

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Shoreline Apartments

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

Name of Multiple Property Listing \_\_\_\_\_

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

### 2. Location

street & number 2231 East 67th Street  not for publication

city or town Chicago  vicinity

state Illinois county Cook zip code 60649

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide  local

Applicable National Register Criteria: \_\_\_ A \_\_\_ B  C \_\_\_ D

[Signature] 7-14-17  
Signature of certifying official Title: Deputy State Historic Preservation Officer Date

Illinois Historic Preservation Agency  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain): \_\_\_\_\_

[Signature] 9.5.17  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
(Check only **one** box.)

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

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

Contributing	Noncontributing	
1		buildings
0		site
0		structure
0		object
1		<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC/multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions.)

VACANT/NOT IN USE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY  
REVIVALS/ Late Gothic Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE  
walls: BRICK  
\_\_\_\_\_  
roof: ASPHALT  
other: \_\_\_\_\_  
\_\_\_\_\_

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## **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

### **Summary Paragraph**

Located at 2231 East 67th Street in Chicago's South Shore neighborhood, the Shoreline Apartments is a sixteen-story building with a concrete foundation, exterior walls clad in red-brick and embellished with cast-stone, and a flat roof on 14th floor, with a peaked roof on the penthouse. Built in 1928, the Shoreline Apartments is on the south side of East 67th Street, facing north onto Jackson Park. The T-shaped neo-Gothic style building with a T-shaped footprint features a solid, refined design with decorative brickwork, cast-stone and limestone trim, second story rooftop pergolas, and a two-story penthouse. The Shoreline Apartment Building is in good condition and retains its 1928 circulation pattern and floor plan. Several historic spaces remain intact, including the ornate two-story lobby. The building continued as cooperative apartments until 2015, when the building was closed by the city. Despite some damage to apartments at the upper floors, the building overall and in particular its historic lobby and its historic circulation pattern retains adequate integrity to illustrate the Shoreline's significant architecture.

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## **Narrative Description**

### **Site and Setting**

The Shoreline Apartments at 2231 East 67<sup>th</sup> Street is located ten miles south of the loop along the Lake Michigan shoreline in Chicago's South Shore neighborhood. The building is situated on the south side of East 67<sup>th</sup> Street between South Paxton Avenue and South Crandon Avenue and overlooks the expansive Jackson Park grounds stretching north along Lake Michigan. Lake Michigan is located approximately two blocks east of the Shoreline Apartments. The building faces north and is flanked to the east by another tall apartment building circa 1920s and to the west by a low-rise apartment building, which extends to South Paxton Avenue.

### **Exterior**

The Shoreline Apartments is a sixteen-story concrete and steel-frame structure with a red-brick masonry exterior, flat roof on the lower floors, and a two-story penthouse with a peaked roof. The building features a rectangular footprint on the first two floors with T-shaped tower rising above. The building is situated at the front of its lot line measuring 110 x 125 feet. The façade of the Shoreline Apartments is divided into a tripartite arrangement—a two-story cast-stone base; a minimally detailed, regularly fenestrated shaft with limestone trim, lintels, quoins, and clinker bricks; and a penthouse cap, featuring pointed, multi-story arched window openings and elaborate stone decorative panels. The building was designed by Henry K. Holsman in the Gothic Revival Style.

#### *North Elevation*

The primary north façade is symmetrically divided into three bays with a central entrance. The rusticated ashlar cast stone base is broken by regularly spaced window openings featuring original stained glass panels held in place with leaded cames. The second-story openings have elaborate pointed arches, with stone

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tracery detail. A large arch spans the entrance bay below. A stone course with decorative dentils separates the second and third floors. Two wings, serving as interior garage space for the building, extend to the east and west of the double-height base. Stone pergolas are installed on the wings, facing north. The pergolas feature rusticated stone, quatrefoil blocks, and articulated beams with decorative dentils. The roofs of the wings are planted with greenery.

The shaft of the building is simply detailed with limestone sills and lintels and detailed brickwork. Stone quoins frame window openings on the third story of the outer bays and the third and fourth stories of the center bay. Patterned brickwork and a decorative cornice separate this section from the remaining mid-section. The entire mid-section of the façade is regularly fenestrated with single window openings in the outer bays or pairs of three in the central bay. All upper story windows have been replaced with non-historic aluminum sash. Some stone lintels have been replaced with brick painted white.

The two-story cap is separated from the shaft with an articulated cast stone band. The penthouse continues an additional two floors up from the center bay, which remains flush with the façade of the building. The cap features stone quoins around the window openings and surrounding the outer bays, as well as a crenellated parapet with stone coping topping each out the outer bays. The center bay features pairs of non-historic windows surrounded with elaborative stone carvings and topped with Gothic arched windows. The penthouse, which is topped by a north-facing gable peak, opens on to private rooftop garden space.

*East and West Elevations*

The building's east and west elevations are also finished in red brick with regularly spaced, grouped openings, marked by stone sills and lintels. The decorative cast stone band and crenellated parapet on the main elevation continues across both the east and west elevations. The east elevation is largely obscured from the street, except for the northern-most three bays of the building, by the tall, adjacent, apartment building. The west elevation fronts a public alley, which separates it from the low-rise apartment building next door, providing greater visibility of the west elevation. The first story of the west elevation is a simple brick wall with exposed concrete structure and brick lattice railing with stone cap enclosing the rooftop garden. To the north, a solid brick wall extends two-and-one-half-stories, enclosing the west end of the cast stone pergola. The wall is topped with a gable front and features cast stone quoins and parapet.

On the southern ends of the east and west elevation, each corner unit features a private balcony, tucked in the recess of the building corners. While historically open, the balconies have since been infilled with a variety of materials, including glass, wood, and wire screening. The building slightly recesses beyond this point, where detailing becomes more minimal. A non-historic chain link fence surrounds a small portion of the penthouse's private outdoor space at both the northeast and northwest corners of the building.

*South Elevation*

The regularly fenestrated south elevation faces onto a public alley and surface parking lot. The highly utilitarian design features minimal detailing, aside from limestone sills and lintels. The building's concrete structure is exposed in the central portion of the elevation. A garage entrance is situated on the west side of the elevation, and historic metal fire escapes are located on both the east and west sides.

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### *Roof*

The roof of Shoreline Apartments is tiered due to the penthouse floors, which narrow at the top of the building.

The 14<sup>th</sup> floor roof is flat and outlines the 15<sup>th</sup> and 16<sup>th</sup> floor penthouse unit to the west, south, and east. The roof is penetrated with vents, flues, and a chimney. The north portion of the roof is enclosed by a chain link fence.

The 15<sup>th</sup> and 16<sup>th</sup> floor roofs are tiered. The 15<sup>th</sup> floor is flat and flanks the southern portion of the 16<sup>th</sup> floor. The roof is slightly sloped to aid in draining. The 16<sup>th</sup> floor roof pitched to the north end. The central portion of the roof contains two pyramidal monitor lights. The rear portion is flat and covered in a black roofing membrane.

### **Interior**

The Shoreline Apartments' interior is centered on the two-story base, containing the double-height lobby on the north end, and building amenities, storage, and the manager's apartment to the center and south. The 3<sup>rd</sup> through 14<sup>th</sup> floors rise above the base in a T-shape, with the east and west elevations recessed from the base. These floors all contain four apartment units per floor. The 15<sup>th</sup> and 16<sup>th</sup> floors contain a single penthouse suite, which has a different layout from the rest of the units in the building, as was historically the case. The building retains its original spatial layout with many features and finishes from its 1928 completion with few changes.

#### *1<sup>st</sup> and 2<sup>nd</sup> Floors (Public Areas)*

The 1st floor of the Shoreline Apartments is organized around a central double-loaded corridor, which extends from a central entrance lobby at its north end to the south elevator. Several rooms including a mail room, storage, mechanical spaces, and the two main stairs and elevators (north and south) line the corridor. The corridor and associated rooms are flanked on the east and west sides by long and narrow unfinished spaces historically used as parking garages, with vehicular entrances on the rear alleyway on the south elevation.

The central lobby is one of the most ornately finished spaces in the building. The narrow, rectangular-shaped space is accessed from the exterior by the primary entrance to the north. All four walls are plaster finished to look like a stone block wall with a rusticated plaster finish above; the two finishes are separated by a projecting plaster railing. The room is a double-height space with a decorative plaster beam ceiling accented by support brackets with gold-painted medallions. A large beam supporting the ceiling runs perpendicular to the ceiling beams along the center of the ceiling and is supported at the center of the space by a single hexagonal column and two matching half columns on the north and south lobby walls.

The 1<sup>st</sup> floor lobby features an historic fireplace on the east wall with an ornate mantelpiece with Gothic details. Decorative plasterwork imitating a stone block wall continues above the fireplace to the ceiling. Opposite the fireplace on the west wall is a non-historic wood reception desk. The lobby flooring is a multi-hued brown to golden brown ceramic tile floor set in a random ashlar pattern, and inset with individual decorative tiles featuring abstract and natural designs. Plaster panels with cartouches and leaf patterns are inset between the window openings on the north wall. The south wall mirrors the north wall and is

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symmetrically designed around a half column. Twin pointed arch doorways flanking the half column open into the north main stairway and elevator lobby and lead to the main corridor. On the second level of the wall there are stepped, tryptic, Gothic openings with trefoil tracery patterns, which offer glimpses of the twin north stairwells and elevator lobby beyond. There are also paired Gothic openings, above the twin doorways, with trefoil tracery patterns and projecting Juliette balconies with wrought iron railings.

The historic random ashlar tile flooring pattern continues along the central corridor. A narrow mail room opens on the west side of the corridor. It features an original Cutler mail chute and cast iron mail box. The west wall is lined with modern mail boxes.

The east and west parking garages are minimally finished with concrete floors, exposed painted brick walls, exposed structural beams. There are no notable historic finishes in these spaces.

The 2nd floor is reached from one of two stair cases flanking the central corridor on the first floor. The floor is oriented around a central corridor that links the north and south elevators and stairwells. Storage rooms and a laundry room encircle the corridor on the east, west, and south sides. The laundry room has vinyl flooring and wall-papered walls. The storage rooms are sub-divided by wood slat enclosures and finished with concrete floors. To the north are two offices. All spaces are utilitarian with minimal decoration; except for some historic wood doors with recessed panels. The manager's apartment in the southwest corner of the floor has modern finishes, including moldings and dropped ceilings.

*Apartment Floors (3<sup>rd</sup> through 14<sup>th</sup> Floors)*

The building's distinctive T-shaped tower stands above the two-story base and contains 50 apartment units, with four similar units on each floor at the 3<sup>rd</sup> through 14<sup>th</sup> floors. These floors contain a mix of two and three bedroom units. All units are accessible via the semi-private elevator and stair lobbies, one on the north end of the building and one on the south end, and via the kitchen or service elevator lobby at the center of the building. These lobbies form a central corridor, which serves as a "spine" that bisects each floor. The semi-private elevator lobbies are all finished in various modern finishes, as installed by the two tenants who shared the lobbies. Finishes include vinyl floors, wood laminate, and painted and wallpapered plaster walls.

There are four apartment unit layouts per floor. Two units at the north end of the building, A and B, are mirror images of each other, and two units at the south end, C and D, are also mirror images. Both mirrored pairs reflect along a north to south center line, which is delineated by the central corridor and elevator and stair lobbies.

The north units are accessed from the north elevator lobby. Unit doorways open into a square gallery with arched openings leading to different rooms. One archway leads north to the unit living room, a narrow passage leads to the unit bedrooms, and a second archway opens into the dining room, which connects to the unit's secondary spaces including the maid's bedroom and bathroom, a pantry, and the kitchen.

The living room has three north-facing windows on the north wall, and a cast stone fireplace on the shared center wall. The fireplace features a decorative tile surround and hearth with a simple Gothic mantel above, supported by three small cast brackets with small medallions at the ends. The narrow bedroom passage leads to two bedrooms, which are linked by a common bathroom. Bedrooms have two to three windows, a closet, and plain wood trim. The unit dining room leads from the gallery and is opposite the living room. A pair of

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windows occupies on wall. A corridor across from the arched entrance leads from the dining room to a third bedroom or maid's room, and the unit kitchen and pantry.

The south units are accessed from the south elevator lobby. Unit doors lead east and west from the common vestibule into private unit galleries. In these units, three plaster archways lead to different rooms in the unit. Opposite the entry door, an archway opens into the living room, which features a fireplace and mantel. An archway on the north wall of the gallery opens into the dining room, which features a doorway that leads to the kitchen and pantry. The dining room and living room share a common balcony; in most units, this balcony has been enclosed and connects the two spaces. A third archway in the galley in the south wall, leads to the maid's room and to a private narrow corridor that serves three bedrooms and a bathroom. In many units, there is a built-in linen cabinet in the corridor adjacent to the main bathroom.

*15<sup>th</sup> and 16<sup>th</sup> Floors*

The 15<sup>th</sup> and 16<sup>th</sup> floors contain the penthouse unit. The central circulation corridor extends through the 15<sup>th</sup> floor, with the unit rooms located on the north end of the building. In addition to the north and south stair and elevator circulation cores, a third, spiral stair is at the north end of the unit to communicate at the interior with a room in the 16<sup>th</sup> floor.

Few historic finishes remain in the penthouse. Finishes are primarily modern, including wood and vinyl tile floors, painted dry wall, and applied moldings.

**Integrity**

The Shoreline Apartments displays good exterior and interior architectural integrity. The building retains significant exterior features, including overall form and footprint and historic entrance and window openings. Changes at the exterior include replacement of upper floor windows and enclosure of many of the south unit balconies, many of which are not visible from the street. Non-historic masonry tie-backs have been situated around the east, west, and south elevations, largely concentrated around the lintels, for structural purposes only.

The interior of the building retains the historic two-story lobby with original finishes and plaster reliefs, window openings, and tile flooring. The original floor plan and circulation pattern, in the lobby and throughout the building, are retained. The interior units, A, B, C, and D also display a variety of finishes and conditions. Most units retain their historic fire places, and some retain the ceramic tile apron in front and wood mantel with brackets above. Units also retain their historic layouts, arched openings, and some units have historic wood built-in cabinets. General finishes are almost all non-historic and include various floorings, such as vinyl, carpets, composite wood, wood, tile, and exposed floor structure. Applied non-historic moldings are also found in many units. The units are in various conditions, including some with collapsed ceilings, peeling paint, significant water damage, and mold due to years of deferred maintenance on the building. However, the building's significant public spaces and overall interior layout remain intact and continue to express the building's history as an early luxury apartment building.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

**Period of Significance**

1928

**Significant Dates**

1928

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

**Architect/Builder**

Holsman, Henry Kerchner (1866-1963)



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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Shoreline Apartments, located at 2231 East 67th Street in Chicago's South Shore neighborhood, is locally significant under National Register Criterion C as a noteworthy example of a 1920s-era tall apartment building, a particularly significant building type in the history of Chicago's lakefront neighborhoods. Prominent local architect Henry K. Holsman (1866-1963) was responsible for the building's design. Reaching 16 stories in height, the Shoreline Apartments was one of the tallest buildings in South Shore at the time of its completion in 1928. The building also serves as a distinguished example of a Gothic Revival Style building, with a unique interpretation of the style offered by Holsman. Gothic Revival architectural details include an extravagantly-detailed ground-floor lobby, which incorporates pointed arched openings, tracery details, and fixtures.

The Shoreline Apartments epitomizes the tall, luxury apartment building, developed during a period of significant economic and architectural growth in early twentieth-century Chicago. The period of significance is 1928, the year the building was completed.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **History of the Apartment Building in Chicago**

For the first forty years of its initial settlement in the 1830s, residential architecture in Chicago consisted of simple frame houses and cottages scattered among sprawling farmland. Multi-unit tenements were confined to downtown and were generally occupied by the city's poorest citizens. The significance of class and respectability made residents that could afford a proper home to resist living either above or below other families. However, as land prices increased following Chicago's fire of 1871, fewer families could afford to live in detached houses. The row house, or attached series of individual residences, occupied less land and was therefore an affordable housing option for the class-conscious citizen. Hundreds were built on the city's near south and west sides, and to a lesser extent on the near north side. But, by the 1880s, Chicago's most desirable neighborhoods were rapidly being developed and land was a premium.

For affluent families that wanted to live in the city's most desirable neighborhoods, but that could not afford a formal detached home, a new option, the Parisian-style apartment building was a solution. Simply known as "flats" (modeled after the fashionable Parisian and New York apartment buildings), these three- to five-story buildings were modeled after row houses. Each building was divided into sections, each with its own entrance serving a set of well-appointed units, but the overall appearance of the building gave the impression of a row of uniform attached residences. Despite predominant societal norms against multi-unit living, families accepted these new flats both because they could now afford to live in desirable neighborhoods, and because flats were designed to resemble the architecture of single family homes. By making multiple unit buildings more domestic in feeling and appearance, the public, and the city's more affluent families, became less resistive to the notion of living in close proximity to other families. Very few of the earliest flat buildings remain in Chicago. One of the most significant examples is the Hotel St. Benedict Flats at 40-52 East Chicago Avenue designed in 1882 by James J. Egan (designated a Chicago Landmark in 1996).

The early flat buildings were precursors to the types of buildings that would come to define Chicago's built landscape. As residents became more comfortable and familiar with apartment living, the development of a new type of apartment flat, the two-flat and the three-flat, started to spread quickly throughout the city, beginning in

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the late-1880s. These buildings were and continue to be referred to as flats, which references their origins, but they are distinct in design in that they are generally detached buildings on Chicago's standard 25-foot-wide lots. Rising land values during the late 1880s and 1890s continued to make detached housing development a luxury rather than the norm. Two- and three-flats became Chicago's predominant building type for the city's growing leisure class and a new burgeoning middle class. Thousands of flats were built across the city and in several surrounding townships annexed to the city in 1889. Increasing demand for residential units through the turn-of-the-century encouraged the continued development of flats, which were built in multitude Revival styles. In addition, demand for housing in many existing neighborhoods resulted in the conversion of older frame and brick houses into two- and three-unit apartments. By the 1910s, Chicago had become a city of low-rise apartments.

In the early 20<sup>th</sup>-century, rising land and labor costs further put single-home ownership out of reach for many, necessitating the growth of affordable rental housing options, such as rental apartment buildings. These buildings were larger than flats and grew in number in Chicago's downtown and surrounding lakefront neighborhoods as necessary alternatives. Some of the city's first rental apartment buildings were constructed in the 1890s during the height of land and real estate speculation associated with the World's Columbian Exposition of 1893. This began a trend of high-rise apartment building construction, which only increased in popularity during the 1920s with the rise new financing tools, especially mortgage bonds. The Lake Michigan shoreline, stretching from Chicago's downtown Loop commercial district for ten miles north to the Uptown and Edgewater neighborhoods, and for ten miles south to the Hyde Park, Woodlawn, and South Shore neighborhoods developed into a cliff of high-rise apartment buildings.

There was a wide range of apartment buildings throughout the city, those constructed in high concentrations along the lake, including the Shoreline Apartments at 2231 East 67<sup>th</sup> Street, catered toward high-end luxury living. Away from the lakefront, developers tended to build low-rise eight- and twelve- or more unit courtyard buildings, which, while they could not offer striking lakefront views, could provide residents with a respite from the city in the form of an open and verdant courtyard. Courtyard buildings were arranged in U- or E-shapes around a central courtyard or courtyards, and were a popular building type across the city. These buildings featured multiple entrances from the courtyard, typically leading to small interior corridors and stairs shared by multiple apartment units. Their design was reminiscent of earlier Parisian flats, except with the addition of a central courtyard. Such separate entrances created a sense of privacy in the context of a much larger complex.

Chicago during the post-war 1920s saw an exponential rise in construction, particularly in multi-unit rental residential buildings. Individual 2- and 3-flats continued to be built in outlying neighborhoods, and 6-flat and courtyard building construction grew in neighborhoods nearer Lake Michigan and along the elevated rail lines. Apartments, which were generally affordable and convenient city dwelling options, were particularly suitable to the growing number of young and unmarried new arrivals to Chicago, drawn to the city for its expanding economy and abundant jobs. Similar to apartment buildings, but popular with more affluent long-term residents, was the apartment hotel, which boasted hotel amenities such as room service, housekeeping, and common dining rooms. Although modest compared to formal apartment buildings, in these buildings, residents could benefit from an establish staff to cater to daily needs, rather than have to employ maids or personal staff as was needed in a house or luxury apartment.

*The Tall Apartment Building of the Early 20<sup>th</sup> Century*

In Chicago, the construction of the "tall apartment building," a building typically ranging from eight to twelve stories in height, emerged in conjunction with the real estate boom brought on by the World's Columbian

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Exposition of 1893. These buildings were first constructed surrounding the fair grounds of Jackson Park on Chicago's South Side to temporarily house incoming visitors. Their popularity spread throughout neighborhoods north and south of the loop in addition to surrounding neighborhoods like Hyde Park, Englewood, and Lake View. Construction of these high-rise buildings was largely made possible due to advances in building technology including steel frame construction and safety elevators. Although many of these buildings remained hotels after the fair, catering to long-term residents, a large number were permanently converted into rental apartments.

Chicago's affluent families traditionally had occupied larger homes on the city's south side and in the Gold Coast neighborhood. But in the years immediately preceding World War I, industry began to encroach on established south side neighborhoods, forcing many families to move to the city's north side and to other areas. Instead of building new opulent homes, many found promise in modern luxury apartment buildings, which could provide all the amenities and services of a formal residence, but without the need for an expensive household staff.

The allure of tall apartment buildings was in part due to the work of prominent local architects including Benjamin Marshall and Howard Van Doren Shaw, who designed some of the most prominent of the city's apartment buildings in Chicago's Gold Coast neighborhood just north of the Loop. Howard Van Doren Shaw was responsible for the design of 1130 North Lake Shore Drive, which is generally considered the first cooperative apartment building in Chicago (1910; extant). Benjamin Marshall was responsible for such buildings as 1100 North Lake Shore Drive (1906; extant) and 1550 North State Street (1912; extant), arguably the grandest apartment building built in Chicago.

In the post-war real estate boom period of the 1920s, new apartment buildings were designed with full or partial floor units, and included space for maid staff; the Shoreline offered a single room for one or more maids. The buildings too offered amenities that rivaled the best hotels, features that few homes could provide. Units were built with all of the latest technological innovations such as telephone service, central vacuuming systems, and kitchens with electric appliances and refrigeration; and buildings offered features including automobile garages, laundry, and other hotel-like services. Luxury apartments further appealed to both investors and affluent residents seeking fashionable city living.

Tall apartment buildings were topping twenty stories and growing in number to become a distinctive apartment type of the 1920s. These tall buildings, usually built in close proximity to Lake Michigan, were mostly built on undeveloped land, or sometimes on the sites of prominent Chicago mansions demolished to make way for much taller and more profitable developments. Of these tall buildings, the Shoreline ranked as one of the tallest in the South Shore neighborhood at the time of its completion in 1928. The architectural style of these tall apartment buildings mirrored the styles and tastes popular among smaller apartment flats of the late 19th and early 20th centuries. Tall lakefront apartment buildings featured a range of architectural revival styles including Classical, Gothic, and Tudor styles. Modern expressions of historic styles remained popular even as Art Deco grew to prominence during the late-1920s.

### **History of the Shoreline Apartments**

The Shoreline Apartments, constructed in 1928, is an imposing 16-story building facing Jackson Park north across East 67<sup>th</sup> Street. The building originally contained 50 six- and seven-room apartments in addition to a ten-room penthouse duplex on the 15<sup>th</sup> and 16<sup>th</sup> floors with views north to Jackson Park, Lake Michigan, and downtown Chicago.

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The Shoreline Apartments was designed by Chicago architect Henry K. Holsman in a Gothic Revival Style. The T-shaped building featured a two-story base and trim of cast stone, red face brick, elaborative carvings and quatrefoils, and a cast stone pergola. Holsman incorporated elaborate finishes, including an ornate and impressive lobby in the form of a double-height “English baronial hall” with beamed ceilings and wrought iron lamps.<sup>1</sup> In addition to the lobby, Holsman designed a number of amenities to be included in the luxury apartment building. Above the ground floor, the building was designed in a T-shape with the second floor opening onto two gardens with cast stone pergolas positioned on the extending portions of the first floor roof. The apartments located above the garden in the rear of the building all featured balconies. All rooms were well appointed and provided the residents with semi-private elevator lobbies, providing access to each floor to only two units. The Shoreline Apartments also featured a 10-room penthouse apartment, which was considered “the crowning feature of the decorative lines sweeping up from the bottom of the structure to the top” (this penthouse apartment has since been altered).<sup>2</sup>

Although the Shoreline Apartments originally planned as a cooperative apartment building (also known as a “coop,” an early twentieth century legal structure that allowed residents to own their own apartments as shares in a cooperative multi-unit apartment building corporation), changing economic times in the wake of the Great Depression did not allow for cooperative ownership to be fully realized until 1948. Instead, the building successfully operated as rental housing for its first two decades. By 1948, the 16-story Shoreline Apartment Building was sold by the Shoreline Building Corporation to John H. Johnson, nominee for the Shoreline Cooperative Apartments, Inc. for \$575,000. According to an article in the *Chicago Tribune*, 38 tenants contracted for stock in the cooperative corporation, while 11 elected for their units to be sold by opting out of the stock option.<sup>3</sup> In 1948, equity prices of the apartments ranged from \$6,000 to \$7,000 with mortgages of similar amounts, which were paid out of monthly assessments. Tenants who did not buy into the cooperative were to be evicted.

The shift from apartment to cooperative was not a smooth transition for the Shoreline Apartments. A wartime rent control law was in effect, giving states and localities extensive discretion on its application or enforcement in any regard. In Chicago, several regulations were established including one that determined any apartment building in transition to cooperative ownership could not evict non-equity tenants unless 65% or more of new owners already resided in the building. In this case, the regulator determined that the requirement was not met and the suit was brought to federal court. Despite the federal district court judge ruling that the rent control law was unconstitutional, the dispute made its way before the United States Supreme Court less than a year later. The Supreme Court found the rent control law to be acceptable. The adverse ruling significantly delayed the conversion of the Shoreline Apartments from rental apartments to a cooperative.

The Shoreline Apartments was converted to a condominium in the early 1970s.<sup>4</sup> At this time, the building retained much of its luxury features including doormen and janitorial staff. By 1982, however, the condominium decided not to renew its union contract due to cost concerns. Not renewing the contract caused significant disagreement among residents, which split the condo association and drew much public interest and press coverage. The causes of the labor dispute are unclear, although a number of other Chicago buildings were under similar stress, as many condos were downsizing or eliminating house staff.

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<sup>1</sup> Hampson, Philip. “Sixteen Story Flat Building for 67<sup>th</sup> Street.” *Chicago Daily Tribune*.

<sup>2</sup> Hampson, Philip. “Sixteen Story Flat Building for 67<sup>th</sup> Street.” *Chicago Daily Tribune*.

<sup>3</sup> “Big Apartment Building Will Be Co-operative.” *Chicago Daily Tribune*. March 21, 1948.

<sup>4</sup> “When Labor-condo Relations Sour, Both Sides Lose.” *Chicago Tribune*. July 11, 1982.

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The Shoreline Apartments was vacated in 2015 after it was closed by the City of Chicago due to deferred maintenance. The building is currently unoccupied.

### **Architect Henry K. Holsman (1866-1963)**

The driving force behind many of large apartment buildings built in Chicago, including the Shoreline Apartments, as well as some of the most revolutionary affordable housing developments in the city was architect and urban planner Henry Kerchner Holsman (1866-1963).

Born in Dale, Iowa in 1866 and orphaned at age eleven, Holsman supported his siblings while finishing high school. He then worked as a teacher for three years before enrolling in Grinnell College in 1887. Holsman, who had taken on remodeling jobs in his hometown to make extra money, studied architecture with an emphasis on social responsibility and ethical consciousness; ideals stressed at Grinnell College. After graduating in 1891, Holsman moved to Chicago, where he met and married artist Elizabeth Tuttle in 1896. He established his own architecture practice in 1900 and designed several academic facilities on college campuses throughout the Midwest. Holsman focused a brief but very successful part of his early career designing automobiles under the Holsman Automobile Company, which produced one of the country's first mass-produced motor vehicles, the Holsman High Wheeler, between 1902 and 1910. Holsman then turned his attention to the design, planning, and financing of affordable and cooperative apartment buildings.

Holsman worked on a number of legally-innovative cooperative apartments across Chicago in the 1920s, including the Shoreline Apartments and the Tower Homes in Hyde Park, and was in fact a pioneering architect and planner in the field of "mutual ownership housing." Before the onset of the Great Depression, Holsman designed at least six "coop" apartment buildings in Chicago's Hyde Park community alone, all for moderate income families utilizing the mutual ownership model, ranging in size from sixteen to sixty units.

During the 1930s, Holsman became increasingly involved in the problem of housing in blighted urban areas, and less focused on the cooperative apartment buildings catered towards middle and upper class residents. In 1931-32, he chaired a committee on blighted area housing for the Architect's Club of Chicago and called for "the organization of a group of responsible business, professional, and civic minded citizens to begin assembling funds and properties to start the actual building of low cost housing in blighted areas." He promoted his mutual ownership concept as the large-scale solution to the decaying urban core, stressing that "no vast schemes of public works for the employment of surplus artisans and labor can surpass the beneficence to be derived from rehabilitating our blighted areas with decent homes for families of low income."

The successful completion of the first phase of Princeton Park, the first privately-developed large-scale rental housing complex for African Americans in Chicago, began a period of unprecedented growth for Holsman. Architect Bernard Klekamp joined the firm that year, followed by D. Coder Taylor (1913-2000), and the firm became Holsman, Holsman, Klekamp & Taylor. The firm grew from thirty employees in 1945 to over sixty by the early 1950s. During this time, the firm also built more than 3,000 dwelling units in Chicago under the Community Development Trust's mutual ownership plan, including the Winchester-Hood Apartments (1946) and the Lunt-Lake Apartments (1948). Holsman, Holsman, Klekamp & Taylor also served as consulting architects for two prominent high-rise apartment projects designed by Mies van der Rohe—the Promontory Apartments (1946) and 860-880 Lake Shore Drive (1948). Holsman handled not only the integration of engineering and construction for both projects, but also coordinated the structuring of mutual ownership plans for both buildings.

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### Comparable South Shore Tall Apartment Buildings

A significant tall South Shore apartment building comparable to the Shoreline Apartments is located just east of the Shoreline at 6700 South Crandon Avenue, just across 67<sup>th</sup> Street from Jackson Park:

- **6700 South Crandon Avenue (1927-1928; extant)**

Completed in 1928, the same year as the adjacent Shoreline Apartments, this 15-story red brick and limestone-clad apartment building was designed by architects Quinn & Christiansen. This apartment building originally housed 45 units along with handball courts, a billiard room, and banquet hall. 6700 South Crandon Avenue is designated as “orange-rated” in the Chicago Historic Resources Survey

According to an article in the *Chicago Daily Tribune* from 1961, seven luxury type elevator cooperative buildings in the South Shore neighborhood were deemed to be of note, including the Shoreline Apartments. These buildings are all tall apartment buildings (at least seven stories in height), most of which are high-rise luxury buildings featuring highly ornate architectural details and decorative first floor lobby.

Below are the other six large South Shore luxury apartment buildings dating from the 1920s and neighbors of the Shoreline Apartments:

- **The Coastland, 2666 East 73<sup>rd</sup> Street (1928; extant)**

This 13-story red brick-clad Renaissance Revival Style apartment building overlooking Lake Michigan was designed by architect Charles Draper Faulkner with Quinn & Christensen and was completed in 1928.

- **Lake Edge, 3017 East 78<sup>th</sup> Street (1928; extant)**

This 7-story red brick- and limestone-clad Venetian Revival Style apartment building was completed in 1928 and is within walking distance of Lake Michigan.

- **Windsor Beach Apartments, 7321 South Shore Drive (1928; extant)**

Designed by architect Robert De Golyer and completed in 1928, the Windsor Beach Apartments is ten stories tall and originally housed 63 apartments, including 24 seven-room units and 9 eight-room units. This buff brick-clad medieval-inspired building also originally had its own private beach, a putting green, tennis courts, and a roof garden. The Windsor Beach Apartments is designated as “orange-rated” in the Chicago Historic Resources Survey.

- **2860 East 76<sup>th</sup> Street (1929; extant)**

This 7-story red brick Renaissance Revival apartment building completed in 1929 is located along Lake Michigan and is designated as “orange-rated” in the Chicago Historic Resources Survey

- **6740 South Oglesby Avenue (1927; extant)**

This 8-story red brick- and limestone-clad Tudor Revival apartment building is located along a lower scale South Shore residential street and is two blocks from Jackson Park and Lake Michigan.

- **6901 South Oglesby Avenue (1928-29; extant) – Designated Chicago Landmark**

Designed by architect Paul Frederick Olsen and completed in 1929, this 11-story English Gothic Revival apartment building original housed a 36-car garage a top floor roof garden. Two blocks west of the former

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South Shore Country Club (now the South Shore Cultural Center) and Lake Michigan, this building is a designated Chicago local landmark.

The Shoreline Apartments compares favorably with the other luxury apartment buildings located in the South Shore Community Area and meets Criterion C for building type and architectural style. The property has sufficient integrity for listing in the National Register.

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Westfall, Carroll William. “Home at the Top: Domesticating Chicago’s Tall Apartment Buildings,” *Chicago History*, Vol. XIV, No. 1 (Spring 1985), pp. 20-39.

“When Labor-condo Relations Sour, Both Sides Lose.” *Chicago Tribune*. July 11, 1982.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>41.772957</u>	<u>-87.570435</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is the entire parcel associated with the Shoreline Apartments and the address 2231 East 67th Street in Chicago, Illinois. The building faces north onto East 67th Street, is flanked to the east by another tall apartment building circa 1920s, and to the west by a low-rise apartment building, which extends to South Paxton Avenue. The building abuts a public alley and surface parking lot to the south. The property line corresponds to the historic property lines at the time the building was initially constructed.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries encompass the entire parcel of land associated with the Shoreline Apartments in Chicago, Cook County, Illinois.

**11. Form Prepared By**

name/title John Cramer date April 14, 2017  
organization MacRostie Historic Advisors LLC telephone (312) 973-3903  
street & number 53 West Jackson Boulevard, Suite 1142 email jcramer@mac-ha.com  
city or town Chicago state Illinois zip code 60604

**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Shoreline Apartments  
Name of Property

Cook, Illinois  
County and State

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Shoreline Apartments  
**City or Vicinity:** Chicago  
**County:** Cook **State:** Illinois  
**Photographer:** John Cramer  
**Date Photographed:** February 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 17: North elevation, looking southwest
- 2 of 17: North elevation, looking southwest
- 3 of 17: North and west elevations, looking southeast toward stone pergola and rooftop garden
- 4 of 17: Primary north entrance, looking south
- 5 of 17: West and south elevations, looking northeast
- 6 of 17: South elevation, looking northeast
- 7 of 17: Main lobby, looking southeast
- 8 of 17: Main lobby, looking southwest
- 9 of 17: Main lobby entrance detail, looking north
- 10 of 17: Main lobby original stair, looking west
- 11 of 17: First floor mailroom and corridor, looking southeast
- 12 of 17: Second floor overlooking main lobby, looking southeast
- 13 of 17: Former rooftop garden with stone pergola, looking north
- 14 of 17: Typical upper floor corridor
- 15 of 17: Typical upper floor unit
- 16 of 17: Typical upper floor unit
- 17 of 17: Penthouse, typical view

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Shoreline Apartments
Name of Property
Cook, Illinois
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Name of multiple listing (if applicable)

Section number Additional Documentation Page 20

### List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

### List of Figures:

**Figure 1:** *Sanborn Fire Insurance Map, 1950.*

**Figure 2:** Current map of the Shoreline Apartments at 2231 East 67<sup>th</sup> Street.

**Figure 3:** Rendering of the Shoreline Apartments designed by Henry K. Holsman, *Chicago Daily Tribune*, August 29, 1926.

**Figure 4:** Advertisement for the Shoreline Apartments, 1926.

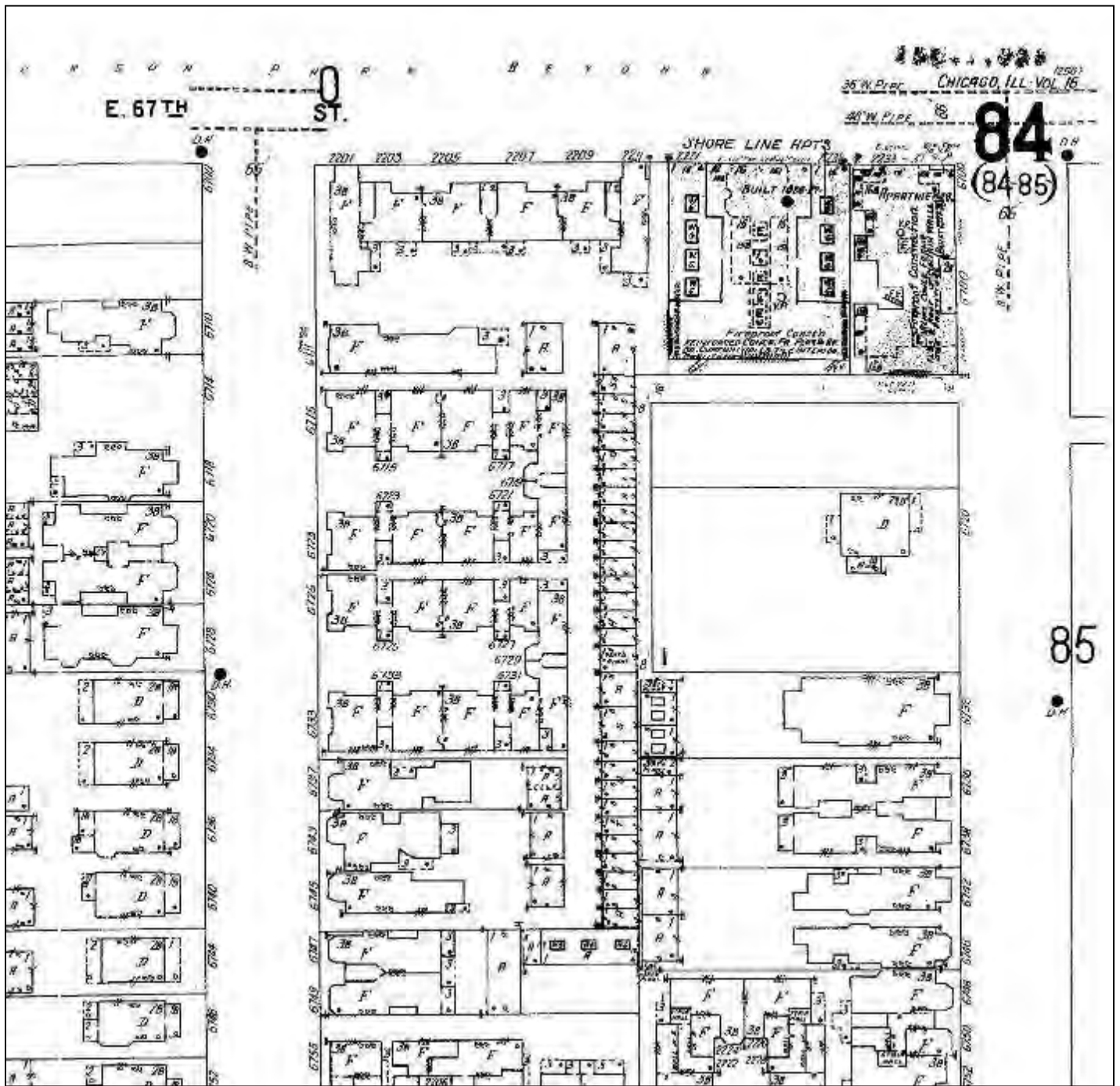
**Figure 5:** Exterior view, 1927, *Society of Architects Handbook*.

**Figure 6:** Typical upper floor plan, *Chicago Apartments: A Century of Lakefront Luxury*.

**Figure 7:** The Shoreline Apartments will become a cooperative, *Chicago Daily Tribune*, March 21, 1948.

**Figure 8:** *Chicago Tribune*, July 11, 1982.

Figure 1: Sanborn Fire Insurance Map, 1950.

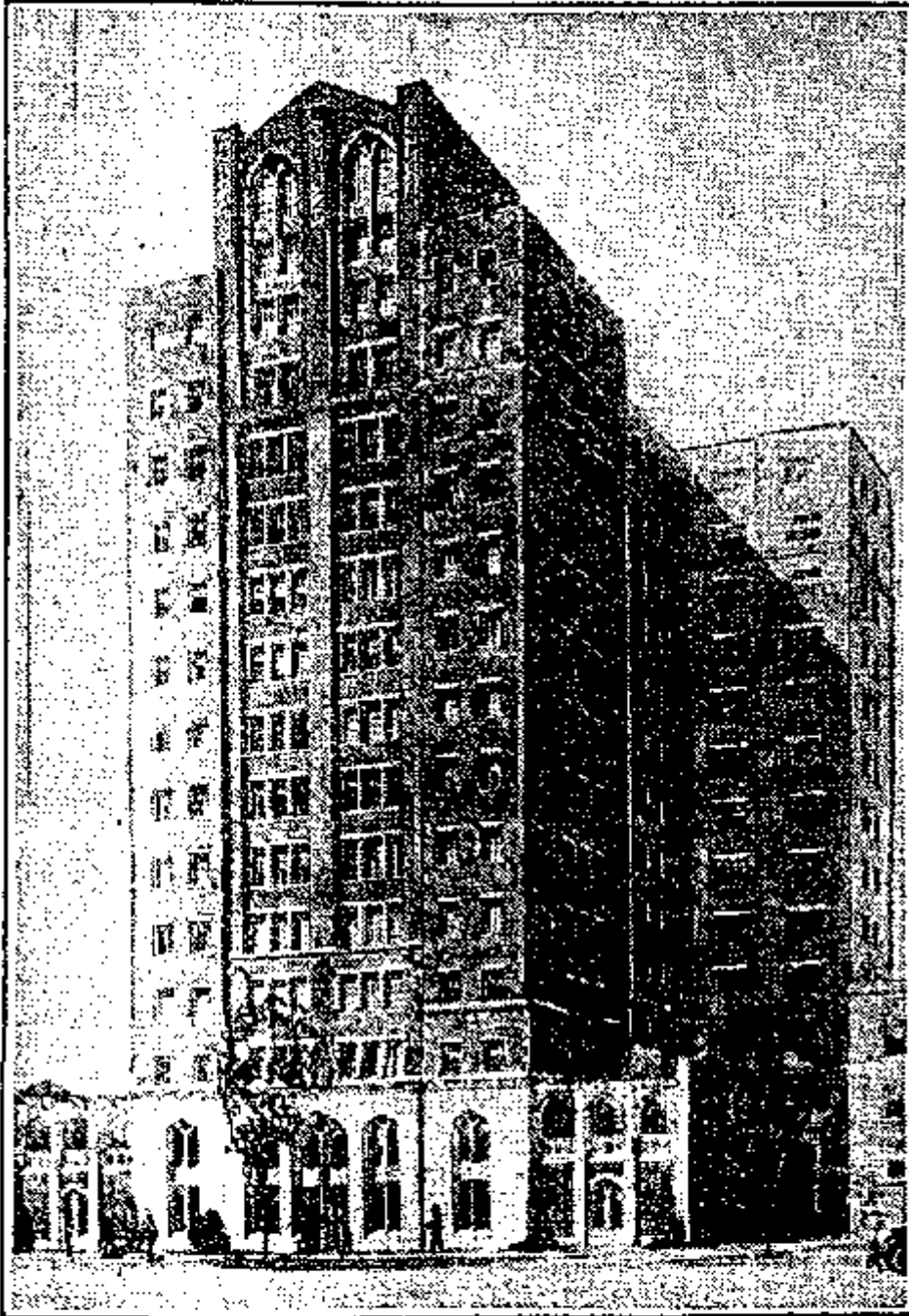


**Figure 2:** Current map of the Shoreline Apartments at 2231 East 67th Street (exterior photos keyed in red).



**Figure 3:** Rendering of the Shoreline Apartments designed by Henry K. Holsman, *Chicago Daily Tribune*, August 29, 1926.

## ***THE SHORE LINE APARTMENTS***



*Henry K. Holsman designed the Shore Line apartments, a sixteen story building to be erected at 2331 East 67th street. The structure is to contain a number of interesting features, including a ten room residence at the top. The project will represent an investment of \$1,250,000 when completed.*

Figure 4: Advertisement for the Shoreline Apartments, 1926.

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All the bathrooms of the Shoreline Apartments are furnished with "Standard" Plumbing Fixtures and "Standard" Fittings—in keeping with the beauty and quality of the modern appointments throughout.

A complete display of "Standard" Plumbing Fixtures and Fittings is a permanent feature of the "Standard" Chicago Showroom. You are invited to make use of this display when planning plumbing installations and selecting fixtures. There is no charge for specification service and you are not urged to buy— "Standard" Plumbing Fixtures are sold through plumbers.

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*The*  
**SHORELINE**  
**APARTMENTS**  
2221-31 EAST SIXTY-SEVENTH ST

*Owners*  
THE SHORELINE BLDG.  
CORPORATION

*Architect*  
HENRY K. HOLSMAN

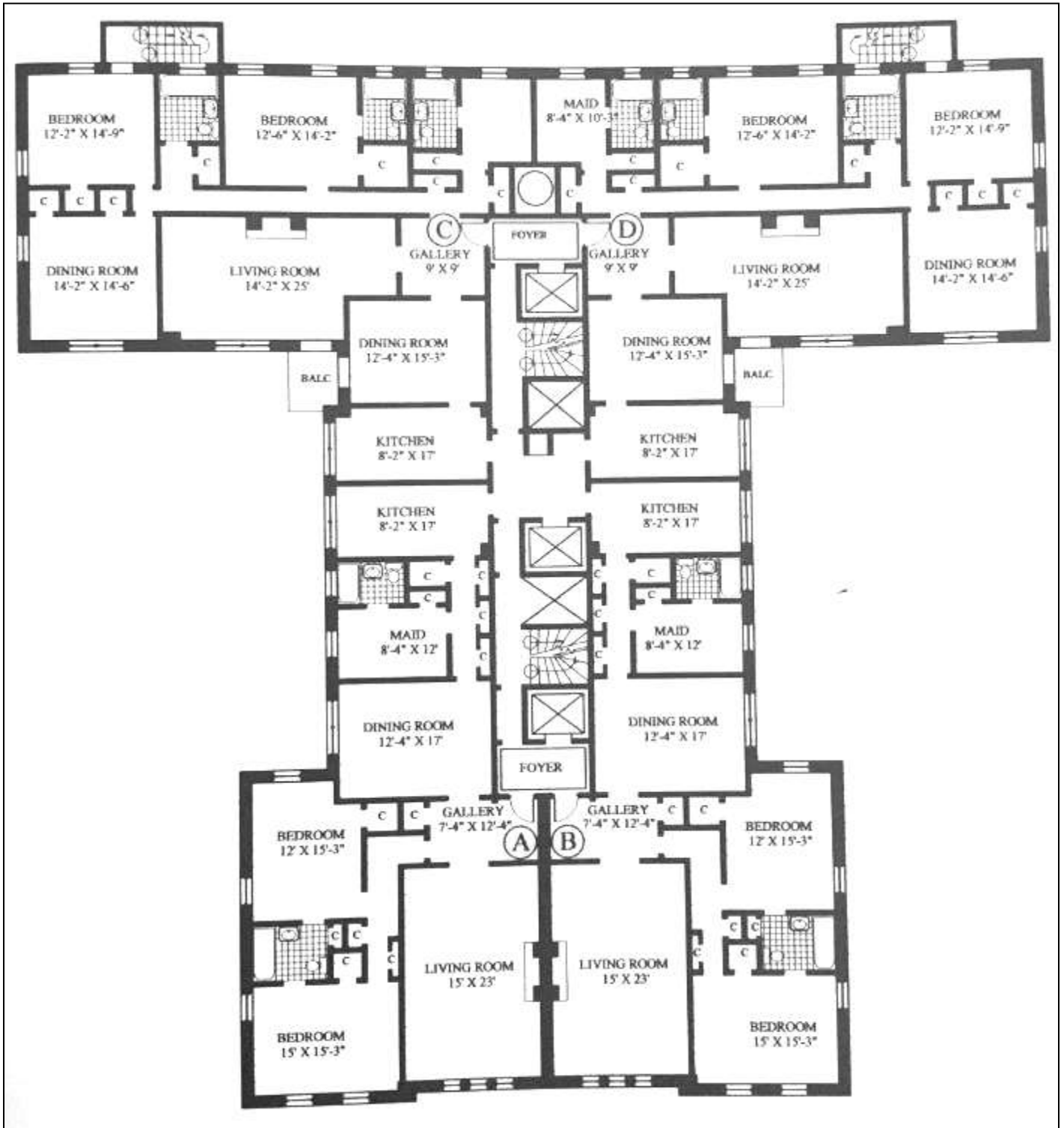
*Plumbing Contractor*  
FRANK P. MYERS



**Figure 5:** Exterior view, 1927, *Society of Architects Handbook*.



Figure 6: Typical upper floor plan, *Chicago Apartments: A Century of Lakefront Luxury*.





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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/21/2017      Date of Pending List: 8/16/2017      Date of 16th Day: 8/31/2017      Date of 45th Day: 9/5/2017      Date of Weekly List: 9/7/2017

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      9/5/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall      Discipline Historian

Telephone \_\_\_\_\_      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



July 18, 2017

Ms. Barbara Wyatt  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed are the disks that contain the true and correct copies of the National Register nominations recommended for nomination by the Illinois Historic Sites Advisory Council at its June 30, 2017 meeting and signed by the Deputy State Historic Preservation Officer:

Covent Hotel, Chicago, Cook County  
John Lothrop Motley School  
Shoreline Apartments  
Granite City YMCA, Granite City, Madison County  
Zenas Aplington House, Polo, Ogle County  
Frances E. Bryant House, Bement, Piatt County

Please contact me at 217/785-4324 if you need any additional information. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp, Coordinator  
Survey and National Register program  
Illinois State Historic Preservation Office  
Illinois Department of Natural Resources

enclosures