

10/3/18

N. Kwiatkowska

Oct. 1, 2018

To: Historic Preservation Commission

Via email to all Commissioners as well as Commission Secretary, and Planners Natalia Kwiatkowska, natalia.kwiatkowska@sfgov.org, Tim Freye and Rich Sucre

Re: Hearing Date-Wed. Oct. 3, 2018

Project Address: 903 Minnesota St.

Case No. 2017-001477COA

Bldg Permit: 2017.01 26.8054

Dogpatch Historic District

Dear Commissioners:

- Regarding Secretary of Interior's Standards for Rehabilitation:

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

One important defining and original elements of this building, namely the original garage carriage doors at front façade must be replaced in the restoration of this historic cottage, dated in the case file as from 1890-1891. The original usable and intact doors were removed after Sept 26, 2016 (as evidenced in my photo attached) when the property was supposedly being restored and brought up to code. Where are those doors? Before its mutilation by property owner, this was one of the most original buildings of the Pelton Cottage grouping left in the neighborhood, despite its exterior having been covered in asbestos siding. Many of the other

cottages and houses in the neighborhood had their garage doors replaced with completely wrong modern doors at some time in past history. This building had its original doors as evidenced in my attached copy of the 1999 photo shown in the Dogpatch Historic District Survey, by the Packet file "Front Façade Photo (Nov. 2013) and as recent as Sept. 27, 2016. **I attach a copy of photo evidence that I took on Sept. 27, 2016.** It is obvious that these are the same doors as in the project case "before" photo dated 2013 and in 1999.

The garage doors were typical of all of the cottages as well as of several of the other houses on the block and in the immediate neighborhood, mine included (934 Minnesota St.-doors still in use)

Effort should be made to "find" the doors, or find the same doors in a salvage yard or online salvage. They exist. They were fairly common. Or the doors should be replicated in kind and in same materials and usage to match the photos of original doors presented in the case packet. (ie, a properly made, historically correct replacement, not a fake modern roll-up version).

I ask you not to go lightly in insisting that this cottage be returned to its original gloriously modest self, which managed to survive from 1890 through two major earthquakes until it was butchered in 2016.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Janet Carpinelli', with a stylized, flowing script.

Janet Carpinelli
934 Minnesota St.
San Francisco, CA 94107

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 2

P1. Resource name(s) or number: 903 Minnesota

***P2. Location:** *a. County San Francisco

*b. USGS 7.5' Quad San Francisco North, CA Date 1995

*c. Address 903 Minnesota Street

City San Francisco

Zip 94107

*e. Assessor's Parcel Number 4107/002M

***P3a. Description:** 903 Minnesota is located on the east side of Minnesota Street between 20th and 22nd Streets. It is a one-story-over-garage, 915-square-foot, wood-frame, single-family cottage designed in the San Francisco Stick/Eastlake style. The residence is located on a 20' x 80' lot and the façade is two bays wide. At grade there is a pair of historic hinged doors in the left bay and a wood staircase oriented parallel to the façade in the right bay. On the main floor, a pair of double-hung wood windows occupies the right bay and a recessed entry is located in the left bay. The entry contains a modern flush door and a historic transom window above. The door and the window are framed by plain wood casings. The façade is capped by a narrow projecting cornice supported by fluted brackets with incised ornament. The cornice is surmounted by a false parapet roof. Similar to the other "Pelton cottages" in the group, the façade windows are crowned by a false gable. The façade is clad in modern composite shingles. 903 Minnesota is in fair condition.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b. Photo date:

July 1999, view toward west

***P6. Date Constructed/Sources:**

1890: Spring Valley Water
Company records, *California
Architect & Building News* (July
1890)

***P7. Owner and Address:**

Karen Ann Baston
903 Minnesota Street
San Francisco, California 94107

***P8. Recorded by:**

Christopher VerPlanck
San Francisco Heritage
2007 Franklin Street
San Francisco, California 94109

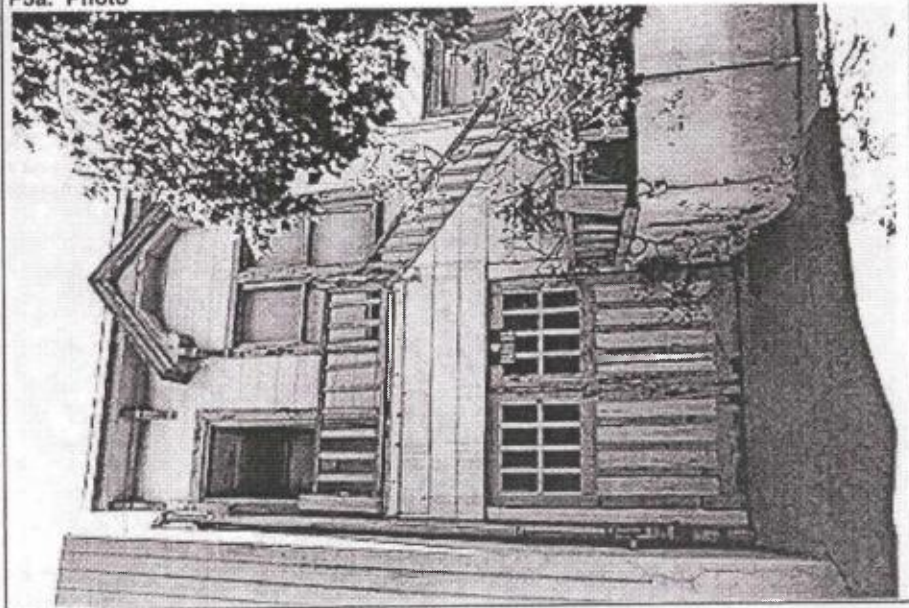
***P9. Date Recorded:**

September 29, 2000

***P10. Survey Type:**

Intensive Survey:
National Register

P5a. Photo



***P11. Report Citation:**

***Attachments:** NONE ☐ Location Map ☐ Sketch 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

DPR 523A (1/95)

***Required information**

