

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property**DRAFT**Historic name: Claremont Country Club

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. LocationStreet & number: 5295 Broadway TerraceCity or town: Oakland State: CA County: AlamedaNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:**Date**_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**_____
Title: State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
- District ☒
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>5</u>	buildings
<u>1</u>	<u></u>	sites
<u>13</u>	<u>1</u>	structures
<u></u>	<u></u>	objects
<u>17</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: sports facility

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: sports facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS

Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, Stucco, Slate, Copper

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Claremont Country Club and Golf Course in Oakland occupies approximately 120 acres set amongst the largely residential rolling hills of the Rockridge neighborhood, historically known as Rock Ridge, near Saint Mary's Cemetery. Seventeen contributing resources include one site (golf course), three buildings (Clubhouse, Manager's Cottage, and parking garage), and thirteen structures (seven tennis courts, three parking structures, two parking lots, and one reservoir). Six noncontributing resources include four post-period of significance buildings (Golf Pro Shop, Pool House, and two bathroom buildings), one building which no longer retains integrity (Pat O'Hara Tennis Pro Shop), and one post-period of significance structure (pool). After the first nine holes opened in 1904, with an additional nine holes constructed in 1909, the eighteen-hole course was redesigned in 1927 by Alister MacKenzie. Following changes between 1927 and 2001 at the request of club leaders and members, a restoration project completed in 2007 by MacKenzie specialist Tom Doak restored the course to its 1927 design. As it did in 1927, the course features grassy lawns extending across acres of hilly terrain with sand traps and walking/golfcart driving paths set amongst eucalyptus, redwoods, and streams. The property retains historic integrity, with a large majority of historic materials alongside compatible replacement finishes, and maintaining historic plans, windows, and site features.

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Narrative Description

Setting

Claremont Country Club is located approximately four miles northeast of downtown Oakland, and just southwest of the intersection of Highway 24 and 17 (**Location Map**). Broadway Terrace runs east through Claremont Golf Course, dividing the course into two sides, one to the north and one to the south (**Tax Parcel & Boundary Maps**). Broadway Terrace terminates at Broadway to the west, connecting the neighborhood of Rockridge with downtown Oakland. The neighborhood of Glen Highlands abuts Rockridge the east. Early twentieth-century residential neighborhoods surround the property, with commercial activity located along Broadway. Many private residences overlook the golf course. Saint Mary's Cemetery abuts the property directly to the southeast. In summary, the district boundary extends around the entire parcel, with the eastern portion of the course bounded by Broadway Terrace and Clarewood Drive to the northeast, Saint Mary's Cemetery and the reservoir to the southeast, and the neighborhood northeast of the intersection of Broadway and Pleasant Valley Avenue to the southwest (**Boundary Map**). The west portion of the property is bound by Broadway Terrace to the southeast, Carlton Street to the southwest, Manila Avenue to the northwest, and Margarido Drive to the northeast.

District Characteristics & Features

Photos 1-3, Figures 1-4

Broadway Terrace acts as the primary access for the Claremont Country Club. A paved driveway leads south from Broadway Terrace to a paved circular drive, oriented on a northeast-southwest axis, that organizes the historic cluster of buildings and small recreational features at the west end of the district (**Sketch Map**). The Clubhouse is the primary focal point of this cluster, wrapping the southeast side of the circle drive. The Manager's Cottage sits to the northwest of the drive, on axis with the Clubhouse. The primary parking area sits to the northeast of the Clubhouse. Southwest of the Clubhouse sits the smaller recreational facilities and an additional parking area. The facilities include the non-historic Pool House and non-historic pool (2007), seven tennis/pickleball courts (of which five are historic, constructed before 1950), the Pat-O'Hara Tennis Pro Shop (1970), the Golf Pro Shop (2017), and two restroom buildings (c. 2018). Monroe Avenue bisects the north portion of the course, connecting Broadway Terrace on the south to Broadway to the northwest.

The rolling hills comprising the golf course extend to the northeast of the Clubhouse and north of Broadway Terrace. The terrain is highest at the northeast side of the property and drops down to meet the Clubhouse. At the southwestern edge of the district is a four-acre manmade reservoir, originally called Bilger Lake Quarry and converted to a reservoir in 1932, which serves the country club; this reservoir sits at the lowest topographic point of the district.¹ At the north side of Broadway Terrace, the terrain rises back up at the northernmost tip of the course. Eucalyptus and redwood trees line the course between holes and around all but the northwest side of the

¹ "Historic Topo Map: 5295 Broadway Terrace, Oakland, CA 94618" (Oakland, CA, 1947).

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reservoir. A natural creek with small bridges along it divided the south side of the course from southwest to northeast.

Landscaped gardens surround the Clubhouse and Manager's Cottage, at opposite sides of the circular entry drive. A garden comprised of geometric shapes with a non-historic flagpole at the north end decorates the landscape south of the Manager's Cottage. Though there was historically a flagpole, the extant pole is a modern replacement. The Manager's Cottage itself features its own, private backyard divided by a fence and hedge.

Besides the entry driveway and circular drive, circulation within the district consists of both historic and non-historic brick paths surrounding the Clubhouse and Manager's Cottage, constructed with additions or repaired as they aged, and non-historic concrete paths serving the newer, noncontributing buildings.

Contributing resources within the district are described chronologically, beginning with the Golf Course constructed in 1927, and ending with Tennis Courts #4 and #5, constructed in 1950. The description of contributing resources is followed by those of the noncontributing resources.

Claremont Country Club Golf Course 1927

One Contributing Site Photo 1, Figure 1

The eighteen-hole Claremont Country Club Golf Course stretches across the district to the northeast of the Clubhouse. As the majority of the nominated property, the course is one of the primary resources at Claremont. Initially designed as a nine-hole course in 1904 and enlarged in 1909 to eighteen holes, the existing course represents its 1927 redesign by renowned Scottish golf course architect Alister MacKenzie. The course experienced substantial change between 1927 and 2008 (Figures 5-8), accommodating the requests of club leaders and members over the years, and reformatting the holes and hazards multiple times. Between 2004 and 2007, the club undertook a restoration project led by MacKenzie specialist Tom Doak. The course was restored to the original 1927 MacKenzie design utilizing historic drawings and aerial photographs. The project involved the restoration of the original hazard and hole configurations.

In 1927, Alister MacKenzie's redesign of the course changed the routing on six holes (2, 3, 5, 6, 12, and 17), altered the bunkers, fairways, and the greens on an additional seven holes (1, 4, 7, 9, 13, 14, and 18.) On hole 2, MacKenzie moved the green back about thirty yards to where the 3rd tee was and moved the 3rd tee to the right of the 2nd green. He moved the 3rd green to the right about fifty yards, which converted the 3rd hole from a 244-yard, par-4 to a 125-yard, par-3. On hole 5, MacKenzie moved the green to the left about thirty yards to eliminate the dogleg right and made it a straight hole with a horseshoe-shaped green. The tee on hole 6 moved back and the hole was bunkered. Hole 12 was extended fifty yards. The 17th tee was moved across the creek to the location alongside Broadway Terrace, adding fifteen yards to the hole.

Three discernible sections organize the course, the majority of which (approximately 72 acres) are located south of Broadway Terrace (**Tax Parcel Map & Boundary Map**). This portion of

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the property is bounded at the southeast by Saint Mary's Cemetery, at the southwest by neighboring mixed commercial and residential community, and Broadway Terrace to the northwest. Two triangular-shaped sections sit north of Broadway Terrace, divided by Monroe Avenue. The smaller (11 acres) west triangular section of the course just to the north of Broadway Terrace is bound by Broadway Terrace to the south, Carlton Street to the west, and Monroe Avenue to the northeast. The larger, east triangular section (21 acres) is bounded by Margarido Drive to the east, Broadway Terrace to the south, Monroe Avenue to the southwest, and Manila Ave to the north.

The eighteen fairways follow the natural hilly terrain of the site, utilizing the topographical features to drive the design and hazards of each hole. A stream and a row of mature redwoods follow the center of the course to the southeast of Broadway Terrace. Redwoods and eucalyptus decorate the landscape around most holes and line the perimeters of the site. Hole 1, known as Great Expectations, is located just northeast of the Clubhouse along Broadway Terrace. Holes 2 and 3 are located within the smaller, triangular section of the course north of Broadway Terrace. Holes 4 through 7 comprise the larger section north of Broadway Terrace. The remaining holes are scattered across the course east and south of Broadway Terrace in the main and largest section.

Sand bunkers and greens are organically shaped, with minimal water hazards aside from the aforementioned stream. Small wooden bridges arch over the stream in consistent intervals. These non-historic bridges are not included in the resource count due to their small size.

The MacKenzie designed holes at Claremont Country Club include:

- Hole 1: Great Expectations: 439 yards, par 5
- Hole 2: Broadway Terrace: 215 yard, par 3
- Hole 3: Sand Circle: 140 Yards, Par 3
- Hole 4: Crossroads: 342 yards, par 4
- Hole 5: Hogs Back, 332 yards, par 4
- Hole 6: Rockridge, 256 Yards, par 4
- Hole 7: Panorama, 386 yards, par 4
- Hole 8: Waterloo, 167 yards, par 3
- Hole 9: Redwoods, 391 yards, par 4
- Hole 10: Quarry, 164 yards, par 3
- Hole 11: Punch Bowl, 394 yards, par 4
- Hole 12: Purgatory, 399 yards, par 4
- Hole 13: Little Devil. 223 yards, par 3
- Hole 14: Castle Rock, 294 yards, par 4
- Hole 15: Bowling Alley, 340 yards, par 4
- Hole 16: Rifle Range, 379, par 4
- Hole 17: Heartbreak, 133 yards, par 3
- Hole 18: Last Chance, 501 yards, par 5

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Clubhouse
1929, 1940s, 1960s, circa 2008

One Contributing Building
Photos 3-5, Figures 1-4

The historic Clubhouse is three stories tall, with the third fully exposed along the east elevation where the natural grade slopes down to the northeast. After the original clubhouse (Livermore Mansion, Figures 5-6) burned down in 1927, George Kelham designed the large Tudor Revival in 1929 (Figures 9-10). The plan of the clubhouse is in the shape of an elongated “X,” with the “X” running on a northeast/southwest axis.

The existing Clubhouse is the result of four primary building campaigns (1929, circa 1948, circa 1967, and a period of development between 2006 and 2008). The two primary entrances remain: one on the center of the west elevation corresponding to the circle drive, and a member entrance, facing the parking lot to the northeast. The oldest, and largest, portion of the building opened in 1929. The interior was altered in circa 1948 with new finishes and lowered ceilings (Figure 11), which were restored to full height in 1967.² Materials have also been replaced in most locations with finishes that are compatible with the historic.

The additions constructed during the last building campaign were designed by John Malick & Associates.³ Included is a two-story rectangular addition (circa 2008, Figure 12), which houses the women’s locker rooms and extends from the end of the southeast wing. Where the southeast and southwest wings meet, a two-story hexagonal addition (circa 2008) houses a new fitness center, second-story bar and roof deck.

The building’s slate roof consists of multiple gables and gabled dormers that ramble across the plan in typical Tudor Revival style. Large terracotta chimneys with multiple chimney pots rise from the end of the northeast, northwest, and southwest wings. Materials across the exterior of the building include false half-timbering, white stucco walls, brown-painted wood trim, brick steps and paths, and copper gutters. Windows are largely original pairs of multi-lite leaded casement windows, with some arranged in ribbons, some in pairs, and some standing alone. Some instances of large picture windows exist as well. Unless otherwise noted, historic exterior doors remain in place.

The Central Block is rectangular in plan with projections at each corner. A steeply pitched hipped roof covers the central block; the shape of the roof of each projection varies.

Northwest Elevation (Façade): The five-bay northwest elevation of the central block faces the circle drive. At the north end of the central block is a two-story, front-gabled projection. It is one bay wide, featuring a ribbon of five windows each composed of ten-lite, narrow leaded casement units with four-lite transoms at both stories. Diamond shapes are created by the half-timbering below each window unit of the second-floor window ribbon. Above the first-floor ribbon are

² “Claremont Country Club Records: Various Documents.”

³ “Claremont Country Club - John Malick & Associates,” accessed August 22, 2024, <https://www.jmalick.com/work/country-club>.

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decorative squares. At the south end is a two-story projection with a hipped roof. The second story contains a projecting bay window with seven window units and wood paneling at the base.

The main entrance is located at the first story, accessed by a grand set of brick steps leading to a small brick porch with wood and metal rails with decorative spindles. The decorative wood rail at the porch features turned wood posts; a simple metal safety rail tops the historic wood railing. A decorative metal rail leads to the front door, sheltered by a non-historic cloth awning. A cloth awning has been utilized since the new Clubhouse's opening, however based on a 1933 photograph (Figure 10), the original was larger. The awning obscures the original carved wood detailing of the door surround. The rectangular, multi-lite double-leaf glass and wood door is set within a pointed, Tudor arch, wood surround. Above the doors is a three-lite transom filling the remainder of the arched opening. On either side of the entrance are historic sconces fixed to the half-timbering.

A one-story, flat roofed projection is located between the two projections of the central block, to the north of the main entrance. It features a wide, flat bracketed cornice with a vertical pattern of false half-timbering creating a consistent rhythm across the block. The brackets are small and frequent, and carved in the likeness of human heads. Above the cornice are subtle dentils. The second story is recessed from the single-story projection.

Southeast Elevation: This elevation faces the golf course. This seven-bay, symmetrical elevation fully exposes the first story, as the landscape slopes down to the golf course. The elevation includes a three-story, one-bay projection at either side.

The southernmost projection is an octagonal three-story tower with a flat roof. It is half-timbered at each story. Intersecting both the central block and the southeastern wing, the tower features a configuration of six, fixed windows at the second and third stories on each visible side of the octagon. Each configuration features two eight-lite leaded windows topped with four, four-lite transoms. At the first story, paired eight-lite leaded casement windows flank an entrance. A multi-lite paneled wood door with multi-lite side-lites is located within an open vestibule, accessed via a pointed segmental arch opening.

Five bays organize the central portion of this elevation. The stuccoed first story features a centered Tudor arch, with a double-leaf, multi-lite wood door and a three-lite transom above, similar to the main entrance at the west elevation. The rectangular bays flanking this entrance each feature a multi-lite wood windows with heavy wood mullions. The entrance opens to a dining terrace. At the timbering-clad second story, painted flared wood columns separate the five massive picture windows, topped with a four-lite leaded transom. A cornice with carved brackets in the shape of human heads, matching those on the west elevation, divides the second and third stories. Half-timbering and stucco clad the third story. The southernmost, center, and northernmost bays feature a pair of ten-lite leaded casement windows with four elongated quatrefoils beneath. The remaining two windows feature a single pair of eight-lite leaded casements with triangular half-timbering below.

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The northernmost front-gabled projection of this elevation is half-timbered at the third story, featuring the same detailing as the third story of the central portion just described. The more typical ribbon of five ten-lite casement windows, topped with a row of square four-lite units, fills the center of the third story. Stucco clads the first and second stories. The first story features a square picture window topped with five four-lite casement windows above, and additional matching casements on each side. At the second story, a slightly projecting centered window bay features a wood surround and a configuration of five eight-lite leaded casement windows with two rows of five four-lite leaded casements above. The top of the surround features five small quatrefoil shapes.

Northeast Elevation: A two-story gable-front entry bay extends from the intersection of the northwest and northeast wings. This members' entrance faces the northeast parking lot. Stucco clads this projection with half-timbering in the gable end. At the first story, a Tudor arched surround contains a multi-lite mirrored wood door with multi-lite sidelites. Above is a non-historic cloth awning, similar to that of the main entrance. Eight-lite leaded casement windows flank the entrance, with half-timbering above and below. The second story features two windows, one slightly higher than the other, each with paired eight-lite leaded casement windows. Slate covers the gable roof.

Northwest Wing (1929, 1948)

West Elevation: The west elevation faces the circle drive and is notably irregular, with the majority obscured by dense greenery. It consists of the original building and a one-story, 1948 addition to the kitchen. The original portion is half-timbered, primarily with vertical timbering. It is about four bays wide. At the first story, one five-window ribbon with transoms is located at the southernmost bay, matching that of the northernmost projection of the central block. The central two bays feature a pair of ten-lite leaded casements. The northernmost bay features a ribbon of four ten-lite casements, set slightly lower than the others on the wing. At the second story, three small gabled dormers are scattered irregularly across the slate roof. The largest is located above the second bay from the north, with a ten-lite casement window pair matching that below. Just south and set higher in the roof is a similar, slightly smaller gable with comparable window configuration. South of this is an inset pair of small, four-lite casement windows which are set back from the roof. Where the wing meets the central block is an additional large dormer featuring a set of three ten-lite casements. Vegetation obscures the flat-roofed kitchen addition at the north side of the wing.

North Elevation: The one-story kitchen addition extends from the first story of the north elevation; vegetation completely obscures this portion of the elevation. A projecting gable fills the west half of the elevation with a lower gable roof. Stucco and half-timbering clad this elevation, and slate covers the roof. A pair of eight-lite leaded casement windows pierce the center of the second story. In the third story, a slightly projecting bay window contains a matching set of paired windows. Stucco clads the larger gable-end behind the smaller projecting gable. A single pair of the eight-lite windows pierces the second and third stories.

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East Elevation: Four bays organize the stucco-clad east elevation. Vegetation obscures most of the first story, with a pair of eight-lite leaded casements visible to the north and single four-lite leaded casements to the south. The second story features three windows. The northernmost two are paired eight-lite casements topped with four-lite transoms. The southernmost window is a paired configuration of this type. Two centrally located gabled dormers extend from the steeply pitched roof at the third story. The northernmost dormer is slightly larger and contains a ribbon of three eight-lite leaded casements. The southernmost window features only two. Half-timbering decorates the gable ends of these dormers.

Northeast Wing (1929)

Northwest Elevation: Two window bays organize the stucco-clad northwest elevation. Vegetation obscures the entire first story. At the center of the elevation, a massive, stuccoed chimney extends from ground level to above the roofline. Two ribbons of three eight-lite leaded casements topped with four-lite transoms flank the chimney. A single, gable-fronted dormer extends from the steeply pitched slate roof at the third story. Two sets of eight-lite leaded casements fill the wall with half-timbering in the gable end and slate tiles on the roof.

Northeast Elevation: The stuccoed northeast elevation faces the golf course and features a large, leaded, multi-lite bay window at the center of the first story. The upper stories extend out over the bay window with curved bracket-like decorations connecting the first story to the second. The second story features a central ribbon of seven leaded eight-lite casements with four-lite transoms. The third story features three pairs of eight-lite leaded casements.

Southeast Elevation: Three even window bays organize the southeast elevation. This elevation features three ten-lite leaded casements topped with four-lite leaded transoms in each bay of the first and second stories. Front-gabled dormers rise from the roof at the center and north bays in the third story. Each features a ribbon of three ten-lite casements with half-timbering in the gable. A single four-lite fixed leaded window is located south of the dormers. A curved bay window with a shed roof and a pair of eight-lite leaded casements connects the roof with the gabled projection of the central block. Above the casements is half timbering.

Southeast Wing (1929, circa 2008)

The southeast wing of the Clubhouse consists of the original Clubhouse portion, connected to the central block, and the circa 2008 women's locker room addition, which abuts and obscures most of the historic south elevation. The design of the addition replicates the Tudor Revival style of the Clubhouse. The addition features a cross-gabled roof with clipped gable on the east elevation.

East Elevation: The east elevation faces the golf course. The massing of the 1929 Clubhouse features a two-story, steeply pitched side-gabled mass extending from the central block and a shorter one-and-a-half story side-gable mass extending from the south end of the taller mass. The first story of the taller stuccoed mass extends out from the main wall of the building, creating a small flat-roofed deck at the second story. Eight paired ten-lite leaded casements pierce this first-

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story wall, and an ornate wood balustrade lines the outer edge of the deck. Four openings pierce the second story. The outer openings contain multi-lite doors with multi-lite sidelites and matching transoms. Two picture windows topped with four, four-lite square leaded transoms fill the center openings. The east elevation of the smaller mass features stuccoed walls with half-timbering beneath the roofline, separated from the rest of the elevation with a simple denticulated wood cornice. Windows pierce the center of the wall under the half-timbering. These units match those at the first story of the portion to the north.

The circa 2008 addition extends south and east of the smaller 1929 portion of the elevation. The addition features windows and plain stucco at the first floor, and intricate half-timbering above. A simple denticulated cornice separates the two stories; its design follows that of the middle section of the elevation. The first-story window consists of two rows of three pairs of twelve-lite casements.

South Elevation: The circa 2008 addition obscures almost all of the 1929 building's south elevation. Only a rectangular stuccoed chimney and part of the stuccoed wall remains visible, as well as a portion of the half-timbering of the smaller mass's elevation. The half-timbered gable end of the cross-gable roof dominates this elevation of the two-story circa 2008 addition. Two windows pierce the stuccoed first story. The east window is a ribbon of four, fourteen-lite casements with four-lite transoms. A pair of fourteen lite casements with four transoms is located to the south. The elevation is otherwise unadorned.

West Elevation: Like the east elevation, the west elevation of this wing is complex, consisting of the two portions of the original building, the women's locker room addition, and the one-story? fitness room addition. This latter addition sits between the two southernmost wings. The circa 2008 two additions encompass most of the elevation, leaving just a portion of the 1929 building's second story visible. Here, a non-original double-leaf door flanked by two picture windows leads to the roof deck. The addition features the same treatment at the east elevation; however, there is no bay window. A non-historic entrance was added within a shed-roofed, single-story addition at the central portion of the elevation. No windows exist on this side of the addition; however, the detailed half-timbering remains within the gable end.

Southwest Wing (1929, circa 2008)

Northwest Elevation: The two-story northwest elevation faces the circle drive. Ten bays organize this stuccoed elevation, which contains no half-timbering. The visible first story includes a paired, eight-lite leaded casement window in each bay. At the second story, the northernmost three bays feature paired ten-lite leaded casement windows. All other bays feature painted eight-light leaded casement windows. Two gabled dormers with different half-timbering configurations are located on either side of the wing within the slate roof. The northernmost dormer features a set of paired, eight-lite leaded casements. The southernmost dormer features a ribbon of five, ten-lite casements. The southernmost portion of the wing includes a small, two-story historic projection containing a secondary entrance. The entrance is located at the top of a

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set of brick stairs with a metal rail down the center. A cloth awning matching that of the main entrance shelters the glazed replacement door.

South Elevation: The stuccoed south elevation features the large gabled end of the southwest wing, with a small gable nestled into the larger gable at the east; half-timbering decorates both gable ends. Vegetation obscures most of the elevation. The second story features a pair of ten-lite leaded casements within the large gable, and a pair of single-lite replacement windows within the center of the smaller gable end.

East Elevation: The east elevation consists of the original Clubhouse and the circa 2008 fitness room addition. Stucco clads the first and second stories of both the addition and the original wing. Four dormers extend from the steeply pitched slate roof at the third story. The addition at the intersection of the two southernmost wings largely obscures the first story. A simple stair leads from ground level to the rooftop deck above the addition, abutting the east wall of the original building. The second story features three different divided-lite, leaded window configurations. The first two bays from the south feature paired eight-lite casements. Beginning at the third bay, paired four-lite casements alternate with sets of paired ten-lite casements.

There are three different sizes of dormers within the slate roof. A small dormer with a set of eight-lite casements is located furthest south. Just north is the largest dormer, set back slightly into the roof. This dormer features a ribbon of five, ten-lite casement windows. The remaining two dormers match with a medium sized gable and a pair of eight-lite casements. At the center of the dormers is a small, four-lite window set back into the roof.

Interior

Photos 6-12

The three-story building has an irregular X-shaped floorplan centered on the main entrance that faces the circle drive. The interior largely retains the original plan and finishes associated with the Tudor Revival style, such as Tudor arches, large fireplaces, carved wood trim, and exposed wood rafters and timbers. The primary and public spaces of the building, such as the Great Hall, Dining Room, Solarium, Garden Room, and lounges, retain the largest amount of historic material, though throughout the club's history, some alterations and repairs have been made. Those made in the 1940s, which lowered ceilings and updated materials, have been largely reversed to highlight the 1929 design, with new finishes generally matching the style of the historic. Walls and ceilings retain historic plaster, and wood trim surrounds of doors and windows. The plan centers around the central block and the Great Hall, accessible from the main entrance. Because of the topographical change from west to east, the lowest story is the first floor, accessed from the golf course side of the building. The main entrance leads into the second, or primary, floor, and the third floor occupies the topmost level within the steeply pitched roof.

Circulation: At the interior, primary vertical circulation is located at the center of the plan within the Central Block at the easternmost side of the Great Hall. The grand staircase wraps around to each level and is adorned with materials which match those of the related rooms and corridors at

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each story. A secondary stair is located to the north at the member's entrance and is much simpler in detail. A non-historic ADA wheelchair lift has been installed just south of the main entrance, permitting entrance to the second story Great Hall from the driveway.

Second/Main Floor: The second floor contains most of the public spaces. The main (west) entrance from the circle drive leads directly into the Great Hall. This rectangular space runs generally west to east, with the grand, primary staircase opposite the main entrance. The high gambrel ceilings feature geometric tracery. Openings within the north and south walls lead to the surrounding rooms; large, segmental stone arches surround these openings. A historic fireplace with a marble surround sits in the center of the south wall. Additional finishes in this space include the historic hardwood flooring and non-historic wood paneling (circa 1980s). The wood paneling continues into the stair, leading to both the first and third floors. A small seating area sits between the stair legs of the switchback stair. Wooden Tudor arches supported by turned wood columns adorn the south open wall of the sitting area and the stair to the lower level. Carpet covers the stairs with both historic wood rails with decorative posts and non-historic metal rails along the outer walls.

A pair of doors in the west side of the Great Hall's north wall leads into the formal Dining Room, which fills the west two-thirds of the center block. The Dining Room has high ceilings supported by a grid of Tudor arches supported by fluted columns. A wood grid which supports the lighting fixtures fills the space between the arches. All wood arches and trim is painted, with some plaster above the arches where they meet the ceilings. Carpet covers the floor, likely a replacement following the restoration of the space after the 1940s alterations.

East of the Dining Room, accessible via both the Dining Room and the Great Hall, is a Solarium, which fills the eastern two-thirds of the center block. The decoration is similar to the Dining Room, but with simpler ornamentation. Multiple double-leaf glazed doors with multi-lite sidelites and massive multi-lite transoms provide easy access between the Dining Room and the Solarium. The Solarium overlooks the golf course. Features of the space include painted plaster walls, painted wood beams at the ceilings, and original hardwood floors.

A door within the north wall of the Solarium leads directly into the Breakfast Room. The space includes non-historic carpet, painted wood wainscoting and trim, wallpaper, and plaster ceilings. An opening in the north wall leads to a small triangular vestibule, providing access to the north stair and the Garden Room that fills most of the northeast wing. The finishes in the Garden Room match those in the Breakfast Room, including carpeted floors, painted wood wainscoting and trim, and plaster walls and ceilings. A grand fireplace with a paneled wood surround and stone hearth centers along the north wall. Above the denticulated mantel is a large mirror. A carved square design lines the space between the mirror and the ceiling. Detailed plaster medallions surround three central light fixtures in the room.

The kitchen, maintenance, and utility spaces fill the northwest wing. Finishes are utilitarian, with non-historic ceramic tile floors and gypsum wall boards/plaster.

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The northwest wing is occupied by offices, reception, and administration spaces. Finishes are utilitarian, with carpet and gypsum wall board/plaster.

The Lounge in the southeast wing is perhaps the grandest of all the spaces in the building. With massive arched vaulted ceilings and exposed painted wood trusses and plaster reminiscent of the half-timbering across the building, the space features almost entirely historic materials. The walls beneath the beginning of the arched ceiling feature dark wood paneling. At the north, the entrance to the Great Hall features marble cladding and a marble Tudor arch. A massive marble fireplace with a Tudor arch set within a large, square surround dominates the south wall. The top of the surround features carved detailing in the shape of shields and a ribbon. The floor features replacement carpeting. Overall, this room retains the historic features which relate it to the Tudor Revival style. A small historic terrace lines the east side of the Lounge, overlooking the golf course. This space was altered substantially with lowered ceilings and mid-century modern materials in circa 1948 per the designs of Julia Mogan, however these changes were reverted and the space restored to the original design in 1967.

West of the entrance to the Great Hall within the Lounge is a wood paneled door set within the matching wall. This door leads to the 2008 Addition, which at this level features a small bar and interior space. To the west is a double-leaf multi-lite glazed door which leads to the 2008 roof deck above the Fitness Center. Carpeting matches that in the original building's Lounge, and walls and ceilings are painted gypsum board. Hexagonal columns support the center of the room.

First Floor – Lowest Level: The lowest level orients southeast toward the golf course and contains most of the private spaces open only to club members. Accessed from the primary stair, by the members' entry off the parking lot to the northeast, or through the dining terrace to the southeast, this subdivided floor contains the Grill Room, Bar/Lounge, President's Room, kitchen and related utility rooms, bathrooms, men's locker room, junior locker room, secondary lounge spaces, and the non-historic fitness center and women's locker room additions. From this level, the outdoor spaces and amenities at the club are highly accessible. The Grill Room opens onto a ground-level dining terrace.

The Grill Room, which is the primary informal dining space, occupies the center of the east half of the center block. Non-historic carpeted covers the floor, historic dark wood trim and wainscoting covers the walls, and the horizontal wood trim divides the plaster ceilings. The ceiling design has been altered with an overlay in the same shape housing mechanical systems. Double-leaf, wood paneled, and multi-lite glazed doors lead to the corridor at the southernmost end of the space. Similar doors lead to the kitchen to the west, which dates to the period of significance, likely during the 1940s renovations. The original multi-lite doors have been altered with paneled brass, creating more privacy for the kitchen staff.

The Bar/Lounge sits at the north end of the Grill Room. A pair of doors in the southeast wall opens onto the dining terrace. Finishes in this space include carpeting, painted wood wainscoting, leather wallcoverings, and ceilings with a gridded wood decoration over plaster.

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An opening in the north wall leads into a small triangular vestibule leading to the north stairs and to the President's Room, which fills the northeast wing.

The President's Room features carpeted floors and plaster walls. The room features a small fireplace with a stone surround and Tudor arch opening. The ceiling is divided by exposed wood trusses and false-half-timbering. Between these dark wood elements are plaster ceilings.

The kitchen and maintenance spaces fill the west half of the center block and the entirety of the northwest wing. Utilitarian materials include gypsum board and plaster walls, tile floors, and exposed mechanicals.

The corridor to the south of the Grill Room features matching carpet to the Grill Room, simple plaster ceilings, false half-timbered walls. This corridor contains one of the building's primary stair and a secondary exit to the dining terrace within the octagonal projection on the southeast elevation.

A cross corridor to the south of the stair leads into the men's locker rooms which occupy the southwest and southeast wings. The men's showers are located between the two locker room spaces.

The men's locker rooms are entered off the aforementioned corridor. This largely utilitarian area has exposed plumbing and mechanicals at the ceilings, and rows of original, historic lockers. Materials include plaster walls, non-historic carpet flooring, and simple wood trim. In most areas not occupied by lockers, beadboard clads the lower portion of the walls. The materials in the men's shower room include painted plaster walls above square, pink tile shower stalls, pink tiled columns, and a smaller pink floor tile.

The circa 2008 women's locker room addition sits to the southwest. This addition is not directly accessible from the historic building on this level. Compatible materials include faux-wood VCT flooring in corridors, tile floors in bathrooms, gypsum board and wood-paneled walls, gypsum board ceilings, and painted wood trim.

The fitness center addition in 2008, is located between the southeast and southwest wings, extending southwest from the Central Block. It can be accessed from the outside at the south, from the men's showers, and from the women's locker room addition. The addition includes three rooms; one diamond shaped room at the intersection of the southeast and southwest wings, a small room abutting the southeast wing, and a large room abutting the southwest wing and women's locker room addition. Compatible materials include wood flooring and gypsum board walls.

Third Floor: The third floor largely features offices and guest rooms utilized by members either living at the club or staying the night. Accessed from the primary stairs is a corridor which extends slightly west to a few guest rooms, and then from southwest to northeast, with doors on each side leading to additional guest rooms. At the north end of the double-loaded corridor is the

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secondary north stairwell accessing the member entrance at the second floor. Materials in the corridor include carpeted floors, painted wood wainscoting and trim, plaster walls and ceilings, a mirrored wall, and paneled painted wood doors.

Guest rooms feature a bedroom and bathroom. Decoration is minimal, with painted plaster walls and portions of non-historic wallpapering, plaster ceilings, and very simple painted wood trim. The floors in the bedrooms are replacement carpet. The materials in the bathrooms have been largely updated with new subway tile, new wall tile, and freshly painted plaster ceilings.

Manager's Cottage 1931

One Contributing Building Photos 13-15

The 1931 Tudor Revival-styled Manager's Cottage sits to the northwest of the Clubhouse, across the circle drive. The approximately 2700 square feet, one-story dwelling has two cross-gabled masses, creating an irregular plan reminiscent of an "H", with a central block and four wings at each corner. It sits on a portion of the district featuring gardens to the east and brick, concrete, and dirt pathways leading through greenery and trees around its entirety. Like the Clubhouse, the Manager's Cottage sits on a northeast-southwest axis with the primary elevation facing southeast toward the Clubhouse.

The Manager's Cottage was constructed by Taylor & Johnson in 1930, who had a hand in generating the plans as advised by George Kelham. It was expanded in 1931 by the firm Miller and Warnecke, who constructed an addition to the northwest. It has received minor updates and remodels over the years. Most recently, circa 2018, the Cottage, originally a two bedroom, was converted to three bedrooms with the addition of a partition within the secondary bedroom, located at the northeast side of the house. The two-car garage was also converted into a carpeted entertainment room.

Southeast Elevation/Façade: The primary elevation faces southeast toward the Clubhouse. The main entrance is located at center beneath a gabled entry porch projecting from a larger gable. Within the pitched portion of the gable, the walls feature false half-timbering. The remainder of the façade is simply finished with plain stucco. The façade is five bays, with a mixture of original and replacement windows.

The easternmost bay features a ribbon of four replacement single-lite casement units. West of the front entrance, all windows are original. The third bay from east features a group of three ten-lite leaded casement windows. The last two bays of the façade feature a paired ten-lite leaded-casement configuration. At this elevation, two chimneys are visible, one at the east end, and the other just west of the front-gabled portion of the building.

Southwest, Northwest, and Northeast Elevations: The southwest, northwest (facing the rear yard), and northeast elevations of the Manager's Cottage are largely inaccessible and obscured by dense vegetation. However, secondary entrances are located at the northeast and southwest elevations. A garage was once accessible at the northwest elevation; however, it has since been

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converted (see below). Each elevation is comparable in materiality. Only the portion off the back yard was accessible for survey.

Interior: The interior of the Manager's Cottage largely matches that of the Clubhouse. The irregular layout resulted from updates consistent with the change of managers and tenants in the early twentieth century. The central block features the entry, den, and kitchen. The southwest wing features the primary living space. The northwest wing features the primary bedroom. To the northeast is what was once a two-car garage, since converted into a recreation room. The northeast wing originally featured a single bedroom, since divided into two bedrooms with a simple demising wall. Overall, the plan has largely remained the same since 1931. Extant historic materials in the Cottage include hardwood floors throughout, plaster walls and ceilings, and numerous ornaments and details.

The main entrance is located at the center of the southeast side of the house and opens into the den, which features a small fireplace flanked by arched built-in shelves. The plastered ceiling features exposed wooden beams extending from northeast to the southwest. The walls and fireplace are plaster as well. The dining room, bedrooms, and kitchen match the den in materiality. Off the kitchen to the west is a side entrance featuring a wood paneled door with glazing. The bathroom, also located off the kitchen, has been updated with new tile floors but retains the painted walls. The kitchen features original floors and some plaster walls with updated appliances and new tile.

The primary living space to the southeast is located a couple steps up from the den. The room features a fireplace at the southeast end with a stone surround, matching in material to those larger stone fireplaces in the Clubhouse, but with much simpler ornamentation. Two Gothic arch openings flank the fireplace. Replacement single-lite arched windows fill the openings. The most striking character defining feature of the space is the vaulted ceilings and exposed wood trusses across the plaster ceiling. Remaining features of the space include plaster walls and original hardwood floors.

Parking Garage #1
Unknown, circa 1930

One Contributing Building
Photo 16

The parking garage is located at the northeast parking lot and is adjacent to the central parking structure at its rear. The garage, constructed circa 1930, features seven individual parking stalls with wood, Tudor-Revival battened and painted doors. In front of each door is an exterior parking stall. The building is one story and otherwise unadorned.

Tennis Courts
1904, c. 1930, 1950, 1977

Seven Contributing Structures

Courts #1 and #2 were constructed in 1904, Court #3 was constructed circa 1930, and Courts #4 and #5 were constructed in 1950. These five courts are located closest to the Clubhouse. Courts

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#6 and #7, also used for pickleball, were constructed in 1977. These two courts are located at the southwest corner of the district.

**Parking Structures #1-3
Unknown, circa 1930**

**Three Contributing Structures
Photos 16-17**

The three parking structures located in Parking Lot #1 are comparable in design and materiality. Located at the west, north, and center of Parking Lot #1, the parking structures provide covered, open carports for approximately fifteen stalls each. The structures feature painted wood supports and flat roofs with painted wood trellises decorating some dividing walls. Simple wood columns support the structures.

**Parking Lot #1
Unknown, circa 1930**

**One Contributing Structure
Photos 4, 16, 17**

Parking Lot #1 is located adjacent to the northeast elevation of the Clubhouse. The lot is organized by the central parking garage and parking structure, a west parking structure, and a north parking structure. There are three open areas with parking stalls. One parking stall area is floating between the central parking garage and structure and the west parking structure. Another is located on the opposite side of the parking garage. the final open-air parking stall area is located at the north side of the north parking structure. In total the lot accommodates approximately eighty paved open stalls.

**Reservoir/Bilger Lake Quarry
Circa 1932**

**One Contributing Structure
Photo 18**

The reservoir is located at the southeast side of the district, below the golf course at the bottom of a steep incline. It extends southwest, abutting the commercial and residential neighborhood to the south. The edges of the reservoir are lined with greenery and trees.

**Parking Lot #2
Unknown, circa 1958**

One Contributing Structure

Parking Lot #2 is located at the southwest corner of the property, at the rear of the Pool and Pool House. The lot features about fifty parking stalls within an "L" shape that wraps around the Pool House to the tennis courts.

**Pat O'Hara Tennis Pro Shop
1970, altered circa 2018**

One Noncontributing Building

The tennis and pickleball courts, constructed between 1904 and 1977, abut the southeast side of the pool and southwest parking lot. The Pat O'Hara Tennis Pro Shop, constructed in 1970 and heavily altered circa 2018, such that it no longer retains sufficient integrity to be classified as a contributing resource, sits between the central single tennis court and the double court to its

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southeast, which is located below the shop due to the hilly incline. The lower level is accessed by concrete stairs. The building serves as the tennis shop, and originally housed golf carts at the first level. The circa 2018 renovation made the plan smaller, eliminating a wing to the southeast, which is occupied by an open deck, remaining flush with the story below.

Stucco clads the rectangular building that sits on a northeast-southwest axis. All elevations except the southeast are one story. A standing seam, shallow, hipped roof covers the building. shallow hipped All windows and doors are replacement units, replicating original configurations.

Northeast Elevation: The three bay northeast elevation is one story and features a pair of multi-lite doors at center. One eight-lite replacement windows flank the central main entrance.

Southeast Elevation: The southeast elevation of the building is two stories, with the first story exposed by a drop in grade. The second story of the southeast elevation is five bays wide with windows matching that of the other elevations. Four out of five bays feature pairs of eight-lite windows with paneling at the base, matching that of the other elevations. A double-leaf entrance is located in the second bay from south. The doors are glazed to match the windows, with a ten-lite configuration in each.

The wall of the first story reflects the original design of the shop prior to the twenty-first century renovations, which simplified the second story into a rectangular plan. With the removal of a wing which projected to the east, space was made for a deck. The walls at this level are concrete, with a single central entrance and single-lead door leading to the interior from the two easternmost tennis courts.

Southwest Elevation: The southwest elevation is one story and three bays wide. The outermost bays features eight-lite replacement windows with metal paneling at the base. At center is a paired set of windows reflecting those at other elevations.

Northwest Elevation: The northwest elevation is one story, faces the center tennis court and is very similar to the second level of the southwest elevation. This five-bay wall features paired configurations of the previously described replacement units in each bay. The second bay from south features paired ten-lite glazed doors.

Interior: The interior was not available at the time of survey.

Restroom Buildings Unknown, circa 2017

Two Noncontributing Buildings Photos 19-20

Two restroom buildings are located on the golf course. The one near Hole 7 on the west side of the course, the construction date of which is unknown, is purely utilitarian and constructed with painted cement block. Based on 2012 aerials, it seems as though this building replaced an earlier

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bathroom building, since demolished.⁴ Historic photos of the course sourced from the Claremont Country Club Archives show no bathroom building prior to 1944.⁵ Aerials show that the building was likely in existence by 2022, based on the addition of an access path visible in the aerial from that year. The lack of a building before 1944 in combination with the information gathered from historic aerials implies that the building was likely constructed after the period of significance, potentially during the 2017 building campaign. The second building near Hole 12 on the main, east side of the course was constructed circa 2017 in the Tudor Revival style when improvements were made at the Clubhouse. Due to the post-period of significance construction dates of these two buildings, they are classified as noncontributing.

Golf Pro Shop 2017

One Noncontributing Building

The one-and-a-half story Golf Pro Shop sits to the east of the Clubhouse and to the immediate north of the single tennis court. It is largely rectangular in plan, with an octagonal projection housing a café to the southeast. The roof is complex, with a central cross-gabled configuration flanked by shed roofs to the northeast and southwest. The northeast/southwest cross gabled pierces through the northeast shed roof, denoting the Golf Pro Shop, while at the other end, it pierces the central gable, barely intersecting with the southwest shed roof. Like the Pool House, stucco and half-timbering clad this Tudor Revival building.

Alterations and Integrity

Location: The entire Claremont Country Club and Golf Course remain in the original location within Oakland. Further, no resources such as the Clubhouse, Manager's Cottage, and Golf Course have been relocated within the nominated boundary.

Setting: The surrounding neighborhood of Rockridge remains largely residential, with hills and some commercial areas on the nearby Broadway. Though the area has changed slightly following a wildfire in 1991, the general residential setting remains intact. Because the resources within the district remain in their original locations, they also retain their historic spatial relationships within the setting of the property.

Design: As a multi-use recreation complex, Claremont County Club and Golf Course has changed since its opening in 1904. Three primary building campaigns altered the property based on the needs and desires of members, the number of members, and trends in recreation. The design of the golf course changed since its original 1904 design and construction and has since been restored to its most significant state from Alister MacKenzie's 1927 design. Originally, the course at Claremont was a nine-hole course opened in 1904, with holes running along and across the Rockridge Branch of Glen Echo Creek. In 1908, maps show that the nine-hole course was reconfigured. By 1921, Claremont's 5,141-yard course was lengthened by 400 yards. Changes

⁴ "Historic Aerials: 5295 Broadway Terrace" (Oakland, CA: Netronline, 2012).

⁵ "Claremont Country Club Records: Various Documents" (Oakland, CA, 2024 1927), Claremont Country Club Archives.

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included the construction of a new 12th hole, the reversing of the 13th hole, and the conversion of the 1st hole into a par-5, which both expanded the overall length of the hole, and established more challenging play.

In 1927, Alister MacKenzie redesigned Claremont's course to the design of the existing course. MacKenzie changed the routing on six holes, altered the bunkers, fairways, and the greens on an additional seven holes. MacKenzie also moved multiple holes and reorganized the numbering, reflecting what is extant.

The Manager's Cottage has received minor updates and remodels over the years. Circa 2018, the cottage was converted from two bedrooms to three bedrooms, adding a partition within a secondary bedroom to the northeast of the den. Materials have been updated in the more utilitarian spaces, including bathrooms and the kitchen, which feature replacement tile and gypsum wall board. The two-car garage was also converted into a carpeted entertainment room. Despite these alterations, the primary character defining features within the most public of the spaces such as the den and living room have been retained, expressed in the exposed wood trim, beams, timbering, and built-in shelving.

In 1932, the club grounds were expanded with the purchase of a reservoir to the southeast of the golf course.⁶ In 1937, after Alister MacKenzie's death in 1934, a new 10th hole was constructed on the new land adjacent to the reservoir. William Bell designed a new hole on land that was part of the reservoir purchase.

In 1947, club members requested that Claremont repaint and re-carpet the main floor, followed by a second request to the board to renovate the Great Hall/entryway, dining room, porch, and lounge.⁷ The board approved proceeding with everything except the lounge, completed in circa 1948. It was during this period that the club was heavily renovated, the ceilings lowered in the main dining room, and acoustic tile ceilings installed.

Following complaints, much of the original design was restored to its original state. Over the decades since the 1960s, small renovations, repairs, and updates have been made to the interior of the original clubhouse, none affecting its original character defining features. The basic design, massing, and features of the Kelham-designed Tudor Revival building have remained intact.

Alterations to the district in the mid-twentieth century include the construction of the Tennis Shop, which was built in 1970, and the addition of courts six and seven in 1977. Substantial changes did not occur again until the twenty-first century.

During the mid-1990s, the drainage systems were further improved, and the irrigation systems replaced with a computerized sprinkler-control system. Extensive renovations to the tennis courts were undertaken as well.

⁶ "Claremont Country Club Records: Various Documents."

⁷ "Renovation Requests" (Oakland, CA, 1947), Claremont Country Club Archives.

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In the late twentieth century, a number of changes altered the course. In 1988, Architect J. Michael Poellot was hired to restore the aging course. This included the restoration of the bunkers, the addition of mounding to a number of fairways, the modification of some tee boxes and the rebuilding and conversion of the 7th green, which had been diseased, into a new two-tiered green. Improvements were completed in 1997 and 1999 and included the installation of lighting for night play. The result lasted until the year 2000, when attention to the playability and condition needed to be addressed again, leading to a restoration of the course in 2001.

Between 2001 and 2008, an extended restoration and renovation project was undertaken involving the restoration of the golf course to the original MacKenzie design, the construction of new swimming pools, a pool changing-room building and cafe, as well as the construction of a new fitness center addition, a new ladies' locker room, and the renovation of the president's room, first floor grill bar, and grill dining room. The windows of the Tennis Shop were also completely replaced during this building campaign.

The archives at Claremont provided materials showing MacKenzie's original design in the way of original drawings, maps, photographs, and historical descriptions. In particular, one 1930 aerial photograph and a handful of 1930s black and white photos of various holes were the primary resources for planning the restoration. The aerial photo allowed the team to duplicate bunker locations and size, hole directional changes, tee box locations, and green configurations. The result involved the removal of twelve fairway bunkers, the reintroduction of bunkers near green complexes, the redesign of sixty greenside bunkers, and the improvement of drainage on many greens. In 2004, four greens were completely reconstructed (holes 4, 7, 11, 12) in the image of original greens with less slope to accommodate modern green speeds. In addition, many trees were removed, which opened up the view lines on the course and allowed the sun to provide improved turf condition.

In 2006, the restoration of holes 9 and 18 was completed. The following year, the next six holes (1, 2, 3, 5, 8, and 17) were restored. In 2008, the final six holes (6, 10, 13, 14, 15, 16) were finished, completing restoration of the course.

In June 2007, the restoration of MacKenzie's original design was complete. The original 1950 pool and changing rooms/snack shack were removed as well. In the summer of 2008, construction was complete on a new pool house and pool to the southwest of the Clubhouse, a cafe building to the southwest, a fitness facility/sundeck that infilled the space between the two southernmost wings of the original clubhouse building, and ladies' locker room addition at the end of the southeast wing. To blend in the new ladies' locker room, fitness, and pool facilities, the architecture firm of John Malick & Associates matched the architecture of the additions and new buildings with that of the existing Clubhouse. During this period, the Pat O'Hara Tennis Shop was also significantly altered, removing a projection/wing to the east, and installing new windows, doors, and a new roof.

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In 2017, a 1904 Caddie House was demolished to make way for a new Golf Pro Shop with space for the caddies and golf carts at the lower level. The 2017 building was designed in the same style as the Clubhouse. While the 1904 Caddie House is no longer extant, the resource was not a primary feature of the club, being a simple, one-story utilitarian building. Its replacement is compatible with the historic resources due to its matching style and materiality and it retains a similar location to that of the previous building.

Materials and Workmanship: The materials and workmanship of the course, Clubhouse, and Manager's Cottage have been largely retained. Though the course was restored to the Alister MacKenzie design, the restoration utilized photographic evidence to painstakingly recreate the design utilizing the natural landscape and vegetation. The Clubhouse, though it has experienced some alterations and additions over the years, continues to reflect materials of the early twentieth century. At the exterior, the false half-timbering and plaster are present, as are the vast majority of leaded casement windows. At the interior, the original wood trim, hardwood floors, exposed trusses, plaster, carpeting, wallpaper, stone, tile, and more remain. Carpeting has been replaced and walls have been repainted, replacements largely compatible with the historic elements.

Feeling and Association: The feeling and association of this complex with the early twentieth century remains intact, reflecting the Tudor Revival style of the era, and an embrace of the natural landscape across the entirety of the golf course.

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8. Statement of Significance

Applicable National Register Criteria

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

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION

ARCHITECTURE

LANDSCAPE ARCHITECTURE

Period of Significance

1904-1977

Significant Dates

1904

1927

1929

1930

1950

1977

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

MacKenzie, Alister

Kelham, George

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Claremont Country Club is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Entertainment/Recreation for its association with the early recreational history of golf on the West Coast as one of Oakland's earliest and longest lasting recreational clubs, and under Criterion C in the area of Landscape Architecture for the design of its golf course by famed golf course architect Alister MacKenzie, and in the area of Architecture for the design of its Tudor Revival buildings that are excellent local examples of the style. Established nearby as the Oakland Golf Club in 1897, Claremont Country Club incorporated at the Rockridge location in 1903. The period of significance begins in 1904 when the complex opened and continues through 1927 when the golf course was redesigned, 1929 when the existing Clubhouse was constructed, circa 1930 when the parking structures and northwest lot were constructed, 1931 when the Manager's Cottage was constructed, and closes in 1977 when the last tennis courts were built. As a property whose construction began over fifty years prior to nomination, and the completion overlaps the fifty year period by a few years or less, Claremont Country Club does not need to meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Entertainment/Recreation

Claremont has served the San Francisco Bay Area as a premier recreational facility since its opening in 1904, contributing significantly to the evolution of golf on the east coast by hiring well-known golf course architects, providing facilities on the cutting edge of multiple sports, including golf, tennis, and more, hosting important milestone games and championships, and producing and supporting some of the most notable athletes in the history of the Bay Area. Claremont developed as a significant recreational place for the growing population of Oakland in the early 1900s. The club offered an array of sports options and meeting places, and its golf course became the primary recreational focus over the years. Part of the club as early as 1904, the 1927 course redesign by noted golf course designer Alister MacKenzie elevated the sport at Claremont. The Claremont golf course is one of his earliest designs in California. Utilizing the natural landscape and integrating the topographical features of the area became a primary component of some of the leading golf course architects' work, such as that of Alister MacKenzie. Though the course at Claremont has experienced change over the last century, MacKenzie's design, which has since been restored largely to its original Golden Age state, is ultimately regarded as one of the most notable MacKenzie designs in the country by golfers and designers alike.

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The Rise of Golf in America

With roots in the harsh, glacially formed terrain of Scotland, golf first appeared in the United States in the late eighteenth century and did not become popular here until nearly a century later. The *New York Times* ran its first major article on the sport on October 4, 1891. This article, entitled "Golf is Growing in Favor," both explained and extolled the game:

An outdoor pastime which appears to be gaining favor in this country... is the Scottish national game of golf. There appears to be only one reason why it is not among the most popular of outdoor sports, and that is that it is not understood as it might be. ... It is specially commended... as a first-class substitute for the more violent sports like baseball, tennis, cricket, football, lacrosse and the like.⁸

At the time of publication, New York City had three golf clubs one each in Yonkers, Meadowbrook, and Shinnecock.⁹ In 1888, the members of St. Andrew's Club in Yonkers, New York, founded as the first golf club in the country. Though it was several years before membership grew to be more than a dozen, it did indeed continue to grow, especially in the early portion of the following decade.¹⁰

In 1894, the American Golf Association was born. The following year, 1895, the organization changed its name to the United States Golf Association (USGA). By 1895, there were seventy-six established golf clubs in the United States, with a total membership of about 15,000. Three years later, by 1898, over seven hundred fifty clubs boasted over 200,000 players, with the number increasing daily. While true, this statistic speaks primarily to the east coast where golf first grew its roots. By 1897, there were only three clubs in the Bay Area. With this increase in clubs and enthusiasts, the standard of play developed quickly. In November 1898, the *Oakland Enquirer* stated that "the hope of our golfers lies in the players turned out by the various big schools and colleges if we are ever to produce experts as skillful as those in Great Britain."¹¹

Ella Mathiessen reported for the *Oakland Enquirer* on the continued growing popularity of the sport, including among women. In an August 1898 issue, she outlined the popularity of the sport and its continued growth and evolution, emphasizing women's interest and participation in the game.¹²

The late nineteenth century brought much to the game and culture of golf in the United States. Progress occurred in the standard of play; the number of people beginning to play increased, and communities across the country saw many new links established.¹³ The popularity of golf

⁸ "Golf is Growing in Favor," *New York Times*, October 4, 1891. 20.

⁹ "Golf is Growing in Favor." 20.

¹⁰ Charles E. Edwardes, "Sport on the Links: Wonderful Strides in Popularity During the Present Season of the Game of Golf - Americans Are Gaining In Expertness," *Oakland Enquirer*, November 26, 1898. 12.

¹¹ Edwardes. 12.

¹² Ella Mathiessen, "Golfing Souvenirs and the '98 Golf Girl," *Oakland Enquirer*, August 6, 1898. 9.

¹³ Edwardes, 12.

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continued to rise into the early twentieth century with America beginning to lead the way. The United States contained more courses than Britain by 1900.¹⁴ Still the game was largely considered to be a sport for elites.

In 1913, Francis Ouimet, the son of a working-class family with no previous connections to the game, won the U.S. Open against the predicted potential winners Harry Vardon and Ted Ray. This victory initiated a new fascination with golf in the United States. Ouimet was an athlete that every day Americans could identify with, proving that it was not just a sport for the elite. Countless Americans who had previously thought golf to be a pastime of the wealthy sought to take up the game. Between 1913 and 1924, the number of golfers in the United States grew from 350,000 to two million. Ouimet's victory catalyzed a widespread demand for the construction of golf courses open to the public. Hundreds of public courses and privately owned daily fee courses opened.¹⁵ Membership at private golf clubs steadily grew as well. A boom of country club and golf club construction in the United States occurred during this period building up to the mid-twentieth century.¹⁶

During this period, multiple golf tournaments and championships began. In 1916, the Professional Golfers Association (PGA) was formed, followed by the first PGA Championship held in New York.¹⁷ The U.S. Open, though established in 1895, continued strongly through the following decades. In 1927, the first Ryder Cup was held, which matched American golfers against British golfers.¹⁸ In 1934, the first Masters Tournament was held at Augusta National.¹⁹

While golf continued to increase in popularity nationwide during the first half of the century, it was not until the second half of the century that the sport became a popular pastime for the everyday American.²⁰ Media and politics catalyzed continued exponential growth of the game during the 1950s. An unlikely friendship between President Dwight D. Eisenhower and Arnold Palmer began in this era, with one of their favorite shared pastimes being the game of golf. Their televised golf outings in the 1950s-60s made golfing appear accessible to a growing television audience with growing disposable income to spend on leisure activities. The number of golfers doubled during Eisenhower's two terms as president.²¹ In addition to the increase in the

¹⁴ "AMERICAN COURSES - Reading the Greens - The University of Chicago Library," accessed August 30, 2024, <https://www.lib.uchicago.edu/collex/exhibits/reading-greens-books-golf-arthur-w-schultz-collection/american-courses/>.

¹⁵ John Williamson, *Born on the Links: A Concise History of Golf* (Rowman & Littlefield, 2018). 286.

¹⁶ "The History of Country Clubs in America - Salina Country Club," Salina Country Club, October 4, 2022, <https://salinacountryclub.com/about/news/history-of-country-clubs/>.

¹⁷ "The History of Professional Golf," Golf Link, accessed August 30, 2024, <https://www.golflink.com/tour-golf/history-professional-golf>.

¹⁸ "History," Ryder Cup, accessed August 30, 2024, <https://www.rydercup.com/history>.

¹⁹ "Masters Milestones," Masters, accessed August 30, 2024, https://www.masters.com/en_US/tournament/milestones/index.html.

²⁰ Williamson, *Born on the Links*. 285.

²¹ Jason Daley, "How Arnold Palmer and President Eisenhower Made Golf the Post-War Pastime," *Smithsonian Magazine*, September 26, 2016.

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popularity of the sport, the second half of the century saw an increase of tournaments with higher viewership and prominence.²² In 1968, the PGA Tour was formed.²³

Criterion C: Architecture and Landscape Architecture

Claremont Country Club is also locally significant under Criterion C in the area of Architecture, for the design of its Clubhouse and Manager's Cottage, and in the area of Landscape Architecture, for the design of its Golf Course. The 1929 Clubhouse is an excellent example of the Tudor Revival style as applied to a golf club clubhouse. In the early twentieth century, as the popularity of golf increased, golf courses and associated clubhouses became more common across the country. During that time, architects frequently used the popular Tudor Revival style for new golf course clubhouses.

The Golf Club Clubhouse as a New Building Type

Golf courses developed across the United States in the late nineteenth and early twentieth centuries, as vacations, recreational activities, and summering became more embedded into American culture. Author James M. Mayo explains the historical development of the golf course clubhouse, or country club, in his book, *The American Country Club: Its Origins and Development*. The Myopia Club in Boston, Massachusetts, constructed in 1879, was the first country club in the United States. According to Mayo, the Myopia Club combined elite sport with an associated clubhouse facility.²⁴ Following the Myopia Club, additional country clubs opened in Brookline, Massachusetts, Buffalo and Tuxedo in New York, and Town & Country in St. Paul, Minnesota. By 1901, there were more than one thousand golf club associated clubhouses in the United States.²⁵

The golf club, an offshoot of the country club, has its own particular history. The 1893 Shinnecock Hills Golf Club (Shinnecock, New York) was the first clubhouse built for the purpose of golf and golf culture in the United States. In the beginning of golf's history in the United States, the design of the golf clubhouse was a coveted job. Elite firms, such as McKim, Mead, and White, designed some of the first examples, such as Shinnecock and St. Andrew's (Yonkers New York).²⁶ Historians attribute the Newport Country Club in Rhode Island as the

²² The golf hype, "When Did Golf Become Popular," *Medium*, October 4, 2023, <https://medium.com/@thegolfhype.com/when-did-golf-become-popular-658acb42fcb2>.

²³ James A. Frank, "A Timeline of Golf's Most Important Dates," *LINKS Magazine*, March 23, 2022, <https://linksmagazine.com/timeline-golf-important-dates/>.

²⁴ James M. Mayo, *The American Country Club: Its Origins and Development* (New Brunswick, NJ: Rutgers University Press, 1998), 63-87.

²⁵ *Oregonian*, April 1, 1895, p. 3; July 9, 1893, 13; Feb. 25, 1895, p. 8; Feb. 25, 1895, 64; Richard Moss, *Golf and the American Country Club* (Chicago, IL: University of Illinois Press, 2001), 43-44. Hawai'i and Alaska were not yet states in 1901.

²⁶ "Our History - Shinnecock Hills Golf Club," Shinnecock Hills Golf Club, accessed August 7, 2024, <https://www.shinnecockhillsgolfclub.org/history>.

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most significant golf clubhouse of the nineteenth century; Whitney Warren designed the building in 1896.²⁷

The rise of the country club also necessitated the subsequent rise of the clubhouse to function as the club's gathering and social space. The clubhouse served as a means of attracting new members to join the club. By building a clubhouse, country clubs were able to appeal to people looking to share more than just an appreciation of golf. In designing a building to serve specifically as a golf clubhouse, architects borrowed forms from the large country estate houses they designed for the affluent. Many early designers of golf clubhouses were, in fact, primarily residential architects, such as John Russell Pope and Harrie T. Lindeberg.²⁸

Best practices in golf clubhouse design emerged by the end of the 1920s. One commonly held belief, as noted by Richard Diedrich in his book *The 19th Hole: Architect of the Golf Clubhouse*, is that the clubhouse should be located close to the eighteenth hole and, generally, overlooking the back nine.²⁹ This design consideration stems from notion that members would finish at the clubhouse, where they would be able to relax, wash, and enjoy refreshments after playing. Architect George Nimmons, who was known for his design of residential and commercial properties, explained a second ideal in his 1917 article in *The Architectural Review* titled "The Special Requirements and Planning of Golf Club-Houses," noting that it was advantageous to include a wraparound veranda that would provide a commanding view of the first tee, where players begin, and the eighteenth green, where matches end, because that would allow spectators to see what he believed to be the two most interesting stages of the game.³⁰ Later architects reconsidered this once-accepted feature. By the 1920s, architects and patrons no longer considered the veranda an "inevitable part of the clubhouse" because the deep-set porches and longer overhanging roofs would cause the main interior dining and lounge areas to become "dark holes."³¹

In designing a golf course clubhouse, additional attention was paid to the exact location of the building within the context of the larger course itself. Determination of clubhouse location was often debated by the golf club's board of directors, its building committee, the course architect, and the building architect. Prior to the advent of the automobile industry, some courses were located adjacent to rail lines and train stations. Following the popularity of the automobile, it became recognized that the course and clubhouse should be situated adjacent to a road in order to accommodate automobile travelers. An additional design consideration that the growth of the automobile industry impacted was the incorporation, or diminished need for, sleeping quarters. Earlier clubhouses, like Claremont, often contained dormitories for members staying overnight. This directly related to the use of rail travel, which was less frequent and more time consuming

²⁷ "Our History - Newport Country Club," Newport Country Club, accessed August 7, 2024, <https://www.newportcountryclub.us/history>.

²⁸ John M. Tess, "Portland Golf Club Clubhouse and Golf Course," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 2021), Section 8, 17.

²⁹ Diedrich, *The 19th Hole*, ix.

³⁰ George C. Nimmons, "The Special Requirements and Planning of Golf Club-Houses," *The Architectural Review* vol. V, no. 2 1917: 50.

³¹ Mayo, 34.

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than automobile travel. When cars supplanted trains, day trips to the course were more common.³²

At the same time, architects carefully considered the clubhouse approach so that it might be given an appropriate sense of dignity and privacy. While early clubhouses did not necessarily have to worry about members visiting in winter, since golf is played in agreeable weather, it became an increasing design consideration as clubs sought to expand their programming and utilize the clubhouse year-round.³³ Nimmons outlined many of the important considerations of golf clubhouse design in his 1917 *Architectural Review* article, in which he explained that the essential requirements are few, but attention must be paid to the allocation of front-of-house and back-of-house functions and the careful planning of movement and spaces of engagement in the club. Above all, though, the locker room was, to him, one of the most important features of the clubhouse. He wrote that the early clubhouses were “often dark, crowded, poorly ventilated, and inconveniently located.”³⁴ As *Architectural Review* was a national publication, it is likely that architects, like Thomas & Mercier, consulted this publication, prior to designing clubhouses. At the Claremont Country Club Clubhouse, the first floor and basement levels contain important interior spaces, such as the formal dining rooms, lounges, and restaurant that faces the course.

The overall design and layout of early twentieth century golf course clubhouses varied depending upon the status of its associated golf club. Private golf course clubhouses featured high-end event spaces, such as ballrooms, whereas municipal clubs were limited in space and uses, with the interior largely consisting of the restaurant/bar space. No matter their status, both private and municipal golf clubs were designed in similar architectural styles.

The Tudor Revival Style

The Tudor Revival style arose in England in the late 1800s as part of the Arts and Crafts movement, rejecting Victorian ornamentation and the Industrial Age.³⁵ This style was popular for residential homes or domestic buildings, and was used for a large portion of the early twentieth century across the United States, particularly in the 1920s. Early landmark examples were constructed in the late nineteenth century, followed by a larger range of decoration within the style. The style is loosely adapted from a range of Medieval and early Renaissance English buildings, which ranged from cottages to manors.

Well-known designers of the style include British architects Philip S. Webb (1831-1915), C.F.A. Voysey (1857-1941), and Sir Edwin Lutyens (1869-1944). These architects designed dwellings that would go on to be replicated and imitated in the United States and Great Britain alike. In

³² *Portland Golf Club: A Seventy-Five Year History, 1914-1989*, 11-13.

³³ Clifford Charles Wendehack, *Golf & Country Clubs: A Survey of the Requirement of Planning Construction and Equipment of the Modern Club House* (New York: William Helburn Inc., 1929), vi.

³⁴ Nimmons, “The Special Requirements and Planning of Golf Club-Houses,” 51.

³⁵ Steve Carney, “Architecture Spotlight: Tudor Revival a European Fantasy Fit for the Dream Factory,” *Los Angeles Times*, January 20, 2018, <https://www.latimes.com/business/realstate/hot-property/la-fi-hp-architecture-spotlight-tudor-revival-20180120-story.html>.

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1880, N.T. Batsford, a London publisher, began publishing books with photographs and drawings, further popularizing the style. In 1911, Thomas Garner and Arthur Stratton published their book, *The Domestic Architecture of England During the Tudor Period*, becoming one of the most popular source books for the style.

The Tudor Revival style recalled this earlier, medieval time—a time that corresponded with the early history of golf, which originated in Scotland in the fifteenth century, perhaps making it an obvious choice for clubhouses in the United States attempting to legitimize the sport in the nineteenth century. In the 1890s, Tudor Revival came to the United States, arriving in Southern California by the turn of the nineteenth century. The style peaked in popularity in the 1920s, as is reflected by the Claremont Clubhouse.³⁶ California, being a young western state, had developed much more recently than those states on the East Coast. The Tudor Revival style referenced an older time period, creating a sense of permanency through design.

Tudor Revival buildings are often asymmetrical, with cross gables, nestled gables, steeply pitched roofs, narrow leaded-glass windows, arched doorways, decorative half-timbering, and massive chimneys. The buildings often featured stone, brick, or as in the case of the Claremont Country Club Clubhouse and Manager's Cottage, stucco. Other features include large wooden doors, pointed or rounded arches around entries, decorative chimney pots, overhanging gables, and decorative brickwork.

Other Tudor Revival buildings in California include the 1921 Getty House in Los Angeles, the 1927 Leonie Pray House, and the 1920 Berkley Country Club clubhouse. In Oakland, the Tudor Revival-style Alden Branch of the Oakland Free Library, also known as the Temescal Branch, opened in 1918.³⁷

Claremont Country Club's Clubhouse

The Tudor Revival clubhouse at Claremont opened in 1929 after a fire destroyed the previous clubhouse in 1927. The Claremont board of directors hired George W. Kelham, a prominent Bay Area architect, to design the new building. Kelham had outstanding credentials. He was responsible for the master plan for the Panama-Pacific International Exposition in San Francisco (1915). He designed major buildings in San Francisco including the old Civic Center Main Library (1917), the San Francisco Federal Reserve Bank (1924), the Hills Brothers coffee plant (1926), and the Russ Building (1927). At the same time, he was working on the Claremont project, Kelham was also supervising architect for University of California, Berkeley, from 1928 to 1933 and architect for several University of California, Los Angeles buildings from 1926 to 1932.³⁸

³⁶ Carney.

³⁷ Betty Marvin, "National Register of Historic Places Registration Form: Oakland Free Library Alden Branch" (Oakland, CA: National Park Service, January 18, 1996), Library of Congress, <https://catalog.archives.gov/id/123857340>.

³⁸ Alan Michelson, "PCAD - George William Kelham," Pacific Coast Architecture Database, 2024 2005, <https://pcad.lib.washington.edu/person/294/>.

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The new clubhouse formally opened on Saturday, February 9, 1929, to great member satisfaction and rave reviews from local journalists. The February 10, 1929, edition of the *Oakland Tribune* lauded the features of the Tudor Revival clubhouse:

It is one of the finest country club homes on the Pacific coast. The building is of a general English Tudor type of architecture, finished in brown stucco, with an English gabled roof. [...] The entrance hall of the club is one of its most attractive features. It is designed in the early Tudor period, and a massive mantel and fireplace add to its charm.

About the lounge, the article said,

Soft tones prevail. The rug is copper-toned chenille, with window drapes to harmonize. Lamps, davenports and occasional chairs are in soft greens, tans and blues. The Cathedral ceiling is of beamed redwood, trimmed in walnut, with Gothic arches.³⁹

The Claremont Country Club clubhouse is a locally significant example of the Tudor-Revival style as applied to a country club clubhouse. Designed by notable local architect George Kelham, the design elements that embody the style, including false half-timbering, arches, stucco, and complex hipped and gabled slate roofs, continue to be reflected in the design of the Claremont clubhouse. A remarkably intact example of the style at both the exterior and the interior, the 1927 building was constructed during the style's height of popularity. Though the building has been maintained and changed minimally over the years, the Claremont clubhouse retains the original design intent and has been changed sensitively since its construction. Additions to the clubhouse match the overall design of the building and do not detract from the character defining elements from the time of its construction.

Landscape Architecture

Early Twentieth Century American Golf Course Design

The design of the Claremont golf course itself was of utmost consideration during the early period of golf course construction in America. The early British golf course designer, Tom Morris, is largely credited with injecting the ideas from the sport's spiritual home of Scotland into formal course design. Known as the "Grandfather of Golf," Morris was an early innovator in greenskeeping and design technique and took on many apprentices. His work, though primarily concentrated in Great Britain, impacted many designers who followed him. Some of the elements that Morris introduced included the dressing of the top of his greens with sand (to assist in turf growth), hazard upkeep, yardage markers, and wide greens.⁴⁰ His apprentices, such as

³⁹ "Home Opened by Claremont Country Club," *Oakland Tribune*, February 10, 1929. 61.

⁴⁰ Daniel DiCarlo, "Famous Golf Course Designers," *Professional Golfers Career College* (blog), April 3, 2018, <https://golfcollege.edu/famous-golf-course-designers/>.

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Charles B. MacDonald and Donald Ross, impacted the early landscape of golf across Britain and the United States.⁴¹ Though other notable designers existed across Great Britain, those who turned their attention early on to the growing popularity of golf in the United States found much opportunity and left a lasting mark on the history of golf course design in the United States. Many of these notable architects worked on the East Coast and in the South, where the sport of golf was first transplanted.

The design of a golf course involves a landscape that consists of site selection, green space, the utilization of natural features, teeing grounds, hazards, and holes. Trends surrounding the philosophy of the design of the elements evolved over the years. Come the 1920s, what became known as the Golden Age of golf arrived. What differentiated Golden Age golf courses was their focus on testing the physical and mental skills of the golfer. The architects of this period studied the courses of the British Isles and collaborated with one another. The new design style took concepts from England and Scotland and applied them to the different environments in the United States.⁴²

The Golden Age of Golf stretched from the mid-to-late 1920s, the period in which Claremont's golf course was redesigned by MacKenzie. Course design during this time generally departed from layouts that emphasized a center shot, which had become popular, and returned to older design practices influenced by Tom Morris' St. Andrews. St. Andrews inspired courses that featured holes that could be played in a variety of ways. Old Tom Morris' philosophies drove the design of these new courses, thanks to his many proteges spreading his philosophies, and these ideas could be integrated into the landscape in a new way thanks to the use of dynamite and modern heavy equipment. Advances in turf/greenscaping science and irrigation systems allowed for courses to be meticulously manicured.

Alister MacKenzie, the designer of Claremont's Golf Course, was hired to survey the Old Course of St. Andrews in 1922, giving him a unique look into an old master's work.⁴³ Here he gained an appreciation for the Old Course, inspiring him to integrate the philosophies that are embodied at

⁴¹ Charles B. MacDonald and Seth Raynor, an engineer, forged a partnership in the late nineteenth century. MacDonald founded the Chicago Golf Club in 1892 and designed a simple nine-hole course west of the Allegheny Mountains. He then expanded the course to eighteen holes a year later. The team also designed the National Golf Links of America in Southampton, New York. MacDonald and Raynor developed courses based off a "template" that MacDonald had created based off of British courses, building off his teachings from Tom Morris. A native of Scotland, Donald Ross's most iconic designs occurred after his relocation to the United States. Ross designed the 1907 No. 2 course at Pinehurst Resort in North Carolina, as well as the 1926 course at Oak Hill Country Club in New York. DiCarlo, "Famous Golf Course Designers;" "Pinehurst History | Carolina Hotel Pinehurst," Historic Hotels Worldwide, accessed August 7, 2024, <https://www.historichotels.org/us/hotels-resorts/pinehurst-resort/history.php>.

⁴² Daniel King, "USING THE NATIONAL REGISTER OF HISTORIC PLACES TO PRESERVE AND PROMOTE GOLDEN AGE ARCHITECTURE GOLF COURSES" (Sacramento, CA: Department of History at California State University, Fall 2015), <https://scholars.csus.edu/esploro/outputs/graduate/Using-the-National-Register-of-Historic/99257831357201671/filesAndLinks?index=0>. 64.

⁴³ King. 49-69; 82-86.

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St. Andrews into his own work. With its undulating greens, Claremont became one of the country's first Golden Age courses designed by MacKenzie in the United States.⁴⁴

Dr. Alister MacKenzie (1870-1934) and the Claremont Golf Course

Claremont's Golf Course is significant under Criterion C in the area of Architecture as an excellent example of the work of Alister MacKenzie, one of the notable early twentieth century golf course architects in the United States and Great Britain. MacKenzie found success on the West Coast and beyond, making him one of the most impactful course architects in the history of the sport. Visiting and working in the United States as early as 1924 with the design of the Canoe Brook Country Club South Course in Summit, New Jersey, his work went on to span both coasts of the United States and beyond. In the book *Methods of Early Golf Architecture*, which compiles the early writings of a number of course designers, MacKenzie's writing lays out the elements of a good course designer. Of most importance, MacKenzie notes that the designer should intimately know the game and have a thorough understanding of "agricultural chemistry, botany, and geology" as well as "some knowledge of surveying, map reading, and the interpretation of aerial photographs."⁴⁵

Alister MacKenzie was born in the late nineteenth century to Scottish parents in Leeds, Yorkshire, England.⁴⁶ Between 1899 and 1902 he served as a civil surgeon for the British Army during the Boer War in South Africa. MacKenzie admired the Boers' ability to take advantage of the landscape, ultimately impacting in his golf architecture work.⁴⁷ Following the war in 1902, MacKenzie returned to Leeds and became a member of two local golf clubs. MacKenzie became a founding member of the Alwoodley Club where he convinced the members to allow him to design the course. However, his "radical" new design elements caused quite a stir among the club members.⁴⁸ Some of MacKenzie's modern ideas included the undulating greens, long and narrow greens angled from the center of the fairway, large and free-form bunker shapes, and substantial additional contouring. All of these became elements of his style throughout his career.⁴⁹ In January 1926, MacKenzie made a trip to the United States where he met with his friend and soon to be business partner, Robert Hunter.

Hunter, a member of Claremont Country Club from 1917 to 1923, worked on the construction of the Berkeley Country Club before moving to Monterey in 1923. He had been impressed with MacKenzie's 1920 book, *Golf Architecture*. In Hunter's 1926 golf architecture book, *The Links*, he credits MacKenzie for providing numerous sketches and photos of courses in England and Scotland. Hunter's primary recommendation in *The Links* was to hire a first-rate architect, driving many clubs to do just that. He stated there were only about ten first-rate golf architects in

⁴⁴ King. 49-69; 82.

⁴⁵ Alister MacKenzie, H. S. Colt, and A. W. Tillinghast, *Methods of Early Golf Architecture: The Selected Writings of Alister MacKenzie, H.S. Colt, and A.W. Tillinghast* (Coventry House Publishing, 2013)

⁴⁶ "History – The Alister MacKenzie Society," accessed July 31, 2024, <https://mackenziesociety.org/history/>.

⁴⁷ "History – The Alister MacKenzie Society."

⁴⁸ "History – The Alister MacKenzie Society."

⁴⁹ "Course Designers," *Lahinch Golf Club*, accessed August 5, 2024, <https://lahinchgolf.com/course/course-designers/>.

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the world, and they were worth every penny if one was lucky enough to get one to work on their course. Very few of these top architects worked on California projects and Hunter saw much opportunity. He urged MacKenzie to come to California because of the many golf course design opportunities that existed there, including the redesign of Claremont.⁵⁰

During MacKenzie's 1926 trip to California, he and Hunter toured the Bay Area looking at opportunities for future work. Remodeling Claremont's course was high on the list, as was the new course in Marin called the Meadow Club of Tamalpais. News soon arrived that Seth Raynor had unexpectedly died on January 23, 1926, just six days prior to MacKenzie's arrival in California. Raynor was a renowned golf architect and had recently been hired by Marion Hollins to design an upscale course at Cypress Point. Hollins turned to MacKenzie, who agreed to take over the project after touring the property with Hollins in February 1926. MacKenzie then formed a professional partnership with his friend Robert Hunter, with Hunter functioning as MacKenzie's trusted on-site associate for the project while he continued to live in Leeds, England, and work internationally. Hunter supervised the construction and communicated with MacKenzie when he was not present.⁵¹

The redesign of Claremont's course was one of MacKenzie's earliest works in California, immediately following Mackenzie's completion of the Meadow Club of Tamalpais in September 1927. Since Claremont had an existing golf course, MacKenzie's work was phased-in with the first three holes starting in September 1927 and was completed in June 1929. MacKenzie had enormous influence on the contemporary design of golf courses worldwide. In the United States he is probably best known for his designs of the Augusta National Golf Club and the Cypress Point Club at Pebble Beach. Locally, he also designed the Meadow Club, Green Hills, Sharp Park, Northwood, and Pasatiempo. Alister MacKenzie died in 1934, leaving his many golf course designs, such as that at Claremont, as a shining legacy.⁵²

Claremont hired MacKenzie to redesign and renovate the existing course. According to the board minutes, MacKenzie's changes were significant. They included a reworking of the "1st green, 2nd fairway and green, 3rd green, 4th green, 5th fairway and green, 6th fairway and green, 7th fairway, 9th green, 12th green, 13th green, 14th green, 17th tee and green, and 18th green."⁵³ MacKenzie ultimately changed the routing on six holes—2, 3, 5, 6, 12, and 17—and altered the bunkers, fairways, and greens on an additional seven holes—1, 4, 7, 9, 13, 14, and 18. On hole 2, MacKenzie moved the green back about thirty yards to where the 3rd tee was and moved the 3rd tee to the right of the 2nd green. He moved the 3rd green to the right about fifty yards, which converted the 3rd hole from a 244-yard, par-4 to a 125-yard, par-3. On hole 5, MacKenzie moved the green to the left about thirty yards to eliminate the dogleg right and made it a straight hole with a horseshoe-shaped green. The tee on hole 6 moved back and the hole was beautifully bunkered, allowing for many options to play the hole. He extended the hole 12 fifty yards,

⁵⁰ Robert Hunter, *The Links*, 1st edition (Wiley, 1999).

⁵¹ Geoff Shackelford, *The Golden Age of Golf Design* (Sleeping Bear Press, 1999), <https://www.abebooks.com/first-edition/Golden-Age-Golf-Design-Shackelford-Geoff/31928999816/bd>. 187.

⁵² "History – The Alister MacKenzie Society."

⁵³ "Claremont Country Club Meeting Minutes," 1904-1967.

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moving the green back to make it a tough 400-yard versus the 350-yard hole designed by Watson. He also moved the 17th tee from the other side of the creek, on the left side of the 14th fairway, to the location alongside Broadway Terrace. This added fifteen yards to the hole and minimized the risk of hitting someone on the 18th tee.⁵⁴

The selection of Alister MacKenzie to redesign Claremont's course speaks to the club's interest in the cutting edge of golf course design, harkening back to the games' roots, and reflects MacKenzie's particular interest in the California landscape and the opportunities available there. Reminiscent of the rocky seaside terrain in the United Kingdom, with the unwaveringly good weather of American West Coast, Claremont represents the first frontier of MacKenzie's Golden Age designs in the state of California.

Golf in the San Francisco Bay Area: Comparative Analysis

Golf gained a foothold in California, particularly the Bay Area, by the early 1890s. In 1892, Catalina Island, located to the south of San Francisco off the coast of Newport Beach, established the first golf course in California. The three-hole course catered to the growing tourist town.⁵⁵ In 1893, the Burlingame Country Club opened in Hillsborough, establishing the first golf club in the Bay Area.⁵⁶ The Burlingame course featured a three-hole primitive course, with sand green and daunting hazards across bunkers of felled eucalyptus trees. In 1895, the San Francisco Golf Club, with its nine-hole course, opened on the Presidio of San Francisco.⁵⁷ In 1897, the Oakland Golf Club (precursor to Claremont) opened a nine-hole course, becoming the third golf club in the Bay Area.

Early golf clubs in the Bay Area and California at large reflect the architectural trends and preferences at the time, as well as the acceptance and popularization of the sport of golf and the rise of country clubs in the United States, particularly on the West Coast. Of Alister MacKenzie's courses that experience change over the years, many have been restored to their original state, such as that at Claremont. Two examples are the Valley Club of Montecito (restored in 1996) and Pasatiempo Golf Club (restored in 1997). Claremont, being one of the earliest iterations of MacKenzie's work on the west coast, set the stage for many others in the state and greater country alike.

Alister MacKenzie's work at Claremont and other California courses set the stage for other designers and launched his career to new heights, landing him some of his most well-known designs, such as the course at Cypress Point Club near Monterey, and his most famous course at Augusta National Golf Club in Georgia. His early works on the California coast culminated in a

⁵⁴ "Claremont Country Club Meeting Minutes," November 1927.

⁵⁵ "Fast Facts: Catalina Home to Oldest Golf Course in California – The Log," accessed July 31, 2024, <https://www.thelog.com/local/fast-facts-catalina-home-to-oldest-golf-course-in-california/>.

⁵⁶ "History of Burlingame," *Burlingame SFO Chamber of Commerce*, accessed July 31, 2024, <https://burlingamechamber.org/life-in-burlingame/history/>.

⁵⁷ "San Francisco Golf Club: A Historic 1895 Golf Institution - SF Citizen," February 2, 2024, <https://www.sfcitizen.com/san-francisco-golf-club-a-historic-1895-golf-institution/>.

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well-renowned reputation as one of the best designers in the world, ultimately building to the height of his career in the United States.

Considering the sport's roots in Scotland, many American golf clubs looked to experts, such as Alister MacKenzie, coming from Great Britain. Many golf course designers conducted international work, residing abroad while working in places like California. Across the bay from Oakland in San Francisco is the historic Presidio Golf Club, designed by a British firm in the early twentieth century. These choices reflect the culture and society of golf on the west coast at the time, implying an interest in integrity as clubs pulled experienced designers whose roots were nearer the birthplace of the sport.

Alongside most golf courses are related clubhouses. Though the design of these clubhouses differs from place to place, those built during this era often call back to an older time, utilizing a range of revivalist styles. Some revivalist styles include Tudor Revival, in the case of Claremont, and the Arts and Crafts movement, such as at the Valley Club of Montecito. Golf course and club design put an emphasis on the old, and an embrace of the natural landscape, helping to create a sense of intrigue and challenge in the sport, as well as permanency, as reflected in the revivalist architectural styles.

The comparable California clubs outlined below help illustrate the state of golf and golf clubs during the early twentieth century in the state while simultaneously painting a picture of MacKenzie's work. These examples also help us understand how the design of clubhouses, which were more often than not designed by different firms and architects than their related golf courses, paired with the design of the landscape and the association with the game.

Presidio Golf Club (established 1895)

In 1895, a golf course was constructed on what became known as the Presidio of San Francisco, just across San Francisco Bay from Oakland. William Robertson, who was responsible for Claremont's predecessor's first course, laid out the links at the Presidio. First established and operated by the San Francisco Golf Club, the short nine-hole course had only four "greens" that were grass-covered; the other five were sand "greens."⁵⁸ While Claremont's course features a small amount of water in the form of a creek, the fairways at the Presidio were dry, with water being used only to maintain the four grass greens. The San Francisco Golf Club erected a small clubhouse (extant).⁵⁹ It was designed in the Tudor Revival style, just as Claremont.⁶⁰ This early Tudor Revival clubhouse set the stage for stylistic choice in golf course clubhouse design, referencing the Medieval history of what those in Great Britain refer to as the "ancient" game of golf.

⁵⁸ Paul Alley et al., "National Register of Historic Places Registration Form: Presidio of San Francisco National Historic Landmark District" (San Francisco, California: National Park Service, October 16, 1992), Library of Congress. 48.

⁵⁹ Alley et al. 48.

⁶⁰ "Presidio Golf Club: Unparalleled History and Beauty in San Francisco," Golf California, accessed July 31, 2024, <http://www.golfcalifornia.com/presidio1.htm>.

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In 1905, the course was abandoned by the San Francisco Golf Club and reopened by the Presidio Golf Club.⁶¹ By 1910, the club began a major improvement program to increase the number of holes and to introduce larger areas of grass. During this period, the landscaping was minimal, the greens were not contoured, and there were few bunkers and traps, which contrasts with Alister MacKenzie designs, which are carefully bunkered and contoured. In 1920, the course was expanded to eighteen holes, establishing a Presidio Golf Course similar to that which continues.

Comparing these two clubs provides context within the Bay Area at the turn of the century and an understanding of the state of golf in the Bay Area at the turn of the century during the sport's west coast infancy. Its popularization grew through natural disaster, only spreading the sport to other nearby areas. Both of these courses also reflect this early moment with their initial, much smaller designs, later expanded as expectations increased.

Pasatiempo Golf Club (established 1921, course constructed 1929)

The Pasatiempo Golf Club, located in Santa Cruz, California, was designed in 1929 by Alister MacKenzie. The club was established by Marion Hollins, the U.S. Women's Amateur Champion of 1921. Hollins sought to hire MacKenzie for the design of the course following his work at Cypress Point and Claremont Country Club, which had been celebrated by players, socialites, and newspapers alike, likely increasing MacKenzie's notoriety. Like many of the early courses, the Pasatiempo Golf Club went on to feature an eighteen-hole course, a clubhouse, swimming pool, and tennis courts, responding to the additional requests of its membership and trends in recreation and country club amenities.

Though the location is considered to be outside of the San Francisco Bay Area, the treatment of the land reflects MacKenzie's keen utilization of the natural landscape, and a subsequent work after the completion of Claremont's course. At both clubs, the rolling hills of the natural landscape made for a good foundation for a course, the elevation changes were embraced, and a unique course design was generated.⁶²

The Valley Club of Montecito (established 1928, course constructed 1929)

The Valley Club of Montecito was founded in 1928 by a group of golf enthusiasts in Santa Barbara, California. The course was designed by Alister MacKenzie. His previous work at Claremont, Meadow Club, and Pasatiempo Golf Club piqued the interest of the club's board members. By the end of 1929, they entered into an agreement with architects Alister MacKenzie, Robert Hunter, and their company, the American Golf Course Construction Company. The new club and related course opened at the end of 1929 to much fanfare. Golf magazines wrote that "the new links with its gentle contours and soft flowing lines invited the golfers to leisurely stroll

⁶¹ Alley et al. 48.

⁶² "History | Pasatiempo," accessed July 31, 2024, <https://www.pasatiempo.com/index.php/history/pasatiempo-history>.

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the country reminding one of an English park.”⁶³ Utilizing his skills crafted during his time designing camouflage landscapes during the Boer War as well as at previous courses such as Claremont’s, the Valley Club featured the use of deception and alternative routes as supported by the natural landscape. His use of routing and bunkering infused strategic shot values into the rolling hills of Santa Barbara.⁶⁴ The course, comparable to Claremont’s on Rockridge, features an open hillside with massive trees, streams, and sprawling bunkering.⁶⁵

The clubhouse at the Valley Club was designed by architect Carlton Winslow in the Arts and Crafts style. It was finished the same year as the Claremont Country Club clubhouse in 1929.⁶⁶ The style of the two clubhouses differs; both utilizing styles that fall beneath those popular in the early nineteenth century era, embracing the romantic with asymmetry, towers, and unpredictable plans, and rejecting the industrial age.

The Valley Club’s clubhouse building featured pointed and steep roofs at the exterior. At the interior was a dining room, men’s and women’s lounges, locker rooms, and support facilities for kitchen and staff. The clubhouse at the Valley Club has seen more change than that at Claremont, with many replacement windows, and reflects a different solution to the clubhouse building type.⁶⁷

Cypress Point Club (established 1928)

The Cypress Point Club, designed by Alister MacKenzie, was opened for play in August 1928, about one year after construction began on Claremont’s redesign.⁶⁸ A businessman and former Yale football captain named Samuel F.B. Morse, developer of the nearby Pebble Beach Golf Links, joined forces with Marion Hollins, developer of the Pasatiempo Golf Club, to build a private golf club to further establish the Pebble Beach area as a golf capital. Hollins hired Alister MacKenzie to design the seaside course. MacKenzie utilized the rocky seaside terrain to add intrigue and hazard to the design, with holes dispersed along the shoreline, sand dunes, pines,

⁶³ “MacKenzie Magic: The Valley Club of Montecito | FORE Magazine,” *FORE Magazine* | *Southern California Golf Magazine*, August 3, 2021, <https://www.foremagazine.com/classic-course/mackenzie-magic-the-valley-club-of-montecito/>.

⁶⁴ “MacKenzie Magic.”

⁶⁵ “The Valley Club of Montecito,” McCartin Golf Design, accessed August 5, 2024, <https://www.mccartingolfdesign.com/the-valley-club-of-montecito>.

⁶⁶ “The Valley Club of Montecito.”

⁶⁷ “The Valley Club of Montecito.” Like Claremont, the course at the Valley Club saw change over the years, responding to the shifting needs and desires of its members. The course at the Valley Club had been substantially altered from MacKenzie’s design. In 2007, a golf course renovation and restoration project was led by golf course architect Tom Doak, the same designer that was undertaking the restoration of the MacKenzie course design at Claremont. This commonality reflects the understanding of Doak’s specialty and familiarity with Alister MacKenzie courses.

⁶⁸ Shackelford, *The Golden Age of Golf Design* by Shackelford, Geoff.

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and cypress trees.⁶⁹ The great success of this course went on to help MacKenzie secure contracts for his most famous project, the August National course.⁷⁰

The Cypress Point clubhouse was designed by George Washington Smith of Santa Barbara and opened concurrently with the course. The Colonial Revival clubhouse is much more modest than that of Claremont's. It is notably smaller, with little ornamentation. While the clubhouse is not as stylistically relevant as George Kelham's exquisite Tudor Revival building at Claremont, the focus of this club put emphasis on MacKenzie's course and the club's location, which overlooks the coastline.⁷¹

History of Claremont Country Club (established 1903)

Developmental History

James Hebert collaborated on the following narrative of the property. Hebert is an active club member and avid golfer, who authored Claremont Country Club's 2014 history book. The Claremont Country Club archives provided the majority of facts included below.

The area that encompasses the city of Oakland is the traditional land of the Ohlone Tribe.⁷² The Spanish explored the area beginning in the late eighteenth century.⁷³ In 1820, the king of Spain granted 48,000 acres of land, including the Claremont Country Club location, to Luis Maria Peralta.⁷⁴ The grant covered areas of Oakland, Berkeley, Piedmont, Alameda, and part of San Leandro. In 1842, Peralta divided his empire among his four sons. Vicente Peralta received the land that extends from present-day downtown Oakland to Berkeley, inclusive of Claremont's land.⁷⁵ The introduction of European settlers decimated the native population by more than two thirds by 1848 due in large part to the spread of infectious disease.⁷⁶ By the 1850s, Vicente Peralta sold a large portion of his land that included the Claremont.⁷⁷ Inevitably, the Claremont property was sold to Horatio Gates Livermore and his two sons. For many years, the three Livermores occupied spacious homes near the nominated property.⁷⁸

⁶⁹ "Cypress Point – The Alister MacKenzie Society," accessed August 6, 2024, <https://mackenziesociety.org/club/cypress-point/>.

⁷⁰ "Cypress Point – The Alister MacKenzie Society."

⁷¹ "Cypress Point – The Alister MacKenzie Society."

⁷² "Oakland's History of Resistance to Racism," City of Oakland, accessed August 30, 2024, <https://www.oaklandca.gov/topics/oaklands-history-of-resistance-to-racism>.

⁷³ "Oakland's History of Resistance to Racism."

⁷⁴ "Peralta Hacienda," Peralta Hacienda Historical Park, accessed August 30, 2024, <https://www.peraltahacienda.org/pages/main.php?pageid=69&pagecategory=3>.

⁷⁵ "Peralta Hacienda."

⁷⁶ "Oakland's History of Resistance to Racism."

⁷⁷ "Peralta Hacienda."

⁷⁸ Amna Hassan, "The Livermores: Rockridge's Founding Family," Oakland North, May 15, 2012, <https://oaklandnorth.net/2012/05/15/the-livermores-rockridges-founding-family/>.

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In 1851, ferry service was established across the bay from San Francisco.⁷⁹ With its relatively developed infrastructure and ample space for development in comparison with San Francisco, Oakland became an increasingly appealing location for residential, commercial, and recreational development alike in the early twentieth century. Francis Marion Smith, popularly known as “Borax Smith” thanks to his borax mine in Death Valley, strongly believed in the future of the city. In 1903, Smith became a significant figure involved in the consolidation of the East Bay’s street railways into the Key System, establishing a substantial competitor to the Southern Pacific’s interurban transit system. The system included trains as well as additional ferries connecting San Francisco with Oakland.⁸⁰ This was a substantial development in the evolution of Oakland. Smith also controlled the East Bay Water Company and built the Claremont Hotel in partnership with Frank C. Havens. Smith and Havens formed The Realty Syndicate, which owned or controlled large amounts of East Bay land, including most of the property upon which Claremont Country Club was built.⁸¹

On Wednesday, April 18, 1906, a major earthquake struck San Francisco and the coast of Northern California. Devastating fires broke out in the city that lasted for several days. The quake and fires killed about 3,000 people and destroyed over 80 percent of San Francisco. About 300,000 of the city’s 410,000 people were left homeless; half of the people who evacuated fled across the Bay to Oakland and Berkeley. The 1906 earthquake and subsequent fire in San Francisco drove many businesses and residents from San Francisco to Oakland. The population of Oakland more than doubled from 67,000 in 1900 to 150,000 in 1910.⁸² The increase in people, especially those who had previously golfed at San Francisco’s Presidio, indirectly increased the demand on the golf course and club facilities.⁸³

The Oakland Golf Club (1897-1904)

In the 1880s, H.P. Livermore built his palatial home north of present-day Broadway Terrace. Bowles requested Livermore to relocate his home so that he could construct his own mansion on the property. Livermore obliged, moving his mansion in the early 1890s to the location of the existing Claremont clubhouse.⁸⁴ In 1891 Philip E. Bowles, a founding member of what would become the Claremont Country Club, acquired fifty acres on Rock Ridge (later to become Rockridge) that included H.P. Livermore’s thirty-eight-room, Shingle style residence. This property, about three-and-a-half miles northwest of Lake Merrit, featured rolling hills and many

⁷⁹ “Oakland | History, Climate, Population, Maps, & Facts | Britannica,” July 11, 2024, <https://www.britannica.com/place/Oakland-California>.

⁸⁰ Oakland Cultural Heritage Survey, “Downtown Oakland Historic District,” National Register of Historic Places Registration Form (January 23, 1998): 41-42.

⁸¹ “Claremont Country Club Records: Various Documents.”

⁸² “City of Oakland -- 1860 to 1940 Census Data,” Bay Area Census, 1940 1860, <http://www.bayareacensus.ca.gov/cities/Oakland40.htm>.

⁸³ “The Great San Francisco Earthquake,” The Planning History of Oakland, CA," accessed August 1, 2024, <https://oaklandplanninghistory.weebly.com/the-great-san-francisco-earthquake.html>.

⁸⁴ “Beautiful Home for the Rich: Claremont Country Club Will Surpass Everything of the Kind,” *Oakland Tribune*, May 9, 1904. 12.

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trees.⁸⁵ The acquisition of this property by Bowles, who was interested in the establishment of a golf club in Oakland, was the first linkage of the site to the history of Claremont.

On December 10, 1897, a group of twenty business leaders, formally agreed to donate a fund of \$2,000 to establish the Oakland Golf Club, the predecessor to the Claremont Country Club. The founders established the new golf club in Adams Point, along the shores of Lake Merritt in south Oakland, south of Claremont's present location by about three miles. The founding agreement stated the purpose of the fund was to "rescue" Oakland from the "lethargy in which it seems to have fallen."⁸⁶ Based on the success of golf clubs in the east, the formation of a golf club was deemed a wonderful solution. The Oakland Golf Club thus joined the Burlingame Country Club (organized 1893) and the San Francisco Golf Club (organized 1895) as the only golf clubs in the Bay Area.⁸⁷

While the game was still in its infancy on the west coast in the late 1890s, California's players made an exceptionally good showing. Players began travelling from the east coast, where courses and links were more common, and visiting west coast links with much enthusiasm. Robert Fitzgerald wrote about California players in a July 1899 article in the *Oakland Tribune*, noting that California was beginning to hold its own against those older courses and players on the east coast.⁸⁸ Golf had arrived on the west coast to stay, quickly becoming one of the most popular sports in the area among women and men alike. The sport had generally been viewed as a silly folly before the turn of the century, even as it gained popularity. This notion was bound to change in the coming years as the culture of golf persisted.

On January 3, 1898, Borax Smith wrote a letter to Philip E. Bowles, who was president of the First National Bank of Oakland. In it, he stated one of the principles he felt was basic to the formation of a golf club proposed on Lake Merritt in Oakland: "It is time that we had a 'City' in the place of the 'Village' of Oakland. We want a large and popular golf club."⁸⁹ Smith became a principal supporter of a new golf venture in Oakland. In addition to Smith and Bowles, other prominent signatories to the agreement included George McNear, Orestes Pierce, C.O.G. Miller, J.A. Folger, and George Greenwood.⁹⁰

The top priorities of the new golf club were the construction of both a clubhouse and golf links. An initial 1897 founding agreement stated, "The services of the expert of the San Francisco Club has been engaged and the Links laid out under his supervision."⁹¹ This expert was William Robertson, a native of Carnoustie, Scotland. Robertson was the first golf professional in Northern California. In addition to laying out the Oakland links, he also planned San Francisco

⁸⁵ "Claremont Country Club Records: Various Documents."

⁸⁶ "Claremont Country Club Records: Various Documents."

⁸⁷ The San Francisco Golf Club formed at the present-day Presidio Golf Club discussed further below.

⁸⁸ Robert M. Fitzgerald, "How I Play the Society Game of Golf," *Oakland Tribune*, July 22, 1899. 8.

⁸⁹ Francis Marion Borax Smith, "Letter from Borax Smith to Philip E. Bowles," January 3, 1898, Claremont Country Club Archives.

⁹⁰ "Claremont Country Club Records: Various Documents."

⁹¹ "Founding Agreement" (Oakland, CA, January 3, 1897), Claremont Country Club Archives.

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Golf Club's links at the Presidio, the Del Monte Golf Club, and the links at San Rafael Golf Club, which opened in 1898.⁹²

The resulting *Overland Monthly* described the Oakland Golf Club course as a short, nine-hole course, which meant golfers played four holes twice to complete an eighteen-hole round.⁹³ The 1901 edition of *Harper's Official Golf Guide* lists eighteen holes with a total of 5,074 yards. The guide described the course as "laid out over rolling country, with all grass putting greens."⁹⁴ Play at the Oakland Golf Club was pleasant enough, though its links were mainly a grain field, lacking the intriguing landscape of other clubs in the east.⁹⁵

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While the game was still in its infancy on the west coast in the late 1890s, California's players made an exceptionally good showing. Players began travelling from the east coast, where courses and links were more common, and visiting west coast links with much enthusiasm. Robert Fitzgerald wrote about California players in a July 1899 article in the *Oakland Tribune*, noting that California was beginning to hold its own against those older courses and players on the east coast.⁹⁸ Golf had arrived on the west coast to stay, quickly becoming one of the most popular sports in the area among women and men alike.

Adams Point had proven to be an ideal location for attracting members from around the area as the popularity of golf grew. Unfortunately, its location near the center of the city also made the property prime real estate in an era of substantial growth in Oakland. At the end of 1902, the members of Oakland Golf Club faced the choice of forming a new club or crossing San Francisco Bay to the Presidio to play golf. The club's directors decided to remain in the east Bay Area and began a search for new property outside of the Oakland city limits.⁹⁹ One news article in the *Oakland Tribune* summed up the situation in 1904, "The golf days of Adam's Point are numbered. That beautiful section is to be turned into home sites for men of means and cultivated tastes."¹⁰⁰

⁹² Chapman, "The Miraculous Growth of Californian Golf." 23.

⁹³ *The Overland Monthly*. 592.

⁹⁴ "Harper's Official Golf Guide." 75.

⁹⁵ *The Overland Monthly*. 592.

⁹⁶ "Founding Agreement" (Oakland, CA, January 3, 1897), Claremont Country Club Archives.

⁹⁷ Chapman, "The Miraculous Growth of Californian Golf." 23.

⁹⁸ Robert M. Fitzgerald, "How I Play the Society Game of Golf," *Oakland Tribune*, July 22, 1899. 8.

⁹⁹ "Claremont Country Club Records: Various Documents."

¹⁰⁰ "Beautiful Home for the Rich: Claremont Country Club Will Surpass Everything of the Kind." 12.

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On January 27, 1903, twenty men from Oakland and the surrounding area, most of whom were members of the Oakland Golf Club, filed articles of incorporation for Claremont Country Club with the California Secretary of State. The general purposes of the corporation were to “promote social intercourse among, and to furnish pleasure, happiness and health to its members.”¹⁰¹ The specific objectives of the new organization were as follows:

To foster, encourage, promote, advance and create interest in and the practice of and enjoyment of golf, lawn tennis, baseball, football, lacrosse, steeple chasing, hare and hounds, bowling, polo, trap shooting, pigeon shooting, riding, driving, billiards, and all other outdoor and indoor sports.¹⁰²

When initially incorporated, the group considered two different locations for the new club. The first was in the Claremont District at the northern perimeter of the city; the second in Rockridge Township, about two miles south of the Claremont District. Members initially had the option to purchase 125 acres of land at the Claremont District, then owned by the Edson Adams estate. When that option fell through, the members purchased the land in Rockridge Township from the Realty Syndicate, a company partially owned by Borax Smith.¹⁰³ At the time of purchase, both parcels of land under consideration were located beyond Oakland’s city limits. The membership decided that the name of the new country club therefore should change from Oakland Golf Club to reflect the new location. They anticipated the new club would be in the Claremont District, so when they drafted their Articles of Incorporation, they used the name Claremont Country Club. They retained the name even after the acquisition of the land in Rockridge.¹⁰⁴

The club acquired several adjacent parcels on Rockridge from two private individuals, bringing the total land area to something comparable to what comprises the proposed Claremont Country Club District boundaries. California law at that time forbade corporations like Claremont Country Club from owning more than fifty acres of land. To circumvent this law, three of the founders of the club, William Pierce Johnson, Edwin Goodall, and Robert M. Fitzgerald, purchased fifty-seven acres of adjacent land in their names. The three held the land until founding member Frederick Stratton, a state legislator, was able to successfully propose a bill in 1905, the year after the club had opened, that annulled the land limitations.¹⁰⁵ The 107-acre Rockridge property included the Livermore mansion.¹⁰⁶ It also included a small house tucked behind trees and dense shrubbery, overshadowed by the much larger and statelier mansion. This mansion became Claremont’s first clubhouse, while the small house became Claremont’s first Manager’s Cottage. Neither is extant; however, the location of the first Manager’s Cottage was utilized for its future replacement.

¹⁰¹ “Claremont Country Club Meeting Minutes.”

¹⁰² “Claremont Country Club Meeting Minutes.”

¹⁰³ “Articles of Incorporation: Claremont Country Club” (California Secretary of State, January 27, 1903).

¹⁰⁴ “Claremont Country Club Records: Various Documents.”

¹⁰⁵ William Pierce Johnson, Edwin Goodall, and Robert M. Fitzgerald, “Claremont Country Club: Planning Letters,” 1900-1905.

¹⁰⁶ “Articles of Incorporation: Claremont Country Club.”

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It took nearly two years from Claremont Country Club's incorporation for the club to develop the land into a recreational facility.¹⁰⁷ The founders wanted Claremont to be larger and grander than the former Oakland Golf Club, bringing more and better amenities than the old club. The old Livermore mansion became the new clubhouse and received new amenities such as a new and expanded kitchen, a large dining room, locker rooms, and a ballroom with bowling alleys.¹⁰⁸

The First Claremont Golf Courses

Work on the grounds began in the spring of 1904. According to a May 9, 1904, *Oakland Tribune* article, "Forty men are now clearing grounds for a golf course. They are in the main felling trees along a line which will extend through the eastern section of the lands, thence to the north and, finally to the west, terminating in what is known as Thermal Vale."¹⁰⁹ There also were plans for constructing two tennis courts. The surface of these first two courts consisted of compacted seashells, considered to be the finest surface at that time. The club purchased a load of shells from Monterey Bay just for this purpose.¹¹⁰ The courts remain in their original location behind the 18th green, although the shell surface has long since been replaced.

Originally, the course at Claremont was a nine-hole course that opened in 1904, with holes running along and across the Rockridge branch of Glen Echo Creek, southeast of where Broadway Terrace is located. All greens were located to the east of the Clubhouse facilities, and did not originally extend to the northwest. The nine holes of the original course followed the creek tightly on either side, creating a linear path from southwest to northeast. Although small, the course rivaled others nearby, such as the nine-hole course at the Presidio in San Francisco, and matched that at their previous location.¹¹¹

Claremont's first nine-hole course was designed by the Club's golf pro at the time, George Smith, and his brother Alex Smith. The two came from a famous Scottish golfing family with generations working in the realm of golf. The brothers, along with their father John "Pop" Smith, were well known for their work in greenskeeping, course design, alongside their high-level golf skills. Three out of five of the Smith brothers arrived in California first, followed by the rest of their immediate family by 1907.¹¹²

At this time, Oakland was still growing, and Claremont was still in its infancy. Claremont was newly made accessible via public transportation, and stables served the club for those on horseback. In 1904, many of Oakland's streets were unpaved, including Broadway. Most transportation was by foot, horse, or horse-drawn carriage. Streetcar service ran from 40th Street along Broadway to Clifton, and from there one had to continue one long block up a hill to get to

¹⁰⁷ "Claremont Country Club Opens Its Doors," *San Francisco Chronicle*, December 4, 1904. 40.

¹⁰⁸ "Claremont Country Club Records: Various Documents."

¹⁰⁹ "Model Golf Links," *Oakland Tribune*, May 9, 1904. 12.

¹¹⁰ "Claremont Country Club Meeting Minutes," January 1903.

¹¹¹ Alley et al., "National Register of Historic Places Registration Form: Presidio of San Francisco National Historic Landmark District."

¹¹² "Antique Golf Clubs from Scotland: Clubmakers," accessed September 3, 2024, <https://www.antiquegolfscotland.com/antiquegolf/maker.php3?makerid=1193>.

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the club. The original main entrance to Claremont, flanked by two stone pillars, was approached from the top of Clifton Street through the pool parking lot. According to a March 14, 1903, *Oakland Enquirer* article, "The incorporators have the assurance of the Transit Company that its street car lines will be extended to the entrance to the grounds so they can be reached quickly and easily."¹¹³ To facilitate the transportation, "Large stables have been fitted up and installed with attendants to care for the conveyances of the guests."¹¹⁴ These stables were likely located in the parking lot to the northeast of the Clubhouse.

Opening of the Claremont Country Club & Early Successes

Many of the members of Claremont Country Club came from the membership of Oakland Golf Club. The new facility could accommodate a larger group. To develop a larger membership, the club's founders developed lists of prospective East Bay members from Alameda, Oakland, and Berkeley.¹¹⁵ Among new prospective members and former members of the Oakland Golf Club, Claremont sent invitations to Oakland Golf Club's three hundred members and six hundred additional guests.¹¹⁶ Claremont officially opened in early December 1904. An estimated five hundred guests attended the opening festivities on December 4th. For one of the opening events, a \$500 budget covered the expenses of a lunch of cold meats, salad, and refreshments. Other festivities, included "a tennis tourney between some of the best players in the state."

The new facility received rave reviews in the local press, and the *Oakland Enquirer* ran a half-page article that extolled the virtues of the new club. The article described the unparalleled location on the apex of a hill. It touted the large and airy rooms, private baths, drawings rooms, billiard and card rooms, reading rooms, and beautiful dining options.¹¹⁷

A variety of activities, champions, and notable prosperity characterize the early years of the Claremont Country Club. The club hosted tournaments, parties, and other events with much fanfare. One tradition, the popular Home-and-Home Tournaments between local golf clubs, carried over from Oakland Golf Club. Both the men's and women's teams played in these tournaments. According to a January 1906 *Western Field Magazine* article about the ladies' team, "The contest will bring together the best players from both sides of the bay and settle the question of supremacy between them. The eight players from the Claremont Country Club will deserve great credit if they can beat the best eight players from the San Francisco and Presidio golf clubs."¹¹⁸ The rivalry seen between the two sides of the Bay continued into the Claremont era.

¹¹³ "Plans for the Country Club Promise Something Quite Swell," *Oakland Enquirer*, March 14, 1903. 14.

¹¹⁴ "Plans for the Country Club Promise Something Quite Swell." 14.

¹¹⁵ Johnson, Goodall, and Fitzgerald, "Claremont Country Club: Planning Letters."

¹¹⁶ "Claremont Country Club Meeting Minutes," January 1903.

¹¹⁷ "Claremont Country Club with Its Beautiful and Commodious Grounds and Elegant Club-House Thrown Open for Inspection by Friends," *Oakland Enquirer*, December 3, 1904. 16.

¹¹⁸ Arthur Inkersley, "On the Links," *Western Field: The Sportsman's Magazine of the West*, January 1906, New York Public Library.

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The fully staffed club maintained various other forms of recreation for the members, both men and women. There was an indoor bowling alley with two lanes in the basement of the clubhouse, and on the south side of the clubhouse, there was a lawn bowling green, another popular club activity. Other games included ten-pin and quintet bowling tournaments, domino tournaments, and trap and skeet shooting events.¹¹⁹

The popularity and notoriety of Claremont had been successfully transferred, expanding upon its beginnings as the Oakland Golf Club, proven by the many champions (in both golf and tennis) that the club produced from its early years onward. Golfers connected with Oakland Golf Club and then Claremont Country Club were among the few that dominated the game during the early years of golf in the United States. In a video about its first 100 years, the NCGA commented on the many famous golfers at Claremont and stated that Claremont was “the course where the champions lived.”¹²⁰ One example includes two pros who had come from the Oakland Golf Club, Horace Rawlins and Willie Anderson. Between the two of them, they won the U.S. Open five times and were twice runners-up. Rawlins won the U.S. Open in 1895, and Anderson won the U.S. Open in 1901, and 1903-05. Other champions who defined Claremont’s early days include Frank C. Newton, who won the NCGA in 1906-08 and the California State Amateur in 1910; Jack Neville, who won the California State Amateur in 1912-13 and the 1915 Pacific Coast Championship, Heinrich Schmidt, who won the Western Amateur at Del Monte in 1916, and Dr. David P. Fredericks, who won the 1911 Subscription Tournament held at Claremont, beating Frank Newton.¹²¹ Their successes, while impressive, could not have been possible without practice enabled by Claremont’s facilities, as well as Claremont’s early pros and management.

Upon the opening of Claremont, Andrew Gazzale, Claremont’s first club manager, lived in the cottage on the grounds. He remained in the cottage until his departure from the role in 1908, allowing the new greenskeeper and excellent golfer John “Pop” Smith, as well as his wife and son Macdonald, to move in.¹²² The tenure of the Smith family working at Claremont lasted the better portion of a decade, marking many wins. Pop Smith was Claremont’s greenskeeper from 1908 to 1915. Smith had five sons, Willie, Alex, George, Jim, and Macdonald, all of whom went on to boast their own golfing accolades and careers.¹²³

George Smith was the first of Pop Smith’s sons to arrive in Oakland, working as a golf instructor at the Oakland Golf Club. Upon Claremont’s establishment, he became the club’s first golf professional. George won many of the professional tournaments on the west coast. Macdonald Smith, who would also go on to teach and play at Claremont, would win numerous golf tournaments in Great Britain and the United States alike.¹²⁴ Pop’s son Jim Smith came to the

¹¹⁹ “Claremont Country Club Annual Report” (Oakland, CA: Claremont Country Club, 1913), Claremont Country Club Archives.

¹²⁰ “Claremont Country Club Records: Various Documents.”

¹²¹ “Claremont Country Club Records: Various Documents.”

¹²² “Claremont Country Club Records: Various Documents.”

¹²³ “Claremont Country Club Records: Various Documents.”

¹²⁴ “Claremont Country Club Records: Various Documents.”

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United States in 1908 with his parents just as Macdonald did, however, he found work elsewhere. Jim Smith went on to become a well-known competitor, as well as the golf professional at various California golf clubs.¹²⁵

Macdonald Smith worked for his brother at Claremont's course from 1908 to 1912. He then went on to work for the Hotel Del Monte from 1913 to 1914. Macdonald and his brothers, Alex and Willie, either won or were runners-up in the U.S. Open nine times. Willie won the U.S. Open in 1899, and Alex won it two times, in 1906 and 1910.¹²⁶ Macdonald Smith went on to become the number one ranked professional golfer in the world in the 1920s and early 1930s playing and teaching on Claremont's course, ultimately winning forty-two PGA tournaments during his career.¹²⁷

As Claremont's popularity grew and the club became more well-known with its exquisite facilities, courses, and growing list of well-adorned athletes, it became time to expand. The most notable courses on the east coast featured eighteen holes, rendering Claremont's nine-hole links insufficient. In order to compete with other clubs at a high level, an additional nine holes designed by Pop Smith were added in 1908, completing Claremont's first eighteen-hole design.¹²⁸

Membership continued to grow, which led to improvements to the clubhouse and the hiring of additional staff. To improve service to the growing membership, the board hired architect Julia Morgan to design a new kitchen and other clubhouse alterations in 1910. All buildings remained in use as the club began to experience change, including the Manager's Cottage. In 1915, Pop Smith left Claremont to become the new greenkeeper at Mt. Diablo Park Club (Diablo Country Club), and club manager Charles Singleton moved to the cottage.¹²⁹ The cottage transferred to each club manager following, becoming known as the Manager's Cottage.

Claremont Between the Wars (1918-1940)

Between World War I and World War II, Claremont saw incredible change, marking it as one of the most substantial eras in the club's history. Changes accommodated member needs, responded to trends in golf course and architectural design, and reflected a general demand for country club amenities, reflecting the evolution of recreation at country clubs and golf in general. Between the wars, Claremont saw the integration of a new golf course design during golf's Golden Age, responded to the sociopolitical and economic landscape of a changing America, and responded and withstood disaster. During this time, Claremont saw the original clubhouse and related cottage replaced, and responded to new technology, such as the automobile. This period marked the developments that defined the later physical landscape and function of Claremont Country Club.

¹²⁵ "Claremont Country Club Records: Various Documents."

¹²⁶ "Claremont Country Club Records: Various Documents."

¹²⁷ "Claremont Country Club Records: Various Documents."

¹²⁸ "About Us - Claremont Country Club," accessed September 3, 2024, <https://claremontcountryclub.com/about-us>.

¹²⁹ "Claremont Country Club Records: Various Documents."

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A New Golf Course

High usage of the expanding golf course required many caddies, and by 1920 the club had a group of 175 caddies.¹³⁰ Members were required to use caddies, and since many members played thirty-six holes in the course of a day, particularly on weekends, many caddies were needed to accommodate the heavy demand. By 1920, in comparison to other courses on the east coast and beyond, golfers considered Claremont's 5,141-yard course short. In 1920, the average length of a course in the United States was 6,122 yards.¹³¹ Still, the course was able to produce an incredible winners before the course was extended. Jim Barnes, a golf teacher at Claremont, was nicknamed "Long Jim" for his hitting distance. He won four majors during his playing career, including the first two PGA tournaments in 1916 and 1919 (there were no PGA tournaments in 1917 and 1918), the U.S. Open in 1921, and the British Open in 1925.¹³²

A January 1924 article in *Golf Illustrated* outlined the change of opinion concerning the game. The author, R. Hay Chapman, wrote, "What a change has come over the public attitude toward golf within the last quarter of a century—in fact, even within the last ten years. For a time, it was regarded either as a passing fad or a foible of the idle rich. Today all sorts of Californians play it, the millionaire and the artisan."¹³³ Chapman continues by crediting the good California weather, "To a climate where you can golf under cloudless skies in warm sunshine for three hundred and sixty days out of the year it is no wonder that golfers are attracted in great numbers."¹³⁴ The popularity of golf in the United States at the turn of the twentieth century, along with the growth of Oakland created an ideal landscape for the further development and growth of what became the Claremont Country Club.

The continued success of Claremont golfers no doubt invigorated interest in a new course with a comparable length to those which were revered on the east coast. Claremont hired William Watson in 1920 to develop a plan to add length to the course.¹³⁵ Claremont member Robert Hunter introduced Watson to the club. Hunter and Watson were working on the design of the course for Berkeley Country Club (later Mira Vista). Claremont implemented Watson's plan, which added 400 yards, in 1921. The changes included building a new 12th hole by cutting down many eucalyptus trees, reversing the direction of the 13th hole, and the conversion of the 1st hole into a par-5.¹³⁶ In 1924, Claremont hired J. William "Bill" Fries as golf professional, and he embarked on a construction project to "remove the unsightly cross bunkers designed by 'Pop'

¹³⁰ "Claremont Country Club Meeting Minutes," 1920.

¹³¹ "Evolution of Golf Course Length Globally," n.d., <https://assets-us-01.kc-usercontent.com/c42c7bf4-dca7-00ea-4f2e-373223f80f76/2e38e7b7-47b5-4420-9c69-516af9638e21/R24%20-%20Evolution%20of%20Golf%20Course%20Lengths%20Globally.pdf>.

¹³² "Claremont Country Club Records: Various Documents."

¹³³ R. Hay Chapman, "The Miraculous Growth of Californian Golf," *Golf Illustrated* 20, no. 4 (January 1924): 1. accessed July 31, 2024, <https://digital.la84.org/digital/collection/p17103coll2/id/62184/>. 23.

¹³⁴ Chapman, "The Miraculous Growth of Californian Golf," 23.

¹³⁵ "Golf," *Oakland Tribune*, December 16, 1920. 14.

¹³⁶ "Golf." 14.

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Smith.”¹³⁷ Fries opted to replace these cross bunkers with “artistic sand traps, which are more in keeping with the natural beauties of the wooded portions of the course,” according to the 1925-26 *Green Book of Golf*.¹³⁸

Robert Hunter introduced Alister MacKenzie to Claremont in 1926 to entirely redesign the course. MacKenzie, a recognized golf course designer in his native Great Britain, had recently worked on several east coast courses. The board minutes indicate some of the money would be allocated for Robert Hunter, the construction partner of noted golf course architect Alister MacKenzie, to begin work reconstructing the greens on Hole 2, Hole 3, and Hole 12.¹³⁹ The new course was advertised. The new course was phased in between September 1927 and June 1929, with new holes playable as work continued on others.

Claremont in the Early Mid-Century

A New Clubhouse

Early in the morning of January 24, 1927, as construction plans for the first portion of Claremont’s new golf course were underway, a four-alarm fire completely destroyed the clubhouse. The fire destroyed the club’s records from 1905 to March 1923, approximately \$50,000 worth of furnishings, and a variety of trophies and priceless pieces of art.¹⁴⁰ Based on the Club’s archives, a number of records following 1923 seem to have been stored offsite or were otherwise somehow spared by the flames.

Immediately after the fire, the club’s board of directors sent a letter to members and began to work on the design requirements and financial details for a new clubhouse. Less than a week after the fire, the board met with architect George W. Kelham to discuss temporary quarters for the clubhouse and plans for a new building.¹⁴¹ Kelham recommended remodeling Claremont’s stables as a temporary clubhouse. He also submitted a set of plans for a magnificent Tudor Revival style building he had originally prepared for Burlingame Country Club. Those plans were probably prepared in early 1927 when Burlingame was considering either moving the club to another location or replacing their existing 1912 clubhouse.¹⁴²

In November 1927, members officially voted to build the new clubhouse.¹⁴³ On January 27, 1928, the board awarded the contract to the lowest bidder, Taylor and Jackson, well-known local contractors, for \$239,000. Construction on Kelham’s design started immediately. The board also authorized Claremont’s general manager, Edward Watson, and board member, Bert Railey, to

¹³⁷ “Claremont Country Club Records: Various Documents.”

¹³⁸ Henry Roberts, “Green Book of Golf” (San Francisco, California: Ellis and Roberts, 1926 1925).

¹³⁹ “Claremont Country Club Meeting Minutes,” November 1927.

¹⁴⁰ Only the directors’ minutes books, dating from January 1903 to January 1905, remain from the fire. The club does not know if they were discovered untouched in the rubble or if they were stored offsite.

¹⁴¹ “Claremont Country Club Records: Various Documents.”

¹⁴² “Claremont Country Club Meeting Minutes,” November 1927.

¹⁴³ “Claremont Country Club Meeting Minutes,” 1927.

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“Go East” to buy furnishings for the new clubhouse.¹⁴⁴ The new clubhouse opened two years from the date of the fire and only one year from when the construction started. The rapidity of completion was due, in part, to Kelham’s general plans being available immediately and to his specifications being so comprehensive.¹⁴⁵

During the construction of the clubhouse, the members continued to play golf and tennis without much interruption. The undamaged caddie house (demolished), then located at the existing location of the Golf Pro Shop, was still available, as were the tennis courts. The club also remodeled the old stables, which were undamaged, per Kelham’s plans, with lockers, showers, and lounge facilities to serve the golfers while awaiting completion of the new clubhouse. The club converted this building into a three-story employees’ dormitory, which they demolished in 1977.¹⁴⁶ Though MacKenzie’s design was still being ushered in, the introduction of the new design was phased in, meaning the course remained playable throughout construction.

The opening of Claremont’s beautiful new clubhouse was a happy occasion. There were less joyful times ahead. During the next two decades, Claremont Country Club faced the hardships of the Great Depression and World War II, during which many members fell on hard financial times and could not pay their club bills. During this period, many country clubs closed across the United States due to the economic hardships of the 1930s and early 1940s.¹⁴⁷ In Oakland, Claremont and Sequoyah Country Club (established 1913) survived; other local courses that had less history and popularity did not experience the same luck. Less established clubs, such as Oak Knoll Country Club, constructed in 1926 and formally opened in 1928 in the Oakland Hills area about ten miles to the southeast of Claremont, could not withstand the economic downturn, ultimately closing in 1941.¹⁴⁸

A New Manager’s Cottage

In 1930, the club members decided that the existing Manager’s Cottage needed renovation. The board first asked George Kelham to design it; he declined the offer, agreeing instead to oversee the design, presumably to ensure the new Manager’s Cottage would complement the new clubhouse.¹⁴⁹ According to Claremont’s archives, contractors Taylor and Johnson, who constructed the new clubhouse, prepared the new specifications under the supervision of Kelham; as the project proceeded, the club board determined the existing building to be so badly decayed that it should be entirely replaced.¹⁵⁰ The club intended to rent the new building to members to provide an additional source of revenue.¹⁵¹

¹⁴⁴ “Claremont Country Club Meeting Minutes,” January 1928.

¹⁴⁵ “Claremont Country Club Records: Various Documents.”

¹⁴⁶ “Claremont Country Club Meeting Minutes,” November 1927.

¹⁴⁷ Mayo, *The American Country Club: Its Origins and Development*. 243.

¹⁴⁸ “Navy to Purchase Oak Knoll Golf Club,” *The Oakland Post Enquirer*, January 30, 1942. 1.

¹⁴⁹ “Claremont Country Club Meeting Minutes,” 1930.

¹⁵⁰ “Claremont Country Club Annual Report,” 1930.

¹⁵¹ “Claremont Country Club Annual Report,” 1930.

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In 1931, a Claremont member, Edward C. Campbell, expressed interest in renting the new cottage with the stipulation that he could work with the architects to design and build an addition to the Taylor and Johnson design. The board agreed and selected a local architecture firm by the name of Miller and Warnecke to design the expansion.¹⁵² Upon its completion in 1931, Edward Campbell and his wife moved in and rented the cottage for nearly twenty years.¹⁵³

The Reservoir (1932)

The year 1932 brought forth a fortunate development in the club's history. Claremont acquired Bilger Rock Quarry, located at the southeast side of the clubs grounds between the 10th fairway and Pleasant Valley Road, when it fell victim to the Great Depression and closed its operations.¹⁵⁴ Claremont bought the ten-acre quarry property on November 14, 1932, for \$15,000. For an additional \$8,500, they converted the quarry into the existing reservoir that has given Claremont an abundant, low-cost source of water.¹⁵⁵

Claremont Hosts the Oakland Open (1937)

Claremont Country Club hosted the inaugural Oakland Open in January 1937. This professional tournament ran from 1937 through 1944.¹⁵⁶ The Oakland Junior Chamber of Commerce sponsored the event, with Claremont's own Stuart Hawley, an amateur golfer, as general chairman.¹⁵⁷ The event spanned three days in which competitors played seventy-two-holes. Twelve thousand spectators attended the 1937 Oakland Open, and only three thousand paid the \$3.00 admission fee.¹⁵⁸

The 1937 Oakland Open is best remembered for the man who won it—Samuel Jackson Snead.¹⁵⁹ He was a twenty-four-year-old unknown from the South who had won only \$400 as a professional, and he was up against the likes of Byron Nelson, Harry Cooper, Horton Smith, Lloyd Mangrum, and Ralph Guldahl, who were some of the best golfers of that time.¹⁶⁰ It was the first major tournament that Sam Snead won, and he still holds the record with eighty-two

¹⁵² The firm designed many of Oakland's notable buildings including the Oakland Public Library, the Piedmont Avenue Branch Library, the Tudor Hall Apartments and the Oakland Business and Professional Women's Club. Alan Michelson, "PCAD - Miller and Warnecke, Architects," Pacific Coast Architecture Database, 2024 2005, <https://pcad.lib.washington.edu/firm/2530/>.

¹⁵³ "Claremont Country Club Records: Various Documents."

¹⁵⁴ "Claremont Country Club Meeting Minutes," 1932.

¹⁵⁵ "Claremont Country Club Records: Various Documents."

¹⁵⁶ "Oakland Open, Former PGA Tour Golf Tournament," *Golf Compendium*, 2021, <https://www.golfcompendium.com/2021/12/oakland-open-pga-tour-golf.html>.

¹⁵⁷ Al Santoro, "Heavy Course Hampers Linksmen in Oakland Open," *The Oakland Post Enquirer*, January 15, 1937. 22.

¹⁵⁸ "Claremont Country Club Meeting Minutes," 1937.

¹⁵⁹ "Oakland Open, Former PGA Tour Golf Tournament."

¹⁶⁰ SNEAD SAM & TARDE JERRY, *Education of a Golfer* (SIMON & SCHUSTER, 1962). 248.

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PGA victories.¹⁶¹ Snead had fond memories of Claremont. Sometime after his win, Snead said, “I remember a little jewel of a course out West in Oakland named Claremont. In 1937, I entered the Oakland Open at Claremont as a wiry unknown pro from West Virginia. I was so unknown they misspelled my name on the pairings list. Well, they sure knew how to spell my name four days later when they put my name on the winner’s check for \$1,200.”¹⁶²

Claremont After World War II (1945-1950)

World War II proved difficult for clubs across America, including Claremont.¹⁶³ However, the club persevered. After World War II, the economic stability of the United States reinvigorated country clubs across America. Claremont was not excluded, pursuing improvements and alterations to the club with new clubhouse renovations and the addition of new amenities. This period left the Great Depression and war years behind, looking to the future, accommodating the requests of club members, and reinvesting in the club overall. The post-WWII period enabled many successes of new champions of Claremont. One successful amateur golfer was Jack Selby, the only Claremont member to have played in the Masters Tournament. Selby qualified for the 1948 Masters when he became a semi-finalist in the 1947 U.S. Amateur Championship at Pebble Beach.¹⁶⁴

Clubhouse Renovations

Following the bleakness of the Great Depression and WWII, some of the club members began requesting renovations to the Clubhouse to make it more modern. In 1947, the House Committee made its first request to the board of directors to repaint and recarpet the main floor, followed by a second request to the board to renovate the main hallway/entryway, dining room, porch, and lounge.¹⁶⁵ The board approved proceeding with everything but the renovation of the lounge. The interior designer selected for the project was Frances Adler Elkins (1888-1953), sister of renowned Chicago architect David Adler, resident of Monterey, and one of the most celebrated interior designers of the early to mid-twentieth century.¹⁶⁶ While it is unclear how Frances Adler Elkins came to be involved with Claremont, her work reflects the importance of design and the cutting edge to club members. Elkins completed the work of the approved project in 1948.¹⁶⁷ This project included renovating the dining room. Stephen M. Salny, author of the definitive book on Francis Elkins, describes the results: “Boldly contrasting colors of goldenrod, pale blue, and white were combined with crisp white Giacometti-style plaster ceiling fixtures. The full-

¹⁶¹ “How We Got to 82 - PGA TOUR,” PGA Tour, accessed August 1, 2024, <https://www.pgatour.com/article/news/tiger-woods-chasing-82/tiger-woods-sam-snead-chasing-82-pga-tour-wins-record-history-how-we-got-here>.

¹⁶² “Claremont Country Club Records: Various Documents.”

¹⁶³ “Claremont Country Club Records: Various Documents.”

¹⁶⁴ “Claremont Country Club Records: Various Documents.”

¹⁶⁵ “Renovation Requests.”

¹⁶⁶ “Design Legends: Frances Elkins,” *Architectural Digest*, accessed August 7, 2024, <https://www.architecturaldigest.com/story/elkins-article-042005>.

¹⁶⁷ “Claremont Country Club Meeting Minutes,” 1948.

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length French doors were curtained with plain valances and exaggeratedly fringed cascades. They overlooked the club's porch".¹⁶⁸

The House Committee requested approval to continue renovating other areas of the clubhouse, including the lounge. Members responded to the club president's request by approving the funding of the project 244 to 72 in September 1948.¹⁶⁹ Over the next few weeks, there were additional complaints from members about Elkins' completed work and increasing opposition to further renovation. The dropped ceilings introduced into the dining room removed the grand high ceilings and differed from the Tudor-Revival era spaces that exist in other parts of the building.¹⁷⁰

The 1940s renovation was completed in an attempt to answer to its growing membership's requests. For many years after, members complained of the lack of ventilation, uncontrollable heat, and excessive noise in the lounge. In 1966, the House Committee recommended adding a new ventilation system and acoustical tiles for the ceiling.¹⁷¹ Discussion of the issue resulted in the board seeking professional advice from acoustical engineers. In 1967, the board approved restoring the original beamed ceiling in the lounge, adding acoustical tiling, and improving the ventilation and lighting, ultimately reversing the circa 1948 changes.¹⁷²

Additional Recreation Facilities at Claremont

Claremont also decided to add new recreational facilities after the war. The board of directors finally agreed to build a swimming pool in the late 1940s.¹⁷³ The idea, discussed as early as the mid-1930s, proposed to borrow \$50,000 for the construction of a pool; the board approved the proposal after considerable debate.¹⁷⁴ With the construction of the pool in 1950, the club also added two new tennis courts as part of the improvement program. Club member Clarence Mayhew was the architect of the pool and its related pool house (both demolished), which were both built and opened in 1950.¹⁷⁵

Claremont's expanded tennis facilities led to Hugh Ditzler's wins at the National and Northern California Doubles Championships with partner Cliff Mayne. Their successes spanned four decades, from the National Intercollegiate Championship in 1952 through the National Men's 35 and 45 Championships in the 1960s, 1970s, and later, in the 1980s. In 1999, Ditzler was inducted into the Northern California Tennis Hall of Fame.¹⁷⁶

¹⁶⁸ Stephen M. Salny, *Frances Elkins: Interior Design* (New York, New York: W. W. Norton & Company, 2005).

¹⁶⁹ "Claremont Country Club Meeting Minutes," November 30, 1948.

¹⁷⁰ "Claremont Country Club Meeting Minutes," 1948.

¹⁷¹ "Claremont Country Club Meeting Minutes," 1966.

¹⁷² "Claremont Country Club Meeting Minutes," 1967.

¹⁷³ "Claremont Country Club Meeting Minutes." (undated)

¹⁷⁴ "Claremont Country Club Meeting Minutes." (undated)

¹⁷⁵ "Claremont Country Club Meeting Minutes," 1950.

¹⁷⁶ "Claremont Country Club Records: Various Documents."

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During the mid-century, which embodied a period of change at Claremont, the club continued to produce and attract notable athletes in the early-to-mid nineteenth century, in both golf and tennis. Golf had arrived on the west coast to stay, and while many clubs had to adapt to changing expectations of players, other amenities and facilities like tennis courts and swimming pools helped to keep clubs afloat. Having expanded the number of tennis courts consistently over the years, the clubs reputation for producing tennis champions grew as well.¹⁷⁷ Chandler and Gerry Stratford became one of the best and most enduring doubles teams in history; they won: the National Doubles Championship in the thirty-five-year, forty-five year (three years in a row), sixty-year, sixty-five year, and seventy-five year age brackets. Chandler is in the Northern California Tennis Hall of Fame and the Cal Athletic Hall of Fame.¹⁷⁸ Harper Massie was a Pacific Coast Junior Doubles Champion in 1935 and 1936. Paul Newton was a NCAA Doubles Champion, and one of Tom Stow's players at Cal, who often rallied with Don Budge at Claremont. Newton and his partner, Richard Bennett, won the NCAA Doubles Championship in 1935 and 1937 and were inducted into the Northern California Tennis Hall of Fame in 1978.¹⁷⁹

In 1970, the club constructed the Pat O'Hara Tennis Shop and snack bar, dedicated to the memory of the club's second tennis pro. Courts six and seven were built in 1977, replacing what was then a practice chipping green, and what had originally been installed as a green for lawn bowling. The Pat O'Hara Tennis Shop and the addition of new courts six and seven, reflected the rapid growth of Claremont members' interest in tennis during the 1960s and 1970s.¹⁸⁰

The economic boom of the United States during the mid-to-late nineteenth century combined with the stability of the club, proven by the club's endurance through the Great Depression and war years, set the stage for a new era at Claremont. The late mid-century promised cutting-edge facilities that would exist for decades to come. The improvements completed between 1950 and the 1970s provided a unique array of services for this area of Oakland and built upon the nation's newfound interest in golf and recreation. The energy of club members and American culture alike was channeled into forward momentum and change at Claremont, with updates such as the addition of a long-awaited pool, additional tennis courts, as well as clubhouse improvements.¹⁸¹

Claremont Country Club has continuously fostered recreational and social activity in Oakland, ultimately producing some of the most notable players in the area and contributing substantially to the history of golf in Oakland. Claremont and its predecessor Oakland Country Club established Oakland's first private recreational hub, supporting early Oakland's increasing population, and providing an exquisite space for the incubation, infancy, and subsequent growth of the then new sport of golf. The unique nature of the course's design and its particular placement on Rockridge in Oakland provided the city with something that was originally only available in San Francisco or beyond. The club remains one of the predominant recreational centers for high-level sportsmanship in the Bay Area and west coast alike. It continues to evolve

¹⁷⁷ "Claremont Country Club Records: Various Documents."

¹⁷⁸ "Claremont Country Club Records: Various Documents."

¹⁷⁹ "Claremont Country Club Records: Various Documents."

¹⁸⁰ "Claremont Country Club Records: Various Documents."

¹⁸¹ "Claremont Country Club Records: Various Documents."

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and serve its membership, producing new players and supporting many recognized professional athletes across the many sports its facilities offer, while also fostering recreation as a social activity.

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Conclusion

Born from the original membership of the Oakland Golf Club, established in 1897, Claremont Country Club reflects nearly a century of contributions to the realm of sports and recreation in Oakland, California, and the greater Bay Area. Claremont's golf course stands out from other courses as one of Alister MacKenzie's earliest American works, and as the first golf club in Oakland, California. The Alister MacKenzie renovation of Claremont's early golf course designed by Pop Smith reflects the increasing popularity of the sport of golf in the Bay Area, and the importance of well-designed links. The quality of design was largely based on integrity, as clubs sought architects from the sports home of Great Britain. Claremont Country Club introduced their existing Clubhouse in 1929, when the original H.P. Livermore house was destroyed by a fire. The Tudor Revival style replacement integrated the romanticism of MacKenzie's golf course, which was being phased in as the new clubhouse was constructed and established a further sense of permanence with an exquisite and detailed execution of this revivalist style, utilizing false-half timbering, asymmetry, arches, and numerous divided-lite leaded windows. Rejecting the industrial era, an embrace of the natural landscape and tradition, as is reflected in MacKenzie's Golden Age of Golf course design and George Kelham's Clubhouse alike, fostered the creation of a club that produced a plethora of significant athletes, and a resource for private recreation in the city of Oakland. The Claremont Country Club is therefore significant under Criterion A in the area of Entertainment/Recreation, and under Criterion C in the areas of Architecture and Landscape Architecture.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Claremont Country Club

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreage of Property Approx. 120 Acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-------------------------|
| 1. Latitude: 37.841981 | Longitude: - 122.246546 |
| 2. Latitude: 37.843046 | Longitude: - 122.243719 |
| 3. Latitude: 37.839749 | Longitude: - 122.242572 |
| 4. Latitude: 37.841005 | Longitude: - 122.239081 |
| 5. Latitude: 37.840039 | Longitude: - 122.236347 |
| 6. Latitude: 37.838384 | Longitude: - 122.239944 |
| 7. Latitude: 37.834119 | Longitude: - 122.246539 |
| 8. Latitude: 37.833071 | Longitude: - 122.248827 |
| 9. Latitude: 37.833563 | Longitude: - 122.249342 |
| 10. Latitude: 37.835246 | Longitude: - 122.247672 |
| 11. Latitude: 37.837270 | Longitude: - 122.248035 |
| 12. Latitude: 37.83727 | Longitude: - 122.248035 |
| 13. Latitude: 37.838240 | Longitude: - 122.246452 |

Verbal Boundary Description (Describe the boundaries of the property.)

The Claremont Country Club property is bounded by Saint Mary's Cemetery to the east, Clarewood Drive to the north, and the reservoir and commercial area to the south. To the east, the district, though largely bound by Broadway Terrace, extends across Broadway Terrace and Monroe Avenue. This portion of the golf course is bound by Margarido Drive to the northeast, Manila Avenue to the northwest, and Carlton Street to the southwest.

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the district encompass all of the contributing buildings and the related golf course historically associated with Claremont Country Club.

11. Form Prepared By

name/title: Nika Faulkner/Project Coordinator, with James Hebert (Claremont Country Club)
organization: Heritage Consulting Group
street & number: 15 W. Highland Ave
city or town: Philadelphia state: PA zip code: 19118
e-mail: nfaulkner@heritage-consulting.com, projects@heritage-consulting.com
telephone: 215-248-1260
date: September 2024; Revised December 2024, February 2025, March 2025, May 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Claremont Country Club
City or Vicinity: Oakland
County: Alameda
State: California
Photographer: Nika Faulkner/Heritage Consulting Group
Date Photographed: May 14, 2024

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Description of Photograph(s) and number, include description of view indicating direction of camera:

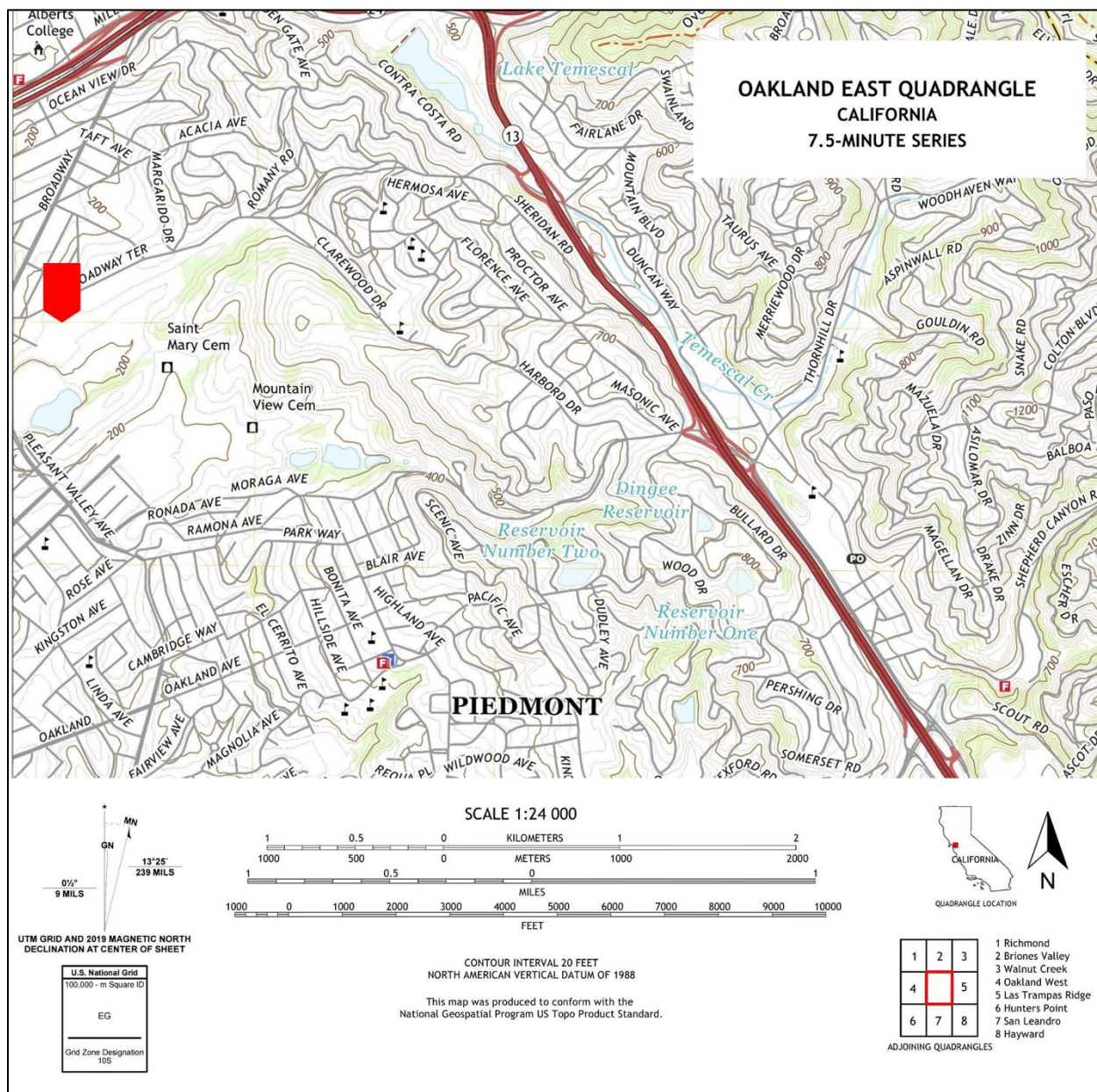
- 1 of 20 Site/Golf Course, view looking north
- 2 of 20 Garden located southwest of Manager's Cottage, view looking northwest
- 3 of 20 Clubhouse, southwest elevation (façade), view looking northeast
- 4 of 20 Clubhouse, northeast elevation, view looking southwest
- 5 of 20 Tennis Courts #1 & #2, view looking north towards the Pat O'Hara Tennis Pro Shop (left) and the Clubhouse (right)
- 6 of 20 Clubhouse interior, second floor, main entry hall (Great Hall), view looking southeast
- 7 of 20 Clubhouse interior, second floor, lounge, view looking southeast
- 8 of 20 Clubhouse interior, second floor, Garden Room, view looking northeast
- 9 of 20 Clubhouse interior, second floor, Dining Room, view looking northeast
- 10 of 20 Clubhouse interior, first floor, Grill Dining Room, view looking southwest
- 11 of 20 Clubhouse interior, first floor, Presidents Room, view looking northeast
- 12 of 20 Clubhouse interior, second floor, corridor, view looking northeast
- 13 of 20 Manager's Cottage, southeast (primary) elevation, view looking northwest
- 14 of 20 Manager's Cottage, southwest elevation, view looking northeast from back yard
- 15 of 20 Manager's Cottage interior, primary living room, view looking southwest
- 16 of 20 Parking Garage (left) and Parking Structure #3 (right), view looking north
- 17 of 20 Parking Structure #3, view looking north
- 18 of 20 Reservoir, view looking southwest
- 19 of 20 Restroom Building #1, view looking northeast
- 20 of 20 Restroom Building #2, view looking north

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Location Map

Base map source: USGS

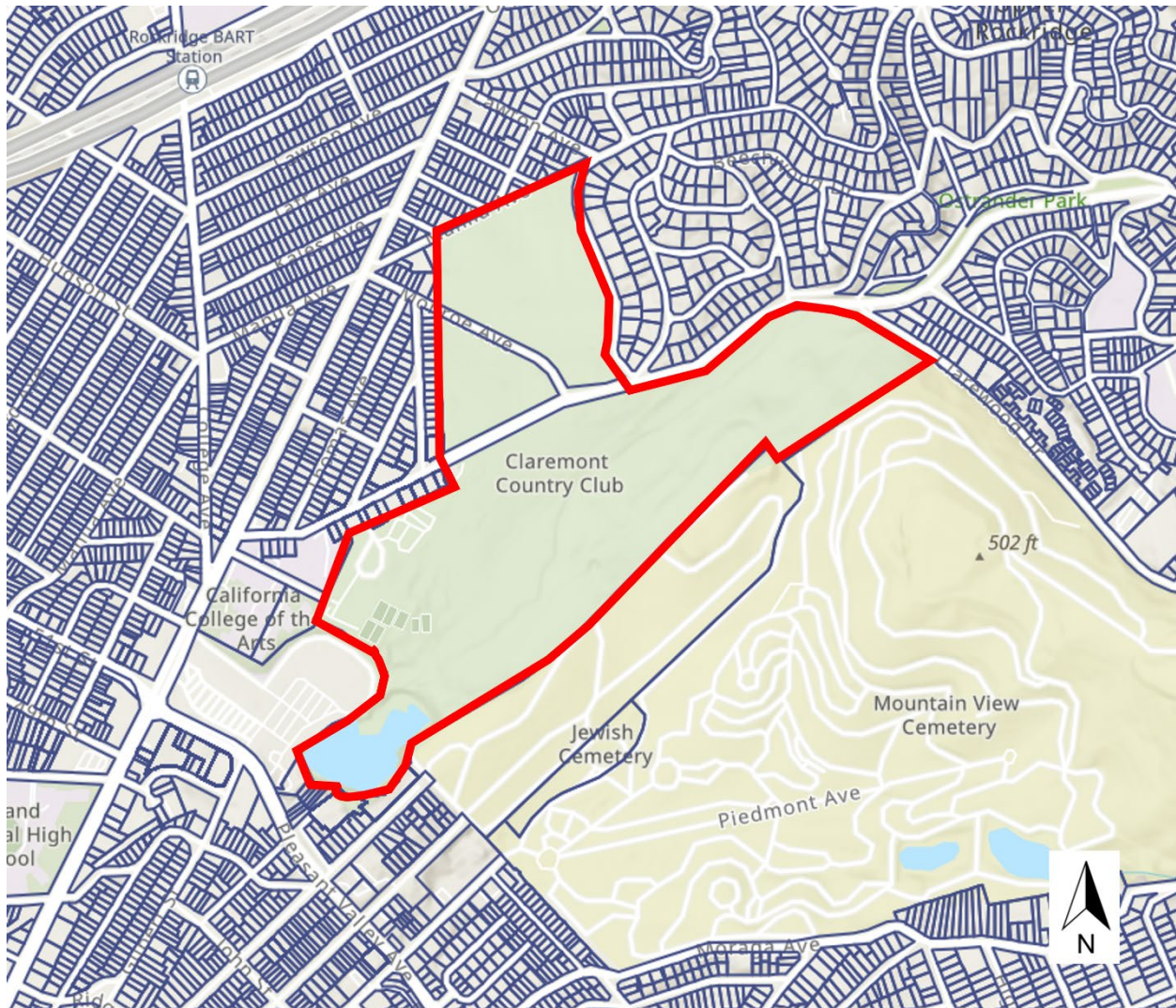


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Tax Parcel Map

Base map source: Alameda County Assessor's Office



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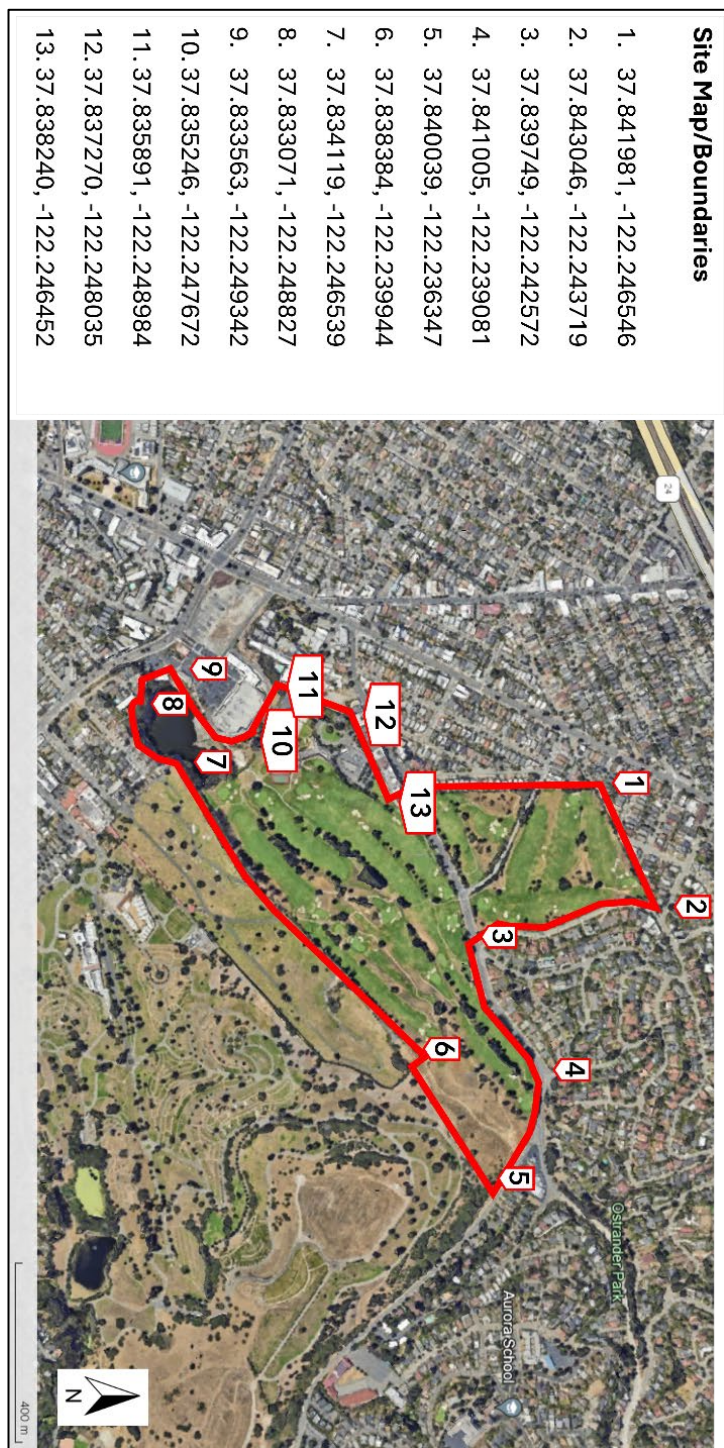
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Boundary Map

Base map source: Google



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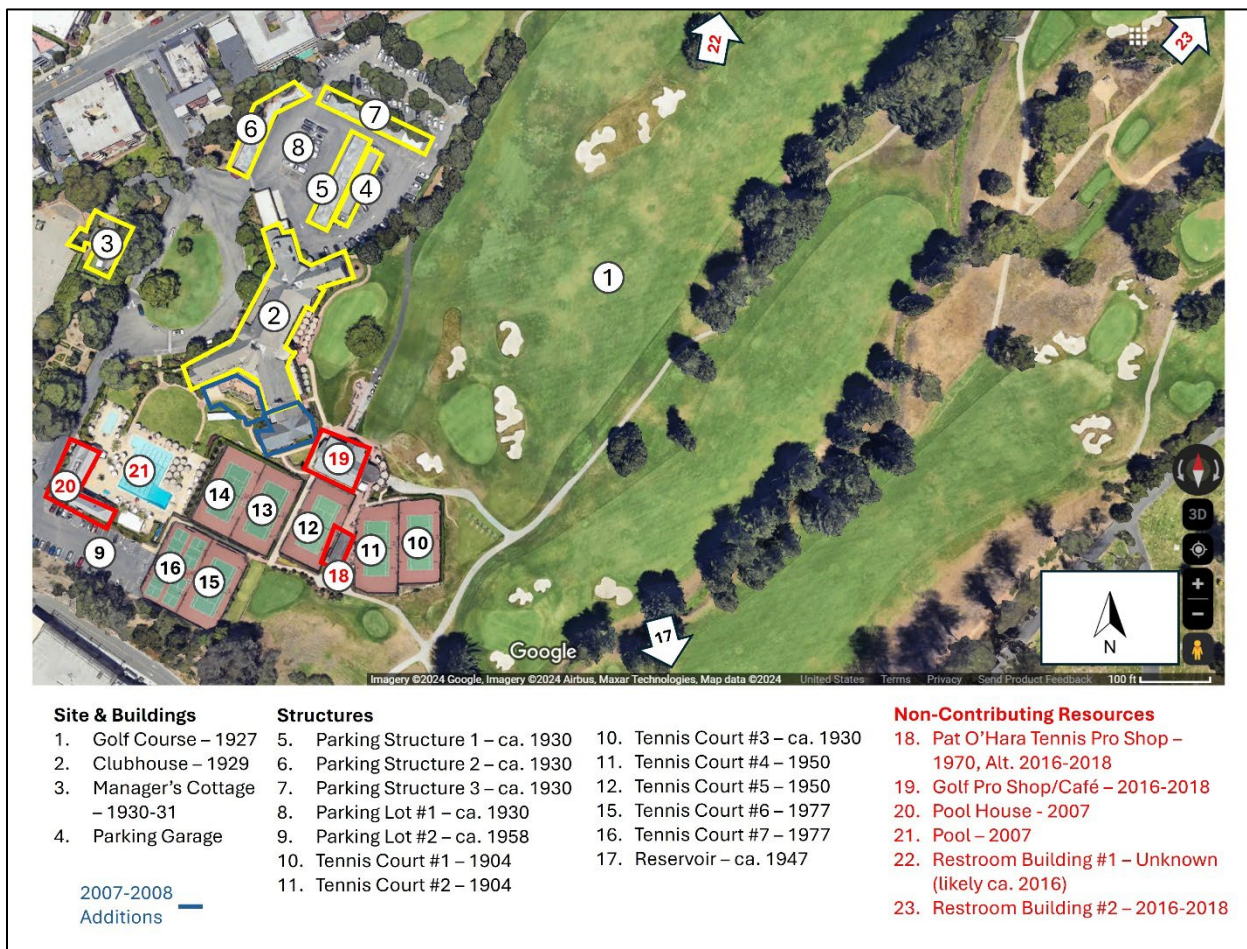
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Sketch Map

Base map source: Google



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Photo Key 1 of 6

Base map source: Google

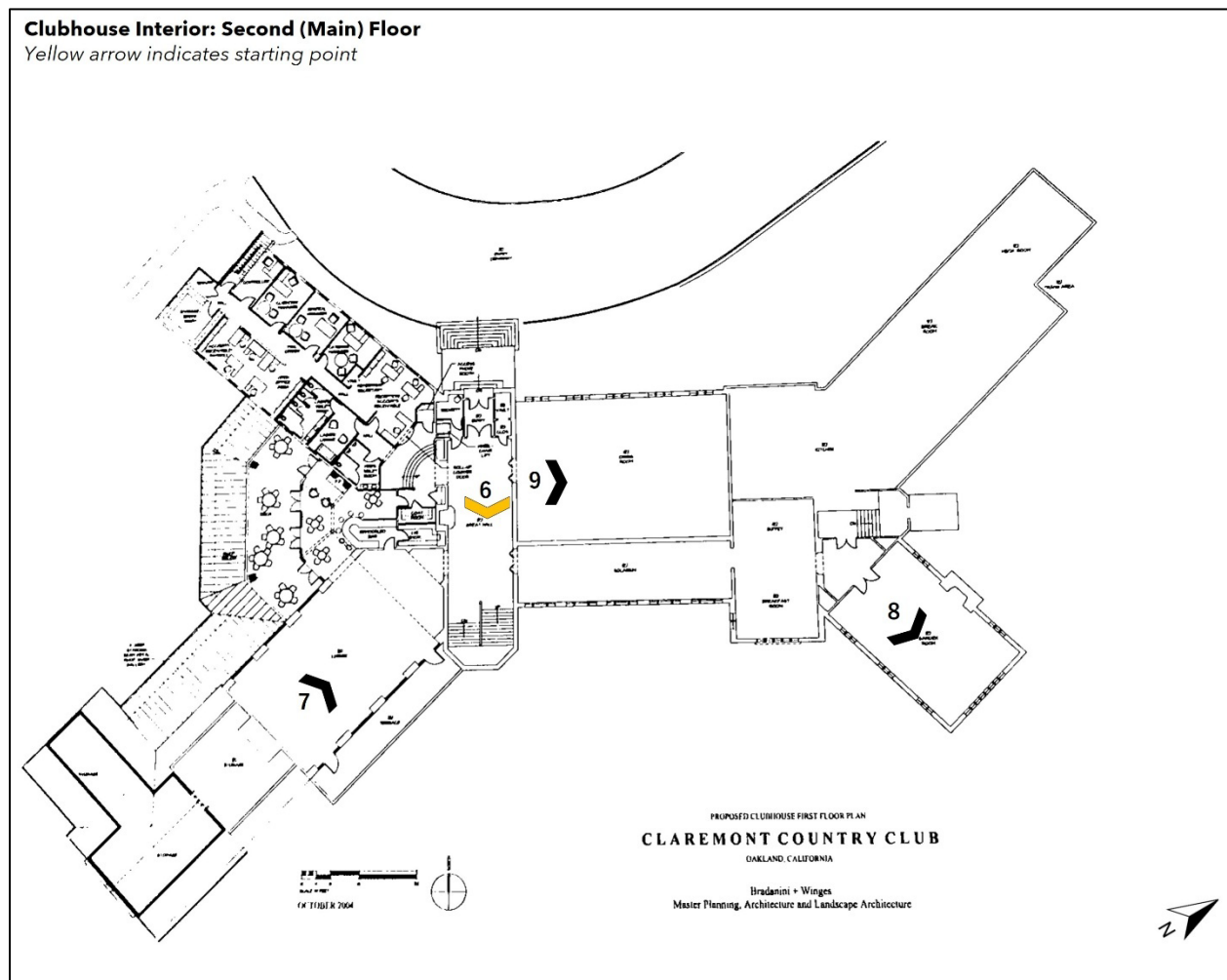


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Photo Key 2 of 6

Base map source: Brandini & Wings Master Planning, Architecture & Landscape Architecture

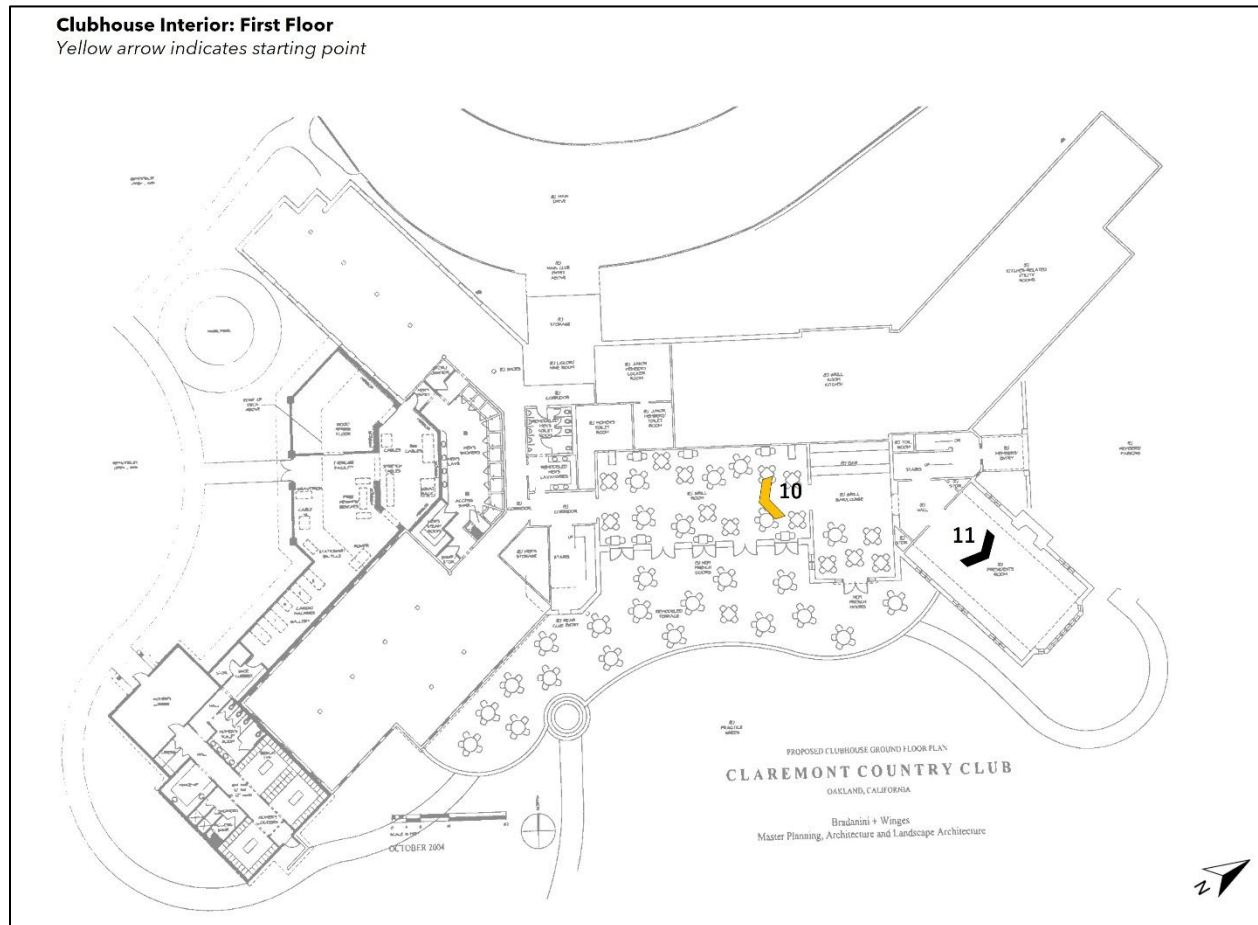


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Photo Key 3 of 6

Base map source: Brandini & Wings Master Planning, Architecture & Landscape Architecture

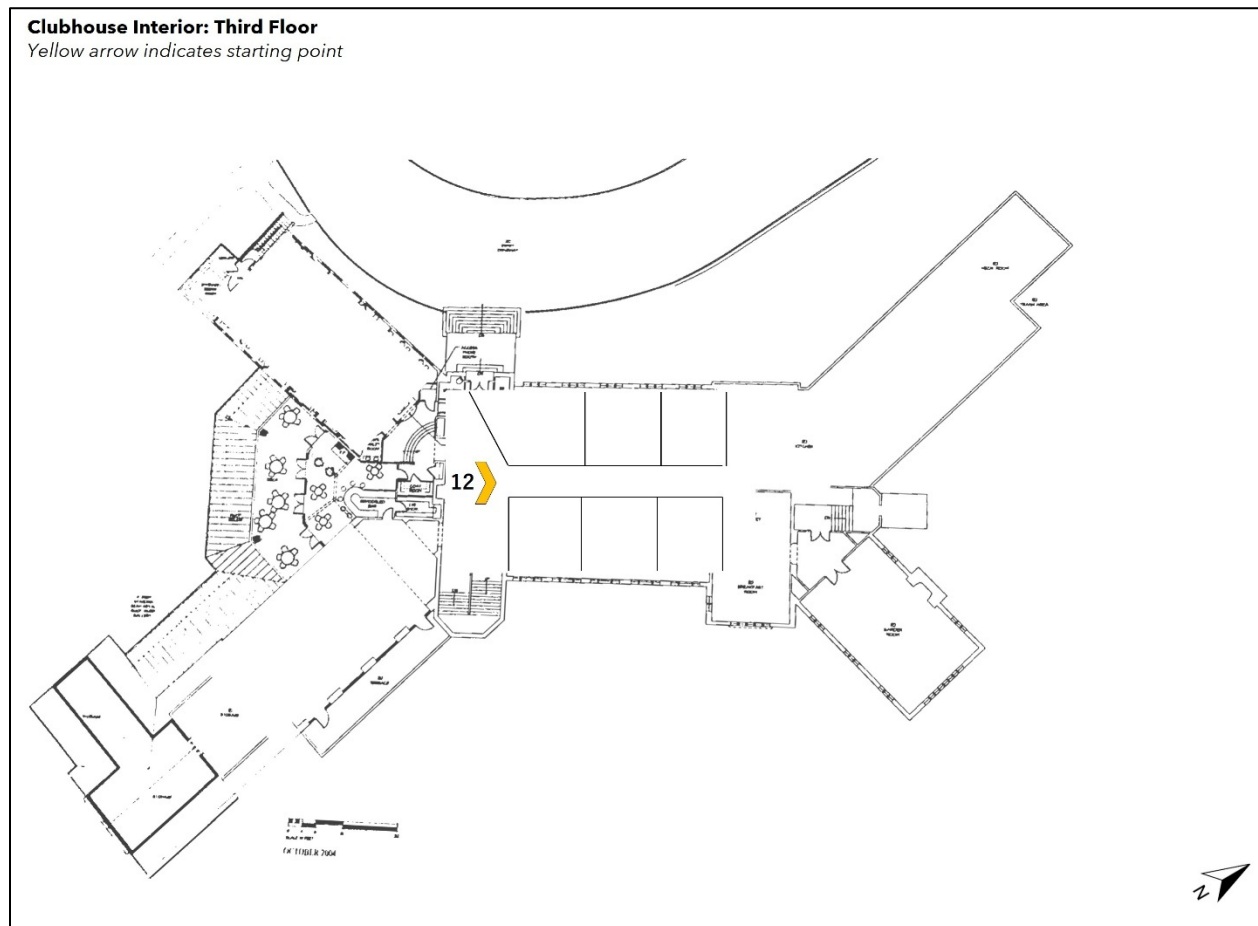


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Photo Key 4 of 6

Base map source: Brandini & Wings Master Planning, Architecture & Landscape Architecture;
map has been altered to show general layout of third floor corridors and rooms



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Photo Key 5 of 6

Base map source: Google

Manager's Cottage Interior & Exterior

Yellow arrow indicates starting point



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Photo Key 6 of 6

Base map source: Google



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Figure 1 Aerial view, looking southwest; Source: Claremont Country Club Archives, 2014



Figure 2 Aerial view, looking west at southeast elevation of Clubhouse; Source: Claremont Country Club Archives, 2014



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Figure 3 Aerial view, Clubhouse, southeast elevation, looking west, note Women's Locker Room Addition to the far left; Source: Claremont Country Club Archives, 2014



Figure 4 Clubhouse, southeast elevation, looking north; Note Fitness Center Addition at center and Women's Locker Room Addition to the far right; Source: Claremont Country Club Archives, 2014



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Figure 5 Looking toward the Livermore Mansion, Claremont's first clubhouse, 1910; Source: Claremont Country Club Archives

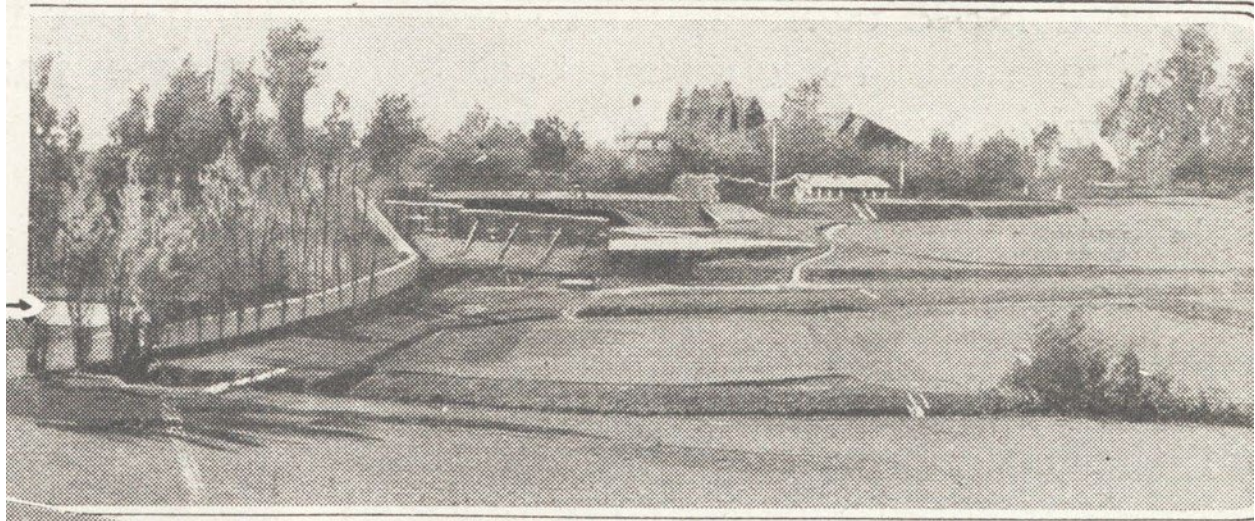
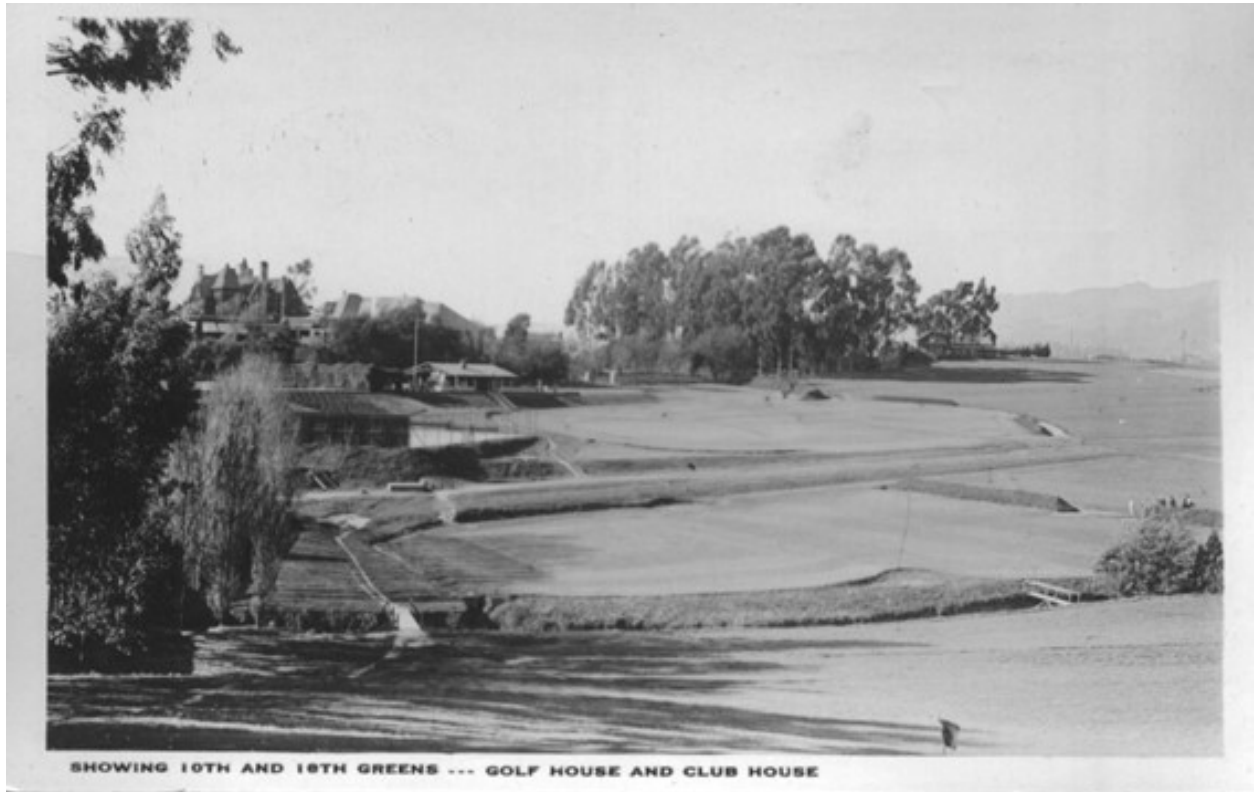


Figure 6 Looking towards the Livermore Mansion, Claremont's first clubhouse, showing what was then the 10th and 18th greens, 1915; Source: Claremont Country Club Archives



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Figure 7 Looking towards the nearby residential neighborhood from the sixth green, 1930s;
Source: Claremont Country Club Archives

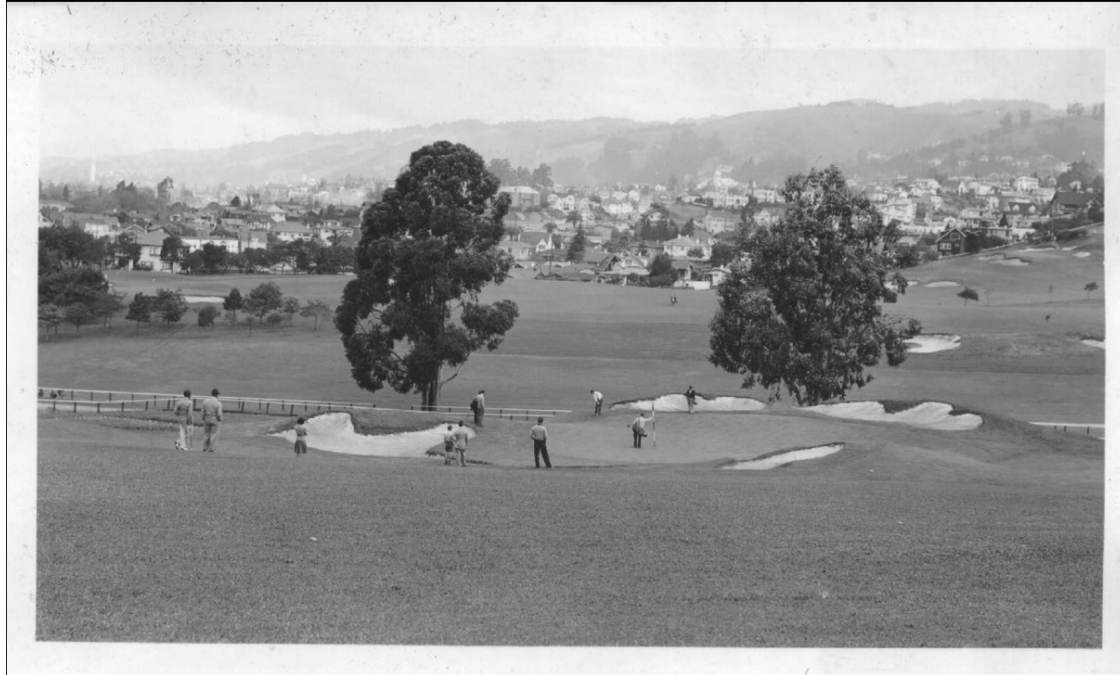


Figure 8 Alister MacKenzie's course design, 1930, utilized for the 2001-2008 restoration;
Source: Claremont Country Club Archives



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Figure 9 Looking towards the 1929 Clubhouse from the eleventh green, 1930s; Source: Claremont Country Club Archives



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Figure 10 Clubhouse main entrance, 1933; Source: Claremont Country Club Archives



Figure 11 Dining Room, undated; Source: Claremont Country Club Archives



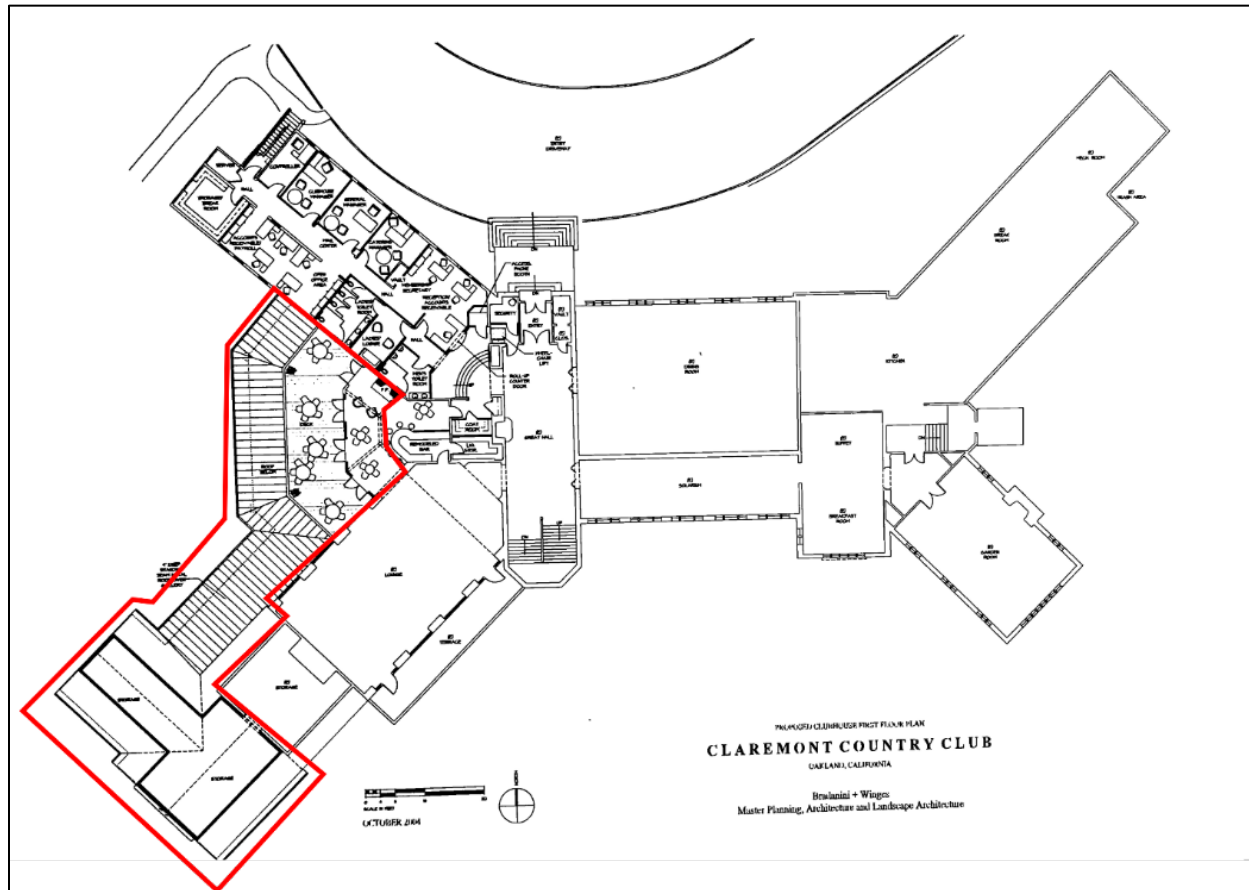
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Figure 12 Plan showing 2008 addition; Base map source: Brandini & Wings Master Planning, Architecture & Landscape Architecture



Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Photo 1 Site/Golf Course, view looking north



Photo 2 Garden located southwest of Manager's Cottage, view looking northwest



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Photo 3 Clubhouse, southwest elevation (façade), view looking northeast



Photo 4 Clubhouse, northeast elevation, view looking southwest



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Photo 5 Tennis Courts #1 & #2, view looking north towards the Pat O'Hara Tennis Pro Shop (left) and the Clubhouse (right)



Photo 6 Clubhouse interior, second floor, main entry hall (Great Hall), view looking southeast



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Photo 7 Clubhouse interior, second floor, lounge, view looking southeast



Photo 8 Clubhouse interior, second floor, Garden Room, view looking northeast



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Photo 9 Clubhouse interior, second floor, Dining Room, view looking northeast



Photo 10 Clubhouse interior, first floor, Grill Dining Room, view looking southwest



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Photo 11 Clubhouse interior, first floor, Presidents Room, view looking northeast



Photo 12 Clubhouse interior, second floor, corridor, view looking northeast



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Photo 13 Manager's Cottage, southeast (primary) elevation, view looking northwest



Photo 14 Manager's Cottage, southwest elevation, view looking northeast from back yard



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Photo 15 Manager's Cottage interior, primary living room, view looking southwest



Photo 16 Parking Garage (left) and Parking Structure #3 (right), view looking north



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Photo 17 Parking Structure #3, view looking north



Photo 18 Reservoir, view looking southwest



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Photo 19 Restroom Building #1, view looking northeast



Photo 20 Restroom Building #2, view looking north

