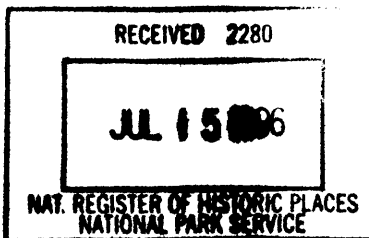


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Madisonville Boarding House

other names/site number _____

2. Location

street & number 703 Main Street N/A not for publication

city or town Madisonville N/A vicinity

state Louisiana code LA county St. Tammany Parish code 103 zip code 70447

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Jonathan Fricker July 9, 1996
Signature of Certifying official/Title Date

Deputy SHPO, Dept. of Culture, Recreation and Tourism

State of 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 official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- 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:)

Signature of the Keeper Paul R. Lusquin Date of Action 8-16-96

Madisonville Boarding House
Name of Property

St. Tammany Parish, LA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	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)

Domestic/hotel

Current Functions
(Enter categories from instructions)

Commerce/trade: professional

7. Description

Architectural Classification
(Enter categories from instructions)

no style

Materials
(Enter categories from instructions)

foundation brick

walls weatherboard

roof metal

other _____

Narrative Description

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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Madisonville Boarding House, Madisonville, St. Tammany Parish, LA

Section number 7 Page 1

The Madisonville Boarding House is an essentially unstyled two story frame building located on Main Street in the heart of the small community of the same name. It faces Main Street, and visible from the rear is the Tchefuncte River, which is about a block away. The building was constructed c.1880 and was expanded in the rear in the 1920s. It easily retains sufficient integrity from the historic period when it provided accommodation and meals to workers in the locally significant shipyard industry.

The subject property, which is believed to have been built as a house, began as a two story, double gallery building with two rooms on each side of a central hall on both stories. The hipped roof main block had a one-and-a-half story gable end rear wing of the same width (per a 1920s photo of the rear elevation). The rear wing had a central hall which lined up with that of the main block. Immediately adjacent and parallel to the rear wing was a frame kitchen. Sometime in the 1920s, presumably preparatory to the building becoming a boarding house, the roofline of the one-and-one-half story wing was adjusted to yield two stories. This was accomplished by extending the hipped roof of the main block to encompass the rear portion. This scenario is clear from the architectural evidence. It explains why the upstairs doors in the rear rooms are early twentieth century while those downstairs match the main block. It also explains why the downstairs detailing in other respects is like that of the main block and why square nails are found in some portions of the rear rooms rather than the round nails one would find in 1920s construction. In short, the building's conflicting clues in the rear portion were answered by the previously mentioned pre-expansion photo.

The 1920s expansion yielded a building with three large rooms on each side of a central hall on the first floor. A bathroom was carved out of the second room on the south side. On the second floor on the south side is a virtually identical plan, including the bathroom. (The presence of a bathroom per floor reflects its boarding house use.) On the north side of the second floor are the two large original front rooms with two smaller rooms behind.

The five bay facade is sheathed in tongue and groove drop siding and features a double gallery with plain posts. The roof is crowned by a steeply pitched forward facing gable. By the 1920s (per a photo) the gallery had balustrades formed of thick plain boards set closely together. (As explained below, these have been replaced with cutwork balustrades.) The windows on the facade are of the 6 over 9 sliphead type, allowing direct access to the galleries. Other windows are six over six. In certain instances they are paired, indicating

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**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Madisonville Boarding House, Madisonville, St. Tammany Parish, LA

Section number 7 Page 2

adjustments made during the 1920s expansion. The bathroom locations are marked by small casement windows that hinge from above. The front doorway, upstairs and down, has a transom and sidelights. The upper portion of the door and the upper portion of the sidelights are fitted with clear and colored glass set in patterns of large and small panes, reflecting the Queen Anne Revival taste. The transom has five large clear panes of glass. The placement of the transom and sidelights and the very plain style of the transom is what one would expect in a house older than c.1880; however, it is not impossible to see these types of features that late. The specific treatment of the door and sidelights (i.e., Queen Anne) points to a c.1890 date. (Circa 1880 is too early for the Queen Anne influence in rural Louisiana.)

The interior of the boarding house is very well preserved. The central hall has fairly wide beaded boards over a wainscot of identical beaded boards placed vertically. All but two of the rooms retain their original beaded board ceilings and walls. In almost all cases the beaded board is again fairly wide, although in some instances a narrower gauge is used within the same room on one of the walls. The c.1880 doors are of the four panel type, with two gudgeon hinges and porcelain knobs. 1920s doors feature five horizontal panels and multiple gudgeon hinges. The front doors (upstairs and down) have decorative Victorian brass hinges.

The staircase, which ascends from the front of the central hall, is peculiar in that its balusters are identical to those found in 1840s houses in Louisiana; its newel post is of a design that could well predate the 1880s. Like the front doorways, the staircase suggests that the Madisonville Boarding House could possibly be an earlier house that was remodeled in the late nineteenth century. These, however, are the only clues that point in this direction.

Perhaps the boarding house's most interesting features are its four mantels. Served by a single chimney, they are located in the first and second rooms on the north side of the house. Their overall design and method of construction suggests that they are provincial interpretations of the Arts and Crafts taste. Although each is different, in general their designs are characterized by flat panels, grouped planks, crude brackets and occasional diagonal cuts.

Alterations Since 1920s Expansion:

The Madisonville Boarding House within the past year has undergone a complete restoration for use as a professional office.

CONTINUED

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Madisonville Boarding House, St. Tammany Parish, LA
Section number 7 Page 3

Changes made at this time are as follows:

(1) It appears from comparing photos that the balustrades on the house prior to the 1995 restoration were roughly similar in character to those shown in the 1920s photo. The person responsible for the restoration, the current owner, indicates that the ones he found were not historic and had thinner balusters than those shown in the 1920s photo. The photographic evidence is inconclusive because the 1920s photo was taken at a distance and is rather small and fuzzy. The present balustrades with acorn cutouts were especially designed for the building as part of the 1995 restoration.

(2) When the present owner acquired the property there was a deteriorated makeshift modern single story lean-to porch spanning the rear. It was replaced with a similar porch enclosed on the ends and glazed in the central portion.

(3) A small carport was added at the extreme rear on the northern side. It attaches to an ADA required handicap access ramp.

(4) When the present owner acquired the building, it was sheathed in aluminum siding. This was removed and the original wood siding was restored.

Assessment of Integrity:

The Madisonville Boarding House is well preserved and would be easily recognizable to someone from the historic period who had boarded there, which is the litmus test for properties nominated under Criterion A. It retains almost all of its original exterior appearance and is pristine on the interior. Of particular importance in terms of character defining features are its floorplan, which with a bathroom on each floor, bespeaks its boarding house use, and its four very distinctive mantels. On the exterior, despite the balustrade replacement, the house has its character defining appearance -- i.e., a double gallery spanning the facade crowned by a hipped roof and a steeply pitched gable.

Non-contributing element: Also on the property is a relatively recent long low shed. It is substantial enough in size and scale to be included in the count.

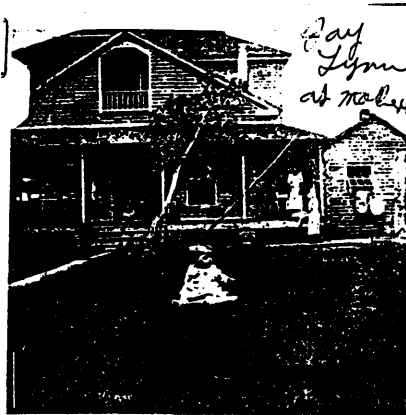
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Madisonville Boarding House, Madisonville, St. Tammany Parish, LA
Section number 7 Page 4



Pre 1915 Restoration Photo



Rear prior to expansion



Late 1920s

Madisonville Boarding House
Name of Property

St. Tammany Parish, LA
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.)

N/A

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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.)

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):N/A

- 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 # _____

Areas of Significance

(Enter categories from instructions)

industry

Period of Significance

c.1925-1946

Significant Dates

c.1925

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Madisonville Boarding House
Name of Property

St. Tammany Parish, LA
County and State

10. Geographical Data

Acreege of Property less than an acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

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

3

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Zone Easting Northing

2

--	--

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

4

--	--

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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 National Register Staff

organization Division of Historic Preservation date May 1996

street & number P. O. Box 44247 telephone 504-342-8160

city or town Baton Rouge state LA zip code 70804

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 SHPO or FPO.)

name Dr. and Mrs. Cornelius Gorman

street & number 703 Main St. telephone 504-845-4322

city or town Madisonville state LA zip code 70447

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 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 Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Madisonville Boarding House, St. Tammany Parish, LA

Section number 8 Page 1

The Madisonville Boarding House is locally significant in the area of industry because of its association with the shipbuilding heritage of Madisonville. From its 1920s conversion to a boarding house into the post-World War II period, its customers included workers from the two nearby shipyards, and it is well remembered as the place where shipyard workers took their noon meal. Although its association with Madisonville's shipbuilding history is obviously not as strong as the shipyards themselves, the latter do not survive, nor do any other known associated resources.

The small town of Madisonville, located on the Tchefuncte River, has been a center of shipbuilding since at least the late nineteenth century, the period for which the earliest documentation is available. An 1895 source refers to several shipyards and a sawmill, and in 1899, the local paper reported that one of the shipyards, Baham and Oulliber, employed 150 men. The legendary boom in the local boat building business occurred in World War I when Jahncke Shipyards obtained government contracts to build twelve 3,500 ton wooden ships and twelve 5,000 ton steel ships. Over 2,000 men were employed during the war, with Jahncke building a number of small houses and a large boarding house on the property to accommodate the temporary influx of workers (all long gone).

Available evidence indicates that shipbuilding continued to be Madisonville's principal industry into the post-World War II era. For example, an early '50s publication listed three industries in the town -- a lumber distribution company and two shipyards which maintained "extensive plant facilities." Despite the continued importance of the industry, secondary sources tend to end with the World War I boom. To help fill in this void and hence be able to prepare a statement of significance for the Madisonville Boarding House, the National Register staff interviewed about a dozen residents of the community who were old enough to remember the 1930s and '40s well. None were former shipyard worker boarders from the historic period, but one worked at the boarding house from 1939 to 1944. The fact that the candidate was used extensively by shipyard workers for room and board was gleaned from these interviews. The interviews were conducted individually, and somewhat surprisingly, there was little discrepancy in the recollections. The interviewees recounted that shipbuilding remained a critical industry in the 1930s and '40s, although certainly at a reduced volume from the World War I artificial boom. Apparently in the depression years, most of the work was repairing rather than building ships. World War II brought a rejuvenation, due again to government contracts, although not on the scale of the previous war. There were two shipyards at the

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**National Register of Historic Places
Continuation Sheet**

Madisonville Boarding House, St. Tammany Parish, LA
Section number 8 Page 2

time, Jahncke, located about two blocks from the candidate, and Equitable. Jahncke apparently did not have as much business in World War II as Equitable, and Equitable leased space from Jahncke. The interviewees recounted that shipbuilding was an integral part of the community, almost a way of life, and that the christening of a new ship was a big event in the small town.

Although it cannot be documented, one assumes that the Madisonville Boarding House's *raison d'être* was business from the shipyards. One cannot imagine any other compelling reason in such a tiny town to launch a major expansion of a building to go into the room and board business full scale. Apparently many shipyard workers were a nomadic lot. Because of the uncertainty of long-term employment in one place, they moved from place to place, hence the need for temporary lodging. For the purposes of this nomination, the use of the building as a boarding house will date from the 1920s expansion. It is uncertain at present as to whether it had boarders on a smaller scale before this time. The name synonymous with the building's boarding house history is Koepp. John and Laura Koepp purchased the property in 1920 and were the ones who undertook the rear expansion. This expansion provided seven rooms upstairs for boarders, and apparently one or two downstairs rooms were also used. It is believed that the larger rooms often accommodated more than one person. Meals were taken in the southern rear room, which was bustling with activity at noon because most of the Jahncke Shipyard workers took their noon meal there. A woman who worked in the kitchen from 1939 to 1944 estimated they handled 40-50 at lunch.

The descendants of John and Laura Koepp owned the building until 1961 and apparently it remained a boarding house. One person interviewed, a shipyard worker, stayed there from 1949-1951. The building has just been restored by the new owners, Dr. and Mrs. Cornelius Gorman, for use as their offices.

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**National Register of Historic Places
Continuation Sheet**

Madisonville Boarding House, St. Tammany Parish, LA
Section number $\frac{9}{10}$ Page $\frac{1}{1}$

BIBLIOGRAPHY

Conveyance Records, copies of relevant documents in National Register file.

1920s snapshots, copies in National Register file.

Interviews conducted by National Register staff with various individuals; names, ages and typescript of their comments in National Register file.

The St. Tammany Historical Society Gazette: Madisonville Issue. Published by St. Tammany Historical Society, 1980. This valuable history is based largely on research in the local newspaper, the *St. Tammany Farmer*. Also valuable for old photos.

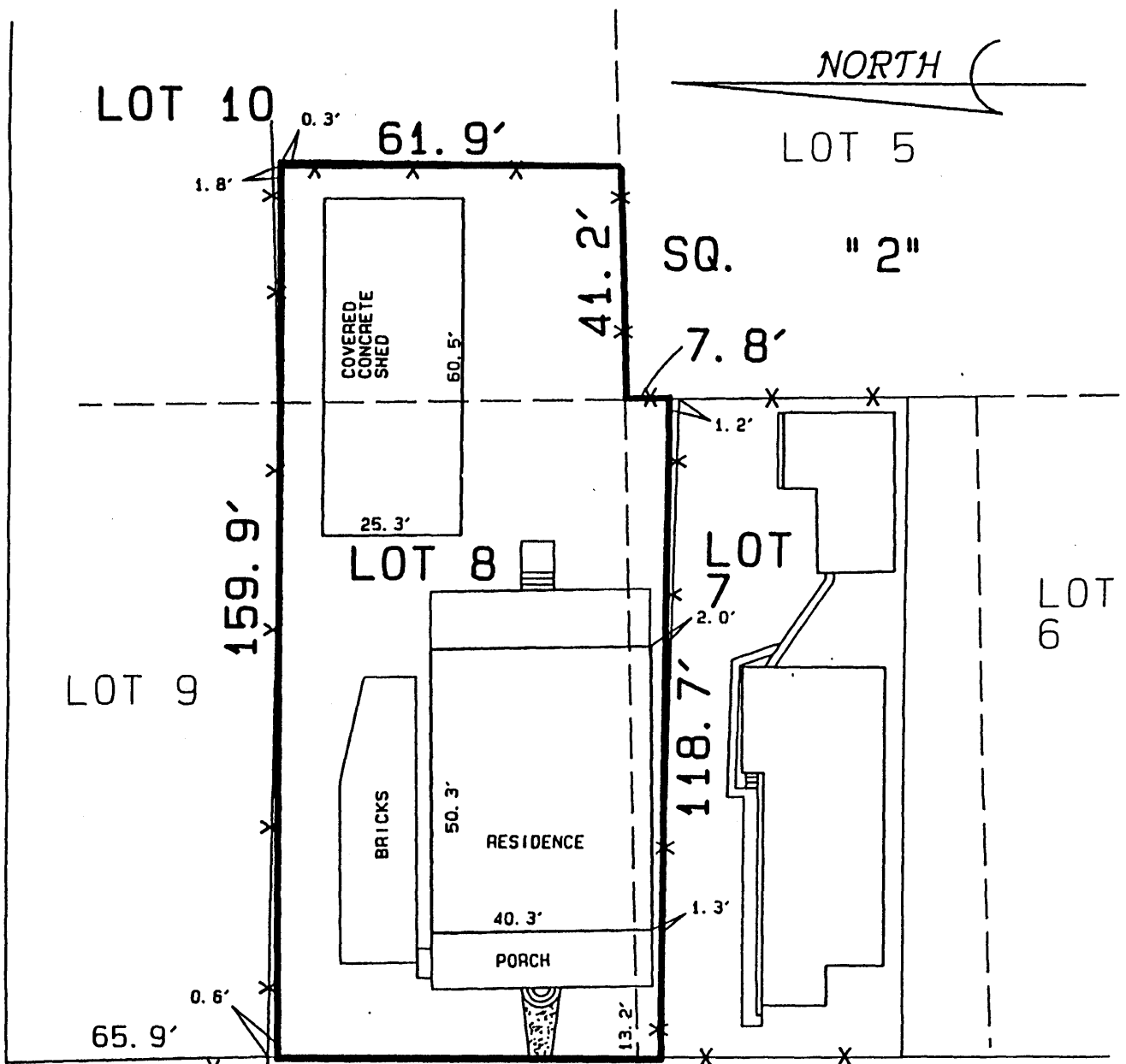
Ellis, Frederick S. *St. Tammany Parish: L'Autre Cote du Lac.* Gretna, Louisiana: Pelican Publishing, 1981.

Boundary Description: Please refer to enclosed property plat map.

Justification: Boundaries follow property lines.

ST. JOSEPH STREET

NORTH



69.7' MADISONVILLE BOARDING HOUSE, ST. TAMMANY PARISH
 703 MAIN STREET

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

REFERENCE SURVEY BY, MANDEL SURVEYING INC., DATED AUGUST 15, 1982, FOR ELIZABETH KEMPE.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. It is located in Flood Zone "A-13".

File No. 940607

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

**SURVEY MAP OF
 LOT 8 & A PORTION OF LOTS 7 & 10, SQ. 2,
 TOWN OF MADISONVILLE**

In
 St. Tammany Parish, Louisiana

for
**CORNELIUS E. GORMAN, II, REBECCA KELLEY
 GORMAN AND FIRST AMERICAN TITLE
 INSURANCE COMPANY**

Survey No. 94705
 Date: JUNE 17, 1994

Drawn by: JEB
 Revised:

Scale: 1" = 30'

This Survey is Certified
 True and Correct By

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70448 (504) 626-0808
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042
 FAX NO. (504) 626-0057

John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423