

1.	<b>Proposal:</b>	<b>Heritage Property Nomination by owner applicant, associated with the Mills Act Program Contract Applications, as follows:</b> 1) 3054 Richmond Blvd. (APN 010-0806-023-00) - City Council District 3 – Gibson McElhane
	<b>Environmental Determination:</b>	Exempt Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning
	<b>Service Delivery District:</b>	Citywide
	<b>City Council District:</b>	Citywide
	<b>Action to be taken:</b>	Determination that the properties are Eligible for City Heritage Property Designation, and Designation of the properties as City of Oakland Heritage Properties
	<b>For Further Information:</b>	Contact <b>Joann Pavlinec (510)238-6344</b> , <a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a>

**INTRODUCTION**

3054 Richmond Blvd. is before the Landmarks Preservation Advisory Board (LPAB, Board) for review and consideration of Heritage Property Eligibility and Designation as outlined in the Historic Preservation Element (HPE) of the Oakland General Plan. The Heritage Property Designation application has been submitted for consideration in conjunction with a concurrent Mills Act Contract application.

**BACKGROUND**

Chapter 4 of the HPE outlines policies and procedures with respect to Heritage Property Eligibility and Designation. ‘Heritage Properties’ are defined as:

Properties which definitively warrant preservation but which are not Landmarks or Preservation Districts.

Heritage Properties may be so designated by the Landmarks Preservation Advisory Board or the City Planning Commission (Commission). They may also be designated by the Director of City Planning, subject to confirmation within 45 days by either the Board or Commission.

***Effects of Heritage Property Designation***

Demolition, removal or specified major alterations of Heritage Properties may normally be postponed for up to 120 days. Heritage properties are Designated Historic Properties (HPE Policy 1.3), and therefore subject to HPE Policy 3.8 - subject to the California Environmental Quality Act as a Historical Resource.

### *Eligibility*

A property is eligible for Heritage Property designation if it either:

- (a) has received an existing or contingency rating of “A” (Highest Importance), “B” (Major Importance), or “C” (Secondary Importance) according to the methodology of the Intensive Survey; or
- (b) has received an existing or contingency rating of “A” or “B” from the Reconnaissance survey; or
- (c) contributes or potentially contributes to any area potentially eligible for Preservation District designation.

### *Heritage Property Designation Procedure*

Heritage properties may be designated by either the Landmarks Preservation Advisory Board or City Planning Commission after owner notification and acceptance. Landmarks Board Actions on Heritage Property designations are appealable by anyone to the City Planning Commission. Heritage Properties may be dedesignated at any time by the LPAB at the property owner’s request or at the initiative of the Board. All dedesignations must be based on documentation that the property does not meet the Heritage Property eligibility criteria, unless the designation was to be only for a period of time.

Since these nominations are owner-initiated in conjunction with Mills Act Contract applications, the LPAB may designate the property a Heritage Property based on review of and compliance with the Eligibility Criteria.

## **HISTORIC STATUS AND HERITAGE PROPERTY ELIGIBILITY FOR INDIVIDUAL PROPERTIES**

The application property is described below (Attached: Preliminary Evaluation Sheets and Tally Sheets for Heritage Property Eligibility, and application ).

### **LM13-246**

**Heritage Property Eligibility Preliminary Rating: B (32 points)**

**Heritage Property Eligibility Contingency Rating: B (32 points)**

(Please see *Attachment A*)

*Historic Status:* The Oakland Cultural Heritage, Inventory Survey rates the individual property as a C (Secondary Importance), 2+ (Primary Contributor to an Area of Secondary Importance, Richmond Boulevard<sup>1</sup>).

The Preliminary Evaluation for Landmark Eligibility rates the property as Present Rating – ‘B’, Contingency Rating – ‘B’.

*Council District:* 3 (*Gibson McElhaney*)

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<sup>1</sup> Also, a major contributor to the Richmond Blvd. API within the larger ASI.

*Significance Summary (Please see Attached Significance Statement, Attachment B):* The Two-story Cape-Cod style home with attached in-law apartment is set well back from the street on a large hillside lot of native oak woodland that slopes down to Glen Echo Creek. It was built in 1926 by architect Frederick Reimers as his personal residence. Almost all of the house's original architectural details, including windows and doors, cabinets and bookshelves remain unchanged and in excellent condition. Only kitchen and bathroom cabinets and fixtures are newer. The house is the first and northernmost of three structures along the creek by Reimers during the 1920s in period revival styles. Also, a French Provincial Revival fourplex constructed by Reimers in 1926 at 3034-40 Richmond Boulevard is a designated City of Oakland Landmark. These four structures were built on land that was originally part of a five-acre estate owned by Reimer's father-in-law, a well-known businessman and business partner of Oakland Mayor Frank K. Mott, named E.A. Howard. Howard subdivided the estate to create the 3054 Richmond lot to convey the lot to his daughter, following her marriage to Reimer.

It 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. It was first developed by Wickham Havens as the Oak Park Tract in 1905 and touted as "better than Piedmont" by its promoters, most likely due to its stately homes and romantic naturalism that exemplifies the "build with nature" ethos of the Arts and Crafts period.

The Reimers house incorporates period revival architecture into a heavily wooded setting in a design that sustains the bucolic character of the neighborhood. The site and house appear isolated despite its close proximity to neighboring structures. Photographs of the house in the 1935 edition of *American Architect (Attached)* strongly emphasized this melding of structure and setting. The character of the house and the neighborhood provide a remarkable contrast to the intensely urban surrounding areas, with Broadway's Auto Row only two blocks away, a contrast that also existed when the Reimers house was constructed.

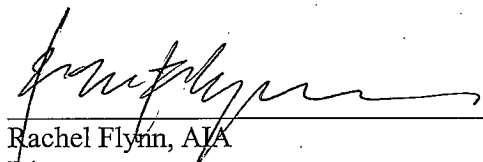
The original landscape design was most likely created or strongly influenced by his father, the noted landscape architect Johannes Reimers. He adopted the naturalistic landscape design style that became popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries – a style that is reflected in the landscaping of the house as it appeared in the 1935 *American Architect* article.

Frederick H. Reimers is one of the best known and most prolific 20<sup>th</sup> century architects to have lived and worked in Oakland. He is a University of California 1915 graduate. He worked with architect Bernard Maybeck for a short time. In 1927 Reimers' office was located in the Tribune Tower, and later he moved his office to San Francisco. His practice included residences, public housing projects, WWII-era barracks, and commercial buildings. While his major commercial buildings drew upon modern design styles, period revivals were his choice for a number of residential commissions. The Income Securities Building (1928-29, 360-64 14<sup>th</sup> Street), a masterpiece of Art Deco design, is perhaps his most prominent landmark in Oakland. The Art-Deco style Howard Automobile Building (1930) is a City of Berkeley Landmark. The Monterey 'Olvida Penas', a modern iteration of California's Mexican rural vernacular, is listed on the National Register, and the Chung Mei House for Chinese Boys in El Cerrito was just recently also listed on the National Register.

## RECOMMENDATIONS

1. Receive any testimony from interested citizens;
2. Review the preliminary Heritage Property Eligibility Rating Sheet and historic status information for accuracy, and if appropriate, make any necessary revisions;
3. Make the determination that the 3054 Richmond Blvd. is Eligible for City Heritage Property Designation; and
4. Approve the designation as a City of Oakland Heritage Property.

Respectfully submitted:



Rachel Flynn, AIA  
Director  
Department of Planning and Building

Prepared by:



Joann Pavlinec, Historic Preservation

Attachments: A – Preliminary Evaluation/Tally Sheet for Heritage Property Eligibility & Application Form –  
B - Oakland Landmarks Preservation Advisory Board Application

Ref: HeritageProperties/2013MillsAct

**City of Oakland – Landmarks Preservation Advisory Board  
EVALUATION SHEET FOR LANDMARK ELIGIBILITY**

Preliminary       Final

Address: 3054 Richmond Blvd.

Name: FREDERICK H. REIMERS HOUSE

- A. ARCHITECTURE** *Picturesque using Oakland landscape; Build of Native Movement;*
- |   |   |           |          |           |
|---|---|-----------|----------|-----------|
| 1. Exterior/Design: <u>Cape Cod characteristics; creek side lot</u>                     | E | <u>VG</u> | G        | FP        |
| Interior: <u>Build w/ lockboxes, cabinets, window seats, doors remain</u>               | E | VG        | G        | <u>FP</u> |
| 3. Construction: <u>Wood frame, standard early 20<sup>th</sup> century construction</u> | E | VG        | <u>G</u> | FP        |
| 4. Designer/Builder: <u>Frederick H. Reimers</u>  | E | <u>VG</u> | G        | FP        |
| 5. Style/Type: <u>Early Cape Cod revival, few in Oakland</u>                            | E | VG        | <u>G</u> | FP        |

- B. HISTORY** *Reimers - tertiary importance, intimately connected.*
- |   |          |    |          |           |
|---|----------|----|----------|-----------|
| 6. Person/Organization: <u>(E.A. Howland, prominent business man)</u> | E        | VG | <u>G</u> | FP        |
| 7. Event: <u>NA</u>   | E        | VG | G        | <u>FP</u> |
| 8. Patterns: <u>NA</u>  | E        | VG | G        | <u>FP</u> |
| 9. Age: <u>1924</u>   | E        | VG | <u>G</u> | FP        |
| 10. Site: <u>Has not been moved.</u>                                  | <u>E</u> | VG | G        | FP        |

**C. CONTEXT**

- |  |   |           |          |    |
|--|---|-----------|----------|----|
| 11. Continuity: <u>Main contributor to Richmond Blvd API up to August 1951</u> | E | <u>VG</u> | G        | FP |
| 12. Familiarity: <u>Obvious &amp; familiar in context of the neighborhood</u>  | E | VG        | <u>G</u> | FP |

**D. INTEGRITY**

- |   |          |   |   |   |
|---|----------|---|---|---|
| 13. Condition: <u>No apparent surface wear or structural problems</u> | E        | G | F | P |
| 14. Exterior Alterations: <u>No changes</u>                           | <u>E</u> | G | F | P |

Evaluated by: Marvin Paulinec

<b>STATUS</b>	
<b>Rating:</b>	
City Landmark Eligibility:    Eligible	<input type="checkbox"/> Not eligible
National Register Status: <input type="checkbox"/> Listed	<input type="checkbox"/> In process
<input type="checkbox"/> Determined eligible	<input type="checkbox"/> Appears eligible
<input type="checkbox"/> Appears ineligible	
Site of Opportunity <input type="checkbox"/>	

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_ (Date)

Attest: \_\_\_\_\_  
Secretary

**City of Oakland – Landmarks Preservation Advisory Board  
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY**

Preliminary       Final

Address: 3054 Richmond Blvd.  
Name: FREDERICK H. REIMERS HOUSE

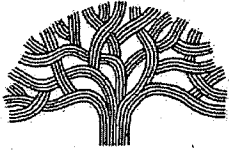
12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				<b>A. ARCHITECTURE TOTAL (max. 26)</b>	<b>12</b>
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				<b>B. HISTORY TOTAL (max. 60)</b>	<b>14</b>
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				<b>C. CONTEXT TOTAL (max. 14)</b>	<b>6</b>
<b>PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)</b>					<b>32</b>
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				<b>D. INTEGRITY</b>	<b>-0</b>
<b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b>					<b>32</b>

**STATUS/RATING**

Present Rating (Adjusted Total):       A(35+)     B(23-34)     C(11-22)     D(0-10)

Contingency Rating (Preliminary Total):     A(35+)     B(23-34)     C(11-22)     D(0-10)

City Landmark Eligibility:     Eligible (Present Rating is A or B)       Not eligible



# Oakland Landmarks Preservation Advisory Board

## OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone. See instructions in "HOW TO COMPLETE OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM."

### 1. IDENTIFICATION

Frederick H.

A. Historic Name: Reimers House

B. and/or Common Name: \_\_\_\_\_

### 2. ADDRESS/LOCATION

Street and number: 3054 Richmond Blvd Zip Code: 94611

### 3. CLASSIFICATION

A. Category

District

Building(s)

Structure

Site

Object

D. Present Use (P) and Historic Use (H)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Museum
<input type="checkbox"/> Commercial	<input type="checkbox"/> Park
<input type="checkbox"/> Educational	<input checked="" type="checkbox"/> Private Residence
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
<input type="checkbox"/> Government	<input type="checkbox"/> Scientific
<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation
<input type="checkbox"/> Military	<input type="checkbox"/> Other (Specify):

B. Status

Occupied

Unoccupied

Work in progress

C. Accessible

Yes: restricted

Yes: unrestricted

No

E. Number of Resources within Property

Contributing	Non-contributing
<u>1</u>	<input type="checkbox"/> buildings
_____	<input type="checkbox"/> sites
_____	<input type="checkbox"/> structures
_____	<input type="checkbox"/> objects
_____	<input type="checkbox"/> Total

F. Application for:

City Landmark

Heritage Property

S-7 District

S-20 District

4. OWNER OF PROPERTY

Name: Josh Harkinson

Street and Number: 3054 Richmond Blvd.

City: Oakland State: CA Zip Code: 94611

Assessor's Parcel Number: 10-806-23

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

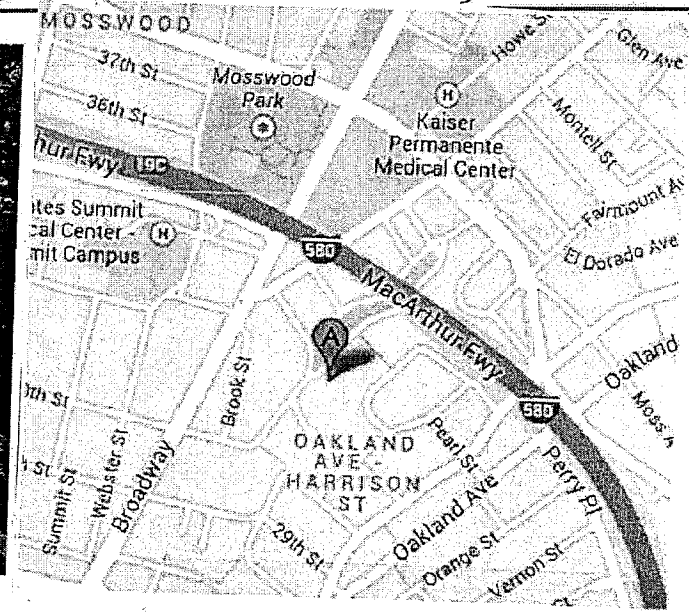
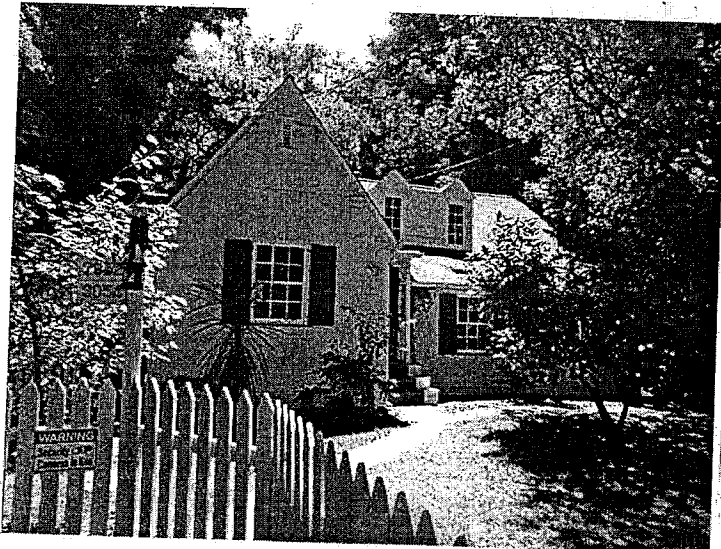
- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
<u>Oakland, CA Vol. 1A</u>	<u>C2+</u>	<u>1986</u>	<u>See attached</u>



7. DESCRIPTION



A. Condition:

- Excellent
- Good
- Fair
- Deteriorated
- Ruins
- Unexposed

B. Alterations:  
(Check one)

- Unaltered
- Altered

C. Site  
(Check one)

- Original Site
- Moved (Date \_\_\_\_\_)

D. Style/Type:

Cape Cod

E. Describe the present and original (if known) physical appearance:

CAPE COD Cottage (and unit)  
 See attached for more detail

8. SIGNIFICANCE

See attached

- A. **Period:**  
 Prehistoric  
 Pre-1869  
 1869-1906  
 1906-1945  
 Post-1945

- B. **Areas of significance--check and justify below:**
- |  |  |
|--|--|
| <input type="checkbox"/> Archeology-prehistoric  | <input checked="" type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic     | <input type="checkbox"/> Law                               |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Literature                        |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military                          |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Music                             |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Philosophy                        |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Politics/government               |
| <input type="checkbox"/> Community Planning      | <input type="checkbox"/> Religion                          |
| <input checked="" type="checkbox"/> Conservation | <input type="checkbox"/> Science                           |
| <input type="checkbox"/> Economics               | <input type="checkbox"/> Sculpture                         |
| <input type="checkbox"/> Education               | <input type="checkbox"/> Social/humanitarian               |
| <input type="checkbox"/> Engineering             | <input type="checkbox"/> Theater                           |
| <input type="checkbox"/> Exploration/settlement  | <input type="checkbox"/> Transportation                    |
| <input type="checkbox"/> Industry                | <input type="checkbox"/> Other (specify)                   |
| <input type="checkbox"/> Invention               |  |

- C. **Period of Significance:** 1920-1945
- D. **Significant dates:** 1924: constructed  
1924- circa 1956  
Reimers lived here
- E. **Builder/Architect/Designer:** Frederick Reimers
- F. **Significant persons:** Frederick Reimers, E.A. Howard
- G. **Statement of Significance (include summary statement of significance as first paragraph):**

See Attached

Summary: Personal residence of noted Oakland architect Frederick H. Reimers. Exemplar of City Beautiful movement as implemented along the unique forested greenbelt of Richmond Blvd. Example of Period Revival style as practiced by leading architect of 20th century Bay Area.

9. **MAJOR BIBLIOGRAPHICAL REFERENCES** See attached
10. **GEOGRAPHICAL DATA** See attached

A. Land area of property (square feet or acres): 10,000 S.F.

B. UTM References:

USGS Quadrangle Name: Oakland West USGS Quadrangle Scale 1:24,000

A \_\_\_\_\_ B \_\_\_\_\_  
Zone Easting Northing Zone Easting Northing

C \_\_\_\_\_ D \_\_\_\_\_

C. Verbal boundary description: 3054 Richmond Blvd Oakland, CA

11. FORM PREPARED BY APN: 10-806-23

Name/Title: Josh Harkinson

Organization: \_\_\_\_\_ Date: 5/19/13

Street and Number: 3054 Richmond Blvd. Telephone: 713-446-0368

City/Town: Oakland State: CA Zip Code: 94611

**DEPARTMENTAL USE ONLY**

A. Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

B. Action by Landmarks Preservation Advisory Board

(1) \_\_\_\_\_ Recommended \_\_\_\_\_ Not recommended for landmark/S-7/S-20 designation

Date: \_\_\_\_\_ Resolution number: \_\_\_\_\_

(2) \_\_\_\_\_ Designated as Heritage Property Date: \_\_\_\_\_

C. Action by City Planning Commission

\_\_\_\_\_ Recommended \_\_\_\_\_ Not recommended for landmark/S-7 designation

Date: \_\_\_\_\_

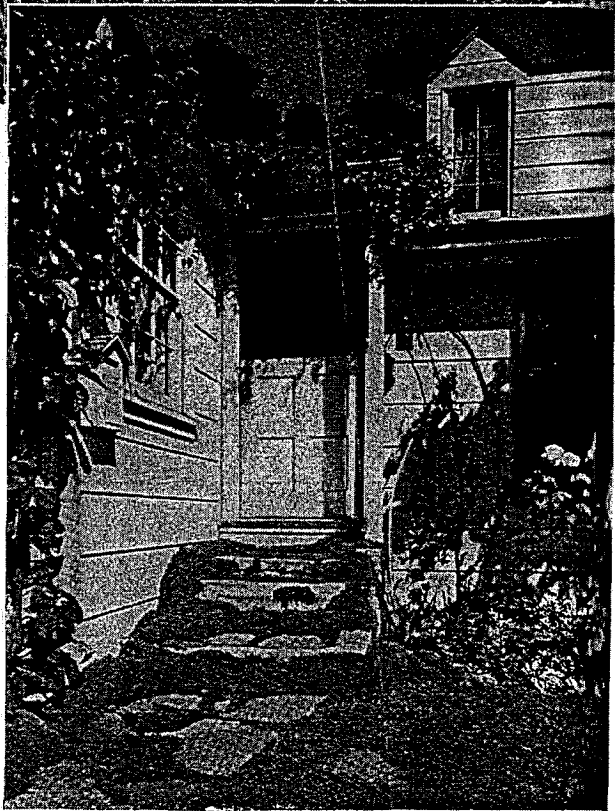
D. Action by City Council

\_\_\_\_\_ Designated \_\_\_\_\_ Not Designated

Date: \_\_\_\_\_ Ordinance No: \_\_\_\_\_



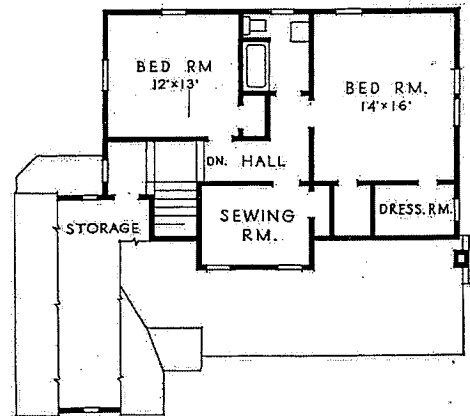
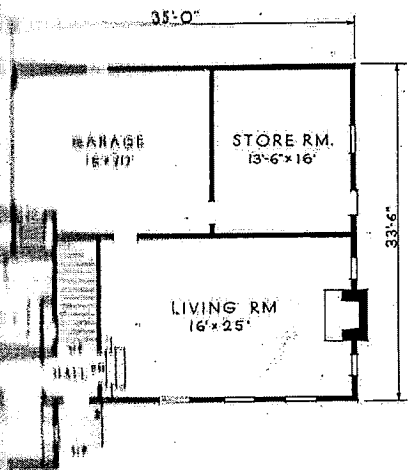
STURIEVANT



FREDERICK H. REIMERS, ARCHITECT  
HOUSE OF FREDERICK H. REIMERS  
OAKLAND, CALIFORNIA



STURTEVANT



## Tide Waits Not Even for Cupid

MRS. FREDERICK HOLBERG REIMERS, whose sudden marriage this morning surprised Eastbay society, the bridal couple sailing at noon today for Honolulu. The bride was Miss Jane Howard, debutante daughter of Mr. and Mrs. E. A. Howard of Kempton avenue.



A hurried trip to Carmel-by-the-Sea to join his bride-elect was followed by an equally rapid return and an impromptu wedding at the home of the bride in Kempton avenue, this city, at 8 o'clock this

morning which upset the plans of Miss Jane Howard, debutante, and Frederick Holberg, Reimers, son of a prominent Berkeley family, for a brilliant wedding in September.

Reimers was called to Honolulu on business affairs, sailing at noon today on the Wilhelmina. Yesterday he joined the E. A. Howards at their country home at Carmel-by-the-Sea, where sudden plans for the hasty wedding were completed, the family returning last night to their home here.

Miss Elizabeth Howard was her sister's maid of honor and wore a gown of light gray georgette. The bridesmaids were Miss Kitty Bell, lone daughter of Mr. A. A. Long, and Miss Margaret Howard, another sister of the bride. Both wore frocks of helix georgette and carried shower bouquets of spring blossoms.

The bride was married in a gown of soft gray silk with which she wore a chic hat of French blue

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# TUBERCULAR CITY BOARDS FOES OPEN ASK RAISES FARM CAMP IN BUDGETS

### With 120 Selected Children As Guests, Tuberculosis Association to Maintain Del Valle Site This Year

With 120 selected children in search of health as guests, Alameda County Tuberculosis association will maintain its last temporary summer camp at Del Valle Farm this year. Construction work upon the first unit of the permanent building was instituted yesterday when county surveyors launched the preliminaries. Miss Annie Florence Brown, president, accompanied by Mrs. Dudley Kinross, Mrs. A. A. Matern, Mrs. Walter Briggs, reviewed the Livermore site and general placement of the all-year-round institution. The staff for the 1923 summer camp is organized, and will be ready for duty June 16, when a company of sixty girls take up a month's residence at the farm under the general direction of the tuberculosis association.

A second party of sixty boys are due July 16 for a four weeks' sojourn. Dr. Chesley Bush is the medical director of the health camp. Mrs. and Mrs. Marshall Hjelte will be directors. Miss Genevieve Quirk has been appointed public health nurse. The personnel is completed with a book, an assistant and a caretaker. Showers have already been installed and the accommodations made ready for the reception of the unit of sixty children next week. Alameda Red Cross chapter, through the interest manifested by Mrs. W. D. Stephens, has contributed a \$500 range as permanent equipment.

Under the leadership of Mrs. Dudley Kinross a storehouse has been comfortably filled with linen, night garments and equipment which will be demanded during the season. Parent-teacher associations, church societies and other groups have assisted in collecting the stock.

To create a fund for the purchase of such equipment as will be demanded by the camp this year the tuberculosis association will give a benefit card party Thursday, June 14, at the residence of Mrs. Arthur G. Nasson of Claremont Minor. Because of conditions imposed upon the organization by participation in the Community Chest the invitations are being kept strictly within the membership and their friends.

Miss Brown is assisted in making arrangements for the benefit by Mrs. Robert H. Wright and Mrs. Dudley Kinross. Reservations are being made with Mrs. G. A. Matern, Berkeley 1830, and with Mrs. Walter Briggs. Other committees are: Refreshments, Mrs. Harvey Lindes; Mrs. Alexander Allen Jr., seating; Mrs. Katherine Brown White, Mrs. Honor Poundstone, and carried orchids and lilies of the valley.

Phillip Finzell was host man for Reimers and the ritual was read by Rev. Alexander Allen, rector of St. Paul's Episcopal church. A wedding breakfast was served the immediate family.

The bride made her debut to bay society a season or two ago. Her engagement was announced early in the spring.

She was the guest of honor at a large reception last month for several hundred guests at which her mother and sisters presided as hostesses.

Reimers is a daughter of Mr. and Mrs. E. A. Howard and was a student at the University of California, where she was one of the most popular members of the Delta Gamma society. Reimers is a member of the California Yacht club and member of the Sigma Nu Fraternity. He is a son of Mrs. Marie Reimers of Berkeley. The bridal couple will remain in the Hawaiian Islands for two

### Schools, Harbor, Police and Park Departments Want Increases; Officials Faced by Management Problem

While the board of education started its first preliminary work toward its 1923-24 budget yesterday afternoon, and other large city government entities worked over their proposed finances, the city purchasing department beat all the others by tendering to the commissioner of finance its request for the coming year. The purchasing department, however, is about the smallest of all, having but one purchasing agent and three clerks.

It is admitted by all the city officials that this year's budget presents larger problems of management than any in the recent past, especially in view of their expressed desire to keep down the tax rate.

For the city in general, many departments demand expansion, especially the harbor department. The harbor officials argue that new docks, piers and wharves are not only desirable and very necessary, but are a permanent investment which yield sure returns. A program of expansion by the harbor department is among the matters to be considered.

#### WAGE RAISE FACTOR

The recent raise granted to the policemen and firemen by the people will demand several thousand dollars more for salaries than formerly, it is admitted, and the general raise granted all city employees will add to this amount.

The park department, by circulating through improvement clubs, is reviving the save Oakland's Sequoia campaign, suggesting that the hill lands be bought on the installment plan, out of budget moneys. Commissioner Frank Colburn says he will ask for more policemen.

The finance department, desiring better facilities for tax-collecting in the city hall, is seeking an appropriation to refurnish the rooms on the ground floor, according to the officials. There is also a movement afoot to move the fire-department out of the city hall and to some other centralized building.

#### TAKE IS ITTEM

The improvement of Lake Merritt, and the filling of marsh lands behind the auditorium are other items in the budget.

Many street projects, including the paving of East Fourteenth street, are going to come up during the discussion of the budget, according to City Engineer W. W. Harrison. Repairs and resurfacing are projected for many miles of streets.

The board of education, it is reported, must, as usual, ask a larger amount than the last year. This, it is pointed out, is caused by the annual increase of pupils in Oakland, necessitating more teachers and larger school facilities, a growing burden which cannot be side-stepped.

An appropriation of \$50,000 to rebuild Hawthorne school, or the first unit thereof, is practically pledged by the board of education to Hawthorne residents, who ask a structure to take the place of the one burned down.

#### REPAIR FUND SOUGHT

Business Manager Don Rice of the school department says he again will endeavor to carry his plan for a sinking fund which, in three years, can take care of the repairs of old schools.

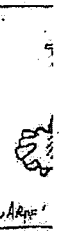
It is going to be a problem to jam all the askings of all the departments into a budget this year, admits Commissioner W. H. Edwards of the finance department. "There's a limit to what should be asked of the taxpayer and yet the

## An New

Truly, 'Toughly,' the Snow the Oakh vange-wa ticipation the recalls to warrant high speed



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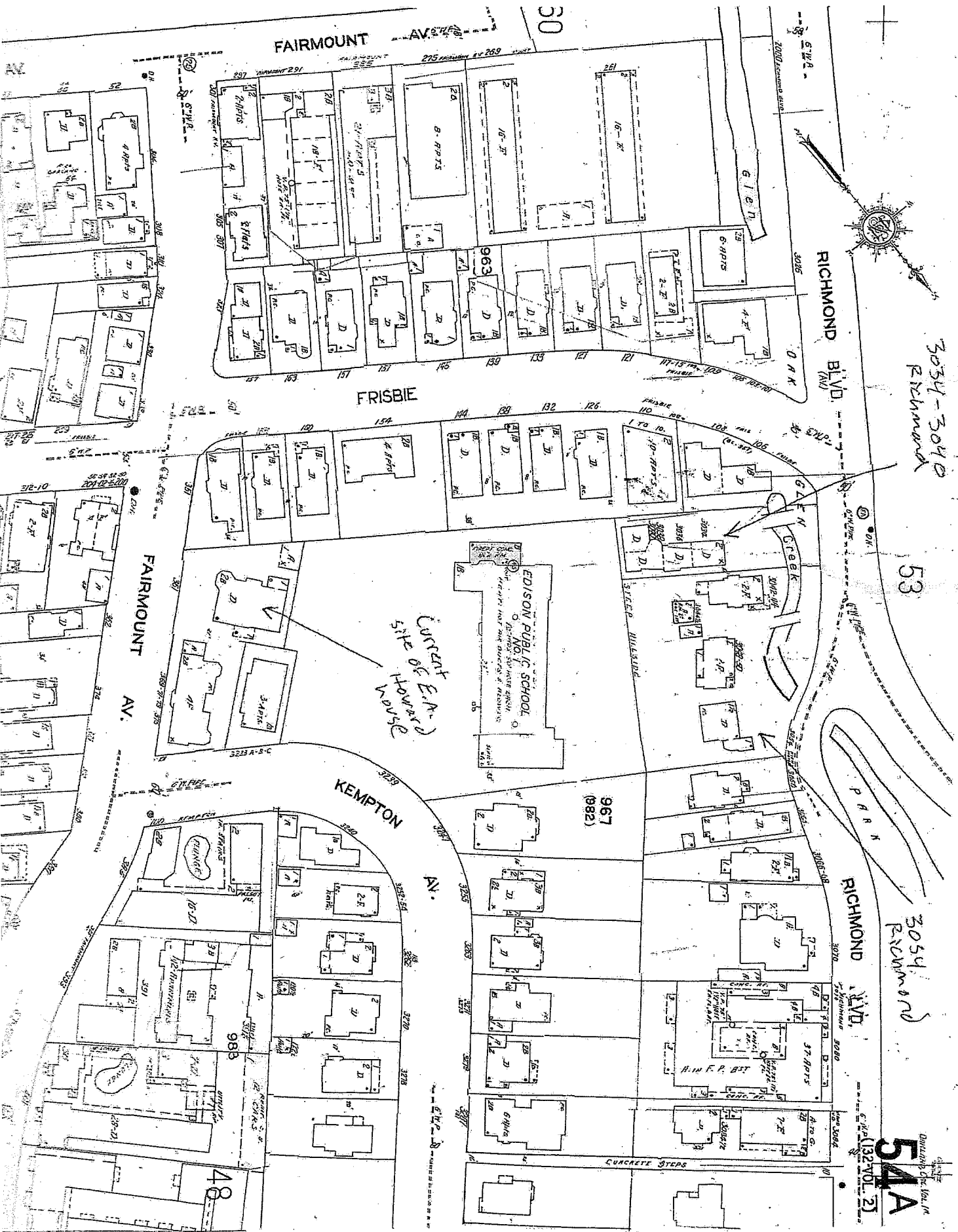
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#### SCHOC

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FAIRMOUNT AV.

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RICHMOND BLVD.

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FAIRMOUNT AV.

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RICHMOND BLVD.

EDISON PUBLIC SCHOOL  
 100' x 100' x 100' x 100'  
 100' x 100' x 100' x 100'  
 100' x 100' x 100' x 100'

CURRENT HOME SITE OF E.M.D. HANSON

967 (882)

CONCRETE STEPS

1912

Future site of 3054 Richmond

132

131

138

963

967 (982)

Original E.A. Howard house site

983

126

140

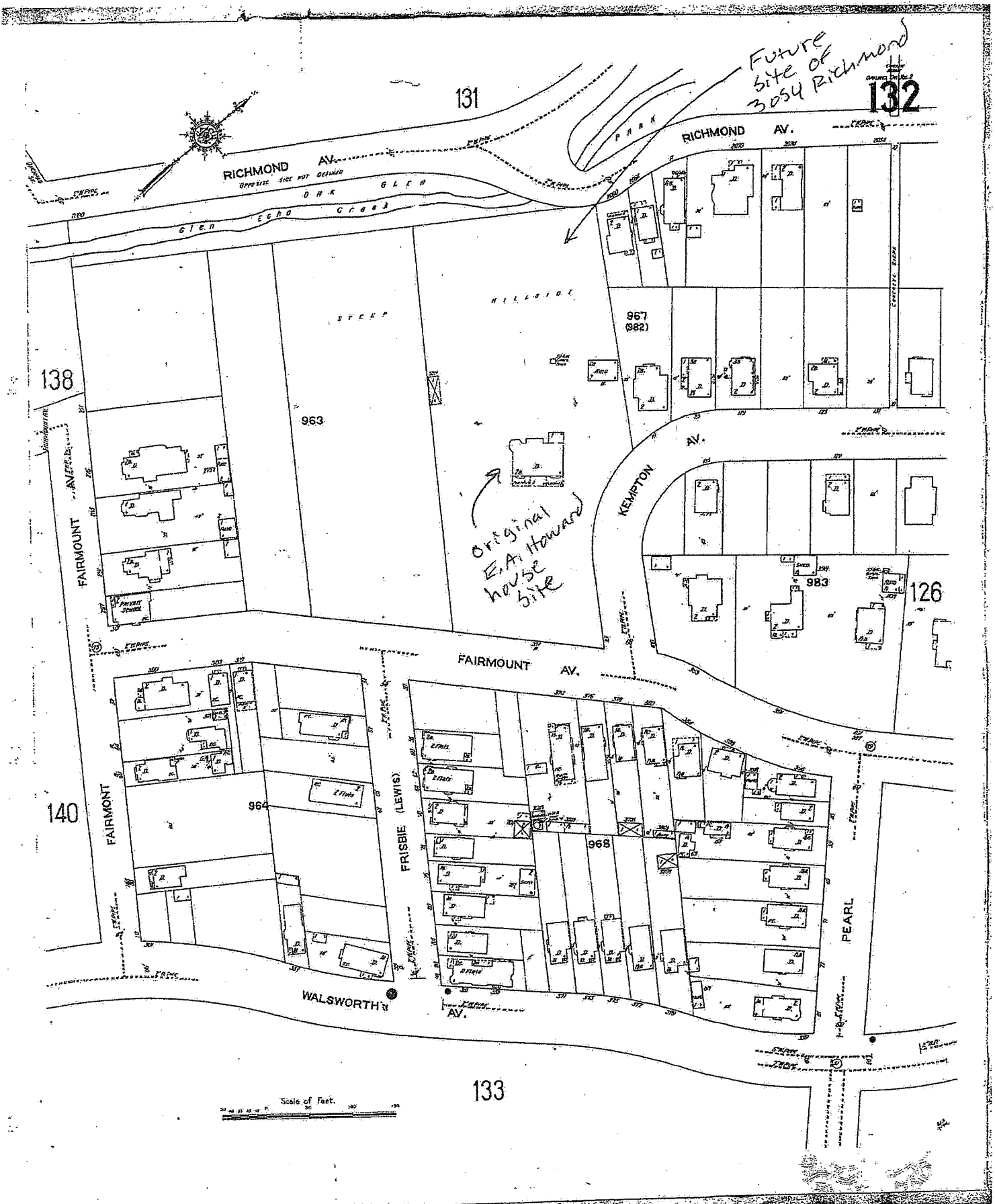
964

968

WALSORTH AV.

133

Scale of Feet. 0 20 40 60 80 100





# Submission of E.A. Howard tract

Assessor's Map 10.

Code Area No. 17:001

Survey No. 824

For Henry C. Lee Esqr.

TR. 5357 156/19  
100 Acre Tract (Bk. A Pg. A)  
Scale 1" = 40 ft.

BOOK 9

1925 - all EA Howard exc 3054 corner  
Janet Howard Remers, 51800 - addr? 857  
"5" reserved" atg Rich. Bk edge

806  
2

Rev 18-20-79 EAM  
3-11-82 15  
6-26-89 PB

1922 book  
all Wm Flork  
70 Frisbie St

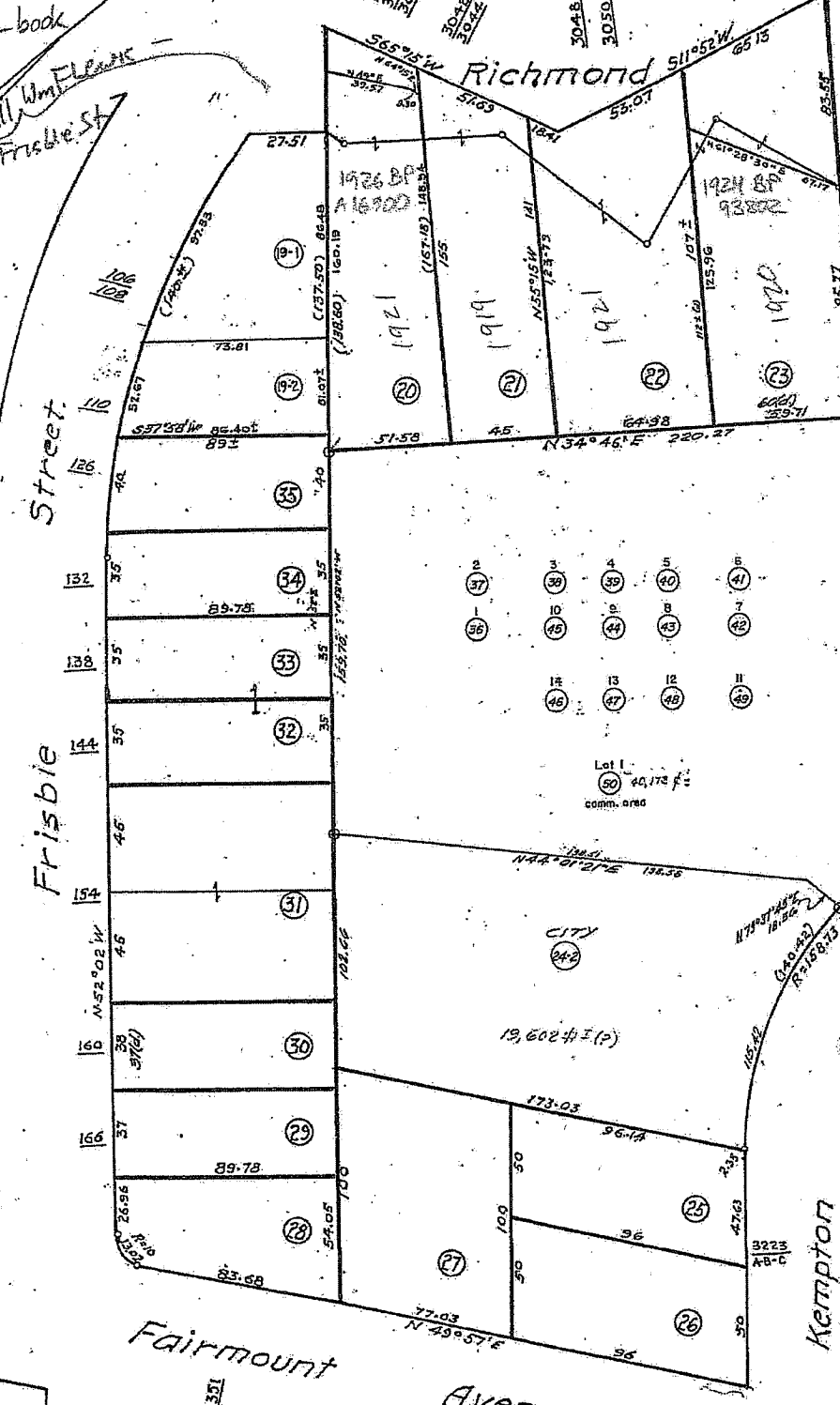
Boulevard  
whole prop 3400  
1928-24 EA Howard 4000 pp 500  
4 autos 2150 8/100

1915 same (2 cars)  
1910 EA Howard, 5000 p 800 a 700  
→ 1906 " " 5000

1901 (Walsworth Tr.)  
Eliz C. Stude & EA Howard 3,668 ac  
1903 EA Howard 3,685 ac, 1904, 1905

Granny 2 parcels  
Hunt Co 1524  
Hunt Co 1878 p 182  
Hunt Co 1920 p 182  
Press (Koffel) X 920 p 126 w v 1927 etc

806  
PAGE 1



807  
13 1/2 p  
1000 sq ft

1892 ASZ Cosswell 5AC  
1896 AR " "  
1900 " " 368 ac

X 741.67L Misc  
Howard EA & G - VF letterheads  
Tr 5 12/31/1892 p 9 and 1

- 1892 dir: Edw A & Frank K. Holt, carriage materials 563 + 565 12th res 8915th 808 1891 " " " " " "
- 1907 p Co, Edw A r 371 Fairmount Av
- 1899 Howard Edw A lumber r 1986 Webster
- 1895 EA & Co (Edw A & Frank K. Holt) Hardware Lumber Carriage Mfg, Iron - Street, 651-65 Bay - r 1571 7th Av
- 1882 Howard Edw A teacher r 289 15th, also Jane C Mrs
- 1889-90 H & WARD EA wmp the Oaked Carriage Co r 819 15th also J C Mrs (Mott Franks, elk WC Frife, r 1714 12th Carriage hardware Ind 2
- 1882 EA blepr r 819 15th - Mott elk WC Frife
- 1880 H & WARD EA - Jnr phrs 627 10th
- 1884 " " Ed A and State V r 819 15th also Car rty at law, Jnr phrs

Oak Herald 10/17/85  
C.A. 10/17/85

**Oakland Landmarks Preservation Advisory Board**  
**Oakland Landmark Application Form**  
**Reimers House**  
**3054 Richmond Blvd, Oakland, CA 94611**

**7E. Description**

This two-story Cape-Cod-style home with attached in-law apartment is set well back from the street on a large hillside lot of native oak woodland that slopes down to encompass a portion of Glen Echo Creek. A dormer consisting of two gabled windows faces the street and breaks up the curved pitch of the high-peaked roof. Set perpendicularly to the main roof, another steeply gabled roof covers a kitchen and protruding dining room, lending the front of the house an "L" shape. Working exterior shutters frame the numerous downstairs windows overlooking the creek. The typical window is a twelve-light casement, but the size varies depending on the location. Access to the house is through the gate of a picket fence, via a winding brick path that ends in a Dutch-style front door that is set into the corner of the building's "L," beneath a small cornice. The side and rear of the house open to separate patio areas contiguous with the forested back yard.

**8. Significance**

This distinctive home was constructed in 1924 by architect Frederick Reimers (June 1, 1889—July 11, 1961) as his personal residence. Reimers is identified as the owner and architect of the home in the building permit (#93802) and several subsequent press and journal clippings. A feature story on the structure in the July 1935 issue of *American Architect* identifies it as the "house of Frederick H. Reimers."

The house is the first and northernmost of at least two structures built close to each other along the creek by Reimers during the 1920s in period revival styles. Another two houses erected between these two structures at around the same time are likely to have also been built by Reimers, but available records do not specify the name of the architect. Judging from their exteriors, all four houses remain in good to excellent condition. A French Provincial Revival fourplex constructed by Reimers in 1926 at 3034-3040 Richmond Boulevard was designated a historic landmark by the Oakland City Council on July 8, 1986.

These four structures were erected on land that was originally part of a five-acre estate owned by Reimers' father-in-law, a well-known businessman named E.A. Howard. Reimers' marriage to Howard's daughter, Jane Howard, on June 6, 1923, was society page news that day in the *Oakland Tribune*. Howard lived in a large 1905 shingled house at the top of the creek valley, on what later became the site of Edison School (the mansion was moved a short distance to its present location at 361 Fairmount Avenue). In 1925, block books show that Howard subdivided his estate to create the lot for 3054 Richmond Boulevard, which he conveyed to his daughter and her new husband. The owner of rubber, lumber, hardware, and carriage parts businesses (the latter in partnership with future mayor Frank K. Mott), Howard was likely one of the original suppliers of the automotive repair shops along the adjacent part of Broadway Avenue now known as Auto Row.

Reimers' home 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. First developed by Wickham Havens as the Oak Park Tract in 1905, the neighborhood was touted as "better than Piedmont" by its promoters, probably due to its stately homes and a romantic naturalism that exemplifies the "build with nature" ethos of the Arts and Crafts period.

Directly across the street from the Reimers home is the southern terminus of Richmond Boulevard Park, a forested greenbelt that follows a three-block stretch of Glen Echo Creek. The park was proposed during the administration of Mayor Mott, a firm believer in the greenbelt and "urban park" ideas of the City Beautiful movement. City planners originally wanted the greenbelt to extend all the way from Lake Merritt to what is now Mosswood Park. Oakland's current Broadway-Valdez District plan has partially revived that idea, calling for an extension of the Richmond greenbelt two blocks southward from the Reimers house to 29<sup>th</sup> Street.

The bucolic character of the Richmond Boulevard neighborhood is epitomized in the way the Reimers house incorporates period revival architecture into a heavily wooded setting, sits along a creek far from the street, and appears isolated despite its close proximity to neighboring structures. Photographs of the house in the 1935 edition of *American Architect* strongly emphasized this melding of structure and setting, framing the home behind a semi-wild garden that spilled from the front lawn down the gently terraced creek bed.

The rustic country feel of this structure and the verdant character of its neighborhood provide a remarkable contrast to the intensely urban surrounding areas, especially Broadway's Auto Row, only two blocks away—a contrast that also existed when the Reimers house was constructed.

The original landscape design for Reimers' home was most likely created or strongly influenced by his father, the noted landscape architect and pastelist Johannes Reimers. The elder Reimers was an early adopter of the naturalistic landscape design style that became popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries—a style reflected in the landscaping of the Reimers House as it appeared in the 1935 edition of *American Architect*. Johannes Reimers' best known works include Fresno's Roeding Park, Mooney Grove Park in Visalia, and the garden for the headquarters of the California Nursery Company in Niles. He was a personal friend of Jack and Charmian London and reportedly advised them about plantings at their Beauty Ranch property in Glen Ellen.<sup>1</sup>

Frederick H. Reimers is one of the best known and most prolific 20<sup>th</sup> century architects to have lived and worked in Oakland. His practice included residences, public housing projects, WWII-era barracks, the Piedmont Veterans Building, the Chung Mei House For Chinese Boys in El Cerrito, schools (including the award-winning Mission-Revival-style Vallejo Junior High School), office buildings, markets, motels, apartments, natatoriums, and factories.<sup>2</sup>

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<sup>1</sup> <http://lcweb2.loc.gov/pnp/habshaer/ca/ca3700/ca3788/data/ca3788data.pdf>

<sup>2</sup> <http://communities.aia.org/sites/hdoaa/wiki/AIA%20scans/R-S/ReimersFrederick.pdf>

Reimers graduated from the University of California, Berkeley in 1915 and worked with architect Bernard Maybeck for a year<sup>3</sup> before voyaging to Europe, where he fought in WWI. According to a biography on file with the American Institute of Architecture, he “traveled and studied architecture in France, England, Switzerland, Norway, Sweden, Denmark, Holland, Italy, Portugal, Spain, Mexico, and South America.” By 1927 he was working out of the Tribune Tower in Oakland,<sup>4</sup> and later moved his office to 79 Post Street in San Francisco. Over the course of his career he served as the president of the California State Association of Architects,<sup>5</sup> president of the Building Industry Conference Board, and a member, secretary, and president of the State Board of Architectural Examiners under three different California governors.<sup>6</sup>

The Income Securities Building (1928-29), a masterpiece of Art Deco sculptural design, is perhaps his most prominent landmark in Oakland. In Berkeley, he designed the Art-Deco-style Howard Automobile Building in 1930 for the auto dealer Charles Howard (no known relation), who also owned the racehorse Seabiscuit; the building was named a City of Berkeley Landmark in 1983. The sleek factory in San Leandro that he designed for the Friden Calculating Machine Company presaged the office parks of Silicon Valley. But while his major commercial buildings drew upon modern designs, period revivals (perhaps reflecting his extensive travels) were his choice for a number of residential commissions throughout the 1920s and 30s. His Spanish-Revival Phi Gamma Delta House (1928) on Piedmont Avenue was designated a City of Berkeley landmark in 1990.<sup>7</sup> The *San Francisco Chronicle* recently described his Gothic-style<sup>8</sup> Sweetland Mansion (1928) as “one of the East Bay’s ritziest private homes.”<sup>9</sup> The rustic tendencies seen in Reimers’ own home were carried to an extreme in Monterey’s remarkable Olvida Peñas (literally: “forget pain”) (1926), a modern iteration of California’s Mexican rural vernacular that is located in a heavily wooded site, largely built of Monterey Pine logs, and used living trees as structural elements. In 1977, the home was added to the National Register of Historic Places.<sup>10</sup>

Befitting a home owned by an architect, the interior of the Reimers house strategically brings in its surroundings. A built-in credenza and cabinets of leaded glass frame a dining room window that gazes upon the front yard. Views of the forested hillside behind the house come from a wall-sized kitchen window and the second-floor master bedroom’s large glass French doors. The house exhibits a cozy functionality: the large, sunken living room features built-in bookshelves, a brick fireplace, and a window seat doubling as a storage area. A larger window seat beckons to the weary on a landing halfway up the stairs. Yet Reimers also enjoyed playing with quirky shapes and angles, especially inside the study that occupies the space within the second-floor dormer, where a recessed portion of wall and angular cabinets incorporate the slope of the pitched roof on either side.

<sup>3</sup> [http://communities.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/ReimersFrederickH\\_roster.pdf](http://communities.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/ReimersFrederickH_roster.pdf)

<sup>4</sup> <http://communities.aia.org/sites/hdoaa/wiki/AIA%20scans/R-S/ReimersFrederick.pdf>

<sup>5</sup> <http://communities.aia.org/sites/hdoaa/wiki/AIA%20scans/R-S/ReimersFrederick.pdf>

<sup>6</sup>

[http://communities.aia.org/sites/hdoaa/wiki/American%20Architects%20Directories/1956%20American%20Architects%20Directory/Bowker\\_1956\\_R.pdf](http://communities.aia.org/sites/hdoaa/wiki/American%20Architects%20Directories/1956%20American%20Architects%20Directory/Bowker_1956_R.pdf)

<sup>7</sup> [http://www.cp.berkeley.edu/LRDP/2020DEIR/4.4\\_CulturalRes.pdf](http://www.cp.berkeley.edu/LRDP/2020DEIR/4.4_CulturalRes.pdf)

<sup>8</sup> <http://localmusicvibe.com/node/27940>

<sup>9</sup> <http://www.sfgate.com/default/article/Festival-Opera-Finds-Friend-In-Flicka-3008768.php>

<sup>10</sup> <http://pdfhost.focus.nps.gov/docs/NRHP/Text/78000721.pdf>

Almost all of the house's original architectural details, including the doors, cabinets, bookshelves, and windows, remain unchanged and in excellent condition. The only exceptions are the slightly newer kitchen cabinets and countertops and the bathroom tub and toilet. In the 1956, the garage and storage room occupying the rear portion of the first floor were tastefully converted into an in-law apartment with a separate side entrance, most likely at the behest of the house's new owner. The conversion mirrors the original style and period feel of the rest of the home in its use of an antique Wedgewood stove, wood-framed and leaded glass windows that integrate the space with the forested backyard, and vintage doors and hardware.

Although other similar Cape-Cod-style homes were being constructed in Oakland and environs around the same time, the Reimers home is especially notable for the manner in which it takes sympathetic advantage of its site, harmoniously melding style and terrain. It is also a unique window into how one of the city's most celebrated, multi-talented, and stylistically omnivorous architects preferred to live.

The house is identified by the Oakland Cultural Heritage Survey as a primary contributor to a possible Richmond Boulevard (or "Oak Glen") historic district.

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- <http://pdfhost.focus.nps.gov/docs/NRHP/Text/78000721.pdf>