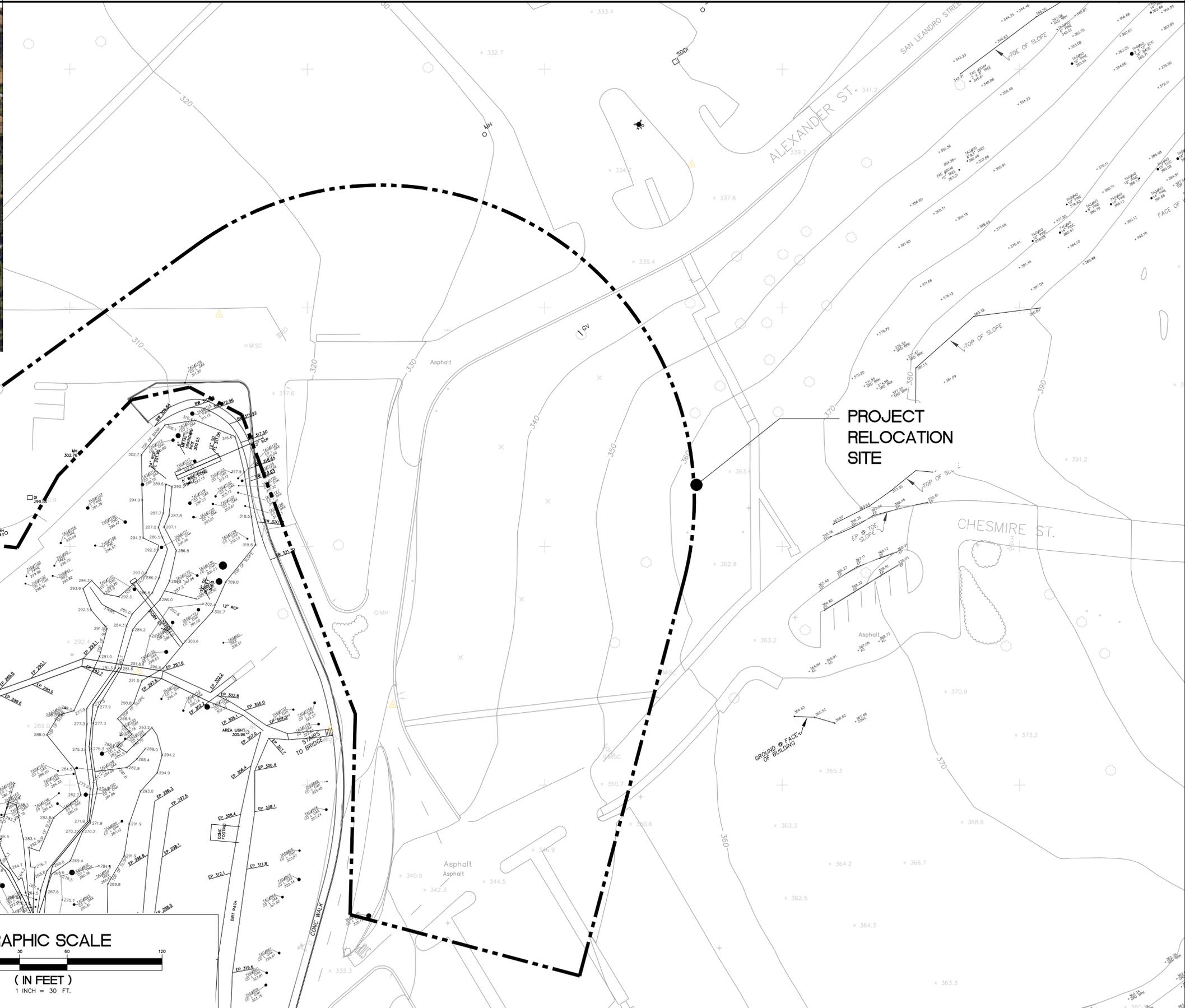
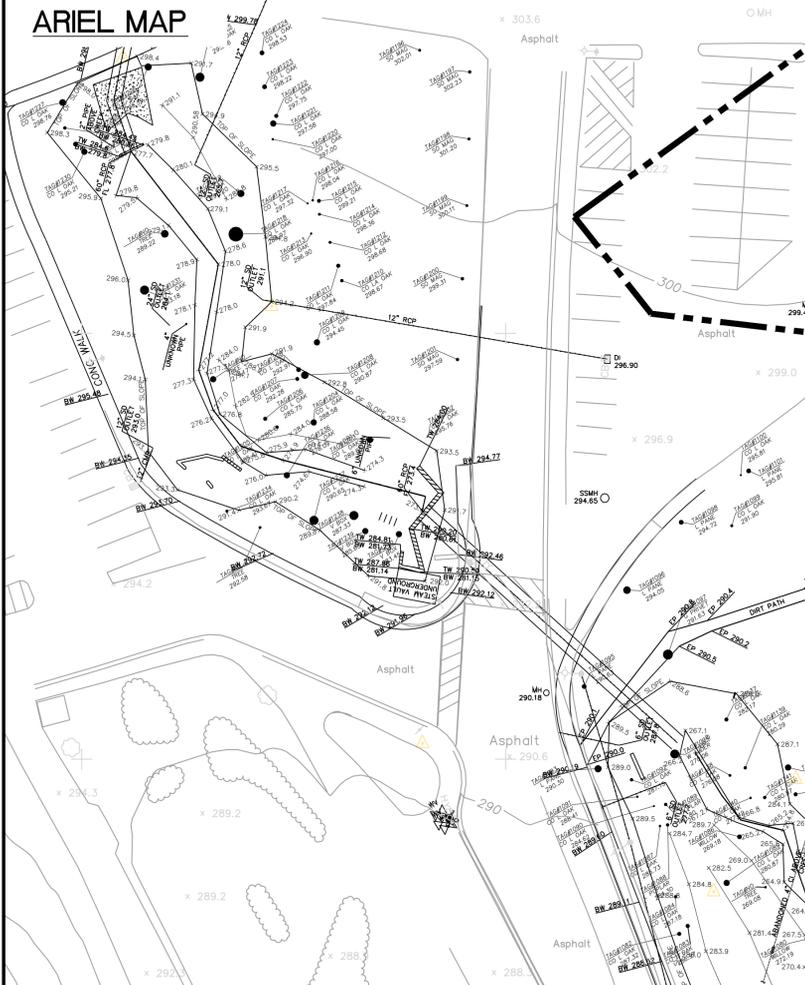
JOB NO.
SC002
DATE:
05.14.2018

DRAWING NO.
WP-9.2



**PROJECT
RELOCATION
SITE**

ARIEL MAP



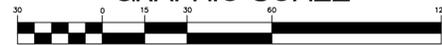
**PROJECT
RELOCATION
SITE**

CHESMIRE ST.

TOPOGRAPHIC SURVEY



GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

**ARCHITECTURAL
DIMENSIONS**

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

PROJECT INFO.

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

**EXISTING
CONDITIONS
AT NEW SITE**

JOB NO.
SC002
DATE.
05.14.2018

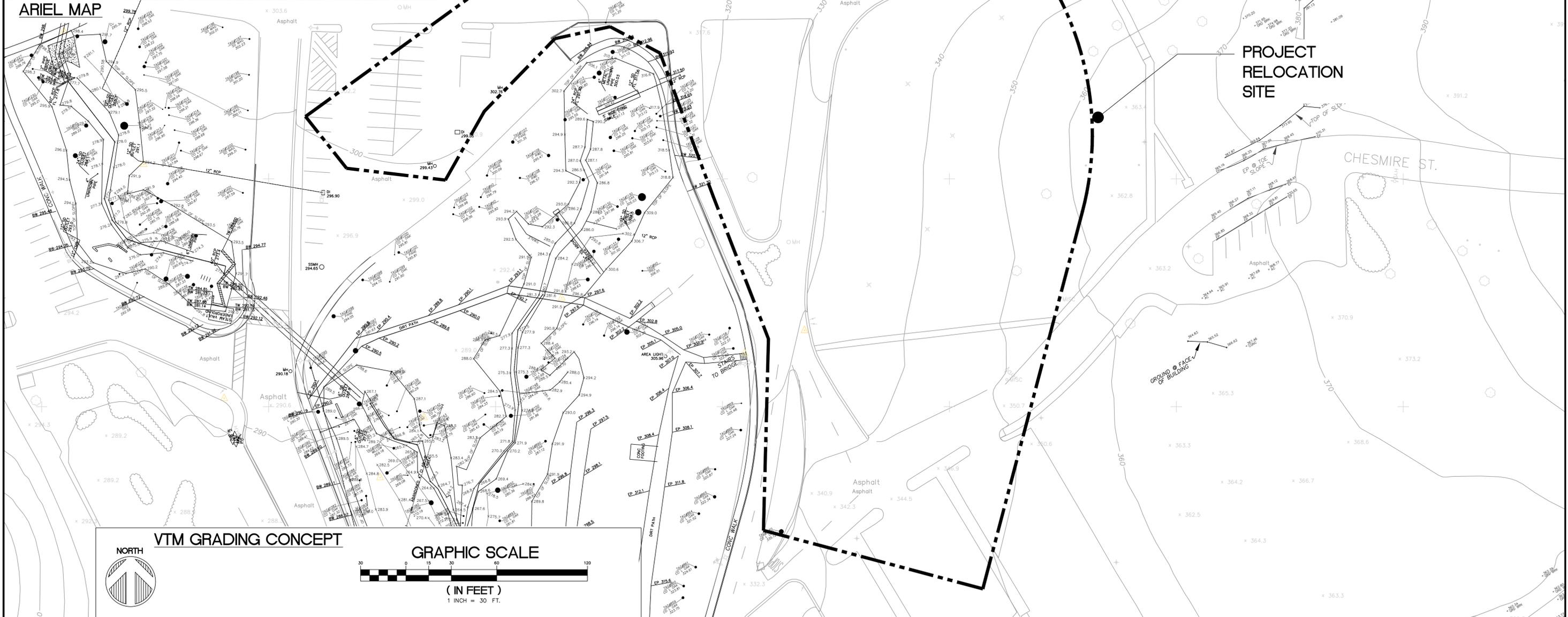
DRAWING NO.

WP-10.1



PROJECT
RELOCATION
SITE

ARIEL MAP



PROJECT
RELOCATION
SITE

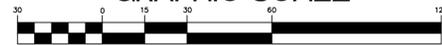
CHESMIRE ST.

GROUND @ FACE
OF BUILDING

VTM GRADING CONCEPT



GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

**ARCHITECTURAL
DIMENSIONS**

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

PROJECT INFO.

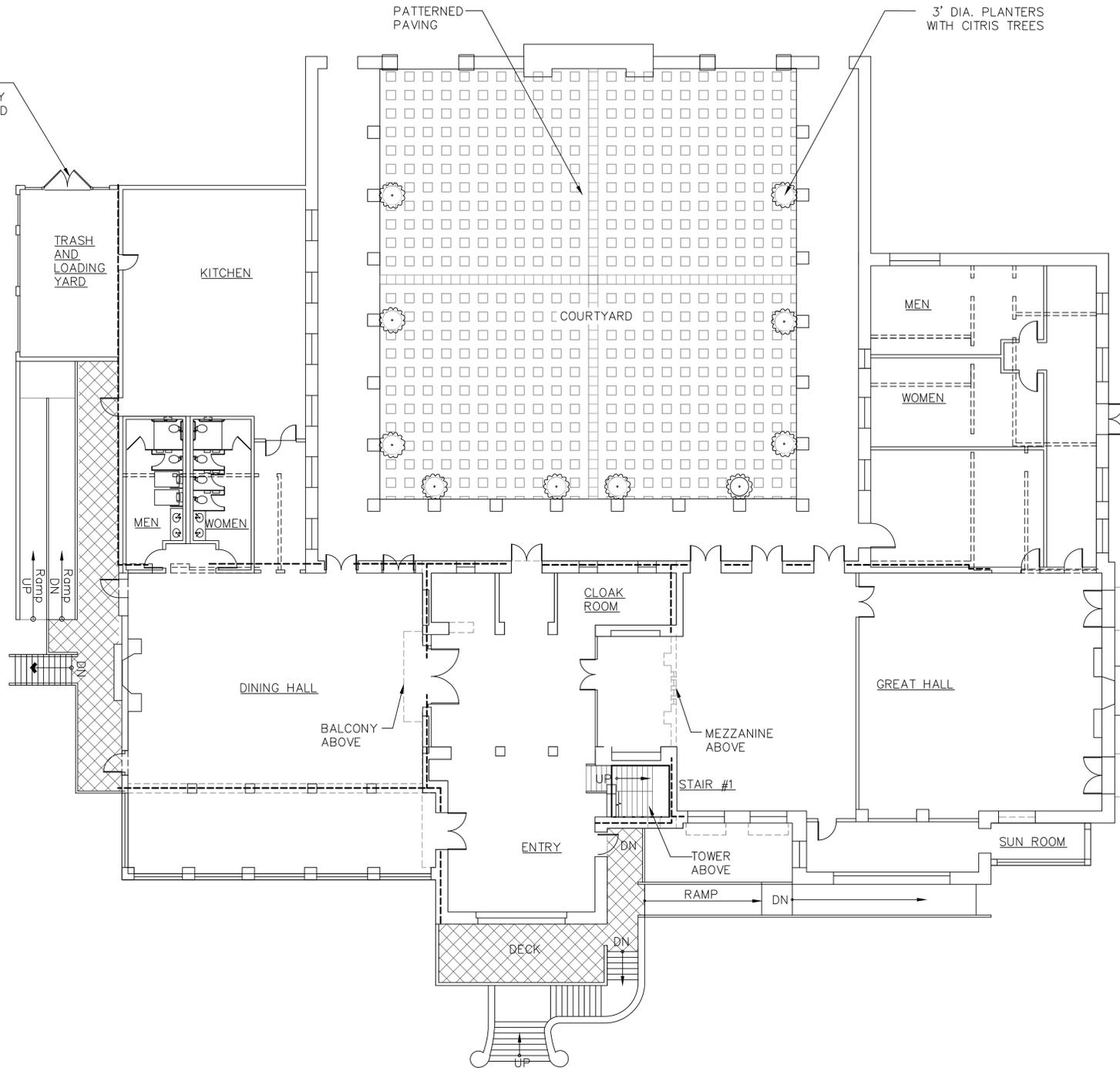
CLUB KNOLL
MOUNTAIN BLVD. & SEQUOYAH RD
OAKLAND, CA. 94605

GRADING PLAN

JOB NO.
SC002
DATE.
05.14.2018

DRAWING NO.
WP-10.2

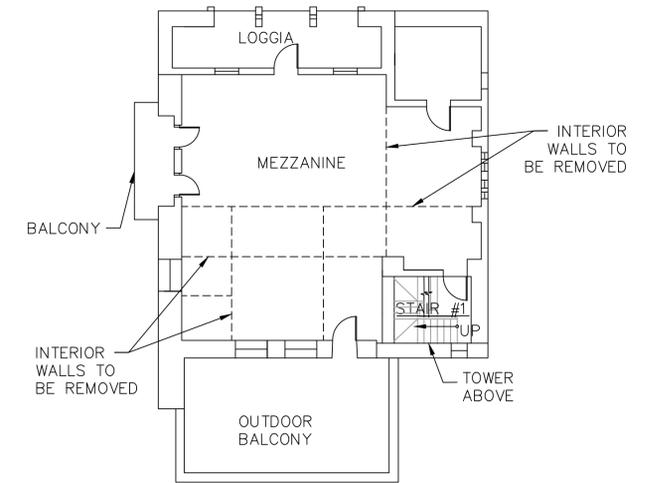
IRON GATE WITH PRIVACY PANEL BEHIND



FLOOR PLAN- GROUND LEVEL
SCALE: 3/32" = 1'-0"

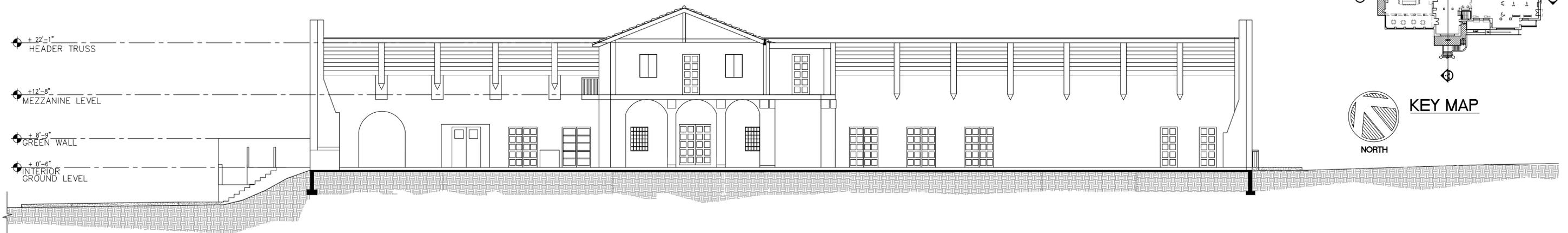
LEGEND

- (N) DOOR TO BE REMOVED
- (E) DOOR TO BE REMOVED
- (E) WALLS TO REMAIN
- (N) WALLS CONSTRUCTION
- (E) SHEAR WALL TO REMAIN

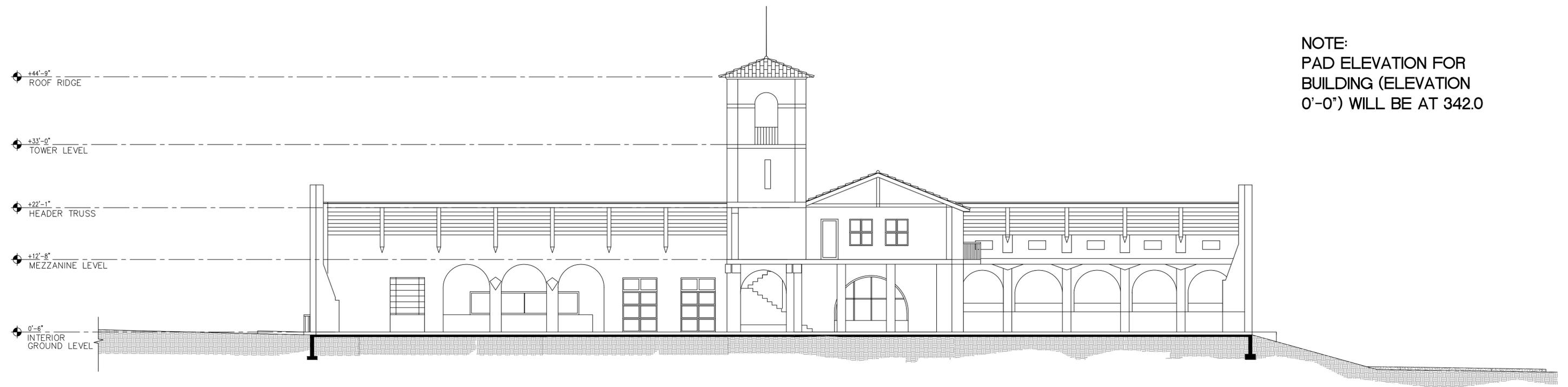
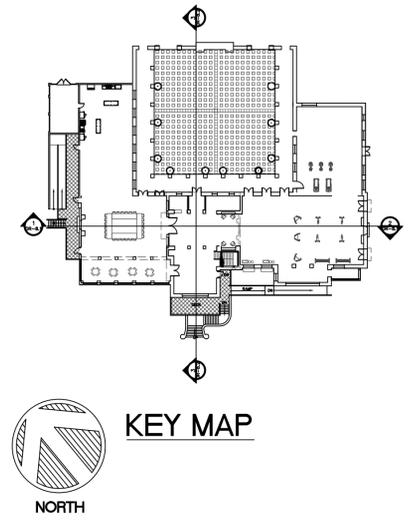


FLOOR PLAN- MEZZANINE LEVEL
SCALE: 3/32" = 1'-0"



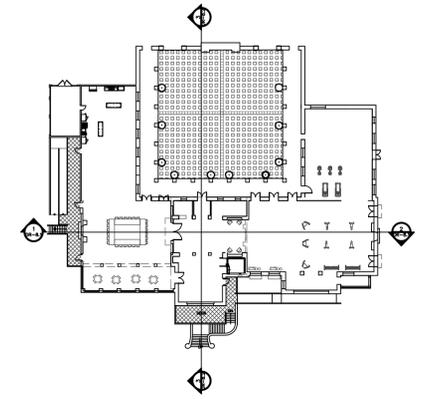


1 NORTH SECTION
SCALE: 1/8" = 1'-0"



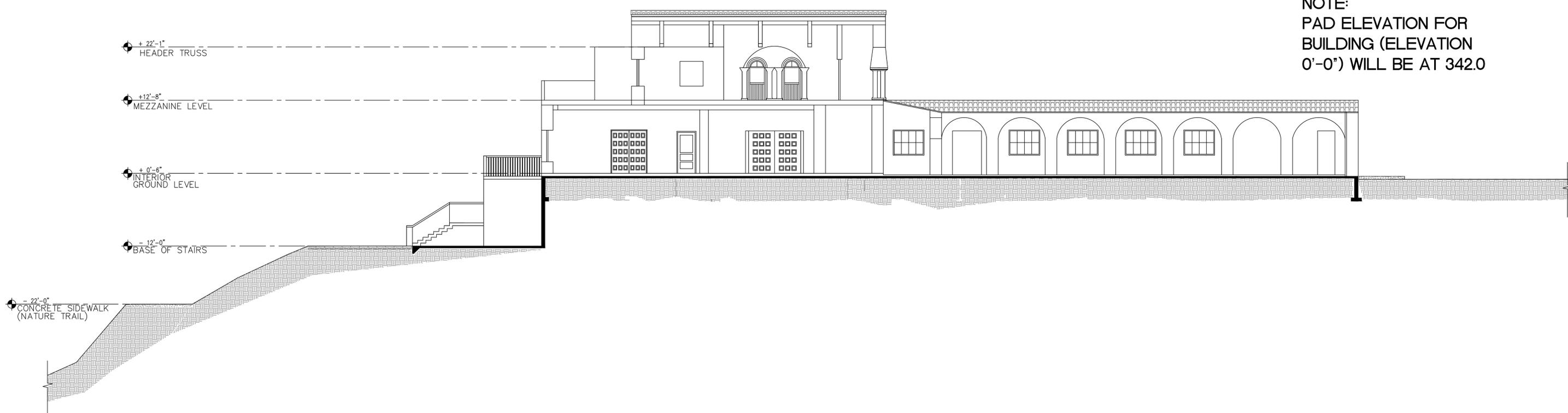
2 SOUTH SECTION
SCALE: 1/8" = 1'-0"

NOTE:
PAD ELEVATION FOR
BUILDING (ELEVATION
0'-0") WILL BE AT 342.0



KEY MAP
NORTH

NOTE:
PAD ELEVATION FOR
BUILDING (ELEVATION
0'-0") WILL BE AT 342.0



3 WEST SECTION
SCALE: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"



West (Front) Elevation

Scale: 1/8" = 1'-0"

General Exterior Elevation Notes

1. Colors indicated on this drawing are approximate and will vary depending on printer/monitor display source. Refer to Colors and Materials Boards for true representation of all proposed finishes.
2. All landscaping indicated on this drawing is diagrammatic and intended only to convey a sense of general landscaped areas. Refer to actual Landscape Plan for all proposed landscaping.

Material/Finish Legend

Refer to Colors and Materials Boards for true representation of all proposed finishes.

- STC-1** Painted Smooth Stucco
- CT-1** Clay Tile
- GLZ-1** Glazing
- PW-1** Painted Wood

Keynotes

Note: Not all keynotes listed apply to this particular sheet.

- 1** (N) Front Staircase and Accessible Ramp
- 2** Restored Windows
- 3** (N) Lighting Fixtures
- 4** Commemorative Plaque
- 5** Restored Doors
- 6** Restored Metal Corbels
- 7** Restored Juliet Balcony
- 8** Restored Wooden Details
- 9** Restored Metal Handrails



General Exterior Elevation Notes

1. Colors indicated on this drawing are approximate and will vary depending on printer/monitor display source. Refer to Colors and Materials Boards for true representation of all proposed finishes.
2. All landscaping indicated on this drawing is diagrammatic and intended only to convey a sense of general landscaped areas. Refer to actual Landscape Plan for all proposed landscaping.

Material/Finish Legend

Refer to Colors and Materials Boards for true representation of all proposed finishes.

- STC-1** Painted Smooth Stucco
- CT-1** Clay Tile
- GLZ-1** Glazing
- PW-1** Painted Wood

Keynotes

Note: Not all keynotes listed apply to this particular sheet.

- 1** (N) Front Staircase and Accessible Ramp
- 2** Restored Windows
- 3** (N) Lighting Fixtures
- 4** Commemorative Plaque
- 5** Restored Doors
- 6** Restored Metal Corbels
- 7** Restored Juliet Balcony
- 8** Restored Wooden Details
- 9** Restored Metal Handrails



South Elevation
Scale: 1/8" = 1'-0"

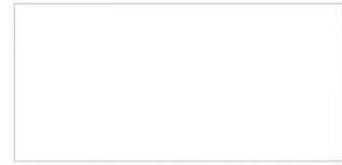


East (Rear) Elevation
Scale: 1/8" = 1'-0"



CT-1

RECLAIMED AND RESTORED CLAY TILES



STC-1

REHABILITATED PAINTED TEXTURED STUCCO



PW-1

RESTORED WOOD TO MATCH EXISTING WINDOW AND DOOR FRAMES



MTL-1

RESTORED METAL RAILINGS



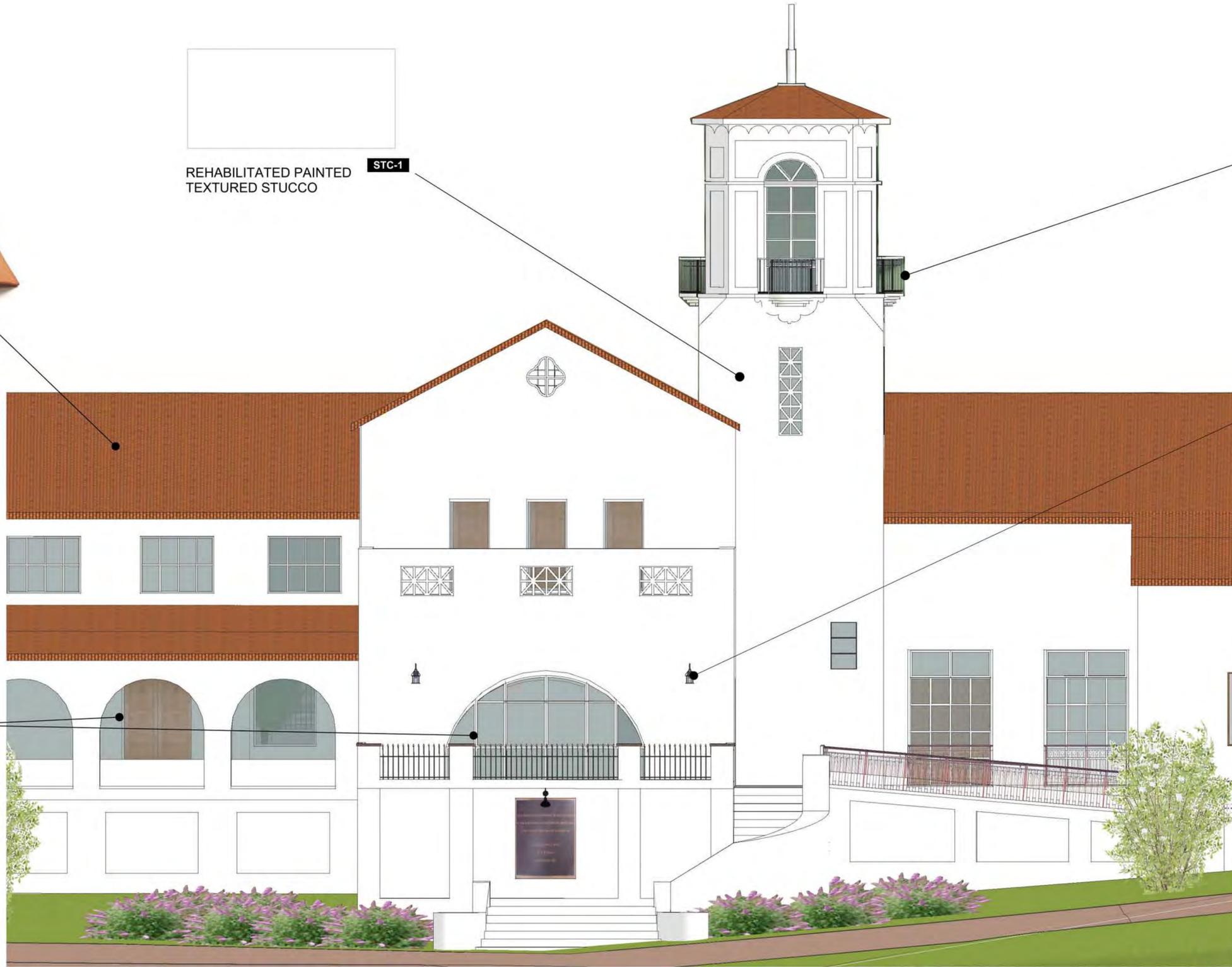
LT-1

EXTERIOR LIGHT FIXTURE



GLZ-1

SINGLE-PANED STATIONARY GLASS SYSTEM TO MATCH EXISTING



MATERIALS

Scale: NTS



LT-2



LT-3

OUTDOOR LIGHTING



- Street Tree**
Acer buergerianum, Trident Maple
medium deciduous tree
- Street Tree**
Laurus nobilis 'Saratoga', Saratoga Bay Laurel
medium evergreen tree
- Interior Tree**
Arbutus 'Marina', Strawberry Tree
medium evergreen tree
- Interior Tree**
Ceanothus 'Ray Hartmen', Wild Lilac
small flowering evergreen tree
- Interior Tree**
Quercus agrifolia, Coast Live Oak
- Landscape Berm for Screening**

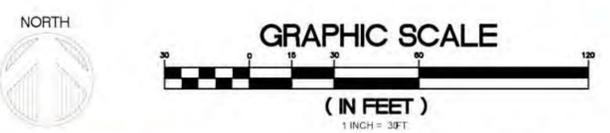
- Shrubs**
Criteria: No wider than 8-feet, no larger than 10-feet tall at maturity, drought tolerant, native or climate adapted.
Location: In planting areas, Landscape berm
- *Arctostaphylos densiflora*, 'Howard McMinn', Howard McMinn manzanita
 - *Ceanothus* 'Wheeler Canyon', Blue Mountain Lilac
 - *Heteromeles arbutifolia*, Toyon
 - *Mahonia* 'Golden Abundance', Oregon Grape

- Entrance Plantings**
Criteria: Historically sensitive plantings that highlight the mission style architecture and are drought tolerant.
Location: Pedestrian entrances
- *Iris douglasiana* 'Canyon Snow', Douglas Iris
 - *Salvia leucantha* 'Santa Barbara', Mexican Bush Sage
 - *Geranium Rozanne*, Rozanne geranium
 - *Frangula californica*, 'Eve Case', Eve Case coffeeberry
 - *Westingia fruticosa*, Coast Rosemary

- Ground Covers**
Criteria: No wider than 8-feet, up to 42 inches tall, drought tolerant, native or climate adapted.
Location: Under trees and in planting areas.
- *Arctostaphylos* 'Pacific Mist', Pacific Mist manzanita
 - *Epilobium californicum*, California fuchsia
 - *Carex divulsa*, Berkeley Sedge
 - *Eriogonum grande var. rubescens*, red-flowered buckwheat

- Detention Basin**
Criteria: Sod to withstand periods of dry and wet conditions and adaptive to most soil conditions.
Location: Detention Basin
- Delta Bluegrass Biofiltration Sod - Basin Bottom
 - Delta Bluegrass Native Preservation Mix - Basin Slopes

Bay Friendly
This project will conform to the Bay-Friendly Scorecard for Civic, Commercial and Multifamily Landscapes Version 4 including design criteria for shaded site pavement.





Entrance Planting: *Iris douglasiana* 'Canyon Snow,' Douglas Iris



Entrance Planting: *Salvia leucantha* 'Santa Barbara,' Mexican Sage Bush



Entrance Planting: *Geranium rozanne*, Rozanne Geranium



Shrub: *Westingria fruticosa*, Coast Rosemary



Shrub: *Arctostaphylos* 'Howard McMinn', Howard McMinn manzanita



Shrub: *Mahonia* 'Golden Abundance'



Shrub: *Heteromeles arbutifolia*, Toyon



Ground Cover: *Erigeron grande* var. *rubescens*
Red-flowered buckwheat detail



Shrub: *Frangula californica* 'Eve Case', Coffeeberry



Club Knoll Rendering



3' Diameter Planters with Citrus Trees: Example



Street Tree: *Lauris nobilis* 'Saratoga,' Saratoga Bay Laurel



Ceanothus 'Ray Hartman,' Wild Lilac



Interior Tree: *Arbutus* 'Marina,' Strawberry Tree



Street Tree: *Acer buergerianum*, Trident Maple



Interior Tree: *Quercus agrifolia*, Coast Live Oak



FRONT ELEVATION- NEW SITE



LOOKING NORTH AT EYE LEVEL- NEW SITE



LOOKING WEST PERSPECTIVE- NEW SITE



LOOKING SOUTH PERSPECTIVE- NEW SITE



VIEW FROM CREEKSIDE LOOP BRIDGE- NEW SITE



VIEW FROM MTN. BLVD ENTRANCE- NEW SITE



MASTER PLAN- PROPOSED OAK KNOLL DEVELOPMENT



MASTER PLAN- 3D MODEL- PROPOSED OAK KNOLL DEVELOPMENT



GRAND HALL EAST



ENTRY



DINING HALL SOUTH



DINING HALL WEST



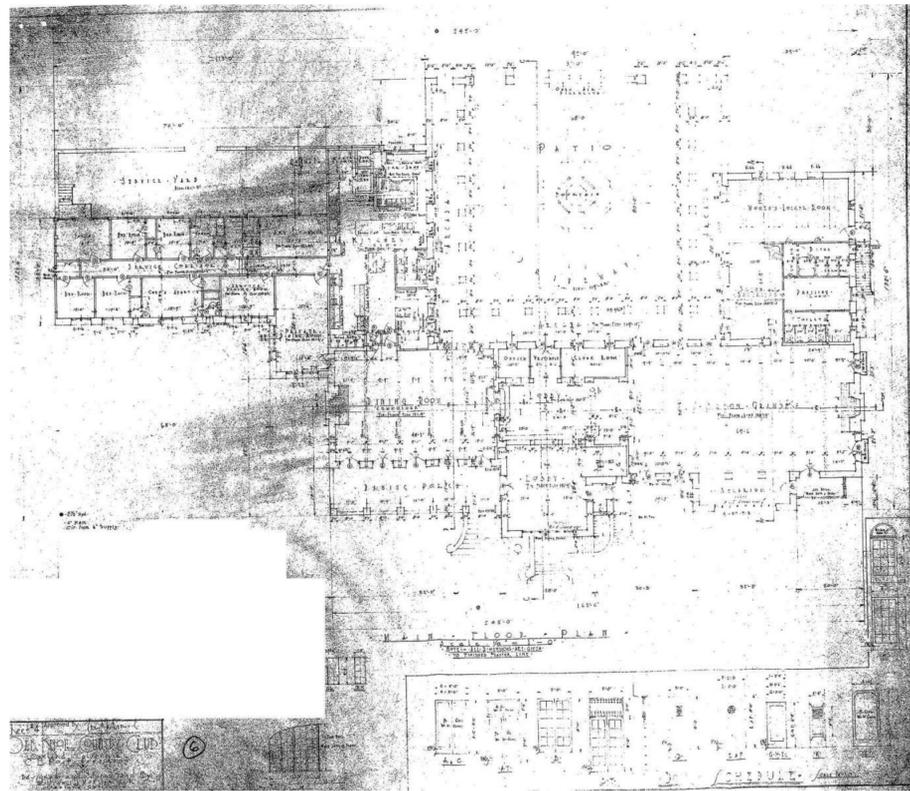
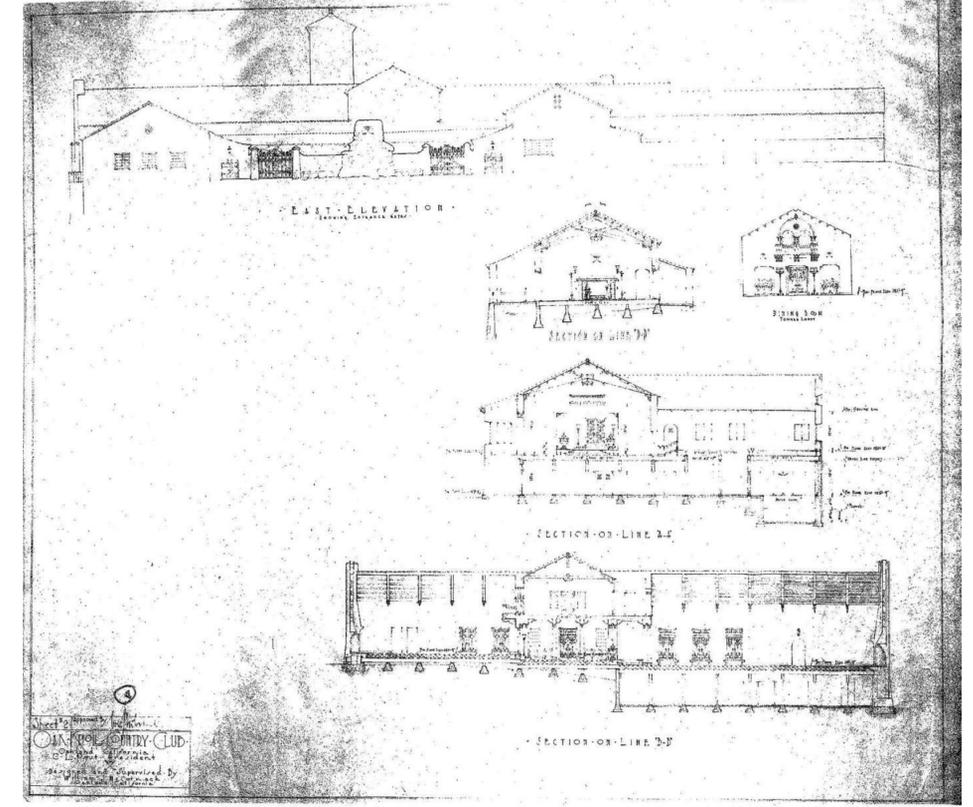
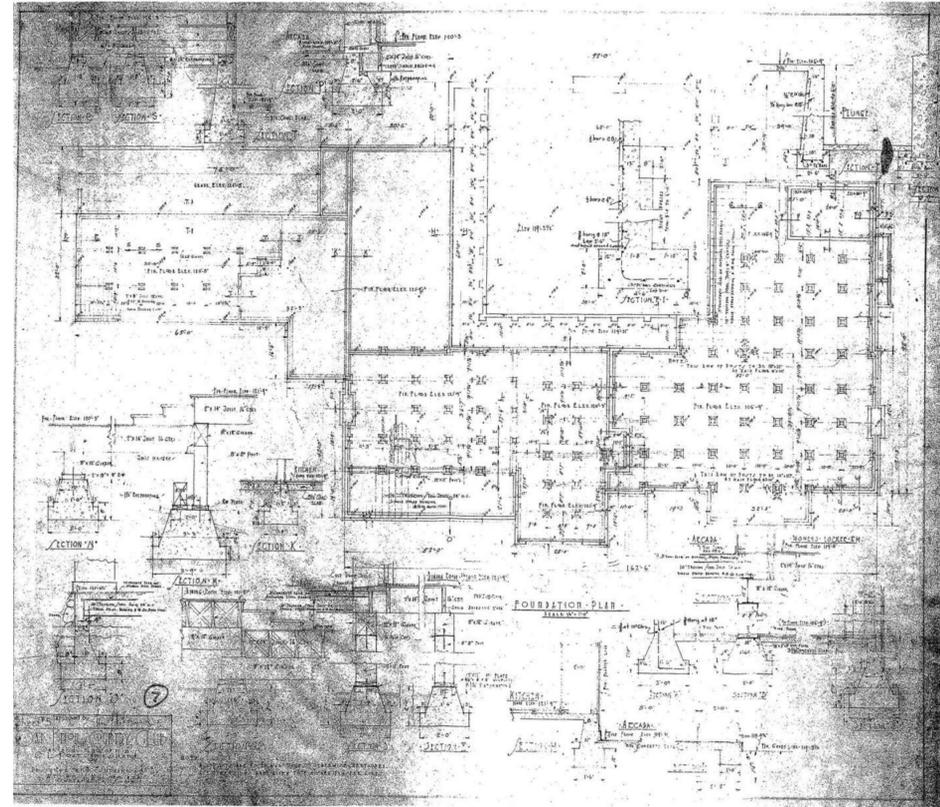
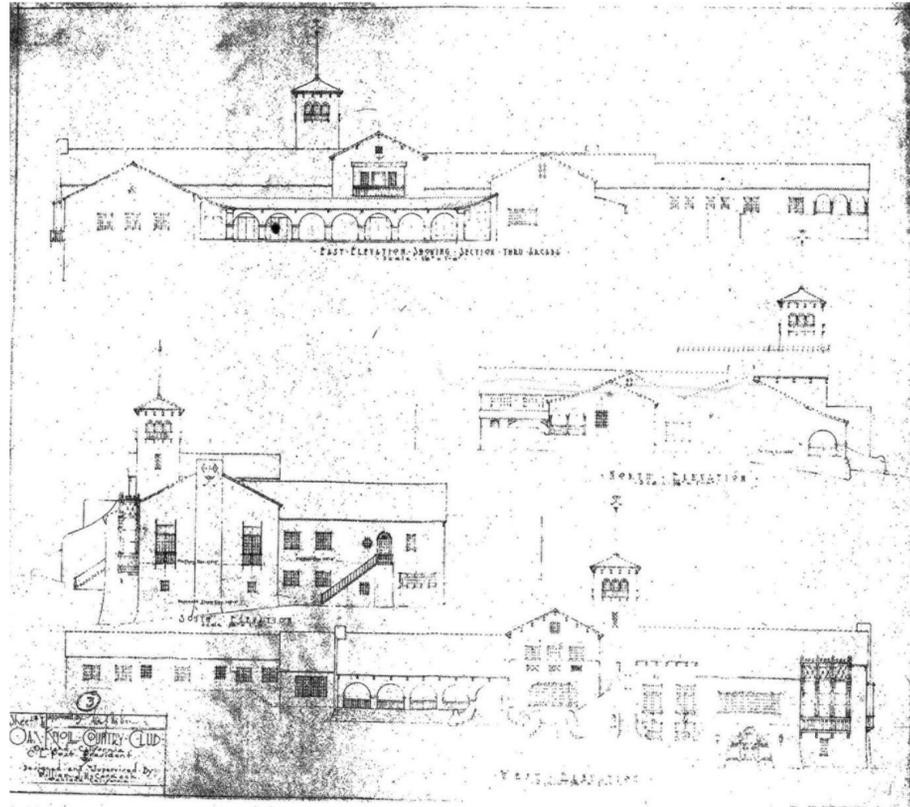
GRAND HALL NORTH



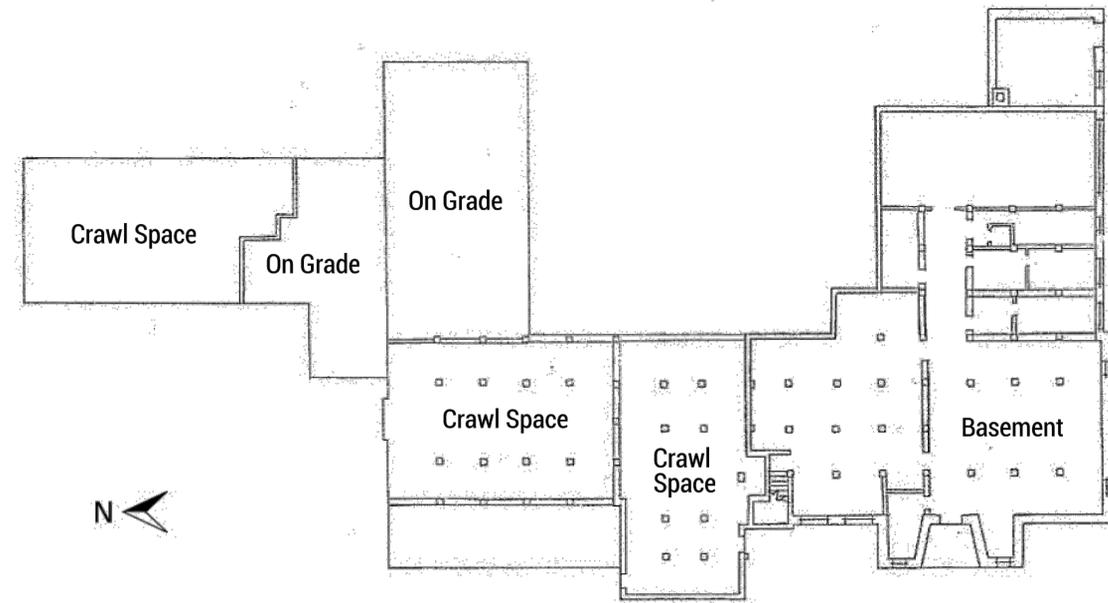
DINING HALL NORTH

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

McCORMACK PLANS



NAVY PLANS



BASEMENT PLAN
CLUB KNOLL



SECOND FLOOR PLAN
CLUB KNOLL

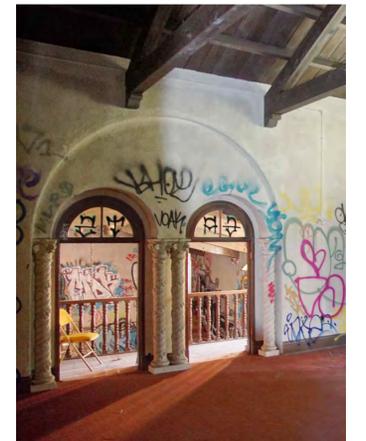
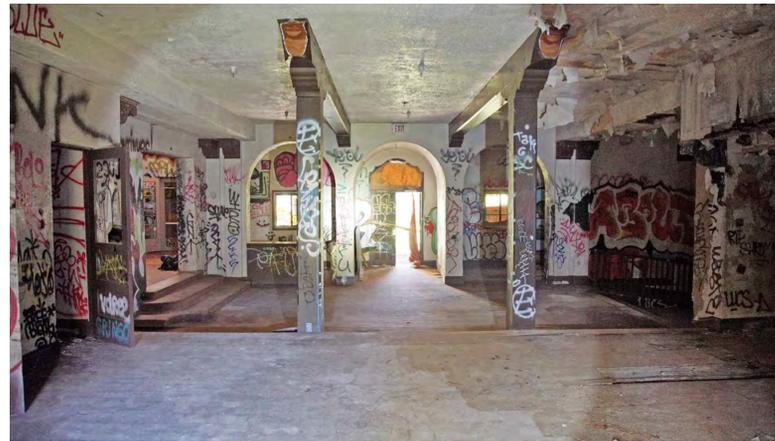
HABS EXTERIOR PHOTOGRAPHS



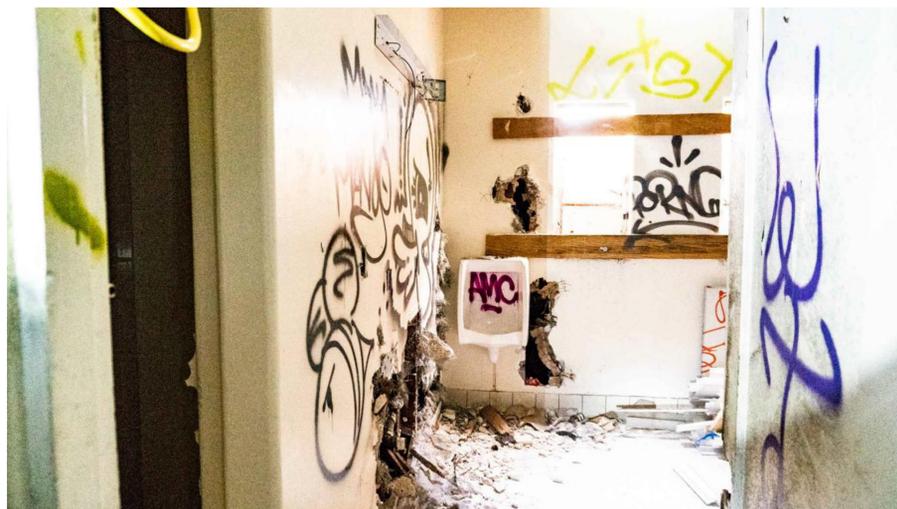
HABS EXTERIOR PHOTOGRAPHS



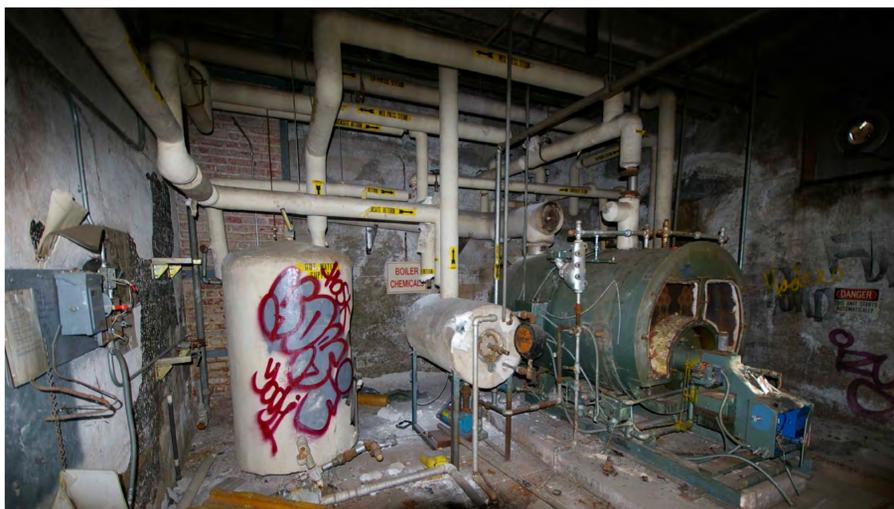
HABS INTERIOR PHOTOGRAPHS



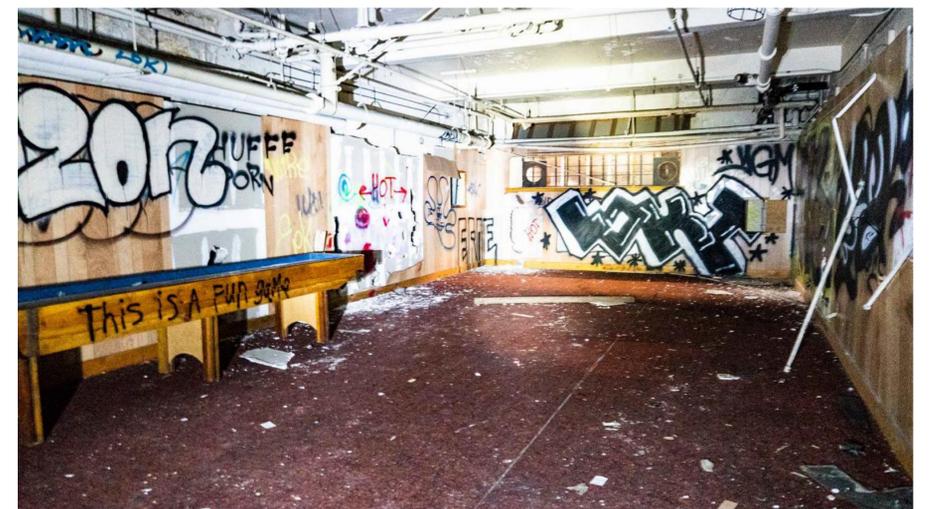
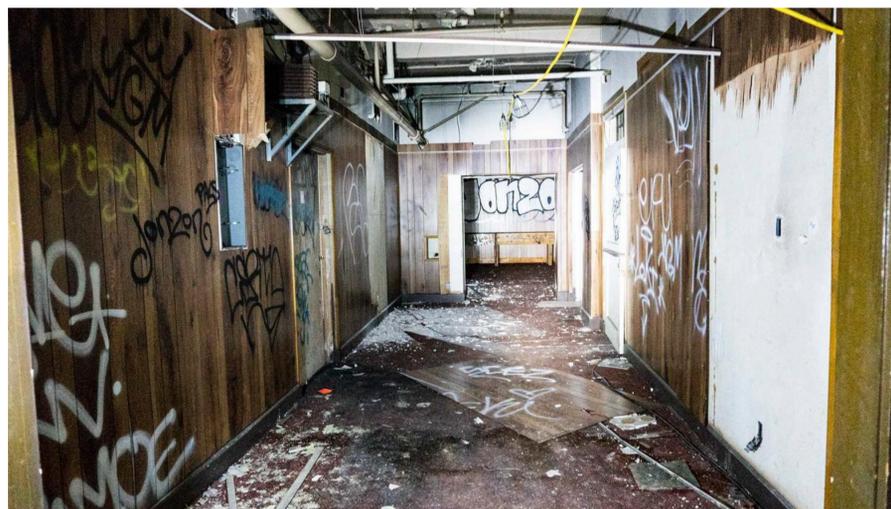
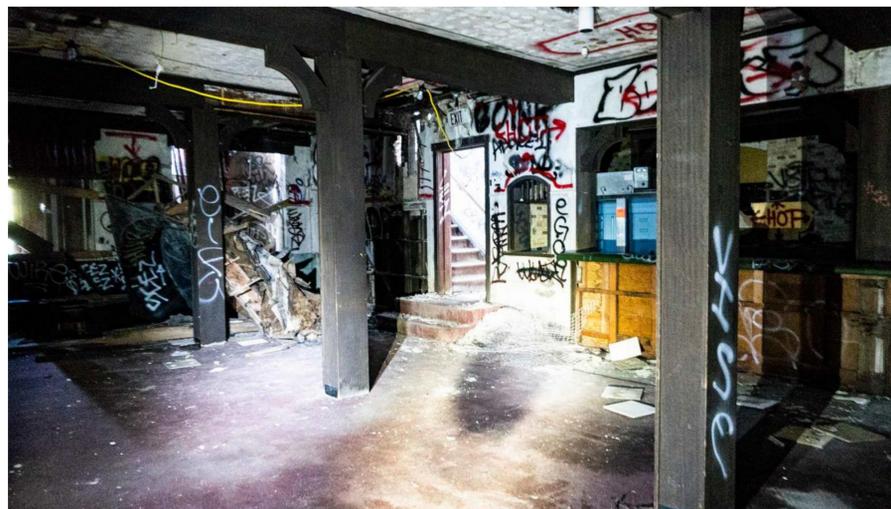
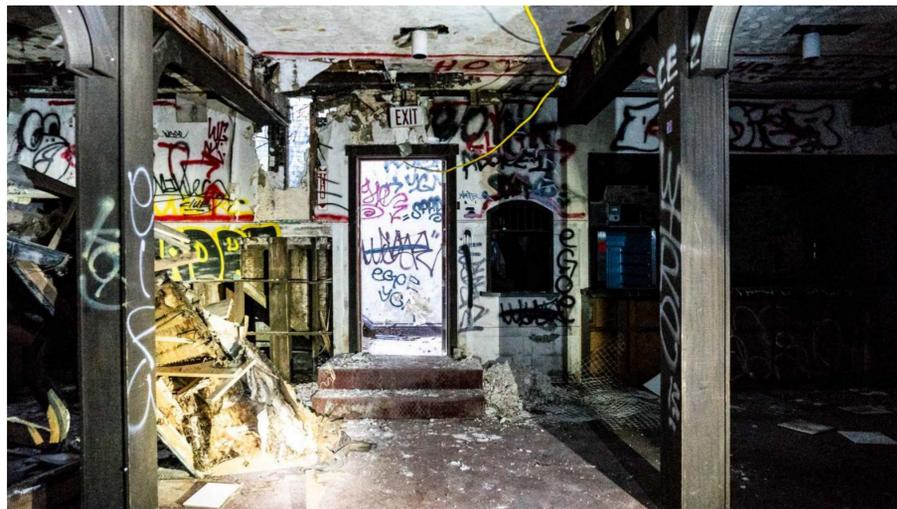
HABS INTERIOR PHOTOGRAPHS



HABS INTERIOR PHOTOGRAPHS



HABS INTERIOR PHOTOGRAPHS





1 IRREGULAR PLAN W/ VARIED MASSING



5 CHIMNEYS - STUCCO CLAD and ROCK



8 COVERED ARCADE AROUND COURTYARD



11 STUCCO CLADDING



2 ASYMMETRICAL LAYOUT



9 EXTERIOR STAIR TO MAIN LEVEL



12 RED ROOF TILES



3 MIX OF ROOF TYPES - GABLE and SHED



6 VARIED OPENINGS



10 DECK AT SECOND LEVEL



13 DECORATIVE STUCCO DETAILING



4 BELL TOWER



7 JULIETTE BALCONIES



14 BUILT INTO THE SIDE OF A KNOLL



15 OPEN LANDSCAPE TO WEST OF BLDG.



19 DECORATIVE PLASTERWORK



20 WOOD PANEL DOORS



16 ENCLOSED COURTYARD W/ FIREPLACE and FOUNTAIN



21 WOOD FLOORS



24 MASSIVE ROCK FIREPLACES



25 SEQUENCE OF PUBLIC SPACES



17 WD. TRUSSES and EXPOSED WD. CEILING CONSTRUCTION



18 DECORATIVE CORBELS



22 SIMPLE WOOD COLUMNS and BEAMS



23 SIMPLE WOOD BASEBOARDS



1 OAKLAND TRIBUNE - PROJECT PROPOSED
FEBRUARY 21, 1926

2 OAKLAND TRIBUNE - OAKLAND SPOT SELECTED
MARCH 7, 1926

3 OAKLAND TRIBUNE OAKLANDS FINEST-DEVELOPEMENT
APRIL 8, 1926

16 THURSDAY EVENING **Oakland Tribune** FEBRUARY 10, 1927

SMUGGLING OF SLAVE GIRLS TO S. F. REVEALED
 SAN FRANCISCO, Feb. 10.—After making charges of an alleged plot to smuggle 42 Chinese slave girls to a large factory at Berkeley, San Francisco in the Capitol City, H. W. Harvey, a man named today in the trial of three who men and seven Chinese at San Francisco, witness in gun-running case, today revealed the plot.

Witness in Gun-Running Case Bares Plot Headed by Chinese 'Rockefeller'
 SAN FRANCISCO, Feb. 10.—After making charges of an alleged plot to smuggle 42 Chinese slave girls to a large factory at Berkeley, San Francisco in the Capitol City, H. W. Harvey, a man named today in the trial of three who men and seven Chinese at San Francisco, witness in gun-running case, today revealed the plot.

CONTRACT LET FOR NEW CLUB
 William K. Weaver, Oakland architect who constructed the Alhambra and the new building, has been awarded the contract for the construction of the new club building by the Oak Knoll Country club, known as the new country club.

FORUM TO OPEN LEAGUE STUDY
 A lecture on "The League of Nations Among Nations" under the leadership of Mrs. E. C. Turner will begin the Oakland League study of the League of Nations tomorrow forenoon at the Oakland League.

County Credit Men To Meet Tuesday
 The County Credit Men's Association of Alameda County will meet at the Alhambra club on Tuesday, Feb. 14, at 8 o'clock.

COAL TRUST IN WALES
 Cardiff.—The coal trust has been broken up in Wales and is negotiating for the coal.

SMUGGLING OF SLAVE GIRLS TO S. F. REVEALED
 SAN FRANCISCO, Feb. 10.—After making charges of an alleged plot to smuggle 42 Chinese slave girls to a large factory at Berkeley, San Francisco in the Capitol City, H. W. Harvey, a man named today in the trial of three who men and seven Chinese at San Francisco, witness in gun-running case, today revealed the plot.

SAVANITS HOWARD DEFEATS FROM MONGOLIA BULLET FROM TELL TORTURE MAN'S HEART
 SAN FRANCISCO, Feb. 10.—After suffering capture, torture and threat of death at the hands of savage Mongolian soldiers, two American scientists are in San Francisco today after an eight-month expedition through Central Asia.

P. K. Leichter Told in Attempt on Own Life by Freak of Fate
 The same fate that struck a volunteer within the reach of P. K. Leichter 55, an infantry captain, yesterday, while riding in a truck with J. A. Richmond, 37, last Thursday night, had given him the means to attempt to end his own life, Oakland lawyer great.

Ford Pays Visit To White House, Praises Dry Law
 WASHINGTON, Feb. 10.—President is the greatest boss in the world to the working man? Henry Ford said today upon leaving the White House, where he said his respect to President Coolidge.

J. F. SECKS DROWN THIEF SUSPECT
 SAN FRANCISCO, Feb. 10.—Prosecutor H. V. Vanhook, young cousin of the National Bank of Mexico, yesterday, wanted in that city for the alleged embezzlement of \$25,000 of the bank's funds, is being hunted today in San Francisco. Alford Stone, former attorney George Hatfield reported to the report that Vanhook was hiding in the city.

HARMLESSLY END GRAY HAIR
 GRAY HAIR is a sign of old age, but it is not necessary to have it. The new Gray Hair Remover is a harmless, effective remedy for gray hair. It is made of natural ingredients and is safe for the hair and the scalp. It is sold in all drug stores.

MEI
 NOW IS YOUR CHANCE!

4 OAKLAND TRIBUNE - RESERVATIONS FOR OAK KNOLL
 APRIL 25, 1926

5 OAKLAND TRIBUNE - OAK KNOLL CLUB UNDER WAY
 OCTOBER 31, 1926

6 OAKLAND TRIBUNE - CONTRACT LET FOR NEW CLUB
 FEBRUARY 10, 1927

ARCHITECTURAL DIMENSIONS	300 Frank H. Ogawa Plaza, Suite 375 Oakland, CA 94612 TEL. 510.463.8300 • FAX. 510.463.8395	PROJECT INFO.	CLUB KNOLL MOUNTAIN BLVD. & SEQUOYAH RD OAKLAND, CA. 94605	HABS NEWS ARTICLES	JOB NO. SC002 DATE. 05.14.2018	DRAWING NO. APPENDIX E.2
	ARCHITECTURAL DIMENSIONS					

HABS NEWS ARTICLES

7 OAKLAND TRIBUNE
MANY VISITORS AND BUYERS IN OAK KNOLL
OCTOBER 2, 1927

8 OAKLAND TRIBUNE
NEW UNIT OF OAK KNOLL ON MARKET
AUGUST 4, 1929

9 OAKLAND TRIBUNE
PURCHASE OF OAK KNOLL SITE TO BUILD HOME
FEBRUARY 9, 1930

BUILDING DEVELOPMENT

Oakland Tribune, OAKLAND, CALIFORNIA, SUNDAY, OCTOBER 1, 1939

Pacific Mill in New Plant

The Pacific Mill and Fixture Co. has moved its new plant to 801 37th Avenue, an estimated cost of more than \$25,000. Specializing in the design and construction of book, stove and office fixtures, the firm has opened its plant, and increased the volume of business, until it now ranks on one of the leading woodworkers plants of the Bay region. Shown above is a ground view of the exterior and interior of the new plant.

Ray Realty Men To Attend Meet
Over the courtesy of P. J. Curran, several members of the Bay Area Real Estate Council met in Oakland at the home of Mrs. J. H. Curran, 1000 Broadway, to discuss the proposed new zoning ordinance. The meeting was held at 8 o'clock and was attended by about 20 members of the council. The meeting was held at 8 o'clock and was attended by about 20 members of the council.

Importance of Zoning Ordinances Emphasized
Presented the practical application of zoning ordinances. The speaker emphasized the importance of zoning ordinances in the development of a city. He pointed out that zoning ordinances are essential for the orderly growth of a city and for the protection of the public interest.

Oak Knoll Has Great Growth

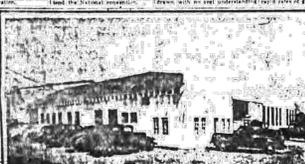
Oak Knoll is enjoying a steady, consistent growth with many new homes being completed. In the past few months, according to A. A. MacArthur, president of the Oak Knoll Home Open, the development has shown a marked increase in the number of homes completed. The growth is due to the high quality of the homes and the excellent location of the development.

90% LOANS OAK KNOLL
5-room, \$6250
6-room, \$7250
A Mention at the Price of a Garage
Check the new 1000 sq. ft. garage. It has a built-in car lift, a workbench, and a sink. It is a real handy place to have. It is a real handy place to have.

Oak Knoll Home Open

This attractive modern, typically Californian in appearance, has been completed at Oak Knoll. The new garage has been fully equipped as a children's playground. The location is 2122 Madison Avenue, opposite Alameda.

Insurance Firm Opens Office Here
The new office of the American Mutual Life Insurance Company is now open at 1000 Broadway. The office is a modern and comfortable one, and is well equipped for the handling of all insurance business.



801 SEVENTY-SEVENTH AVENUE
HWYWOOD 8500 HWYWOOD 8501

THE PACIFIC MILL & FIXTURE CO.

NOW OCCUPIES ITS NEW AND MODERN PLANT

Completely equipped for the design, manufacture and installation of all types of REFRIGERATOR CASES, OFFICE FIXTURES—STORE FIXTURES—BANK FIXTURES and industrial woodwork.

QUALITY—EFFICIENCY—QUICK SERVICE

The following firms extend congratulations to the Pacific Mill and Fixture Co.:

Pacific Lumber Company, 2222 Third Street, Berkeley	Oakland Lumber Company, 6901 East 14th Street
Larry Lumber Co. Mill Company, Broadway at Estuary	Perry C. Fry Company, 3300 East 14th Street
Smith Lumber Co., Estuary between 15th & 19th Ave.	E. B. Bradley Company, 462 Bryant Street, San Francisco
W. C. Rice Company, 1128 Mission St., San Francisco	U. S. Plywood Corp., 113 Kansas Street, San Francisco
George Martin Wooding Works, 9941 San Leandro St.	

10 OAKLAND TRIBUNE—NATURE'S GATEWAY TO OAK KNOLL
AUGUST 15, 1937

11 OAKLAND TRIBUNE - OAK KNOLL HAS GREAT GROWTH
OCTOBER 1, 1939

12 OAKLAND TRIBUNE - KNOLL ANGEL WANTS CLUB BACK
DECEMBER 3, 1941



Kelly Brothers House Movers

2269 Will Wood Drive, San Jose CA 95112 | 408-287-9755 | License #661719

OVERVIEW

Kelly Brothers House Movers has been transporting buildings for over 100 years. This third generation family owned business has come a long way since the days of actual horsepower to modern day hydraulic jacking systems and remote controlled dollies. The experience of our unparalleled staff ensures a smooth transition while lifting or relocation buildings of any type. We are known throughout the valley for our dedication to the preservation of our past.

QUALIFICATIONS

- Structural Moving And Relocation
- Raising and Leveling
- Shoring for Foundation/Basements
- Roof Lifting

STRUCTURAL MOVING

Kelly Brothers raised the bar with the development of pneumatic tire dollies in the late 1940's. We were the first in California to perfect this method. Today we use a more advanced hydraulic jacking system, and with modern day tools at our disposal, we have set the standard of excellence that so many others in the industry strive to reach. Kelly Brothers has taken part in some extraordinary projects over the years; from the relocation of a 400 ton railroad building in Watsonville, to many historical houses that we moved to San Jose History Park.

HISTORICAL MOVES

- Morgan Hill Museum Home – Moved twice by Kelly Brothers. First to 600 Main St. in 1980. Again in 2005 to the Morgan Hill Location.
- Historical Church in Hayward – Built in 1880 and moved on site in 1992
- Historical Cement Arch in Saratoga – Moved across the road in 2000
- Railroad Station in Santa Cruz – Moved on site in 2002
- Steinbeck Home in Watsonville – Moved to Santa Cruz Fairgrounds in 2002
- Railroad Station in Niles, Fremont – Moved on site in 2008
- Nola House in San Jose – Teamed with Garden City Construction and moved to new location in 2013
- Mirrasou House in San Jose – Teamed with Garden City Construction and moved to new location in 2013
- Joseph Speciale Barn Relocation – Teamed with Garden City Construction and moved in 2014
- Historical Apple Barn in Aptos – Moves on site in 2016

ADDITIONAL REFERENCE INFORMATION

www.kellybrothershousemovers.com

www.facebook.com/structuralmovers/



CONSTRUCTION - CONSULTING - DEVELOPMENT

"Think Green Build Green"

INTRODUCTION

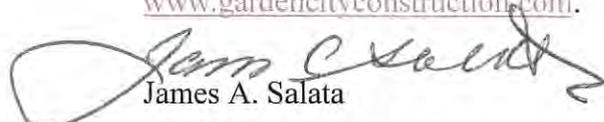
Garden Construction was established in 1989 as a traditional hands-on, community-based construction organization. In the last 30 years we have developed into a diversified company with expertise in an array of projects including *tenant-ready shell work, rehabilitation /adaptive reuse of distressed and historic properties, tenant improvements, seismic retrofits, and all phases of construction for retail, restaurant, and hotel projects.*

Our company understands the importance of working closely with our customers to provide quality, cost-effective, construction. We accomplish this through experienced trade and in-house personnel and perform our own demolition to control the outcome of the project as well as wood framing, foundations, etc. Our employees have been trained to take pride in the quality of work, scheduling, and safety of each project.

Our construction experience has been enhanced through the years by many unique projects we have had the pleasure of completing. Many of these projects presented special challenges, requiring us, for example, to work in occupied and/or landlocked spaces, involving a high degree of attention to detail and creativity, building moving, shoring and so forth. In these situations, pragmatism, aesthetic sensitivity, and meticulous planning are paramount to success. Through these diverse opportunities we have developed and honed valuable skills and expertise, enabling us to provide our clients with sensible, sound advice, and contribute as a partner, not just as a contractor.

We are confident Garden City Construction will be a valuable component of your team for any project. We believe that working closely as a team is the most effective way to create, implement and successfully complete a project.

For additional information on our company please also visit our website at www.gardencityconstruction.com.


James A. Salata
President



Historic Renovation and Move Projects

Packard Auto Dealership/Biggs Cardosa's Office Circa 1929

Contractor: Garden City Construction
Owner: BCA LLC Attn: Mr. Mark Cardosa 408-296-5515
Architect: Mr. Gil Garcia
Structural Engineer: Biggs Cardosa Associates
Team: Martin/Pawlowski/Salata

Scope of Work: Historic renovation of the **Spanish Revival** building including, interiors, seismic retrofit, and mezzanine addition to defunct 16k s.f. concrete building including new electrical main, HVAC, roof, historic façade renovation, steel sash windows, office build out, showroom restoration, historic light fixture restoration, etc.

This project won a Golden Nugget Grand Award Adaptive Reuse

San Jose Civic Auditorium Renovation Circa 1936



Contractor: Garden City Construction
Owner: City of San Jose – Public Works Project
Architect: ELS – Mr. Carlos Alvarez
Team: Casto, Martin, Salata

Scope of Work: Renovation of a 3,000 seat theatre in a **Spanish Mission Revival** building including seismic retrofit, major electrical modifications, concession stands upgrades, maintaining and preserving historic fabric, flooring, add a new KONE elevator, restroom upgrades, *restoration of historic light fixtures*, HVAC upgrades, new seating, etc.

The Theatre Jose Circa 1904



Owner: City of San Jose Redevelopment Agency – Public Works Project
Architect: Berger-Detmer-Ennis Attn: Mr. Jon Ennis
Structural Engineer – Biggs Cardoso Associates
Team: Salata/Martin/Pawlowski
Contact: Kirk Kozlowski 408-207-0230

Scope of Work: Renovation of **California Mediterranean Style** building including: Asbestos and lead abatement, shoring the entire south side of the building and demolition of the south wall, removal of appendages, drilled piers, rough framing, masonry veneer, complete interior renovation, terra cotta repairs, build-out of the Improv Comedy Club *with full kitchen*.

This project won a Golden Nugget Grand Award Adaptive Reuse

Joseph Speciale Barn Move and Renovate





Owner: DAL Properties San Jose – Attn: Mr. Mark Lazzarini +1 (408) 298-9302 x103
Architect: N/A Garden City Construction Design/Build
Historic Consultant: Bonny Bamburg Associates
Structural Engineer – Stephen P. Duquette
Team: Salata/Martin/Castro

Scope of Work: Mastermind the disconnection and move of the Historic Speciale Barn from San Jose to Morgan Hill. The barn was cut into four sections and moved by piece then reassembled on new mat foundation. Garden City partnered with Kelly House Movers to perform this work.

Mirassou Family House Move and Renovate



Owner: SummerHill Homes Mr. Bob Hencken (650) 380-1756
Architect: MBH Architects
Structural Engineer – Murphy, Burr, Curry
Team: Salata/Pawlowski/Martin
Design Build Project

Scope of Work: **Move this Spanish Revival** house off original foundation/basement, create new foundation/basement, and restore exterior and roof, new services. All this work prepared building for commercial application ultimately a Montessori School. Garden City teamed up with Kelly House Movers for this work.

Nola House Move and Renovate







Owner: Pulte Homes
Architect: n/a+1 (925) 580-8114
Contact: Mr. Andy Cost -
Structural Engineer – Steven P. Duquette
Team: Salata/Pawlowski/Castro
Design Build Project

Scope of Work: Pulte Homes contracted with Garden City Construction to perform a design-build renovation and conversion of the Nola Family Farmhouse to a Homeowners Event Center. The work included moving the structure across the site, complete site demolition, new foundation, strengthening the roof and floor, restoration of the interiors including hardwood floors, trim, tile, period light fixtures, Marmoluem, restoring the back porch based on historic photos in a turn-key operation. Garden City partnered with Kelly Brothers for this work.



Mark A. Cardoso, PE, SE

Principal-in-Charge, Biggs Cardoso Associates, Inc.

Mark A. Cardoso has acted as Vice President of Biggs Cardoso Associates since its inception in 1986. He has over 45 years of experience in California as a structural engineer specializing in the design of numerous building projects. Mr. Cardoso has been involved as Principal-in-Charge or Project Manager on a wide variety of projects including public, commercial, institutional, industrial, residential and historic buildings. Mr. Cardoso specializes in the design, modification, rehabilitation, and seismic retrofit of these structures.

Mr. Cardoso’s responsibilities as Principal include project management, staffing, scheduling and budgeting, obtaining permits, oversight of structural analysis and design, development of construction details and specifications, production of contract documents, coordination with client, contractor, and subconsultants, and field review of construction.

REGISTRATION

Professional Engineer
(Civil), CA C26133
Structural Engineer
CA S2279

EDUCATION

B.S. Civil Engineering,
Santa Clara University

Professional Affiliations
National Trust for Historic
Preservation
Professional Affiliate Santa
Clara Valley AIA
Structural Engineers
Association of Northern
California

Years with BCA:
32

Total Years of Experience:
45

RELEVANT PROJECT EXPERIENCE

Montgomery Hotel, San Jose, CA: Principal-in-Charge for coordinating the move, creating a new foundation system and reconnecting a 7000 ton four-story concrete structure built in 1911. Biggs Cardoso Associates also provided structural engineering services for the seismic retrofit of the structure.

Jose Theatre, San Jose, CA: Principal-in-Charge for the seismic retrofit design of a theatre built in 1903. The structure consists of 40 feet tall-unreinforced masonry walls and a 70 foot long wood truss roof system. The front third of the building has a wood frame second floor. The entire first floor is wood frame construction.

Santa Clara County Courthouse, San Jose, CA: Principal-in-Charge for the seismic retrofit of an existing three-story unreinforced masonry historic building built in 1866.

San Jose Quilt Museum, San Jose, CA: Project Manager for the retrofit of a 13,000 sf historic single-story building, originally built in 1923.

Siena Court, San Jose, CA: Principal-in-Charge for the seismic retrofit of an historic orphanage near downtown San Jose. The structure is wood framed set on a concrete foundation.

865 The Alameda, San Jose, CA: Seismic retrofit and remodel of a 1920’s 16,000 sf Spanish Revival building. The remodel included the restoration of the exterior of the building to the original look by refurbishing the exterior light fixtures, reproducing and replacing missing tile and the creation and installation of missing cast stone features over the front doors and windows.

Hotel DeAnza, San Jose, CA: Principal-in-Charge for the seismic retrofit of an existing 10-story cast-in-place concrete hotel.

Hayes Renaissance Conference Center, San Jose, CA: Project Manager for the seismic retrofit and conversion of the historic Hayes Mansion. The three-story, 50,000 sf structure was built in 1905 and its construction consists of unreinforced masonry walls and wood floors and roof.

First Unitarian Church, San Jose, CA: Principal-in-Charge for the seismic retrofit of a historic structure built in 1872.



Michael Luft,

Senior Engineer,

Mr. Luft has more than 20 in the design and evaluation stages of structural design construction projects and rehabilitation, and repair of



PE, SE

Biggs Cardosa Associates, Inc.

.....

years of structural engineering experience of buildings. His experience includes all and construction administration of new seismic and conditional assessments, existing structures. Mr. Luft brings the diverse experience of many types of construction to each new project. His responsibilities as Senior Engineer include leading the structural analysis and design,

development of construction details, production of contract documents, quality control and oversight of design engineers, managing consultant design team.

.....

REGISTRATION

Professional Engineer
(Civil), CA C59078
Structural Engineer, CA
S5006

EDUCATION

B.S. Civil Engineering, San
Jose State University
M.S. Structural
Engineering, San Jose
State University

Years with BCA:
19

Total Years of Experience:
21

RELEVANT PROJECT EXPERIENCE

Brisbane City Hall, Brisbane, CA: Project Engineer for the seismic evaluation, retrofit and tenant improvements to a 153,000 sf building.

Montgomery Hotel, San Jose, CA: Relocation and seismic retrofit of the historic four-story, 60,000 sf concrete building originally constructed in 1911.

Gardner Health Center Gilroy, Gilroy, CA: Structural renovation and retrofit of an existing 14,400 sf concrete tilt-up building including the addition of a new mezzanine.

City of Fremont Development Center, Fremont, CA: Project Engineer for the seismic assessment and seismic retrofit of an existing 70,400 sf two-story office building. The seismic retrofit involved the addition of wall anchorage connections to the roof diaphragm, diaphragm continuity ties, and upgrades to the collectors including using carbon fiber at the second floor slab.

Bunton Clifford San Jose Office, San Jose, CA: Seismic retrofit and remodel of two existing buildings (wood framed roof and floors with concrete and cmu walls) including a new second story addition.

VA Hospital SF Minor Procedures, San Francisco, CA: New structural steel framed platform above the existing roof framing for support of a new air handler unit. Project also included installing new beams and seismic bracing below the roof for support of four Skytron Ergon surgical lighting fixtures.

Second and San Carlos Parking Garage, San Jose, CA: Seismic retrofit of an existing four story precast concrete garage with post-tensioned slabs. Retrofit included new concrete beams and walls as well as carbon fiber column jackets and collector reinforcing.

VA Hospital, Generator Enclosure and Storage Tank, Palo Alto, CA: Project Engineer for the Generator Enclosure and Storage Tank at the VA Palo Alto Hospital. Project included installation of a new emergency generator located in Building 103 and a new exterior equipment pad and enclosure for the generator's fuel storage tank. Design also included seismic anchorage and bracing of the generator, fuel tank, mufflers, and fan walls.

Montgomery Hotel (Relocation and Seismic Retrofit) • San Jose, California



On January 29, 2000, the historic Montgomery Hotel, built in 1911, made history at that time as being the heaviest structure ever moved in one piece on rubber tires. The 5,000-ton four-story structure was moved 180-feet to its new home to accommodate the expansion of the Fairmont Hotel while preserving this historic structure.

Biggs Cardosa was responsible for coordinating the move, creating a new foundation system and reconnecting the building. Biggs Cardosa not only reviewed and approved the technical details of the move, but designed the hotel's foundation and the seismic retrofit that the hotel will have to undergo once it is secured in its new location.

Biggs Cardosa also provided special inspection for the placement of reinforcing steel, concrete and shotcrete, welding of structural steel, epoxy injection of existing concrete, installation and tightening of

high strength bolts, and installation of adhesive anchors.

Biggs Cardosa was no stranger to the Montgomery Hotel. The firm first designed a seismic retrofit of the hotel in 1991, shortly after the Loma Prieta Earthquake. However, the Redevelopment Agency elected not to implement the retrofit at the time, and the building sat vacant for several years. When the Fairmont Hotel expressed interest in the property, and the move of the hotel was proposed, the Redevelopment Agency naturally contracted Biggs Cardosa to act as the lead structural engineer for the project

The San Jose Redevelopment Agency, owner of the hotel, opted for this unusual method of saving the structure in order to satisfy both the preservation motives of San Jose's Historic Landmarks Commission, and the expansion space needed by the adjacent Fairmont Hotel.

Planning for the move took approximately eight months. The concrete in the building had a much lower strength than used today, the structure is not constructed to current codes, and doesn't have the capacity to resist a large lateral force. Supporting such a structure on 56 individual columns and maintaining each support perfectly aligned with all others while the structure was being moved required very specialized equipment and skills.



Devcon Construction acted as general contractor for the move and selected Shaughnessy & Company in Auburn, Washington firm to accomplish the move. The move was successfully completed in under three hours.

The seismic retrofit work included the addition of specifically located wall panels to balance the distribution of seismic forces and to provide support for vertically discontinuous shear walls. Other modifications included the addition of shotcrete walls, additional foundations, CFRP column wrapping and beam strengthening and miscellaneous repairs to the existing vertical load carrying system. This project

was reviewed by the City of San Jose Redevelopment Agency and the City of San Jose Public Works Department.

Ainsley House (Relocation and Seismic Retrofit) • Campbell, California



The Ainsley House is a two-story wood frame structure built in the 1920s, which was relocated along with its detached two-story garage from its original site to a reinforced concrete foundation/basement several miles away. Structural work on the project began with the preparation of a preliminary seismic analysis and report for use in estimating restoration costs and feasibility.

The majority of our work on this project was designing and detailing the new basement and foundations. This required providing enough flexibility in the detailing to accommodate the imperfections of the existing structures, while providing the strength required to resist heavy and mobile equipment loads during the move of the structures.

The actual seismic retrofit of the house and garage required creative implementation of applicable codes in order to preserve the historic fabric of the structures while providing an adequate level of safety.

Fallon House (Seismic Retrofit) • San Jose, California



Redevelopment Agency.

The historic Fallon House is a two-story wood structure built in 1854 with unreinforced masonry foundation and basement walls. Structural work on the project included preparation of a seismic feasibility report and construction cost estimates. Two alternatives were evaluated and the associated modifications proposed.

After selection of the desired alternative, final contract drawings and specifications for rehabilitation and seismic retrofit were prepared. The project is owned by the City of San Jose

Hotel De Anza (Seismic Retrofit) • San Jose, California



This project required the rehabilitation and seismic retrofit of an 85,000 sf 11-story historically significant art deco concrete structure.

The rehabilitation included designing to meet ATC-14, "Evaluating the Seismic Resistance of Existing Buildings," in conjunction with the Uniform Building Code. Dynamic analyses were utilized to determine the code-level seismic demands.

The redundant nature of the existing structure's lateral system minimized retrofit requirements. Modifications at final design included the addition of shearwalls at lower levels and shotcrete overlays; the repair of existing concrete beams, columns and walls; and the elimination of large openings in the floor diaphragms.

Biggs Cardosa successfully completed seismic upgrade feasibility studies, design development, construction documents and construction administration services.

Jose Theatre (Seismic Retrofit) • San Jose, California



This historic theatre was built in 1903 and is constructed of 40-foot tall un-reinforced masonry walls (URM). The roof consists of a 70-foot long wood truss system. The front half of the building has a wood framed second floor and balcony.

The seismic retrofit design complies with the Uniform Code for Building Conservation and the California Building Code. In order to accommodate the construction of the basement of an adjacent structure the entire existing south wall was removed. The wall was replaced with a shotcrete wall supported on

drilled piers. In order to prevent shoring and underpinning of the existing URM footing, the drilled piers were used as temporary support until the shotcrete wall could be installed. Biggs Cardosa also designed the temporary shoring and support of the roof truss system during construction. The retrofit also included the addition of shotcrete and concrete shear walls, a steel moment frame to support the front wall, and bracing and anchorage of the historic marquee. A center core process was used to strengthen a portion of the north URM wall. The roof framing was strengthened to support a new skylight above the stage.

Biggs Cardosa provided structural design services for the tenant improvements to the theatre. This included the design of a steel rigging platform above the stage, a steel mechanical platform above the roof, installation of an elevator, removal and re-support of interior bearing walls in the two story area, and an evaluation of the existing auditorium framing to support increased loading.

This project received the Gold Nugget Award in the category of "best rehabilitation of a commercial or special use building". The Gold Nugget Award is a prestigious award for the best buildings designed within the Western United States and the Pacific Rim.

St. Joseph's Cathedral (Seismic Retrofit and Rehabilitation) • San Jose, California



Biggs Cardosa performed the seismic retrofit and rehabilitation of St. Joseph's Cathedral, one of the most culturally and architecturally significant landmarks in downtown San Jose. The structure was constructed in the late 1800s and features 45-foot tall unreinforced masonry walls, timber roof framing, and three domes supported on timber trusses.

During the retrofit design, field inspections revealed the existing timber trusses were visibly distressed. It was apparent that they had been modified many times. A sequential loading analysis

was developed by our firm to evaluate residual stresses due to those modifications and rehabilitate the existing trusses. Additional modifications included the partial removal and replacement of the 45-foot tall masonry walls and pilasters with shotcrete elements and stiffening of the bell towers with steel bracing and plywood shearwalls. The retrofit construction was just being completed at the time of the Loma Prieta earthquake. The structure survived this major seismic event without damage.

Santa Clara County Courthouse (Seismic Retrofit) • San Jose, California



The courthouse, listed on the National Register of Historic Places, was constructed in 1866, partially rebuilt after a 1931 fire and damaged during the Loma Prieta Earthquake. Unreinforced masonry walls and a steel frame provide support for a concrete roof and floors.

Biggs Cardosa evaluated a previous seismic retrofit study and developed a more cost effective retrofit scheme, produced contract documents and provided construction inspection and administration services.

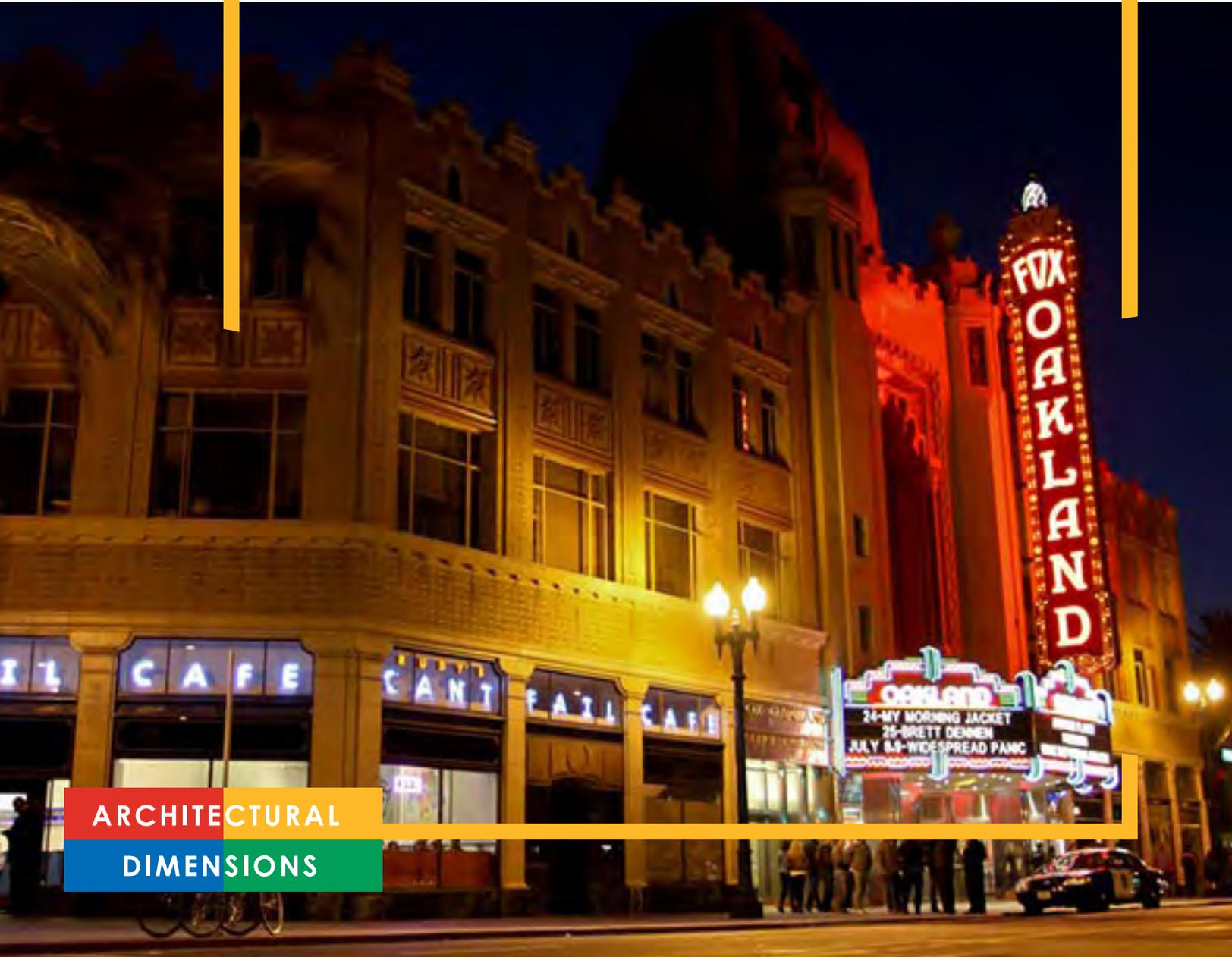
Biggs Cardosa Associates' Innovative Approach to Design:

Subsequent to the lateral analysis on the courthouse, it was determined that a substantial amount of shearwall was required throughout the building. Since many of the interior wall finishes were historically significant, all finishes were ranked in order of historical significance from most to least significant from A to E. None of the retrofits proposed by Biggs Cardosa affected any finishes greater than a C ranking. Since the addition of shotcrete at the interior wall faces would make the overall room dimensions smaller, it was decided to remove a single wythe of brick from the wall face and install the shotcrete facing flush with the original wall line.

This approach allowed the rooms to be reconstructed with no basic footprint alterations. This structural "surgery" allowed historic finishes to be removed and reinstalled over the retrofitted walls. The most historically sensitive courtroom finishes were preserved entirely by placing strengthening elements in discrete locations.

Architectural finishes were rated for historic significance and retrofit details developed accordingly. Portions of existing masonry walls were removed and replaced with shotcrete panels to maintain original wall thicknesses. This structural "surgery" allowed historic finishes to be removed and reinstalled over the retrofitted walls. The most historically sensitive courtroom finishes were preserved entirely by placing strengthening elements in discrete locations.

Historic Preservation



ARCHITECTURAL
DIMENSIONS



Historic Preservation Project List

BILL GRAHAM CIVIC AUDITORIUM
San Francisco, CA ●●● AREA: 450,000 sq. ft.

600 GRAND AVE
Oakland, CA ●●● AREA: 65,800 sq. ft.

FAIRFAX THEATER ASSESSMENT
Oakland, CA ●●● AREA: 50,000 sq. ft.

FOX THEATER
Oakland, CA ●●● AREA: 134,000 sq. ft.

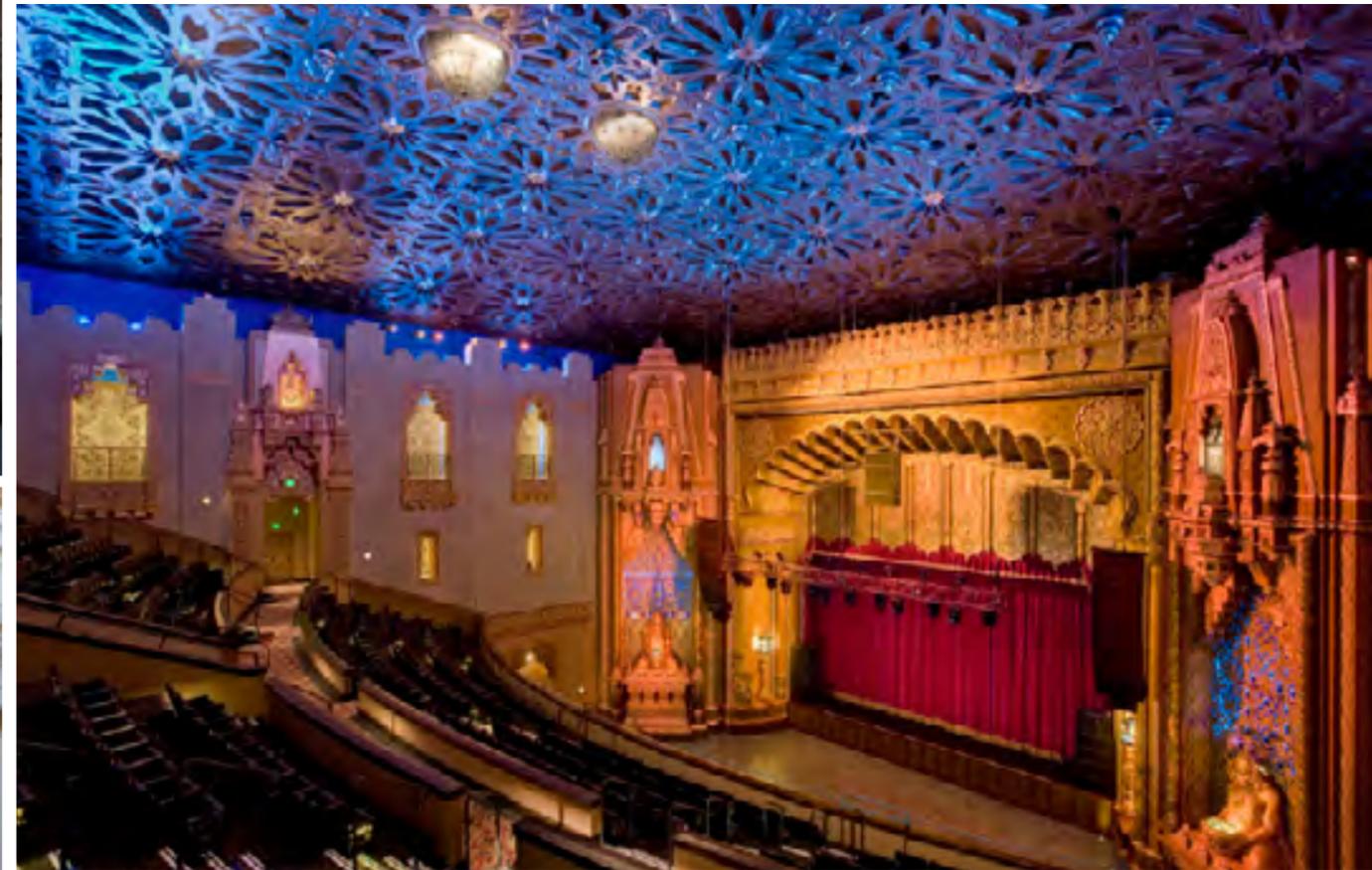
ROWAN BUILDING
Los Angeles, CA ●●● AREA: 270,000 sq. ft.

JEFFERSON COURTHOUSE
Jefferson County, KY ●●● AREA: 12,000 sq. ft.

OAKLAND 16TH STREET STATION
Oakland, CA ●●● AREA: 25,000 sq. ft.

ROTUNDA BUILDING
Oakland, CA ●●● AREA: 350,000 sq. ft.

GM SECURITY BUILDING
Los Angeles, CA ●●● AREA: 200,000 sq. ft.





OCCUPANCY

▪ 6,000

CONSTRUCTED

▪ 1915

Rotunda Building

▪ OAKLAND, CA

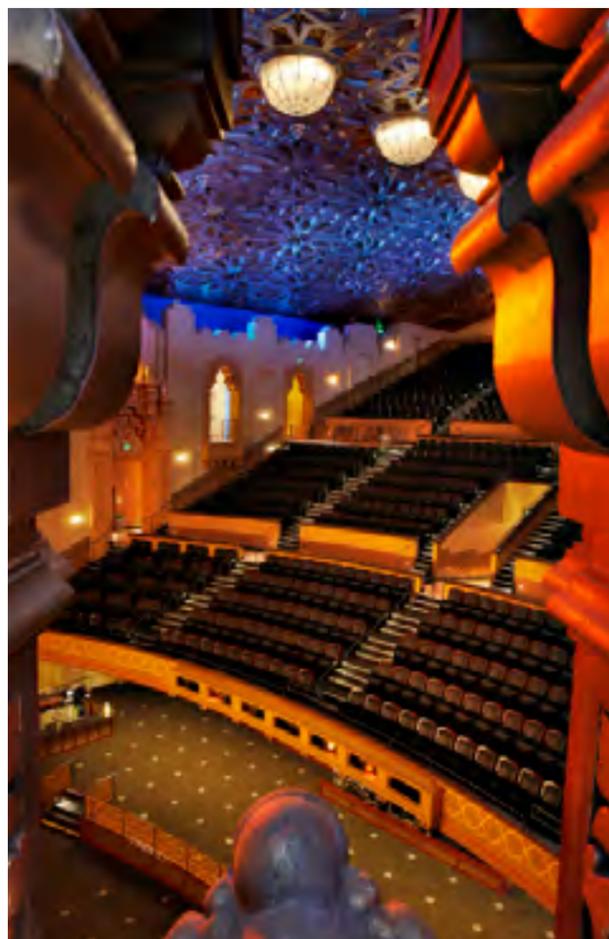
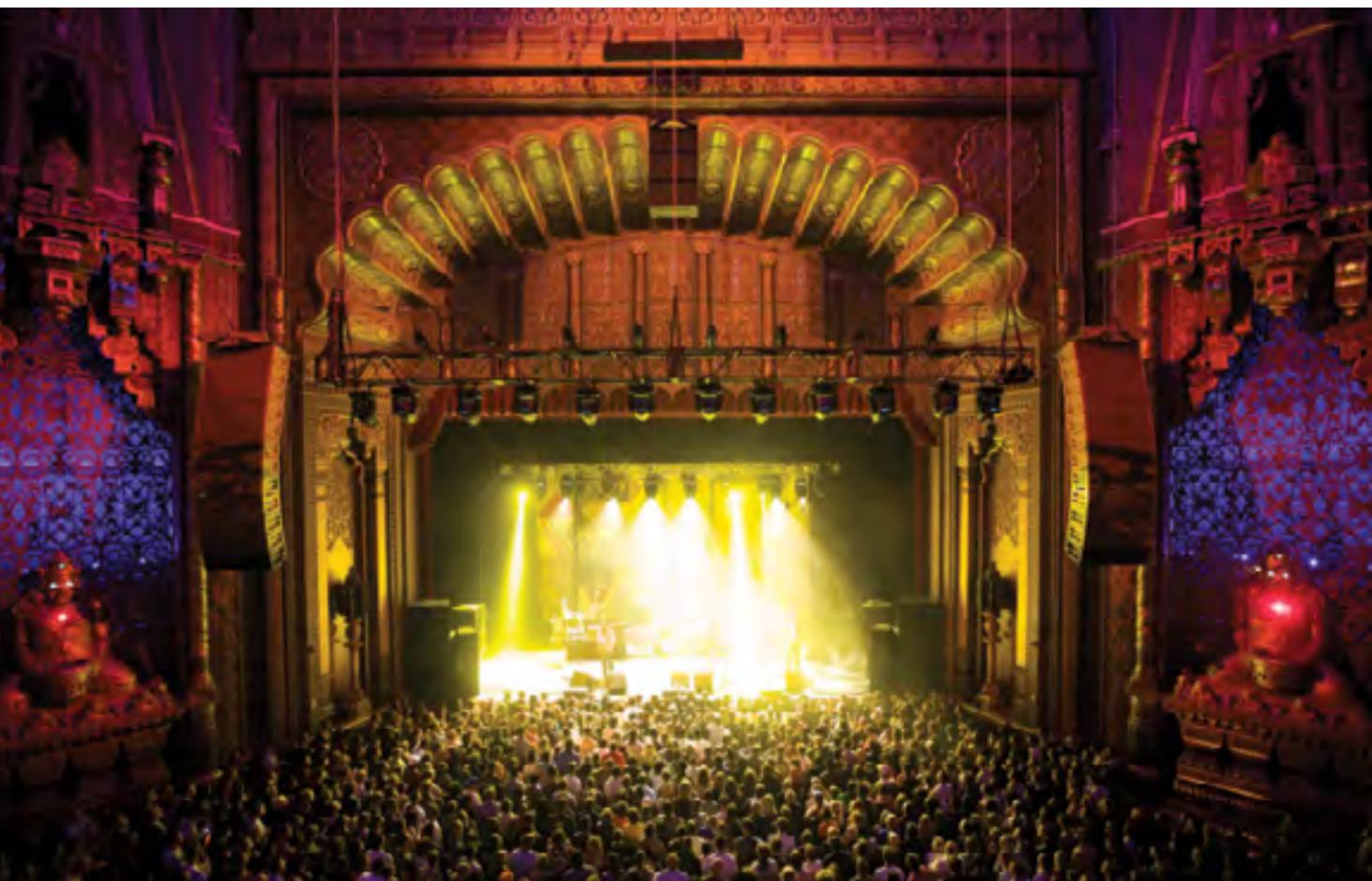
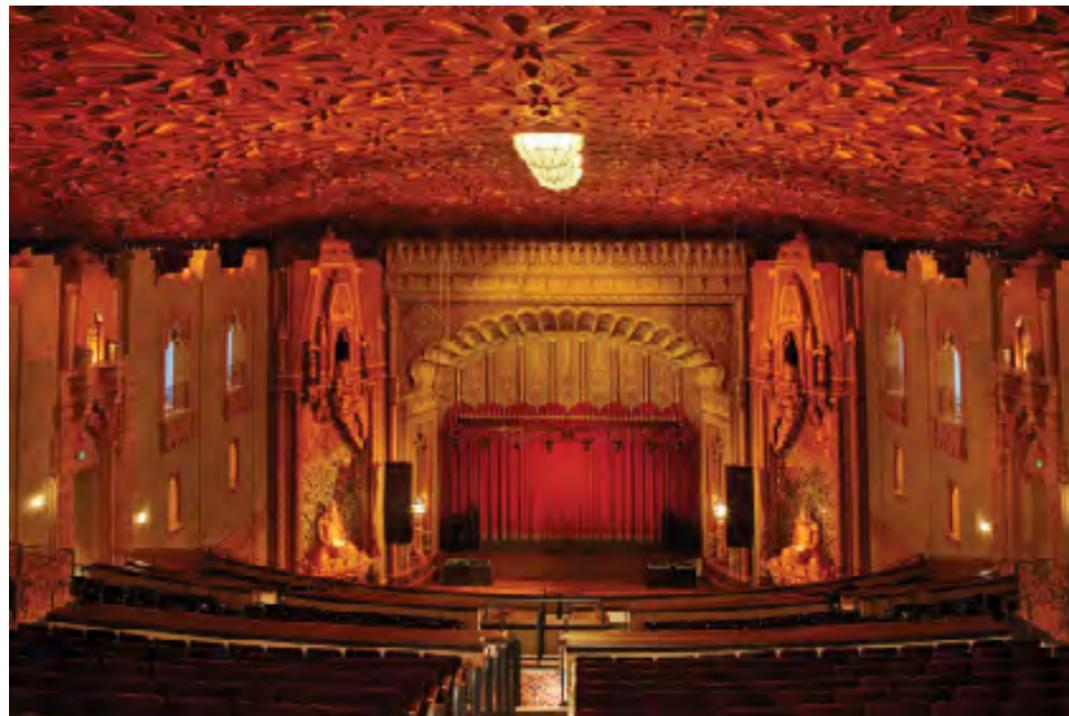
The design solutions were very complex due to a variety of code constraints caused by a redevelopment effort that was partially completed in the late '80s. Some of the work from the '80s remained and was used in the final solution, while certain new requirements were waived under the historic building code. All new structural work was required to bring together the two separate buildings, constructed in 1913 and 1926, one steel frame and one concrete frame.

Years of adaptations and changes had to be sorted out to bring the building, with its six stories of office over first floor retail space, into one operation.

Awards

- California Preservation Foundation President's Award
- Structures 2001
- Best Reuse/Renovation
- San Francisco and East Bay Business Times.





Fox Theater

■ OAKLAND, CA

The building was closed in 1968, and ultimately purchased by the City of Oakland, but lay dormant until 2007, when renovation started to bring the theater back to life.

An 87 million-dollar effort required new structural improvements and all new mechanical, electrical and plumbing systems to replace the failed infrastructure. At the same time, new systems were infused into the building for fire protection, communications, and conveniences to today's audiences that expect more comforts than the 1920s offered. All interior finishes were restored, including lighting, faux painting, carpets, drapes, and glass work.

The office building appendage that surrounds the theater was renovated and reconstructed to house the Oakland School for the Arts, a charter school for the performing arts. First floor spaces that open up on to the streets are homes to new restaurants and bars, which add to the nightlife generated by the Fox.

CONSTRUCTED

■ 1928

CAPACITY

■ 2,800



CONSTRUCTED
▪ 1912

16th Street Train Station ▪ OAKLAND, CA

The Oakland 16th Street Station (also known as the Oakland Central Station) was one of three train stations in Oakland, California at the start of the 20th century. The building, designed by architect Jarvis Hunt, a preeminent train station architect, opened in 1912. For decades, the 16th Street Station was the main Oakland station for Southern Pacific (SP) through trains, with East Bay Electric Lines on the elevated platforms. The station was severely damaged in the 1989 Loma Prieta earthquake. Several years later it closed, having been replaced by the station in nearby

Emeryville. Redesign of the station will bring it back to life, in concert with surrounding new housing, to highlight the building as a common community center for residents and neighbors.

Like most historic buildings, the structural system is inept, and the environmental systems are defunct. The building's volume makes for a grand ballroom and event center, but is difficult to sustain itself as a private sector investment.

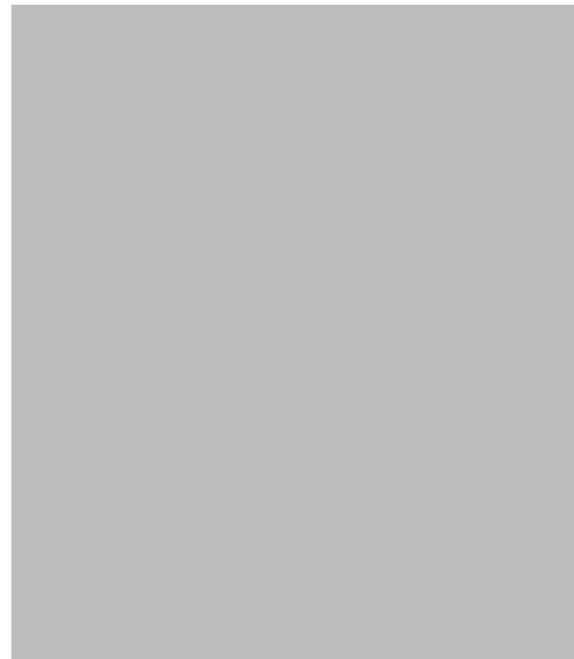


Jefferson Courthouse ▪ JEFFERSON COUNTY, KY

CONSTRUCTED
▪ 1837

The Louisville Metro Hall, formerly the Jefferson County Courthouse, or Louisville Courthouse, is the center of Louisville, Kentucky's government. The building was placed on the National Register of Historic Places in 1972. Construction began in 1837, and both the City of Louisville, and Jefferson County governments, started using it in 1842. The Project required that the building stay occupied during construction, therefore work was performed in phases and occupants were moved about in several stints. Phasing of the project added costs and complexities not normally found in renovation projects.

Years of neglect and unknown conditions added to the difficulty of construction. New systems were infused into the building to bring it up to current operating standards of the county. The project was partially federally funded, therefore additional time was spent to ensure compliance with bidding and contracting requirements.





STORIES

▪ 11

CONDOMINIUMS

▪ 206

CONSTRUCTED

▪ 1910

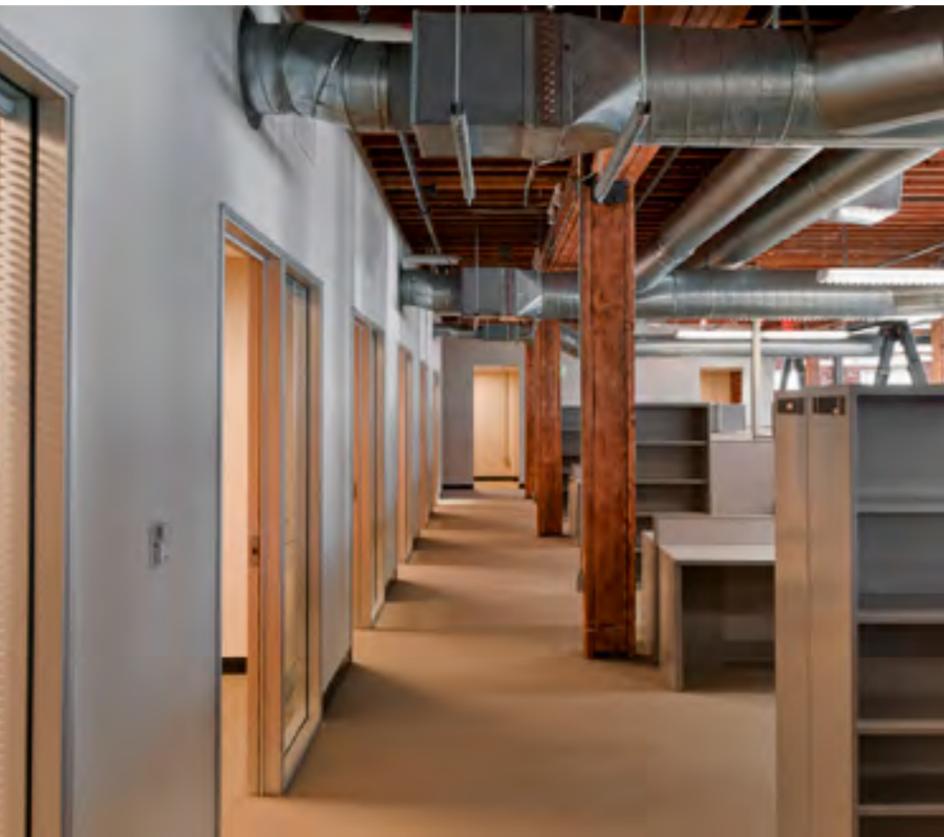
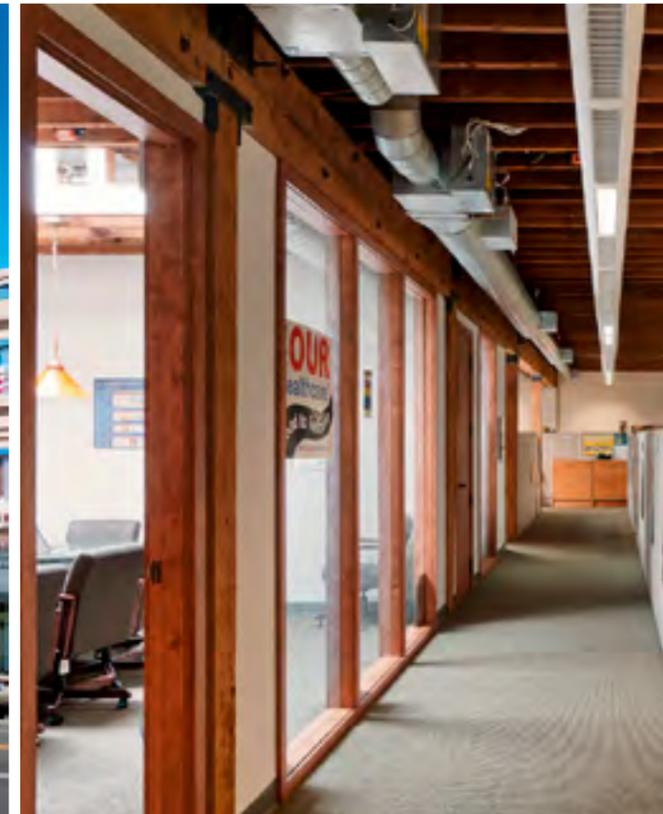
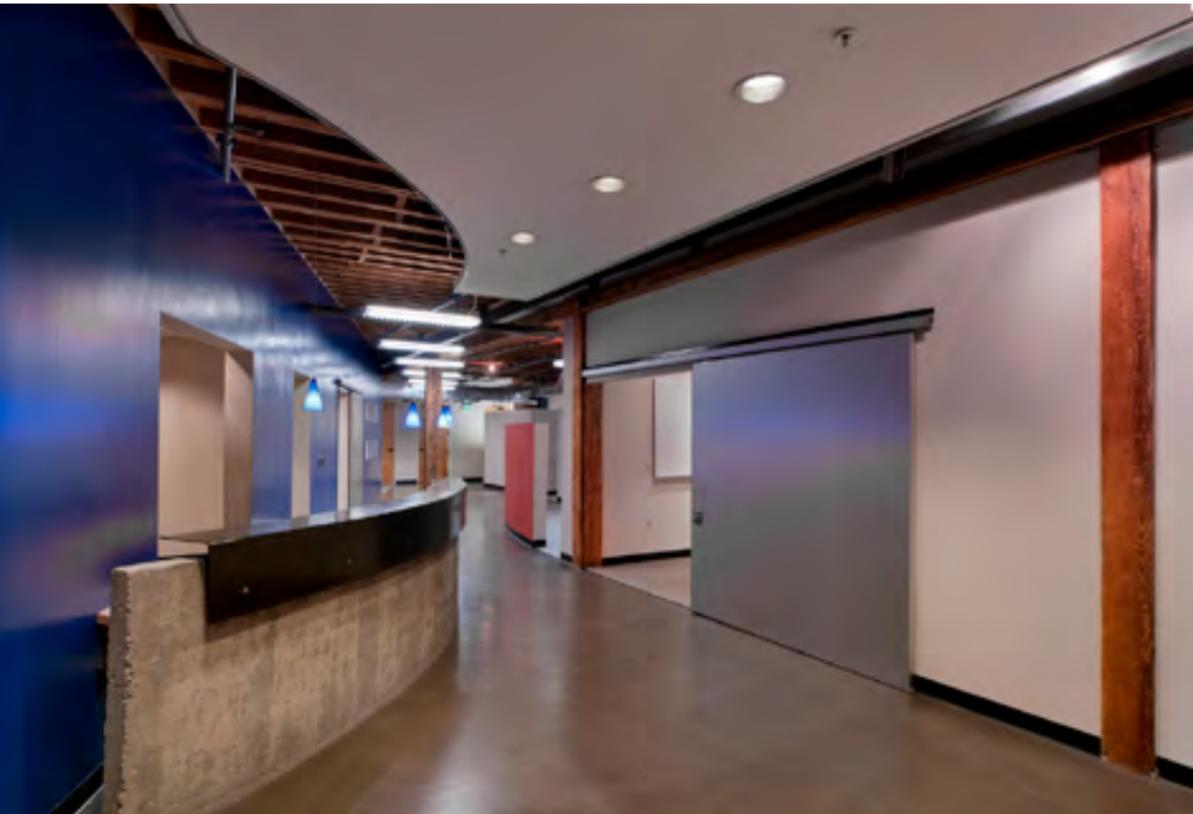
Rowan Building

▪ LOS ANGELES, CA

Constructed in 1910, the 11-story Rowan Building was originally known as the Chester Building, designed by Parkinson & Bergstrom in a mix of Beaux Arts and Classical styles. During its construction, the Times described it as a "mammoth" structure being built with the most massive steel girders and beams ever used on the West Coast Street. The building, built from 3,000 tons of steel, was the largest office in Los Angeles in 1911.

It is located at the corner of Fifth and Spring Streets, a prime location in the midst of the flourishing business core, and was known at one time as The Wall Street of the West. It has been converted into 206 live/work condominium units with retail space on the ground floor. Many historical interior features have been preserved, including Carrara marble corridor walls and floors, mahogany windows, and detailed Art Deco elevator doors.





600 Grand Avenue

■ OAKLAND, CA

Located in the heart of Lake Merritt, this 4-story building provides 65,800 sq. ft. of multi-tenant office space. The building underwent a complete renovation from 1998 until 2000, which included major upgrades of structural, mechanical, electrical, common area, ADA, and life-safety systems. Constructed in 1934, the building has seen many generations of tenants, who made changes to accommodate operational needs without consideration of the overall health of the building.

In addition to major exiting and accessibility issues, there were numerous maintenance flaws that contributed to the deterioration of the building's core systems as well as its very structure. A major structural upgrade allowed concurrent improvements to infuse new "K" frames and architectural finishes.

STORIES

■ 4

OFFICE SPACE

■ 65,800 S.F.

CONSTRUCTED

■ 1934



OCCUPANCY

▪ 6,000

CONSTRUCTED

▪ 1915

Bill Graham Civic Auditorium

▪ SAN FRANCISCO, CA

The Bill Graham Civic Auditorium (formerly San Francisco Civic Auditorium) is a multi-purpose arena in San Francisco, California, named after legendary promoter Bill Graham. The arena holds 6,000 people, and was built in 1915 as part of the Panama–Pacific International Exposition.

The arena, operated by Another Planet Entertainment, has hosted concerts by many

famous artists spanning many different genres, and is owned by the City of San Francisco. Currently in design, the project will be renovated to upgrade interior building systems, the roof, and the facade. While the building underwent a structural upgrade in the 1990s, the work did not address the environmental systems of the building, nor the realities of the arena operating as a theater.

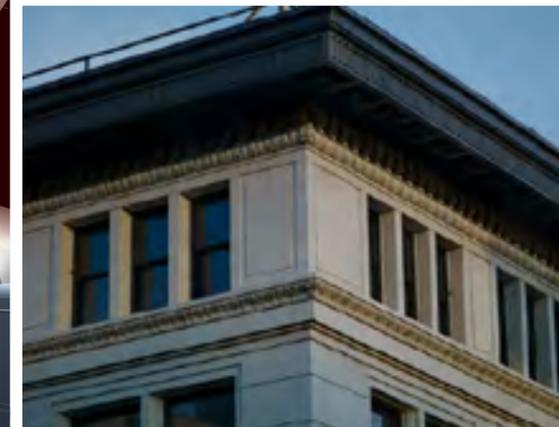
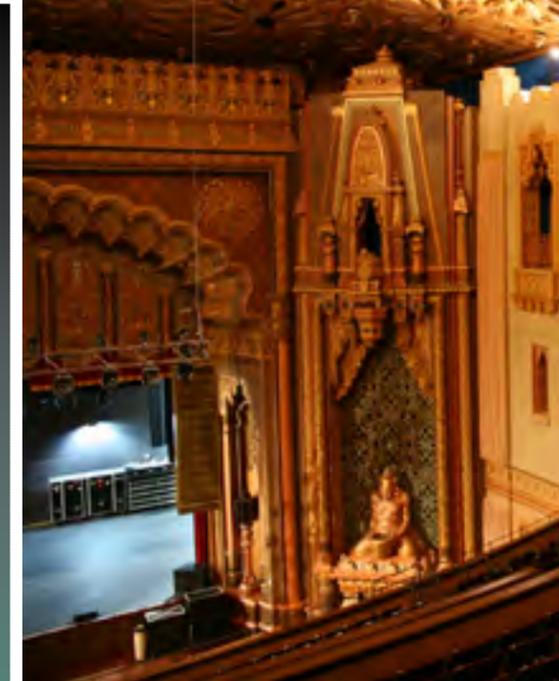
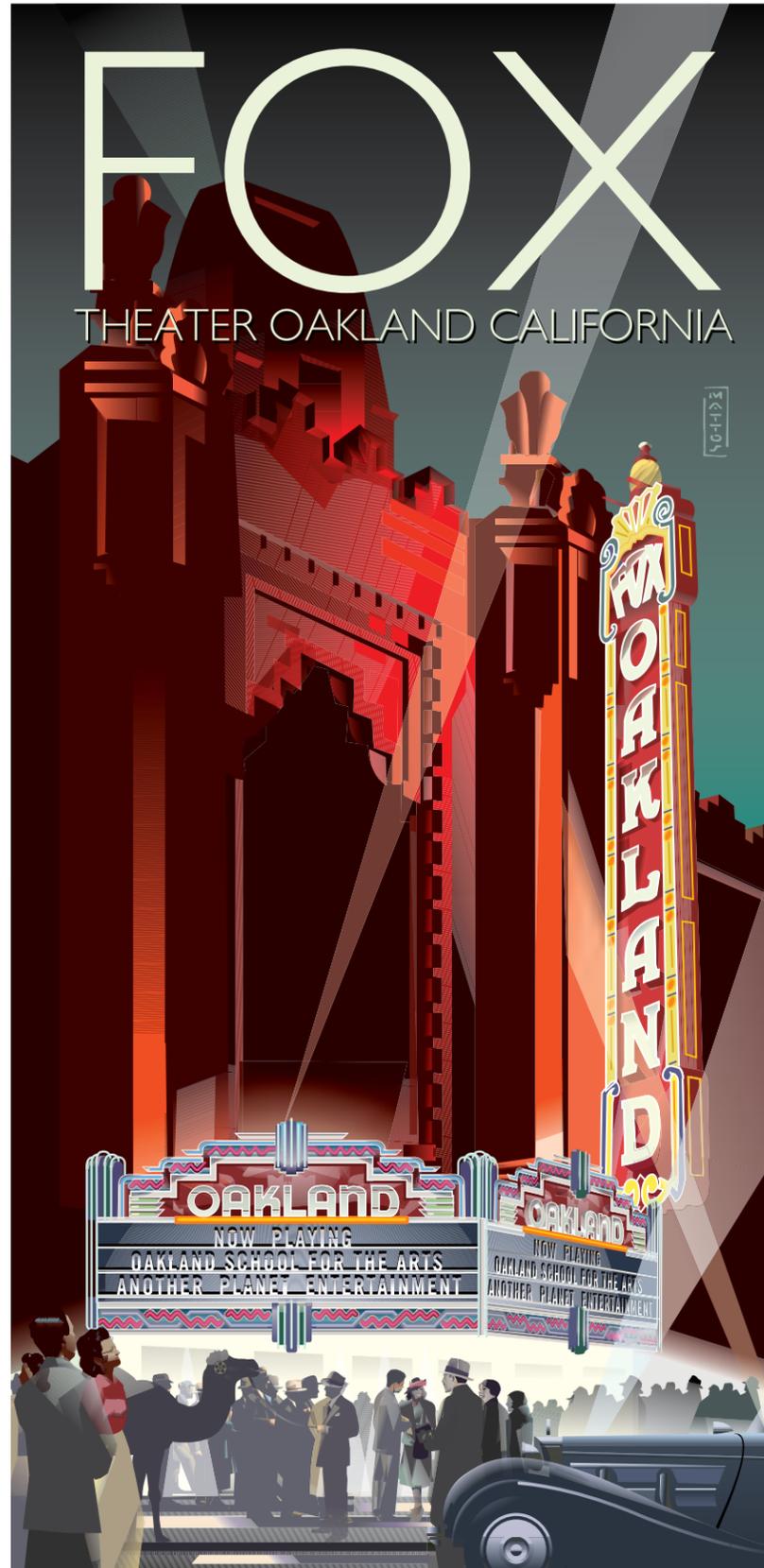


Fairfax Theater Assessment ▪ OAKLAND, CA

CLOSED IN

▪ 1972

This vast Spanish-style theater had a colorful roof sign that could be seen from vast distances. It changed to Spanish-language films about 1969 and then closed in 1972. A few years later, it was taken over by a church and has served in that capacity since. The theater assessment consisted of an in-depth study of the building's current state and what would be required to comply with current ADA code.



ARCHITECTURAL

DIMENSIONS

ARCHDIM.COM

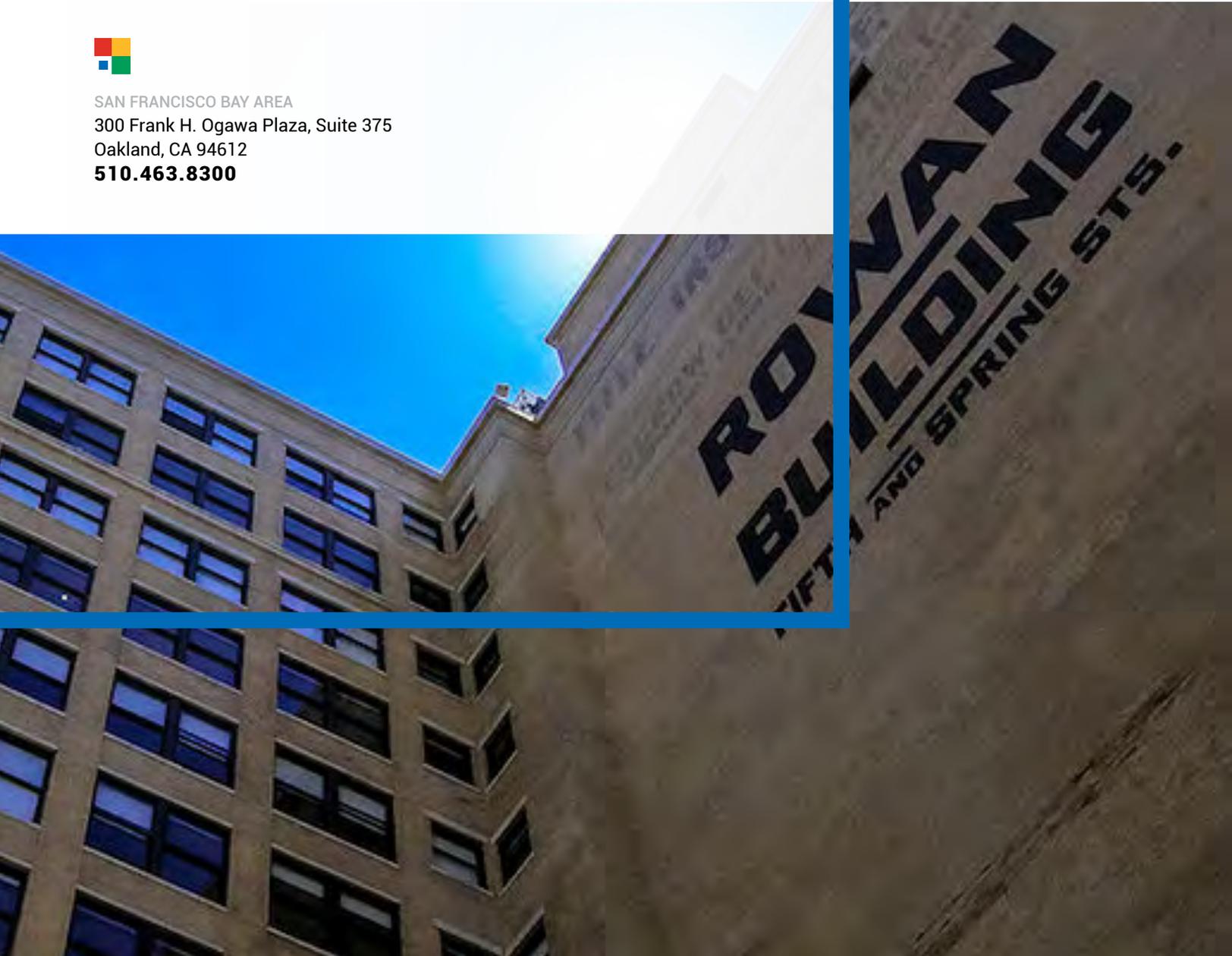


SAN FRANCISCO BAY AREA

300 Frank H. Ogawa Plaza, Suite 375

Oakland, CA 94612

510.463.8300



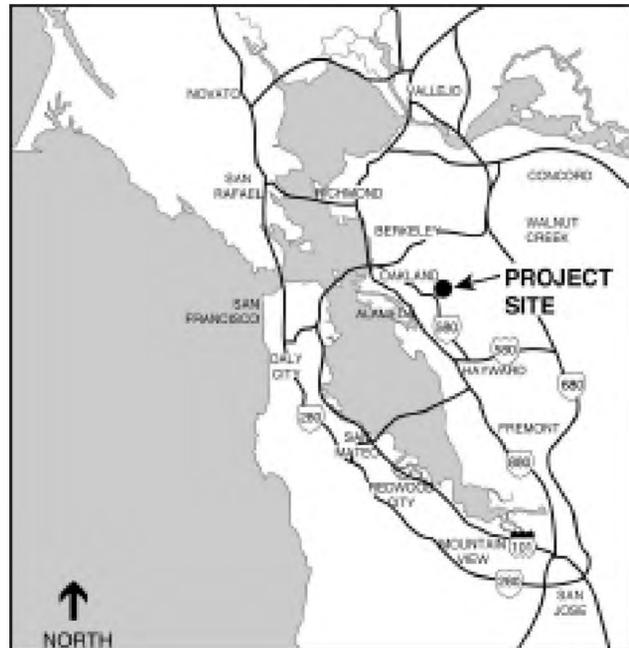
FINAL DEVELOPMENT PLAN: CLUB KNOLL RELOCATION AND REHABILITATION

April 03, 2017

DRAWING INDEX

DR-1	TITLE SHEET
DR-2.1	PROJECT NARRATIVE
DR- 2.2	PROJECT NARRATIVE
DR-3	PHOTOGRAPHS
DR-4	EXISTING BUILDING SITE
DR-5.1	EXISTING CONDITIONS AT NEW SITE
DR-5.2	MASTER GRADING PLAN AT NEW SITE
DR-6	PROPOSED SITE PLAN
DR-7	FLOOR PLANS
DR-8.1	BUILDING SECTIONS
DR-8.2	BUILDING SECTIONS
DR-9.1	EXTERIOR ELEVATIONS
DR-9.2	EXTERIOR ELEVATIONS
DR-10	MATERIALS BOARD
DR-11.1	LANDSCAPE PLAN
DR-11.2	PLANTING MATERIALS
DR-12.1	METHODOLOGY OF RELOCATION
DR-12.2	METHODOLOGY OF RELOCATION
DR-12.3	METHODOLOGY OF RELOCATION
DR-12.4	METHODOLOGY OF RELOCATION
DR-12.5	METHODOLOGY OF RELOCATION
DR-12.6	PROPOSED TRAVEL ROUTE
DR-12.7	RELOCATION AND REPLACEMENT MATRIX BY PART/ COMPONENT
DR-12.8	RELOCATION AND REPLACEMENT MATRIX BY PART/ COMPONENT
DR-13.1	EXTERIOR MODEL ON NEW SITE
DR-13.2	VIEW STUDIES
DR-14	COMPLETED INTERIORS
APPENDIX A- RELOCATION SEQUENCE	

LOCATION MAP N.T.S.



PROJECT INFORMATION

This Final Development Plan (FDP) for Club Knoll is the second FDP submitted for the Oak Knoll Master Planned Development and is referred to in this document as the "Club Knoll FDP" or "FDP #2." The applicant has also prepared FDP #1, which seeks planning-level approval of final schematic plans for the master developer-installed improvements for the project as a whole, including development of the pad location for the relocated Clubhouse, site-wide grading and retaining walls, design of streets, parks, street furniture, utilities, monumentation and restoration of Rifle Range Creek.

Specific sheets from FDP#1 are referenced herein and incorporated by reference where they depict streets, sidewalks, utilities, and signage in the immediate vicinity of the new location for Club Knoll.

PROJECT LOT SIZE : 120,580 S.F.

ZONING : D-OK Sub-Zone

VICINITY MAP N.T.S.



PROJECT DIRECTORY

DEVELOPER:
OAK KNOLL VENTURE ACQUISITIONS, LLC
2392 MORSE AVENUE
IRVINE, CA 92614
949.777.4000

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

LANDSCAPE ARCHITECT:
GOLDEN ASSOCIATES
300 FRANK H. OGAWA PLAZA,
SUITE 308 OAKLAND, CA 94612
510.465.4030

MASTER PLANNER AND ARCHITECT:
HART HOWERTON
ONE UNION ST. 3RD FLOOR
SAN FRANCISCO, CA 94111
415.439.2200

LAND USE COUNSEL:
COX, CASTLE AND NICHOLSON
50 CALIFORNIA STREET, SUITE 3200
SAN FRANCISCO, CA 94111
415.262.5107

CIVIL ENGINEER:
BKF ENGINEERS
300 FRANK H. OGAWA PLAZA,
OAKLAND, CA 94612
650.482.6300

CLUB KNOLL, PRIOR TO 1996 CLOSURE



**ARCHITECTURAL
DIMENSIONS**

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

PROJECT INFO.

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

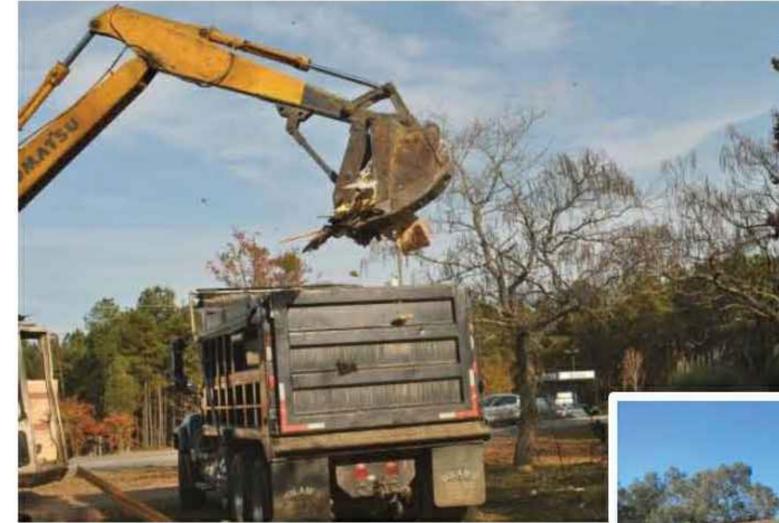
TITLE SHEET

JOB NO.
SC002
DATE.
04.03.2017

DRAWING NO.

DR-1

CLUB KNOLL RELOCATION & REHABILITATION

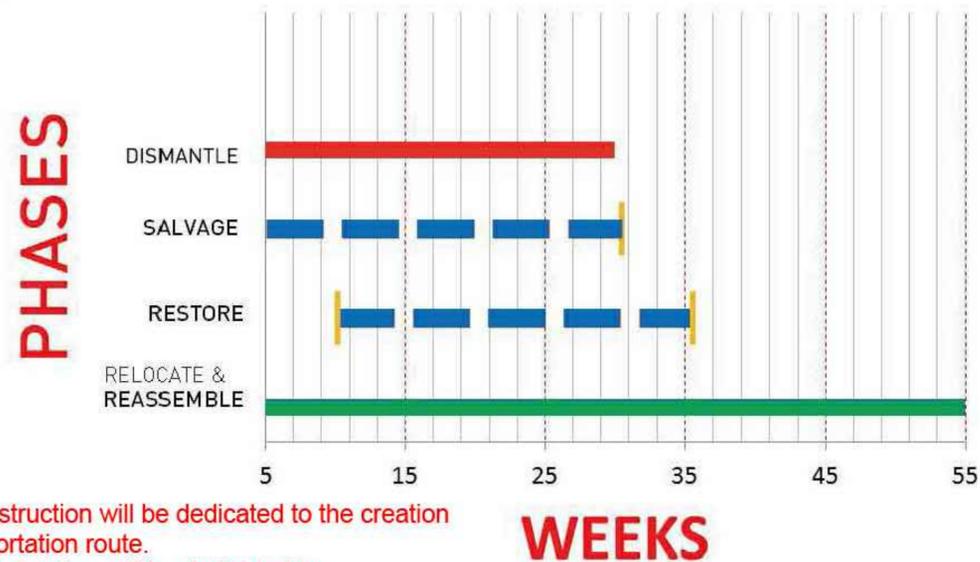


OLD SITE * DISMANTLE

① MOBILIZE AND CLEAR SITE OF DEBRIS

WEEK 3

SCHEDULE

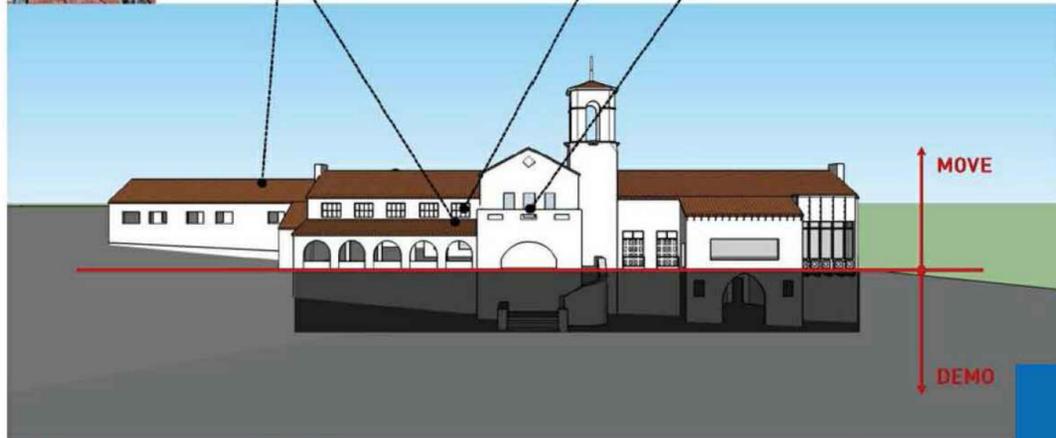


* 3 months Pre- Construction will be dedicated to the creation of a Temp. Transportation route.
3 months Post- Construction will be dedicated to demo of Temp. Transportation route.

NEW SITE * RELOCATE & REASSEMBLE

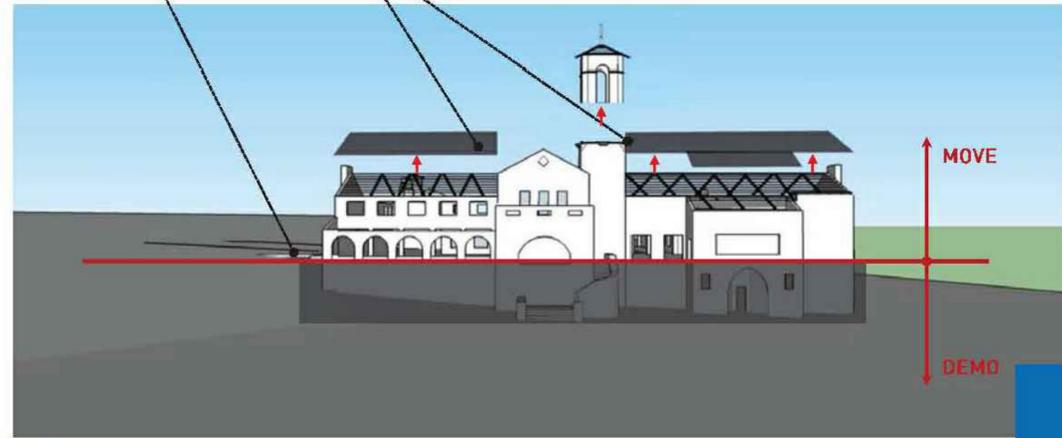
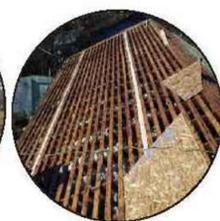


MOBILIZE CONSTRUCTION AND CREATE SALVAGE YARD AT NEW SITE



2 SALVAGE ROOF TILE, WINDOWS, AND DOORS

WEEK 7



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

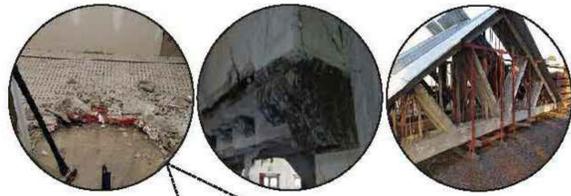
WEEK 10



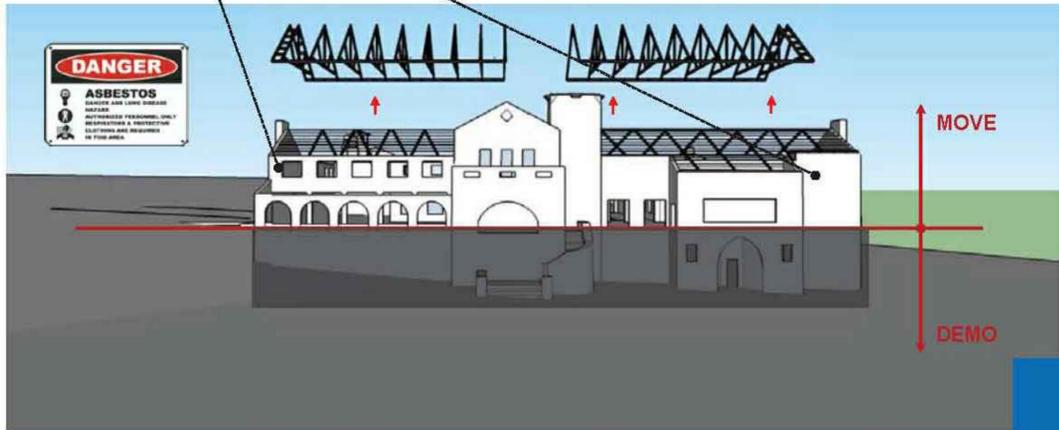
GRADING AND UNDERGROUND UTILITIES



UNDER-SLAB UTILITIES/ UNDERGROUND UTILITIES



- SALVAGE LIST**
- Trusses
 - Millwork
 - Flooring
 - Railings



4 DEMO INTERIOR SYSTEMS/SALVAGE PARTS

WEEK 16

5 SHORE BUILDING/SCAFFOLD/BRACE

WEEK 26



FOUNDATION AND SLAB CONSTRUCTION

BUILD STEEL SKELETON / ASSEMBLE COMPONENTS

ARCHITECTURAL DIMENSIONS

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

PROJECT INFO.

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

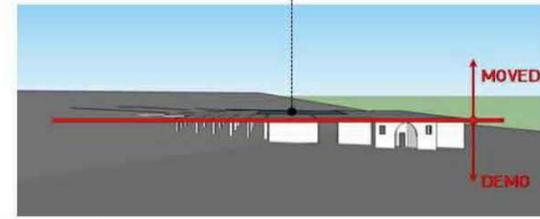
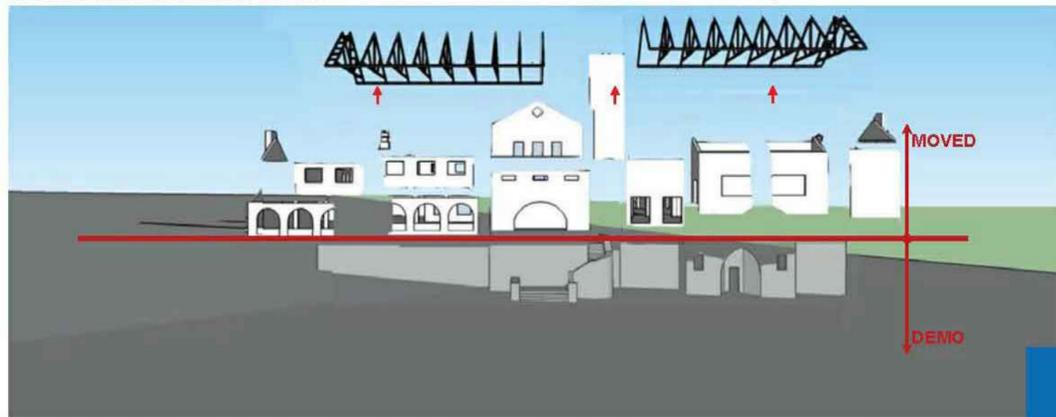
METHODOLOGY OF RELOCATION

JOB NO. SC002
DATE: 01.27.2017

DRAWING NO. **DR-12.3**



END OF
DISMANTLEMENT

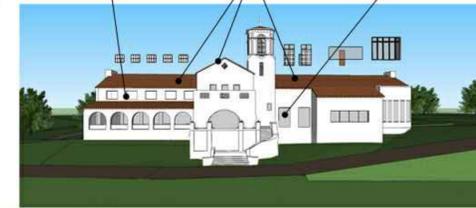
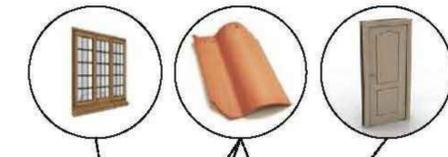
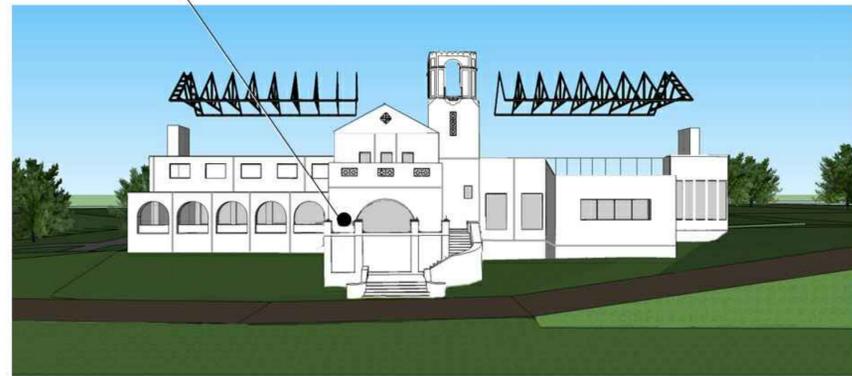


6 COMPONENTS DISMANTLED AND MOVED

WEEK 30



7 DEMO LOWER LEVEL / FILL AND GRADING



REASSEMBLY OF WALLS CONTINUES / REINSTALL ROOF TRUSSES



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

ARCHITECTURAL
DIMENSIONS

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

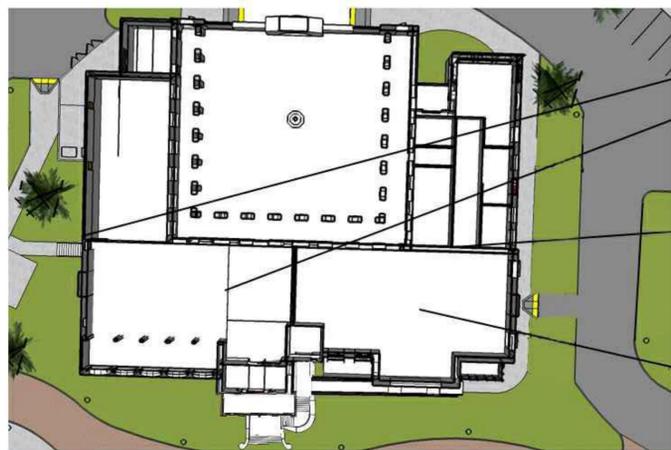
PROJECT INFO.

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

METHODOLOGY
OF RELOCATION

JOB NO.
SC002
DATE:
01.27.2017

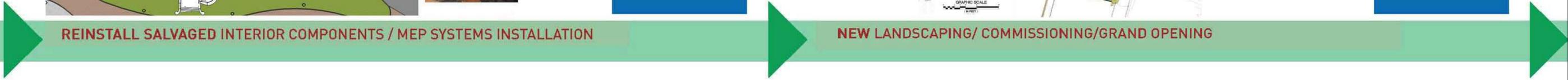
DRAWING NO.
DR-12.4



WEEK 45



WEEK 55



**ARCHITECTURAL
DIMENSIONS**

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

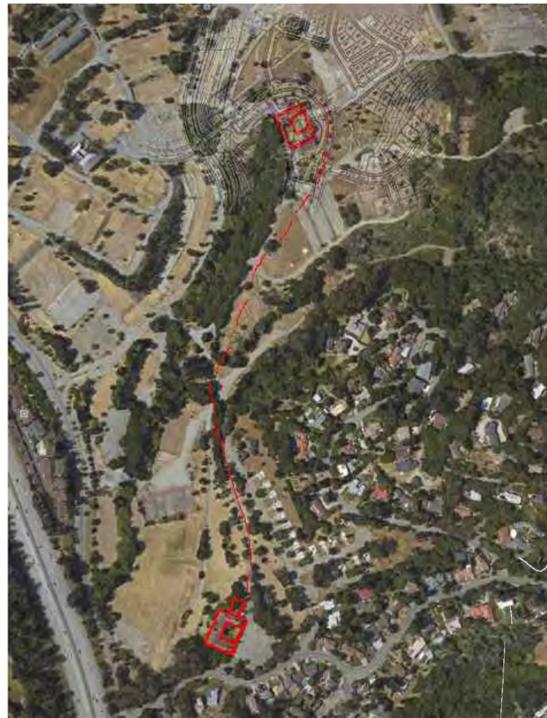
PROJECT INFO.

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

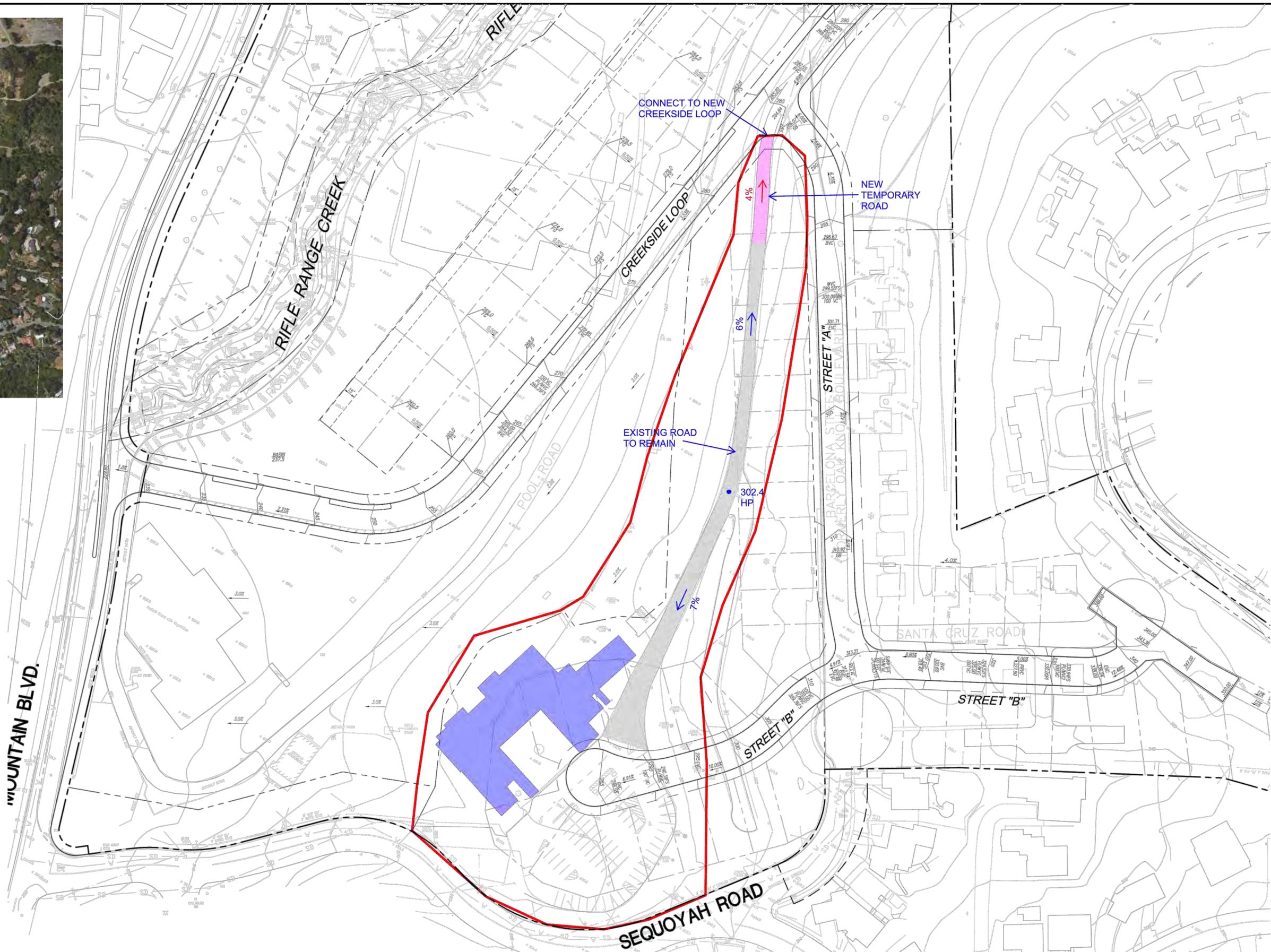
**METHODOLOGY
OF RELOCATION**

JOB NO.
SC002
DATE:
01.27.2017

DRAWING NO.
DR-12.5



AERIAL VIEW



* REMAINDER OF ROUTE
WILL FOLLOW CREEKSIDE
LOOP TO NEW SITE

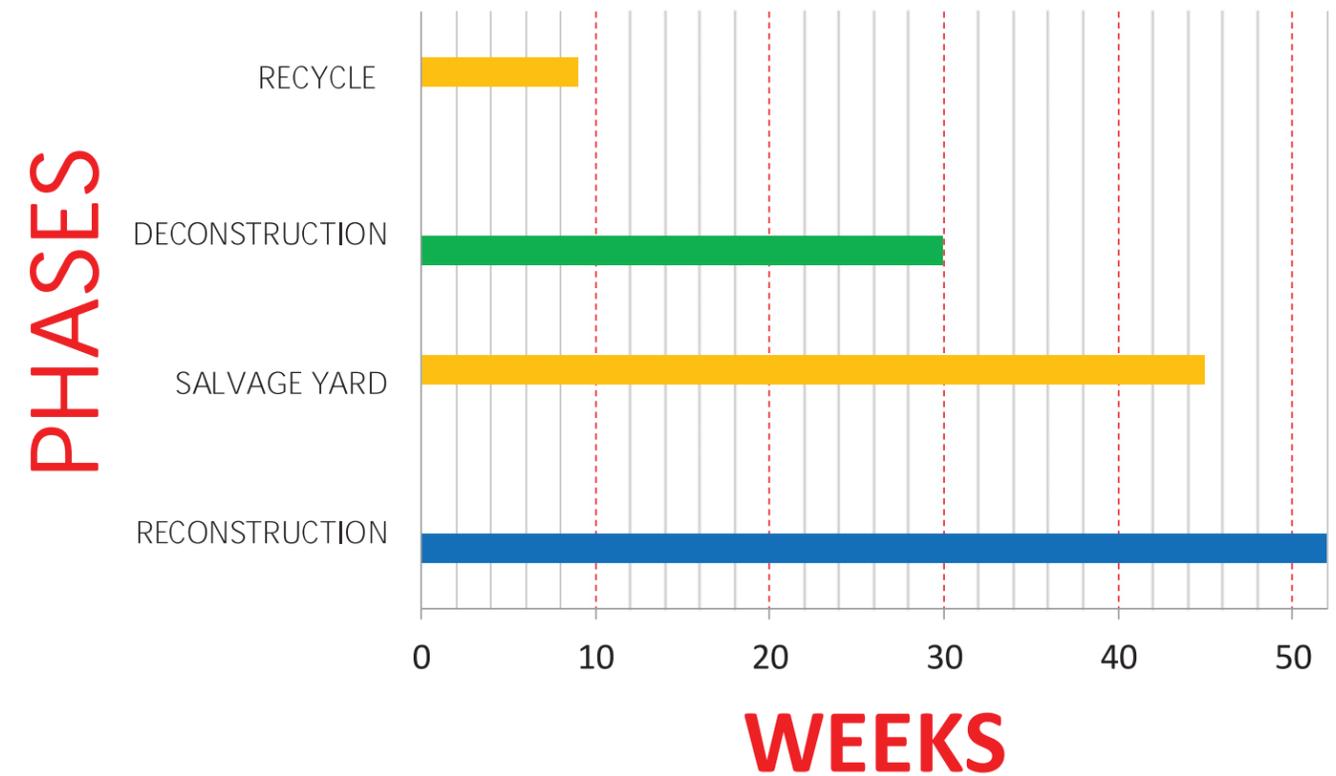
CLUB KNOLL
Relocation and Replacement
Matrix By Building Part/Component

BUILDING COMPONENTS	% EXISTING	% TO BE RELOCATED	% INTACT AFTER MOVE	% TO REPLACE DAMAGED DURING MOVE	% TO REPLACE MISSING NOW	EXPLANATION	METHOD OF REPLACEMENT
INTERIOR							
MECHANICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
ELECTRICAL SYSTEM	0	0	0	0	100	All New Systems	All New Systems
SPRINKLER SYSTEM	0	0	0	0	100	All New Systems	All New Systems
PLUMBING SYSTEM	0	0	0	0	100	All New Systems	All New Systems
LIGHT FIXTURES	0	0	0	0	100	All New Systems	All New Systems
INTERIOR PLASTER/ DECORATIVE STUCCO	90	0	0	0	100	Deteriorated and Hazmat Content	All New Systems
HARDWARE	0	0	0	0	100	All hardware missing	Purchase new Hardware of same style
FIRE PLACES/Chimneys	100	100	85	15	0	Repoint Grout Loss	New Grout as Needed by Mason
ROOF TRUSSES	100	100	100	0	0		
WOOD CORBELS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
PLASTER COLUMNS	90	90	90	10	0		
INTERIOR WOOD RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Casework Vendor to Match
WOOD CEILING	100	100	80	20	0	There is some existing damage due to water intrusion.	
DOORS	80	40	40	0	0	All doors may not be needed	
GRAFITTI	100	0	0	0	0	Not original	
WOOD FLOOR + BASEBOARDS	100	100	60	40	0	Existing damage at around 40% of flooring	
EXTERIOR							
EXTERIOR PLASTER/ DECORATIVE STUCCO	90	90	90	10	0	Damage to be Replaced	Patching by Plaster Contractor
EXTERIOR METAL RAILINGS	90	90	90	0	10	Missing to be Replaced	Made by Metal Fab Vendor to Match
DOORS	50	50	30	0	70	Missing to be Replaced	Made by Casework Vendor to Match
DOOR FRAMES	80	80	50	0	50	Missing to be Replaced	Made by Casework Vendor to Match
DOOR HARDWARE	0	0	0	0	100	Missing to be Replaced	Made by Casework Vendor to Match
WINDOWS FRAMES	90	90	75	15	10	Missing to be Replaced	Made by Casework Vendor to Match
GLASS	35	20	20	0	80	Missing to be Replaced	New Glass by Glazing Contractor
STRUCTURAL WOOD FRAME	100	90	90	10	0	Replace Dry Rot	Repairs by Framing Contractor
ROOF TILES	75	100	60	40	0	Use salvaged spare tiles from 3rd wing	Work by Roofing Contractor
FIREPLACE	100	100	90	10	0	Replace lost grout	New Grout as Needed by Mason
ROOF BRACKETS	50	50	50	0	50	Missing to be Replaced	Made by Metal Fab Vendor to Match
APPROACH TO REPAIR AND REPLACEMENT OF PARTS							
1. Salvaged parts will be cleaned and/or refinished either at the new building site or in shops of vendors that have appropriate expertise.							
2. Missing mechanical parts such as light fixtures and hardware will be purchased from manufacturers that have products that "match" existing style.							
3. Missing parts that can be fabricated locally like metal and wood railings, doors, windows, corbels, etc. will be fabricated by vendors that have appropriate expertise.							
4. Missing or damaged systems that have contemporary contractors or vendors of appropriate expertise will be used for trades like framing, plaster, mechanical, plumbing, electrical.							
5. All parts and systems will be inventoried and defined for reuse and repair as part of the construction documents to be permitted by the City.							
6. All parts and systems will be inspected and tracked during construction on process of rehabilitation and reuse.							

CLUB KNOLL
Relocation and Replacement
Matrix By Building Part/Component

APPROACH TO RELOCATION OF BUILDING COMPONENTS that are character defining features.									
o Relocated building will maintain irregular plan with varied massing									
Yes									
o Mix of roof types—gable and shed									
Will be maintained.									
o Tower to be relocated									
Yes									
o Varied openings									
Will be maintained.									
o Juliet balconies									
Will be relocated.									
o Covered arcade around courtyard									
Will be relocated.									
o Exterior stair to main level									
New reconstruction to match existing per Planning Commission									
o Stucco cladding									
Will be relocated with framing sections.									
o Built into hillside									
Built to simulate downslope on west side of building.									
o Open landscape around building									
Yes									
o Enclosed courtyard									
Will be the same.									
o Sequence of public spaces (lobby flanked by two large rooms)									
Will remain unchanged.									
o New Additions or New Construction									
If removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.									
o Wood Flooring									
If wood flooring is discovered it shall be inspected for soundness and retained if possible.									
o Character Defining Features Not Deteriorated									
Character defining features not deteriorated beyond repair shall be preserved during dismantling and properly installed and reassembled in their original locations.									

CLUB KNOLL RELOCATION & REHABILITATION

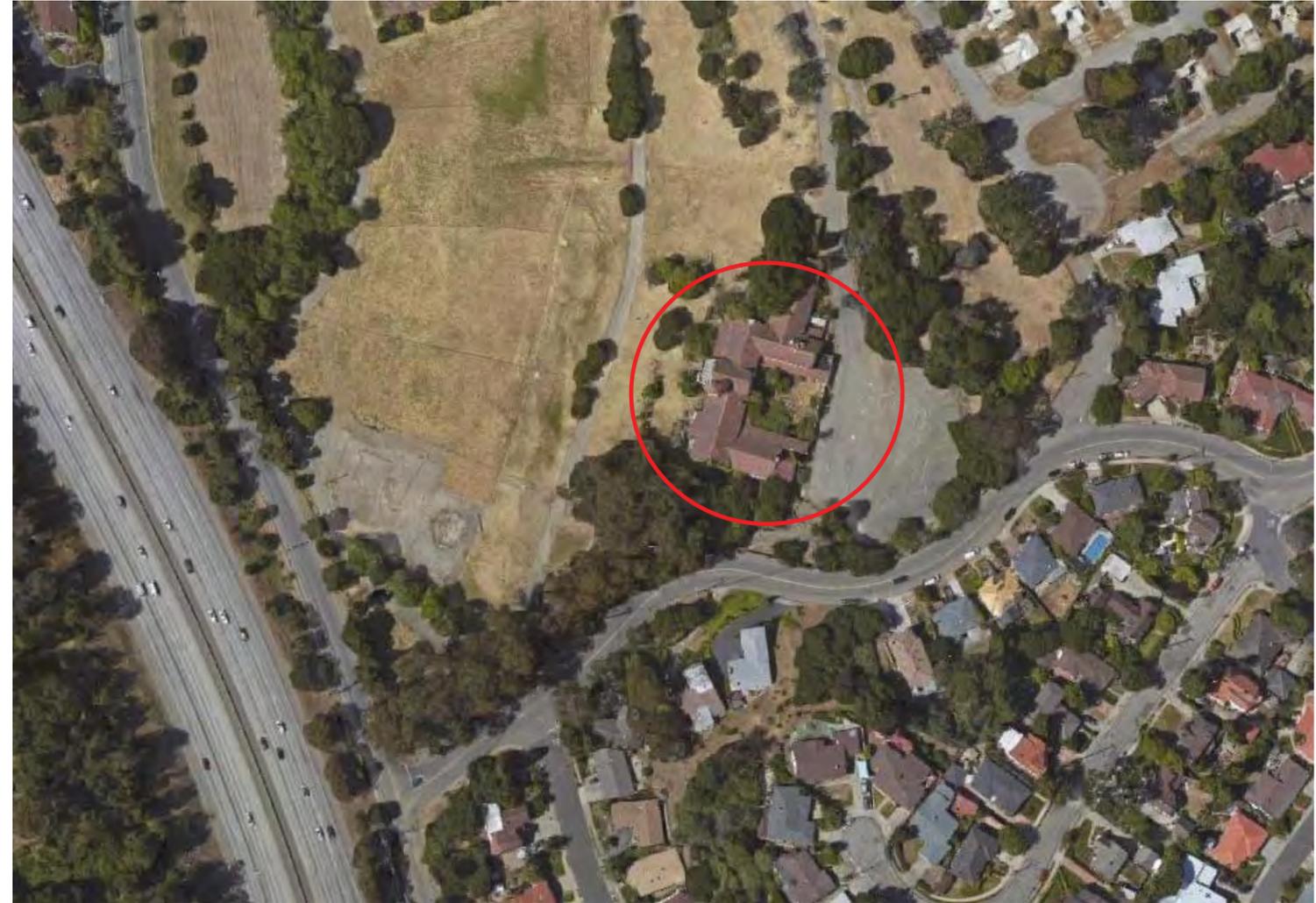


* 3 months Pre-Construction will be dedicated to the creation of a Temp. Transportation route.
3 months Post- Construction will be dedicated to demo of Temp. Transportation route.



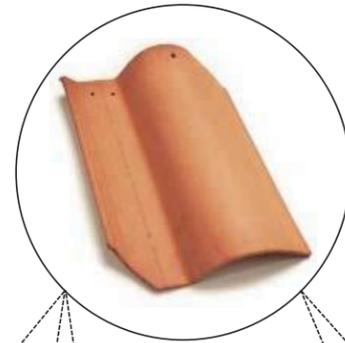
PROPOSED RELOCATION

ARCHITECTURAL
DIMENSIONS



EXISTING BUILDING AERIAL

ARCHITECTURAL
DIMENSIONS



WEEKS 3 - 4



MOBILIZE AND CREATE SALVAGE YARD

ARCHITECTURAL
DIMENSIONS

2 SALVAGE ROOF TILE

ARCHITECTURAL
DIMENSIONS



GRADING

ARCHITECTURAL
DIMENSIONS

WEEKS 5 - 6



3 SALVAGE WINDOWS AND DOORS

ARCHITECTURAL
DIMENSIONS



UNDERGROUND UTILITIES

ARCHITECTURAL
DIMENSIONS



WEEK 7



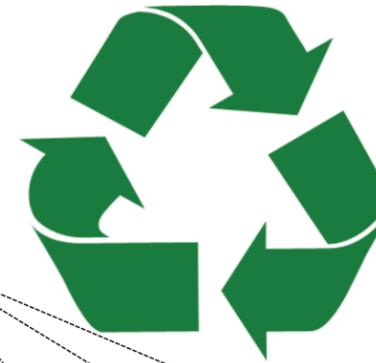
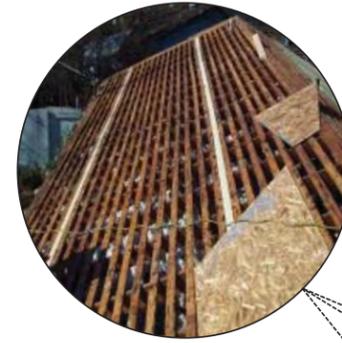
④ DEMO SIDE WING / RECYCLE DEMO

ARCHITECTURAL
DIMENSIONS



UNDERGROUND UTILITIES

ARCHITECTURAL
DIMENSIONS



WEEKS 8 - 9



5 DEMO ROOF SHEATHING / RECYLCE DEMO

ARCHITECTURAL
DIMENSIONS



UNDER-SLAB UTILITIES

ARCHITECTURAL
DIMENSIONS



⑥ REMOVE TOP OF TOWER / SALVAGE

ARCHITECTURAL
DIMENSIONS



UNDER-SLAB UTILITIES

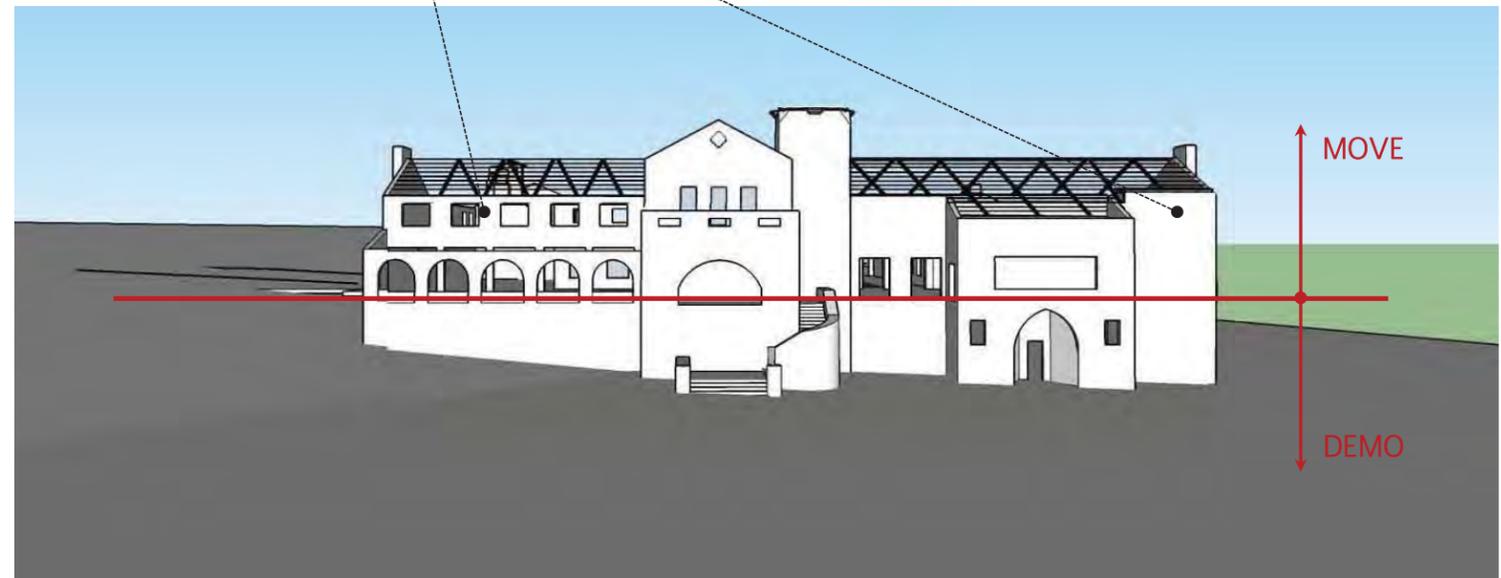
ARCHITECTURAL
DIMENSIONS



DEMO LIST

- Electrical
- Mechanical
- Plumbing

WEEKS 11-12



7 DEMO INTERIOR SYSTEMS

ARCHITECTURAL
DIMENSIONS



FOUNDATION FORMING

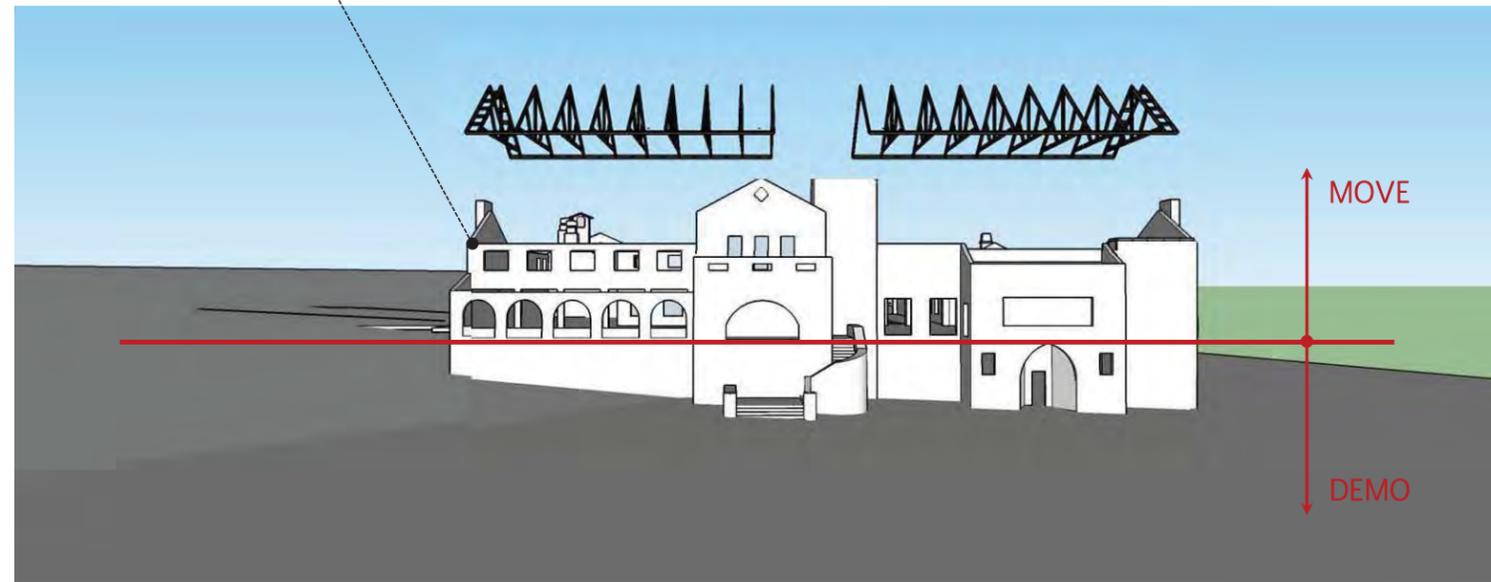
ARCHITECTURAL
DIMENSIONS



WEEKS 13-16

SALVAGE LIST

- Trusses
- Millwork
- Wood Flooring
- Railings



8 SALVAGE INTERIOR FINISHES

ARCHITECTURAL
DIMENSIONS

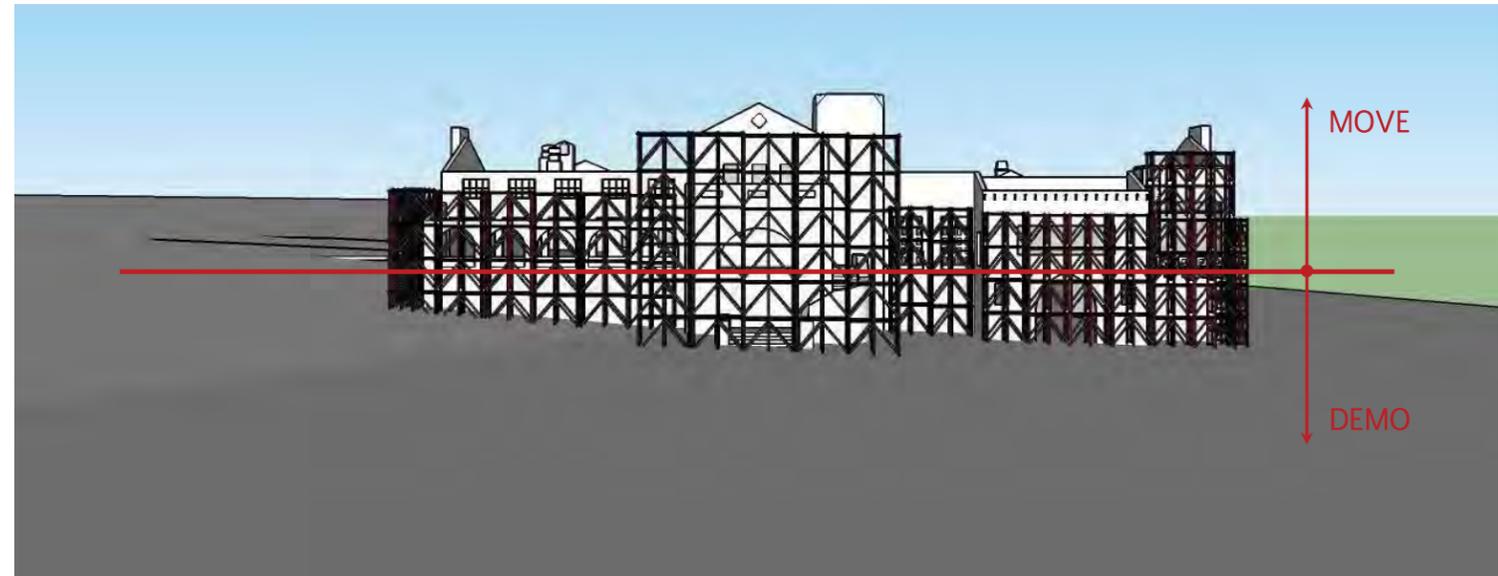


FOUNDATION FORMING

ARCHITECTURAL
DIMENSIONS



WEEKS 17-19



9 SHORE BUILDING/SCAFFOLD/BRACE

ARCHITECTURAL
DIMENSIONS



BUILD STEEL SKELETON

ARCHITECTURAL
DIMENSIONS



10 FIELD INVESTIGATION



ARCHITECTURAL
DIMENSIONS



BUILD STEEL SKELETON

ARCHITECTURAL
DIMENSIONS



WEEKS 23-26

SALVAGE

- Walls
- Columns
- Tower

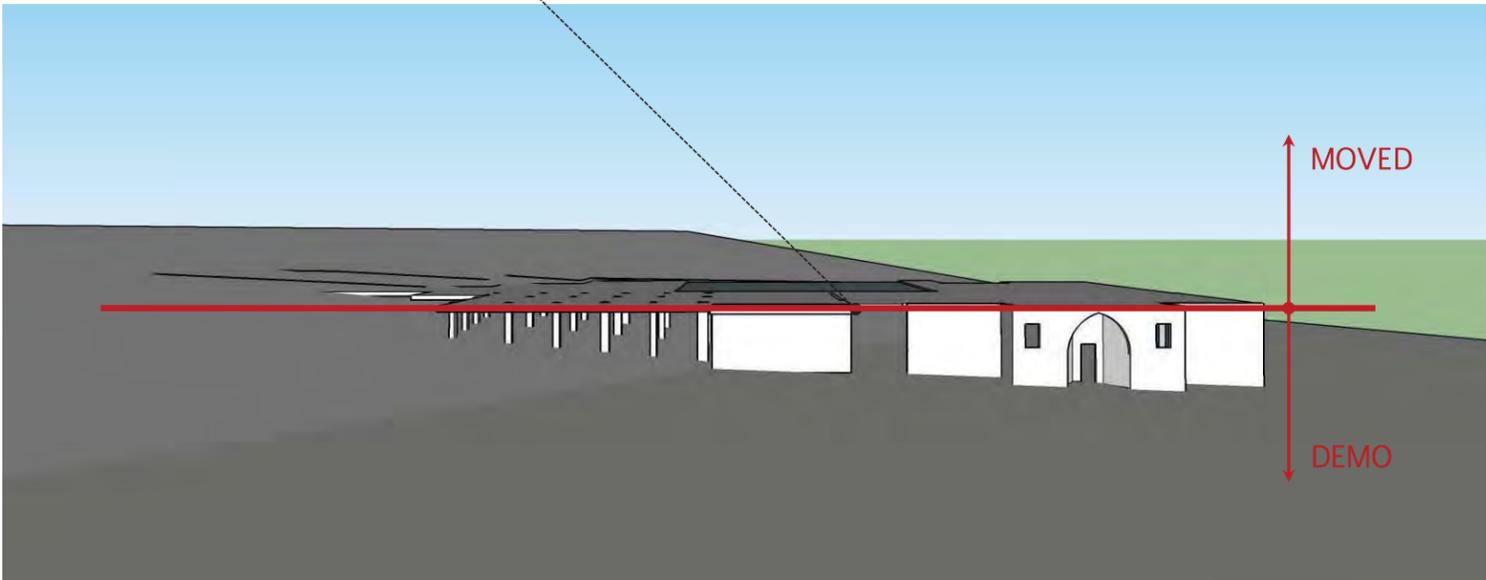


11 CUT AND SALVAGE WALLS

ARCHITECTURAL
DIMENSIONS



WEEKS 27-28



RECONSTRUCT WALLS

ARCHITECTURAL
DIMENSIONS

12 DEMO LOWER LEVEL

ARCHITECTURAL
DIMENSIONS



RECONSTRUCT WALLS

ARCHITECTURAL
DIMENSIONS



13 FILL AND GRADING

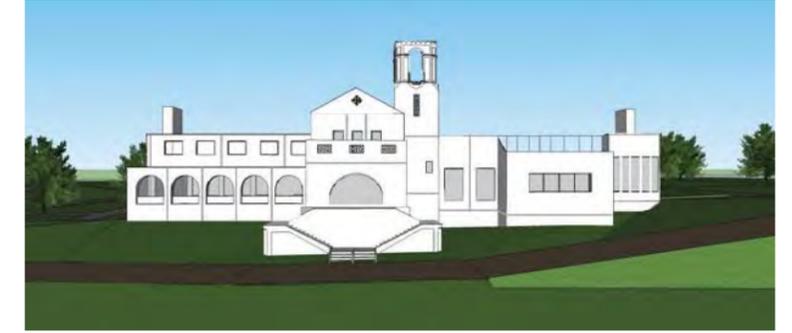
WEEKS 29-30

ARCHITECTURAL
DIMENSIONS



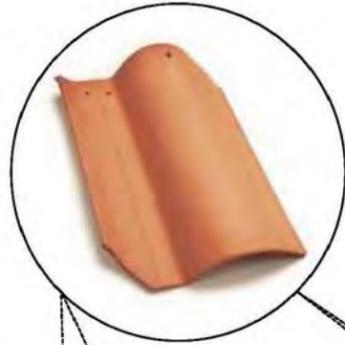
REINSTALL ROOF TRUSSES

ARCHITECTURAL
DIMENSIONS



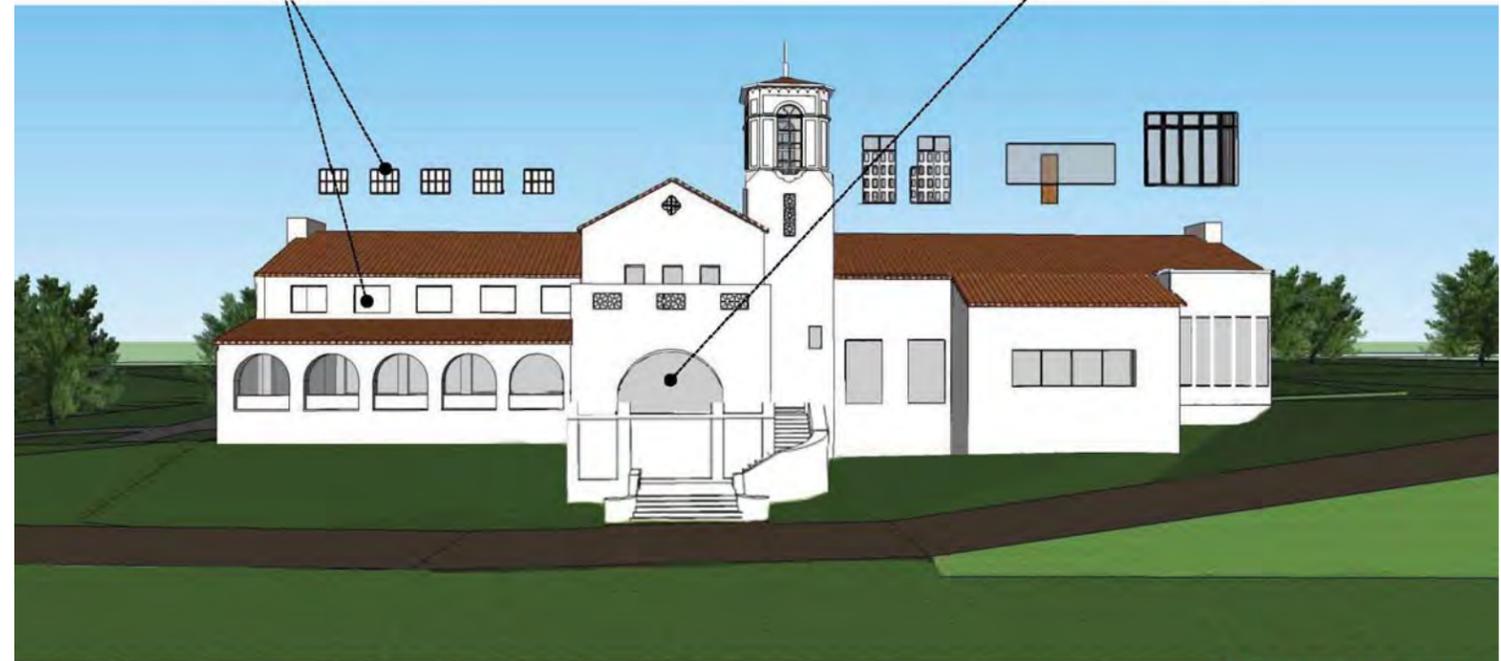
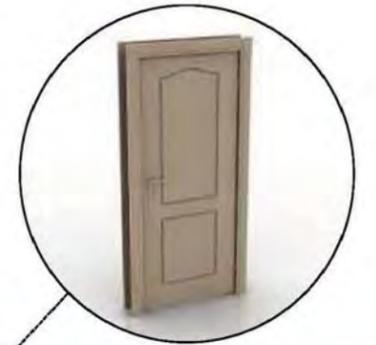
STICH FRAMING

ARCHITECTURAL
DIMENSIONS



REINSTALLATION OF ROOF TILE

ARCHITECTURAL
DIMENSIONS



REINSTALL EXISTING WINDOWS AND DOORS

ARCHITECTURAL
DIMENSIONS



May 11, 2018
Revised June 1, 2018

RELOCATION EVALUATION – ADDENDUM

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

INTRODUCTION

Carey & Co., a TreanorHL Company (Carey & Co.) was retained by Architectural Dimensions to review the historic significance of two portions of the Club Knoll building that are now proposed for demolition as part of the current relocation project. Previously in 2013, and again in 2015, Carey & Co. evaluated the existing conditions, historic features, and architectural significance of the property. At that time additional research was completed including consultation of Alameda County Recorder's Office records, Alameda County Assessor Records, Sanborn Fire Insurance maps, U.S. National Archives and Records Administration files, Northwest Information Center files, *Oakland Tribune* articles and Oakland City Directories. Then again in February 2016, Carey & Co. visited the site to assess the current condition of the structure, historic features, and architectural significance of the two sections to be demolished as part of the relocation project – the “third wing” and the basement. Materials and character-defining features of the spaces were noted in the subsequent report. As the current project now calls for additional spaces to be demolished, Carey & Co. reviewed existing documentation – photographs, newspaper articles, architectural plans, permits, Sanborn Maps and aerial photographs – to assess the significance of the spaces proposed for demolition.

SUMMARY OF 2016 FINDINGS

The following section is from Carey & Co.'s 2016 *Club Knoll, Building 18 at the Former Naval Medical Center, Oak Knoll Golf and Country Club, Oakland, California, Relocation Evaluation*.

After visiting the site in February of 2016 to assess the current condition of the structure, it is clear that, while the building continues to be a magnet for vandals, it still retains integrity and still appears to be eligible for the California Register of Historical Resources. Club Knoll appears eligible for listing under Criterion 3. No historic events are associated with the clubhouse. One professional golfer who made contributions to the sport in northern California is associated with the clubhouse. However, his career flourished after his time at Oak Knoll; therefore, his association with the building is minimal. The building is a distinctive

example of a Spanish Colonial Revival style clubhouse which was popular during the 1920s and is architecturally significant for this reason. While the setting of the clubhouse was lost when the golf course was removed enough integrity of location, design, materials, workmanship, feeling and association remain.¹

ARCHITECTURAL SIGNIFICANCE OF SPACES – NORTH FLAT ROOF ADDITION AND SOUTH SHED ROOF ADDITION²

The building as a whole was determined to be eligible for the California Register of Historical Resources (CRHR) for its Spanish Colonial Revival architecture. The interior of the building is comprised of several large assembly spaces with smaller support rooms off these main areas.

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

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

Significant: The space or components are associated with the qualities that make the building historically significant. They make a major contribution to the structure’s historic character. In addition, they display a high level of craftsmanship. These spaces or features shall not be altered or removed.

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

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

¹ Carey & Co., *Club Knoll, Building 18 at the Former Naval Medical Center, Oak Knoll Golf and Country Club, Oakland, California, Relocation Evaluation*, May 3, 2016.

² For photographs of the north flat roof addition and south shed roof addition see attached Appendix A – Photographs.

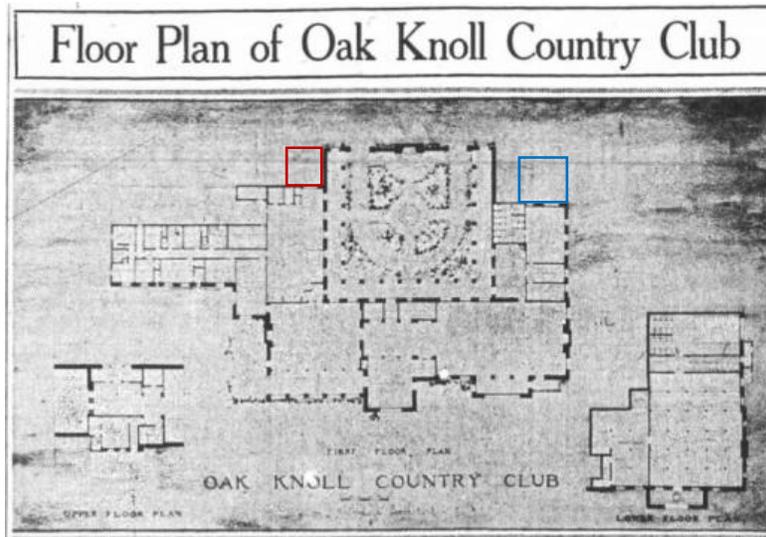


Figure 1: 1927 Floor plan of the Oak Knoll Country Club.³ Red box identifies the northern flat roof addition and blue box identifies of southern shed roof addition (image edited by author).

The northern single-story flat roof addition houses an ancillary space off the large kitchen (the red box in Figure 1 identifies this addition). While the exterior of the addition is clad in stucco like the rest of the building, the flat-asphalt covered roof does not possess the same character or detail as the rest of the structure. The finishes in this space, if intact, are basic – plaster walls and ceiling, wood trim elements and tile flooring. Many of the finishes have been destroyed by vandals. Overall the space is unremarkable and lacks the detailed character of the main spaces within the building. This addition dates to pre-1946, as the flat roof structure is clearly visible in an aerial photograph from that year.⁴ No earlier documentation could be found to verify a precise construction date. This flat roof addition would be considered non-contributing.

The shed roof addition found at the southern end of the U-shaped building features arched wood windows, red clay roof tiles, stucco cladding and a chimney. Finishes on the interior are basic – plaster walls and ceiling, wood trim elements, wood windows and doors, and carpet. While this part of the building was not shown on original architectural plans or in early newspaper articles about the building, it does appear to date from when the building opened. This appears to be an addition as wood windows have been located encased in the wall between the main building and this addition.⁵ A newspaper clipping dated November 27, 1927 includes a photograph of the building with this addition. In the photograph this part of the building is two stories in height, connecting to the main floor and a basement level.

³ "Floor Plan of Oak Knoll Country Club," *Oakland Tribune*, February 13, 1927.

⁴ NETRonline, Historic Aerials, "Oakland, CA," <https://www.historicaerials.com/viewer> (accessed May 7, 2018).

⁵ Joanne Park, personal communication, April 10, 2018.

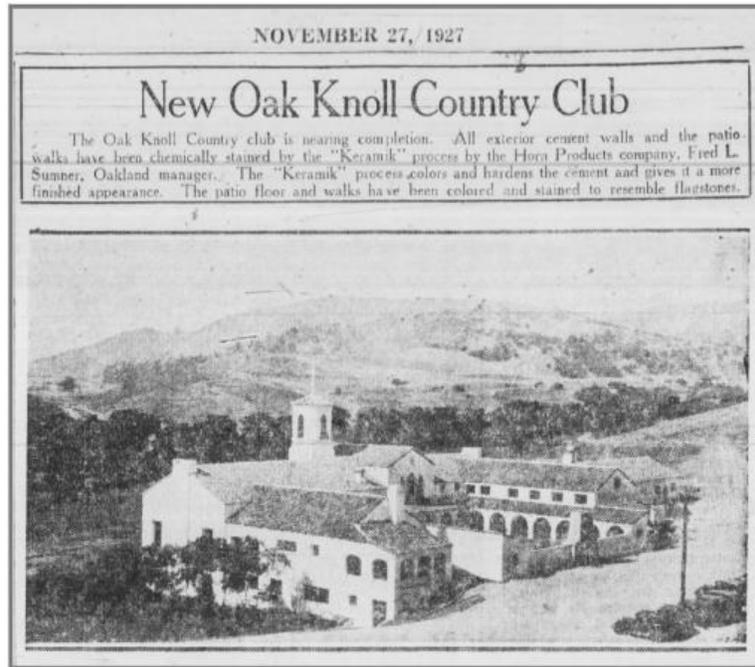


Figure 2: 1927 photograph of nearly complete clubhouse building.

This shed roof addition was likely constructed by the time the building opened as a clubhouse, however the interior lacks the ornamentation and detailing found in the more public spaces. Alterations to the arrangement of the rooms on this side of the building appear minimal and much of the historic fabric (wood baseboard, wood windows, and plaster walls) remains intact within the addition. Therefore, this shed roof addition would be considered *contributing* to the structure as a whole.

Character-Defining Features

The following discussion of character-defining features is from Carey & Co.'s 2016 *Club Knoll, Building 18 at the Former Naval Medical Center, Oak Knoll Golf and Country Club, Oakland, California, Relocation Evaluation*.

"The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character. Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment."⁶

Below is a list of character-defining features of the Club Knoll building:

⁶ Lee H. Nelson, National Park Service, U.S. Department of the Interior, *Technical Preservation Brief 17 - Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character, Technical Preservation Briefs*, <http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm> (accessed March 8, 2016).

Exterior

Irregular plan with varied massing
Asymmetrical layout
Mix of roof types – Gable and shed
Bell tower
Chimneys – Stucco clad and rock
Varied openings – Wide range of window and door sizes and shapes, wood and metal windows and doors
Juliet balconies – Metal railings adorn the small balconies
Covered arcade around courtyard
Exterior stair to main level
Deck at second level
Stucco cladding
Red roof tiles
Decorative stucco detailing – Quatrefoil vents, brackets, keystones, etc.
Built into the side of a knoll
Open landscape to the west of the building
Enclosed courtyard with fireplace and fountain

Interior

Wood trusses and exposed wood ceiling construction
Decorative corbels
Decorative plasterwork – At orchestra balcony and columns in lounge
Wood panel doors
Wood floors
Simple wood columns and beams
Simple wood baseboards
Massive rock fireplaces
Sequence of public spaces – Lobby flanked by two large rooms (lounge to the south and dining to the north)⁷

INTEGRITY ASSESSMENT

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

National Register Bulletin 15 states, “A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying

⁷ Carey & Co., *Club Knoll, Building 18 at the Former Naval Medical Center, Oak Knoll Golf and Country Club, Oakland, California, Relocation Evaluation*, May 3, 2016.

massing but has lost the majority of the features that once characterized its style.”⁸ The document goes on to say “A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment.”⁹

Since integrity of location and setting have all been fully discussed in the 2016 relocation assessment, these will not be discussed here. Only integrity of design, materials, workmanship, feeling and association will be discussed as related to the two portions of the building which are now planned for demolition.

Design. The original design of the clubhouse will be altered with the removal of the southern shed roof addition and its chimney. The loss of this space will have minimum impact on the overall function of the building since it is located at the end of a corridor. Demolition of the flat roof northern addition will alter the existing design, but not the original design, as it was a later addition. Further, these spaces are ancillary; the removal of these rooms will not cause the building to lose eligibility. The majority of the structure will remain intact and the irregular massing of the main structural elements will be unaltered. The grand public spaces and exterior courtyard, which are architecturally significant, will remain intact.

Materials/Workmanship. Club Knoll would likely retain these aspects of integrity, as the removal of these two spaces are minimally detailed and would not have an effect on the building’s most significant materials or workmanship. According to the drawings provided by Architectural Dimensions, dated April 2018, where demolition of these two spaces is proposed, rehabilitation and replacement of the materials will be in-kind. However, the graphic depiction on the east elevation of a rehabilitated window is inconsistent and shows one of the rehabilitated windows more like a modern window.

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

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

⁹ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15, Washington, D.C., 1997, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm (accessed March 8, 2016).

The building will still be a gathering place for events, much like it was during the period it served the golf course and country club.”¹⁰

POTENTIAL IMPACTS

Significance Criteria

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

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

- 1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).*
- 2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*
- 3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:*
 - A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;*
 - B. Is associated with the lives of persons important in our past;*
 - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
 - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)*

¹⁰ Carey & Co., Club Knoll, Building 18 at the Former Naval Medical Center, Oak Knoll Golf and Country Club, Oakland, California, Relocation Evaluation, May 3, 2016.

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

As identified in the 2016 relocation report removal of portions of the building will be a potential impact. The additional removal of the two additions does not materially add to these previous impacts. Therefore, the original Documentation Recommendations are sufficient to also mitigate the proposed demolition.

CONCLUSION

Club Knoll, the former clubhouse for the Oak Knoll Golf Course and Country Club, is eligible for the CRHR under criterion 3 for its Spanish Colonial Revival style. With the implementations of the Recommendations for Relocation and Rehabilitation identified in the 2016 report, the project will not have a significant adverse impact on the historic resource. Additionally, the proposed modifications shown on the drawings appear to follow the *Secretary of the Interior’s Standards for Rehabilitation* and further illustrate the steps that will be taken to rehabilitate the historic resource, Club Knoll, once it is relocated.

**APPENDIX A
North Flat Roof Addition
And
South Shed Roof Addition Photographs**



Figure 3: North flat roof addition, exterior view (2013).



Figure 4: North flat roof addition, exterior view (2013).



Figure 5: North flat roof addition, interior view (2016).



Figure 6: South shed roof addition, exterior view (2013).



Figure 7: South shed roof addition, interior view (2013).



Figure 8: South shed roof addition, interior view (2013).