NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received APR 4 1986
date entered

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

1. Name

7 IND PROPS

historic HYDE PARK APARTMENT HOTELS, TR CHICAGO, ILLINOIS

and/or common

2. Location

street & number See individual inventory forms N/A not for publication

city, town Chicago N/A vicinity of

state Illinois code 012 county Cook code 031

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	X yes: restricted	___ government	___ scientific
X Thematic	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Multiple ownership; see individual inventory forms.

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Recorder of Deeds

street & number 118 North Clark Street

city, town Chicago, state Illinois

6. Representation in Existing Surveys

title See Section 6., Page 2 has this property been determined eligible? ___ yes X no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	X unaltered	X original site
X good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The theme of this nomination to the National Register of Historic Places is "Hyde Park Apartment Hotels in Chicago, Illinois." The eight buildings included in this thematic group are located in East Hyde Park and represent a high quality concentration of this form of high rise building.

The buildings date from 1918 (Hotel Del Prado, 5307 South Hyde Park Boulevard) to 1929 (Chicago Beach Hotel, 5100-5110 South Cornell; and Poinsetta Apartments, 5528 South Hyde Park Boulevard.) The other apartment hotels that are included in the nomination are: Flamingo-on-the-Lake Apartments, ca. 1927 (5550-5520 South Shore Drive), East Park Towers, ca. 1922, (5236-5252 South Hyde Park Boulevard), Mayfair Apartments, ca. 1926, (1650-1666 East 56th Street), Shoreland Hotel, ca. 1925, (5450-5484 South Shore Drive), and Windermere House, ca. 1922, (1642 East 56th Street). Most of these buildings were designed by architectural firms about whom little is known but who exhibited fine design ability. All of the buildings in the group display a high level of integrity, except the East Park which has had the facade of its courtyard entry remodeled.

SURVEY METHODOLOGY

Apartment Hotels are found in a number of areas in Chicago where they developed in response to a demand for housing accessible to the city core and the need for housing that provided a certain number of domestic services. Although East Hyde Park neither has a monopoly on Apartment Hotels, nor has the only high quality buildings of this type, it does have a significant and compact grouping of some of the better examples of apartment hotels in Chicago. This area was selected because of the available survey and practical resources did not allow a city wide thematic but the concentrated nature of this resource allowed a reasonable and identifiable boundary based on density, that is based on the historic resources themselves rather than artificial political boundaries. It was initially postulated that there was a valid historic thematic grouping representing a specific building type, that that type was found in a higher concentration in East Hyde Park than in the surrounding area and that they were of a sufficiently high quality to warrant historic registration.

The first step was to consult with local persons knowledgeable with the area and its buildings, such as Devereux Bowly of the Hyde Park Historical Society and Ruth Knack, editor of Planning, and long time resident of Hyde Park, as well as people in the Chicago Historical Society, Chicago Landmarks Commission, and others; to examine the area where there seemed to be a large number of buildings of this type and then to evaluate buildings that seemed to fit the criteria. The preparers of the nomination carefully examined the area from Hyde Park Boulevard on the north to Jackson Park on the south, the Illinois Central Railroad tracks on the west to Lake Shore Drive on the east—in order to identify potential candidates for the thematic group. Buildings were eliminated when they did not fit the criteria or there was any question as to whether they fit the criteria. The criteria were:

1. Contain characteristics exemplifying the apartment hotel (i.e., a building often containing straight hotel rooms as well as kitchenette apartments and larger housekeeping suites; and one that offered the status and service of hotels; had daily maid service for both hotel rooms and apartments, a central lobby, and sometimes other public

The following property is listed individually in the National Register of Historic Places:

Hotel Windermere East (now called Windermere House), 1642 East 56th Street; 1922-1923, Rapp & Rapp, Architects. (Listed 1982)

rooms, restaurants and shops; and were built near exclusive residential districts but also at the center of important transportation intersections. These buildings often offered a wide range of services such as being totally furnished, complete to the utensils and toasters. They also often offered recreational services such as swimming pools. Typically they offered both rental and lease units to allow the freedom and flexibility that was their hallmark.

2. Exhibit a high degree of integrity in the exterior;

3. Exhibit a high degree of design quality in terms of detailing, craftsmanship, and site planning;

There are a number of high rise residential buildings within the survey area that are not included in this nomination. This has been done for a number of reasons. Some buildings were excluded despite clear design quality because it was not clear whether or not they met the criteria of being apartment hotels, even those that were called apartment hotels such as the Jackson Shore Apartment Hotel. The Carolan was an apartment hotel but lacked the design quality exhibited by the rest. Two other apartment hotels, the Poinsetta and the Flamingo, have been included because they clearly operated as an apartment hotels with daily maid service, although they did not have a distinct floor plan, having neither guest rooms nor a dining room or kitchen. They, however, have spent most of their existence as apartment hotels.

SHAPE, FLOOR PLAN, AND SITING

The shape of the buildings in the group vary from the simpler rectangular and "I" shapes to the "U", "H", and "E" shapes in the larger designs. These plans were determined by the need to allow light and air to the apartments but avoided the well-like effect of the totally closed courtyard. All of the examples have lobbies. The two largest ones in the group (Shoreland and Windermere) have spacious entry courtyards with elaborate porte cocheres that provide a covered unloading area for guests and tenants.

Several of the apartment hotels in the group provide for a generous amount of green space (Flamingo, Poinsetta, Shoreland and Windermere), which helps to give them a park-like setting comparable to the lower density residential dwellings in Hyde Park. In addition, most front on park areas that help to provide an even more impressive setting for their grandeur. In a number of instances two of the apartment hotels in the grouping almost abut one another or an apartment building. The buildings that are free standing have their facade ornamentation continued on side walls, thus making them attractive from several viewpoints.

Their floor plans and room arrangements mirrored both hotels and apartments in that they often had one-room hotel-type accommodations ranging up to two-bedroom suites with kitchens. The distinctive feature of the apartment hotel was the provision for hotel-type services to clients ranging from short-term transients through long term dwellers who desired the services provided by a hotel-like organization. Thus although

many of the residential suites often were arranged like apartments the public spaces were more on the order of a hotel with some of the buildings like the Windermere having even an elaborate theater/ballroom for its guests as well as many other public rooms. The clientel was a range of people including wealthy transients with homes in other parts of the country who came to the city only for the season, families with country homes which they only used for part of the year, business men who spent the week in the city and then were at home during the weekends, and well-heeled bachelors.

There was no standard arrangement for the apartment hotels. They ranged from the Windermere which has single and double guest rooms, suites of parlor and three to five bedrooms without kitchens, suites of three to five rooms, rooms and suites with kitchenettes and with kitchens. The Windermere also boasted a dining room and kitchen, elaborate ballrooms and lobbys, a theater with a stage and projection booth and other public rooms. The Shoreland had units ranging from single rooms to nine-room housekeeping suites, "richly furnished in period design," with living room, bedrooms, dining room, and kitchen. The Chicago Beach on the other hand had few public rooms but was almost evenly divided between guest rooms and studio apartments, with a scattering of two bedroom apartments. The Flamingo was built with 160 units of which 144 had kitchens or kitchenettes and 16 were straight hotel rooms. The East Park Towers had no pure guest rooms but had the hotel type amenities such as a dining-room and maid service. Thus it was a combination of features, particularly function that defined the apartment hotels not a specific floor plan. See illustrations.

SIZE

The apartment hotels included in the nomination range from ten to sixteen stories, with most being in the ten to twelve-story range; their lots range in size from one-quarter to one and one-half acre in size.

EXTERIOR DESIGN

With the exception of the Chicago Beach Hotel (in the Art Deco Style) and the Poinsetta Apartments (Spanish Colonial Revival Style), the designs of all of the apartment hotels in the thematic grouping display neoclassical or Georgian design characteristics—particularly at the lower levels where extensive use was made of rustication, quoins, applied classical columns, Palladian windows, balustrades and other classical ornamentation. A significant use of terra cotta was also made, not only as a main building material but also as decorative elements including pilasters, cornices, keystones with carved heads, cartouches and moldings. In all cases, the exterior ornamentation is well thought out artistically as well as stylistically.

QUALITY

All of the apartment hotels included in the nomination are of fairly high to high design quality with several being described as the most lavish apartment hotels in Chicago when they were built (Windermere and Shoreland). Also, one of them (the Poinsetta) displays an interesting use of terra cotta, including an example of its use of green faux

marble spandrel decoration.

GEOGRAPHIC CHARACTERISTICS

In Mayer and Wade's Chicago: Growth of a Metropolis, the authors note that "the improvement of Chicago's central area reflected the demands of an extraordinary growth in the metropolitan population. In the city alone it increased by twenty-five percent during the twenties....These new residents constituted the very substantial base for the building boom and general prosperity of the city for the years before the crash of 1929." It is against this backdrop of rapid population expansion that the more densely urban east part of Hyde Park developed around the turn of the century and into the 1920s. While this boom provided an overall impetus to the apartment boom in general, it is more likely that certain other urban geographic and economic factors contributed to the development of a series of apartment hotels in this particular four by four block section of East Hyde Park.

First, the Illinois Central Railroad's suburban service assured apartment dwellers easy access to their jobs and other resources in the city's center. Also, the Illinois Central Railroad tracks divide the denser apartment style dwellings in East Hyde Park from the lower density, single family residential development in the western part of Hyde Park.

Second, the Columbian Exposition made a distinct impact on Hyde Park. The anticipation of the fair caused a flurry of building and a denser form of urbanization which was the trend in the part of Hyde Park from that time on. Between the time of the Exposition and 1930, Hyde Park filled up and urban redevelopment began, with many frame structures being demolished to make way for new stores, apartment buildings, and hotels.

A third factor was that Jackson Park, nearby Washington Park, the connecting Midway Plaisance and the boulevard system helped to transform the area immediately north of Hyde Park into "the" fashionable South Side Suburb. This helped to assure the attractiveness of the area immediately to the south—Hyde Park.

Fourth, Daniel Burnham and Edward Bennett's Plan of Chicago called for a denser, more urban form of development within the city and the reservation of the lake front north and south of the central part of the city for higher rise apartments.

And finally, the building of the University of Chicago at about the same time as the Columbian Exposition transformed what would have been just another residential area in the city into a nearly self-contained enclave where faculty and students competed for housing with newer immigrants who were moving south from the central city areas.

Thus, these improvements along the city's lake front, especially at locations such as Lincoln and Jackson Parks, as well as along the Near North Side's Gold Coast, dramatically furthered the development of luxury apartments and hotels.

INVENTORY FORMS

The forms that follow provide the following information on the eleven apartment hotels included in the nomination:

1. Building Number
2. Building Name (Current and Historical)
3. Address of Building
4. Owner and Owner's Address
5. Location of Legal Description
6. Verbal Boundary Description
7. Approximate Acreage
8. Architect and/or Builder
9. Description of Building
10. Significance of Building
11. Site Plan of Building
12. Photograph of Building

APR 4 1986

(1)

BUILDING NO. 1

BUILDING NAME: CHICAGO BEACH HOTEL

LOCATION: 5100-5110 South Cornell Avenue CITY: Chicago,

COUNTY: Cook STATE: Illinois ZIP:

OWNER: Donald E. Resnick, Attorney

ADDRESS: 200 South Wacker Drive CITY: Chicago,

STATE: Illinois ZIP: 60606

LOCATION OF LEGAL DESCRIPTION: Cook County Recorder of Deeds
118 N. Clark St., Chicago, IL

VERBAL BOUNDARY DESCRIPTION: Located on the southwest corner of East Hyde Park Boulevard and South Cornell Avenue, the boundary follows a line 10 (ten) feet from the building wall.

APPROXIMATE ACREAGE: 0.13 DATE OF CONSTRUCTION: 1929

ARCHITECT AND/OR BUILDER Warnes M. Pearson, Architect; Beachview Building Corp., Developers.

DESCRIPTION:

This twelve story, Art Deco style building is rectangular in shape (46' x 116') and is built of buff brick with a black glazed tile faced base. Above the base, the brick faced shaft rises nine stories to a decorative terra cotta belt course, above which are two more stories trimmed in terra cotta, including fluting on spandrels and pilasters and rosettes at the cornice level. The north and east facades of the building are given a vertical emphasis with a series of applied pilasters (brick to the belt course and terra cotta above), in between which are set double hung (3/1) windows in various groupings. At the lower level there are several shops with fan shaped terra cotta trim over the large plate glass windows. There is a metal framed canopy that extends from the main entry way of the building to Cornell Street.

The vaulted interior entry has marble wainscoting, acanthus leaf ceiling coves that conceal lighting, and a bas relief opposite the front entry of a mother and two children. The lobby is paneled in wood veneer and has a fireplace opposite the check-in counter. The fireplace mantel is paneled to match the walls with marble trim around the opening. There is a recessed bas relief in the center of one wall featuring a romantically styled nude playing a lyre. The decorative ceiling of the lobby is formed of plaster in a waffle weave pattern. There are fluted, concave pilasters at the corners of the lobby and a shaped marble apron in front of the check-in desk.

The Chicago Beach Hotel contains 95 apartments, mostly studio and individual guest rooms. There are also 5 2-BR units.

CHICAGO BEACH HOTEL

SIGNIFICANCE:

The Chicago Beach Hotel gains its significance from several factors. One, it is the only Hyde Park Apartment Hotel in this thematic grouping that was designed in the Art Deco style. It is also one of the last of the apartment hotels to be built in Hyde Park before the Depression halted most all major construction. And finally, the building's entry and lobby offer an outstanding example of in tact, art deco ornamentation which appears to have changed little in the 56 years since it was installed. The romantically inspired bas reliefs, fluted pilasters and decorative ceilings, all contribute to a quintessential late 1920s aura reminiscent of a Hollywood movie set of that era.

APR 4 1986

BUILDING NO. 2

BUILDING NAME: EAST PARK TOWERS (Formerly East End Park Apartments)

LOCATION: 5236-5252 So. Hyde Park Blvd. CITY: Chicago,

COUNTY: Cook STATE: Illinois ZIP:

OWNER: Katz Realty & Investment Corp.

ADDRESS: 401 Fullerton Parkway CITY: Chicago,

STATE: Illinois ZIP: 60614

LOCATION OF LEGAL DESCRIPTION: Cook County Recorder of Deeds
118 N. Clark Street, Chicago, IL

VERBAL BOUNDARY DESCRIPTION: Located on the northwest corner of South Hyde Park Boulevard and East 53rd Street, the boundary follows a line 10 (ten) feet from the building wall.

APPROXIMATE ACREAGE: 0.43 DATE OF CONSTRUCTION: 1922-1923

ARCHITECT AND/OR BUILDER William P. Doerr, Architect, Shelbourne Hotel Corp., Developers

DESCRIPTION:

Rising 10 stories above South Hyde Park Boulevard, the East Park Towers is an irregular, "U" shaped, red brick building with terra cotta trim. It has 170' frontage on South Hyde Park Boulevard and 140' on East 53rd Street. The main wings and center section each have three bays, the wings featuring slightly curved corners on the south side and containing panels of windows grouped in threes. All the windows in the upper levels are wood, double hung (6/1).

The stylistic inspiration for the building ranges from Georgian as used in the Palladian windows at the first level and the quoined terra cotta trim outlinging some of the vertical bays - to the Mission style terra cotta trim used at the parapet level. Other noteworthy design features include the series of balconies running up the center bay of the south wing, and the horizontal brick and terra cotta design utilized above the terra cotta belt course at the top level of the building.

There are several shops at the first level along the 53rd Street facade. The upper levels contain 135 apartment units. (9 2BR, 54 1 BR and 40 studios)

SIGNIFICANCE:

The East Park Towers is significant due to the imaginative design solution that its architect, William P. Doerr, used to take advantage of the irregular, pie shaped lot on which the building is located. The building's shape and the use of angled corners on the two major wings are skillfully executed in reflection of the site with which the architect was presented. In addition to the successful blending of several popular design forms of the era, the architect brought a surprisingly intimate residential quality to the Georgian styled first floor elevation, expressed in terra cotta and wood.

APR 4 1986 (3)

BUILDING NO. 3

BUILDING NAME: HOTEL DEL PRADO (Formerly Cooper-Carlton Hotel)

LOCATION: 5307 South Hyde Park Boulevard CITY: Chicago,

COUNTY: Cook STATE: Illinois ZIP:

OWNER: John Baird (Baird & Warner, Inc.)

ADDRESS: 200 West Madison, CITY: Chicago,

STATE: Illinois ZIP:

LOCATION OF LEGAL DESCRIPTION: County Recorder of Deeds
118 N. Clark Street, Chicago, IL

VERBAL BOUNDARY DESCRIPTION: Located on the southeast corner of South Hyde Park Boulevard and East 53rd Street, the boundary follows a line ten (10) feet from the building wall.

APPROXIMATE ACREAGE: 0.52 DATE OF CONSTRUCTION: 1918

ARCHITECT AND/OR BUILDER Sherman T. Cooper, Builder

DESCRIPTION:

Built one year later than the Hampton House, the "H" shaped Del Prado mirrors many of the neoclassical and terra cotta trimmed features of its near neighbor. With 150' frontage on East 53rd Street and 175 feet on South Hyde Park Boulevard, the red brick and terra cotta based building rises ten stories above its park-like setting. The arcaded terra cotta base contains a series of large Palladian windows and arched doorways on the East 53rd Street side, two of which have been filled in with glass block. New metal double hung windows have been installed in series of three on both facades. Vertical terra cotta trim frames the outlines the outside bays on both the 53rd Street and South Hyde Park Boulevard sides; the vertical trim terminates in finely sculpted Indian heads with feathered headresses just below the cornice lines with their dentils. The terra cotta parapet is inset with brick panels to contribute added vertical emphasis at this level.

There are several commercial spaces in the two story terra cotta base on the west side of the building. One of the largest of the Hyde Park Apartment Hotels, the Del Prado contains 198 apartments.

SIGNIFICANCE:

The Del Prado, which is one of the earliest and largest of the Hyde Park Apartment Hotels, derives its significance from the blending of its neoclassical features with historical design precedents indigenous to the locale - the American Indian. The finely sculpted Indian heads with feathered headdresses that cap the vertical terra cotta trim on the building represent some of the finest examples of the Chicago terra cotta makers' art. This is the only one of the apartment hotels in this thematic grouping that incorporates human terra cotta shapes in its ornamentation.

APR 4 1986 (4)

BUILDING NO. 4.

BUILDING NAME: THE MAYFAIR APARTMENTS

LOCATION: 1650-1666 East 56th Street CITY: Chicago,

COUNTY: Cook STATE: Illinois ZIP:

OWNER: Citicorp

ADDRESS: 399 Park Ave. CITY: New York

STATE: New York ZIP: 10043

LOCATION OF LEGAL DESCRIPTION: Cook County Recorder of Deeds
118 N. Clark Street, Chicago, IL

VERBAL BOUNDARY DESCRIPTION: Located on the northwest corner of South Hyde Park Boulevard and East 55th Street, the boundary follows a line ten (10) feet from the building wall.

APPROXIMATE ACREAGE: 0.24 DATE OF CONSTRUCTION: 1926

ARCHITECT AND/OR BUILDER DESCRIPTION: Lowenberg & Lowenberg, architects; J. H. Buttas & Chas. Henery, owners; B. W. Construction Co., Contractor

The Mayfair is a rectangular (62'x135'), twelve story red brick building with limestone trim and a three story limestone base. Built in the Georgian Revival style, the three story base is designed in a formal symetrical manner with a rusticated lower level with five bays divided by applied columns with Corinthian capitals, balustrades across the bays below the second floor fenestration, and a restrained entryway with a flat stone hood supported by ancones. The limestone treatment is carried up around the central bay windows at the fourth level and is finished with a cornice with dentils and a broken swan pediment. The applied column and balustrade treatment is carried around the side elevation as well, which also contains a series of shop windows divided by rusticated stone columns. At the 11th floor level, the balustrade treatment is repeated, as is the stone cornice and broken swan pediment over the central bay windows. All the windows, except those at the first level, are wood double hung 6/6. The upper brick portion of the building is framed with brick quoins and a projecting stone cornice with dentils.

Having 88 apartment units, the Mayfair ranks as one of the smaller of the apartment hotels in Hyde Park.

SIGNIFICANCE:

The Mayfair is a distinctive example of the use of past styles and ornament to provide the sense of tradition so important to linking the apartment hotel forms to ones found most acceptable in the past. In the Mayfair can be seen the designer's conscious attempt to use familiar classical ornamentation at the three lower levels, and to even repeat it at the top level in order to direct the attention of those close by to the more moderate and less threatening first few stories, as well as to downplay the building's height. The ornamentation on the Mayfair suggests a sense of intimacy that is surprising in light of the actual scale of the building.

APR APR 4 1986 4 1986

(3)

BUILDING NO. 5.

BUILDING NAME: SHORELAND HOTEL

LOCATION: 5450-5484 South Shore Drive CITY: Chicago,

COUNTY: Cook STATE: Illinois ZIP:

OWNER: University of Chicago

ADDRESS: 5801 South Ellis Avenue CITY: Chicago,

STATE: Illinois ZIP:

LOCATION OF LEGAL DESCRIPTION: Cook County Recorder of Deeds
118 N. Clark Street, Chicago, IL

VERBAL BOUNDARY DESCRIPTION: Located on the west side of South Shore Drive between East 54th and East 55th Streets.
(continued below)

APPROXIMATE ACREAGE: 1.56 DATE OF CONSTRUCTION: 1925-1926

ARCHITECT AND/OR BUILDER DESCRIPTION: Friedstein & Co., Architects; Jackson Hotel Company, Developers

The "U" shaped eleven story Shoreland Hotel is built of buff brick over a terra cotta base . Impressive in size, it has a 300' frontage on South Shore Drive facing the Lake and is 200' deep. While the design approach is neo-classical with an arcaded base terminating in a classically inspired cornice and balustrade across the front of the central section terrace, the terra cotta detailing displays medieval and baroque touches, including heraldic shields, eagles, keystones with satyr heads, and other fanciful products of the terra cotta maker's art. The building's two end wings are crowned by terra cotta arcades framing the 11th story windows, crenulated terra cotta cornices, and attic stories with baroque center sections that project above the coping.

The building is entered via a brick paved circular drive that passes under a cast iron porte cochere with cresting. The massive two story, columned lobby has a marble floor and wainscoting. The building is presently used by the University of Chicago as a dormitory. It is one of the largest of the Hyde Park Apartment Hotels with 313 apartments.

SIGNIFICANCE:

While the Shoreland is one of the largest of the Hyde Park Apartment Hotels, it is significant for the high quality of its overall design, its impressive entry via a circular drive and cast iron cochere, and the architect's success in scaling down, and providing rich eye appeal to, its monumental, neoclassical two story first level with a wide array of baroque terra cotta ornamentation as described above. In so doing, the designer provokes thoughts of a grand country manor without calling attention to the building's height. However, the building also displays ornamentation at its upper levels and massing that make the building a "stand out" when viewed from a distance along South Shore Drive.

VERBAL BOUNDARY DESCRIPTION: Beginning at a point 170 feet North and 33 feet West of a point at the center of E. 55th Street and South Shore Drive, take a line west 205 feet, then north 310 feet, then east 205 feet, than south 310 feet connecting to original point.

APR 4 1986

(6)

BUILDING NO. 7.

BUILDING NAME: POINSETTA APARTMENTS

LOCATION: 5528 So. Hyde Park Boulevard CITY: Chicago,

COUNTY: Cook STATE: Illinois ZIP:

OWNER: Graff & Check Realty

ADDRESS: 1617 East 55th Street CITY: Chicago,

STATE: Illinois ZIP: 60615

LOCATION OF LEGAL DESCRIPTION: Cook County Recorder of Deeds
118 N. Clark Street, Chicago, IL

VERBAL BOUNDARY DESCRIPTION: Located on the west side of South Hyde Park Boulevard between East 55th and East 56th Streets just north of the Broadview Hotel. (continued below)

APPROXIMATE ACREAGE: 0.17 DATE OF CONSTRUCTION: 1929

ARCHITECT AND/OR BUILDER un.

DESCRIPTION:

Standing twelve stories, this buff brick and terra cotta trimmed building exhibits characteristics of the Spanish Colonial Revival style. It adjoins the Broadview Hotel on the south and has a 50' frontage on South Hyde Park Boulevard. There are five applied pilasters on the facade, all of which project above the cornice. Other Spanish Colonial features include: green tile coping at each end of the facade at the second level, vertical roped terra cotta trim flanking the windows at the first two levels, terra cotta medalions in the middle of the spandrels under the wood casement windows, and wrought iron grillwork at the third level windows. The main entry is off center. Of particular interest are the two story, terra cotta frames for the rows of grouped (three) casement windows at the first and second levels, with a rococo heading and a green faux marble panel in each spandrel.

The Poinsetta is the smallest of the apartment hotels in the thematic group with 76 apartments. (34 1 BR and 41 Studio)

SIGNIFICANCE:

The Poinsetta's significance lies in its masterful application of terra cotta ornamentation. The only one of the Hyde Park Apartment Hotels in this grouping designed in the Spanish Colonial Revival style, the Poinsetta is one of the finest examples of the use of the Chicago based terra cotta industry's products including: roped trim flanking the windows, enriched cornice window heads with medalions, and (as mentioned above) rare green, faux marble panels in the second floor window spandrels. The decoration on the lower levels is so eyecatching that a viewer rarely realizes that the building is twelve stories high.

VERBAL BOUNDARY DESCRIPTION: Beginning at a point 310 feet north of and 33 feet west of a point at the center of the intersection of Hyde Park Boulevard and East 56th Street running 155 feet west, then 114 feet north, then 155 feet east, then 114 feet south to original point.

APR 4 1986

(7)

BUILDING NO. 8.

BUILDING NAME: FLAMINGO-ON-THE-LAKE APARTMENTS (Formerly Flamingo Apt. Hotel)

LOCATION: 5500-5520 South Shore Drive CITY: Chicago,

COUNTY: Cook STATE: Illinois ZIP:

OWNER: IRMCO

ADDRESS: 3170 N. Sheridan CITY: Chicago,

STATE: IL ZIP: 60657

LOCATION OF LEGAL DESCRIPTION: Cook County Recorder of Deeds
118 N. Clark St., Chicago, IL

VERBAL BOUNDARY DESCRIPTION: Located on the west side of South Shore Drive about midway between 55th and 56th Streets. (continued below)

APPROXIMATE ACREAGE: 0.17 DATE OF CONSTRUCTION: 1927

ARCHITECT AND/OR BUILDER un.

DESCRIPTION:

This handsome sixteen story, red brick and terra cotta building is the tallest of the group of apartment hotels included in this thematic nomination. The main facade, which is divided into two sections above the first level, fronts on South Shore Drive and is 50 feet wide; its longer elevations measure 150 feet. On its narrow frontage, the relatively simple neoclassical two story base, with its arched openings and cornice with dentils, contrasts pleasantly with the rococo window moldings and corner trim on the second and third levels. Terra cotta quoins outline the edges of the twin bays that rise to the terra cotta cornice and arcaded parapet. The small penthouse, which is used for mechanical equipment, is also decorated with quoins and an ornamental parapet. The long north side of this 96 unit apartment building overlooks a parklike area with a free form swimming pool and bathhouse. (The Flamingo originally contained 144 studio units and 16 single guest rooms.)

SIGNIFICANCE:

While the Flamingo is the tallest of the apartment hotels in this thematic nomination, the traditional design treatment of its lower facade creates the aura of a fine London townhouse and brings the building's height down to an intimate pedestrian scale. Also significant is the deliberate design contrast between the relatively restrained, two story terra cotta base with the enriched cornice window heads and corner trim utilized at the second and third levels of the building (as well as at the upper levels and cornice). As in certain of the other Hyde Park Apartment Hotels, the architect has successfully showcased some fine examples of the local terra cotta industry of the day. He also insured that the Poinsetta would make a strong statement when viewed from a distance along South Shore Drive, as well as by the pedestrian viewer.

VERBAL BOUNDARY DESCRIPTION: Beginning at a point 75 feet east and 200 feet south at the center of intersection of East 55th Street and South Shore Drive take a line 55 feet south, then 155 feet west, then 55 feet north, then 155 feet east to original point.

Previously Listed

BUILDING NO. 6.

BUILDING NAME: WINDERMERE HOUSE (Formerly Hotel Windermere East)

LOCATION: 1642 East 56th Street CITY: Chicago,

COUNTY: Cook STATE: Illinois ZIP:

OWNER: Windermere Assoc., as beneficiary from: American National Bank & Trust Co. U/T No. 50427, dated 12-1-80

ADDRESS: 228 North LaSalle Street CITY: Chicago,

STATE: Illinois ZIP:

LOCATION OF LEGAL DESCRIPTION: Cook County Recorder of Deeds
118 N. Clark Street, Chicago, IL

VERBAL BOUNDARY DESCRIPTION: Located on the north side of East 56th Street between Cornell Avenue and South Hyde Park Boulevard, overlooking Jackson Park, (continues next page)

APPROXIMATE ACREAGE: 1.14 DATE OF CONSTRUCTION: 1922-1923

ARCHITECT AND/OR BUILDER Rapp & Rapp, Architects

DESCRIPTION:

The Windermere House (formerly Hotel Windermere East) was designed to meet the requirements of both transient and permanent guests. When completed in early 1924, it contained 200 apartments, arranged in suites of up to five rooms, and 482 hotel guest rooms. Many of the guest rooms contained kitchenettes, and the floor plans provided for connecting guest rooms to form suites.

The Winderemere is twelve stories high plus a penthouse for storage and elevator equipment. The building was designed as a complement to the original Windermere Hotel (1892) formerly located on the block west of the present structure. The hotels were connected by two underground tunnels, one for guests and one for service. The first floor of the Hotel Windermere East was designed to accomodate public and private functions as well as several commercial enterprises.

The exterior of the Windermere is finished with a light cream brick made from a metal mixed with clay that provides a rich facade with terra cotta trim. The first, second and third floors are sheathed in terra cotta formed to duplicate stone in a free adaptation of Renaissance Revival elements. There is an ornamental band above the second and third floor windows. The space between the third floor windows is filled with elaborate terra cotta ornament. The exterior upper walls are formed of brick punctured by double hung windows as single elements and as groups of three. A terra cotta sub-cornice separates the eleventh and twelfth stories from those below. The windows on these two floors are somewhat more elaborate and there is a terra cotta cornice above the twelfth floor which effectively terminates the shaft of the structure. The central portion of the building extends upwards to the penthouse floors above the cornice. These two floors contain storage spaces for tenants and building equipment, but no apartments.

The building is essentially "U" shaped, with the base of the "U" on the north and wings on the east and west extending towards 56th Street. The primary entrance is through a vestibule situated on the south central part of the property and connected to the main structure by a permanent foyer. The vestibule is approximately 25 feet square with a similar interior ceiling height. The vestibule is built of the same brick as the remainder of the building, with elaborate terra-cotta ornament. There are double hung entry doors for pedestrians on the east and west facades of the vestibule, and similar doors on the south for guests arriving by automobile. The south entance is crowned by a splendid "marquise"

roof of ornamental iron, sheet metal and glass that cantilevers over the driveway. The floor of the vestibule and the connecting foyer are marble, and the walls are terra cotta. The ceiling is done in ornamental plaster, while windows in both the vestibule and foyer are wood sash with small panes of glass. Those sash which operate are casements.

The public spaces on the main floor were executed at a grand scale, using ornamental decorative elements throughout. Materials include marble, terra cotta, bronze and ornamental plaster. Many parts of this portion of the hotel have been covered over or otherwise obscured, but many of the original decorative elements are still present and have been restored.

The floors above the first floor were originally all identical. Over the years changes have been made, generally combining rooms to form additional or larger apartments. The basic configuration of the building has not been altered. Certain original custom designed furniture has been and will continue to be used. Individual hotel guest rooms have been appended to some apartments. Thus, many apartments have been increased in size. The result is an apartment building of high quality with a wide choice of room configurations.

Verbal boundary description (continued)

Lots 17 to 22 inclusive in Block 3 in Illinois Central Subdivision of the West part of the South West 14.09 acres of the fractional Southwest 1/4 of Section 12, Township 38 North, Range 14 East of the Third Principal Meridian and West part of the Northwest 17.93 acres in the fractional Northwest 1/4 of Section 13, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

WINDERMERE HOUSE

SIGNIFICANCE:

The Windermere House (formerly Windemere East) is significant due to several factors. For one, it is the most impressive example of the work of the well known Chicago architectural firm of Rapp and Rapp that was not connected with show business in one way or another. Rapp and Rapp are best known for their designs of theaters for the Balaban and Katz movie house chain. The firm also designed the Bismark Hotel and theater, and the multi-purpose Oriental Theater and Masonic Temple.

The hotel's impressive Crystal Ballroom was the scene of many South Side celebrations, and the Anchorage Rooms were known throughout the city for elegant dining. The hotel hosted many important guests and was discussed in such novels as Philip Roth's Letting Go, Edna Ferber's A Peculiar Treasure (1947), and Richard Stein's Natural Shocks, (1978). It was home to the Baltimore Colts and Los Angeles Rams when these teams visited Chicago in the 1950s and early 1960s.

In addition to its impressive architecture and public spaces, the hotel pioneered a number of significant interior features including: state of the art noise, odor and vibration control; direct electrical current; high speed passenger elevators; unlimited supply of cold drinking water for every room; wall switches that lit floor lamps; cylinder locks for closets; mirror faced closet doors with a light over the mirrors; completely equipped kitchenettes; six feet wide carpeted halls, the tread softened with Ozite lining, countersunk; an in-house food store/delicatessen for marketing convenience of tenants and guests; thirty eight Auto Call Co. fire alarm stations (a combination watchman and fire alarm system; and specially created furniture and silver service. The hotel furniture was designed and manufactured by the John Widdicomb Co; and the silver service was designed by Reed and Barton.

8. Significance

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

Specific dates 1918-1929 **Builder/Architect** See Section 7

Statement of Significance (in one paragraph)

The Hyde Park Apartment Hotels represent an architectural result of the increasing urbanization,and dominance of the big city core, a period of notable prosperity, redistribution of wealth, personal expectations, and the resulting social changes that went along with these forces and events. The size of these buildings is a result of the increasing concentration of population due to urbanization, the increased size of the buildings also allowed economies of scale that made apartment hotel living with its services available to a wider range of people.

These buildings, along with a few other apartment buildings, dominate the skyline of East Hyde Park. Constructed in a period of little more than a decade, they tell a story of a number of important historical threads. The reasons for the creation of this particular kind of building, in this particular place, with this particular function, are important to the whole history of the nation in this century. These buildings were a significant residential response to the increasing urbanization of America, and the increasing size of the major urban areas. Even more than apartments the residential function of apartment hotels represents a new acceptance by the wealthier classes of living in property that they do not own. This acceptance was forced by urbanization as much as was the size of the buildings. But their function also has a story to tell about the changing social character of the city. They represent a response of economically important segments of societies to changes in the labor force and the impact of urbanization on their life style. The apartment hotels also represent an important phase of the urban architecture of this country. They represent the end of a tradition of apartment designing in Chicago, a tradition stopped by the Great Depression and when building of apartments in any numbers resumed again in better times the design was drastically different. They are also significant as an important phase in the development of Hyde Park, an important neighborhood in Chicago, that has maintained a distinct identity as the city has grown around it and made Hyde Park part of it.

An important factor in the acceptance of the apartment hotels by the richer classes was the ongoing tradition of elegant hotels particularly of the late-nineteenth and turn of the twentieth century. There was no social stigma to a stay at many of the grand hotels of the time. The apartment hotels made use of this in many of there appeals to tenants. ✓

The middle class of the nineteenth-century and early years of the twentieth was the beneficiary of a large pool of unskilled low paid labor, the result of the increasing size of farms and significant immigration. However, prosperity, industrial demands and wage scales, stricter immigration laws, and perhaps the American ideology had increased the cost of and reduced the number of servants. In addition, prosperity had raised the expectations of the lower segment of the middle class. The effect was to put the cost of servants beyond the range of many who felt that they were a necessity. The hotel apartment provided this class of people with the services that they required at a cost they could afford.

9. Major Bibliographical References

See Section 9, Page 2.

10. Geographical Data

Acreage of nominated property See individual inventory sheets

Quadrangle name Jackson Park, IL-IND **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing
A	16	451240	462780
B	16	451450	462740
C	16	451490	462740
D	16	451460	462700
E	16	451710	462750
F	16	451610	462680
G	16	451610	462680
H	16	451750	462690

Verbal boundary description and justification

See individual inventory sheets

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Peter Rathbun & Charles Kirchner

organization Rathbun Assoc. / Chas. Kirchner & Assoc. **date** November 27, 1985

street & number 1529 S. Park Av. / 522 E. Monroe **telephone** Rathbun: 217/787-7205 / Kirchner: 217/789-1330

city or town Springfield / Springfield **state** Illinois

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X 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

title Director, Illinois Historic Preservation Agency **date** 3/18/86

For NPS use only

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

See Continuation Sheet for Listing **date**

Keeper of the National Register

Attest: **date**

Chief of Registration

GPO 894-785

The increasing density of the central city and the increase in cost of help also was a major factor in changing the life style of the well-to-do who had spent the social season in the central city and significant amounts of time in other areas. The expense of maintaining and operating a single family home close in to the city centre for only part of the year was prohibitive, yet a regular apartment lacked both image and the amenities and had to be leased for long blocks of time.

Much attention has been focused on commercial and warehousing buildings and how their form and styles responded to the increasing density of people and operations within the city and the increasing urbanization of the whole country; however, apartment buildings in general, including the half-breed apartment hotel, are equally a response to these factors. The buildings we are considering here, as well as similarly constructed buildings throughout the metro area, represent the end of a long and significant development of residential housing. The Great Depression brought the development of this form to a halt, and when designing began again, it had lost continuity with past traditions. A number of factors link these buildings with what had gone before and yet mark them as distinctive. The use of past styles and ornament provided these buildings with the legitimacy of tradition; the styles were of less importance than the fact they mirrored other less imposing buildings, at least at those lower elevations that could be comprehended or even seen by the passer-by. The intention was to direct the attention of those close by to the more moderate and less threatening first few stories and to downplay the height. They attempted to bring the building into a more comprehensible perspective. Many of these examples do this quite well, for example, the ornamentation on the Mayfair suggests a sense of intimacy that is shocking when one considers the actual scale of the building. Others, such as the Windermere and the Shoreland, recall grand country manors but still do not call attention to their height. But the design of these buildings has a dual purpose; they are intended to be viewed from a distance as well. Some large scale ornamentation, cornice details, massing, plan, color, and texture are all used to effect this second, but not secondary design. These buildings represent a termination of this form because most of the apartment buildings of the fifties and since only relate to these in function and size.

This cluster of buildings came to be constructed in Hyde Park due to the convergence of a number of factors. Hyde Park had been a fashionable place in which to build a home since the 1850s; but as the city had grown, Hyde Park had changed to reflect a more urban nature. Even as the city spilled to the south, and, the barriers of the Midway Plaisance and Jackson Park to the south and Washington Park to the north coupled with the southward rather than eastward flow of the city, Hyde Park managed to retain a distinctive character. By the late teens of the twentieth century that part of Hyde Park east of the Illinois Central tracks had developed a newer tradition, a tradition of being the location of hotels and apartment houses—this had been born with the 1893 Columbian Exposition which had been the impetus for such structures as the Hotel Windermere (later the Windermere West). This tradition not only accustomed the community to larger dwellings, but also concentrated land ownership in fewer hands, making it easier to purchase the amount of property needed to create one of these large structures. Another factor influencing the need for multiple-person dwellings was the University of Chicago, founded in 1892 and exerting a continuing strong influence on the

community, not only in terms of residential pressures, but also as a stabilizing factor in retaining the quality of life factors in the community.

It was against this background that the pressing need for residential housing following World War I found relief in the Hyde Park area. Not only was there a tradition of maximum land usage here, but also there was an association with fine living, the Illinois Central Railroad made it extremely convenient to the loop, and there were high quality parks and the lake immediately adjacent. It is not coincidental that these buildings almost all front on parks and open space. The need to be accessible to the city center, the desire to live in a fashionable area, the need of developers to be able to acquire land, that would be allowed to be built in to tall buildings, are some of the factors that gave rise to the apartment hotels, and combined to make Hyde Park a prime area for their construction.

The Context

These buildings are part of the context of "apartment buildings in Chicago;" but they are also part of the context that is the urbanization of America. They are a significant example of the process that was going on in the United States after World War I and is going on at a similar pace today--increasing urbanization of the country combined with increasing population and increasing material wealth. This, combined with available technological tools such as steel, concrete, elevators, railroads, automobiles, electric power, etc., allowed very large buildings to be built. The apartment hotels are one segment of these large buildings. The examples that we are looking at here are some of the finest examples in the metro area and represent a major concentration of the type. They differ from apartments in their interior layout and function. These are not the only examples of this type of building in Chicago or in the metro area. Fine examples can be found scattered around the city and particularly on the North side.

Apartment Development in Chicago

In his 1874 guidebook, Chicago and its Suburbs, Everett Chamberlain wrote "that ninety-nine Chicago families in every hundred will go out on an hour's drive into the country, or toward the country, rather than live under or over another family, as the average New Yorker or Parisian does." So the desirability of apartment-style living was not well accepted during the early development of Chicago. Multi-family dwellings and apartments were not in keeping with the upper middle class nineteenth-century Chicagoan's ideal of free-standing, single-family houses surrounded by trees, fences and outbuildings. This notion survived for years after Chicago moved from the ranks of a town to a major commercial center.

The dislike of apartment living, however, did not prevent the introduction of apartments to the city, which saw three major eras of apartment and flat construction between 1880 and 1930. But, when this bias was coupled with local land speculation practices, it did require architects to design buildings that reflected local needs and values. Instead of looking to New York or Europe for design prototypes for the early Chicago apartment buildings, Chicago architects tended to camouflage them as houses, a form more suitable

to Chicago's image of itself as a town. As apartment buildings increased in size, their designers adapted parallel domestic forms such as men's clubs and hotels for their apartment design inspiration.

The major factor that contributed to the character of early Chicago apartments was the fact that apartments needed to conform with the values that the community held. In order to do so, they had to pattern their styles after residences of the affluent. So the local land speculation practices supported by local values concerning housing appearance contributed to the basically independent development of Chicago's apartment buildings.

The First Period: 1871-1893

Chicago's first wave of apartment building began with the rebuilding of the city after the fire of 1871 and continued until the depression of 1893. Three and four-story buildings were disguised as houses in order to compete in the well established single-family market. But this subterfuge no longer worked when the standard three or four-story flat was paired to produce a larger building, or when more stories were added necessitating an elevator. When this occurred, new models became necessary such as the largest of mansions—the hotel or men's club. Such clubs were often located in residential areas as apartments soon would be. Between 1885 and 1893, a number of apartment buildings were built near the lake front. They did not have the type of individual apartments that are typical today. They were more like what one would expect in a hotel (and were often called hotels), but they were not exactly hotels either. Called French flats, they offered the status and services of hotels, but appealed to permanent guests. These French flats were the direct forerunner to the apartment hotels but were more like hotels. They were built near exclusive residential areas, but also at the intersection of key transportation routes. The high cost of land at these prime locations was matched by the large investment in the building itself.

The Second Phase: 1893-1918

The second great building boom of apartments and flats came after the city had successfully hosted the World's Columbian Exposition of 1893, which was an extremely important event in the physical and cultural development of Chicago. Following the economic depression of 1893, Chicago builders were heavily influenced by the lessons learned from the fair. Fully embodying the fair's leitmotif, Daniel Burnham and Edward Bennett's Plan of Chicago (1909) showed Chicagoans how the city could become a thriving metropolis with few free-standing buildings. Here, for the first time, was a city not an overgrown town.

Another lesson of the fair was that traditional architectural styles had value; a new generation of architects found the heavy Romanesque of Henry Hobson Richardson and other similar styles inappropriate for Chicago, and they turned instead to various forms of classical styles as were used in the apartment hotels such as the Windermere and others included in the thematic nomination. These two lessons, one urban and the other architectural, guided all important design and development in Chicago between 1893 and 1927. And when incorporated into apartment buildings, they were tied into one more

legacy of the fair: the aspiration for civic management and for good citizenship.

From 1893 on many apartment buildings seem to have been better planned and constructed, meaning a larger capital outlay. This trend led to such improvements as the courtyard layout, thus providing more light and air, as well as a larger site. Entrances into courtyard apartments also provided for both the appearance of and actual privacy. Between the period starting after the fair and up to World War I, these larger buildings also tended to have larger individual units. Also, because they were intended to be investments, they were generally better built and helped to establish a high standard for other flats and apartment buildings that followed in the 1920s.

Benjamin Marshall was an architect who was among the first to succeed in absorbing the domesticity of the mansion into the greater size of the apartment structures being built after the turn of the century. In 1905, he designed the Marshall Apartments at Cedar Street and Lake Shore Drive in the Georgian or American Colonial style. This classical Georgian model was taken up repeatedly by a number of architects who skillfully resolved the problems of the site, the plan, and the necessity of investing the exterior with an "air of domesticity." These buildings illustrated Chicago's way of incorporating large apartment buildings into the classical style that became dominant after the world's fair.

Another major idiom used for Chicago's flats and apartments at this time was the Gothic Tudor style. It was about as popular as the various versions of the classical. Buildings in both classical and Gothic styles continued to be built until the depression in the 1930s stopped almost all construction. As multifamily residences, they were probably as good as could be found anywhere; and as architecture, they constituted a golden age in flat/apartment design evolving from a set of factors and design abilities unique to Chicago.

Changes in the Illinois statutes in 1919 and 1922, which established a legal mechanism for constructing cooperative apartments, provided residents with more control over their building's design and future value—factors assured only through ownership. The new statute came in response to the changed economy following World War I, which had caused building materials shortages, inflation, and shortage of dwelling units for all classes. At the same time the new cooperative apartment law was enacted, the city passed in 1923 its first comprehensive zoning and land use ordinance. It served to reinforce the current market forces and development patterns by reserving much of the lakefront for tall apartment buildings. It also increased the bulk that an apartment building could legally occupy.

The Third Major Period: 1918-1930s

The wave of prosperity that came to this country after World War I and an enormous sense of self-confidence, coupled with favorable legislation and new city zoning ordinances, opened the way for the third great period of flat and apartment construction in Chicago—from the recovery following World War I to the Great Depression of the 1930s. Buildings constructed during this third period (including the

apartment hotels in East Hyde Park) increased dramatically both in height and breadth. The works of Benjamin Marshall, Howard Van Doren Shaw and a few others demonstrated that a big building did not need to be banal or crude.

CONCLUSION

These buildings in Hyde Park meet National Register Criteria C: "Embodying the distinct characteristics of a type," as an example of the uniquely designed apartment hotels found in Chicago in the late 19th and early 20th centuries; and Register Criteria B: "Associated with a broad pattern of our history." —these buildings illustrate a combination of important factors that were shaping the built environment of the early twentieth century, these factors were the increasing importance of the major city, in this case Chicago; the enormous growth of the city, and the prosperity of the times resulting in the increased size of the moneyed classes who wanted and could afford longer term housing that provided services that they did not wish to perform for themselves.

Major Bibliographic References

Benjamin, Susan, Suburban Apartment Buildings in Evanston, Illinois, National Register Nomination, 1983.

Holt, Glen E. and Pacyga, Dominic A., Chicago, A Historical Guide to the Neighborhoods, The Loop and the South Side. Chicago Historical Society, 1979.

Mayer, Harold M. and Wade, Richard C., Chicago: Growth of a Metropolis. The University of Chicago Press, Chicago and London.

Block, Jean F., Hyde Park Houses, An Informal History, 1856-1910. The University of Chicago Press, Chicago and London, 1978.

Gordon, Eleanor and Nerenberg, Jean, "Chicago's Colorful Terra Cotta Facades", Chicago History, Vol. VIII, No. 4, Winter, 1979-1980, pp. 224-233.

Hasbrouck, Wilbert R., Hotel Windermere East, National Register Nomination, 1982.

Wagner, Robert, Hyde Park-Kenwood Historic District, National Register Nomination, 1978.

Wilson, Richard Guy, (ed.), Victorian Resorts and Hotels, The Victorian Society in America, n. p., 1982.

Other Material:

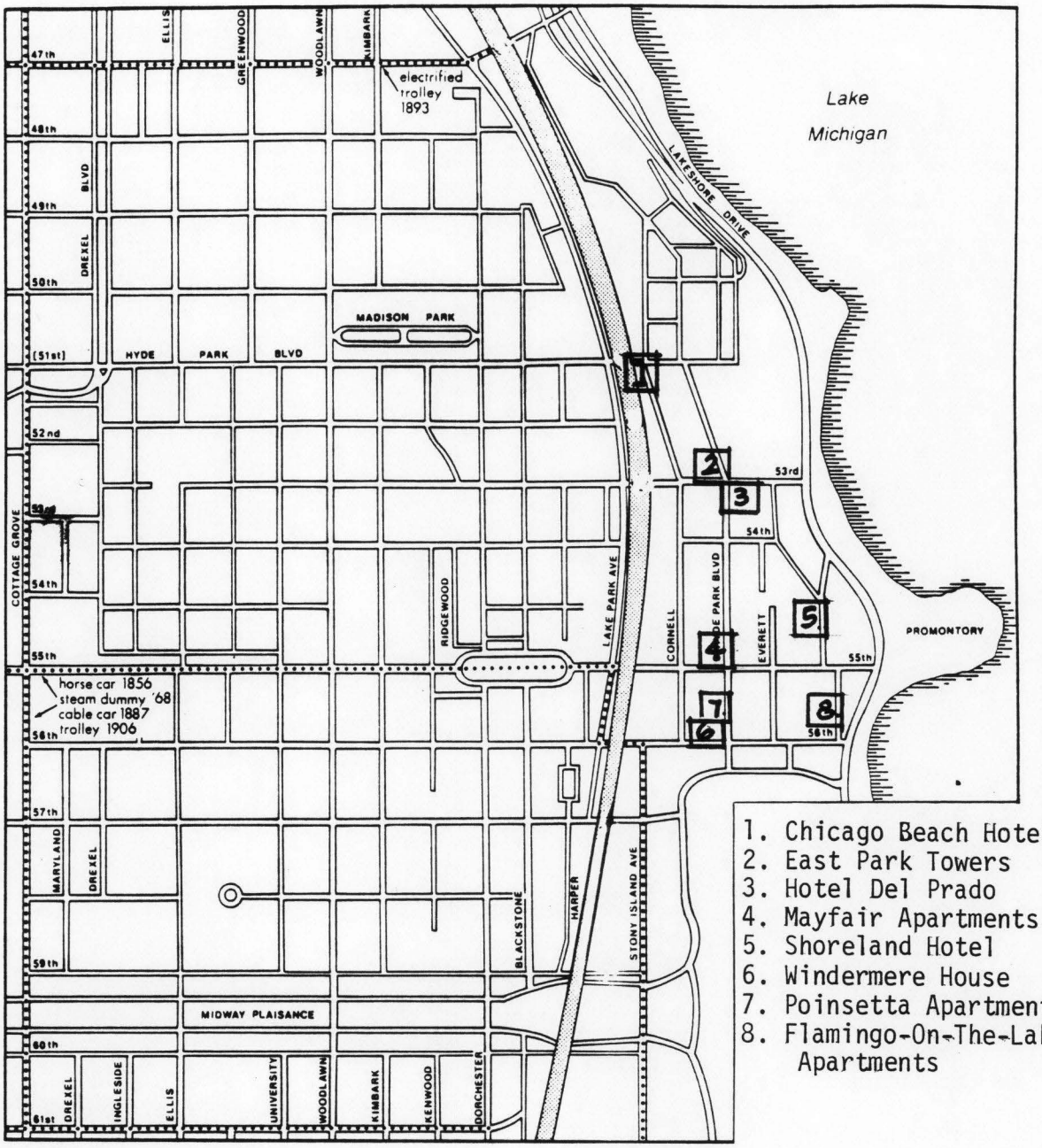
City of Chicago, Building Records;
Cook County Property Tax Assessment Records;
Southeast Chicago Commission Building Records;
Chicago Historical Society Archives;
Sanborn Maps.

Interviews with:

- Helene Billings
- Devereux Bowly, Jr.
- Ruth Knack

EXHIBIT 1.

HYDE PARK APARTMENT HOTELS



1. Chicago Beach Hotel
2. East Park Towers
3. Hotel Del Prado
4. Mayfair Apartments
5. Shoreland Hotel
6. Windermere House
7. Poinsetta Apartments
8. Flamingo-On-The-Lake Apartments

HYDE PARK

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received 5/14/86
date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

dnr-11

Name Hyde Park Apartment Hotels TR
State ILLINOIS

Nomination/Type of Review — Date/Signature

COVER Substantive Review — William B. Bushong 5/14/86

1. Chicago Beach Hotel — Entered in the National Register — for Keeper Melvin Byers 5/14/86 — Attest
2. East Park Towers — Substantive Review — for Keeper William B. Bushong 5/14/86 — Attest
3. Flamingo-On-The-Lake Apartments — Entered in the National Register — for Keeper Melvin Byers 5/14/86 — Attest
4. Hotel Del Prado — Substantive Review — for Keeper William B. Bushong 5/14/86 — Attest
5. Mayfair Apartments — Entered in the National Register — for Keeper Melvin Byers 5/14/86 — Attest
6. Poinsetta Apartments — Substantive Review — for Keeper William B. Bushong 5/14/86 — Attest
7. Shoreland Hotel — Entered in the National Register — for Keeper Melvin Byers 5/14/86 — Attest
8. WILDERMERE HOUSE (Preliminarily listed) — Keeper — Attest
9. Keeper — Attest
10. Keeper — Attest

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

COVER

Hyde Park Apartment Hotels TR
Cook County
ILLINOIS

Substantive Review

APR 4 1986

Working No. _____
Fed. Reg. Date: 2/3/87
Date Due: 5/1/86 - 5/19/86
Action: ✓ ACCEPT 5-14-86
___ RETURN
___ REJECT
Federal Agency: _____

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Good analysis of social/urban history of Chicago and its impact on architectural developments in domestic design.

Recom./Criteria Accept A, C
Reviewer Bushong
Discipline Historian
Date 5/14/86
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition
☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one
☐ unaltered
☐ altered

Check one
☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance *(in one paragraph)*

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

GPO 918-450

Comments for any item may be continued on an attached sheet

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

JACKSON PARK QUADRANGLE
ILLINOIS—INDIANA
7.5 MINUTE SERIES (TOPOGRAPHIC)

3467 I NW
(CHICAGO LOOP)

87°37′30″
41°52′30″

R.14 E.

MILWAUKEE, WIS. 92 MI.
2.4 MI. TO U.S. 14

3467 I NW
(CHICAGO LOOP)

451000m.E.

720 000 FEET

87°30′
41°52′30″

4635000m.N.

1 890 000 FEET

T. 39 N.
T. 38 N.

3467 I SW
(ENGLEWOOD)

1 860 000 FEET

41°45′

87°37′30″

700 000 FEET

(LAKE CALUMET)
3467 II NE

87°30′

4622000m.N.

(BLUE ISLAND)
3467 II NW

15 MI. TO INTERSTATE 294
8 MI. TO EISENHOWER EXPRESSWAY
0.2 MI. TO INTERSTATE 94
9 MI. TO HAMMOND, IND. INTERCHANGE
18 MI. TO INTERCHANGE 1A
4 MI. TO INTERSTATE 90

Hyde Park Apt.
Hotel Thematic

A: Chicago Beach Hotel
E 16 451240
N 16 4627780

B: East Park Towers
E 16 451450
N 16 4627490

C: Hotel Del Prado
E 16 451490
N 16 4627470

D: Mayfair Apts
E 16 451460
N 16 4627000

E: Shoreland Hotel
E 16 451710
N 16 4627050

F: Windermere House
E 16 451460
N 16 4626800

G: Poinsetta Apt.
E 16 451460
N 16 4626860

H: Flamingo-on-the-Lake
E 16 451750
N 16 4626920

Mapped, edited, and published by the Geological Survey in cooperation with State of Illinois Geological Survey

Control by USGS, USC&GS, and City of Chicago

Planimetry by photogrammetric methods from aerial photographs taken 1962–63. Topography by planetable surveys 1926. Revised 1963

Selected hydrographic data compiled from U. S. Lake Survey Charts 75 (1960), 751 and 752 (1963)
This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum
10,000-foot grid based on Illinois coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue

Red tint indicates areas in which only landmark buildings are shown

MN
GN
0°22′ 7 MILS
1° 18 MILS

UTM GRID AND 1972 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS LOW WATER 578.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801
AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ILLINOIS
QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1972. This information not field checked

Purple tint indicates extension of urban areas

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Unimproved dirt
Interstate Route U. S. Route State Route

JACKSON PARK, ILL.—IND.
N4145—W8730/7.5

1963
PHOTOREVISED 1972
AMS 3467 I SE—SERIES V863

● INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1979

Washington, D.C.

Illinois Historic Preservation Agency
Old State Capitol • Springfield • 62701

March 31, 1986

APR 4 1986

Beth Grosvenor
National Register Program
National Park Service
Department of the Interior
1100 L. Street, NW
Washington, DC 20240

Dear Beth:

Enclosed please find the nomination form, photographs, and USGS maps for the following properties considered at the March 14, 1986 Illinois Historic Sites Advisory Council meeting and signed by the Illinois State Historic Preservation Officer:

Aurora Watch Factory
Barrington Historic District
The Blackstone Hotel
Conrad, John, House
Hyde Park Apartment Hotels
Hyde Park-Kenwood Boundary Extension
Jeffery-Cyril Historic District
Jersey County Courthouse
Keithsburg Historic District
Lakeview Historic District Boundary Extension
Lemont Methodist Episcopal Church
Stone Arch Bridge
Tiger-Anderson House
Wright, Dr. Charles M., House

Sincerely yours,

Ann V. Swallow
Assistant National Register
Coordinator

AVS;tb
Enclosures

P.S. Due to the weight of the nomination forms I have sent these in two packages.