

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



1982

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

1. Name

historic Park View Guest House

and/or common same

2. Location

street & number 7004 St. Charles Avenue N/A not for publication

city, town New Orleans N/A vicinity of congressional district

state LA code 22 county Orleans Parish code 071

3. Classification

Category	Ownership	Status	Present Use	
<input 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 checked="" 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 type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	N/A 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 SEE CONTINUATION SHEET

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

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

street & number 1300 Perdido

city, town New Orleans state LA 70112

6. Representation in Existing Surveys

title LA Historic Sites Survey has this property been determined eligible? ___ yes no

date 1981 ___ federal state ___ county ___ local

depository for survey records LA State Historic Preservation Office

city, town Baton Rouge state LA

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> 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 swag-like 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.

CONTINUED

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 type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> 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 exuberance 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.

CONTINUED

9. Major Bibliographical References

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

10. Geographical Data

Acreeage of nominated property @ 1/4 acre

Quadrangle name New Orleans, West, LA

Quadrangle scale 1=24000

UMT References

A

1	5	7	7	7	4	6	0	3	3	1	4	9	6	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Please refer to sketch map.

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 James Phillips IV

organization N/A

date August 1981

street & number 1905 Bordeaux, Apt. C

telephone 504-866-5580

city or town New Orleans

state LA 70115

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 September 17, 1982

For NPS use only

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

Keeper of the National Register

date 11/5/82

Chief of Registration

date 11/1/82

**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

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4. Owners

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

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

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Continuation sheet Park View Guest House

Item number 7

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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 Interior
National Park Service**

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received

date entered

Continuation sheet Park View Guest House Item number 8 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 ORLEANS, LOUISIANA

SITE BOUNDARIES ENCOMPASS THE GUEST HOUSE, THE CITY LOT ON WHICH IT STANDS, AND THE REAR OUTBLDG. LOT DIMENSIONS & BLDG. SETBACKS AS SHOWN. THE GUEST HOUSE FACES ST. CHARLES AVE. BLDG. FACADES PARALLEL THE STREETS.



SCALE 1"=50' APPROX.

