

Architectural Inventory Form

**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5ST.130.127** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **Charles Levy House**
6. Current Building Name: **Charles Levy House**
7. Building Address: **112 S. French Street**
8. Owner Name: **Margaret D. Moorhouse; Burton L. Moorhouse**
- Owner Organization:
- Owner Address: **P.O. Box 6349
Corpus Christi, TX 78466**



44. National Register eligibility field assessment: **Not Eligible**
Local landmark eligibility field assessment: **Not Eligible**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
NE ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410264 mE** **4370704 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **13, Block 4**
 Addition: **Abbett** Year of addition: **1880**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **24' N-S by 43' E-W**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Vertical Siding**
18. Roof configuration: **Gabled Roof/ Front Gabled Roof**
19. Primary external roof material:
 Other roof materials:
20. Special features: **Porch**
Dormers
Fence

21. General architectural description:

The modest wood-frame dwelling at 112 S. French Street measures 24' N-S (across) by 43' E-W (deep). These dimensions include a main 1½-story front gabled section, and a one-story hipped-roof extension on the east (rear) elevation. The building's exterior walls are clad with stained natural brown board-and-batten siding, and its moderately-pitched front gable roof is covered with metal roofing material. Two gabled dormers, each with a 1/1 double-hung sash window, are located on the south-facing roof slope. A single-light fixed-pane window penetrates the façade wall (west elevation), and there is one other fixed-pane window located near the east end of the south elevation. Otherwise, the windows are 1/1 double-hung sash with wood frames and surrounds. A non-historic wood-paneled entry door is located near the north end of the façade. This door leads into the dwelling from a 10' by 6' concrete and stone porch, covered by a low-pitched hipped roof supported by squared wood posts. A rear entry door, covered by a white storm door, leads into the hipped-roof extension on the east elevation.

22. Architectural style: **No Style**
 Building type: **N/A**

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23. Landscape or special setting features: **This property is located on the east side of S. French Street in the block between Lincoln and Washington Avenues, in the heart of the Breckenridge Historic District. A wrought iron fence extends along the front of the property. The small lot is landscaped with native grasses, trees and shrubs.**

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903**

Source of information: **Summit County Journal, January 17, 1903.**

26. Architect: **I.D. Garrabrant**

Source of information: **Summit County Journal, January 17, 1903.**

27. Builder: **J.D. Garrabrant**

Source of information: **Summit County Journal, January 17, 1903.**

28. Original owner: **J.D. Garrabrant**

Source of information: **Summit County Journal, January 17, 1903.**

29. Construction history:

This house was built in 1903, according to the January 17, 1903 issue of the *Summit County Journal*. Sanborn Insurance maps corroborate a 1903 construction date in that the building is not depicted on the 1902 Sanborn map, while it is depicted on the 1914 Sanborn map. The building's footprint does not appear to have changed over the years; however, the exterior siding, some window openings, and perhaps the dormers, appear to be relatively recent alterations. These features perhaps date to 1978 when Town of Breckenridge files indicate the property was modified in some manner.

30. Original location: **Yes** Moved: **No** Date of move(s) **N/A**:

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/ Single Dwelling**

32. Intermediate use(s): **Domestic/ Single Dwelling**

33. Current use(s): **Domestic/ Single Dwelling**

34. Site type(s): **Residence**

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35. Historical background:

Carpenter and builder I.D. Garrabrant began erecting this building in January of 1903. That July, he sold the new dwelling to the Charles Levy family before moving to San Francisco. Charles Levy had opened a dry goods and furnishings store in Breckenridge in 1880, which he ran until his death in May of 1909. Levy married Carrie Steinhausen in 1902. He also served on the Board of Town Trustees for a couple of years and he was a member of Breckenridge Masonic Lodge No. 47. Reverend C.E. Snowden, of St. John the Baptist Episcopal Church, moved his family into the spacious Levy residence at that time. He also used the building as his rectory. Snowden served the church from 1908 to 1910. Carrie Levy sold a half interest in the property to Christ Kaiser in 1917. More recent owners of the property include Robert and Mary Meyers, Roderic and Cecelia Feaster, Daniel and Betty O'Brian, Margaret D. Moorhouse, and Daniel May.

36. Sources of information:

Sanborn Fire Insurance Maps dated January 1896, November 1902, and August 1914.

***Summit County Journal*, January 17, 1903.**

***Summit County Journal*, August 21, 1909.**

***Summit County Journal*, August 25, 1917**

Summit County Assessor Residential Property Appraisal Record.

Town of Breckenridge. Department of Community Development files

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: National: State: Local:

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42. Statement of significance:

This property is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and Stabilization Phase" periods of the town's evolution. Its level of significance, though, is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Places. Moreover, due to some loss of integrity, it probably also does not qualify for individual local landmark designation by the Town of Breckenridge. It does, however, display sufficient significance and integrity to be considered a contributing resource located within the boundaries of the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property exhibits a somewhat below-average level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The board-and-batten siding appears modern, and several window openings appear to have been altered.

44. National Register eligibility field assessment **Not Eligible**

Local landmark eligibility field assessment **:Not Eligible**

45. Is there National Register district potential? Yes No **N/A**

Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

If there is National Register district potential, is this building contributing? **N/A**

46. If the building is in existing National Register district, is it contributing **Yes**

VII. RECORDING INFORMATION

47. Photograph number(s):	Breckenridge Phase IV Survey – CD-1; Images 175-177	Images filed at:	Town of Breckenridge 150 Ski Hill Road Breckenridge, CO 80424
48. Report title:	Town of Breckenridge Phase IV Cultural Resource Survey		
49. Date(s):	June 3, 2006		
50. Recorder(s):	Carl McWilliams	Rebecca Waugh	
51. Organizations:	Cultural Resource Historians	Town of Breckenridge	
52. Address:	1607 Dogwood Court Fort Collins, CO 80525	150 Ski Hill Road Breckenridge, CO 80424	
53. Phone number(s):	(970) 493-5270	(303) 629-6966 ext. 142	

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Sketch Map

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Location Map