

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

Historic Name: Newberger, Leopold, House

Other Names/Site Number: N/A

2. Location

Street & Number: 714 Depot Street

Not for Publication: N/A

City or Town: Coffeeville Vicinity: N/A

State: Mississippi

Code: MS

County: Yalobusha

Code: 161

Zip Code: 38922

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)

Kenneth H. P'Park

SEPT. 30, 1997

Signature of certifying official

Date

Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper

Date of Action

___ entered in the National Register

___ See continuation sheet.

___ determined eligible for the

National Register

___ See continuation sheet.

___ determined not eligible for the

National Register

___ removed from the National

Register

___ other (explain): _____

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>2</u>	<u>0</u> Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.):

N/A

**Number of contributing resources
previously listed
in the National Register**

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Category:

Domestic

Subcategory:

Single Dwelling

Current Functions (Enter categories from instructions)

Category:

Domestic

Subcategory:

Single Dwelling

Vacant/Not In Use

7. Description

Architectural Classification (Enter categories from instructions)

MID 19TH CENTURY/Gothic Revival, Eastlake, Italianate

Materials (Enter categories from instructions)

foundation Brick, Concrete Block

roof Asphalt Composition

walls Wood

other Glass

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

(See Section 7 Page 1)

Newberger, Leopold, House
Name of Property

Yalobusha County, Mississippi
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

(See Section 8 Page 3)

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1870

Significant Dates

1870

Significant Person

(Complete if Criterion B is marked above):

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Unknown

Newberger, Leopold, House
Name of Property

Yalobusha County, Mississippi
County and State

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67)
has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary Location of Additional Data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Yalobusha County Historical Society

10. Geographical Data

Acreage of Property: Acreage less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	_____	_____	3	_____
2	_____	_____	4	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/Title: Gene A. Ford

Organization: Private Consultant

Date: January 20, 1995

Street & Number: #10 Lakeview

Telephone: (205) 752-4599

City or Town: Tuscaloosa

State: Alabama

Zip Code: 35401

Newberger, Leopold, House
Name of Property

Yalobusha County, Mississippi
County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name: First Baptist Church

Street & Number: Depot Street

Telephone: (601) 675-2741

City or Town: Coffeeville

State: Mississippi

Zip Code: 38922

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section 7 Page 1

The Leopold Newberger House at 714 Depot Street, in Coffeerville, Yalobusha County, Mississippi, is a locally significant example of a Gothic Revival style house with Italianate and Eastlake ornamentation. The house retains a high degree of architectural detailing and represents the influence of the Picturesque Movement in American residential architecture. Built in 1870-1875, this one-story, wood frame, centered gable house is characterized by its Gothic Revival composition. The house features multiple gables on the side elevations giving it a complex roof structure. Also located on the property is a contributing double pen, one-story, weatherboard outbuilding.

The eclectically styled Newberger House is situated on a lot near the downtown core of Coffeerville. It is surrounded on three sides by residences, two of which are brick ranches, the other a pyramidal roof cottage, and a church on the fourth. An expanse of lawn covers much of the lot. Hedges line the front, north side, of the house and extend well beyond it, establishing a division of the lot into a public and private space. A collection of trees provides additional landscaping.

On the north facade, an ornate, north-oriented, decorative gable crowns the roof. According to *A Field Guide to American Houses* (McAlester and McAlester 1990), this type of gable roof is characteristic of Gothic Revival architecture while the paired brackets adorning the eaves are reminiscent of Italianate and Eastlake architecture. The gable peak displays a distinctive finial. A medallion-shaped ventilator with floral scrollwork motifs, which is faced by a circular wood cover, additionally adorns the gable.

The fenestration of the north facade is symmetrically composed with a central entry way and two flanking 6/6 double hung sash windows on either side. Fanciful in its design, the entry is recessed and fronted by a slender, basket arch with stilted arch and responses. A four-panel wood door, two of the panels of which have arch motifs echoing those of the entry, is flanked by wood and glass paneled sidelights and surmounted by a transom. Extending across the bays of the house is a richly detailed hip roof porch. An intricate molding with geometric motifs serves as a wrap around cornice. Cornice and roof rest atop lively square columned porch supports with pouncedwork capitals. Stylized cross motifs decorate the shafts and bases of the porch supports. Balustrades composed of pouncedwork extend between the columns. Wood boards form the floor of the porch. The entire house rests on a group of brick piers.

Crowning the west elevation of the Newberger House are two gables. Decorative paired brackets line the eaves of the roof. A medallion-shaped ventilator with floral scrollwork motifs, which is faced by a circular wood cover, punctuates each of the two gables. The fenestration of the west elevation consists of four 6/6 double hung sash windows encased in plain wood surrounds. The northern most window is fitted with a pair of louvered wood shutters while the other three windows are sans shutters.

A kitchen with a cross gable roof projects off the south elevation of the Newberger House. Inset into the west side of the room is a partially screened porch. A wood-panel door cut into the west wall permits passage between the porch and kitchen. Three 4/4 double hung sash windows with plain

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section 7 Page 2

surrounds constitute the fenestration of the south elevation. A single 4/4 double hung sash window and 6/6 double hung sash window pierce the east and north walls of the kitchen, respectively.

The east elevation of the eclectically styled residence is similar to that of the west side, but with a few differences. The medallion-shaped ventilator of the northern most gable is exposed. This side of the house features two projecting rooms. One of the rooms has a hip roof that ties into the main roof while the other has a shed roof. The shed roof room is punctuated by a six pane window and four-panel wood door, and the hip roof projection by a 6/6 double hung sash window. Judging by the window and door types and siding, the projection was built in the early twentieth century.

An exquisitely paneled hall forms the core of the Newberger House. Arch motifs reminiscent of the front facade entry are carved into the wood wall panels; those of the ceiling display central tondos with floral images embedded in a sea of parallel lines. In contrast, the wood floorboards are quite plain in appearance. A series of four-paneled wood doors on either side of the hall lead to rooms.

On the west side of the hall are arranged three rooms. Given the presence of a large, paneled wood, pocket door in the south wall, the northwest room must have functioned as public space, either a parlor or diningroom. The walls and ceiling of the room are covered with wallpaper. Flush wood boards form the floor covering. Gouge work casing frames the pocket door, which leads to the middle room.

The middle room functioned as another public space such as a dining room. The walls and ceiling of the room are covered with wallpaper. Flush wood boards form the floor covering. A doorway with a transom and fluted surrounds in the southwest corner of this room leads to a bathroom, which is ensconced in the west portion of the southwest room. The style of the paneled wood doors and treatment suggest that the bathroom was created in the early twentieth century. Adjacent the bathroom is a mantel framed with paneled trim.

On the east side of the hall are three more rooms. The small interior four paneled-wood doors connecting these rooms suggest they functioned as private spaces such as bedrooms and a study/library. Cut into the east wall of the northeast room is a doorway with a transom which leads to a small ante room and ultimately the east elevation addition. Similarly, two openings (sans transoms) in the east wall of the middle room provide ingress/egress to and from the addition. The floor, wall, and ceiling materials of the three east side rooms are similar to those on the west side of the hall. Each of these rooms features a mantel with paneled surrounds. A door punctuating the east wall of the southeast room permits interior passage to the kitchen. With its sparsity of cabinets and appliances, the kitchen hardly represents such.

Some yards south of the Newberger House stands an associated double pen. Topped by a side gable roof of standing seam metal and clad with weatherboards, the tenant dwelling has a four bay facade on its north elevation. Two interior doors, one per pen, are flanked on their other side by a window. Both roof and floor of the porch are in serious stages of deterioration.

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section 7 Page 3

Although the overall character of the Newberger House has changed little since its days in the limelight, it has been the subject of a few modernizations. The chimneys, which were originally intended for wood consumption, were converted to gas in the the waning decades of the late nineteenth century. A Mississippi Residential Property Record Card kept on file at the Yalobusha County Courthouse indicates that a garage was built on the property in 1920. That same year, the house was converted from gas to electricity. Some time between 1920 and the present, the garage was demolished.

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section 8 Page 4

Significance

Built in 1870, the Newberger House is locally significant under Criterion C for its embodiment of the Gothic Revival vocabulary with Italianate and Eastlake details. The Newberger House is a remarkable example of the Picturesque Movement in architecture characterized by the many different stylistic details. The exterior elevations, interior spaces, and ornamentation retain a remarkably high degree of integrity. The residence creates a favorable impression of period fancy with its array of ornamentation, which includes steeply pitched roofs, paired brackets, medallion-shaped ventilators, a finial, pouncedwork balustrades, squared columns porch supports, carved wood panels, and decorative interior door and window treatments. Although there are other examples of Late Victorian architecture in Coffeerville, the historic fabric and stylistic detailing of the Newberger House is rarely matched. Additionally, the doublepen, which retains a fairly high degree of integrity, contributes to the architectural significance of the property as it is representative of its respective structural type.

In the mid-nineteenth century, the Picturesque Movement defined American architectural styles. In Mississippi, drawing from popular styles of the day, houses incorporated romantic Gothic, Italianate ornamentation. There are a number of residences designed in this manner that are located throughout north Mississippi. Short's Hill, a two-story, picturesque Italianate residence (National Register 1980), the Ballentine-Seay House, a two-story, elaborately embellished residence, and the Walton-Howry House, a one-story, cross gabled house (National Register 1984), all of which are located in Panola County and are the work of renowned architect Andrew Johnson (1844-1921), stand out among these examples. With its exquisite Romantic period detailing, the Newberger House compares favorably to the architecture of Andrew Johnson. Johnson was known to have worked in a number of Yalobusha County towns, including Water Valley and Oakland. The Newberger House may very well be attributed to him; however, this association has not been conclusively proven.

The history of the Leopold Newberger House is inextricably linked with that of its original owner Leopold Newberger. Newberger, an immigrant from Felheim, Bavaria, Germany, arrived in Philadelphia (Pennsylvania) in 1840 seeking opportunities (*Coffeerville Courier* 1996). Born in 1824, the sixteen year old then made his way to Grenada, Mississippi via stage. There he apprenticed himself to his Uncle William Tanner, who owned a mercantile enterprise (Yalobusha County Historical Society 1982). Leopold literally learned the business from the bottom up, selling his uncle's wares door to door throughout the region.

In 1842 Leopold Newberger was encouraged to bring his business acumen to Coffeerville. The young merchant rented a business house and filled it with as many goods as his meager savings allowed. In a short time, Newberger managed to parlay these nominal assets into one of Coffeerville's leading businesses (*Coffeerville Courier* 1982).

Having established himself in Coffeerville, Newberger turned his attention to courtship; he married Esther Lichtenslader, the daughter of a Frankfurt, Germany university professor, in 1856. The

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section 8 Page 5

Newberger's home, built circa 1870, befitted a couple of social prominence. Its sophisticated design derived from what was then the most current and up to date architectural fashion sweeping the nation. The exquisite detailing of the house marked its occupants as people of high cultural refinement. True to its symbolic import, the Newberger home served as the focal point of Coffeerville's social scene as the Newberger's frequently entertained leading dignitaries and the elite from near and afar (Yalobusha County 1982). The home was also the scene of a great deal of domestic activity as Leopold and Esther raised fourteen children, a number of whom would follow in their father's footsteps.

The Newberger Company enjoyed no less a status in the business district of Coffeerville, which extended along the Mississippi Central Railroad (later the Illinois Central). Newberger's store and livestock barn occupied a large percentage of the downtown real estate (Yalobusha County 1982). In addition to dealing in general merchandise and livestock, Leopold Newberger was a dominant cotton broker in northern Mississippi. The Newberger Company bought cotton at all stops along the Illinois Central (Yalobusha County 1982).

In the early 1860s, Newberger took a hiatus from his Coffeerville business and concentrated on the cotton market in New Orleans, leaving the home office in the capable hands of his sons. Leopold returned to Coffeerville in 1868 and established another business in nearby Oakland (Yalobusha County 1982). Additionally, the Newberger Company was well respected in the Memphis business community.

After his wife died in 1885, Leopold Newberger retired to Louisville, Kentucky where he remained until his death. The Newberger empire, however, did not miss a beat at the Newberger Brothers, a partnership formed by several of Leopold and Esther's sons, maintained the family business. The beloved home of their father and mother remained in the family for a number of years and continued to be a center piece in Coffeerville's social and architectural milieu.

According to Deed Book 70, Page 272, Thomas Dawkins acquired the house in 1965. Dawkins sold the Newberger House to the First Baptist Church in 1991 as recorded in Deed Book 50, Page 73. The church has used the house for storage since 1991. However, the fine state of preservation and high degree of architectural integrity currently retained by the house evokes memories of its auspicious past.

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section 9 Page 6

References Cited

Coffeenville Courier. July, Thursday 18, 1996.

Deed Book 70, Page 272. Yalobusha County Courthouse.

Deed Book 50, Page 73. Yalobusha County Courthouse.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. Knopf. New York. 1990.

Mississippi Residential Property Record Card. Yalobusha County Courthouse.

Yalobusha County Historical Society. *History of Yalobusha County, Mississippi*. National Share Graphics, Inc., Dallas. 1982.

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section 10 Page 7

Verbal Boundary Description

The boundary of the Newberger House is defined as Block K, Lot 5 of the City of Coffeeville Survey as indicated in Figure 4.

Boundary Justification

The boundary was drawn to include the main residence, double pen, and land that has been historically associated with the Newberger property. This boundary is keyed to Tax Map 21-2E of the City of Coffeeville, which is presented in Figure 4.

UTM References

Easting 16 252 920 Northing: 16 3762 460

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section Photographs Page 8

Photograph Log

The following information is the same for each photograph:

Name of Photographer:

Gene A. Ford

Date of Photograph:

January 2, 1997.

Location of Original Negatives:

Gene A. Ford
10 Lakeview
Tuscaloosa, Alabama 35401

Photograph 1. North Elevation (Facade) Looking South.

Photograph 2. West Elevation Looking East.

Photograph 3. West and South Elevations and Looking Northeast.

Photograph 4. South Elevation Looking North.

Photograph 5. East Elevation Looking Southwest.

Photograph 6. Detail of Portico.

Photograph 7. Hall.

Photograph 8. Northwest and Middle Rooms.

Photograph 9. Bathroom.

Photograph 10. Northeast Room.

Photograph 11. Middle Room on East Side of Hall.

United States Department of the Interior
National Park Service

Newberger, Leopold, House
Name of Property

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Yalobusha County, Mississippi
County and State

Section Photographs Page 9

Photograph 12. Kitchen.

Photograph 13. Double pen.

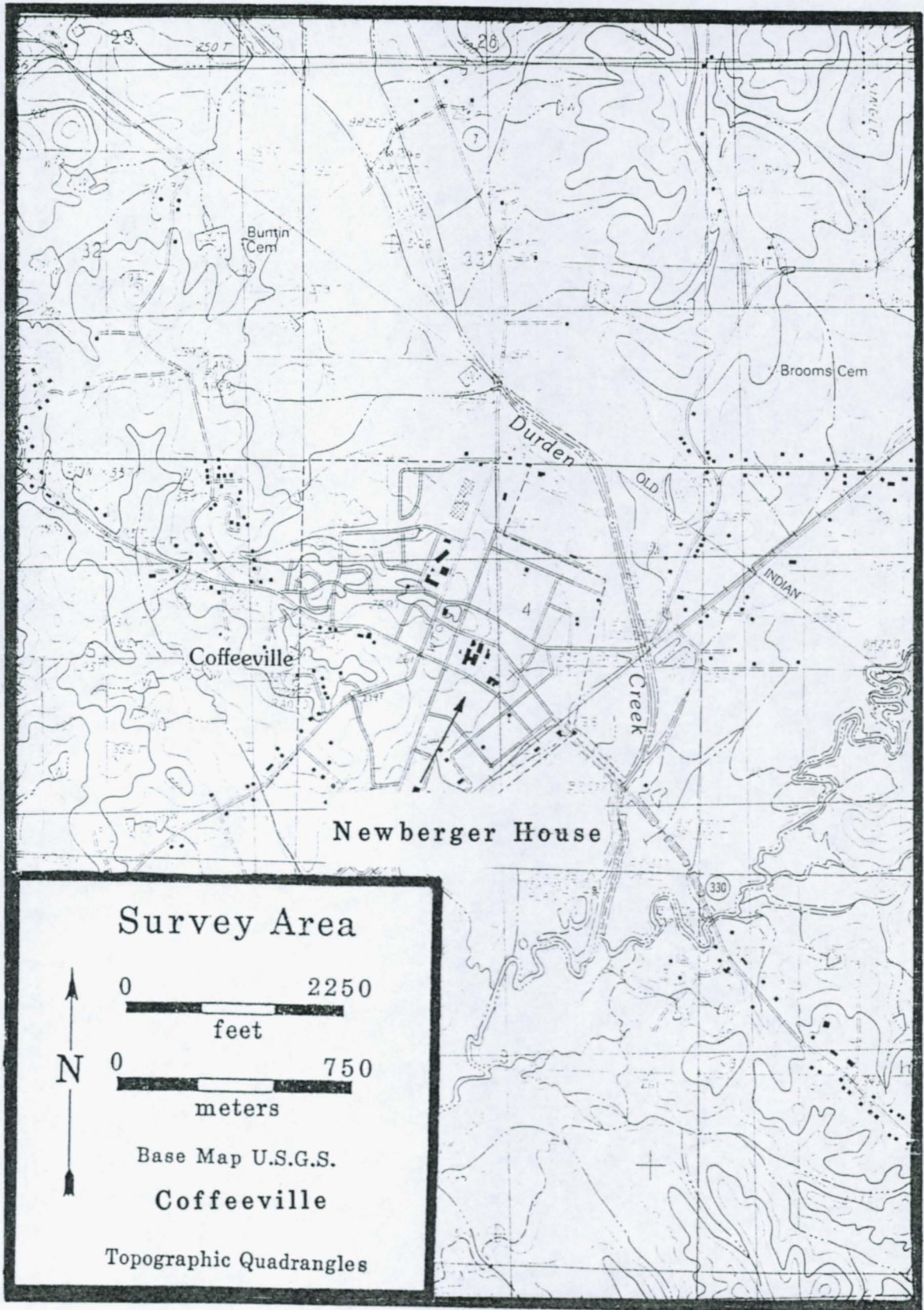


Figure 1. Location of the Newberger House.

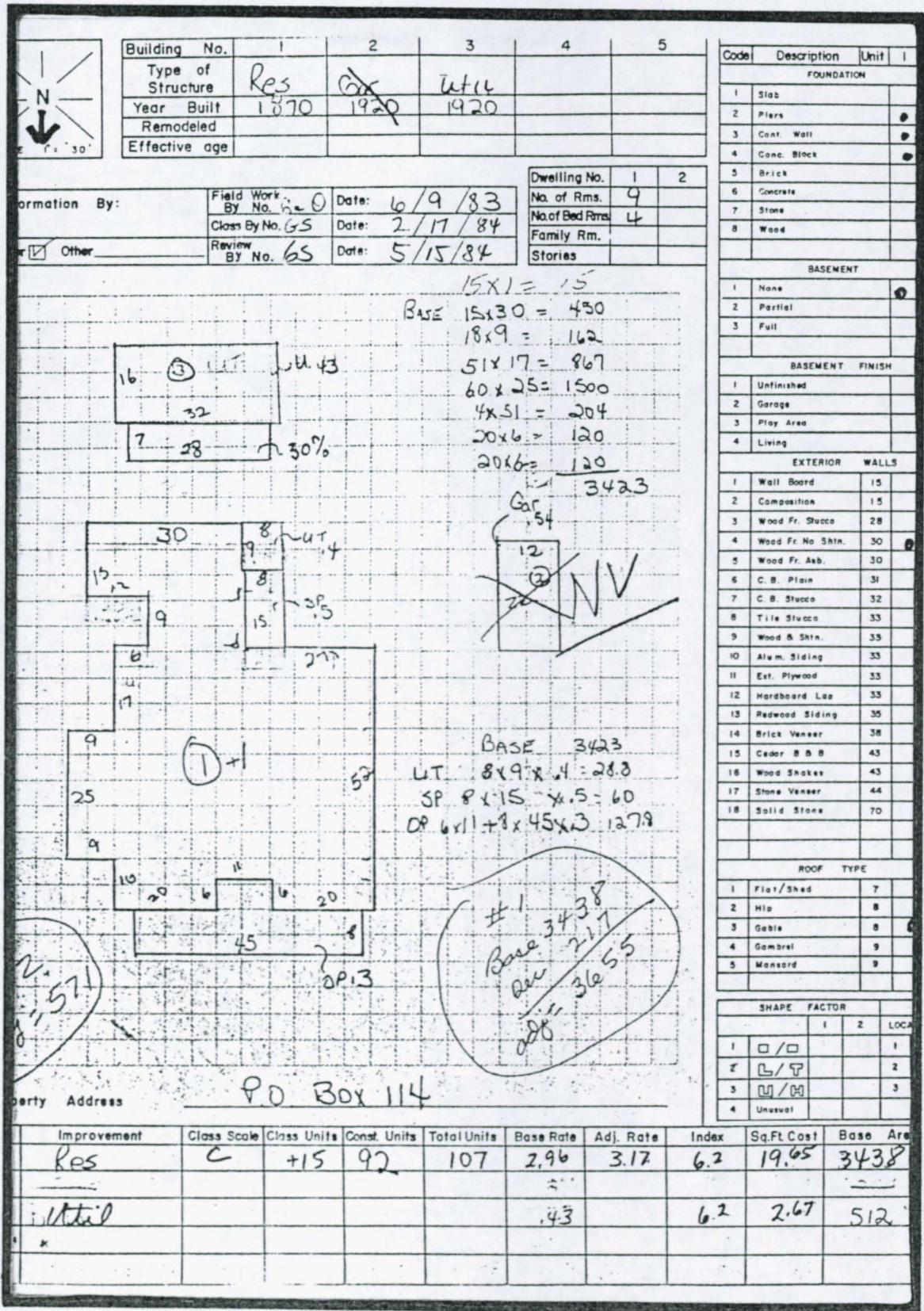


Figure 2. Sketch Map of Newberger House and Outbuilding.

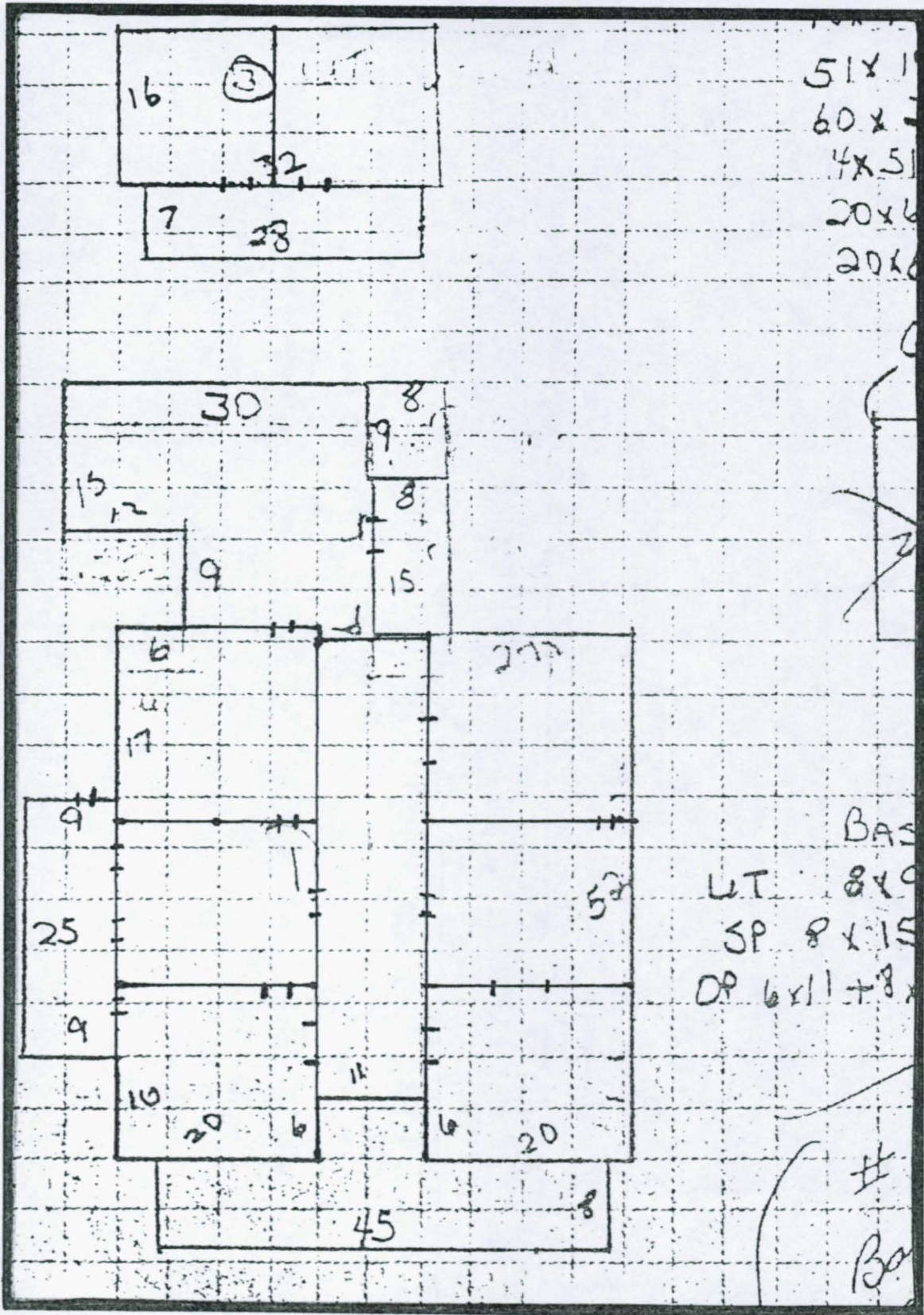


Figure 3. Sketch Map of the Newberger House Floor Plan.

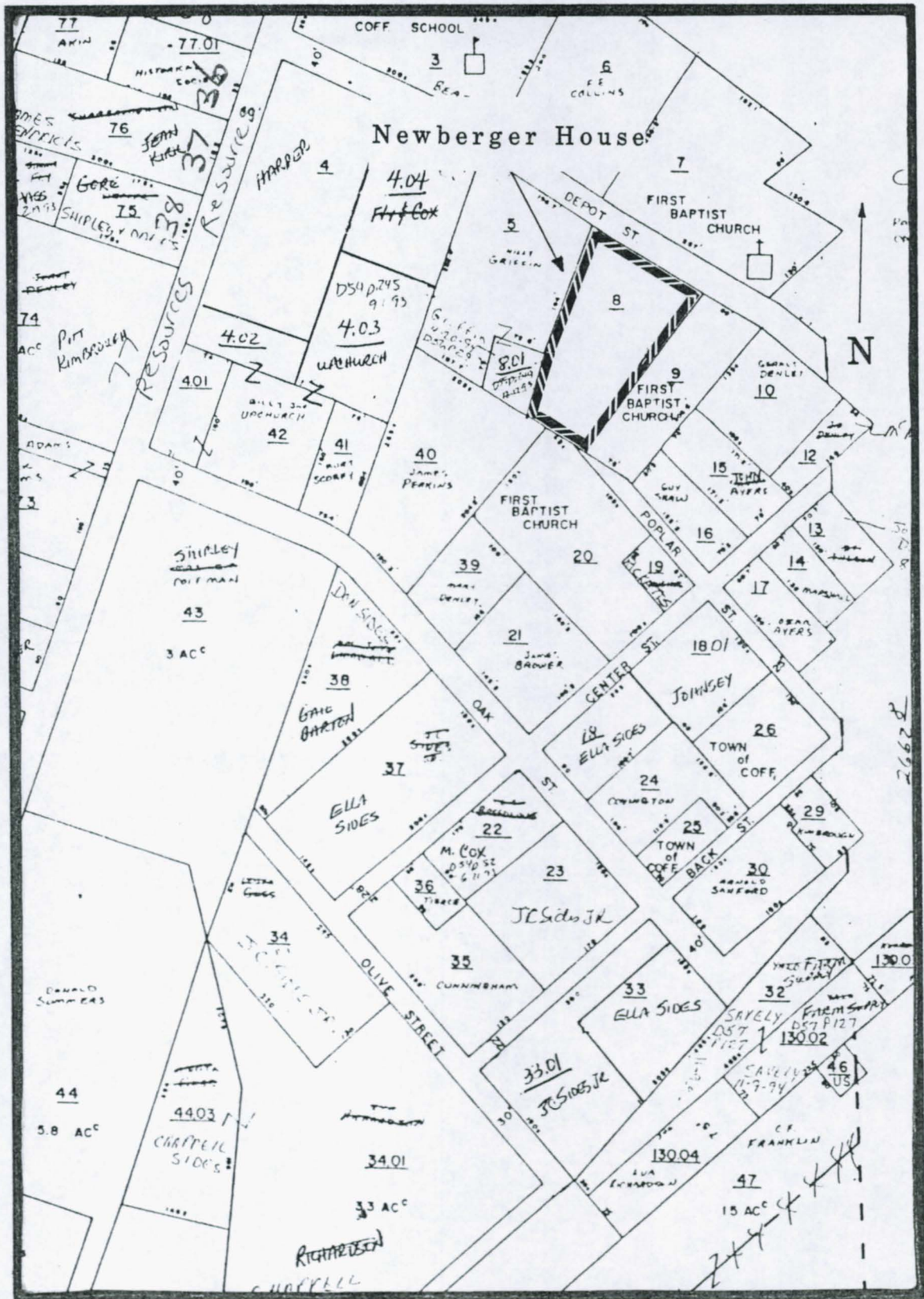
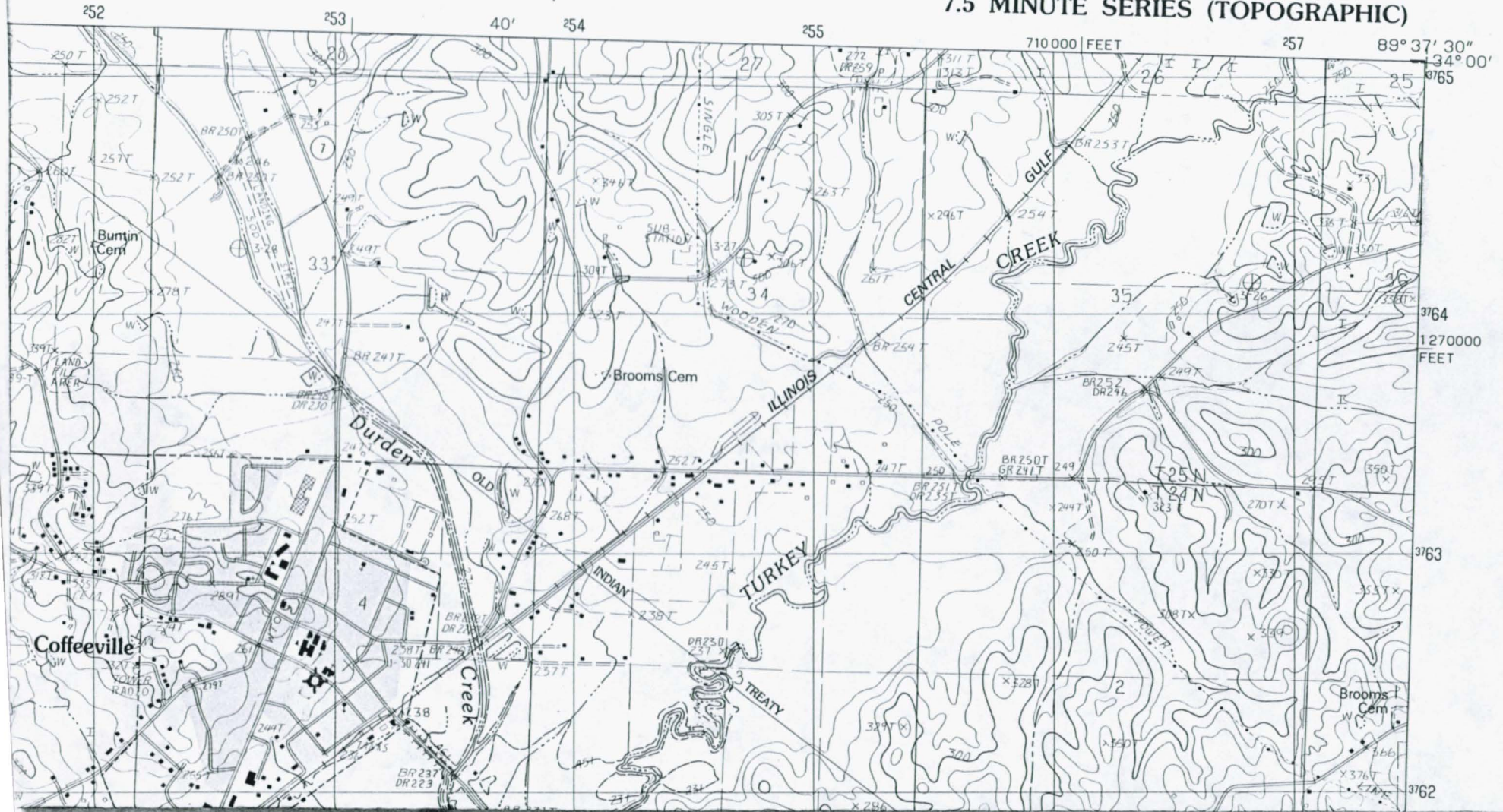


Figure 4. Tax Map Boundary of the Newberger House and Outbuilding.

Newberger, Leopold House
Yalobusha Co., MS
14/252920/3762400

COFFEEVILLE QUADRANGLE
MISSISSIPPI-YALOBUSHA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97001300

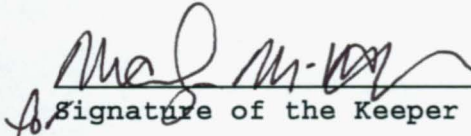
Date Listed: 11/17/97

Property Name
Newberger, Leopold, House

County State
Yalobusha MISSISSIPPI

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

11/28/97
Date of Action

=====
Amended Items in Nomination:

Section No. 8

This nomination is amended to show that the house meets the conditions of Criteria Consideration A, because it is owned by the First Baptist Church.

This change has been confirmed with the Mississippi SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



Leo sold Newberger House

Yalobusha County, MS



Leopold Newberger House
Galoshka County, MS



Leo Paul Newberger House

9 alobusha County, MS

3



Leopold Newberger House
Yalobusha County, MS
4



Leopold Newberger House
Yalobusha County, MS

15



Leopold Newberger House
Hale County, MS

6



Leopold Newberger House

Yalobusha County, MS

7



Leopold Newbarger
Galobvsha County, MS



Leopold Newberger House

Yalobusha County, MS

9



Leo sold Newberger to use
Yato bus her County, MS
10



Leopold Newberger House
Yalobusha County, MS

11



Leopold Newberger
Yalobusha County, MS



Leopold Newbenger House
Gale Busha County, MS