



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Initiation Case Report

Hearing Date: March 2, 2011
Request Date: February 2, 2011
Case No.: **2011.0138L**
Project Address: **50 Stow Lake Drive – Stow Lake Boat House**
Zoning: (P) Public and/or (OS) Open Space
Block/Lot: 1700/001
Property Owner: Director of City Property
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San Francisco, CA 94102
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PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

The Stow Lake Boat House was designed in 1946 by architect Warren Charles Perry and constructed in 1949. It is a rare example in San Francisco of the Alpine Chalet style. It is a one-story with full basement, wood-frame building clad in rustic wood siding and capped with a gabled roof clad in asphalt-shingles. It is a rectangular plan building with one projecting wing at the west side elevation. The primary elevation faces the lake while the basement level opens out into the parking lot.

The primary elevation is divided into three interior uses: a refreshment booth and related kitchen to the west, a boat room at the center of the building, and living quarters and office for a caretaker to the east. The Stow Lake Boat House still functions as a refreshment booth and boat rental and repair facility. The caretaker's quarters are now used as an office and storage area.

Due to the slope of the site, the Stow Lake Boat House at the basement elevation reads as a two-story building. The basement level is divided into three interior uses: public restrooms, boat storage area, and a tool storage room. The public restrooms are closed, the boat storage area is now used as a bicycle concessionaire, and the tool storage area has been expanded to include a gardener's office.

The Stow Lake Boat House is located on Stow Lake Drive, a circular loop, within Golden Gate Park. It is located in the eastern third of Golden Gate Park. The surrounding context is a large urban park landscape. The Stow Lake Boat House is sited near the northwestern shore of Stow Lake and is adjacent to a small parking lot. Golden Gate Park was listed as a National Register historic district in 2004.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is consideration of the landmark initiation of the Stow Lake Boat House as a San Francisco Landmark under Article 10 of the Planning Code, Section 1004.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

BACKGROUND / PREVIOUS ACTIONS

The Historic Preservation Commission, at its regularly scheduled hearing on December 15, 2010, reviewed the Landmark nomination form submitted by Suzanne Dumont, a member of the public, to nominate the Stow Lake Boat House as an Article 10 Landmark. At that hearing, the Historic Preservation Commission indicated that the nomination form submitted by Ms. Dumont was inadequate and required additional information.

At its regularly scheduled public hearing on February 2, 2011, the Historic Preservation Commission requested that the initiation of the individual designation of the Stow Lake Boat House as an Article 10 Landmark be added as an action item for the March 2, 2011 hearing.

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission decides to initiate at its March 2, 2011 hearing, the item will be brought back to the HPC at a future hearing in order for the HPC to consider the nomination of the Stow Lake Boat House to the Board of Supervisors. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 Landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

The Planning Code Section 1004 (a)(1) authorizes the landmark designation of "an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark." Landmark designation may be initiated by the Board of Supervisors, Planning Commission, Arts Commission, Historic Preservation Commission, or by application of the property owner (Section 1004.1). Once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal (Section 1004.2).

If the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal

to the Board of Supervisors within 30 days (Section 1004.5). The designating ordinance shall include “the location and boundaries of the landmark site...a description of the characteristics of the landmark...which justify its designation, and a description of the particular features that should be preserved” (Planning Code Section 1004(b)).

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded, or may likely yield, information important in prehistory or history.

STAFF ANALYSIS

The Golden Gate Park Historic District, listed in the National Register in 2004, has an 1871-1943 Period of Significance (P.O.S.). According to the National Register nomination form, the end date of 1943 was selected as it corresponds with the end of New Deal projects in the Park and with the death of long-time Park Superintendent John McLaren. As with all park buildings, structures, objects, and sites constructed in the Park after the P.O.S., the Stow Lake Boat House was listed as a non-contributing feature of the historic district due to its date of construction.

The Department is also analyzing the potential to expand the 1871-1943 P.O.S. for the potential Article 10 Golden Gate Park historic district, though no determination on an expanded P.O.S. has been made at this time. The Stow Lake Boat House, along with other buildings, structures, objects, and sites constructed after 1943 will be evaluated as part of a comprehensive analysis of Golden Gate Park’s eligibility as an Article 10 historic district.

The Department has determined that the Stow Lake Boat House meets the requirements for individual National Register eligibility. The justification for its inclusion is outlined below under the Criteria section of this case report.

CHARACTERISTICS OF THE LANDMARK SITES THAT JUSTIFY ITS DESIGNATION UNDER APPLICABLE NATIONAL REGISTER CRITERIA

Criteria C (Architecture)

The Stow Lake Boat House was designed by locally significant architect Warren Charles Perry and embodies the distinctive characteristics of the Alpine Chalet style. Its distinctive Alpine Chalet style detailing – such as sculpted exposed rafter tails, functional shutters and wide projecting eaves – embodies high artistic values. It is both a rare property type – urban park boat house – and a rare San Francisco example of a fully expressed Alpine Chalet style.

The Stow Lake Boat House is one of the last buildings in the park designed with the romantic, often woodsy aesthetic that characterized many of the park's earlier significant buildings. The Alpine Chalet style is a rare example of the picturesque period revival styles constructed in San Francisco beginning in the 1920s. It borrows design elements from the chalet houses – characterized by practical window shutters, wood materials, wide projecting eaves, cut-out patterned stick work, a low-pitched gable roof, and upper floors that project beyond the story below – found in the Alpine region of Switzerland, Germany, France, Italy and Austria. The style was originally introduced in the United States in the 1850s, after publication of Andrew Jackson Downing's influential pattern books, including *The Architecture of Country Houses*.

The design of the boat house was likely influenced by the widespread construction of Craftsman bungalow residential buildings in the wider San Francisco Bay Area and by its bucolic lakeside setting. The advent of what has been termed "Parkitecture," the popular rustic designs located in National Park settings, which were compatible with majestic natural settings, also likely influenced the design of the Stow Lake Boat House. This rustic, "natural" style of architecture was designed for National Parks from c.1915 – 1942, often for larger-scale buildings such as hotels or lodges.

Furthermore, the Stow Lake Boat House was designed by locally significant architect Warren Charles Perry and exhibits distinctive design details associated with an architect-designed building. A student of the École Nationale et Spéciale des Beaux Arts, Perry was a long-time Dean of the School of Architecture at the University of California at Berkeley.

As a student at UC Berkeley, he worked part-time in the office of renowned architect John Galen Howard in 1906 and 1907. He later full time at Howard's office for two years, leaving to establish his own firm in 1913. His private practice continued until 1958.

Perry designed the Stow Lake Boat House late in his career. Its somewhat whimsical design differs substantially from his larger body of work, which included a massive Art Deco-inspired concrete stadium and smaller residential works that incorporated modern or classical interpretations of the shingle style. Though small, his practice included residential and larger-scale intuitional projects. Perry received early renown: his 1930 design of 570 El Camino del Mar in the Sea Cliff neighborhood of San Francisco was pictured in the June 1932 *California Arts & Architecture* magazine. In 1947, he was named a Fellow by the American Institute of Architects, the organization's highest honor awarded to an architect.

In addition to his architectural practice, Perry developed a long-standing academic career and worked for four decades, in several capacities, at the UC Berkeley School of Architecture. Perry joined the Architecture faculty, led by John Galen Howard, and continued to work for 43 years at the University, retiring in 1954. In the 1920s, he succeeded Howard in his post as Chairman of the School of Architecture

and subsequently served as the Dean of the College of Architecture from 1927 to 1950. Perry was replaced as Dean in 1950 by William W. Wurster, who re-organized the college into the College of Environmental Design.

The Stow Lake Boat House is also notable for its successful integration with the “Romantic” landscape originally designed by William Hammond Hall. Nearly all the buildings constructed in the park during the post-World War II era – with the notable exception of the Stow Lake Boat House – are characterized by Midcentury Modern design elements such as cantilevered roof overhangs, expressionistic roof forms, and concrete (rather than wood) materials.

The Stow Lake Boat House is the only known public, recreational boat rental facility and food concession in San Francisco. Several private clubs – the Dolphin Club and South End Rowing Club, located at Aquatic Park – also have private clubhouse / boat house facilities. These facilities date to the 19th century and include areas for indoor boat storage and repair. Neither club offers boat rentals to the public.

The Department believes that the Stow Lake Boat House is eligible individually under the architecture criterion.

For more information regarding the character-defining features, please see the character-defining features outlined in the DPR 523-B form.

BOUNDARIES OF THE LANDMARK SITE

The Assessor’s Block 1700, Lot 001 is assigned to the whole of Golden Gate Park. The boundaries of the proposed Landmark designation are limited to the building’s footprint and the footings of the boat hoist.

INTEGRITY OF THE LANDMARK SITES

The Stow Lake Boat House appears to have undergone few exterior alterations and retains high exterior integrity of design, materials, and workmanship. Based on a review of the building permit history and visual inspection, the interior spaces of the boat house have undergone some alteration over time.

The lake itself, the deck, the use as a food concession, boat maintenance and repair, and the area around the boat house are remarkably unchanged since 1949 – and to the period of the original boat house, located on the same site – thus the boat house retains its integrity of location, setting, feeling, and association.

Overall, the boat house retains sufficient integrity to be eligible under Criterion C.

DESCRIPTION OF THE PARTICULAR FEATURES OF THE LANDMARK TO BE PRESERVED

The Planning Department drafted the character-defining features found in Stow Lake Boat House DPR 523-B form.

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.

POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's *Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designations are consistent with the priority policies in that:

- a. The proposed designations will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve a significant historical resource that is associated with Alpine Chalet style architecture, that is associated with a locally significant architect, and that is a rare, local example of an urban park boating-related facility.

PUBLIC/NEIGHBORHOOD INPUT

There is no known opposition to designation of the Stow Lake Boat House as an Article 10 Landmark. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

The property owner is the City of San Francisco. The San Francisco Recreation and Parks Department manages all public parks in San Francisco, including Golden Gate Park.

The Recreation and Parks Department has reviewed the DPR 523-A and DPR 523-B forms and agrees with the Planning Department's recommendation that the HPC table this item until the Golden Gate Park Article 10 historic district initiation report is complete.

DRAFT RESOLUTION FOR CONSIDERATION

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed designation of the Stow Lake Boat House as a San Francisco Landmark under Article 10 of the Planning Code to the Board of Supervisors pursuant to Planning Code Section 1004.1. If the Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

PLANNING DEPARTMENT RECOMMENDATION

Based on the Department's analysis, the Stow Lake Boat House is individually eligible under Criterion C because it embodies the distinctive characteristics of a style and type, and is the work of a locally significant architect.

However, because the Department is currently working with Recreation and Parks Department to identify and document character-defining features of Golden Gate Park as part of the larger Golden Gate Park Article 10 historic district, the Department recommends that the HPC table this item until the Golden Gate Park historic district initiation report is complete.

ATTACHMENTS

- A. *California Department of Parks & Recreation 523- A Form – Stow Lake Boat House*
- B. *California Department of Parks & Recreation 523- B Form – Stow Lake Boat House*
- C. March 2, 2011 Historic Preservation Commission Motion # XXX initiating designation

MB: I:\Preservation\Survey Team\Golden Gate Park\Stow Lake Boathouse

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Stow Lake Boat House

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County San Francisco and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 3 of 3 of Sec _____; _____ B.M.

c. Address 50 Stow Lake Drive City San Francisco Zip 94118

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Stow Lake Boat House (boat house) was designed in 1946 by architect Warren Charles Perry and constructed in 1949. It is a one-story with full basement, wood-frame building clad in rustic wood siding and capped with a gabled roof clad in asphalt-shingles. The wood siding alternates between narrow and wide horizontal boards; the wider boards are stained brown and the narrow boards are painted mint green. It is a rectangular plan building with one projecting wing at the west side elevation. The building was constructed on a slope. The primary elevation faces the lake while the secondary, basement level opens out into the parking lot. (See Continuation Sheet.)

P5a. Photograph or Drawing



*P3b. **Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building; HP39.
Other: Recreational Boat House

*P4. **Resources Present:** Building
Structure Object Site District Element
of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
View looking southwest at the basement elevation.
(February 2011).

*P6. **Date Constructed/Age and Source:**
 Historic Prehistoric Both 1949, Building
Permit

*P7. **Owner and Address:**
Director of City Property
25 Van Ness Avenue
San Francisco, CA 94102

*P8. **Recorded by:** (Name, affiliation, and address)
Mary Brown, Preservation Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

*P9. **Date Recorded:** February 18, 2011 *P10. **Survey Type:** (Describe) N/A

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

Exterior Features – South Elevation

The south elevation of the boat house is its primary elevation, the boat house reads as a one-story building. It features overhanging eaves that project over the terrace area. The exposed rafters feature decorative raised pegs. The primary elevation is divided into three interior uses: a refreshment booth and related kitchen to the west, a boat room at the center of the building, and living quarters for a caretaker to the east.

The east end of the primary elevation features a pair of double-hung wood windows set in wood surrounds. The windows feature functioning wood shutters, which slide on exterior wood supports. The shutters are painted in a red and white diamond pattern. Adjacent to the windows is a Dutch-style wood door set in a wood surround, which accesses the ticket office and caretaker living quarters. The paneled door features beveled decorative geometric designs.

Also at the east end of the primary elevation is a V-shaped bay, used as a ticket booth, which features a V-shaped bay window, covered by hinged, painted wood shutters. The bulkhead of this ticket booth is covered in what appears to be original mottled-red cementitious board topped with a projecting curved wood counter. The V-shaped bay is framed with wood trim.

At the center of the primary elevation is a pair of over-size sliding wood doors, which slide on an interior metal track located above the doors. The exterior of the barn-style doors are clad with vertical wood members, while the interior features wood members divided by diagonal wood members. Located above the doors is the boat hoist support beam, which extends from the north wall of the boat room out toward the edge of the lake. A metal system, topped with a thick wood beam, slides the hoist along the length of the building. The boat hoist is supported by cross-posts near the lake's edge. These metal posts, which are painted mint green to match the narrow bands of exterior siding that clad the building's exterior, are set in raised poured concrete slabs. The roofline above the sliding doors is raised and configured as a forward-facing gable end in order to accommodate a hoist support beam's entry into the building.

At the west end of the primary elevation is a single door and recessed refreshment booth. The door, which accesses the concession stand and kitchen, is a solid paneled wood door with the same beveled geometric design as those found on the Dutch-style door to the east. The concession counter is recessed several feet and features an awning style panel which swings down to cover the counter when the boat house is closed. When raised, the visible soffit features vertical wood members bisected by diagonal wood members, and scalloped trim. The spring mechanism that swings the panel up and down is visible at either end of the counter. The swinging panel is painted blue with white trim and red accents. The counter is clad with the same materials as the bay window ticket booth, what appears to be a mottled red cementitious board. It is topped with a chrome countertop, which appears to be non-historic. The concession area, including the swinging panel, is framed with wood trim. A single concrete step rests against the counter's bulkhead.

Two small non-historic horizontal hanging signs, which read "Snack Bar" and "Rentals," point toward this concession area.

Exterior Features – North Elevation

On the north elevation the basement opens out onto the parking lot. At this elevation, due to the slope of the site, the boat house reads as a two-story building. The basement level is divided into three interior uses: public restrooms, boat storage area, and a tool storage room.

At the upper story, it is clad in the same material as the primary and side elevations and features a similar window configuration: six sets of double-hung, wood-sash windows set in wood surrounds, and a single wood-frame awning window. The windows feature functioning wood shutters, which slide on exterior wood supports. The shutters are painted in a red and white diamond pattern. Applied individual letters at the upper story read "Boating and Refreshments." The basement level is recessed back from the upper story by approximately one foot and is clad in concrete. At the basement level are five windows comprised of nine glass blocks, set in a simple 3-block x 3-block square configuration. The entry doors to the restrooms are separated by a concrete dividing wall and are topped with a single gabled pediment.

Exterior Features – East and West Elevations

The side elevations features identical cladding to that found on the north and south elevations. The projecting side gables feature decorative fretwork in the gable ends. This decorative wood element is scalloped at the base and features fretwork in shapes reminiscent of stars and quatrefoils. It is finished with a brown stain.

East Elevation

The east side elevation features two double-hung wood-sash windows set in wood surrounds. The windows feature functioning wood shutters, which slide on exterior wood supports. The shutters are painted in the same red and white diamond pattern as those found on the primary and basement elevations. A glass-block window is found at the basement level of the east façade.

West elevation

The articulated west side elevation features the gable ends of the main building and a projecting wing that contains the refreshment booth. The gabled ends feature simple raked cornices, with squared rain spouts. There is a single wood door at the first story level. The stairs that once led to this door are no longer extant.

Interior Features – Upper Level

Boat Room

At the center of the first story is the boat room, accessed through a set of large sliding wood doors. The boat room features unfinished wood siding, unfinished open air beams and rafters, and unfinished wood plank flooring, which has been patched in areas with narrower wood planks and, in some areas, sheets of metal and other indeterminate flooring material. The wood flooring is stained in many areas, likely with solvents and oils related to boat maintenance and repair. A few remnant stairs from the original stairway are visible, although the stairway to the basement has been partially removed. The outline of the original hatch is visible, as it was covered over with wood planks of a narrower dimension than the original plank flooring.

The boat room contains five double-hung wood-frame windows set in wood surrounds. The east-facing interior wall has been replaced with drywall. The west-facing interior wall largely retains its historic wood cladding; the lower third of the wall is covered in what appears to be plaster or sheetrock.

Refreshment Booth and Kitchen Area

In addition to the exterior features described above, the concession area features built-in shelving and a small glazed opening that looks into the kitchen, located directly behind the concession area. A doorway separates the two spaces. Flooring of the concession area and kitchen is concrete, painted red. It retains a pair of double-hung wood-sash windows set in wood surrounds and an unused door to the outside. The kitchen features an oversize metal vent, added shelving, and a metal sink.

Caretaker's Quarters & Office

The caretaker's office and living quarters are located at the east end of the primary elevation. The ceiling and walls these spaces are plastered and painted. The living quarters and office are accessed through the Dutch-style wood door, which opens into a small, altered office area dominated by V-shaped ticket window. This office is papered in pink and white striped wallpaper. To the right is a small closet and larger office, originally designed as the living room. This room contains linoleum flooring, three double-hung wood windows, and a wood door that is paneled wood on one side and finished with a glossy wood veneer on the other. A small hallway leads to the kitchen area, which appears to retain its original built-in kitchen cabinets. The kitchen also features one wood-frame, double-hung wood window, linoleum flooring, a sink, and assorted added shelving units.

The short hallway terminates in a dressing area and bathroom. The dressing area contains added shelving. The bathroom appears to feature original fixtures and materials including ceramic tiling, a bathtub and shower, sink, window, mirror, light fixture above the sink, and a functioning wood-frame awning window that is protected on the

interior with five narrow horizontal bars. The flooring is a basic mosaic tile pattern. The toilet does not appear to be original.

Interior Features – Lower Level

Public Restrooms

The west end of the basement elevation features separate women’s and men’s public restrooms, which are currently not in use. Doors to the restrooms are vertical wood with wood surrounds. The men’s restroom is clad in a cream-colored glazed ceramic tile and features marble stalls. Keys were unavailable to access the women’s restroom, which, at the side elevation, features a glass block window identical to those found on the basement elevation. Separate janitor utility rooms are located behind and in-between the restrooms. Only the utility room behind the men’s restroom was accessible; it contained a utility sink and featured exposed concrete walls, exposed pipes and the back side of plaster walls. This space, along with the men’s restroom is currently used for bicycle storage related to the bicycle rental concession.

Boat Storage

At the center of the basement level is the boat storage area, now used as a concession for bicycle rental. It retains its original metal, hinged double doors. This space contains windows made of glass block and features unfinished concrete walls with added, built in shelving. The ceiling is unfinished and features exposed wood, beams, and pipes. An added roll-down security door is located above the existing metal doors, on the interior of the room. Toward the rear of the room, at the west end, are visible remnants of the stairs that originally led to the boat room located on the upper story. The space has a concrete floor.

Tool Storage

At the west end of the basement level is a space originally designed for tool storage and now functioning as an office / storage for a Recreation and Parks Department gardener. This room was enlarged at some point, with the interior wall moved west into the boat storage room. It now contains a glass block windows at the basement and side elevation. The space is unfinished and features exposed rafters, walls, and pipes. It has a concrete floor.

Additional Photographs

Photographs taken by Planning Department staff in January and February 2011.



Left View looking northwest at boat hoist and entryway of boat room at the primary elevation. Right: Detail of entryway.



Left: Interior view of the boat room looking northeast. Right: Exterior view of sculpted rafter tails and overhanging eaves.



Left: Concession counter. Right: Detail of concession counter and swinging awning.



Left: View looking northeast at the primary elevation. Right: Detail of V-shaped ticket counter.



Left: View looking east at side elevation. Right: Detail view of fretwork at side elevation gable.



Left: View looking southwest at side and basement elevations. Right: View looking south at basement elevation.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3S

Page 1 of 9 *Resource Name or # (Assigned by recorder) Stow Lake Boat House

B1. Historic Name: Stow Lake Boat House

B2. Common Name: _____

B3. Original Use: Boat House and Refreshment Booth B4. Present Use: Boat House and Refreshment Booth

*B5. Architectural Style: Alpine Chalet *B6. Construction History: (Construction date, alterations, and date of alterations)

- 1949: Building permit (June 7, 1949) to erect a two-story boat house at an estimated cost of \$34,000.
- 1977: Building permit to repair fire damage, roofing, electrical, sheetrock, and millwork.
- 1979: Building permit to furnish and install a new automatic wet pipe fire sprinkler system within both levels.
- 1992: Building permit to replace the existing boat hoist support.
- 1997: Building permit to remove existing roof covering and to re-roof.

Additional alterations for which building permits were not available include:

First story (interior):

- Replacement of the hatch located in the boat room with solid wood flooring
- Removal of stairwell treads and blocking off the stairwell that once connected the boat room with the boat storage room in the basement
- Replacement metal flooring in areas of the boat room
- Replacement of the wall that separates the boat room from the caretaker's quarters with dry wall
- Removal of the door and opening which connected the boat room with the caretaker's office
- Replacement of portions of the wood wall separating the boat room from the kitchen and concession area with what appears to be dry wall or plaster.
- Replacement sheet metal cladding of the concession countertop
- Addition of a thick wood beam to the boat hoist support (possibly included in the 1992 scope of work for the hoist support)
- Reconfiguration of the walls separating the office area from the dressing room area, resulting in a smaller office space

Basement level (interior):

- Reconfiguration of the wall separating the boat storage area from the tool storage area, resulting in a larger tool storage area.
- Installation of an internal roll-down security door behind the metal double-doors of the boat storage area

Exterior

Removal of the exterior staircase that accessed the kitchen door at the west elevation

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Warren Charles Perry b. Builder: Wellnitz & DeNarde

*B10. Significance:

Theme Urban Park Boat House & Alpine Chalet Style Architecture

Area San Francisco

Period of Significance 1949 Property Type Boat House

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

The Stow Lake Boat House (boat house) is located along the northwestern shore of Stow Lake in San Francisco's Golden Gate Park. It was designed in 1946 in the Alpine Chalet style, a style unusual and rare in San Francisco, by locally significant architect Warren Charles Perry. It retains a high level of material and associative integrity, particularly at the exterior. It has been in continuous operation as a boat house rental, repair, and storage facility and refreshment stand since its construction in 1949. It replaced the original Stow Lake boat house, which was built in 1893 and demolished in 1937.

The Park Commission executed an agreement authorizing Warren Charles Perry to design a new boat house in January 1945, ten months before the end of World War II. Perry's architectural plans for the boat house are dated June 26, 1945, with two sets of revisions dating to January 5, 1946 and April 25, 1946. There is an unexplained delay of three years between its date of design and date of construction. The boat house was the first building constructed in the park following the end of World War II. On May 25, 1949 the Park Commission approved a contract for the builders Wellnitz and DeNarde to construct a new boat house, which was paid for using funds bequeathed by the Fuhrman Fund for the beautification and adornment of Golden Gate Park. Wellnitz and DeNarde were active in the park during this time and had rehabilitated the Murphy Windmill in 1948.

Perry's architectural plans divide the first story into three distinctive areas and uses: refreshment booth and related kitchen, boat room, and caretaker's quarters which include an office, closet, living room, kitchen, bathroom, and dressing room. According to renderings, only the refreshment booth, related kitchen and caretaker's kitchen featured built-in shelves and/or cabinets. The only built-in feature of the boat room was the hatch, which connected the room with the basement boat storage area. The built-in kitchen features are no longer extant, likely destroyed or removed after the kitchen fire in 1977. The boat room hatch has been removed and replaced with wood flooring. While the caretaker's office walls were reconfigured, the boat house caretaker's kitchen and living quarters are largely unaltered, though of an unremarkable post-war design. Only the refreshment booth appears to retain its historic built-in shelving.

The boat house is one of the last buildings in the park designed with a romantic, often woodsy aesthetic that characterized many of the park's earlier significant buildings. The Alpine Chalet style is an example of the picturesque period revival styles constructed in San Francisco beginning in the 1920s. It borrows design elements from the chalet houses – characterized by practical window shutters, wood materials, wide projecting eaves, cut-out patterned fretwork, a low-pitched gable roof, and upper floors that project beyond the story below – found in the Alpine region of Switzerland, Germany, France, Italy and Austria. The style was rarely constructed in the United States and aside from the boat house, few, if any, examples exist in San Francisco. The style was originally introduced in the United States in the 1850s, after publication of Andrew Jackson Downing's influential pattern books, including *The Architecture of Country Houses*.

The design of the boat house was likely influenced by the wide-spread construction of Craftsman bungalow residential buildings in the wider San Francisco Bay Area and by its bucolic lakeside setting. The advent of what has been termed "Parkitecture," the popular rustic designs located in National Park settings, which were compatible with majestic natural settings, also likely influenced the design of the Stow Lake Boat House. This rustic, "natural" style of architecture was designed for National Parks from c.1915 – 1942, often for larger-scale buildings such as hotels or lodges.

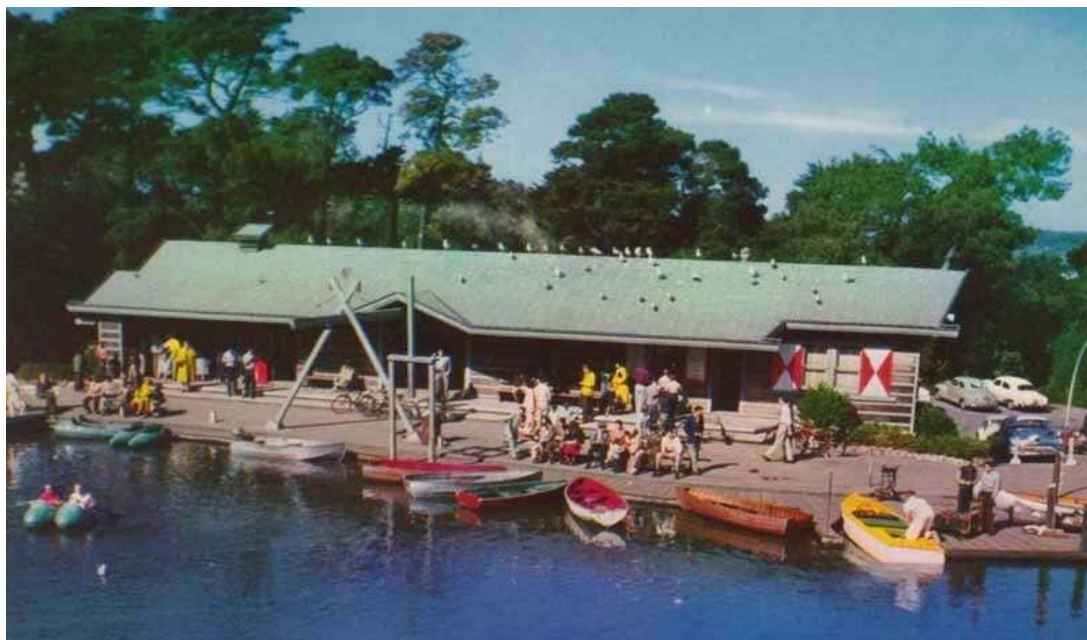
The boat house is also an example of a "Rationalistic" park feature that characterized development of Golden Gate Park in the first half of the 20th century, and is notable for its successful integration with the landscape. It was the last building in Golden Gate Park designed with live-in caretaker's quarters, though it is not clear if it was ever used for that purpose. Members of the extended Tilden family have managed the boat house since its opening in 1949.

The 1930's brought an increased acceptance of parks and recreation as a necessity of modern life rather than a moral tonic. Americans experienced an increase in leisure time brought about by shorter work weeks, technological innovation, or the high unemployment rates during the Great Depression. The Depression also fueled New Deal construction of "Rationalistic" park features including Angler's Lodge and Flycasting Pools, stables, and Model Yacht Club.

Nearly all the buildings constructed in the park during the post-war era are characterized by Midcentury Modern

design elements – which included spare lines, cantilevered roof overhangs, expressionistic roof forms, and concrete (rather than wood) materials. Examples of park buildings influenced by Midcentury Modern design include the McLaren Lodge Annex (1951), Golf Club House (1950), Speedway Meadows restroom (1959), Tennis Clubhouse (1959) and Hall of Flowers (1960).

The Stow Lake boat house is the only public, recreational boat rental facility and food concession in San Francisco. Several private clubs – the Dolphin Club and South End Rowing Club, located at Aquatic Park – also have private clubhouse / boat house facilities. These facilities date to the 19th century and include areas for indoor boat storage and repair. Neither club offers boat rentals to the public.



Undated, circa 1950s view of Stow Lake Boat House, view looking north. (Source: www.savestowlake.org)

Golden Gate Park Context¹

Golden Gate Park, begun in 1871, is one of the pioneering examples of the large urban park in the United States. It is the first application of Olmsted park design principles in the western United States. Golden Gate Park is also the first park to be created on reclaimed land that was barren and unwelcoming, resulting in a landscape transformation that was unprecedented. Golden Gate Park was important in advancing the field of park design by successfully integrating active recreation features into the Romantic landscape. Golden Gate Park was the first naturalistic landscape park in the west. At the time of the park's conception, San Francisco was the only large city in the west. City leaders sought to provide its residents, the social benefits afforded by a naturalistic park as a foil to the pressures of urban life. This was a major advancement for San Francisco, and the West, helping transform the city from a western outpost, to a progressive city comparable to its eastern counterparts. As a work of landscape architecture it has endured the test of time and remains a vibrant landscape of function and beauty. Much of the original park developed during the period of significance is still present and maintains its integrity.

Golden Gate Park was developed over many years from an original plan developed by William Hammond Hall. In the first few years of the park development, much of the park had been reclaimed and planted with seedlings that would become the park's forest. Many of the park roads were graded and completed within the first twenty years. Major park features including the Conservatory (1878), the Children's Quarters (1888) and Strawberry Hill and reservoir (1885) were completed in the early years. By 1890, most of the park roads were completed and the park would be very recognizable to someone from today. The 1894 Mid-Winter Fair resulted in a number of improvements

¹ The Golden Gate Park Context section quotes extensively from the National Register Golden Gate Park Historic District Nomination.

including Stow Lake, the Recreation Grounds (Big Rec), the Japanese Tea Garden, and the Music Concourse.

The total transformation from sand dunes to verdant landscape is a remarkable accomplishment that was unprecedented at the time. Although New York's Central Park was created on degraded land, it was essentially restoring a forested landscape that had previously existed. Other eastern parks were cared out of existing forests and natural conditions. In Golden Gate Park, Hall created a forested landscape, that included lakes and meadows, where one had never existed and in spite of the harsh natural conditions.

Golden Gate Park was historically promoted as a retreat for all citizens of all economic strata. As recreation has evolved over the years, so have the park's facilities. The earliest recreation was simply strolling through the "sylvan retreat." In 1882, the park's first band stand was constructed in Conservatory Valley, providing concerts of popular band music of the day. In this period before recorded music, attending concerts was a very popular activity. In 1889, the Children's Quarter, consisting of the a playground, a carousel, and the Sharon Building, was completed as the first area of a public park in the United States dedicated to children. In the 1890s, active sport recreation was gaining in popularity. The Recreation Grounds (Big Rec baseball diamonds) were added in 1893, followed by the tennis courts in 1894. Bicycling was also gaining in popularity and the park's first bicycle path, which paralleled Main Drive, was constructed in 1896. The Stow Lake Boat House provided rowboats rentals for visitors beginning in 1894.

Stow Lake²

Stow Lake is a 12.7-acre lake built on the flank of Strawberry Hill, the largest bedrock hill in the park. Set on a broad terrace around the entire hill, the lake made Strawberry Hill an island. Stow Lake was completed, along with Huntington Falls, in 1893. It was built as an overflow lake for a major reservoir set on top of Strawberry Hill. The elevation of the lake and reservoir meant that there was a large storage capacity of irrigation water that could feed most of the park by gravity, ensuring that water would be available in the event of pump breakdowns. The lake was constructed with a low-inch layer of clay on top of which was placed a 3-inch layer of crushed rock that was rolled into the clay. The lake edge is naturalistic, with plants and rocks at the water edge. Boating continues to be a popular activity on Stow Lake, as it has been for over 100 years. Prior to construction of Stow Lake, Strawberry Hill was known as "The Island" because it was a vegetated hill in a sea of sand. Strawberry Hill provided spectacular views in all directions, and was a popular viewpoint of the Mid-Winter Fair in 1894. A carriage road traversed up the side of the hill. Stow Lake has three islands, the largest of which is Strawberry Hill which features a reconstructed Huntington Falls on its eastern slope.

In addition to the boat house, Stow Lake features several distinctive structures including the Rustic and Roman bridges, constructed in 1893. The Rustic stone bridge is a steeply arching pedestrian bridge that crosses the south arm of Stow Lake. The bridge is clad in rusticated stone. The Roman bridge crosses the north side of Stow Lake and provided a connection to the carriage road to the top of Strawberry Hill. The bridge is a gentle arch and is constructed of iron-reinforced, smooth- finished concrete Both bridges were designed by architect Arthur Page Brown.

The lake and original boat house were constructed in anticipation of the 1894 Mid-Winter's Fair held in Golden Gate Park. In the wake of the widely acclaimed World's Columbian Exposition, held in Chicago in 1893, San Francisco's park commissioners approved deviation from traditional park use and agreed to host the California Mid-Winter International Exposition in an undeveloped area east of newly-constructed Stow Lake. Promoters hoped a California world's fair would help pull the state from the depths of a nationwide recession and showcase San Francisco's salubrious winter climate. The California Mid-Winter International Exposition opened on January 27, 1894, amid parades, bands and military salutes. When the fair closed six months later, over two million visitors had passed through the turnstiles, and the fair recorded a modest profit. The 200-acre Mid-Winter Fair left an enduring legacy on Golden Gate Park. In addition to Stow Lake, several exposition displays continued as park attractions, including the Japanese Tea Garden, and the Egyptian-style Fine Arts Building, which, filled with objects d'art from the fair, became a permanent museum.

Original Boat House

² The Stow Lake section quotes extensively from the National Register Golden Gate Park Historic District Nomination.

The original Stow Lake boat house, designed by Arthur Page Brown, was built in 1893 and demolished in 1937. This original structure was much larger than the current boat house; it featured an expansive hipped roof with large center gabled dormer, projecting eaves, and a large, covered wrap-around porch. The porch supports were built of raw tree trunks and smaller branches, in a rustic style that characterized many of the park's earliest structures including the rustic footbridges at Chain of Lakes and six rustic arbors. Arthur Page Brown most famously incorporated raw, bark-covered trunks as vertical posts and arched supports in the interior design of the Swedenborgian Church, completed in San Francisco in 1895.

The lingering effects of the Great Depression and the onset of World War II likely delayed construction of a replacement boat house until 1949.



No date. Original Stow Lake Boat House.
(Source: San Francisco History Center, San Francisco Public Library)



View looking southeast from the porch of the original Stow Lake Boat House.
(Source: Environmental Design Archives, University of California at Berkeley)

Architect Warren Charles Perry

The Stow Lake Boat House was designed by architect Warren Charles Perry, a locally significant architect and long-time dean of the University of California, Berkeley (UC Berkeley) School of Architecture. Perry is closely associated with John Galen Howard, a Berkeley-based architect renowned for his Master Plan of the UC Berkeley campus. Campus buildings and structures designed by Howard include the Campanile, Sather Gate, William Randolph Hearst Greek Theater, and California Memorial Stadium. Perry studied under Howard, worked for several years at his architectural firm, was hired by Howard to join the faculty at UC Berkeley, and was later chosen to succeed Howard as dean of the School of Architecture at UC Berkeley. Perry likewise designed several acclaimed buildings on campus.

Born in Santa Barbara in 1884 and raised in San Francisco, Warren Charles Perry earned his B.S. in Civil Engineering from UC Berkeley in 1907. He worked part-time in the office of architect John Galen Howard in 1906 and 1907. Further architectural training included three years spent at the prestigious École Nationale et Spéciale des Beaux Arts, from 1908-1911. At the École he was accepted into the *atelier* of Gaston Redon who was the *Architect du Louvre*. After reaching the *Première Classe*, Perry and returned to the Bay Area in 1911. Upon his return from Paris, Perry worked full time at Howard's office for two years, leaving to establish his own firm in 1913. His private practice continued until 1958.

Perry designed the Stow Lake Boat house late in his career. Its somewhat whimsical design differs substantially from his larger body of work, which included a massive Art Deco-inspired concrete stadium and smaller residential works that incorporated modern or classical interpretations of the shingle style. In 1925, Perry designed his own house at 2530 Vallejo Street (extant), in the Pacific Heights neighborhood of San Francisco. Other prominent houses in San Francisco designed by Perry include 3140 Pacific (1926), 3150 Pacific (1932), 3028 Clay Street (remodel), an Italian Renaissance-style residence at 2585 Pacific (1924), and 165 Terrace Drive in St. Francis Wood (1936). Perry received early renown: his 1930 design of 570 El Camino del Mar in the Sea Cliff neighborhood of San Francisco was pictured in the June 1932 *California Arts & Architecture* magazine. In 1947, he was named a Fellow by the American Institute of Architects, the organization's highest honor awarded to an architect.

Though relatively small, Perry's practice included residential and larger-scale intuitional projects. Several of his signature buildings are located on or near the UC Berkeley campus. The Stow Lake Boat House was an unusual commission for Perry, a neo-classically trained Beaux Arts architect, in that it is his only known, somewhat whimsical recreational work. Its setting, adjacent to the lake, likely influenced Perry's decision to design the boat house in the unusual, romantic Alpine Chalet style.

In addition to his architectural practice, Perry developed a long-standing academic career and worked for four decades, in several capacities, at the UC Berkeley School of Architecture. Perry joined the Architecture faculty, led by John Galen Howard, and continued to work for 43 years at the University, retiring in 1954. In the 1920s, he succeeded Howard in his post as Chairman of the School of Architecture and subsequently served as the Dean of the College of Architecture from 1927 to 1950. Perry was replaced as Dean in 1950 by William W. Wurster, who re-organized the college into the College of Environmental Design.

Perry died in 1980 in San Francisco at the age of 95.

Select San Francisco works

- 1922 2458-2460 Green Street, residential
- 1925 2530 Green Street. The architects own house reflects the influence of Shingle and Classical styles
- 1924 2585 Pacific Avenue, Italian Renaissance-style residence
- 1926 3140 Pacific Avenue, Shingled residence
- 1930 570 El Camino del Mar, residence
- 1932 3150 Pacific Avenue, Shingled residence
- 1933 Arthurs House, unknown address
- 1936 165 Terrace Drive, residence in St. Francis Wood
- 1941 Potrero Terrace Housing Project, collaboration with F.H. Meyer and John Bakewell Jr., multi-family pubic

- housing
1946 Stow Lake Boat House
1950s Remodeling of the Octagon House in Cow Hollow

Select Bay Area works

- 1915 Remodeling of The Faculty Club, UC Berkeley campus (Original 1902 design by Bernard Maybeck; listed in 1982 on the National Register of Historic Places.)
1932 Edwards Field and Track Stadium, Berkeley, Ca. Art Deco-inspired stadium located on the UC Berkeley campus. Designed with George W. Kelham.
1951 School of Law Building, UC Berkeley campus
n/d Remodeling of fraternity and sorority buildings, including the Kappa Kappa Gamma house and the Delta Tau Delta House, near the UC Berkeley campus

Boards & Awards

- 1931- 1943 Member of the State Board of Architectural Examiners
1934-1935 President, State Board of Architectural Examiners
1935 Certificate of Honor for the Arthurs House, awarded by the Northern California Chapter of the American Institute of Architects
1936-1937 Vice-President, San Francisco Chapter of the American Institute of Architects
1938 President, San Francisco Chapter of the American Institute of Architects
1947 Fellow, American Institute of Architects

Previous Ratings

Golden Gate Park was listed as a National Register historic district in 2004. Due to the fact that the Stow Lake Boat House was constructed after the district's 1871-1943 period of significance, the boat house was listed as a non-contributing feature of the district. There are no known individual evaluations of the boat house.

Evaluation

The Stow Lake Boat House appears eligible for the National Register of Historic Places (NRHP) under Criterion C.

Criterion C (Architecture): The boat house was designed by locally significant architect Warren Charles Perry and embodies the distinctive characteristics of the Alpine Chalet style. Its distinctive Alpine Chalet style detailing – such as sculpted exposed rafter tails, functional shutters and wide projecting eaves – embodies high artistic values. It is both a rare property type – urban park boat house – and a rare San Francisco example of the fully expressed Alpine Chalet style.

At this time, there are no known associations that link the boat house to significant events (Criterion A), persons (Criterion B) or pre-history (Criterion D).

The status code of 3S assigned to the Stow Lake Boat House, means that it appears eligible for individual listing on the National Register.

Integrity

The Stow Lake Boat House appears to have undergone few exterior alterations and retains a high exterior integrity of design, materials, and workmanship. Based on a review of the building permit history and visual inspection, the interior spaces of the boat house have undergone some alteration over time.

The lake itself, the deck, the use as a food concession, boat maintenance and repair, and the area around the boat house are remarkably unchanged since 1949 – and even back to the period of the original boat house, located on the same site – thus the boat house retains its integrity of location, setting, feeling, and association.

Overall, the boat house retains sufficient integrity to be eligible under Criterion C.

Character-defining features

Whenever a building, site, object, or landscape is under consideration for Article 10 Landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

The limitations of the boat house are the building's footprint and the footings of the boat hoist. The significant and architectural *exterior* features of the building are identified as:

- o All exterior elevations, including rooflines of the building
- o One-story over basement height and massing
- o Fenestration pattern, materials, configuration, and type such as wood-sash, double-hung windows (excluding glass block windows at the basement level)
- o Fenestration openings and location at the basement level
- o Alternating pattern of wood cladding
- o Painted features and accents colors including the trim, shutters, doors, awning, surrounds, and alternating horizontal cladding
- o Boat hoist support and beam
- o Wide overhanging eaves, with projecting, sculpted rafter tails
- o Sawn cut-out fretwork in the side gables at the east and west elevations
- o Ticket booth V-shaped bay, window, exterior counter, and bulkhead panel
- o All exterior doors and door types
- o Recessed open-air refreshment counter and ornamented swinging panel

The significant and architectural *interior* features of the building are identified as:

Boat Room (area):

- o Continuation of the boat hoist from the outside into the far interior wall of the boat room
- o Exposed, unfinished open beams, rafters, and cross bracing in the boat room
- o Exposed rustic wood interior walls of the boat room (north and south elevation edge walls only)
- o Historic spatial volume

Refreshment Booth and Kitchen (area): None

Caretaker's Office & Living Quarters (area): None

Basement Restrooms (area): None

Basement Boat Storage (area): None

Basement Tool Storage (area): None

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

Clary, Raymond. *The Making of Golden Gate Park: The Early Years 1865-1906*, (San Francisco: Don't Call if Frisco Press), 1984
Clary, Raymond. *The Making of Golden Gate Park: The Growing Years 1906-1950*, (San Francisco: Don't Call if Frisco Press), 1987
Cunliffe, Sarah and Jean Loussier. *Architectural Styles Spotter's Guide: Classical Temples to Soaring Skyscrapers*, (San Diego: Thunder Bay Press), 2006
McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*, (New York: Alfred Knopf), 2006
National Park Service. Early 20th Century Rustic Design & Naturalism. <http://www.nps.gov/history/hdp/exhibits/parkitect/>
Nelson, Douglas. *Golden Gate Park National Register Nomination form*, 2004. Developed by Royston, Hanamoto, Alley & Abey for the San Francisco Recreation and Parks Department.
Pacific Coast Architects Database: <http://digital.lib.washington.edu/architect/>
Parry, David. *Architects' Profile, Pacific Heights Architects #8: Warren C. Perry*, First printed in the New Fillmore neighborhood newspaper, <http://www.classicsfproperties.com/Architecture/architecture.htm>
Pollock, Christopher. *San Francisco's Golden Gate Park: A Thousand and Seventeen Acres of Stories*. Portland Oregon, West End Press, 2001

University of California Academic Senate. 1980, *University of California: In Memoriam*. 1980, page 192-193.
Walker, Lester. *American Shelter*, (Woodstock, NY: The Overlook Press), 1996

B13. Remarks:

*B14. Evaluator: Mary Brown, Preservation Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

*Date of Evaluation: February 22, 2011



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE MARCH 2, 2011

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MOTION TO INITIATE ARTICLE 10 LANDMARK DESIGNATION OF 50 STOW LAKE DRIVE, THE STOW LAKE BOAT HOUSE, LOT 001 IN ASSESSOR'S BLOCK 1700, AS LANDMARK NO. XXX.

1. WHEREAS, on March 2, 2011 the Historic Preservation Commission (HPC) initiated Landmark Designation under Motion XXX for the Stow Lake Boat House in consideration for designation as a City Landmark pursuant to Section 1004.1 of the San Francisco Planning Code; and
2. WHEREAS, Mary Brown, Planning Department (Department) Preservation Planner, prepared the California Department of Parks and Recreation (DPR) 523-A form (Attachment A), and the (DPR) 523-B form (Attachment B); and
3. WHEREAS, the manager of the property, the San Francisco Department of Recreation and Parks Department, reviewed the DPR 523-A and DPR 523-B documentation and agrees with the Planning Department's recommendation that the HPC table this item until the Golden Gate Park Article 10 historic district initiation report is complete; and
4. WHEREAS, that the DPR 523-A and DPR 523-B documentation was reviewed by the San Francisco Historic Preservation Commission and has been determined to be accurate and adequate for the purposes of this hearing; and
5. WHEREAS, the HPC reviewed staff analysis of the Stow Lake Boat House's historical significance per the National Register Criterion C and finds that the Stow Lake Boat House appears to meet the eligibility requirements for listing on both the National Register and the California Register of Historical Places per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
6. WHEREAS, the HPC finds that the Stow Lake Boat House embodies the characteristics of the picturesque Alpine Chalet style and represents the successful integration of "Rationalistic" features in a large urban park ; and
7. WHEREAS, the HPC finds that the boundaries and the list of character-defining features, as identified in the DPR 523-B form, should be considered for preservation under the proposed landmark designation as they appear to relate to the building's historical significance and to retain historical integrity; and

MOVED, that the Historic Preservation Commission hereby directs the Planning Department to finalize the DPR 523-A and 523-B documentation and case report and schedule a nomination hearing before the Historic Preservation Commission; and,

The Historic Preservation Commission adopts Exhibit A as part of this Motion to clarify the scopes of work and related procedures that are subject to review and approval by this Commission and in accordance with Section 4.135 of the City Charter.

I hereby certify that the foregoing Motion was adopted by the HPC at its meeting on March 2, 2011.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 2, 2011

Attachments:

Exhibit A: Procedures for Work Related to the Stow Lake Boat House
California Department of Parks and Recreation DPR 523-A form
California Department of Parks and Recreation DPR 523-B form

EXHIBIT A

PROCEDURES FOR WORK RELATED TO THE STOW LAKE BOAT HOUSE

The Historic Preservation Commission (HPC), pursuant to Charter Section 4.135, can only review work on properties either individually designated or as part of a historic district under Article 10 of the Planning Code. Proposed alterations that may impact character-defining feature of individually designated Landmarks require a Certificate of Appropriateness (C of A) authorized by the Historic Preservation Commission. The C of A must be approved prior to obtaining a building permit.

The HPC has determined that some specific scopes of works may not negatively impact the exterior or interior character-defining features, as listed in DPR 523-A and DPR 523-B documentation, and do not require review and approval by the HPC. In the case where a C of A is required, the Historic Preservation Commission may, at its discretion, review the proposal at a regularly scheduled hearing or may delegate an administrative review and approval to the Planning Department to ensure that the character-defining features of Article 10 resources are preserved and that alterations, demolitions and new construction are compatible with the Landmark building.

Please note that while some scopes of work are identified within this Motion as not subject to review by the HPC, other entitlements or actions that may be required by other city agencies

No Certificate of Appropriateness Required;

The following scopes of work are deemed to be minor or will not affect the character-defining features of the Stow Lake Boat House and would not require a Certificate of Appropriateness:

1. **Ordinary Maintenance and Repair:** Work determined to be ordinary maintenance and repair which is defined as any work, the sole purpose and effect of which is to correct or repair deterioration, decay, or damage, including repair of damage caused by minor fire or other disaster. This includes but is not limited to painting, repair of wood siding to prevent further decay or deterioration, re-glazing of existing windows, and roof replacement that doesn't change the overall roof form or roof structure.
2. **Rooftop Appurtenances:** Work to accommodate elements, such as exhaust flues or other ventilation equipment that does not change the roof form or structure.
3. **Minor work to comply with ADA:** Alterations to door thresholds to provide a level surface or a ramp attachment, provided that the alteration doesn't affect any surrounding character-defining features. The attachment of a strike-plate to the exterior of the building to automate a set of doors provided that the strike-plate is installed in a manner that minimizes the removal of historic fabric and no electrical conduit is attached to the exterior of the building.
4. **Non-Character-Defining Interior Spaces:** Scopes of work proposed in non-character-defining interior spaces including but not limited to kitchen upgrades, removal or

construction of interior partitions, or any other tenant improvements located within the concession area, kitchen, caretaker's unit, public restrooms, boat storage area, or tool storage area provided that these alterations do not impact character-defining features, for example, the historic spatial volume of the boat room area.

5. **Seismic or Structural Upgrades:** Seismic or structural upgrades that do not result in any physical or visual change to the exterior or interior character-defining features.
6. **Change in Use or Tenant:** A change in any tenant or a change in the current to a new use.

Letters of Compatible Replacement or Alteration

The HPC has deemed certain scopes of work do not require a Certificate of Appropriateness, but will require a Letter of Compatible Replacement from the Planning Department. This letter is intended solely to confirm and document compatible alterations to the Stow Lake Boat House. The Recreation and Parks Department shall notify the Planning Department in writing of the proposed work. The Planning Department will review the scope within 5 business days of receipt of a complete submittal to confirm that the work meets one or all of the scopes of work defined below:

1. **Selective Replacement:** Replacement of 20% or less of any interior or exterior character-defining features provided that replacement materials match historic materials in terms of profiles, texture, color, material, configuration, and function. Examples include, but are not limited to, spot replacement of historic wood clapboards that meets the above criteria.
2. **Window Replacement:** All window replacement that is in-kind and the replacement windows closely match the historic wood-sash, double-hung windows in terms of configuration, material, function, and all exterior profiles and dimensions.
3. **Door replacement:** All exterior door replacement that is in-kind and the replacement doors closely match the historic wood doors in terms of configuration, material, function, and decoration.
4. **Skylights:** The installation of low-profile skylights with non-reflective glazing and a frame that matches the overall color of the roof materials provided that the overall area occupied by the skylights does not exceed 15% of the overall roof area and does not alter any part of the roof structure.

Certificates of Appropriateness

The HPC has deemed certain scopes work will require a Certificate of Appropriateness. At its discretion, the HPC has the authority to delegate the issuance of an administrative Certificate of Appropriateness for any of this work to Planning Department staff. Scopes of work that require a Certificate of Appropriateness include but are not limited to:

1. **Expansion of the building envelope:** As described in the DPR 523-B documentation, the boundaries of the Stow Lake Boat House designation are the building footprint and footings of the boat hoist supports. Proposals to construct an addition or to expand the building envelope horizontally or vertically shall require a C of A.
2. **Demolition:** Proposals to demolish or partially demolish, as defined by Article 10 of the Planning Code, the Stow Lake Boat House shall require a C of A.
3. **Addition of Exterior Attachments:** Any attachment to the exterior walls (elevations) of the boat house such as ductwork required for air intake or exhausts shall require a C of A.
4. **Limited Types of ADA Accessibility Projects:** Alterations in order to comply with ADA accessibility that result in a change to height or width of exterior openings or that require a physical attachment such as railings, lifts, or other alterations that may potentially obscure or alter the exterior of the building shall require a C of A.
5. **Removal or Replacement of Character-Defining Features with Substitute Materials:** The replacement of any character-defining feature with substitute materials or in a manner that deviates from historic profiles, dimensions, locations, textures, function, and configuration shall require a C of A. Examples include the replacement of historic wood windows with aluminum-clad windows and the replacement of sliding barn doors with contemporary hinged doors. Additional examples include the introduction of a drop ceiling or enclosing the exposed rafters of the interior boat room.
6. **Full Replacement:** Replacement of more than 20% of any interior or exterior character-defining features shall require a C of A. An example would be the replacement of all exterior historic wood siding with new wood siding.
7. **Raising Any Part of the Stow Lake Boat House.** The overall building form, roofline, and massing of the Stow Lake Boat House are character-defining features of the building. Increasing the height of the Stow Lake Boat House shall require a C of A.
8. **Relocation or In-filling of any Exterior Openings.** The historic window, door, and other openings on the Stow Lake Boat House are character-defining features of the building. Filling in or relocating these exterior openings shall require a C of A.