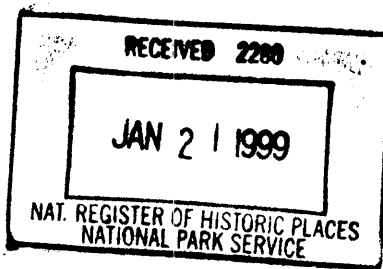


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



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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 any 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 Zappe Boarding House

other names/site number \_\_\_\_\_

2. Location

street & number 107 Virginia Avenue NA not for publication

city or town Ferriday NA vicinity

state Louisiana code LA county Concordia code 029 zip code 71373

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets     does not meet the National Register Criteria. I recommend that this property be considered significant     nationally     statewide X locally. (    See continuation sheet for additional comments.)

Jonathan Fricker 1/11/97  
Signature of certifying official/Title Jonathan Fricker, Date  
Deputy SHPO, Dept. of Culture, Recreation and Tourism

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 certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I, hereby certify that this 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): \_\_\_\_\_

Edson H. Beall 2/18/99  
Signature of Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- X building(s)
district
site
structure
object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total. Values: 1, 0.

Name of related multiple property listing in

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

NA

Number of contributing resources previously listed the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat. Domestic

Sub. Multiple Dwelling

Current Functions

(Enter categories from instructions)

Cat. Vacant

Sub. Not in Use

7. Description

Architectural Classification

(Enter categories from instructions)

Craftsman

Materials

(Enter categories from instructions)

foundation Brick
walls Weatherboard
roof Asphalt
other

Narrative Description

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

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" next to 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" next to all that apply.) NA

- 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.

**Areas of Significance**

(Enter categories from instructions)

Transportation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1922 - 1948  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1922  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

NA  
\_\_\_\_\_

**Cultural Affiliation**

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

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

- Previous documentation on file (NPS):** NA
- 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: \_\_\_\_\_

Zappe Boarding House  
Name of property

Concordia Parish, LA  
County and State

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### 10. Geographical Data

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**Acreage of Property**      Less than an acre

#### UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing    Zone Easting Northing

1   15   637330   3500700

2   \_\_\_\_\_   \_\_\_\_\_

3   \_\_\_\_\_   \_\_\_\_\_

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.)

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### 11. Form Prepared By

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name/title   National Register Staff

organization   Division of Historic Preservation      date   November 1998

street & number   P.O. Box 44247      telephone   (225) 342-8160

city or town   Baton Rouge      state   LA      zip code   70804

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### Additional Documentation

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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)

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### Property Owner

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

name   See continuation sheet

street & number   \_\_\_\_\_      telephone   \_\_\_\_\_

city or town   \_\_\_\_\_      state   \_\_\_\_\_      zip code   \_\_\_\_\_

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**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****NATIONAL REGISTER OF HISTORIC PLACES  
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A two-story frame dwelling constructed in 1922, the Zappe Boarding House is a restrained example of the Craftsman style. It stands on one side of a two-lot parcel in a combination residential/industrial section of the Concordia Parish town of Ferriday. Although now removed, railroad tracks once ran only a short distance from the building. The boarding house has received some alterations since construction but retains its National Register eligibility.

The building's massing includes a main block in the shape of a large rectangle whose roof ridge runs perpendicular to the street. A smaller and lower mass (the porch) is attached to the facade, while a shed roof porch adjoins the rear elevation. The boarding house's Craftsman features include overhanging eaves with exposed rafter tails, thick posts supporting the front porch roof, and jerkinhead roofs on both the porch and the main block.

As befits a building constructed for a somewhat utilitarian purpose, the interior of the boarding house is undistinguished and its floorplan is very straightforward. The first floor consists of two ranges of rooms. The range on the left (as one faces the building) contains a stair hall followed by a dining room, kitchen, and rear space containing a utility area and bath. The right range holds a parlor (located next to the stair hall) and three bedrooms. The second floor contains a long hallway flanked by small sleeping rooms for boarders. The second story bath is situated in one rear corner room.

Alterations to the exterior since the 1922 construction of the building include the lowering of the original front and back porches, the paving of a new ground level front porch with bricks salvaged from chimneys removed from the building (see below), the replacement of the original front door (which survives in storage), the covering of the front porch's original brick piers with plaster, the installation of asbestos shingles on the rear elevation, and the replacement of one window on the rear wall. Alterations to the interior include:

- 1) the installation of ceiling tiles in most rooms and carpet in some first floor rooms.
- 2) the enclosure, behind new diagonal walls, of space originally occupied by wood-burning stoves. These formerly stood in one corner of each of five downstairs rooms. Also, the chimneys which served these stoves were removed at this time.

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Zappe Boarding House

Name of property

NPS Form 10-900-a  
(8-86)

Concordia Parish, LA

County and State

OMB No. 1024-0018

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
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- 3) the removal (due to floor damage caused by the 1927 Mississippi River flood) of a small hallway between the dining room and the kitchen and a 1960s kitchen update. As part of the latter, half of the wall between the kitchen and dining room was removed in order to make the two rooms more open to each other.
  
- 4) projects completed when the second floor's function changed from boarding house to apartment. These included the conversion of one upstairs room into a kitchen (and the paneling of that room's walls) and the remodeling of the downstairs bath which was used by the building's owner. The latter included the covering of one window and the shortening of another.

Although the lowering of the building's front porch is regrettable, this is the only alteration which has had a major impact on the facade. And despite this modification, former residents of the Zappe Boarding House would easily recognize the building if they were to return to Ferriday today. This ability, of course, is the litmus test for historical nominations. As a very rare surviving building associated with Ferriday's once thriving railroad industry, the Zappe Boarding House is a prime candidate for National Register listing.

**United States Department of the Interior  
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**Section   8   Page   1  

The Zappe Boarding House is locally significant in the area of transportation history because it is one of few surviving buildings associated with Ferriday's very important railroad industry. The purpose of the building was to house railroad workers whose jobs called for an overnight layover in the town. It was built in 1922 for widow Alice Zappe after her engineer husband died as the result of a railroad accident.

Ferriday stands on land which was once a part of a cotton plantation called Helena. A farsighted individual who recognized the importance of the railroad, J. C. Ferriday, Helena's owner, encouraged railroad development in Concordia Parish by granting generous rights-of-way across his land. The Texas and Pacific and the Iron Mountain appear to have been two of the railroads which built across Ferriday's property. After his death in 1895, one of the railroads served his widow with a quick claim deed and assumed control of part of the plantation. By 1903, this control had passed to the Ferriday Realty Company, which platted Ferriday as a railroad town in that year. Three years later the community had grown enough to warrant incorporation.

Perhaps Ferriday's railroad history is most graphically illustrated in Sanborn Insurance Company maps for the 1926-1938 period. Even as late as 1938, when the area was experiencing an economic decline, a casual observer of the map would note that the railroad was vitally important to the town. At that date two lines served the community--the Louisiana and Arkansas approaching from the southwest and the Missouri Pacific from the southeast. The two lines joined at a point just south of Ferriday, then shared the same tracks as they moved through the town from south to north. (Although the map does not show what path the tracks took once they exited the town's northern corporate limits, it is likely that they once again separated into two lines at a point just beyond the northern boundary of the map.) Within the town numerous rail-related buildings and multiple tracks serving businesses and industries dependent upon rail transportation filled the corridor and nearby blocks. The former included the Missouri Pacific's passenger depot, freight depot, yard office, and a compound identified as the Missouri Pacific Roundhouse and Repair Shops. The latter contained a combination roundhouse and machine shop; separate turntable; oil pump; standpipe; and storage facilities for tools, oil, and water. Other buildings associated with the railroad included hotels and boarding houses located near the tracks. While not as directly associated with railroading as depots and roundhouses, these buildings were inextricably related because they housed the railroad's customers and, in the case of the boarding houses, its workers. In 1923, for example, Ferriday had two hotels and three boarding houses, one of which was the Zappe facility. In 1926 the town supported

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**NATIONAL REGISTER OF HISTORIC PLACES  
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one hotel and two rooming establishments. Unfortunately, the 1938 Sanborn map does not differentiate boarding houses, but it clearly shows that the town still supported three hotels.

Today all of the buildings directly related to the railroad have disappeared, and of the secondary structures, only two hotels and the Zappe Boarding House survive. Even the tracks which once crossed the town have been removed. Both hotels are already listed on the National Register by virtue of their status as contributing elements to the Ferriday Commercial Historic District. Because there is so little left from the once abundant resources directly associated with railroading, secondary buildings such as the Zappe Boarding House are of considerable significance and merit National Register listing.

Note: The fifty year cutoff is being used as the end of the period of significance because the Zappe Boarding House continued to serve railroad workers beyond 1948. Alice Zappe retired in 1945, at which time approximately half of the boarding house's clientele were still railroad workers. (The other half consisted of employees of Louisiana Power and Light, which brought electricity to the area during the 1940s.) Alice's daughter Mabel Zappe McCurdy then operated the boarding house until the early 1950s, when she converted one floor into an apartment.

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**BIBLIOGRAPHY**

*Concordia Sentinel*, June 6, 1990.

Dundy, Elaine. *Ferriday, Louisiana*. New York: Donald I. Fine, Inc., 1991.

Letter containing brief history of Zappe Boarding House provided by owners; copy in National Register file.

Sanborn Insurance Company maps, 1923, 1926, 1938.

Site visit by National Register staff.



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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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Boundary Description:

A certain parcel or tract of land described as lots sixteen (16) and seventeen (17) in Block six (6) of the Town of Ferriday, in Concordia Parish, State of Louisiana, as shown by plat of said lots and block recorded in Deed Book "DD", page 299 of the records of Concordia Parish, Louisiana, said lots having a front of 50 feet each on Virginia Avenue by depth of 140 feet to an alley, between parallel lines, and being the same property acquired by G. P. Bullis, et al, and recorded September 29, 1923 in Deed Book "DD", at page 300 of the Conveyance Records of Concordia Parish, Louisiana.

Boundary Justification:

Boundaries follow the property lines of the land historically associated with the boarding house.

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Property Owners:

Cynthia W. Galloway  
1013 Alabama Street  
Vidalia, Louisiana 71373  
(318) 336-8118

Shirley C. Walton  
109 Miranda Avenue  
Vidalia, Louisiana 71373  
(318) 336-8103

Wendy W. King  
1204 Hooks Avenue, Apt. 6  
Hammond, Louisiana 70401  
(504) 419-8857