

TO: City Planning Commission

DATE: April 18, 1986

FROM: Staff

CASE FILE: LM 86-55

SUBJECT: Landmarks Designation of property
at 3034 - 3040 Richmond Boulevard.

DISCUSSION: The Landmarks Preservation Advisory Board has recommended that the property at 3034-3040 Richmond Boulevard be designated as an Oakland Landmark under the Zoning Regulations.

The complex is located in the Richmond Boulevard neighborhood, one of the few areas of Oakland below the hills that retains its original oak groves and picturesque rural quality. The fourplex epitomized the bucolic character of the neighborhood in its use of a highly rustic architectural mode, its virtual engulfment within a heavily-wooded setting and its siting high upon a hill, well back from the street and accessible from a wooden footbridge which crosses Glen Echo Creek. Although it is in close proximity to two neighboring structures, its deep setback and dense tree cover allow it to appear isolated. The splendid forested solitude of this structure and the rustic character of its neighborhood provide a remarkable contrast to the intensely urban surrounding of its neighborhood provide a remarkable contrast to the intensely urban surrounding areas, especially "Auto Row," along Broadway only two blocks away, a contrast which also existed when the complex was constructed in the 1920s.

Although very much in keeping with the rest of the neighborhood, the fourplex was built on land that was not subdivided until the 1920s, well after the original Oak Park Tract, which accounts for the fourplex's considerably later construction date. Its French Norman architecture, characteristic of the 1920s, provides a further contrast with the generally Craftsman architecture of its older neighbors. However, the picturesque qualities of this style make it equally complementary to the neighborhood's character.

Architect Frederiok Reimers worked in a broad range of styles during a long and productive career. "Period revival" modes were his choice for a number of residential commissions during the 1920s and 30s, illustrated in architectural journals, while major commercial and public buildings, especially in his later career, drew upon simpler, modern forms. The Income Securities Building (1928-29), almost sculptural in its Art Deco conception, is perhaps his most prominent design in Oakland. Numerous other examples of Reimers residential work may be found in Oakland's hill areas. Reimers rustic tendencies were carried to an extreme in a remarkable residence he designed in Monterey, located in a heavily-wooded site and largely built of logs and used living trees as structural elements (the J.M. Mendel House, Monterey Peninsula Country Club, c. 1927).

Designation of the property at 3034-3040 Richmond Boulevard as an Oakland Landmark cannot possibly have an adverse impact on the environment, therefore, the provision of the California Environmental Quality Act does not apply.

RECOMMENDATION: Designate the property at 3034-3040 Richmond Boulevard as an Oakland Landmark.

Attachment: Resolution LM 86-55
F-006 4LM8655.REL

Resolution 1986-8
Landmarks Preservation Advisory Board
City of Oakland

WHEREAS, a proposal to designate the following building and site as an Oakland Landmark pursuant to Section 7002 of the Zoning Regulations, has been considered by the Landmarks Preservation Advisory Board; and

WHEREAS, the Board has reviewed and examined the material pertaining to this property contained in Case File LM 86-55 and found on the Landmarks Nomination form, a copy of which is attached hereto; and

WHEREAS, the Board has determined that this property has special character, interest or value and that it merits Landmark designation, protective regulations, and preservation for enjoyment of future generations; now therefore be it

RESOLVED: That the Landmarks Preservation Advisory Board hereby initiates, under the provisions of Section 9502 of the Oakland Zoning Regulations, action to establish as a Landmark the following:

HISTORICAL NAME:	Unknown
COMMON NAME:	None
ADDRESS:	3034-3040 Richmond Boulevard
DATE:	1926
ARCHITECT:	Frederick Reimers
ORIGINAL USE:	Four attached residences
PRESENT USE:	Four attached residences
ASSESSOR'S PARCEL NUMBER:	10-806-20

and be it

FURTHER RESOLVED: That this building shall be preserved generally in all its particular exterior features as existing on the date hereof or may be modified to replicate or more closely resemble its original appearance; and be it

FURTHER RESOLVED: That this action be forwarded to the City Planning Commission for public hearing and consideration.

F-006 4LPABRES.REL