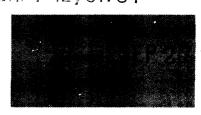
OMB NO. 1024-0018 EXP. 12/31/84

United States Department of the InteriorNational Park Service

National Register of Historic Places Inventory—Nomination Form

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



1982

1. Nam	Complete appli	Cable Sec				***			
			· ·						
historic	Park View Guest House								
and/or common	same								
2. Loca	ation								
street & number	7004 St. Charles Ave nue			· · · · · · · · · · · · · · · · · · ·		N <u>/A</u> n	ot for publ	ication	
city, town	New Orleans		N <u>/A</u> vic	inity of	congressi	onal distric	t		·
state	LA	code	22	county	Orleans	Parish		code	071
3. Clas	sificatio	n							
Category districtX building(s) structure site object	ng(s) X private cure both Public Acquisition		Status X occupied unoccupied work in progress Accessible X yes: restricted yes: unrestricted no		Present Use agricultureX_ commercial educational entertainment government industrial military		- - - - -	museum park private residence religious scientific transportation other:	
	er of Pro					~		· ···	
name street & number	SEE CONTINUAT	TUN SHE	<u> </u>						
city, town			vici	inity of		stat			
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courthouse, regis	stry of deeds, etc.	Departm	ent of Co	nveyance	, City Ha	11		· · · · · · · · · · · · · · · · · · ·	
street & number		1300 Pe	rdido						
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	resentati			ting	Surve				
title LA His	toric Sites Su	ırvey	ŀ	nas this pro	perty been o	letermined	eligible	? ye	s <u>X</u> n
date 1981					fede	eral X s	state _	county	loca
depository for su	rvey records	LA Stat	e Histori	c Preser	vation Of	fice			
city, town		Baton R	ouge			stat	e LA		

7. Description Condition Check one Check one _ excellent __X original site deteriorated _ unaltered N/A $\frac{X}{2}$ good ruins altered _ moved date _ fair unexposed

Describe the present and original (if known) physical appearance

The Park View Guest House (c.1894) is a large, two-and-a-half story, frame building which has Queen Anne, Eastlake, and Colonial Revival features. It is located in the fashionable "uptown" residential area of New Orleans. It has received several alterations through the years, but they are all relatively minor and do not detract from the building's significance. Also included in the nomination is a contemporaneous two-story frame dependency located immediately to the rear. It has been altered very little.

The guest house features an irregular roofline with numerous projecting dormers of various sizes. The large gabled dormers are particularly notable and feature French doors or windows set behind arched openings with cyma reversa curves topped by rows of Eastlake spindles beneath heavy cornices. Gable ends and the upper section of the second story are shingled, and the cornices are dentillated. There are porches on all levels of the building. The one on the Audubon Park side of the building has a flared roofline, but the other porch roofs are flat. The railings feature a swaglike curve, and the placement of wooden knobs on the individual balusters repeat the curve. On the street elevations, the porch columns are Tuscan; the ones on the back porch are chamfered. (Photos 1-4)

The interior of the boarding house remains much as it was when it was built. Entrances on St. Charles and Walnut have large, double, glass-panelled doors with transoms. The St. Charles entrance has leaded glass, but the Walnut Street entrance and windows near it have stained glass. These doors lead into the public areas that are comprised of a hall, parlor and dining room that feature panelled wainscotting. The 30+ rooms in the building are arranged on three stories along long central hallways that on the second and third stories extend almost completely from front to back. (Photos 6-7)

There is extensive interior architectural detailing. On the first and second story, there is plaster cove molding, which on the first floor has foliated relief work. The panelled interior doors have large transoms and Eastlake cornerblock molding. This feature is repeated around the French and double-hung windows. Most of the wooden mantels are original and fairly simple, although a few have free-standing detached columns (Photo 8).

To the rear is a contemporaneous two-story frame building with a caretaker's apartment on the second story and a boiler room and old outhouse on the first. (Photo 5)

The guest house has received some alterations. The floors in the public areas have been covered with new flooring, and those on the second and third floors have been carpeted. A few of the numerous mantels have been replaced, as have the chandeliers. In addition, the ceilings in a few of the rooms have been lowered in order to install plumbing, and several of the fireplaces in the upper stories have been walled in. Finally, a small unobtrusive exterior fire escape has been installed on the building, and the rear dependency has been fitted with an exterior metal staircase.

8. Significance

Period	Areas of Significance—C	heck and justify below		
prehistoric	archeology-prehistoric	community planning	landscape architectu	re religion
1400-1499	archeology-historic	conservation	law	science
1500-1599	agriculture	economics	literature	sculpture
1600–1699	architecture	education	military	social/
1700–1799	art	engineering	music	humanitarian
<u>X</u> 1800–1899	commerce	exploration/settlemen	t philosophy	theater
X 1900-	communications	industry	politics/government	transportation
		invention		other (specify)

Specific dates c.1894--Criterion C Builder/Architect Architect: Attributed to W. C. Williams c.1894-c.1930--Criterion A (Social/Humanitarian) and Brothers, New Orleans Statement of Significance (in one paragraph) Criteria A and C

The Park View Guest House is locally significant in the areas of architecture and social/humanitarian. Constructed sometime between 1892 and 1896 as an exclusive boarding house, it is one of the oldest buildings in its section of uptown New Orleans. It is architecturally significant as one of the city's better examples of late-nineteenth century architecture and as a local landmark along St. Charles Avenue. It is significant in the area of social/humanitarian because residential hotels like the Park View were once fairly common in New Orleans, but are almost non-existent today.

Although the Park View Guest House is a blend of elements taken from the Queen Anne, Eastlake and Colonial Revival styles, the Queen Anne features dominate and include the extremely varied roofline, the variety of textures on the exterior wall surfaces and the stained and leaded glass windows. The Eastlake features that were applied to this Queen Anne building block include the curved dormer openings, behind which the third story porches are set, and the curved treatment of the porch railings, which are emphasized by the placement of wooden knobs on the balusters. These two features together with the unusually complex roofline give the building a special distinction and make it one of the better examples of Queen Anne/Eastlake architecture in New Orleans. The Colonial Revival influence, seen in the classical columns on the porches and in the various dentillated cornices, is less pronounced, but adds to the architectural exhuberance of the building.

The St. Charles Avenue and Walnut Street elevations of the Park View are equally important and show an effort to have the building relate both to the main thoroughfare and to Audubon Park, both of which gave the site its prime location for a boarding house. In addition, the Walnut Street elevation makes an unusual contribution to the streetscape, which is mainly characterized by typical city houses with narrow facades facing the park. In contrast, the Park View Guest House presents a broad and monumental facade like a large country house. Thus it can be considered a local landmark.

The Park View Guest House is given added architectural significance by virtue of its being, to the knowledge of the State Historic Preservation Office, the last remaining guesthouse in New Orleans that was originally constructed as one. (The other boarding houses that are currently being operated all began as private residences.) This is a residential building type that at one time was fairly common, but is now almost non-existent. The historic record and the floor plan indicate that it was built to serve this purpose, and its plan remains essentially the same, with only the use of some rooms being altered.

9. Major Bibliographical References

Research Report Prepared by Applicant. Located in Park View Guest House National Register File, Louisiana State Historic Preservation Office.

10. (Geograp	hical Dat	<u>a</u>			
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state	orm Pre	pared By	county		code	
	,		,			
name/title	James Phill	1ps IV				
organizatio	n N/A			date Aug	ust 1981	
street & nur	mber 1905 Boro	leaux, Apt. C		telephone	504-866-5580	
city or town	New Orlea	ins		state	LA 70115	
<u>12. §</u>	State His	storic Pre	eservatio	n Offic	er Certific	ation
The evaluat	ed significance of	this property within	the state is:			
	national	state	X_ local			
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title S	tate Historic	Preservation (Robert B. DeB Officer	lieux	date September	17, 1982
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United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet

Park View Guest House

Item number

4

Page 2

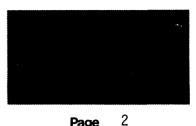
4. Owners

Robert F. Hudson 2340 Chartres St. New Orleans, LA 70117

Zafer B. Zaitoon 808 Congress St. New Orleans, LA 70117

United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet Park View Guest House

Item number

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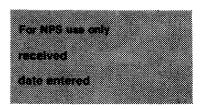
7. Description (Continued)

Assessment of Integrity:

All of the aforementioned changes are relatively minor when considered within the context of the entire guest house. Most importantly, the building retains those features which contribute to its significance (Item 8).

United States Department of the InteriorNational Park Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet Park V

Park View Guest House

Item number

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Page 2

8. Significance (Continued)

The Park View Guest House is significant in the area of social/humanitarian because it is an example of an establishment that was one relatively common to the city. The boarding house served as a residential hotel catering to long-term stays by families, and its public rooms, including the dining room, served as a gathering place for residents of the neighborhood. Today it reflects a lifestyle that no longer exists.

PARK VIEW GUEST HOUSE NEW OFLEANS, LOUISIANA

SITE BOUNDARIES ENCOMPASS THE
GUEST HOUSE, THE CITY LOT ON
WHICH IT STANDS, AND THE PEAR
OUTBLOW. LOT DIMENSIONS & BLOW.
SETBACKS AS SHOWN. THE GUEST
HOUSE FACES ST. CHAPLES AVE.
BLOW. FACADES PARALLEL THE STREETS.

SCALE 1"=50' APPROX.

