

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

For NPS use only

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

received **AUG 28 1984**

date entered **SEP 27 1984**

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

1. Name

historic Newberger House

and/or common Newberger-Levine House

2. Location

street & number 1640 Palmer Avenue N/A not for publication

city, town New Orleans N/A vicinity of

state LA code 22 ~~county~~ ^{parish} Orleans code 071

3. Classification

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

4. Owner of Property

name Dr. and Mrs. Richard L. Levine (504) 866-0624

street & number 1640 Palmer Avenue

city, town New Orleans N/A vicinity of state LA 70118

5. Location of Legal Description

courthouse, registry of deeds, etc. Department of Conveyance, City Hall

street & number 1300 Perdido Street

city, town New Orleans state LA 70112

6. Representation in Existing Surveys

title Uptown New Orleans Survey has this property been determined eligible? yes no

date 1983 federal state county local

depository for survey records Preservation Resource Center

city, town New Orleans state LA

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date N/A

Describe the present and original (if known) physical appearance

The Newberger-Levine House (1909) is a large two-and-a-half story stucco-over-frame house in the Craftsman style. It is located in a pretentious late nineteenth-early twentieth century neighborhood in Uptown New Orleans. Despite a few changes, the house retains its National Register eligibility.

The Newberger-Levine House is two rooms wide and more or less three rooms deep with a spacious front gallery. It is entered via a large living hall with a fireplace, a broad arch on free-standing columns, a stair, and a staircase bench. The stair ascends to a halfway landing which is lit by Craftsman-looking stained windows. To the rear of the living hall is a smaller room with an English Baroque style mantel. To the rear of this room is the kitchen, which has been completely modernized.

The parlor is in front opposite the living hall. It features high paneled wainscotting, a massive beam ceiling, false grained pocket doors, and a curious Italian Renaissance style mantel. The mantel has the normal entablature on consoles, but the surmounting hood is missing. Instead of having a fully articulated hood, a hood is suggested by flat panels and a cornice. To the rear of the parlor is the dining room with its protruding bay, richly detailed entablature, and paneled dado. The focus of the room is the mantel and over-mantel, which feature overly massive shoulder molds and diminutive side volutes. They seem to be intended as a caricature of the English Georgian style. To the rear of the dining room is a one-time open gallery which was enclosed with French doors in 1917 by the original architect. An upstairs gallery was similarly enclosed. The second story follows the plan of the first, but with more typical period details.

The exterior features several different wall planes which lend a picturesque appearance to what is essentially a rectangular urban house. The stucco exterior is scored to resemble stone on the first story and left rough on the second story. On the third story it is used in combination with wooden members to give a half-timbered effect. The roof features decoratively cut exposed rafter ends, extended plates, and brackets. It is covered with tiles in a dull red color. The heavily bracketed front gallery has Tudor arches and pairs of columns which rest upon heavy block pedestals. The columns are of unusual design with splayed shafts and chamfering which increases toward the top. The capitals are formed of vertical and horizontal molded members. Windows are of various designs; the medieval-looking diamond pane windows on the third story are the most unusual.

Aside from the enclosure of the rear gallery, the only noteworthy change in the house has been the replacement of the balustrade above the front gallery. Although the present iron balustrade lacks the visual weight of the original wood balustrade, it is not obtrusive.

To the rear of the house is a modern swimming pool which, of course, is listed as a non-contributing element.

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/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1909 **Builder/Architect** Builder: Sylvan Newberger
Architect: Emile Weil

Statement of Significance (in one paragraph) Criterion C

The Newberger-Levine House is locally significant in the area of architecture because it represents an unusual work by a noted New Orleans architect. The context for evaluation is New Orleans.

The house belongs to a special group of houses in the progressive mode designed by the noted architect Emile Weil. Weil is generally thought of as one of the two most prominent architects in New Orleans during the early twentieth century. It is difficult to say whether Weil or the firm of Favrot and Livaudais actually had the larger practice. But it is clear that Weil's clients included some of New Orleans' most socially prominent citizens and that his commissions included some of the city's most important buildings. He designed the Saenger Theatre (the state's largest), as well as numerous banks, synagogues, and pretentious houses in Uptown New Orleans.

Weil is known to have designed about 200 buildings in New Orleans during his career. Most of these reflect the prevailing historicism of the day. The Newberger-Levine House is one of fourteen more progressive New Orleans residences which Weil designed. These experimental houses represent a more original statement than the bulk of New Orleans architecture of the period. In defining their progressive style, one must admit that like structures in the city's architectural mainstream, these residences borrowed features from the past. But unlike the mainstream, they did not merely exhume past styles. They borrowed features from several different styles at once, changing them somewhat and using them in innovative ways. They also introduced numerous Arts and Crafts features. Thus the end product was a residence with an overall Craftsman look but with other stylistic features "mixed in" which ran the gamut from Romanesque to Baroque.

Of the fourteen residences of this ilk designed by Weil, the Newberger-Levine House is one of the most important. It is one of only three which can be classified as large pretentious residences. The others are either bungalows or double houses. In addition, it is one of only two which do not feature some sort of classical columns or posts. Instead, its columns have an unusual Arts and Crafts treatment. Finally, it is the only one with double columns on block pedestals. Thus it is arguable that of Weil's fourteen "progressive" houses, the Newberger-Levine House is the one which received the greatest imprint from the Arts and Crafts style.

9. Major Bibliographical References

New Orleans Historic District Landmarks Commission Nomination Form, Newberger-Levine House,
Emile Weil Files, New Orleans Historic District Landmarks Commission, in possession of Michael Eversmeyer, Architectural Historian.

10. Geographical Data

Acreage of nominated property @ 1/4th acre

Quadrangle name New Orleans East, LA

Quadrangle scale 1:24000

UTM References

A

1	5	7	7	8	0	6	0	3	3	1	4	6	4	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

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D

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H

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Verbal boundary description and justification

Please refer to enclosed plat map. The nominated area follows the property lines of the lot on which the house stands.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title National Register Staff ASSISTED BY OWNERS
Division of Historic Preservation

organization State of Louisiana date July 1984

street & number P. O. Box 44247 telephone (504) 342-6682

city or town Baton Rouge state LA 70804

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 National Park Service.

State Historic Preservation Officer signature Robert B. DeBlieux

title State Historic Preservation Officer date August 21, 1984

For NPS use only

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

Jayne M. Sammons Entered in the National Register date 9-27-84
for Keeper of the National Register

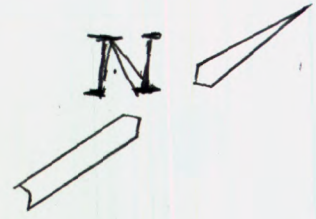
Attest: _____ date _____

Chief of Registration

Sq. No. 90, BURTHERVILLE

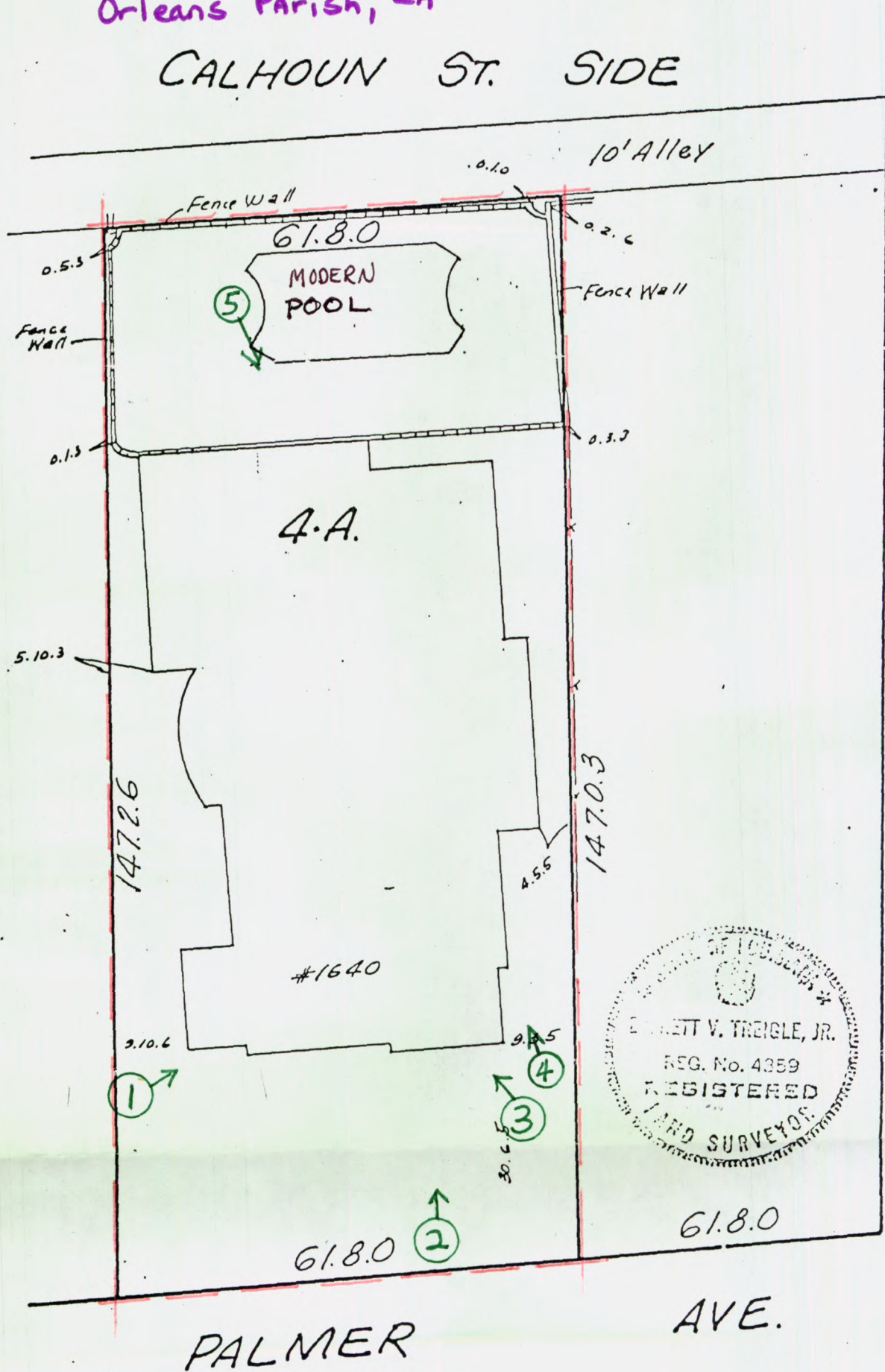
SIXTH DISTRICT

Newberger-Levine House
Orleans Parish, LA

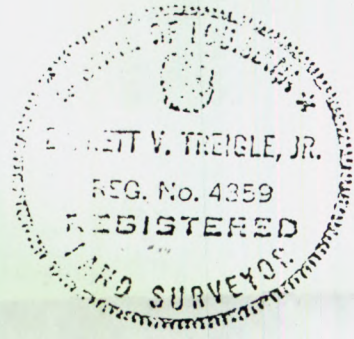


CALHOUN ST. SIDE

ST. CHARLES AVE. SIDE



MARQUETTE PL.
(Formerly Saratoga St.)



PALMER AVE.

BOUNDARY

New Orleans, La.

Oct. 6, 1980

Survey certified correct. Made at the request
of Malcolm E. Ziegler, N.P. (T.9707)
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering

80-3874