

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 4 *Resource name(s) or number (assigned by recorder) 452-454 Ivy 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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 452-454 Ivy St. City: San Francisco Zip: 94102
d. UTM: Zone: 10 _____ mE/ _____ mN (G.P.S.)
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0807-021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
452-454 Ivy Street is located on a 25' x 48' lot on the north side of Ivy Street, between Laguna and Octavia Streets. Built circa 1880, 452-454 Ivy Street is a 3.5-story, wood frame, two-unit, multiple family residence designed in Greek Revival style. The rectangular-plan building, clad in wood shingles, sits on a reinforced concrete perimeter foundation and is capped by a gable roof. The primary façade faces south and is 3 bays wide. The ground floor is clad in flat wood paneling. A wood staircase with wood parapet wall set parallel to the elevation is set across the left and center bays. The staircase leads to the main entrance in the left bay of the second story. The right bay of the ground story contains a garage with multi-light, paneled wood door. The main entrance on the second story has a shallow box cornice, a metal security door, and a paneled wood door with transom. The center and right bays of the second floor contain one-over-one, double-hung, vinyl sash windows with plain board surrounds and projecting molded cornice caps. The third story has two identical windows set between the bays. The gable half-story features a centered aluminum sliding sash window with a cornice cap. The primary façade terminates in a simple molded eave. Side elevations are clad in horizontal composite wood siding. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple Family Property

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

P5a. Photo



P5b. Photo: (view and date)
View of south façade
9/13/2006

*P6. Date Constructed/Age and Sources: Historic
1908, revised circa 1880
SF Assessors Office

*P7. Owner and Address:
Anjanette Pong
1568 Indiana Street #1
San Francisco CA

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

*P9. Date Recorded:
9/13/2006

*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)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3CB

*Resource Name or # (assigned by recorder) 452 - 454 Ivy Street

___ B1. Historic name: Fitzhenry House
 ___ B2. Common name: none
 ___ B3. Original Use: Residential, single family
 ___ B4. Present use: Residential, multiple family, flats
 ___ *B5. Architectural Style: Greek Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed between 1868 and 1884 based on water tap records and other factors discussed below. Major interior and foundation repairs in 1942, 1958, 1991. Repairs from fire damage 1977. Divided into flats, ca. 1945.

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

*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Hayes Valley, Early Development Area: Hayes Valley, San Francisco
 Period of Significance 1868 - 1884 Property Type Residential Applicable Criteria 1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity) Although the San Francisco Assessor's office lists 452 – 454 Ivy Street as being constructed in 1908, research indicates that it was extant at least as early as 1884, and may have been built as early as 1868, making it one of the earlier structures constructed in the Hayes Valley neighborhood. Hayes Valley is believed to have been the first part of the Western Addition to develop, and is today home to some of San Francisco's earliest housing stock.

Dating the construction of 452 – 454 Ivy Street is complicated by this "through-block" subdivision, whereby many of the early residents gave their address as being on Grove Street rather than Ivy—a phenomenon that shows up repeatedly in the water tap records of the Spring Valley Water Company. Judging by the 1886 Sanborn map, it appears that many early residents of the neighborhood built their primary residence facing an exterior street, such as Grove or Hayes, and treated the interior streets, such as Ivy, as a service alley for stables and outbuildings. Another complication in researching structures in this block are inconsistencies in street numbering. Addresses in this area were not codified until the early 20th century. On the 1886 and 1900 Sanborn fire insurance maps, structures on this block of Ivy Street were numbered in the 500s. However, on the 1913 map these numbers have changed to addresses in the 400s.

The earliest land ownership records for the lot where 452 – 454 Ivy stands are contained in the 1894 City Block Book, which shows John T. Fitzhenry as the owner of an irregularly-shaped double lot where 452 – 454 Ivy is located. The 1886 Sanborn (continued)

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

***B12. References:**

Hoardley, M. *Map of Hayes Tract*. Filed with the S.F. Recorder's Office Nov. 29, 1861.
 Sanborn Fire Insurance Maps: 1886; 1900; 1913; 1915.
 San Francisco City Directories: 1869-70; 1875; 1878; 1881 – 1885; 1890; 1892; 1900; 1954; 1959; 1964; 1969; 1974; 1982.

B13. Remarks: Market & Octavia Survey

*B14. Evaluator: J. Lammers, Elaine Stiles; Page & Turnbull

*Date of Evaluation: May 2007

(This space reserved for official comments.)



***B10. Significance (continued)**

map shows a 2-story building facing Grove on this lot (likely the main residence); facing Ivy is a 3 ½ story structure, as well as an adjacent 1-story building that may have been a stable. Subsequent Sanborn maps dating up until 1950 do not show any significant changes to the general dimensions of the 3 ½-story building, which eventually is listed as 452 – 454 Ivy. Thus, it appears the building dates at least to 1886.

However, an earlier construction date of 1868 may be supported by the Spring Valley Water Company water tap records. In November, 1868, service was installed on a 2-story building for the Fitzhenry family at 559 Grove (there is no record of service for a Fitzhenry living on Ivy, nor one assigned to the 452 – 454 Ivy Street address). The 559 Grove address appears to have later changed to 519 Grove; it is shown as such on the 1886 Sanborn map, and the San Francisco City Directory for 1875 shows Michael Fitzhenry (teamster) and John T. Fitzhenry, (gasfitter with E. N. Fritz) living at 519 Grove. Subsequent City Directories covering the 1870s – 1890s show various Fitzhenry family members at 519 Grove including Bridget (widow), William (teamster), and Mitchell (printer).

Interestingly, the 1890 City Directory also shows Isaac Bevans, a clerk with the S. F. Superintendent of Streets, living at 519 Grove. In 1884, however, he listed his address as 522 Ivy Street—what appears to be the earliest definitive date for the building (the structure is shown as 522 Ivy on the 1900 Sanborn map). In 1889, another water tap record listing John T. Fitzhenry as owner is issued for a property at 549 – 553 Grove. This was a new building constructed facing Grove, directly behind 452 – 454 Ivy, and was later indexed with the 452 - 454 Ivy Street address. However, this building is not extant on the 1886 map.

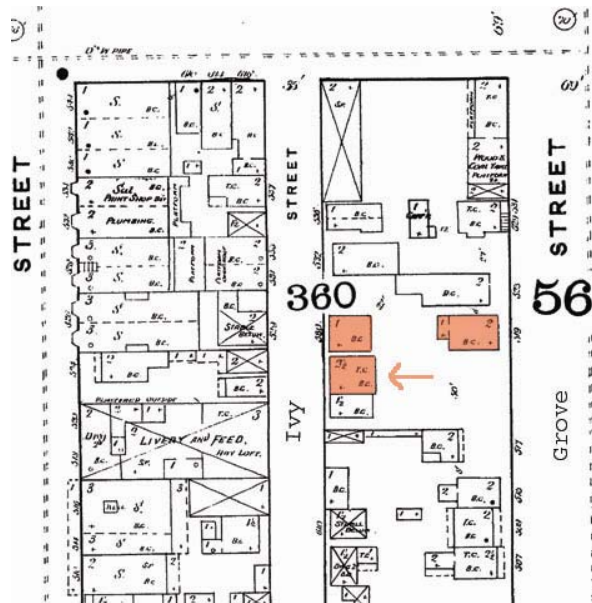


Fig. 1. Detail from the 1886 Sanborn fire map showing buildings extant on the Fitzpatrick family property. The arrow points to 452 – 454 Ivy Street. The family’s principal residence appears to have been 519 Grove, the structure on the right.

Taking as a whole, it is not unreasonable to assume that the Fitzhenry family, when building a house at 519 Grove in 1868, also constructed two outbuildings in the “rear” of the lot—one as a stable and another to house various members of the family or boarders. While this could have taken place at any point between 1868 and 1884, the simple Greek Revival form of 452 – 454 Ivy is more consistent with structures dating to the 1860s. It must be acknowledged, though, that simple, utilitarian structures could also have persisted until later dates given the “service alley” nature of Ivy Street. An image in the collection of the San Francisco Public Library (Fig. 2) appears to show 452 – 454 Ivy circa 1925, when the street still retained much of its utilitarian, working class housing stock. While the steps have been replaced and a garage added to the basement, the overall form appears little changed.

452-454 Ivy Street was converted to flats ca. 1945, most likely in response to the rapid increase in population and demand for housing following the end of World War II. The property was home to tenants of diverse circumstances, and also appears to have been vacant at various periods during the last quarter of the 20th century. (continued)

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 452 - 454 Ivy Street

*Recorded by: Page & Turnbull

*Date May 2007

Continuation

Update



Fig. 2 Circa 1925 image which appears to show 452-454 Ivy Street (middle building).
San Francisco Public Library Photo Collection: AAB-4090.

452-454 Ivy Street retains integrity of location, setting and feeling, but has lost some integrity of design, materials, and workmanship through window replacement, re-cladding the façade with wood shingle siding, and garage installation. The overall physical form and massing of the building remain the same, however, as do major envelope openings. The building has also lost some integrity of association through conversion to a multiple family property post World War II, though this type of conversion was common in San Francisco during that period.

452 – 454 Ivy Street appears eligible for the California Register or for local designation under Criterion 1 for association with early residential development in the Hayes Valley neighborhood. It may have been one of the earliest properties constructed in the area per water tap records, and has been identified as a contributing property to the potential Hayes Valley Residential Historic District Update (see DPR 523 D form). The property may also be eligible under Criterion 3 as a rare surviving example of the types and forms of housing constructed in San Francisco during the early decades of development in the city.

The status code of 3CB assigned to this property means that it appears eligible for the California Register both individually and as a contributor to a California Register eligible district—the potential Hayes Valley Residential Historic District Update. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

***B12. References, continued.**

San Francisco Department of Building Inspection permits: #69120, 7700027, 09116521.

San Francisco Public Library Historical Photograph Collection.

VerPlanck, Christopher. *Draft Context Statement for the Market and Octavia Neighborhood Plan*. 2006.

Page & Turnbull, Inc. *Hayes Valley Residential Historic District Update* (DPR 523 D form). San Francisco: unpublished report, 2007.