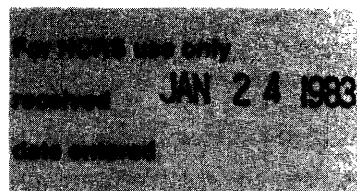


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Levy House

and/or common Law Offices

2. Location

street & number 111-121 California Avenue n/a not for publication

city, town Reno n/a vicinity of congressional district: 2

state Nevada code 32 county Washoe code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name R. Three J. L. Properties

street & number 121 California Avenue

city, town Reno n/a vicinity of state Nevada 89509

5. Location of Legal Description

courthouse, registry of deeds, etc. Washoe County Courthouse

street & number

city, town Reno state Nevada

6. Representation in Existing Surveys

title Not represented has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Levy House is an elegant two story wood frame structure. Constructed in late 1906, the Classical Revival in style with Colonial Revival influences, the building utilizes a variety of classical ornaments including fluted Ionic columns, dentil courses, and a porch pediment. The building is surfaced with narrow clapboard siding. The structure is surrounded by parking on two sides, an alley, and California Avenue. It is a rather isolated residential remnant in an area of mixed commercial uses. Except for minor alterations at the rear, the structure has retained its architectural integrity. It has been repositioned on its lot, back from South Sierra Street orientation and location, and turned 90 degrees to a California Avenue address, c. 1940.

The structure is almost square in form, with shallow angled bays projecting from the first floor of the west and east elevations. The roof is hipped, with projecting gabled dormer windows, and is surfaced with composition shingles. The soffit of the eave overhang that encircles the house is ornamented by a series of brackets above a dentil course and plain frieze. Corner boards cover the building corners.

A two story entrance porch supported by two tall Ionic columns, projects from the center of the south elevation. The slender columns are grouped by threes at the outside corners of the porch. The porch is surmounted by a gabled pediment faced with shingles and containing a louvred oval vent. A balcony with turned balusters projects from the second floor behind the porch, and a similar balustrade extends between the porch columns on the first floor. The balcony balustrade contains taller, moreslender balusters than those on the first floor. A brick and concrete base supports the porch. Entrance stairways curve on either side of the entry. Windows are double hung and the upper halves are divided by mullions into decorative panes. They are surrounded with simple moldings, and the structure is surfaced with clapboard.

The structure has been moved back on the lot from its original location at 471 Granite Street, (now South Sierra) and re-oriented toward California Avenue. This repositioning of the structure did not move it far physically. It has remained on its original lot, on this same corner, and essentially in its original location, but oriented differently. The reason for the move may have been a desire to move as far as possible from the increasingly busy Sierra Street and re-orient to the somewhat less commercial California Avenue. The date of this relocation is unknown.

A decorative iron fence mounted on a brick base stands in front of the structure, and a low wall separates it from the alley on the west. There is parking next to the building on the east and north. The structure is dramatized by its rather isolated location on a corner and the mature trees that stands around it. The original residential quality character of the building and its surroundings have been affected by the increase of commercial activity and conversion in the neighborhood. Clean and dramatic, the lines of the structure are crisp, heightening the characteristic design features of the style and creating an elegant individualized and skillful rendition of the style.

8. Significance

Period	Areas of Significance—Check and Justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1906 Builder/Architect Unknown

Statement of Significance (In one paragraph)

The Levy House is a particularly outstanding good example of its style and a fine architectural design. The structure has retained its design integrity, and it stands in a neighborhood that has gradually evolved toward mixed commercial and away from residential uses. Built by a prominent local merchant, the structure also bears local historic importance.

The imposing structure is a particularly dramatic representative of its style. The formal two story porch with its pediment and slender fluted Ionic columns is the most striking design feature of the building. The tall columns are rather slender in proportion for the heights and width of the porch. The balustrade of the second floor balcony is proportioned differently than that of the ground floor facade, the latter also appearing to be a little short for the proportions of the porch. This manipulation of proportion and the imbalance it creates adds a dynamic quality to the composition. The symmetrical placement of the porch reflects the classical origins of the essentially frontal composition.

The treatment of the eaves is a dramatic and important design feature that adds to the building's design quality. The visual interest created by the brackets applied to the underside or soffit area of the encircling eaves is an important design element. The texture of the clapboard siding, separated from the eaves by a plain frieze, adds textural interest to the composition.

The structure was apparently built for William Levy in late 1906. Levy was a successful local merchant and mining entrepreneur. He owned and operated the Palace Dry Goods store on Center Street in partnership with a man named Herman Morris. This business was begun September 21, 1887, and continued to operate successfully until 1932. Its operation was apparently successful enough to allow Levy to construct this imposing residence in 1906. His partnership in mining operations with the Unionville Mining Company was C. E. Clough.

Reno City Directories indicate Levy lived at 336 Mill Street in 1906, 1907, and 1909. A contractor's bid for wallpaper hanging in the house was dated December 20, 1906, the year that Levy purchased the property. Levy apparently began construction of the house after purchasing the land in 1906. However, Levy's own use of the house as a family residence did not apparently occur until after 1907 and possibly not until 1910.

9. Major Bibliographical References

Sanborn Insurance Maps; 1904,06 Reno City Directories; 1904,06,07,09
 Nevada Historical Society, Levy Family Papers
 So This is Reno, Junior League, Reno, The Nevada Division of Historic
 Preservation and Archaeology.
 Interview: Nancy Spina, May, 1982

10. Geographical Data

Acreeage of nominated property .41 acre

Quadrangle name Reno

Quadrangle scale 7.5'

UMT References

A

1	1	2	5	8	3	4	0	4	3	7	8	1	1	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification: Washoe Co. Assessor's Parcel # 11-182-27
 Located at the NW corner of California Avenue and S. Sierra Street, the site
 is composed of lots 8 and 9 of Lake's addition. The northern property line
 is 114.97, the eastern line is 100.41, the southern line is 80' and the

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Paula Boghosian

organization Historical Environment Consultants date June, 1982

street & number 2306 J Street, Penthouse telephone (916) 446-2447

city or town Sacramento state California 95816

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature James M. Hamrick

title Alternate SHPO

date January 14, 1983

For HCRS use only

I hereby certify that this property is included in the National Register

J. Delores Byers
 Keeper of the National Register

Entered in the
 National Register

date 2/24/83

Attest:

date

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

Levy House

CONTINUATION SHEET #1

ITEM NUMBER 7

PAGE One

There have been some changes to the rear of the structure. A corner porch, outlined by molding trimmed with dentils, has been enclosed and contemporary windows inserted. The rear entry may have also experienced some changes. The dates for these changes are unknown.

The front garden is small but formal, with a short semi-circular hedge, lawn, and bushes. A decorative iron fence across the front while a picket fence stands at the alley property line. There are mature trees and bushes. A sign stands on the front lawn.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

Levy House

CONTINUATION SHEET 2

ITEM NUMBER 10

PAGE TWO

western line is 90'. The site has been altered from its original shape and size by the re-alignment of South Sierra Street. The structure has always been on this parcel.

