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 *Resource name(s) or number (assigned by recorder) 141 11th St.

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

*c. Address: 141 11th St. City: San Francisco Zip: 94103

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3510-044

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

141 11th St. is located on a 30' x 100' corner lot on the east corner of 11th Street and Minna Street. Built in 1931, 141 11th St. is a one-story with mezzanine, brick masonry commercial building designed in the Art Deco style. The rectangular-plan building, clad in brick, is capped by a flat roof. The primary façade faces southwest toward 11th Street and is 3 bays wide. A second elevation faces northwest toward Minna Street and is 5 bays wide. The primary façade is framed by full-height corner piers with geometric panel capitals and projecting vertical elements. The ground story of the 11th Street façade features a fixed, divided aluminum-frame window with brick water table in the left and center bays. The right bay contains a recessed pedestrian entrance with wood door with wood-frame sidelights and transom. The mezzanine is characterized by fixed, 6-light, aluminum-frame windows in each bay with a single awning sash. The windows have recessed spandrel panels framed in brick and adorned with a central diamond ornament. The center window is framed by a pair of turned posts. The windows are capped by a copper standing-seam cladding and a narrow pent roof. The secondary façade along Minna Street features decorative piers framing the first and second bays, and piers without capitals framing the third, fourth and fifth. The ground story has divided, aluminum-frame windows in the first two bays; the window in the first bay is interrupted by an entrance with overhead rolled security door. The first (continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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

P5b. Photo: (view and date)
View from west
9/5/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1931
SF Assessors Office

*P7. Owner and Address:
Friedman, James Neil & Robert
515 Kansas St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
9/5/2006

*P10. Survey Type:
Reconnaissance

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

*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 (list)

P3a. Description, continued:
bay of the mezzanine has similar windows to the second story of the façade but squared, divided by turned posts, while the second bay has single, aluminum-frame fixed sash divided by turned posts. The first two bays of the Minna Street elevation feature spandrel panels with central diamond ornament above and below the mezzanine windows. Two large fixed industrial windows are found in the third bay and one full-height garage and one half-height bay entrance are found in the fourth bay. Both entrances are fitted with metal overhead doors. The third and fourth bays have large, painted panels above each opening. The fifth bay has two filled square window openings on the ground story and sash identical to those on the mezzanine of the façade's first bay on the second story. Plain transom panels are set above each window. The building appears to be in good condition.

Minna Street (northwest) elevation

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 141 11th Street

B1. Historic Name 141 11th Street

B2. Common Name 141 11th Street

B3. Original Use commercial B4. Present Use: commercial

* B5. Architectural Style Art Deco commercial

*B6. Construction History
constructed in 1931. metal sash fenestration replaced by aluminum sash fenestration within the past 25 years, original entry door reconfigured and replaced by contemporary door, aluminum sash side lights and transom . garage entry doors replaced with contemporary overhead industrial garage doors.

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

*B8. Related Features none

B9a. Architect E. Gruhn (engineer) . Builder F. R. Siegrist

*B10. Significance: Theme Depression, World War II, and Postwar Aftermath Area: South of Market

Period of Significance 1929-1950 Property Type single story commercial Applicable Criteria n/a

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

In regard to California Register Criterion 1 (History/Events) this property is considered under the Depression, World War II, and Postwar Aftermath context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (single story commercial) and dates from the Period of Significance (1929-1950) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

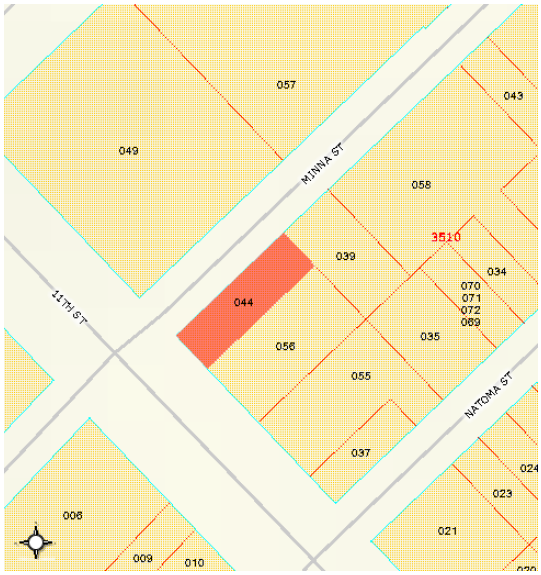
141 11th Street was constructed in 1931 on land formerly occupied by a large pipeworks facility. Before construction of the building, which is at the southeast corner of 11th Street and Minna streets, Minna Street was obstructed by the pipeworks building, which was part of a larger ironworks located on the block. In 1930, the lot was sold by Gates et. al to J. M. Gruhn. (continued)

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

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, City Directories, Sales Ledgers, Reverse City Directories, Building and Engineering, 04/25/1931

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

B10: Significance (continued)

141 11th Street was designed by the engineer E. Gruhn and constructed by the building firm of F. R. Siegrist. J. M. Gruhn, the first owner of the building, was president of Gruhn Brothers, a wholesale men's furnishings firm with a retail location at 120 Battery Street. By 1936, the building housed W. C. Phillips Refrigeration Products Inc, which occupied it through 1940. In 1953, the building was occupied by Gray Co. lubricating equipment. It is now occupied by a martial arts studio and residential units.

The Depression and the Second World War both affected San Francisco significantly. Diminishing investment in private construction and later war-time restrictions on the use of building materials meant that for the most part very little new construction occurred in the Survey Area during the 1930s and 1940s. By 1929, most of the South of Market area within the Market and Octavia Survey Area had been built out. Several undeveloped parcels or properties occupied by "temporary" structures erected after the 1906 Earthquake remained, although most of these were redeveloped during the 1930s. Construction that did occur was on a smaller scale, and by the end of this period was largely commercial. 141 11th Street, with its 1931 construction date, South of Market location and single story commercial building typology, clearly expresses an association with this broad pattern of San Francisco history.

Integrity:

141 11th Street has undergone substantial alterations including the removal of original metal sash fenestration and replacement with reconfigured contemporary aluminum sash windows, the removal of the original door and replacement with a contemporary door and aluminum sash sidelights and transom window, and the replacement or covering of original loading docks and auto entrances with contemporary roll-up metal doors. The building retains character defining features including its one-story with mezzanine height and rectangular massing, brick cladding, full-height corner piers with geometric panel capitals and projecting vertical elements, recessed spandrel panels adorned with a central diamond ornament, area of copper standing-seam cladding above the mezzanine windows, decorative piers on the secondary facade, two original metal sash windows on the secondary facade, and a narrow pent coping. The building retains the following aspects of integrity: location and setting, and partially retains the aspects of design, association, feeling, materials and workmanship.

Conclusion:

141 11th Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterionAlthough the building's typology, 1931 construction date and South of Market location all clearly reflect an association with the Depression, World War II, and Postwar Aftermath period of significance, the removal of original doors and windows and replacement with contemporary aluminum sash has significantly altered the building, rendering it no longer able to clearly express its association with the period. Additionally, these alterations prevent the building from embodying the characteristics of the Art Deco commercial style. Furthermore, the building does not represent the work of a master, nor does it possess high artistic value.