

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



National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Residential Hotels in Chicago, 1880-1930

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- The Evolution of the Residential Hotel in Chicago as a Distinct Building Type (1880-1930)

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Signature of certifying official

DSHPO

Title

2/15/17

Date

Illinois Historic Preservation Agency
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

5-8-17

Date of Action

Name of Multiple Property Listing _____ State _____

Table of Contents for Written Narrative

Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

	Page Numbers
E. Statement of Historic Contexts	SECTION E PP. 1-34
(If more than one historic context is documented, present them in sequential order.)	
F. Associated Property Types	SECTION F PP. 35-39
(Provide description, significance, and registration requirements.)	
G. Geographical Data	SECTION G P. 40
H. Summary of Identification and Evaluation Methods	SECTION H P. 41
(Discuss the methods used in developing the multiple property listing.)	
I. Major Bibliographical References	SECTION I PP. 42-44
(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	
Images	SECTION IMAGES PP 46-75

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 250 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 1

E: STATEMENT OF HISTORIC CONTEXTS

RESIDENTIAL HOTELS IN CHICAGO, 1880-1930: STATEMENT OF HISTORIC CONTEXTS

SUMMARY STATEMENT

Residential hotels constructed in Chicago between roughly 1880 and 1930 served as an indispensable but rarely celebrated component of the city's housing stock. During the first decades of the twentieth century, Chicago's population more than doubled. The need for housing during this period created the Chicago bungalow belt for working-class families, saw two- and three-flat building plans expanded into larger courtyard apartment buildings, and led to overcrowding and the creation of sub-standard tenement conditions in many of the city's oldest residential neighborhoods.

In the midst of this tremendous expansion and proliferation, residential hotels provided a unique housing option that challenged the conventional assumptions about what makes an American home. For upper-class residents, luxury apartment hotels offered "perfected personal service, superior dining, sociability as well as privacy, physical luxury, and instant status" without the "routine responsibilities of managing a large house and garden."¹ For middle-class families who could not afford a single-family house or large apartment close to downtown, mid-rise apartment hotels and high-rise rooming hotels provided entrée into fashionable lakefront communities. For the armies of low-paid but skilled workers who flooded the city, as well as other groups who fell outside of the typical family structure, mid-rise rooming hotels in neighborhoods across the city provided a means of independence from family, easy access to public transportation, and possibilities for recreation and socialization with other residents.²

Previous attempts to document the evolution of the residential hotel and its importance in the history of residential development in Chicago have focused exclusively on the high-style, high-rise apartment hotels clustered along the city's lakefront. In the 1980s and early 1990s, historian Carroll William Westfall published a number of pioneering articles on the development of luxury lakefront apartment buildings and residential hotels between the end of the Civil War and the beginning of the Great Depression. This research formed the basis for a number of individual National Register nominations for exemplary lake front apartment hotels including the Belden Stratford Hotel on the north side in Lincoln Park (NR 2009), the Guyon Hotel on the west side in West Garfield Park (NR 1985), and the Hotel Windermere East on the south side in Hyde Park (NR 1982). The Hyde Park Apartment Hotels Thematic District, listed in the National Register of Historic Places in 1986, was the first National Register listing to evaluate the apartment hotel as a distinctive and significant property type, but the nomination focused only on the eight

¹ Paul Erling Groth, *Living Downtown: The History of Residential Hotels in the United States*. (Berkeley: University of California Press, 1994) 27.

² It is important to note that, although historical records often referred to all residential hotels as apartment hotels, for the purposes of this MPD, the term residential hotel is used as the generic term, with apartment hotels as one of two types identified.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 2

largest, grandest, and architecturally impressive residential hotels in the Hyde Park neighborhood—the Chicago Beach Hotel, East Park Towers, Hotel Del Prado, Mayfair Apartments, Shoreland Hotel, Windermere House, Poinsettia Apartments, and Flamingo-on-the-Lake Apartments. In 1996, architectural historian Daniel Bluestone prepared a draft Multiple Property Documentation Form (MPD) for Chicago’s high-rise apartment hotels. Although the proposed MPD (which was never formally listed) expanded the physical boundary to the Chicago city limits, it still focused only on high-rise, high-style apartment hotels clustered along the lakefront. Such a narrow definition excludes the hundreds of more “pedestrian” neighborhood apartment hotels and rooming hotels that were architecturally less extravagant, but which served a critical role in housing the city’s middle-class and working-class residents, while also preventing a full understanding of the true cultural, social, and architectural diversity of the type.

The period of significance for this proposed Multiple Property Documentation Form begins in 1880 and ends in 1930. References to apartment houses with hotel services began to appear in the *Chicago Tribune* around 1890, (many built to serve the influx of visitors who came to see the World’s Columbian Exposition), but the vast majority of the purpose-built residential hotels in the city were constructed during the 1910s and 1920s. A nationwide economic depression spurred by the Panic of 1893 hampered large scale construction in the city between 1893 and 1910. The earliest documented date of construction for an extant purpose-built twentieth-century residential hotel found during the research for this MPD is 1912 (the Eastwood Beach Apartment Hotel at 811 Eastwood). However, it is likely that earlier examples exist within the city limits, which may be uncovered through future research. The Great Depression stalled construction of residential hotels through the 1930s, and by the time building resumed in earnest in the post-World War II era, residential hotels had become a symbol of urban blight and a target of urban renewal programs. The existing stock of residential hotels remained open throughout the twentieth century—luxury apartment hotels either continued to operate as hotels or were converted to condominiums, cooperatives, or standard apartments, while middle-class apartment hotels and rooming housing were re-categorized as “single room occupancy” (SRO) buildings. However, as historian Paul Groth points out in *Living Downtown: A History of Residential Hotels in the United States*, “virtually no one built a new residential hotel between 1930 and 1980.”³

ASSOCIATED HISTORIC CONTEXT SUMMARY

The Evolution of the Residential Hotel in Chicago as a Distinct Building Type (1880-1930)

Early bias against multi-residential buildings (1871-1900)

Like many large American cities, Chicago initially developed in the early to mid-nineteenth century as a city primarily of free-standing homes. Even after the Chicago Fire of 1871, which essentially wiped the slate clean for many of the city’s oldest neighborhoods, the rebuilding of the Chicago’s residential landscape continued to be shaped by what historian Daniel Bluestone calls an “entrenched social and cultural prejudice against apartment living.” Apartment buildings, Bluestone argued, “were often viewed as unwelcome intrusions on the landscape of single family residential neighborhoods... Critics feared that

³ Ibid, 264.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 3

apartment living would destroy the cherished ideals of domesticity, child rearing, and familial privacy, eroding the institution of the nuclear family and fabric of American society.”⁴

Even as population growth and economic and social changes led more and more Chicagoans to choose multi-residential living, the transition from a city largely built up with houses to one with great swaths of multi-residential buildings did not come easily. Chicagoans, much like the citizens in other parts of America, were predisposed favorably towards living in houses and less so towards apartment life. Victorian-era Americans placed great philosophical value on home life, and single-family houses, whether detached or row houses, were seen as morally superior to multi-residential buildings.⁵

In 1881, the *Chicago Daily Tribune* noted,

The tenement-house system in New York is rapidly extending among the people of comfortable means. In former years only the poor lived in layers but now French flats are habituating well-to-do people to the same kind of life...It is impossible that a population living in sardine-boxes should have either the physical or moral vigor of people who have door-yards of their own. For exceptional cases of old people without children, bachelors and transitory tenants, French flats are admirable, but as a general proposition, Chicago wants no tenement-houses for rich or poor.⁶

Privacy especially was seen as an essential trait of proper living that improved character, lifted up moral fiber, and generally made a house a home. Multi-residential dwellings was decried as morally loose due to that lack of privacy, a sign of "European" decadence. Initially, American apartments more substantial than tenements were called "French flats" for their perceived origins in the apartment houses found along Parisian boulevards. Such a label connoted both high fashion and a sad lack of propriety.

Even worse, living in tenements, boardinghouses, and apartments above stores was seen as lacking even the slightest tang of sophistication and fashion that made French flats intriguing. Living in such surroundings was a sign of failure on the part of heads of family, who were seen as inadequate in providing for their loved ones if they had to live under the same roof as strangers, endure cramped lodgings, and, in the case of boardinghouses, eat the plainest and least appetizing of food at communal tables.

Multi-residential development came later in Chicago than it did in New York, where the crush of residents quickly forced builders to construct ever more densely. Chicago had more space, fewer people and less

⁴ Daniel Bluestone, "Chicago's High-Rise Apartment Hotels," unpublished draft of National Register Multiple Property Documentation Form, 1996.

⁵ The observation that Chicagoans of means were reluctant to embrace apartment living is generally found in histories of apartment living. One of these is Carroll William Westfall, "Chicago's Better Tall Apartment Buildings, 1871-1923," Number III in "The Development of American Apartment Houses from the Civil War to the Depression" series, *Architectura*, Vol. 21, no. 2 (1991), pp. 177-179.

⁶ *Chicago Daily Tribune*, April 24, 1881, p. 18.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 4

pressing market forces pushing higher density. Until the 1870s, Chicagoans had not seen a need for multi-residential buildings except for boardinghouses and apartments above stores for the working poor, or hotels for the transient, whether short- or long-term.⁷ By the late nineteenth century, however, the strong economic incentives to multi-residential living that had transformed New York were emerging in Chicago. First, land values in desirable areas, especially near downtown offices and commerce, increased so that single-family living in those areas no longer made economic sense. Existing homes were increasingly swept away and replaced by buildings of greater height and density. Better transportation options, including street railways and commuter trains, made it possible for those who absolutely demanded single-family home life to find it at a distance from urban downtowns, leaving neighborhoods closer to the center city to be redeveloped with apartment buildings and commercial structures. This especially happened along Chicago's lakefront as elevated railway companies built lines that allowed easier access to outlying areas from Chicago's "Loop." Today's Red Line along the north lakefront and the Metra commuter line through the South Side Hyde Park community are two such examples of mass transit that encouraged higher-density apartment construction along Lake Michigan.⁸

Also increasingly of concern to the well-to-do and upper middle class was the problem of finding and keeping well-trained servants. The maintenance of a typical mansion or large house in the late nineteenth century required a number of servants. Although immigration initially provided a steady stream of potential cooks, maids, butlers and housekeepers, it was increasingly expensive and difficult to provide the staffing that large homes required. Apartment living was much more economical and freed the family matriarch from the burden of supervising a large number of staff.⁹

The development of first-generation French flats for the well-to-do (1880-1900)

Given the increased expense and difficulties of upkeep involved in building and maintaining a single family home in Chicago's affluent neighborhoods, Chicagoans of taste and means were becoming enamored of "flat living" by the early 1880s. Beginning as early as 1879, "French flats" (primarily a marketing term that did not describe a specific apartment type or plan) began to acquire a cachet among at least a few Chicago residents of means.¹⁰ At the same time, middle-income apartment buildings were erected along quiet residential streets in desirable neighborhoods along the lakefront and near elevated lines to the northwest and west. Lastly, having paid little attention to the moral arguments against living with strangers since they had little choice, the working classes continued to occupy an increasing number and variety of multi-residential buildings.

⁷ Westfall, "The Golden Age of Chicago Apartments," p. 18; Croly, "Some Apartment Houses in Chicago," *Architectural Record*, Vol. 21 (February 1907), pp. 119-120.

⁸ General information about the physical development of Chicago is gleaned from various sources, including Mayer and Wade, *Chicago: Growth of a Metropolis*.

⁹ Westfall, "The Golden Age of Chicago Apartments," p. 21.

¹⁰ C.W. Westfall, "From Homes to Towers: A Century of Chicago's Best Hotels and Tall Apartment Buildings," In John Zukowsky, ed., *Chicago Architecture, 1872-1922: Birth of a Metropolis*, p. 270.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 5

The first generation of upper-income "French flats" have been well studied by historians such as Carroll William Westfall.¹¹ These were typically three to six floors high, although they could rise higher thanks to the availability of elevators. Popular locations were South Michigan Avenue in and near downtown and adjacent to Prairie Avenue and its mansions, and the Near North Side, especially around the cluster of mansions on Rush and Wabash commonly known as "McCormickville." Built of brick and stone, these early upscale apartment buildings were designed in a variety of elegant styles, including Queen Anne, Victorian Gothic, and Romanesque. Many had multiple entrances and building forms such as multiple bays and gables that allowed them to pass visually as attached row houses, while others had a single main entrance and more straightforward, even simple massing. The Chicago taste for simplicity of geometry in building forms, including rounded and polygonal bays, that can be seen in commercial buildings of the 1880s and 1890s such as the Reliance and Old Colony buildings can also be seen in some of these early apartment buildings. Few examples of these types of early apartment buildings survive. One of the earliest documented "French flats" that survives is the Hotel St. Benedict Flats (1882, James J. Egan, Chicago Landmark and National Register-listed) at 42-50 E. Chicago Avenue.¹² Another is the McConnell Apartments (1897, Holabird & Roche) at 1210 N. Astor St.¹³

A number of these buildings had hotel names, but available information about their operation indicates that they were more equivalent to apartment buildings than today's hotels in that they mostly served long-time residents instead of a combination of transient and permanent residents. Architectural historian Carroll William Westfall argues that this labeling was, in part, a strategy employed by out-of-state developers to circumvent Illinois statutes that favored local real estate developers by making it illegal for corporations to be established in Illinois solely for the purpose of buying and improving real estate. Some building developers skirted this state law by forming corporations ostensibly to operate hotels. Instead, these "hotels" were much more similar to apartment buildings in their emphasis on long-term tenants (see section entitled "Hotels as Residences in the Nineteenth Century" below).¹⁴

Clinton J. Warren, noted by architectural historian Carl Condit as a leading architect of tall hotel buildings in Chicago in the late 19th century, designed several of these buildings, including the Virginia Hotel, Lexington Hotel and Plaza Hotel. These buildings, no longer extant, were located in fashionable Near

¹¹ Westfall, "From Homes to Towers: A Century of Chicago's Best Hotels and Tall Apartment Buildings," In John Zukowsky, ed., *Chicago Architecture, 1872-1922: Birth of a Metropolis*, pp. 266 -289; Carroll William Westfall, "Home at the Top: Domesticating Chicago's Tall Apartment Buildings," *Chicago History*, Vol. XIV, No. 1 (Spring 1985), pp. 20-39; Carroll William Westfall, "Chicago's Better Tall Apartment Buildings, 1871-1923," Number III in "The Development of American Apartment Houses from the Civil War to the Depression" series, *Architectura*, Vol. 21, no. 2 (1991), pp. 177-215.

¹² Meredith Taussig, "Hotel St. Benedict Flats," Chicago Landmark designation report, 1985, revised 1986.

¹³ Alice Sinkevitch and Laurie McGovern Peterson, *ALA Guide to Chicago*. Urbana: University of Illinois Press, 2014.

¹⁴ Meredith Taussig, "Hotel St. Benedict Flats," Chicago Landmark designation report, 1985, revised 1986, p. 5; Carroll William Westfall, "Home at the Top: Domesticating Chicago's Tall Apartment Buildings," *Chicago History*, Vol. XIV, No. 1 (Spring 1985), pp. 21-22.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 6

South Side and North Side neighborhoods. (An example of Warren's more transient hotels that survives is the original section of the Congress Hotel (1893) at 520 S. Michigan Ave.¹⁵

Interiors of these early "French flats" had apartments typically on one floor, with public and private rooms adjacent to each other, which scandalized some observers.¹⁶ They came with up-to-date amenities and building services that made them attractive for families wanting to shed the responsibilities of house ownership.

By 1891, Chicago had dozens, if not hundreds, of first-generation "French flat" apartment buildings. That year, *Industrial Chicago*, a book that touted the city's growth and development, had a large chapter devoted to such apartment buildings. The book noted the need for such buildings in the wake of changing economics:

The reverses of 1873 banished the idea of a permanent home from many heart and the speculators, knowing the tendency of the public mind, prepared to provide for it. The flat was to take the place of the small house by grouping ten, twenty, thirty or forty small houses under one roof, gathering so many families together, and working out in a measure a social problem of no small importance.¹⁷

A listing of many of the names used for flat buildings give a sense of the high-class image that builders of these structures wanted to convey:

Then followed others: The Calumet, Beaurivage, Belvidere, Benton, Cambridge, Charlevoix, Dakota, Hotel de Lincoln, Hotel Rutland, Hotel Vendome, Geneva, Houghton, Ingleside, Ivanhoe, Ivar, Kenilworth, LaFayette, LaSalle, Locust, Marquette, Morton, Ontario, Palermo, Prairie, St. Benedict, Seville, Victoria, Oakland, and Coronado and Ramona, all sprung up as if by magic, and a thousand less notable stone-faced, pressed brick structures...appeared throughout the city, taking the place of ancient frame or brick houses or of ruins.¹⁸

The years immediately prior to the 1893 World's Columbian Exposition were an especially busy period for high-end apartment building construction, as many buildings were initially built on Chicago's South Side to house visitors to the fair, and intended to later be converted to long-term housing. Most have not survived; one that did is the Yale Apartments (1892-1893, John T. Long, Chicago Landmark, National

¹⁵ Carroll William Westfall, "Chicago's Better Tall Apartment Buildings, 1871-1923," Number III in "The Development of American Apartment Houses from the Civil War to the Depression" series, *Architectura*, Vol. 21, no. 2 (1991), pp. 188-189.

¹⁶ Gwendolyn Wright. *Building the Dream: A Social History of Housing in America*. New York: Pantheon Books, 1981, p.146.

¹⁷"Chapter VII: Modern Flats and Residences," *Industrial Chicago*, Chicago: Goodspeed Publishing Co., 1891, p. 240

¹⁸"Chapter VII: Modern Flats and Residences," *Industrial Chicago*, Chicago: Goodspeed Publishing Co., 1891, p. 241.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 7

Register-listed) at 6565 S. Yale Ave. in the Englewood neighborhood. The Yale is a distinctive Romanesque-style brick-and-stone building, seven stories in height, with a soaring interior atrium and walkways off which apartments opened.¹⁹

This first decade-long wave of upper-income apartment building construction ended as a nationwide recession caused a cessation of major building throughout the United States, including Chicago, in the years immediately after the 1893 fair. Upper-income apartment building construction did not begin again in earnest until 1905 with the Marshall Apartments, the first tall apartment building to go up on North Lake Shore Drive and the progenitor of many additional such buildings built along the Lake Michigan shore in the century since.

Early multi-residential buildings for working- and middle-class Chicagoans (1871-1930)

While the early evolution of upper-class apartments for well-to-do Chicagoans has received a good deal of scrutiny from architectural historians, there has been much less scholarly research undertaken on working- and middle-class multi-residential buildings in Chicago. Such buildings as small flat building (two- and three-flats especially), storefront buildings with upper-floor apartments, larger buildings purpose-built with small apartments and single rooms, as well as former mansions and large houses converted to boardinghouses or subdivided into small apartments were created throughout working- and middle-income Chicago neighborhoods. They are the housing backbone that thousands of Chicagoans have depended upon through the city's history. As architectural historian Wim de Wit noted, "Although Chicago has become famous as the city of the skyscraper, it is actually a flat city."²⁰

Very little information is readily available for working- and middle-class multiple-unit housing in Chicago built before the Chicago Fire of 1871. The fire destroyed City of Chicago building permit records as well as the vast majority of the buildings themselves. Secondary sources of the period such as newspapers tend to focus on high-style buildings built by prominent owners and designed by leading architects, or they provide inadequate address information to convincingly make attributions with surviving buildings. It is likely that multi-residential buildings that provided shelter for working- and lower middle-class residents may have been built in neighborhoods such as Bridgeport, the Near West Side and the western portion of the Near North Side by at least the late 1860s, but little remains or is recognizable as such building types.

Starting in the 1870s, and accelerating up to 1900, there are small-scale, modestly-designed buildings with multiple apartments constructed in working- and middle-class neighborhoods in Chicago. Typically two- or three stories in height, these buildings were built of wood or brick. (Note that there can be exceptions to these observations, such as four or even five-stories in height.) They typically had a small number of apartments, however a commercial/residential building might have more apartments than a two- or three-flat. They ranged from boardinghouses to commercial/residential buildings to small two-and three-flats to

¹⁹ Terry Tatum, "Yale Apartments," Chicago Landmark designation report, 2002, p. 2.

²⁰ Wim de Wit, "Apartment Houses and Bungalows: Building the Flat City," *Chicago History*, Vol. XII, No. 4 (Winter 1983-1984), p. 18.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 8

larger flat buildings to modest apartment or single-room occupancy hotels.

Boardinghouses were typically large single-family houses in once fashionable neighborhoods that were converted after their prosperous owners abandoned them. Such houses saw bedrooms originally for family members and servants parceled out to renters. Perry Duis discusses boardinghouses in his essay, "Housing Strategies," in *Challenging Chicago*:

The Great Fire of 1871...left the downtown with virtually no residential population. Instead, technological obsolescence and changing fashions expanded the ranks of the boardinghouses after that fire. Although Chicago's leading families tended to remain in their mansions on high-prestige streets for many years, they often found it easier to build anew than to retrofit an older house with the new advances in heating, plumbing, and lighting. This was particularly the case when architectural styles that had been popular gave way to new ones, and when once-fashionable neighborhoods declined.²¹

Commercial/residential buildings could be found on all arterial and many residential streets. Built to house both small retail establishments in first-floor storefronts as well as upper-floor apartments, such buildings were a mainstay of working- and middle-class neighborhoods built up in the 19th and early 20th centuries. Typically two or three stories in height, they could rise as high as five stories. In width, many were only one standard building lot wide, roughly 25 feet, but they could also stretch across several lots. First floors were occupied by stores while a building entrance to one side of the storefront led to upper floors. Such buildings could also contain offices or meeting halls on upper floors, so that it is sometimes difficult to know what use was or is being made of upper-floor spaces. The apartments in these buildings were better than living in boardinghouses, but were less private and noisier typically than life in a two- or three-flat. A significant group of such buildings are found in the Armitage-Halsted Chicago Landmark District. Stylistically, commercial/residential buildings ran the gamut from Italianate and Queen Anne in the 19th century, to eclectic historic revival styles such as Spanish Baroque and Classical Revival by the 1920s.

Development of small flat buildings (1871-1930)

Small-scale flat buildings were among the most important building blocks of working- and middle-class Chicago neighborhoods. Most common is the two-flat, which is a two-story building with an overall rectangular footprint and building form with one apartment on each floor. Narrow yet deep in order to fit Chicago building lots, two-flats typically have front entrances offset to one side of the facade, often sheltered by a modest porch that is the focus of the building's ornamentation. The front facade can be flat, or it can project with a three-sided bay or (less commonly) a rounded bay. Wood-frame two-flats typically have front-gable roofs and an attic story, perhaps built out with a small third apartment. Brick and stone-fronted two-flats usually have flat roofs hidden behind parapets.

In general, almost every neighborhood that developed between the 1870s and 1930 included a significant

²¹ Perry Duis, "Housing Strategies," in *Challenging Chicago: Coping with Everyday Life, 1837-1920*, Urbana: University of Illinois Press, 1998, p. 82

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 9

number of two-flats, although neighborhoods that were wealthier or more suburban in visual character tend to have fewer examples than more densely-urban middle- and working-class neighborhoods. The city's earliest documented two-flats appear to date from the 1870s. Flat buildings built in the 1870s were either built of wood or brick. Thanks to restrictive city building codes, which forbade wood-frame construction within a "fire zone" radiating out from the Loop, a large percentage of 19th-century two-flats are masonry in construction. Wood-frame two-flats, however, can readily be found in neighborhoods such as Lake View, which had early substantial development while developing as suburbs independent of Chicago.

Brick two-flats were typically faced with brick or stone. Such stone-faced buildings, usually with gray Indiana limestone cladding, are commonly known as "greystones." Designed with either Classical or Romanesque details, greystones are found in greatest quantities in Chicago neighborhoods that developed largely in the 1890s or early 1900s.

If built with a recognizable style, two-flats exemplify styles in fashion at the time of their construction. 1870s-era two-flats are typically Italianate, with incised lintels and brackets cornices. The Italianate transitioned in the 1880s to Queen Anne with eclectic building details and ornament. In the 1890s, the Romanesque, with rough-faced stone, medieval-decorated columns and round arches, became more common.

Early 20th-century two-flats are almost uniformly masonry, with styles ranging from Classical, Tudor, Arts and Crafts, and a variety of other eclectic styles. The 1920s saw a good deal of eclectic historic styles including Spanish Baroque and Tudor Revival. A two-flat variation during this period that resembles a two-story Chicago bungalow can be found in some northwest and southwest side neighborhoods; the Chicago Historic Resources Survey labeled these "bungalow two-flats." Post-World War II two-flats are typically more constrained in style, with perhaps Classical-style front door surrounds and the remainder of visual appeal seen in brick and stone detailing.

A fraternal sibling to the two-flat is the three-flat. Similar in overall building form, floor plan, and configuration, three-flats are two-flats stretched to a full third floor to accommodate a third apartment similar in size and configuration to those below. Somewhat less common than two-flats, three-flats are more often found in more densely-populated neighborhoods along the lakefront, especially north of downtown, and in inland neighborhoods served by historic elevated lines. The observations made about styles and materials made concerning two-flats apply largely to three-flats, although there are fewer full three-flats built of wood. Some late 1920s three-flats are actually four stories, with a ground floor devoted to common areas, storage and maybe a small secondary apartment.

Inside two- and three-flats, apartment layouts eventually settled by the early 20th century into common layouts that architects and builders found profitable. A small entrance vestibule in a two- or three-flat is a public transition interior space, off of which open the first floor apartment and stairs to upstairs apartments. Apartment entrances typically open directly into front living rooms, although the grandest of these flat buildings might have room for an entrance vestibule in the apartment itself. Often, the living room leads directly into the dining room, separated by a large cased opening. Front living/dining rooms might share

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 10

the front of the building with a small bedroom, but more expensive buildings might have living rooms that stretch across the width of the building. 20th-century two- and three-flats might have front porches, either open or enclosed as solariums, which extend out into front yards. Behind living rooms are typically one or more bedrooms and a bathroom. The kitchen and perhaps a small rear bedroom occupy the back of the building. The kitchen opens onto a back porch, originally open-air but now often enclosed. Rear stairs connect apartments to the back yard and basement, and they provide a second means of egress required by building code.

Other common residential sub-types are variations on two- and three-flats. Relatively uncommon is the four-flat, which is for all practical purposes two two-flats joined with a common entrance and stair hall. Much more common is the six-flat. Such buildings are basically two three-flats joined with a common central entrance, vestibule and stairway. There are two apartments per floor, mirror images of each other. Although approximately twice as wide as a three-flat, the overall building form, foot print and general appearance of a six-flat owes a great deal to three-flats. Inside, apartment layouts are similar to those found in two- and three-flats, although the typical six-flat is more generous in internal space than two- and three-flats. Fewer in number than two- and three-flats, six-flats were largely built in popular and convenient neighborhoods near the lakefront or elevated lines. Although there are six-flats that are modest in space and amenities, a greater percentage than two- and three-flats are middle-income in configuration and features.

Development of larger apartment buildings in the early 20th century (1900-1930)

By the early 1900s, apartment living was becoming commonplace in Chicago. In 1905, the number of apartment units constructed was more than four times the number of single-family homes (12,437 to 3,609), and the greater number of apartment buildings in comparison to houses continued through the first three decades of the century.²² What these apartment buildings had in common was low-density and a residential scale that was compatible with single-family neighborhoods. As Daniel Bluestone points out in his study of Chicago's high rise apartment hotels, as late as 1930 "only about 19% of Chicago's residential structures had three or more units, but these buildings accommodated 47.5% of the city's households."²³ New larger sub-types of flat buildings, including courtyard and corner apartment buildings, were bigger structures but still tended to be low-rise buildings designed to fit in with the surrounding residential fabric.²⁴ Architectural historian Carroll William Westfall, writing in *Inland Architect* in 1980, noted:

The flats that housed more than half the people who made their homes in Chicago between 1900 and 1930 are inventions as unique to the city as the tall building and the Prairie Style house. Like the skyscrapers, they are the products of architects collaborating with investors to satisfy a highly volatile market during a period of tremendous expansion and prosperity.

²² Carl Condit, *Chicago, 1910-1930*, Chicago: University of Chicago Press, 1973, p. 304 (Table 3).

²³ Bluestone, "Chicago's High-Rise Apartment Hotels" (unlisted), Section E page 2.

²⁴ Sources for information on corner and courtyard apartment buildings are Daniel Bluestone, "Buena Park Historic District," National Register of Historic Places nomination, 1984, and Terry Tatum, "Surf-Pine Grove District," Chicago Landmark designation report, 2006.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 11

Like the Prairie Style houses, they had been built because they satisfied various notions about what a home should be.²⁵

Corner apartment buildings are what the name implies, flat buildings that anchor a street corner. They typically are two to three stories in height, but they can be found as tall as five stories. A larger variant on the smaller two-, three- and six-flats, corner apartment buildings tend to share certain aspects of style, form and layout with these smaller flat buildings. Corner apartment buildings could occupy a land parcel no bigger than a standard residential building lot, but more often they stretched over several lots. On the secondary street, they typically extended back to the alley. Styles vary depending upon what was fashionable at the time of construction, including Arts-and-Crafts, Colonial Revival and Spanish Baroque, among others. Although apartment buildings occupying a street corner date back into the 19th century, this particular apartment building sub-type dates from the late 1890s up to 1930.

These buildings keep internal circulation to a minimum. Instead of one entrance and double-loaded corridors, they typically have several entrances, with each entrance serving a stair hall with typically two apartments on each floor. Apartment layouts might be as expansive as in two-, three- and six-flats, but the building sub-type could also accommodate smaller one-bedroom layouts. These buildings can be found on major arterial street corners, but most often are on residential streets. Those found on arterial streets tend to have first-floor commercial spaces and might more accurately be categorized as commercial/residential buildings.

Corner apartment buildings can be found throughout the city. Characteristic examples from the Arlington-Deming and Surf-Pine Grove Chicago Landmark Districts include the three-story building on the northeast corner of W. Surf St. and N. Pine Grove Ave., built in 1916 and designed by William H. Pruyn, Jr., and the three-story building on the northeast corner of W. Arlington Pl. and N. Orchard St, originally built in 1907 and designed by Samuel Crowen, and with a north addition also by Crowen built in 1925.

Courtyard apartment buildings are similar in scale to corner buildings, although typically wider and more visually impressive. They are noted by their distinctive plans, most often U-shaped, which allow landscaped courtyards as transitional exterior spaces between the unambiguously public realm of the street and public sidewalk and the private vestibules, stair halls and apartments within the buildings. Such buildings can have as many as five or more entrances, with each entrance typically serving two apartments per floor. Larger courtyard buildings might have two or even three courtyards formed by E-shaped floor plans, or perhaps only one side of a courtyard building might get built, leaving what the Chicago Historic Resources Survey called "half-courtyard buildings." Architectural styles are similar to those for corner apartment buildings. The period of time during which construction of such buildings was popular extends from roughly 1900 to the end of the 1920s.

The most noteworthy of these courtyard apartment buildings is perhaps the Pattington Apartments at 660-700 W. Irving Park Rd., designed in 1902 by architect David Postle and one of the earliest documented

²⁵ Carroll William Westfall, "The Golden Age of Chicago Apartments," *Inland Architect*, Vol. 24, No. 9 (November 1980), p. 18.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 12

such apartment buildings. Meant for upper middle-income tenants, the Pattington was constructed with a breadth and wealth of detail and amenities unmatched by later courtyard apartment buildings intended for more middle-class tenants. A later example is the four-story building at 540-548 W. Surf St., designed in 1928 by Raymond J. Gregori and located in the Surf-Pine Grove Chicago Landmark District.

By 1907, Chicago apartment buildings built for the middle and upper middle classes were lauded for their quality and devotion to assuaging lingering concerns about their effect on home life. In an article published that year in *Architectural Record*, Herbert Croly wrote, "The typical apartment house can obtain a certain amount of propriety...by conforming to some appropriate tradition of residential architecture...It should wear a domestic aspect. It should suggest the privacies and seclusion of Anglo-Saxon domestic life."²⁶ Croly went on to note a number of Chicago apartment buildings that succeeded in incorporating such domesticity in their design, including the Commodore Apartment Building at N. Broadway and W. Surf St., built in 1897 and designed by Edmund Krause. Increasingly, apartment buildings built in the early 20th century had mechanical amenities that made living ever simpler, more convenient and inexpensive. Such inventions included electricity powering lighting and appliances such as washing machines, gas-powered cooking stoves and clothes dryers, and telephones and intercoms.

Development of tall apartment buildings in the early 20th century (1900-1930)

In the decade before World War I, Chicago's wealthy began to have available an increasing number of tall apartment buildings that provided luxurious living amenities. They had begun to become accustomed to the idea of apartment living through living in "French flats" built in the 1880s and early 1890s. In the early 20th century, well-to-do residents of the city realized that tall apartment buildings were increasingly the only financially-feasible way that lakefront living was possible as land prices skyrocketed.

As historian Neil Harris noted in his book, *Chicago Apartments: A Century of Lakefront Luxury*, "Chicago is a lakefront city."²⁷ One of the most prized amenities for city residents is views of Lake Michigan, and new upper-income buildings were increasingly built along N. Lake Shore Drive and Sheridan Road on the North Side and in east Hyde Park and along South Shore Drive on the South Side, as well as adjacent streets. In the 1920s, such buildings were increasingly built as cooperatives, an ownership structure that allowed the well-to-do to invest in their homes and provided them with greater control over building management and operations.²⁸

The earliest of these early 20th-century tall apartment buildings is believed to be the Marshall Apartments (1905, Marshall & Fox, demolished) at 1100 N. Lake Shore Drive. It was designed by architect Benjamin Marshall with ornament based on the Classical and Georgian Revival styles. These styles, along with the Tudor and Italian Renaissance revivals, became the styles most often used for upper-income tall apartment buildings, although other styles can sometimes be seen.²⁹

²⁶ Herbert Croly, "Some Apartment Houses in Chicago," *Architectural Record*, Vol. 21 (February 1907), pp. 120-121.

²⁷ Neil Harris, *Chicago Apartments: A Century of Lakefront Luxury*, New York: Acanthus Press, 2004, p. 13.

²⁸ Neil Harris, *Chicago Apartments: A Century of Lakefront Luxury*, New York: Acanthus Press, 2004, p. 24-26.

²⁹ Information on tall apartment buildings of the early 20th century is gleaned from Harris, *Chicago Apartments* and the several articles by Westfall on the subject.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 13

In terms of overall type, these tall apartment buildings were built with internal steel or concrete frames and brick and stone exteriors, although other materials such as terra cotta and tile were occasionally used, more typically for detailing. Buildings typically had floor plans that emphasized orientation to Lake Michigan views, such as T-shaped plans that placed public rooms in front and service areas and bedrooms behind. Other plan shapes can be found, dependent on building lots, orientation to streets and availability of lake views. These buildings typically have one main pedestrian entrance, perhaps with a vehicular entrance providing access to rear or interior parking from the street. Some buildings have secondary pedestrian entrances to ground-floor "maisonette" units. Unlike more architecturally exuberant luxury apartment hotels of the same period, these tall luxury apartment buildings typically featured understated entrances, perhaps marked by tasteful Classical- or medieval-style surrounds and projecting canopies. Other ornament might decorate windows and the roofline, but the overall effect was one of gentility and respectability.

Inside, small entrance vestibules lead to elevators to upper floors. Privacy was key and many buildings were configured so that no more than two apartments were accessed from a single elevator per floor. In some very exclusive buildings, elevators opened directly into a single apartment on each floor. Such apartments were mini-mansions, with large-scale public rooms, three or more family bedrooms, and a plethora of support spaces, including kitchens, staff bedrooms, and a variety of storage and work rooms. Some buildings such as 2430 N. Lakeview Ave. (1927, Rebori Wentworth Dewey & McCormick) had duplex apartments that approximated the living "zones" of a large single-family home, including downstairs public rooms and upstairs bedrooms.

Examples of these buildings remain in the Gold Coast neighborhood of the Near North Side, as well as the Lincoln Park, Lake View, Uptown, and Edgewater neighborhoods farther north along Lake Michigan. To the south, such buildings are more often found in Kenwood, Hyde Park and South Shore. A few examples among many include 6700 S. Crandon Avenue (Quinn & Christiansen, 1927-28), 5555 S. Everett Avenue (Walter Ahlschlager, 1924-26), 20 E. Cedar St. (Fugard & Knapp, 1924-25), the Marlborough Apartments (Robert S. De Golyer, 1922-24) at 2600 N. Lakeview Ave, the Barry Apartments (Robert S. De Golyer, 1924-25) at 3100 N. Sheridan Rd., and the Renaissance (Quinn & Christiansen, 1926-27) at 5510 N. Sheridan Rd.³⁰

Hotel Life and the Development of the Residential Hotel in Chicago (1871-1930)

Even as Chicagoans of all economic backgrounds came to embrace apartment living in the early decades of the twentieth century, public acceptance did not extend to those who chose to live in hotels. If two- and three-flat buildings and courtyard apartment buildings were merely objectionable, the residential hotel was a direct and unapologetic affront to established modes of living at the turn of the century. Although residential hotels constructed in the midst of established residential districts were sited and sized to be compatible with their single- family and small flat neighbors (only revealing their size when viewed from above), many residential hotels constructed in Chicago up to 1930 were a distinct form, more commercial

³⁰ Harris, *Chicago Apartments*.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 14

in architecture than residential. And while public officials, housing reformers and sociologists tended to view apartment living as less stable and less desirable than a single-family existence, they decried the residential hotel—both the luxurious and the cheap—as “caldrons of social and cultural evil.”³¹ Sociologist Norman S. Hayner’s influential study of hotel life in 1920s Chicago concluded that “problems of urban culture, such as the decline in home life, the increasing freedom and independence of women and children, the challenges of the new leisure, and the disintegration of mores—all of these are found in an accentuated form in the hotel.”³² Apartment dwellers were still governed by basic tenants of respectability because they were not truly transient—renting an apartment required that the resident sign a lease and provide references to the landlord. Apartment residents owned their own furniture, prepared and ate their own meals in privacy, were responsible for their own housekeeping, and had limited interaction with their neighbors in the building, thus maintaining the strong ties within the family. In contrast, hotel residents ate in common dining rooms, left their cleaning and laundry to hotel chambermaids, and communed with other residents “in the reading room, corridor, bar-room, and billiard room” while neglecting their familial duties.³³

The elements inherent in hotel life that were decried by Hayner—unsupervised individual independence, proximity to the diversity and distraction of an urban center, and the freedom and flexibility that came from a life “unfettered by place and possessions”—were the very same traits that brought most guests to the reception desk of a residential hotel. And even though public criticism of hotel living dominated the written record—in contemporary newspapers, architectural and trade journals, popular magazines, etc.—throughout the late nineteenth and early twentieth century, the number of people choosing to live in hotels (and later in purpose-built residential hotels) continued to increase despite the condemnation of moralists.

Housing reformers were reluctant to acknowledge it, but many segments of the urban populace operated outside of the traditional household culture, some by choice and many because of circumstance. For these people, the traditional single-family home or apartment were neither desirable nor practical housing solutions. People who had just moved to the city stayed in residential hotels while they looked for more permanent housing. Temporary, seasonal or transient workers of all classes, ranging from carpenters to traveling businessmen, required the flexible terms offered by residential hotels, which could accommodate frequent moves across the city or across the country. Newlyweds and young married couples were able to live more comfortably on less money in a residential hotel by avoiding the substantial cost of setting up a home. Artists, writers, actors, and other bohemians could find like-minded communities in residential hotels, while still maintaining privacy and a degree of anonymity. Women who wanted to forge careers of their own or who were actively engaged in civic life or philanthropic pursuits were freed from the drudgery of housework and cooking by living in residential hotels. Author Edna Ferber lived at the Sisson Hotel in Chicago for many of her productive years. Political theorist Hannah Arendt lived at the Windermere Hotel during the 1960s while teaching at the University of Chicago.

For residential hotel dwellers on the luxury end of the spectrum, hotel living was a conscious choice and a marker of high social status. For low-paid but skilled workers in rooming hotels, hotel living was also a

³¹ Groth, 168.

³² Norman S. Hayner, *Hotel Life*, (Chapel Hill: University of North Carolina Press, 1936), 8.

³³ A. K. Sandoval-Strausz. *Hotel: An American History* (New Haven: Yale University Press, 2007), 271.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 15

marker of social status, elevating them above the less fortunate day-laborers who were forced into cheap lodging houses and overcrowded tenements. As Paul Groth points out in *Living Downtown*, even modest purpose-built rooming hotels with single rooms and simple furnishings “were important anchors for people in a social and cultural limbo” confirming that “they still had some claim to social and cultural propriety.”³⁴

The Hotel as Residence in the Nineteenth Century (1800-1893)

In urban centers across America, people made their homes in hotels well before the advent of the purpose-built apartment building and modern residential hotel. As historian A. K. Sandoval-Strausz points out in *Hotels: An American History*, hotels accommodated permanent boarders in most eastern cities by the early 1800s. In 1818, a British traveler in New York commented that hotels were “the residence of a good many permanent boarders, some of them men of considerable wealth, who sit down every day at the public table.” In Boston, the 1829 Tremont House included “a number of suites designed for long term occupancy” and by 1831, fourteen permanent households resided in the hotel. In developing cities farther west, including Chicago, hotels were often the only housing option for newly arrived families. An 1844 city directory of Chicago showed that fully one in six of the listed residents were living in hotels.³⁵

As the first large multi-family buildings to be designed and constructed in the United States, hotels naturally served as an architectural template for the nation’s first apartment buildings. Early apartment buildings in the United States borrowed heavily from the hotel’s arrangement of public and private spaces—most basically, the concentration of large public and service spaces (lobby, dining room, lounge, kitchen, laundry, etc.) on lower floors and the arrangement of private living quarters along common corridors on upper floors. The Hotel Pelham in Boston, completed in 1857 and widely considered the first apartment house in the country, was designed exclusively for long-term residents but included many hotel-inspired features. The hotel offered laundry, housekeeping, and concierge services to its residents, and the apartments themselves “had no kitchens, so tenants ate together in a common dining room served by a centralized kitchen.” Subsequent apartment buildings in Boston and other cities followed this early model.

³⁶

In Chicago, leading high-rise hotels such as the Grand Pacific and the Palmer House (both dating from the 1860s) served as the first “precedent for amassing high levels of technological and human service in the interest of conveniently providing home-like comforts for guests.”³⁷ The first generation of “French flat” apartment buildings that emerged in Chicago during the 1880s and 1890s, which were built specifically for permanent residents but incorporated the general arrangement of spaces and the specialized services offered by hotels, would in turn serve as antecedent forms for the modern residential hotels that would emerge in the early twentieth century. Noteworthy examples of these early apartment/hotel hybrids were the Hyde Park Hotel (1887-88), the Virginia Hotel (1888), the Lexington Hotel (1891), the Metropole Hotel (1891), the Plaza Hotel (1892), the Ringold Apartment Hotel (1894-95), the Yale Apartments (1892) and the Brewster Apartments (1893). Of these, all but the Yale

³⁴ Groth, 130.

³⁵ Sandoval-Strausz, 267.

³⁶ Sandoval-Strausz, 271.

³⁷ Bluestone, “Chicago’s High-Rise Apartment Hotels,” Section E page 5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 16

Apartments and the Brewster Apartments (both designated Chicago Landmarks) have been demolished. These first-generation tall multi-residential buildings mimicked the exterior design and interior planning of late-nineteenth century commercial buildings in Chicago's central business district. They were typically six to ten stories tall, with heavy rusticated masonry exteriors designed in the popular Richardsonian Romanesque style. Public and service spaces were concentrated on the lower floors, while upper floors were arranged around a courtyard or atrium, which provided ample light and ventilation.³⁸ One extraordinary example of this early apartment type, the Mecca Hotel (1891, demolished) incorporated both exterior landscaped courtyards with multiple entrances and two interior atria that served as "public spaces where people would see and be seen."³⁹

The term "apartment hotel" first appeared in the *Chicago Daily Tribune* in the mid-1880s, and by the mid-1890s there were numerous articles and advertisements announcing the opening of new residential buildings categorized as "apartment hotels" or "apartment house and hotel." The majority of these buildings were located on the city's south side in close proximity to the World's Columbian Exposition and were designed to provide the "status and services of a hotel with the premium location of the city's best residential areas."⁴⁰ An article announcing plans for the Ringold Apartment Hotel (22nd and Indiana, demolished) in the December 16, 1894 edition of the *Tribune* was typical:

The Ringold is to be a combination of apartment house and hotel. Each apartment is to be equipped with conveniences for light housekeeping, but there will be a dining room and café in the building...and a common smoking room and billiard room in the basement. There will be an office with bell boy services...[and] a watchman on each floor...The conveniences of hotel life are thus to be combined with the semi-privacy of an apartment house.⁴¹

Although these early apartments incorporated certain elements of hotel living, the private living spaces in each apartment unit, while reconfigured, remained relatively uncompressed. Public spaces and private bedrooms were arranged all on one level, unlike in a single-family house, but the apartments still contained a proper parlor room, separate but adjacent dining room, multiple bedrooms and baths, etc. It is also important to note that these nineteenth century apartment hotel precedents were built to serve primarily upper- class and upper-middle class residents. The nationwide economic depression of 1893 stymied new construction of speculative multi-residential buildings through the turn of the century. While earlier examples may exist, it was not until the 1910s that residential hotels would be constructed in Chicago to also meet the needs of middle-class and working-class residents who, for a variety of reasons, required an alternative to the single family home or apartment flat.

The Residential Hotel in Chicago as a Distinct Building Type (1880-1930)

³⁸ Yale Apartment Landmark report, Brewster Apartments Landmark report

³⁹ Daniel Bluestone, "Chicago's Mecca Flat Blues," *Journal of the Society of Architectural Historians*, December 1998, p.384.

⁴⁰ Ramsey, Emily. "Shoreland Hotel," Chicago Landmark designation report, p. 13

⁴¹ "Plans of the Proposed Ringold," *Chicago Daily Tribune*, 16 December 1894, 31.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 17

By the 1910s, residential hotels had become a specific response to a wide variety of housing needs, all of which stemmed from a basic desire for freedom from the responsibilities associated with traditional homeownership. While only the most palatial examples of the city's apartment hotels were profiled in architectural publications or trade journals, the preponderance of classified advertisements, display ads, and real estate transactions for residential hotels in the *Chicago Daily Tribune* largely placed between 1910 and 1930 illustrates the popularity of this residential model across all economic classes during this time period. Although a large number are concentrated along the city's lakefront communities, most notably Uptown and Edgewater on the north shore and Hyde Park and Kenwood on the south shore, apartment hotels were constructed in communities far from Chicago's lakeshore, including Logan Square, Lincoln Square, and Wicker Park on the northwest side, Humboldt Park and Austin on the west side, and Garfield Park, McKinley Park, and Washington Park on the southwest and south side.

By the early 1900s, real estate developers and architects recognized that large swaths of the city's population were actively seeking accommodations that could only be provided by the residential hotel. In 1917, R. C. Cash of the Albert Pick Company, a major hotel operation, declared confidently:

The apartment hotel has arrived. It meets a great need. It yields a great profit... The strength of the apartment hotel idea comes from the fact that it caters to a wide range of people... They can find what they want in an apartment hotel. The money saving feature appeals to some. The freedom from worry appeals to others. Still others wish to be so situated that they are not tied down anywhere for any specified length of time. They obtain the very acme of comfortable living. They save money. And what is more important to many is that they are spared the many annoyances that inevitably come to every housekeeper.⁴²

Physical Commonalities of Residential Hotels

Interior Characteristics

Physically, what set the twentieth-century residential hotels apart from their nineteenth-century precedents was a radical compression of spaces, both public and private. This compression was reflected in residential hotels of all sizes, from the largest lakefront luxury apartment hotels to the most modest examples tucked onto residential streets. The push for increased density that came with rapidly rising land values in the city was compounded in the 1910s by the high cost of labor and scarcity of building materials caused by restrictions during and after World War I. Architects and developers involved in speculative multi-residential ventures were highly motivated to maximize efficiency of floor space, particularly in rentable unit spaces, to get the greatest return on their investment. An article on apartment hotel design in the November 3, 1917 edition of *The Hotel World* stressed that "the success of the modern apartment hotel depends in a large measure on the planning of the apartments... Nothing should be overlooked which will economize space or reduce housework to a minimum. In fact, we must get double service from every room

⁴² R. C. Cash, "The Apartment Hotel: Origin and Growth of a New Idea in Modern American Hotel Practices—An Attractive Investment Opportunity for Experienced Hotel Men." *The Hotel World*, November 3, 1917, 25-28.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 18

at our disposal.”⁴³ To that end, dining rooms were eliminated and replaced with multi-purpose “breakfast corners.” Kitchens were reduced to compact “kitchenettes”—an enameled steel cabinet that housed a miniature sink and refrigerator or ice box, electric cooktop and small oven. In rooming hotels and in more modest apartment hotel units, kitchens were omitted entirely in favor of meal service or a public dining room.⁴⁴

By the mid-1910s, the emergence of “concealed” beds had allowed architects and builders to further shrink the apartment hotel unit by allowing living rooms to function as bedrooms. This feature also allowed apartment hotels the flexibility of combining or dividing rooms into larger or smaller suites to fit a variety of residents, from families with children to bachelors. The Murphy Bed Company, manufacturer of the most popular of the concealed beds, boasted that more than 400,000 of its patented “In-a-Dor” Murphy beds had been installed across the country, including hundreds of buildings in Chicago. A 1925 catalog for the company included a full page photo spread showing Murphy beds in the Windemere in Hyde Park, along with a list of other Chicago buildings including the Admiral Hotel, the Broadmoor, the Chelsea, the Commonwealth, the Oak Park Arms, the Pine Grove, the Rienzi, the Sherwin, and the South Shore.⁴⁵

Architects of residential hotels were among the first to embrace space-saving features such as the kitchenette cabinet and the concealed bed, and residential hotels became a model of efficiency that was used by developers and builders to market smaller homes of all types. The November 1922 edition of *American Builder* included a front cover profile for a “Hotel Apartment Bungalow” —a modest single family house that closely mimicked a two-room apartment hotel suite. Even as residential hotel developers stressed the “home-like” features of their buildings, builders of single-family homes were using “the conveniences, comfort, attractiveness and efficiency of the modern city apartment hotel” to lower their price point and attract more buyers. “Home builders everywhere,” the article claimed, “are realizing the advantages of furnishing their homes with space saving equipment. They eliminate waste space. They reduce building cost. They increase rental values and augment living comfort.”⁴⁶

Outside of the individual units, these residential hotels utilized an efficient circulation pattern that was more akin to the commercial architecture of the city than to its low-rise, low density residential patterns. Residents and guests were funneled through a single entrance into a central lobby. Elevators and stairs provided a central point of access to the upper floors, where apartment units were arranged along long, uninterrupted double-loaded corridors. This arrangement required that residents give up a great deal of privacy in comparison to the city’s flat buildings and courtyard apartments, where multiple entrances gave residents a sense of privacy and porches, balconies, landscaping, setbacks, and other details blurred the edges between multi-family urbanism and the single-family residential landscape. Even luxury high-rise apartment buildings, the closest comparable housing type to the residential hotel in Chicago, were carefully planned to provide occupants with a high degree of privacy once they left the lobby. Large apartments, usually at least five rooms and some as large as 10, were arranged around smaller, sometimes multiple elevator lobbies to limit traffic around the apartment entrances. Some lavish apartment high rises

⁴³ E. L. McCarthy, “Apartment Hotel Design,” *The Hotel World*, November 3, 1917, 37-38.

⁴⁴ Ibid. “The Modern Kitchenette,” *The Hotel World*, November 3, 1917, 39.

⁴⁵ Murphy In-A-Dor Bed Catalog, Murphy Bed Co, 1925.

⁴⁶ “Hotel Apartment Bungalow,” *American Builder*, November 1922, 98.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 19

held only one or two apartments per floor, and many included duplex units and even larger penthouse suites. Once inside these apartments, the layout was divided again into public and private spaces similar to those in a private home, with formal reception halls or entrance galleries, separate living and dining room spaces, full kitchens with maid's rooms adjacent, and bedrooms and bathrooms discreetly clustered together off the main hall or gallery.

In residential hotels, public spaces were generally relegated to the ground floor, although higher end examples often included multiple floors with larger, more elaborate lounges, ballrooms, dining rooms, and recreational spaces that rivaled the city's grand hotels. The Shoreland Hotel (1925-26, Hyde Park Apartment Hotels Thematic District), one of the largest and most elaborate of the residential hotels constructed in Chicago, featured a double height lobby space, opulent main dining room with elaborate classical plaster detailing, and large kitchen on the first floor, as well as several smaller private dining rooms, a smoking room, lady's parlor, and a large ballroom on the mezzanine level. The basement of the building originally housed a bowling alley and miniature golf course. The Shoreland's north side equivalent, the Belden Stratford Hotel (1922-23, National Register listed), also boasted an imposing double-height lobby, large main dining, and several smaller parlors, lounges, and smoking rooms opening off an open mezzanine. These examples were the exception rather than the rule. The Surf Apartments (1917, Surf-Pine Grove Chicago Landmark District) is more typical of the standard high-rise apartment hotel, which featured smaller and fewer amenities but still offered a stately lobby, lounge and dining spaces on the first floor and a solarium on the roof. At the other end of the spectrum, mid-rise residential hotels that served working class patrons included only the most basic of public spaces, often just an entrance lobby with front desk and a lounge for tenants. Dining rooms, ballrooms, and separate parlors for men and women were not included, although rooming hotels on commercial streets often included ground floor storefronts that housed a restaurant, café, or coffee shop where residents could buy meals. The Carling Hotel at 1512 North LaSalle Street and the Marshall Hotel at 1232 North LaSalle Street, both designed by architect Edmund Meles and completed in 1926, housed modest restaurants on the ground floor, which could be accessed from the street and from the entrance lobby. The Mark Twain Hotel at 111 W Division Street, designed by Harry Glubb and completed in 1929, housed multiple ground floor storefronts including a café.

Exterior Characteristics

The plan, height and exterior detailing of these residential hotels was driven by location and lot size. In plan, residential hotels ranged from simple rectangular forms to complex E-, H-, and U-shaped plans with multiple wings. Among the examples surveyed for this MPD, heights ranged from three to 25 floors, with mid-rise examples between three and six floors and high-rise examples from seven to over 20 floors. This definition of high-rise is consistent with that used in the draft MPD for Chicago's High-Rise Apartment Hotels prepared by Daniel Bluestone. Bluestone noted that "At this height the Chicago building code during the 1920s required fire-proof construction leading many architects to adopt reinforced concrete frames."⁴⁷ High-rise apartment hotels and rooming hotels are generally the most architecturally distinctive of the city's residential hotels, with multiple primary facades and more elaborate and effusive exterior

⁴⁷ Bluestone, Chicago's High Rise Apartment Hotels MPD Draft, Section F, Page 9.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 20

ornamentation. Even high-rise hotels that were designed for middle-income residents were often stylish buildings designed to make a bold architectural statement within the context of the fashionable neighborhoods where they were built. The Bryn Mawr Apartment Hotel and Belle Shore Apartment Hotel (Bryn Mawr Avenue National Register Historic District) in the Edgewater neighborhood, as well as the New Lawrence Hotel (Uptown Square Historic District) and the Hotel Chelsea in Uptown, are examples of middle-class apartment and rooming hotels with distinctive architecture constructed during the period of significance. All of these examples are lavishly ornamented with brick detailing and architectural terra cotta, which were the preferred building materials for Chicago's commercial and multi-family residential buildings during the late-nineteenth and early twentieth century. With few exceptions, most residential hotels that were surveyed for this MPD, including high-rise and mid-rise, featured at least one primary façade with brick and/or terra cotta detailing, ranging from simple corbeling and terra cotta string courses such as the building at 5200-5204 South Harper Avenue (1915, designed by Roy F. France) to exuberant polychromatic terra cotta examples like the high-rise Poinsettia Apartments (1929, Hyde Park Apartment Hotels Thematic District) and the Art Deco Northwood Hotel, a mid-rise rooming hotel at 4025 North Pulaski Avenue (1929, designed by Kocher & Larson).

High-Rise Residential Hotels

Premium land values along the lake front necessitated buildings with higher density, resulting in a concentration of high-rise apartment hotels with complex plans in lake front neighborhoods. Chicago's first zoning ordinance in 1923 established zoning districts for residential, apartment, commercial, and manufacturing, in addition to five "volume" districts that regulated height, bulk, and percentage of lot size covered. Blocks in lakefront communities north and south of downtown were primarily zoned for apartment use with commercial zoning along major corridors, and many were also zoned as third volume districts, which allowed for generous lot coverage and building heights. As Daniel Bluestone notes in the National Register nomination for the Bryn Mawr Historic District on the city's north lake shore, this zoning code served to reinforce the development trend towards increasing density and mixing of residential and commercial spaces that was already evident on major thoroughfares in these lakefront communities.⁴⁸ The majority of these examples are either individually listed in the National Register or are contributing structures within historic districts, including the Hyde Park Apartment Hotels Thematic District. Although a few high-rise apartment hotels were constructed in neighborhoods farther west, most notably the Hotel Guyon at 4000 West Washington in the Garfield Park neighborhood, these were the exception rather than the rule.

Although not generally included in discussions of apartment hotels, several of the city's downtown and North Michigan Avenue high-rise hotels also provided accommodations for permanent residents, even if they were commonly categorized as tourist hotels. One prominent example of this type of hotel constructed within the period of significance is the Drake Hotel (1919-20, Marshall & Fox, individual National Register listing). A *Chicago Tribune* article announcing plans for the building on April 27, 1919 reported that the hotel would contain 800 rooms, including suites and apartments, and was "being constructed for both transient and residential use." A c. 1925 advertisement for the hotel noted "rates begin at \$5 per day.

⁴⁸ National Register of Historic Places, Buena Park Historic District

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 21

Permanent suites at special discounts.”⁴⁹

Residential hotels that operated on a membership basis or were advertised as “club” hotels are also subsets of the residential hotel model that are often not included in discussions of residential hotels in Chicago. These club hotels include some of the only examples of high-rise rooming hotels in the city—meaning that they offered single rooms with no kitchenettes, and a mixture of private and shared baths. In addition to height, club hotels differed from standard rooming hotels in that they offered more entertainment options and additional recreational and athletic facilities, which were often found in private clubs. As with a private club, residents had to obtain a membership to stay in the building and utilize these facilities. Prominent examples include the Allerton Hotel at 701 North Michigan Avenue (1922-24, individual Chicago Landmark), the Dearborn Club Hotel at 1244 North Dearborn Street (1923, Gold Coast National Register Historic District) and the Lawson YMCA at 30 West Chicago Avenue (1930-1931).

The 25-story Allerton Hotel, designed by Murgatroyd & Ogden and Fugard & Knapp and completed in 1924, offered single and double rooms for \$2.50 a day or between \$8 and \$20 per week. The hotel initially operated as a men’s club with “quiet, refined, club-like homes that provided socially respectable, economical housing for hardworking, refined, ambitious young men.” A 1928 classified ad for the building noted that the hotel was the “official alumni residence of 98 colleges” and boasted that 95% of its guest were permanent residents.⁵⁰ By 1930, the hotel had opened its doors to women, although they were segregated by floor.⁵¹ The 13-story Dearborn Club Hotel, designed by noted Chicago architect Walter. W. Ahlschlager, housed men and women in 300 single and en-suite rooms and offered a variety of club facilities, including a swimming pool, handball courts, bowling alley, and billiard room.⁵²

In the early 1900s, Young Men’s Christian Association (YMCA) and Young Women’s Christian Association (YWCA) hotels with athletic facilities were constructed across the city as part of the organizations’ campaign to establish a presence in every city neighborhood. The most prominent example of a YMCA hotel is the Lawson YMCA on Chicago Avenue. The 24 story building was designed by Perkins, Chatten & Hammond in the Art Deco style. When completed in 1931, the building was said to be the largest YMCA hotel in the world, with 650 residence rooms, all with shared baths. Upon the opening of the building, a reporter for the *Chicago Daily Tribune* noted, “The rooms are small, almost cell like, but furnished in excellent taste.” In exchange for such small private spaces, residents gained access to extensive athletic facilities, multiple restaurants, a chapel and rooftop solarium.⁵³

Mid-Rise Residential Hotels

While high-rise residential hotels were concentrated along the lakefront, the mid-rise residential hotels that were constructed in Chicago largely between 1910 and 1930 appeared along commercial corridors and in residential neighborhoods radiating out from the city’s center. Because these buildings were

⁴⁹ “The Newest Thing in Hotels,” *Chicago Daily Tribune*, April 27, 1919, A11. Undated advertisement for Drake Hotel.

⁵⁰ *Chicago Daily Tribune*, November 14, 1928, 44.

⁵¹ Allerton Landmark Report, p. 14

⁵² *Chicago Daily Tribune*, August 25, 1924, 26.

⁵³ *Chicago Daily Tribune*, November 25, 1931, D4.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 22

designed to fit into a wide range of commercial and residential landscapes, mid-rise residential hotels exhibit more variety in plan and exterior detailing than their high-rise counterparts, but still within the same general parameters.

Commercial Corridor Mid-Rises

Mid-rise residential hotels that were built along commercial corridors incorporate ground floor storefronts along commercial elevations, with brick and terra cotta on the upper floors. Four-story examples such as the Stanleigh Hotel at 1200 West Pratt Boulevard (1916, R. C. Harris) and the Oakdale Apartment Hotel at 553 West Oakdale (1922) resembled walkup corner apartment buildings from the exterior, and sometimes can only be distinguished by their single entrance points, which indicate a corridor plan instead of separate stair halls. In most cases, this residential entrance is located on the less prominent street-facing elevation if the cross street is a residential street. Taller corner examples followed this same pattern. In more dense commercial areas, storefronts would line both street-facing elevations and the lobby and lounge for the apartment hotel portion would be situated toward the rear or secondary corner of the building, to maximize valuable street-frontage for the ground floor retail. The Mark Twain Hotel at 111 West Division (1929) is a good example of this type of ground floor arrangement—here, the resident lobby and lounge are situated along the west end of the first floor, accessed by a narrow corridor between storefronts.

Mid-rise residential hotels situated mid-block on commercial corridors featured primary facades that were similar in composition and detail to the mid-rise examples on residential streets, but on a larger scale and with commercial spaces in addition to resident spaces occupying the first floor. Two good examples of this type are the Columbian at 5220-5222 South Harper Avenue (1925, Thomas Bishop), a five-story rooming hotel with brick and terra cotta Classical Revival façade, and the Sheridan-Broadway Hotel at 3820-3826 North Broadway (1923, J. E. Pridmore), a six-story apartment hotel with buff colored brick and terra cotta façade.

Mid-Rise Residential Hotels on Residential Streets

Residential hotels constructed on residential streets west of the lakefront were, for the most part, carefully designed to blend in with the surrounding buildings. In well-established residential districts where single-family homes and small flat buildings were the norm, apartment hotel architects and builders were very conscious to maintain the height, setback, materials and façade detailing established by the existing structures. The residential hotels constructed in the Sheridan Park Historic District are an excellent example of this type of development. Nineteen hotels and kitchenette apartment buildings were constructed in the district between 1923 and 1929. With few exceptions—the 12-story Norman Hotel at Wilson and Beacon, the six-story Leland Hotel and the five-story Northgate Hotel, all located on corners near major thoroughfares—these residential hotels are four- to six-stories tall and located on interior lots with 15-foot setbacks. The nomination notes:

The hotels and apartment hotels change the density and perhaps the psychology of the neighborhood, but not necessarily the scale. Mid-block common-corridor buildings like

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 23

445 Beacon, 4550 Malden, and 4706 and 4735 Beacon look rather like six-flats, with their three-story fronts and center entrances. These examples have just six apartments in the front. In other cases, four or five apartments were placed in the front on every floor and the design necessarily divulges this; but the scale is not always affected. An interesting example is seen at 4626 Magnolia, which has four units across the front on each floor, but is imaginatively designed and scaled so that it actually seems smaller and possibly more domestic than the 1902 four-story eight-flat next door.⁵⁴

In residential neighborhoods where larger courtyard apartment buildings were common, residential hotels that resembled U-shaped courtyard apartments were constructed. Unlike courtyard flat buildings, which featured an open landscaped courtyard and numerous separate entrances, the ground floor of these apartment hotels extended across the central courtyard, which housed the main entrance and the lobby. This configuration was common among the high-rise residential hotels as well, but on a larger scale. When trimmed to four, five, six or even seven stories, this template fit well into lower density residential neighborhoods and large lots that fronted on to parks or boulevards. The four-story Briar Apartment Hotel at 540 West Briar Street (1921, Paul Hansen), the four-story Wilmington Apartment Hotel at 4901 Drexel Boulevard (1927), the four-story Gaylord Apartment Hotel at 5316 South Dorchester Avenue (1925, Thomas R. Bishop) and the seven-story Carolan Apartment Hotel at 5480 South Cornell Avenue (1924, T. R. Bishop) are all good examples of this mid-rise variation.

On major residential thoroughfares and on secondary streets close to train lines, mid-rise residential hotels were less restrained by the surrounding built environment, and are easily distinguishable from other residential forms. These examples also comprise the majority of the residential hotels surveyed in the city for this MPD. Corner examples are similar to residential hotels on commercial corridors, but without ground floor storefronts. Mid-block examples have a single ornamented façade. Ground floors are typically clad in terra cotta or stone to mark the public spaces, with upper floors of face brick with terra cotta or stone detailing around windows and along the top floors. Ground floor window openings are typically larger, opening onto the lobby and lounge. Entrances are typically located either at the center of the primary façade or at one end of the primary façade. Center or end bays often project slightly to mark the location of the main entrance and provide visual interest. Dozens of representative examples were surveyed in neighborhoods across the city—these include the five-story Rokeby Hotel at 3831 North Fremont (1929, Ressman & Hirschfield), the four-story Rosemoore Hotel at 1622 West Jackson Boulevard (1928, Louis D. Simon), the four-story Ridgeland Apartment Hotel at 1734 East 72nd Street (1927, Leichenko & Essen), the five-story Ashland Plaza Apartments at 4222 N. Ashland Avenue (1925), the four-story Ferndale Apartments at 549 West Aldine (1924, R. Cugole), and the four-story Hotel Cedar at 1112 North State Street (1926, Rossman & Hirschfield).

Clusters in Uptown

Although residential hotels constructed during the period of significance were single speculative ventures and are generally not found in contiguous groupings, zoning and demand did result in several “clusters”

⁵⁴ National Register of Historic Places, Sheridan Park Historic District, Cook County, IL #85003352, 4-5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 24

of residential hotels close to transportation nodes. Many of these clusters are in Uptown, which was the largest retail and entertainment district outside of the Loop during this time and drew a large number of single professionals, young couples, and artists that made up the core of the residential hotel market.

The largest clusters that were surveyed during the preparation of this report are located on Winthrop Avenue and Kenmore Avenue in Uptown, between Argyle Street on the south and Bryn Mawr Avenue on the north. These two streets run parallel to the elevated railway (now the Chicago Transit Authority “Red” line) that was established during the first decade of the twentieth century. By 1908, the “el” had been extended north from its 1900 termination point on Wilson Avenue to Bryn Mawr Avenue, and stops had been established at Argyle Street, Berwyn Avenue, and Bryn Mawr. Residential hotels built along these two streets reflect the transformation of Uptown from a remote outpost to a commercial, retail, and entertainment district that was known as “the Loop’s little brother.”⁵⁵ Between Argyle and Bryn Mawr Avenue, 18 residential hotels were surveyed on North Winthrop Avenue and 15 on North Kenmore. The majority of these examples are mid-rise buildings built on interior lots between 1915 and 1929. Most of these blocks contain one to three residential hotels, not a sufficient concentration for a district, but more examples than can be found on other typical residential streets.

A second, smaller cluster of residential hotels appears on the 900 block of West Wilson Avenue in Uptown. This grouping includes one high-rise rooming hotel on the north block face—the Hotel Chelsea at 920 West Wilson—and four adjacent mid-rise residential hotels on the south block face—the Wilson-Hazel Hotel at 901 West Wilson (1929), the Paulton Hotel at 909 West Wilson (c. 1925), the Windsor-Wilson Hotel at 915 West Wilson Avenue (1928, Charles W. Nicol), which also has a primary façade on Windsor Avenue, and the Uptown Granada Hotel (c. 1925) at 927 West Wilson Avenue. This grouping of contiguous buildings could constitute a small district, since all the examples meet the registration requirements for listing under this MPD.

It is anticipated that further research may reveal additional clusters along transportation nodes in other neighborhoods, which may be sufficiently concentrated to warrant listing as districts.

Architectural Style of Residential Hotels in Chicago

Stylistically, residential hotels throughout the city of Chicago reflected the major trends in multi-residential and commercial architecture that were popular at the time of construction. The vast majority of residential hotels feature Classical Revival, Renaissance Revival, or Tudor Revival detailing. A smaller number were designed with Art Deco or Gothic Revival ornament. With the restrictions of massing and form brought on by zoning and financial considerations, architects designing residential hotels focused on applied ornamental details, most often rendered in terra cotta, to create buildings that were distinctive and eye-catching.

Many examples of both mid-rise and high-rise residential hotels feature the heaviest ornamentation along the lowest and highest stories. This clustering of detailing echoes the method used by earlier Chicago-

⁵⁵ “Uptown Square Historic District,” Chicago Landmark Designation Report, 2015, p17.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 25

School architects of dividing tall buildings into three sections—base, shaft, and capital.

Entrances on residential hotels were highlighted with elaborate surrounds in brick, stone, or terra cotta. On examples with a simple rectangular or I-shaped plan, the ornamentation often continues up along the stories above the entrance giving a vertical emphasis to the bay. The center bay of the residential hotel at 900 W. Argyle Street features a vertical band of terra cotta ornament surrounding the four center windows above the entrance, with engaged rope columns separating the windows and giving further vertical emphasis. A Tudor-Revival example at 4827 N. Damen Avenue features a half-timbered bay with steeply pitched gable roof and a faux end chimney above the center front entrance.

End bays were also often highlighted with ornamental terra cotta or stone, creating a “book end” effect along the front façade. The curving, projecting north and south end bays of the residential hotel at 4350 N. Ashland Avenue both exhibit banded rustication at the ground floor, Renaissance Revival terra cotta detailing on the upper floors, including vertical rope-mold piers and polychrome terra cotta spandrel panels. The main entrance is located at the base of the north end bay. In stark contrast to the end bays, the center of the building is nearly unadorned.

The top stories of most residential hotels were richly decorated with stone or terra cotta. Classical Revival examples feature heavy cornices with dentil trim below the parapet wall and elaborate window surrounds on the top one or two stories. The oversized broken pediment above the center fourth-floor window bay at 4735 N. Malden and the modillion cornice below a balustrade parapet wall at the Melrose Apartment Hotel (451 W. Melrose Street) are typical examples of upper-story treatments. Renaissance Revival residential hotels often exhibited round-arch windows with elaborate surrounds and sculptural terra cotta or stone ornament on their upper floors. The top story of the Shore Crest Hotel at 2701 N. Pine Grove Avenue, a fine Renaissance Revival design, features paired windows topped by blind round arches and fitted with stone balconettes.

Buildings located on prominent commercial streets or corner residential lots often featured multiple ornamented facades; in some cases, decorative detailing was employed on all facades of the building. On mid-rise examples located mid-block on residential streets, all detailing was concentrated on the front façade, while the side facades were rendered in common brick and bereft of any ornament. This focusing of architectural detail on the front façade was in keeping with earlier flat buildings.

For mid-rise residential hotels with a U-shaped massing, stylistic elements generally mirrored those found on courtyard apartments. The main entrance was highly ornamented—often, the entire first-story entrance bay that connected the two main wings of the building was encrusted with terra cotta ornament. Each wing also featured some applied detailing, most often decorative corner quoins, window surrounds, and pediments. The Wilmington Hotel is a fine example of the U-shaped residential hotel, with Renaissance Revival terra cotta detailing clustered along the base, entrance, and the front facades of both wings.

Terra Cotta on historic revival-style residential hotels was usually monochromatic, and often white or cream-colored. The use of polychromatic terra cotta is seen mostly on Art Deco-style examples, including the Belle Shore Apartment Hotel at 1062 W. Bryn Mawr Avenue, 10 West Elm Apartment Hotel, The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 26

Rokeby at 3831 N. Fremont Street, and the Northwood Hotel at 4025 N. Pulaski Road.

Architects of Residential Hotels in Chicago

Architects of residential hotels in Chicago ranged from well-known and highly respected designers to relatively unknown firms. While notable architects like Walter Ahlschlager, Marshall & Fox, and Loewenberg & Loewenberg were responsible for many of the more prominent residential hotels built in the city, the majority were designed by more modest firms. What follows is a representative sampling of residential hotel architects.

Walter W. Ahlschlager

Chicago architect Walter W. Ahlschlager was known for his richly ornamented designs of residential hotels on the north side of the city. His success at financing, planning, and designing residential hotels was so impressive that his work was featured in an extensive insert in a 1921 edition of *American Builder*.⁵⁶ His most elaborate and impressive design was for the Medinah Athletic Club at 505 N. Michigan Avenue, which was completed in 1929. Other examples of his work include the Dearborn Club Hotel (1244 N. Dearborn Parkway); the Cambridge Apartment Hotel (530 W. Diversey Parkway); the Hotel Sheridan Plaza (4606 N. Sheridan Road); The Sovereign Apartment Hotel (1040 W. Granville Avenue); and The Embassy Hotel (501-509 W. Diversey Parkway).

Maurice L. Bein

Born in Russia in 1897, Maurice L. Bein grew up in a poor immigrant family in Chicago. He studied art at Hull House and the Art Institute of Chicago before attending the Armour Institute of Technology to study architecture. After only one year, Bein became a licensed architect, and began working for Ahlschlager & Pridmore. Soon after, he started his own architecture firm.

Although his firm was small, with only two employees, Bein became a prolific designer of residential hotels and apartment buildings in the city. During his short career as an architect, which spanned from 1920 to 1930, Bein designed numerous residential hotels, including the Harper Plaza Hotel (5127 S. Harper Avenue); Dearborn Plaza (1032 N. Dearborn Street); 840 W. Montrose Avenue; the Hotel Clayton (2026 N. Clark Street); 7048-50 S. Merrill Avenue; 5316-18 S. Harper Avenue; and the Cornell Towers Apartment Hotel (5346 S. Cornell Avenue). Bein left architecture in 1930 to become a general contractor. He moved to California in 1941, and died in Los Angeles in 1978.⁵⁷

Thomas R. Bishop

The son of a contractor, Thomas R. Bishop designed a substantial number of residential hotels in Hyde Park and several North Side neighborhoods.⁵⁸ Residential hotels designed by Bishop include the Carolan Apartment Hotel (5480 S. Cornell Avenue); the Columbian (5220-5222 S. Harper Avenue); the Whitfield Apartment Hotel (5330-5332 S. Harper Avenue); Hyde Park Manor (5143 S. Kenwood

⁵⁶ "The Work of Walter W. Ahlschlager," *American Builder*, 1921, inset <http://www.compassrose.org/books/available.html>

⁵⁷ Biographical Sketch, Finding Aid, Maurice L. Bein (1897-1978) Papers, Accession Number 1985.5, Ryerson and Burnham Archives, The Art Institute of Chicago.

⁵⁸ Surf-Pine Grove Chicago Landmark Report, p. 21.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 27

Avenue); the Gaylord Apartment Hotel (5316 S. Dorchester Avenue); the Grosvenor Apartment Hotel (5220 S. Kenwood Ave); the Hotel Lawrence (4727 N. Malden Avenue); the Windale Hotel (6019 N. Winthrop Avenue); and 5400 S. Harper Avenue.

William P. Doerr

William P. Doerr was the designer of several Hyde Park residential hotels, including The Madison Park (1364 E. Hyde Park Blvd); the Park Beach Hotel (5325-27 S. Cornell Avenue); and East End Park Apartments (5236-5252 S. Hyde Park Blvd). Doerr also designed the apartment hotel at 18 East Elm Street.

Roy F. France

Although best-known for designing dozens of Art Deco and early International Style hotels in Miami Beach in the 1930s and 40s, Roy France also designed several residential hotels in Chicago before moving to Florida, including 5200-5204 S. Harper Avenue; the Chatelaine Hotel Apartments (4911 N. Winthrop Ave); and the Seville Apartment Hotel (4144 N. Sheridan Road).⁵⁹

Raymond J. Gregori

Known for his modernist interpretations of historic architectural styles, Raymond J. Gregori is best known in Chicago for his design of St. Pascal Roman Catholic Church at 6149 W. Irving Park Road.⁶⁰ Residential apartments designed by Gregori include the Park Central (443 W. Wrightwood Avenue); the Park Royale (451 W. Wrightwood Avenue); and the Coronada (4736 N. Malden)

Loewenberg & Loewenberg

Formed in 1919 by architect Israel S. Loewenberg and structural engineer Max L. Loewenberg, the firm of Loewenberg & Loewenberg were responsible for a wide variety of multi-residential and commercial buildings in Chicago, as well as for a number of buildings for Jewish institutions. The firm remains active today, mainly as a designer of high-rise apartments in the city.⁶¹ Residential hotels designed by the firm include the Mayfair Apartments (1650-1666 E. 55th Street); the Park Lane (2850 N. Sheridan Road); and the Pine Grove Apartment Hotel (2816-28 N. Pine Grove Avenue).

John A. Nyden

Swedish-American architect John A. Nyden enjoyed a very active career designing multi-family and commercial buildings on the north side of Chicago, particularly in the North Park and Edgewater neighborhoods. Nyden worked for a brief time as an executive for the Northwestern Terra Cotta Company before starting his own architecture firm in 1907. In the 1920s, Nyden founded the Admiral Hotel Company of Chicago, and built the Admiral Apartment Hotel Building at 901 Foster Avenue in 1922 (now demolished). Nyden also served as Illinois' State Architect from 1926 to 1927.⁶² Residential hotels

⁵⁹ Ibid, p. 22.

⁶⁰ Ibid.

⁶¹ Ibid; Architects' Roster Questionnaire, 1953

http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/LoewenbergLoewenberg_roster.pdf (accessed April 12, 2016).

⁶² "John A. Nyden, Prominent Architect, Taken by Death," *Svenska Tribunen-Nyheter*, September 07, 1932.

http://flps.newberry.org/article/5423404_5_0390 (accessed April 12, 2016); Bradley Skelcher, "Achieving the American

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 28

designed by Nyden include the Northmere Hotel (4943 N. Kenmore Avenue); the Commonwealth Hotel (2757 N. Pine Grove Avenue); the Melrose Apartment Hotel (451 W. Melrose Street); and the Fairfax Apartment Hotel (1369 E. Hyde Park Blvd)

Quinn & Christiansen

The architectural firm of Quinn & Christiansen was formed in 1923 by E. F. Quinn and R. T. Christiansen in Chicago. The firm was best known for their work on several large cooperative apartment buildings, including 5510 North Sheridan Road and 6700 South Crandon Avenue. Residential hotels designed by the firm include the Northmoor Hotel (6165 N. Winthrop); the Westgate Hotel (6018 N. Winthrop); and the Fleetwood Apartment Hotel (6026 N. Winthrop).

Other architectural firms that designed residential hotels in Chicago during the early 1900s include Rapp & Rapp (Hotel Windermere East, 1642 E. 56th Street); Ressman & Hirschfield (The Rokeby, 3831 N. Fremont Street); Leon F. Urbain (Poinsettia Apartments, 5528 S. Hyde Park Boulevard); Marshall & Fox (The Drake Hotel, 140 E. Walton Street) and Benjamin Marshall (Edgewater Beach Apartments, 5531-5557 N. Sheridan Road); McNally & Quinn (7000 S. Shore Apartment Hotel; Winthrop Manor Apartments, 6241 N. Winthrop Avenue); and Henry L. Newhouse (Trenier Hotel, 3947 S. King Drive; Sutherland Hotel, 4659 S. Drexel Boulevard).

Populations Served by Residential Hotels

High-Rise Apartment Hotel Residents

The people who chose to live in residential hotels comprised a wide cross section of the city's population. Luxury high-rise apartment hotels on the lakefront were the most wide-ranging in terms of the economic class and size of the households they served. These hotels accommodated affluent, upper-middle class, and middle-class transient and permanent residents who desired the "spectacularly and notoriously public" aspects of hotel life—a "gregarious existence" that was not possible in private homes or luxury apartment buildings.⁶³ Luxury residential hotels were characterized by their opulent public spaces where residents could see and be seen, and by their broad range of accommodations—from "straight" hotel rooms to palatial suites that rivaled the city's grandest apartments.

The two largest and grandest of these luxury apartment hotels, the Edgewater Beach Hotel and Apartments on the north side and the Shoreland Hotel on the south side, housed a wide range of Chicagoans as permanent residents and hosted many well-known guests. Marilyn Monroe, Frank Sinatra, Judy Garland, Charlie Chaplin, Bette Davis, Lena Horne, and Artie Shaw were all guests of the Edgewater Beach Hotel during its heyday. The hotel also hosted two U.S. presidents, Franklin D. Roosevelt and Dwight D. Eisenhower.⁶⁴ Although the hotel was demolished in the early 1970s, the apartment portion of the complex

Dream: The Career of John Augustus Nyden, 1895-1932," *Swedish American Historical Quarterly*, July 1994, v. 45, no. 3, pp 132-148.

⁶³ Groth, p

⁶⁴ "Edgewater Beach Hotel," Edgewater Historical Society website, <http://www.edgewaterhistory.org/ehs/local/edgewater-beach-hotel>, accessed April 5, 2016.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 29

still stands. 1920 census records show that permanent residents included many high-ranking professionals including magazine editors, physicians, architects, lawyers, and real estate brokers but also teachers, salesmen, tailors and secretaries who occupied the smallest units.⁶⁵

The Shoreland Hotel in Hyde Park attracted affluent and well-established Chicagoans as permanent residents and hosted many famous guests from its grand opening in 1926 through the 1950s. Frederick Bode, president of the Gage Company, and M. E. Greenbaum, nationally-prominent banker and president of Greenbaume & Sons Investment Company, both made their home at the Shoreland. Famous (and infamous) guests included Eleanor Roosevelt, John Masefield (Poet Laureate to England), Al Capone, and Jimmy Hoffa, who kept a suite of rooms on the eighth floor of the Shoreland during the 1950s and 1960s. During the 1940s, big bands gave live radio performances from the hotel's lavish dining and ballrooms, and the Shoreland also housed baseball teams in town to play the White Sox at Comiskey Park.⁶⁶

High-Rise Rooming Hotel Residents and Mid-Rise Apartment Hotel Residents

High-rise rooming and apartment hotels of all sizes with smaller (one to three room) units were marketed primarily toward single professionals and young couples without children for whom location and amenities were more important than large private living spaces. Commercially-run "club" hotels in particular touted the wealth of amenities in their facilities and stressed the networking and socializing opportunities inherent in living among a large number of like-minded residents. A 1931 classified advertisement for the Allerton Hotel urged potential residents to "Make New Friends at the Hotel Allerton" with "horseback riding, swimming, skating, golf, bowling, and many interesting trips—Complimentary house dances, bridge parties, concerts etc. weekly—Something to do all the time."⁶⁷

Several club hotels surveyed for this report also catered to men or women exclusively. These tended to belong to the class of residential hotels that historian Paul Groth calls "organizational rooming houses," which were all distinguished from lower class rooming hotels and boarding houses because they were clean, dependable and respectable in addition to being affordable.⁶⁸ Non-profit lodgings run by philanthropic organizations like the YMCA and YWCA in particular, often imposed curfews and strict house rules. At a time when an increasing number of middle-class women were living on their own, residential hotels that offered female-only accommodations provided affordable but respectable options. One unique model of the women's residential hotel that emerged in Chicago during the early twentieth century was the Eleanor Club, which operated a chain of residential clubs for working women between 1898 and the early 1950s.⁶⁹ Only two of these facilities were purpose-built structures constructed between 1910 and 1930. Eleanor Club Six at 2155 West Pierce Avenue in Wicker Park, was constructed in 1914 and housed 150 rooms for residents in addition to a multitude of public spaces and facilities for residents and members. The ground floor also housed a social center for girls and young women in the larger

⁶⁵ 1920 Census

⁶⁶ Ramsey, "Shoreland Hotel," Chicago Landmark designation report, p 11.

⁶⁷ *Chicago Daily Tribune*, December 13, 1931, B4.

⁶⁸ Groth, 102-103.

⁶⁹ The last Eleanor Club constructed in the city was completed in 1956 at 1550 North Dearborn Street and was in operation until 2001.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 30

community. The second purpose-built Eleanor Club, at 1442 East 59th Street in Hyde Park and completed in 1916, was designed by Schmidt, Garden & Martin and housed 115 resident rooms and large public spaces on the ground floor that were designed to foster social interactions among residents. The overall effect in both buildings was closely akin to a women's college dormitory, but architecturally and functionally, these clubs fit the definition of a residential hotel.⁷⁰ The Three Arts Club at 1300 North Dearborn Street (Chicago Landmark, National Register listed), designed by Holabird & Roche and completed in 1914 to house women working or studying in the "three arts" of music, painting, and drama, is another example of this special subset of residential hotels.

Commercially-run women's hotels also appeared in the city during the 1920s. The Traemour Club Hotel at 5427-5429 North Kenmore Avenue (1928, Hyland & Corse) marketed itself as a "new ideal—exclusively for businesswomen." Situated one block from the Edgewater Beach Hotel, the hotel offered "Everything for Women—Full Hotel Service—Switchboard—Two Electric Elevators—Tea Room in Building with Special Rates for Guests—Beauty Parlor—Recreation Room—Entertaining Parlor—Sunroom—Entire Furnishings and Equipment Designed for Women—Rooms En-Suite with Private Bath."⁷¹ The Chatelaine Hotel at 4911 North Winthrop Avenue (1923, West Argyle Street National Register Historic District) was a more modest women's hotel, marketed as a hotel "designed for discriminating women" in a 1925 advertisement. The hotel offered rooms "In-A-Dor" beds, ironing boards, mirrors, tile baths, and phones" at reasonable rates. Although a 1925 article in the *Chicago Daily Tribune* claimed the Chatelaine was "Chicago's only women's hotel," census records show that by 1930 the hotel housed both men and women.⁷²

"Family" Hotels

Although residential hotels generally attracted primarily single or divorced residents or married couples without children (whether young couples who did not yet have children or older couples whose children were grown), families also lived in apartment hotels. By the 1910s, articles and classified ads often referred to "family hotels," but the term was broadly used to indicate a "respectable" apartment hotel with suites of rooms that catered primarily to permanent residents. A satirical piece in the *Chicago Daily Tribune* on January 13, 1924 entitled "The So-Called Family Hotel" showed a sad and motley lot of residents, including "the deaf old lady and the crushed middle aged daughter," the unfortunate bachelor ("The waitress feels SO sorry for him") and the multi-generational family with everyone "talking at once."⁷³ However, savvy developers in the 1920s did market some of their buildings specifically to families with young children by incorporating playrooms and, in larger examples, outdoor playgrounds and babysitting services. An article in the *Chicago Daily Tribune* on the opening of the apartment hotel at 14 West Elm Street noted, that "the entire top floor will be devoted to children's play rooms, which will

⁷⁰ Jeanne Catherine Lawrence, "Chicago's Eleanor Clubs: Housing Working Women in the Early Twentieth Century," *Perspectives in Vernacular Architecture*, Vol. 8, 2000, 219-247. This excellent article on Eleanor Clubs could be the basis for a Multiple Property Documentation Form that included both converted and purpose-built examples of Eleanor Clubs established between 1898 and 1956.

⁷¹ *Chicago Daily Tribune*, February 3, 1929, J7.

⁷² *Chicago Daily Tribune*, November 15, 1925, B1. *Chicago Daily Tribune*, May 21, 1925, 34.

⁷³ "The So-Called Family Hotel," *Chicago Daily Tribune*, January 13, 1924, G19.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 31

have enough novelties to keep their minds from ideas of mischief.”⁷⁴

Mid-Rise Rooming Hotel Residents

Like the rooming house residents in Boston described by sociologist Albert Wolf in 1906, the men and women who inhabited mid-rise rooming hotels in Chicago were “a great army of clerks, salesmen, bookkeepers, shop girls, stenographers, dressmakers, milliners, barbers, restaurant-keepers, stewards, policemen, nurses...carpenters, painters, machinists, and electricians.”⁷⁵ Unlike middle-class hotel residents, men and women employed in these low-paying white-collar and blue-collar jobs lived in rooming hotels because they did not have sufficient economic security for better accommodations. Before the 1910s, these workers would have been relegated to older rooming or boarding houses or even tenements. The establishment of Chicago’s Tenement Ordinance in 1902, which held new multi-residential buildings to strict safety and sanitary standards, spurred construction of new rooming hotels that incorporated modern building technologies and spatial planning that mimicked the better classes of residential hotels.⁷⁶ As a result, rooming hotel residents could rent a well-lighted and well-ventilated room with modern plumbing, heat, electricity and a modicum of privacy and respectability for a reasonable rate (usually a few dollars per day or \$5-10 per week). These rooming hotels “kept an independent low-paid work force available to downtown industries and also helped young single Americans forge personal independence and a subculture separate from the city’s family zones.”⁷⁷ In 1926, the Chicago Rooming House Association reported that “more than 600,000 Chicagoans are sheltered in rooming houses scattered over the city.”⁷⁸ While this number included older rooming houses and conversions, a good portion of the total were housed in modern rooming hotels. Unlike apartment hotels, rooming hotels rarely housed children. Couples were common, but a majority of rooming hotel occupants were single or divorced men and women living alone.

Census records for two typical rooming hotels in Chicago—the Hotel Carling at 1512 North LaSalle Street and the Mark Twain Hotel at 111 West Division Street—provide a good sense of the rooming hotel population between 1920 and 1940. At the Mark Twain, the 1930 census lists 25 married couples, 55 single lodgers, one transient guest, and three hotel employees. Only two children are listed in the building; both teenage boys. The vast majority of residents were American born, between 20 and 60 years of age and employed. Rents, which are only listed for couples, range between \$48 and \$62 per month. The building did not segregate male and female residents. Occupations include a large number waitresses, salesmen, and clerks as well as several artists, an actor, and an “acrobatic dancer.”

The 1930 census for the Hotel Carling lists 146 residents, both male and female, working a variety of blue- and white-collar jobs. Nurses, clerks, laborers, pharmacists, florists, cashiers, waiters, entertainers, salesmen, teachers, labor organizers, taxi drivers, stenographers, steel workers, plumbers, secretaries, and accountants all lived in the Carling Hotel during the 1930s and 1940s. Although several residents are listed

⁷⁴ *Chicago Daily Tribune*, November 6, 1927

⁷⁵ Groth, 109.

⁷⁶ “Draft of Tenement Law,” *Chicago Daily Tribune*, November 16, 1902, 1.

⁷⁷ Groth, 108-109.

⁷⁸ “Finds 600,000 Chicagoans Live in Rooming Houses,” *Chicago Daily Tribune*, December 9, 1926, 3.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 32

as married, no married couples are listed as living together in the hotel. Comparing 1930 and 1940 census records, it is clear that although the hotel catered to both transient and permanent residents, the vast majority of the people who lived in the hotel were permanent residents. A majority of the lodgers in the 1940 census were living at the Carling Hotel in 1930 when the last census was taken.

Racial and Ethnic Groups Served By Apartment Hotels

Although residential hotels were constructed throughout Chicago during the period of significance to serve a wide range of the city's population, no evidence uncovered during the preparation of this MPD suggests that developers built residential hotels to cater to any specific ethnic group. In black communities along the south and southwest side (collectively known in the early 1900s through the post-World War II period as the "Black Belt"), residential hotels such as the Sutherland Hotel (47th and Drexel) and the Strand Hotel (6315 South Cottage Grove Avenue) were built before the Great Migration to serve white residents but by the Post-World War II period had transitioned along with the neighborhood to serve mostly black residents.

Ironically, the term "kitchenette apartment," originally used to describe residential hotel units on the city's north side that featured efficiency kitchenette cabinets and Murphy beds, had a very different meaning in the Black Belt. There, the term referred to the conversion of single family homes and small flat buildings into sub-standard and overcrowded tenements. Entire families often shared a single room, and residents were forced to share inadequate bathrooms and kitchens because landlords refused to invest in necessary plumbing upgrades.⁷⁹

Residential Hotels in the Post-World War II Era

The Great Depression halted building construction across the United States and brought an end to the era of the purpose-built residential hotel in Chicago. While very few new buildings were built after 1930, the existing stock of residential hotels, especially those with low rates, experienced a boom in business through the 1930s Depression years and into the early 1940s leading up to World War II, when war workers flooded Chicago and other major industrial cities. Half of these defense workers were single-person households and most were under 30 years old.⁸⁰ The Chicago Housing Authority constructed several large housing projects during the war (including Altgeld Gardens in Riverdale) to house war workers and provided several thousand units of temporary housing for veterans after the war, and kitchenette conversions increased in 1940s across the city, but the relentless demand for housing kept the city's residential hotels full through the 1940s and 1950s.⁸¹

Even in the post-World War II era, as residential populations declined in urban centers throughout the country, including Chicago, residential hotels continued to serve transient and permanent residents, but many on different terms. Large high-rise residential hotels along the lakefront retained many of their pre-

⁷⁹ Wendy Plotkin, "Kitchenettes," Encyclopedia of Chicago, <http://www.encyclopedia.chicagohistory.org/pages/692.html>, accessed November 20, 2016.

⁸⁰ Groth, 265.

⁸¹ Harvey M. Choldin, "Chicago Housing Authority," Encyclopedia of Chicago, <http://www.encyclopedia.chicagohistory.org/pages/253.html>, accessed November 20, 2016.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 33

war residents but struggled to attract new, younger clientele. In the 1960s and 1970s, several of the palatial apartment hotels in Hyde Park, including the Shoreland and the Broadview Hotel at 5532-40 South Hyde Park Boulevard, were purchased by the University of Chicago and converted to dormitories. The conversion of the Broadview forced 193 elderly couples to find housing elsewhere.⁸² Other high-rise residential hotels were converted to cooperatives, traditional apartment buildings or condominiums. In less affluent neighborhoods, particularly on Chicago's south side, post-war urban renewal programs that focused on replacing "blighted" neighborhood housing with vast public housing complexes led to the demolition of many mid-rise apartment hotels and rooming hotels. As an example, in Chicago's Woodlawn community (roughly bounded by Stony Island Avenue, Martin Luther King Drive, 60th Street and 67th Street), at least 15 residential hotels were constructed between 1910 and 1930. By 2012, all but one of these hotels—the Strand Hotel at 6315 South Cottage Grove Avenue—have been demolished.⁸³

As new options for housing lured young professionals and working class residents from the city's older residential hotels, early twentieth-century rooming hotels in particular (categorized as "Single Room Occupancy" buildings in the post-war period), were increasingly filled with poor, elderly residents. The mainstreaming of former mental hospital patients in the 1960s led to a sudden influx of mentally-ill residents, particularly in Uptown, which further eroded public opinion of residential hotels. Despite the perception that residential hotels were filled only with "a human residue of the elderly and the poor," many rooming hotels continued to quietly serve a variety of transient and permanent residents.⁸⁴ Hotels with particularly good locations, such as the Hotel Lincoln at 1816 North Clark Street (1928, Old Town Triangle National Register Historic District), drew an interesting mix of artists, writers, and other bohemians in addition to the retired working class residents. In 1991, playwright and screenwriter David Mamet penned a sentimental piece for the *Chicago Tribune* entitled "Reminiscing without Reservations: Salad Days at the Hotel Lincoln," where he fondly recalled living at the hotel after first moving to Chicago in the 1960s:

I lived at the Lincoln off and on for various years, and I found it a paradise. Let me tell you: When I first came, the rent was \$135 a month, which included daily maid service, an answering service, a television set and both the best view and best location in Chicago. The rooms looked out over Lincoln Park and the lake...My room got the most beautiful sunrises, and it was always clean when I came back at night. I believe I pitied the deluded gentry who paid fortunes for their apartments and did not realize that one required nothing more than shelter and solitude... various illuminati of the North Side lived in the Hotel Lincoln and ate and wrote and schemed in the hotel restaurant and shot craps in the men's room...Looking back, I think I can say I not only set out but succeeded in emulating a model of the life of a Chicago writer.⁸⁵

In recent years, many developers in Chicago have begun to recognize the inherent advantages of

⁸² Anne Getz, "U of C to Convert Hotel to Dorm." *Chicago Daily Tribune*, October 14, 1966.

⁸³ National Register of Historic Places, Strand Hotel, Cook County, IL, NR #18708.

⁸⁴ Groth, 273.

⁸⁵ David Mamet, "Reminiscing without Reservations: Salad Days at the Hotel Lincoln," *Chicago Daily Tribune*, December 8, 1991, SM38.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number E Page 34

residential hotel living espoused by Mamet in the early 1990s. A wave of residential hotel redevelopment has led to the rehabilitation of many historic examples for both market rate and affordable housing, including the Hotel Belair at 424 West Diversey Parkway, the New Lawrence Hotel at 1020 West Lawrence Avenue, the Somerset Hotel at 5009 West Sheridan, the Strand Hotel and the Shoreland Hotel. In communities across the city, residential hotels built during the period of significance continue to serve a wide variety of men and women who call the city home.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number F Page 35

F. ASSOCIATED PROPERTY TYPES

CHICAGO RESIDENTIAL HOTEL PROPERTY TYPES AND SUB-TYPES

All residential hotels in Chicago, whether they served the city's elite families or its transient laborers, share certain traits that, taken together, separate them from the apartment buildings, flat buildings, and single-family homes that housed the majority of the city's population (A full description of the common characteristics of residential hotels can be found beginning on page 17).

- Three stories or taller (including three stories on English basement); for the purposes of this MPD, examples that are nine stories or less will be categorized as "mid-rise" and examples that are 10 stories or taller will be categorized as "high-rise."
- Masonry construction with face brick, stone or terra cotta ornamentation on the primary facades. Mid-block examples typically have one ornamented façade. Large examples typically feature ornamentation on multiple elevations.
- Double-loaded corridor plan (simple rectangular or complex H- or U-shaped plans are common).
- First-floor public spaces beyond the entrance vestibule – typically these have a check-in desk, resident lounge, dining spaces or commercial restaurant/coffee shop in the building.
- Built between 1880 and 1930
- Smaller examples were often inconspicuous enough to blend comfortably on quiet residential streets where two- and three-flat buildings and single-family homes dominated. Larger examples tend to be located on commercial streets or fronting parks or boulevards.
- Offered "hotel services" including one or more of the following: meal services and/or a common dining room, maid service, laundry service, elevator service, which apartment buildings generally did not. (Rooming hotels may be an exception.)
- Leasing was flexible – unlike apartments, most residential hotels offered daily, weekly, monthly, and sometimes even yearly rentals. But residential hotels differed from tourist hotels in that the majority of the residents were "permanent," meaning they were there for longer than one month. For the purposes of this MPD, hotels that historically marketed at least a portion of their rooms to permanent residents are considered residential hotels.

Major Types

APARTMENT HOTELS

- Characterized by multi-room units that include a private bath and a place in the unit to prepare food, usually a kitchenette. Many of the luxury high-rises included a wide range of options, from

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number F Page 36

“straight” hotel rooms without kitchens to five-bedroom units with full kitchens and multiple baths.

- Range from small mid-rise examples with studio (“efficiency”) apartments to luxury high-rises with large, multi-room apartments.
- Luxury examples typically have larger, more elaborate common spaces – dedicated dining rooms, ballrooms, club rooms, libraries, etc.

Mid-rise Apartment Hotels with Simple Plan

- 1819 Humboldt Boulevard (4 stories, Logan Boulevards NR District)
- Hyde Park Arms (5316-18 South Harper, 4 stories)

High-rise Apartment Hotels with Simple Plan

- Flamingo Apartment Hotel (5550 S. Shore Drive, 16 stories, Hyde Park MPD)
- Poinsettia Apartments (5528 S. Hyde Park Blvd, 12 stories, Hyde Park MPD)
- Norman Hotel (1327 W. Wilson Avenue, 12 stories, Uptown Square Historic District)

Mid-rise Apartment Hotels with Complex Plan

- Gaylord Apartment Hotel (5316 S. Dorchester Ave., 4 stories, U-plan)
- The Wilmington (4901 S. Drexel Blvd., 4 stories, U-plan)
- Mark Twain Hotel (111 W. Division St., 5 stories, U-plan)

High-rise Apartment Hotels with Complex Plan

- Shoreland Hotel (5450 S Shore Drive, 14 stories, U-plan, Hyde Park MPD)
- Windemere East (1642 E 56th Street, 13 stories, Combination plan, Hyde Park MPD)
- Hotel Guyon in West Garfield Park (4006 W. Washington Blvd, 10 stories, E-plan, ind. NR)
- Belden Stratford (2300 N. Lincoln Park W, 15 stories, U plan, ind. NR)

ROOMING HOTELS

Although not necessarily distinguishable from the apartment hotel when viewed from the exterior, rooming hotels served primarily as the lower tier of the residential hotel market between 1880 and 1930. In the post-World War II period, these would come to be known as SRO (Single Room Occupancy) Hotels.

- Characterized by single room units with no kitchenette, some with private baths, and some with common toilets (in the hall) but with sink and/or shower or bath in room.
- Smaller examples, more modest common areas, but still have at minimum hotel desk, lounge/lobby space, and usually a restaurant or coffee shop in the building, even if it is not dedicated for the residents.
- High-rise examples tend to be specific variations of the residential hotel model, such as “club hotels” such as the Allerton Hotel, the Three Arts Club, and YMCA/YWCA hotels, which offered short and long term accommodations on a membership basis.

Because most rooming hotels were designed for the lower ranks of society, few large, high-rise examples

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number F Page 37

of the type have been located during the course of research for this MPD. The high-rise examples that have been confirmed as rooming hotels (with no kitchenettes and typically shared baths) are variations of the residential hotel model such as YMCA buildings and “club hotels” like the Allerton Hotel and the Three Arts Club.

Mid-Rise Rooming Hotels with Simple Plan

- Miriam Apartments (4707 N. Malden, 4 stories, 1925, Sheridan Park HD)
- Hotel Melbourne (4621 N. Racine, 6 stories 1918)
- Del Mar Hotel (5046 Winthrop Avenue, 4 stories, West Argyle HD)

Mid-Rise Rooming Hotels with Complex Plan

- Hotel Carling (1512 North LaSalle Street, 4 stories, E plan)
- Hotel Marshall (1232 North LaSalle Street, 4 stories, E plan)
- Strand Hotel (6315 South Cottage Grove, 5 stories, U plan, NR listed)

High Rise Rooming Hotels with Simple Plan

- The Sovereign (1040 W. Granville Avenue, 10 stories)
- The Fairfax (1369 E. Hyde Park Boulevard, 10 stories)
- The Commonwealth Hotel (2757 N. Pine Grove Avenue, 12 stories)

High-Rise Rooming Hotels with Complex Plan

- Hotel Chelsea (920 W Wilson, 10 stories, mod H plan)
- Lawson YMCA
- Allerton Hotel (701 N. Michigan Avenue, 25 stories, H plan, Chicago Landmark)
- Broadview Hotel (S. Hyde Park Boulevard, 7 stories, C plan)

PROPERTY TYPE SIGNIFICANCE

Chicago's residential hotels are locally significant under National Register Criterion C for Design/Construction because they embody the distinctive characteristics of a type, period, and method of construction. Unlike apartment buildings in the city that strove to emulate single-family living, residential hotels combined aspects of the city's commercial buildings, hotels, and high rise apartment buildings to form a distinctive multi-family residential building type that offered access to fashionable neighborhoods, amenities, and service in exchange for space and ownership. They appealed to a wide range of the city's population, from upper-class residents seeking full-service luxury, to middle-class families looking for entrée into fashionable neighborhoods, and single men and women in need of private and affordable housing close to work.

While it is assumed that most residential hotels will be nominated for listing under National Register Criterion C for Design/Construction, buildings that meet the above registration requirements may also be eligible under Criterion C for Work of a Master, under Criterion B for associations with significant persons, or under Criterion A for social history.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number F Page 38

PROPERTY TYPE REGISTRATION REQUIREMENTS

Because residential hotels are typically larger multi-unit structures, they are not generally found in groupings that would allow for listing in the National Register as a historic district. It is anticipated that most properties will be listed individually under this MPD, but if clusters of apartment hotels like the 900 block of West Wilson are identified through subsequent research, they may be nominated as a district. To qualify as districts, all buildings must meet the registration requirements for residential hotels outlined below and must be contiguous.

Many of the high-style luxury residential hotels identified in the author's survey are already individually listed in the National Register of Historic Places under Criterion C for Architecture. However, it is important to note that modest apartment hotels and rooming hotels are also worthy of listing under this MPD, because they exemplify the critical role that the residential hotel as a specific building type played in sheltering largely overlooked subsets of the city's population—single working-class people, married working-class couples without children, elderly people without family, and transient workers—for whom there were few other viable housing options.

To qualify for individual registration, properties must exhibit all of the defining characteristics of a residential hotel. The property must be a masonry multi-unit residential building, built during the period of significance, that is three stories tall or taller, with a single primary residential entrance, some type of common space for residents (a lounge, dining room, etc.) on the ground floor, and a corridor plan on the upper floors. Historical records should indicate that the building offered some type of "hotel" service—maid service, laundry service, room service, etc. (Rooming hotels may be an exception.) Long term and short term rentals are typical, but some residential hotels offered only long-term accommodations. These buildings will meet the registration requirements so long as hotel services were offered. Although many existing flat buildings and single-family homes were converted into rooming houses and boarding houses during this period, only purpose-built residential hotels will be eligible for listing under this MPD.

All eligible properties must retain sufficient architectural integrity, meaning they must be readily identifiable as residential hotels. However, common alterations such as replacement of windows within the original openings and replacement of storefront windows within the original openings should not preclude registration. On the interior, the building must retain the majority of its original ground floor common areas (registration desk, lobby/lounge, etc.). Modifications to some original finishes (lighting, wall finishes, etc.) may not preclude registration if the floor plan of these areas is largely intact. The upper floors must retain their corridor plans, but alterations to units will not prevent a property from qualifying for registration.

Although alterations (private baths and kitchens added, rooms combined to make larger units, etc.) can make it difficult to assess whether a building originally served as an apartment hotel or a rooming hotel, historic research utilizing classified listings, display ads and articles in local papers, as well as historic floorplans if available, should be undertaken to determine under which category an eligible building originally functioned.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number G Page 39

G. GEOGRAPHICAL DATA

This Multiple Property Documentation Form encompasses the City of Chicago.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number H Page 40

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

METHODOLOGY

- Initial survey utilized Sanborn Maps to identify properties labeled as “hotel” and “apartment hotel.” Windshield surveys and survey through Google Maps were conducted to confirm current condition of these properties. Review of Chicago Tribune Historical Archive for these properties was conducted to search for articles, display ads, classified ads, etc. to locate dates of construction, architect, renderings, number and size of apartment units offered, rates and terms for residents, and types of hotel service offered for properties. For properties that were not clearly labeled as residential or apartment hotels in the Sanborn maps, classified ads from the early twentieth century were used to verify that these properties operated as residential hotels during the period of significance. Where specific evidence did not confirm whether a residential hotel fell into the apartment hotel type or the rooming hotel type, the property was marked “undetermined.”
- National Register nominations for individual listings and district in the survey area were consulted. Many of the high rise residential hotels along the lakeshore have been individually listed in the National Register or are part of National Register districts. Many smaller examples of residential hotels on residential streets have been listed in the National Register as contributing properties in National Register Historic District, including but not limited to the Sheridan Park Historic District, the Uptown Square Historic District, the West Argyle Street Historic District, the Lakeview Historic District, the Wicker Park Historic District, Logan Square Boulevards Historic District, and the Hyde Park-Kenwood Historic District.
- Criss-Cross Directory listings, Census Records, Chicago Community Area reports were reviewed to establish residential patterns and typical populations.
- Avery Index and JSTOR databases were searched for architectural publications on apartment hotels, review of trade journals including Hotel Monthly, The Hotel World, American Builder, etc.
- An electronic database of properties was prepared by the authors to aid in evaluating the properties and developing the registration requirements for the MPD. This database should in no way be considered a comprehensive list of existing residential hotels in the city, but only sampling of examples that is large enough to allow for general conclusions to be reached.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number I Page 41

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930
Name of Property
Cook County, IL
County and State

Section number I Page 42

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number I Page 43

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Bryn Mawr Avenue Historic District, Chicago IL, NR Ref. #95000482

Buena Park Historic District, Chicago, IL, NR Ref. #84000937

Chicago's High-Rise Apartment Hotels (draft nomination, 1996)

Hyde Park Apartment Hotels Thematic District, Chicago, IL

Hyde Park-Kenwood Historic District, Chicago, IL NR Ref. #79000824

Jeffrey-Cyril Historic District, Chicago IL NR Ref. #86001007

Lakeview Historic District, Chicago, IL NR Ref. #77000478

Logan Square Boulevard Historic District, Chicago, IL, NR Ref. #85002901

Sheridan Park Historic District, Chicago IL, NR Ref. #85003352

Strand Hotel, Chicago IL NR Ref. #12001237

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 44



Figure 1: The Yale Apartments (constructed 1892), one of several apartment/hotel hybrids that served as antecedent forms to the early twentieth century residential hotel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property
Cook County, IL

County and State

Section number Images Page 45



Figure 2: The Yale Apartments and Brewster Apartments (constructed 1893, above, c. 1950), the only extant examples of nineteenth century antecedents to the modern residential hotel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 46



Figure 3: Article on the Ringold Hotel, *Chicago Daily Tribune*, December 16, 1894

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 47

THE HOTEL WORLD 25

THE APARTMENT HOTEL

Origin and Growth of a New Idea in Modern American Hotel Practices—An Attractive Investment Opportunity For Experienced Hotel Men.

By R. C. Cash of Albert Pick & Company.

An extremely interesting and important development of the hotel idea is the apartment hotel. In no phase of hotel growth has the onward march of a great idea been so rapid as in this case. The apartment hotel is a perfectly logical outgrowth of modern conditions as reflected in hotel management. But the

from home might have a roof to shelter him, a bed to sleep in and food to eat.

Ever since history has been written there have been inns, taverns and other variations of the hotel idea. With the growth of the hotel the permanent guest shared its benefits with the transient.

examples in most of the larger cities of this country.

The family hotel proposition has been developed to a high point of perfection. It extends comforts and conveniences that, not so very long ago, were beyond the reach of kings. The family hotel will go right on and develop. It has a



SURF APARTMENTS, CHICAGO.

These apartments, now under construction on a well-chosen site on the North Side of the city, represent the better type of the larger apartment hotels. It is expected that the small suites will command excellent rentals.

Figure 4: Article on the modern apartment hotel by R. C. Cash, *The Hotel World*, November 3, 1917

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 48



The Windermere
Chicago

*One of hundreds of
Chicago installations*

This mammoth hotel is shown as one of a vast array of Chicago buildings in which Murphy Beds are providing comfort while saving space and labor.



This spacious living room by day becomes a bed chamber at night. The Twin Murphy In-A-Dor Beds are concealed in inconspicuous closets until needed.



*Some of the many Chicago installations of Murphy In-A-Dor
Beds are to be found in the following buildings.*

The ADMIRAL
The BELDEN
BRIAR APARTMENTS
BROADMOOR
The CHELSEA
CHURCHILL

COMMONWEALTH
The NEW HAYES
LIBRARY PLAZA
MELROSE
OAK PARK ARMS
ORRINGTON

PINE GROVE
The RIENZI
SHERWIN
SOUTH SHORE
SOVEREIGN
WEDGEWOOD

Figure 5: Profile of Murphy Beds in Chicago residential hotels, a breakthrough in space-saving features incorporated into twentieth century residential hotels (Murphy Door Bed Co. Catalog, 1925)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 49

98 **AMERICAN BUILDER** (Covers the Entire Building Field) (November, 1922)



OUR FRONT COVER HOME

Hotel Apartment Bungalow

Designers of the Little Bungalow on Front Cover Have Incorporated In It the Attractive and Space-saving Features of the Most Exclusive Apartments

EVERYONE admires the convenience, comfort, attractiveness and efficiency of the modern city apartment hotel.

How would you like to have your own bungalow home designed and planned along the lines of the most modern and exclusive of these buildings?

This is just what has been done with our beautiful November front cover home. It artistically and economically provides the same accommodations and conveniences that have been perfected for these exclusive apartments.

It is a space-saving home equipped with space-saving beds and fixtures with every convenience for comfort and efficiency. Home builders everywhere are realizing the advantages of furnishing their houses with space-saving equipments. They eliminate waste space. They reduce building cost. They increase rental values and augment living comfort.



Living Room Showing the Two Door Beds in Night Time Position. Plan provides for a door (not shown in sketch) between beds opening into dressing closet.

This home has been designed so that it may be built on a small lot, as it is only 26 feet by 19 feet 6 inches. The interior arrangement is ideal and unique. It is so small that the housekeeping is easily taken care of yet there is complete privacy and comfort in every room. There are three rooms, a closet and bath. They are the living room, dining room, kitchen and dressing closet.

This arrangement follows the plan of high-priced suites in the best modern apartment hotels today. It is possible to live as comfortably and much more conveniently in these two or three rooms now than it was formerly to live in five or six rooms. This has been made possible thru the introduction of the space-savers.

The living room is entered from the front porch. It is large and comfortable, being 18 by 12 feet. Two disappear-



Floor Plan of Unique Front Cover Bungalow Designed Along Lines of Modern Hotel Apartment and Equipped with All Its Space-saving Features.



Space-saving dressing cabinet with dressing table in connection is completely equipped for a dressing room.



Bed Folded Into Closet, Allowing Space to be Used for Other Purposes During the Day.

Figure 6: Space-saving features became a hallmark of residential hotels and a model for efficiency in other types of housing (*American Builder*, November 1922)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 50



Figure 7: The Shoreland Hotel in Hyde Park (constructed 1925-26, Hyde Park Apartment Hotels Thematic District), is one of the largest and most elaborate of Chicago's residential hotels



Figure 8: The main lobby of the Shoreland, showing 1937 Art Deco remodeling by James Eppenstein

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 51



Figure 9: The Belden Stratford Hotel (constructed 1922-23, National Register listed), a large north-side apartment hotel that boasts an imposing double-height lobby, large main dining room, and several smaller public spaces opening off an open mezzanine

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 52



Figure 10 and Figure 11: The Carling Hotel at 1512 North LaSalle Street (constructed 1926, top) and the Marshall Hotel at 1232 North LaSalle (constructed 1926, bottom), two rooming hotels designed by Edmund Meles

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 53



Figure 12: The Mark Twain Hotel (constructed 1929), a rooming hotel with multiple ground floor storefronts

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 54



Figure 13: The Belle Shore Apartment Hotel (constructed 1929, Bryn Mawr Avenue National Register Historic District) is an example of elaborate terra-cotta ornamentation utilized for middle-income residential hotels

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property
Cook County, IL

County and State

Section number Images Page 55



Figure 14: The New Lawrence Hotel (constructed 1929, Uptown Square National Register Historic District), a high-rise rooming hotel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 56



Figure 14: Historic postcard for the Chelsea Hotel in Uptown (constructed 1923)



Figure 15: The Chelsea Hotel was converted into the city's first private retirement home in 1967 (photo, 2016)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 57



Figure 16: The Poinsettia Apartments (constructed 1929, Hyde Park Apartment Hotels Thematic District) features exuberant polychrome terra-cotta detailing

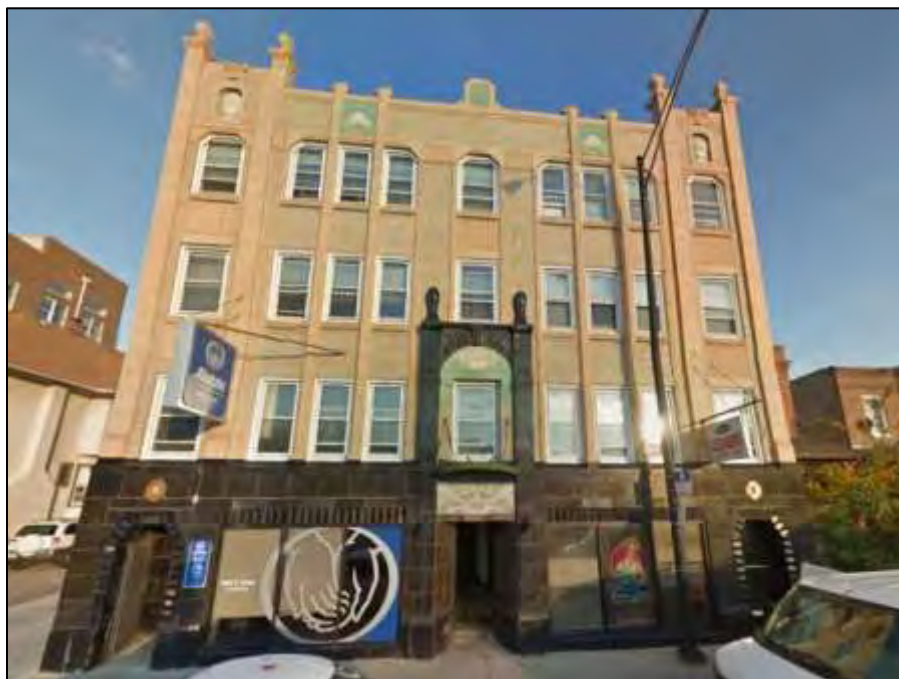


Figure 17: The Northwood Hotel (constructed 1929) at 4025 North Pulaski Avenue, is an excellent example of a small mid-rise rooming hotel with polychrome terra-cotta detailing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 58



Figure 18: The Hotel Guyon (constructed 1927, National Register listed) at 4000 West Washington Street in the Garfield Park neighborhood is a rare example of a high-rise apartment hotel that was not in close proximity to the lakefront

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 59



Figure 19: The Drake Hotel (constructed 1919-20, National Register listed), although known as a tourist hotel, also housed permanent residents (undated advertisement, c. 1925)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 60



Figure 20: The Allerton Hotel at 701 North Michigan Avenue (constructed 1922-24), an example of a high-rise rooming “club” hotel that offered facilities and amenities similar to a private club

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 61



Figure 21: YMCA and YWCA hotels (including the Lawson YMCA, above) were a special subset of “club” hotels that proliferated during the 1910s and 1920s (photograph courtesy of chicagoarchitecture.org)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 62

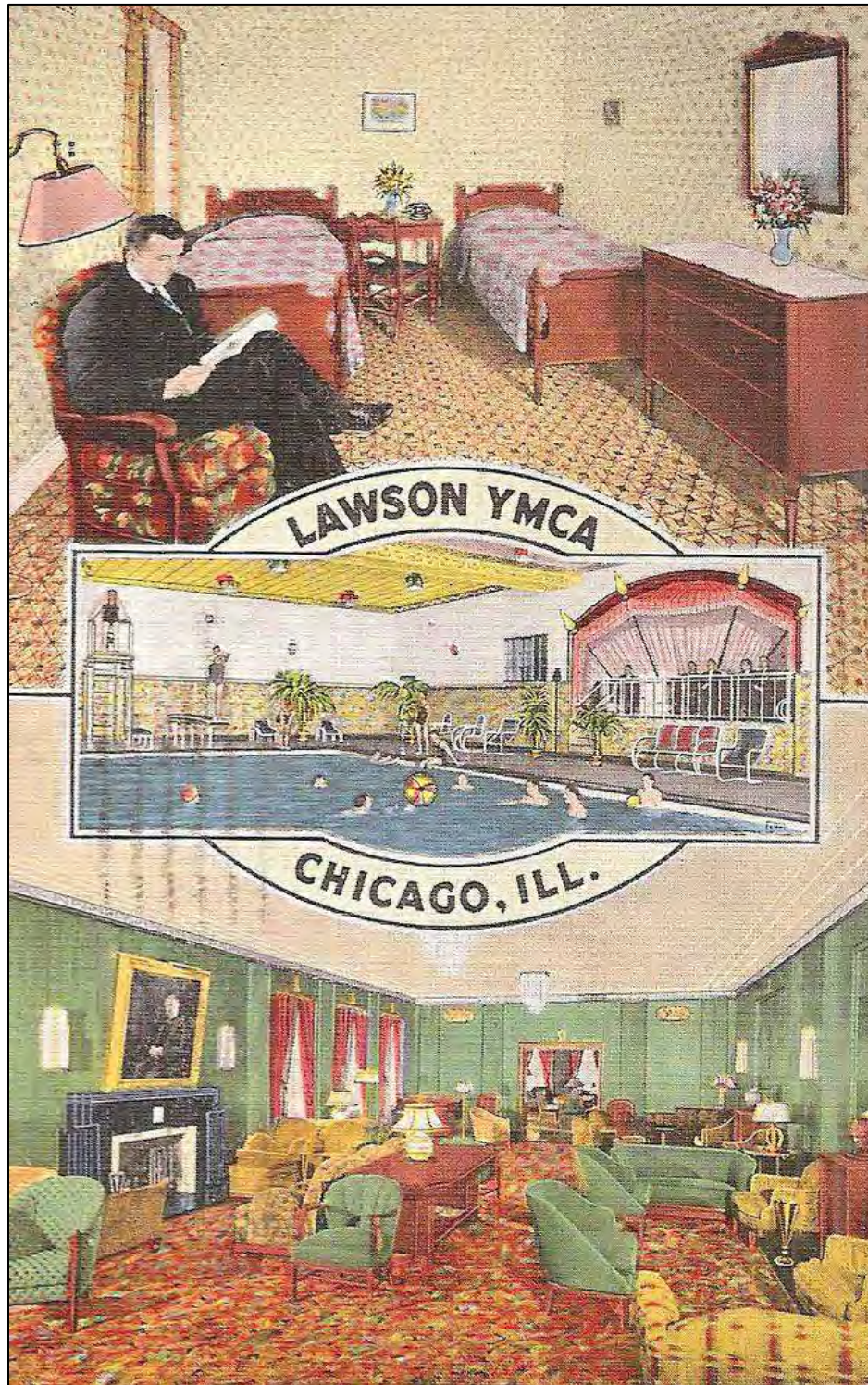


Figure 22: The Lawson YMCA at 30 West Chicago Avenue was the largest YMCA hotel in the world when completed in 1931, and offered “cell-like” rooms and a host of public spaces, including athletic facilities

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 63



Figure 23: The Stanleigh Hotel at 1200 West Pratt Boulevard (constructed 1916), a mid-rise residential hotel with ground floor commercial storefronts

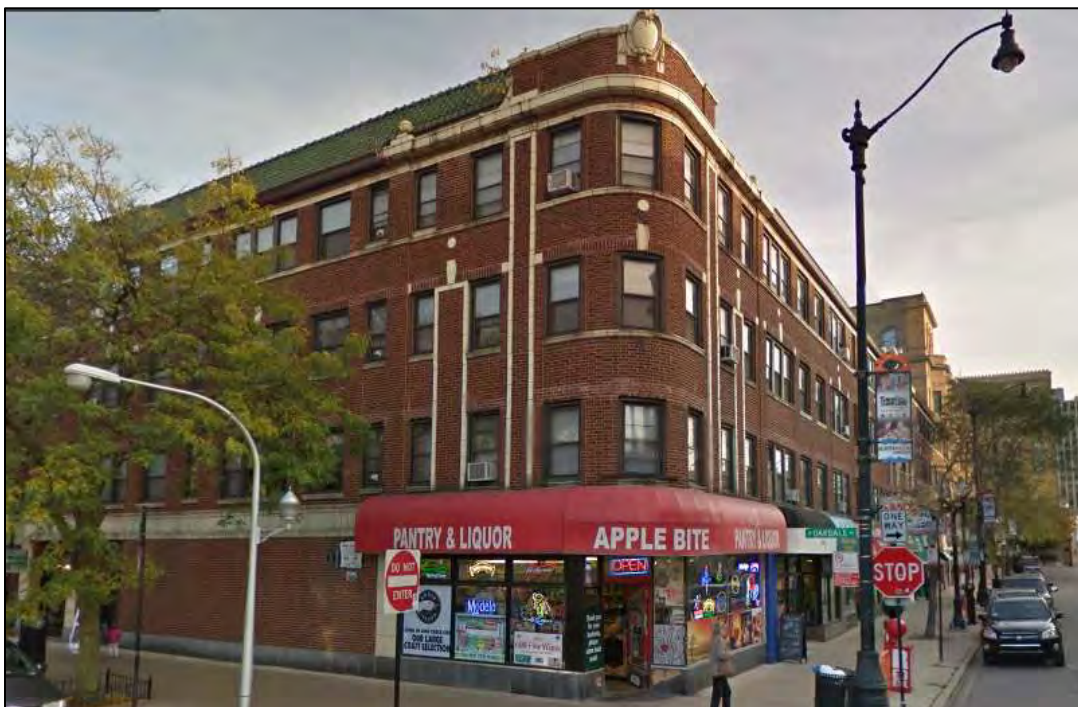


Figure 24: The Oakdale Apartment Hotel at 554 West Oakdale (constructed 1922)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 64



Figure 25: The Sutherland Hotel (constructed 1917, National Register listed) at 4659 South Drexel Boulevard, features ground floor commercial spaces on 46th Street; the hotel entrance and lounge were accessed from Drexel Boulevard



Figure 26: The Sutherland Lounge hosted jazz greats from the 1940s through the 1960s.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 65



Figure 27: The Columbian at 5220-5222 South Harper Avenue (constructed 1925) is a typical example of a mid-rise residential hotel located mid-block along a commercial corridor

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 66



Figure 28: The Sheridan-Broadway Hotel at 3820-26 North Broadway (constructed 1923), a mid-rise residential hotel located mid-block on a commercial corridor, with one primary façade and ground floor

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 67



Figure 29 and 30: The mid-rise residential hotels in established neighborhoods like Sheridan Park were designed to fit in with the low density residential buildings surrounding them. (4550 North Malden, top, and 4735 Beacon, bottom)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 68

"Standard"
PLUMBING FIXTURES

Handsome construction, and dependability of service were factors in the choice of "Standard" Plumbing Fixtures for the Carolan Apartment Hotel.

Architects, contractors, plumbers and owners seeking the most desirable and efficient plumbing fixtures are invited to make selections from the display at the Chicago "Standard" Showroom.

Here will be found a complete line of "Standard" Plumbing Fixtures together with the exact "Standard" Nicked Brass Fixtures designed to give longest and most satisfactory service when used with "Standard" Plumbing Fixtures.

Look for the name "Standard" cast or stamped on all "Standard" Nicked Brass Fixtures.

Standard Sanitary Mfg. Co.
Chicago Showroom: 900 So. Michigan Avenue

**The Carolan
APARTMENT HOTEL**
5480 Cornell Avenue

Owners
G. G. & E. O. Anders

Architect
T. R. Bishop

Plumbing Contractor
J. H. Kaleher



148 of these basin faucets are only part of the "Standard" plumbing equipment in this building



Figure 31: U-shaped mid-rise residential hotels such as the Carolan Apartment Hotel were designed to mimic the courtyard apartments found in many Chicago neighborhoods (*Chicago Daily Tribune*, 1924)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 69



Figure 32: Rokeby Hotel at 3831 North Freemont (constructed 1929), typical mid-rise residential hotel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property
Cook County, IL

County and State

Section number Images Page 70



Figure 33: Rosemoore Hotel (1928), typical mid-rise residential hotel at 1622 West Jackson Boulevard



Figure 34: Ridgeland Apartment Hotel (1927), typical mid-rise residential hotel at 1734 East 72nd Street

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 71



Figure 35: Seven-story high-rise residential hotel at 900 West Argyle Street (constructed 1929)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

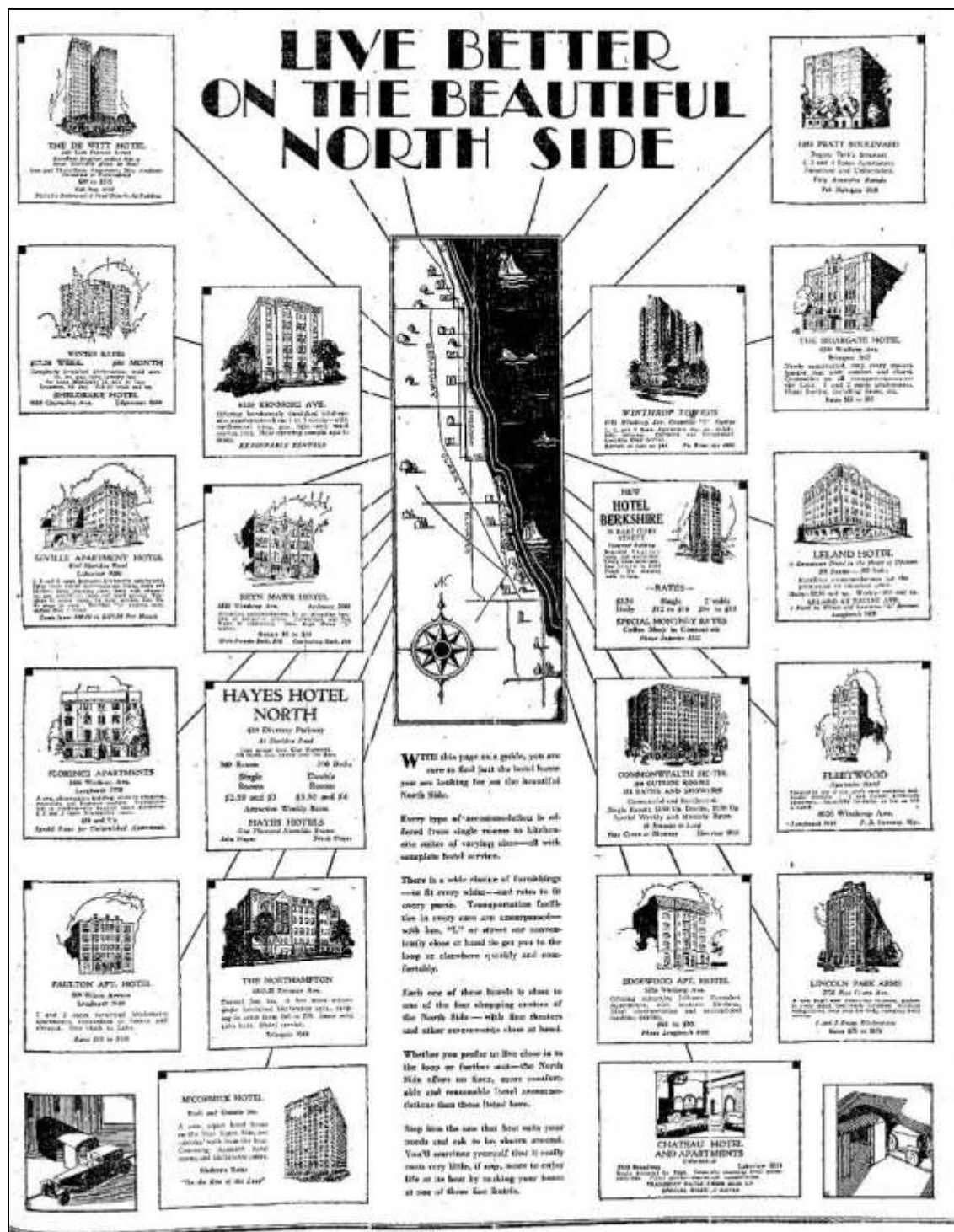
Section number Images Page 72

Figure 36: Transportation lines and a thriving entertainment and commercial district in Uptown led to the development of residential hotel “clusters,” particularly along Winthrop and Kenmore Avenues, directly east of the elevated rail line

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 73



Figure 37: Some residential hotels catered specifically to women. The first purpose built Eleanor Club in Chicago, designed to house working women, was completed in 1914 at 2155 West Pierce Avenue (above).



Figure 38: The Traemour Club Hotel at 5427 North Kenmore Avenue (constructed 1928), marketed itself as a “new ideal—exclusively for businesswomen.”

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 74

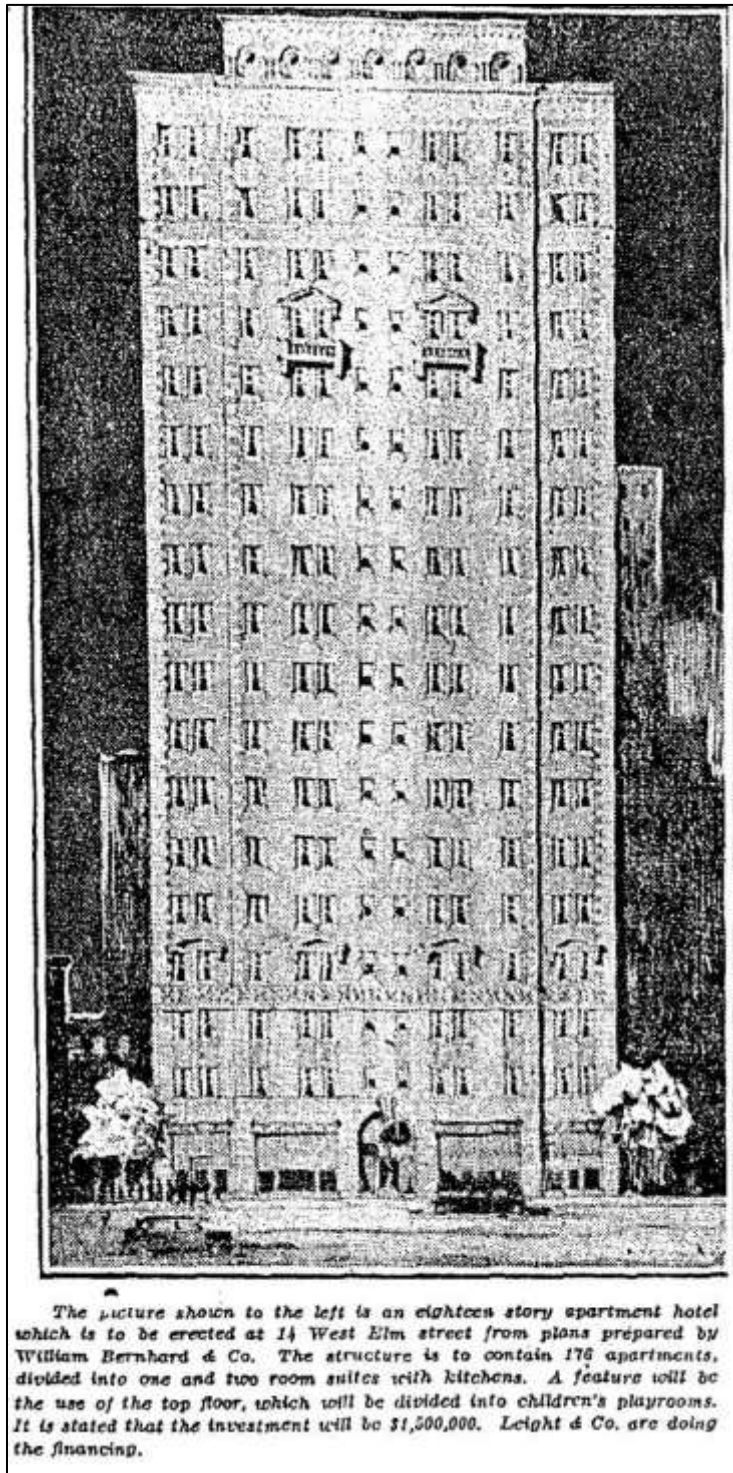


Figure 39: A few apartment hotels, such as the one at 14 Wet Elm Street (constructed 1927) were marketed directly at couples with young children by incorporating playrooms

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 75



Figure 40 and 41: The Strand Hotel at 6315 South Cottage Grove Avenue (constructed 1915, National Register listed) is the only surviving residential hotel in the Woodlawn community, which lost most of its examples due to urban renewal in the Post-World War II period

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 76



Figure 42: Residential hotels in prime locations, such as the Hotel Lincoln at 1816 North Clark Street, continued to draw an interesting mix of artists, writers, and other bohemians through the 1960s and 1970s.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 77

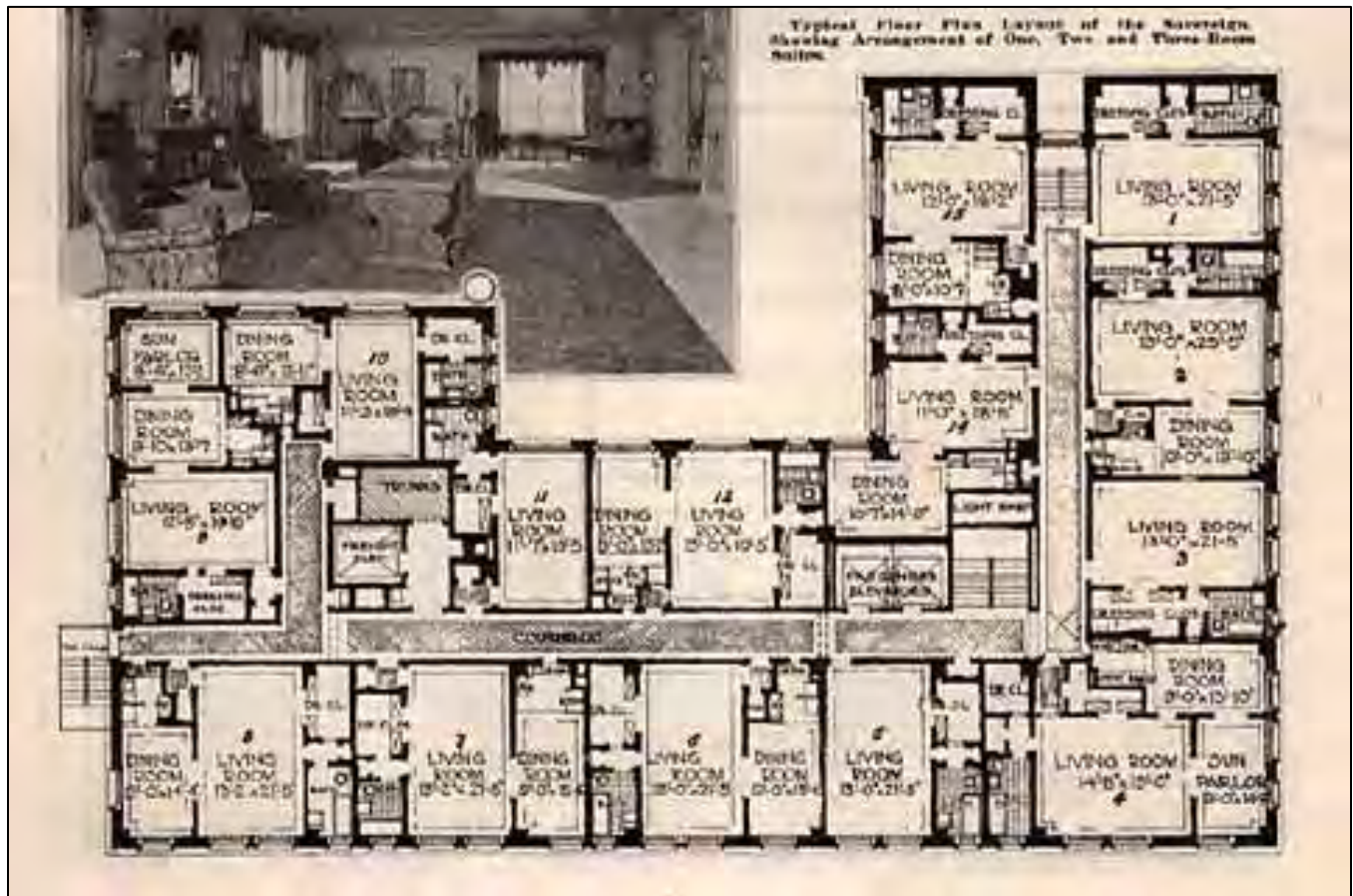


Figure 43: Floorplan of the Sovereign Hotel, a typical high-rise apartment hotel at 6200 North Kenmore in Uptown. The upper floor plan shows two-room units with dining rooms/kitchenettes and living rooms that doubled as bedrooms with concealed beds. All have private baths.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 78

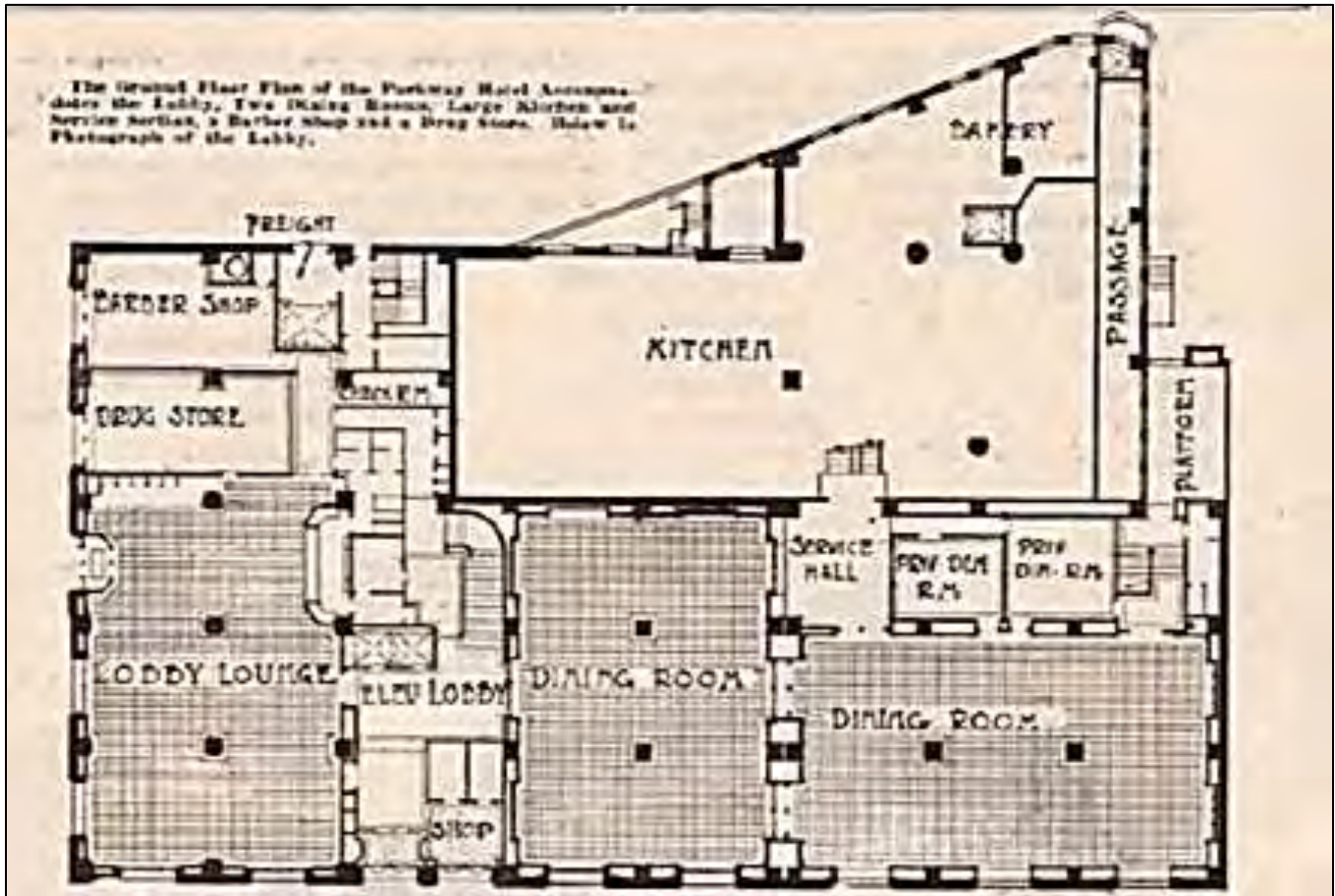


Figure 44: Ground floor plan for the Parkway Hotel, 2100 North Lincoln Park, showing typical arrangement of spaces in a high-rise apartment hotel, with separate lobby and lounge, two formal dining rooms with large kitchen, as well as a drug store and barber shop for residents.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 79

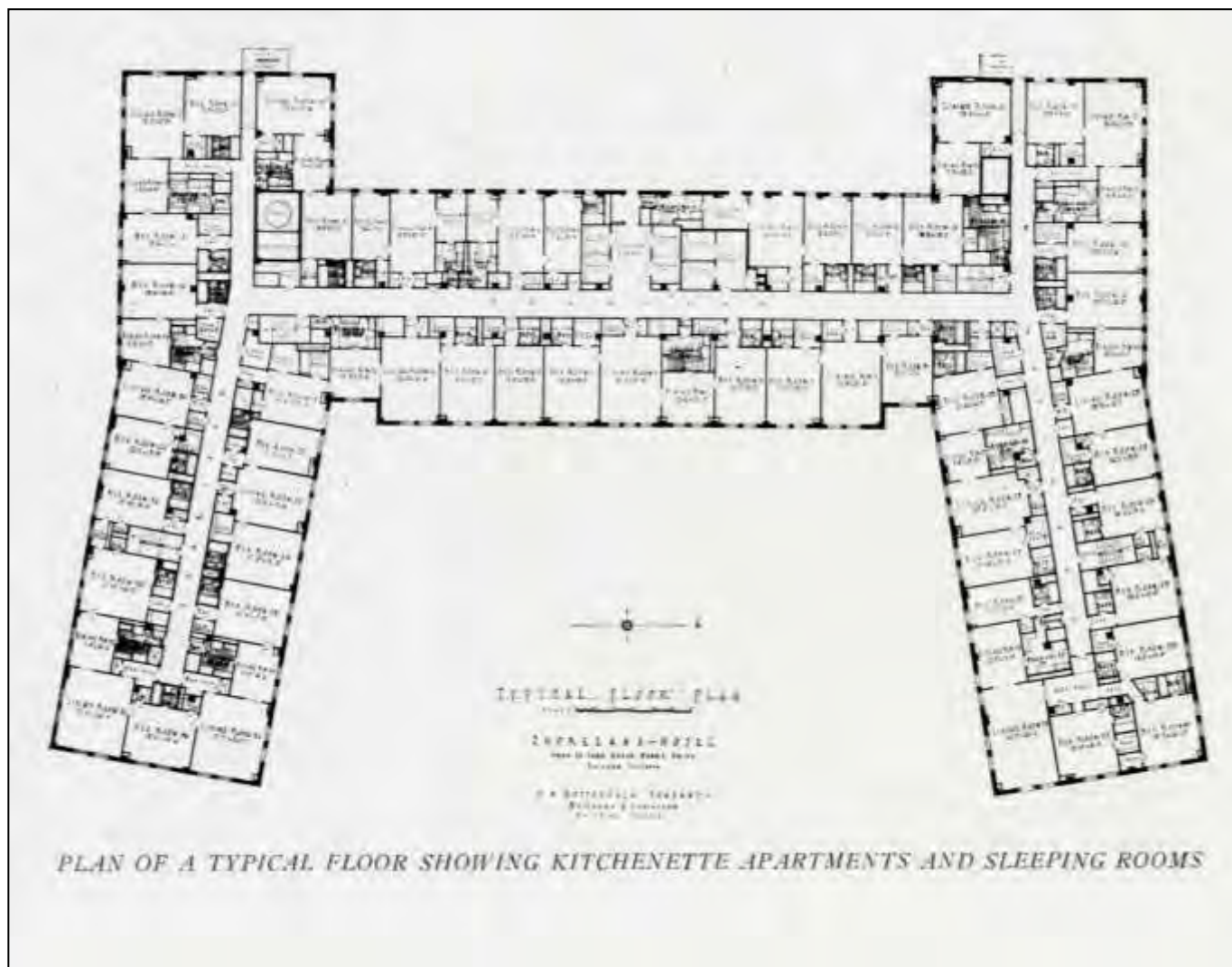


Figure 45: Upper floor plan of the Shoreland Hotel in Hyde Park, showing arrangement of rooms in a luxury high-rise apartment hotel with a complex plan.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 80

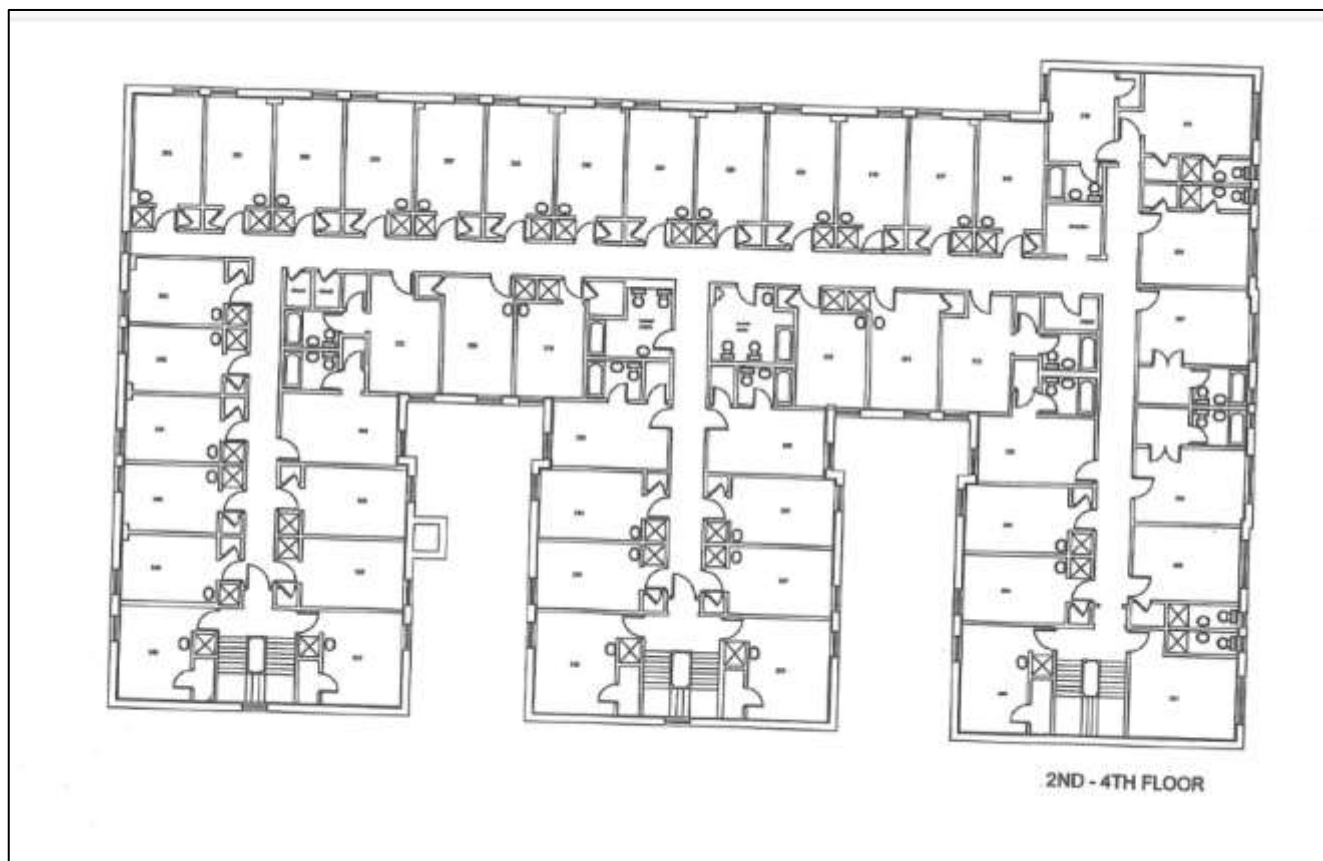


Figure 46: Upper floor plan of the Marshall Hotel at 1232 North LaSalle Street, a typical example of a rooming hotel, with single rooms.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 81

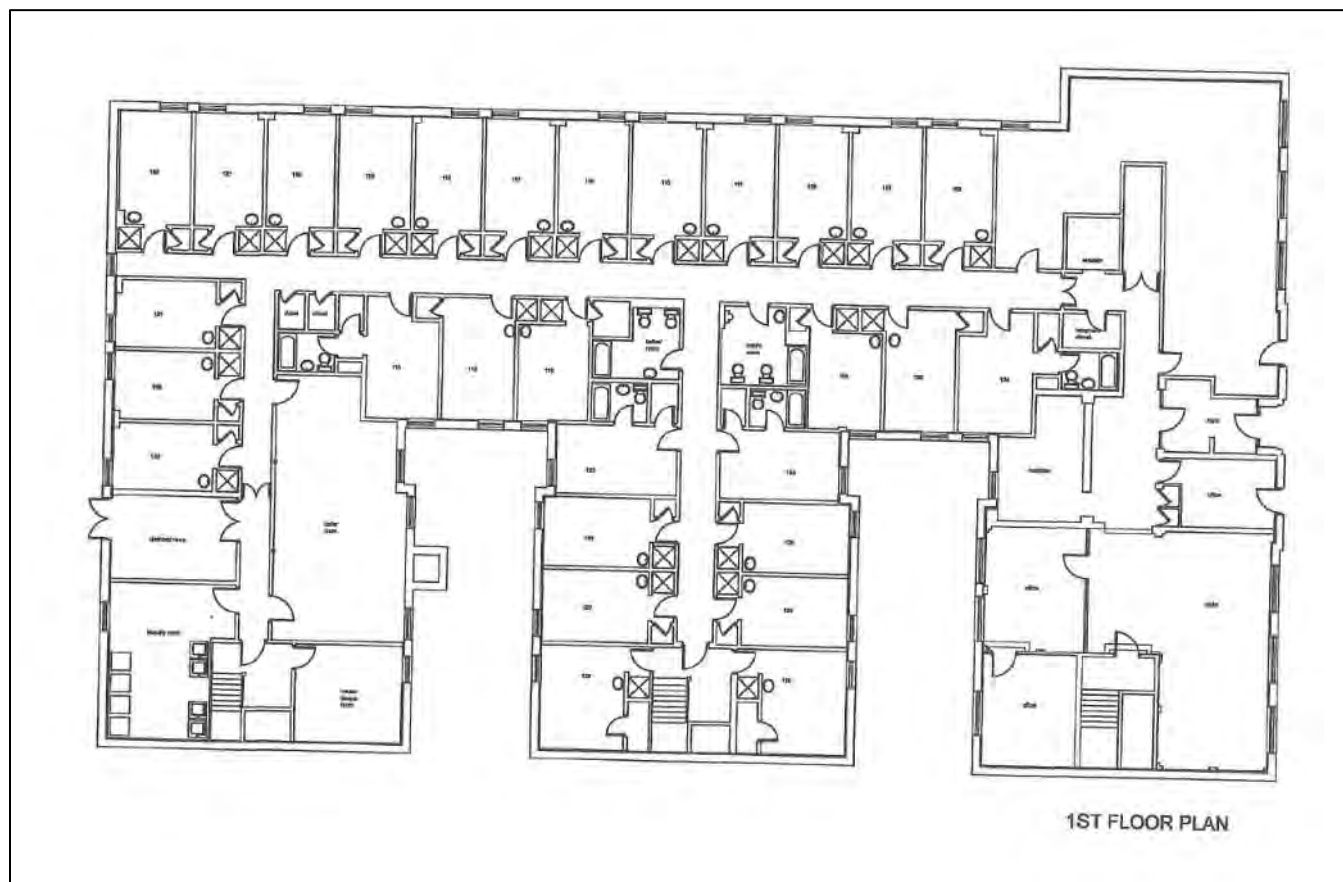


Figure 47: Ground floor plan of the Marshall Hotel at 1232 North LaSalle Street, a typical example of a rooming hotel, showing a reception area, lobby, and restaurant space in the east wing and single hotel rooms in the remaining wings.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 82

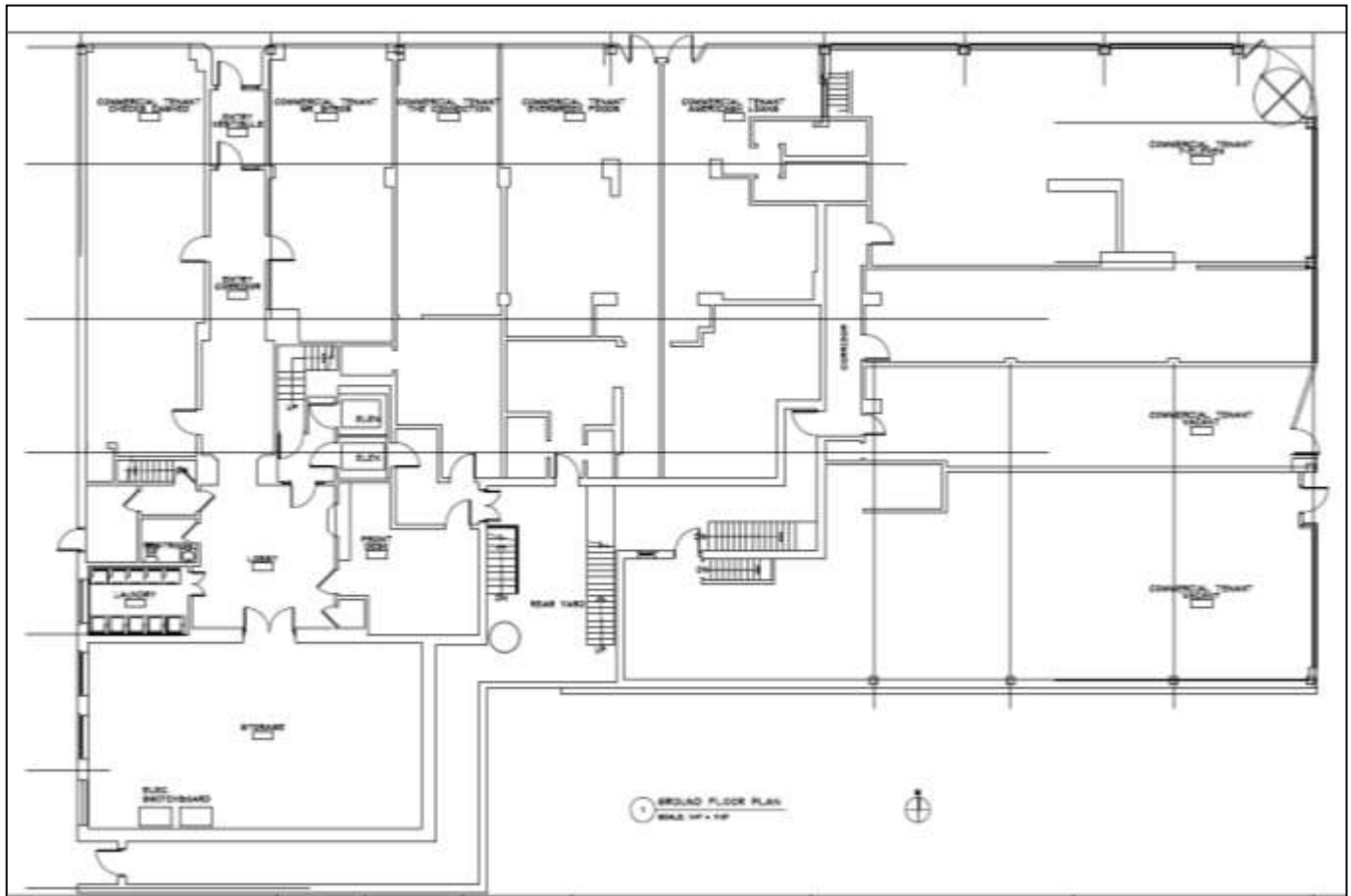


Figure 48: Ground floor plan of the Mark Twain Hotel at 111 West Division Street, a typical example of a rooming hotel, showing a long entrance corridor leading to a lobby and large parlor on the west side of the building. The remaining ground floor space is taken up by multiple commercial spaces, typical of rooming hotels located on major commercial corridors.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1880-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 83

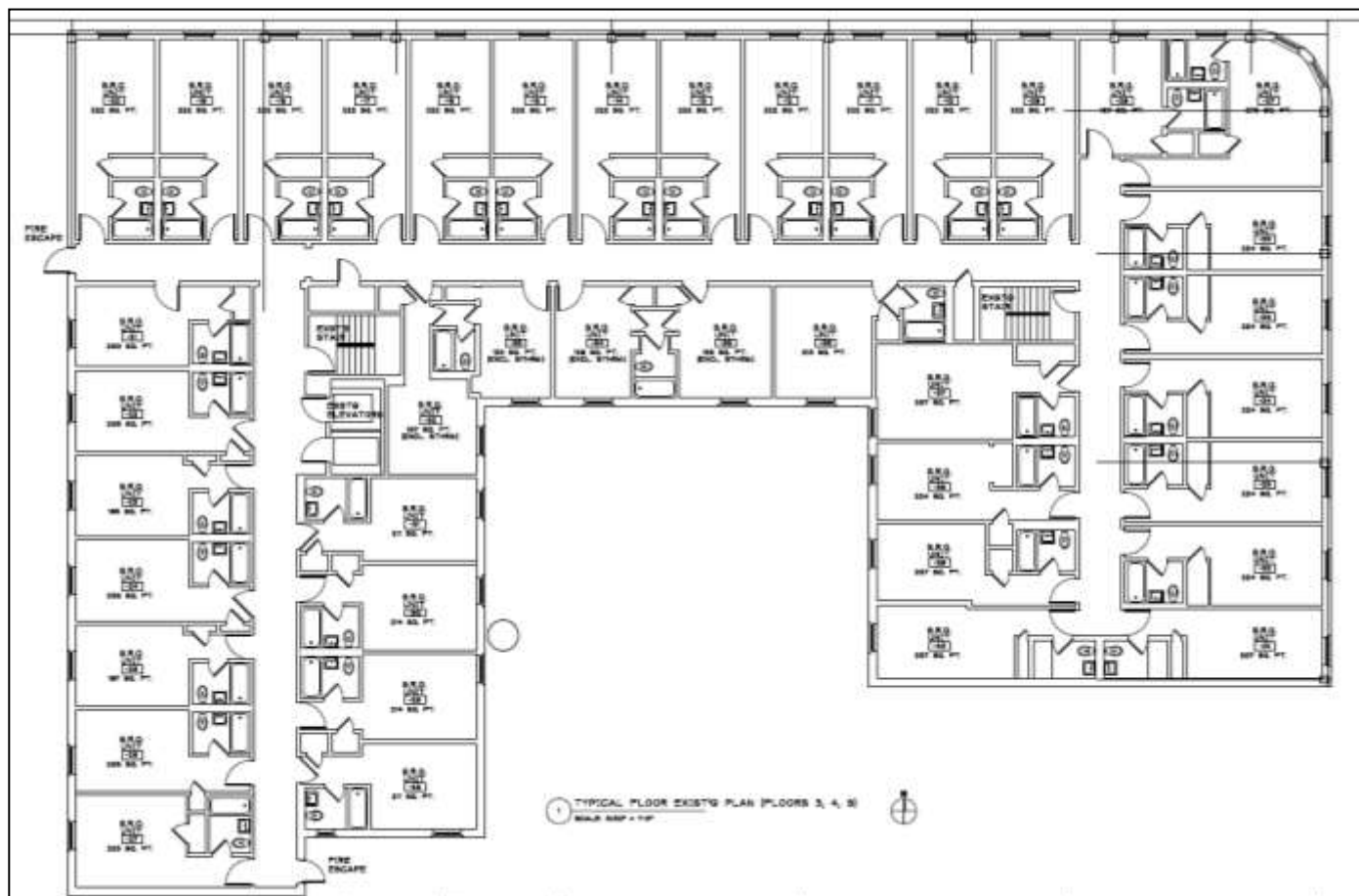


Figure 49: Upper floor plan of the Mark Twain Hotel at 111 West Division Street, a typical example of a rooming hotel, showing single rooms all with private baths and closets.

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: COVER DOCUMENTATION

Multiple Name: Residential Hotels in Chicago, 1880-1930 MPS

State & County: ILLINOIS, Cook

Date Received: 2/24/2017 Date of 45th Day: 5/8/2017

Reference number: MC100000847 ----- 100000543

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
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☒ Accept ☐ Return ☐ Reject ☐ Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 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.



December 7, 2016

Ms. Barbara Wyatt
National Register of Historic Places Program
National Park Service, Department of the Interior
1201 Eye Street, NW (2280)
Washington, DC 20005

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 October 28, 2016 meeting and signed by the Deputy State Historic Preservation Officer:

Residential Hotels in Chicago, 1910 – 1930 Multiple Property Document
Carling Hotel, Chicago Cook County

PLEASE NOTE THAT THE PACKAGE ALSO CONTAINS THE FOLLOWING:

Central Manufacturing District: Original East District (Additional Documentation), Chicago, Cook County. The level of significance of the district is being amended to national significance.

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

enclosures

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

MC100006543

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information.

 x New Submission Amended Submission

A. Name of Multiple Property Listing

Residential Hotels in Chicago, 1910-1930

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- Cultural and Architectural Responses to Multiple Dwellings in Chicago (1880-1930)
- Accommodation of Non-Traditional Urban Populations in Chicago (1910-1930)
- The Evolution of the Residential Hotel in Chicago as a Distinct Building Type (1900-1930)

C. Form Prepared by:

name/title: Emily Ramsey, Lara Ramsey, w/Terry Tatum

organization: Ramsey Historic Consultants

street & number: 1105 W. Chicago Avenue, Suite 201

city or town: Chicago

state: IL

zip code: 60642


e-mail: emily@ramseyhcinc.com

telephone: 312-421-1295

date: 11/28/2016

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.


Signature of certifying official

Title

Date

12/7/16

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

**United States Department of the Interior
National Park Service**Residential Hotels in Chicago, 1910-1930
Name of Multiple Property ListingChicago, Cook County, Illinois
State**Table of Contents for Written Narrative**

Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.**E. Statement of Historic Contexts**

(If more than one historic context is documented, present them in sequential order.)

Page Numbers
SECTION E PP. 1-34**F. Associated Property Types**

(Provide description, significance, and registration requirements.)

SECTION F PP. 35-39

G. Geographical Data

SECTION G P. 40

H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing.)

SECTION H P. 41

I. Major Bibliographical References

(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

SECTION I PP. 42-44

ImagesSECTION IMAGES PP
46-75

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 250 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 1

E: STATEMENT OF HISTORIC CONTEXTS

RESIDENTIAL HOTELS IN CHICAGO, 1910-1930: STATEMENT OF HISTORIC CONTEXTS

SUMMARY STATEMENT

Residential hotels constructed in Chicago between roughly 1910 and 1930 served as an indispensable but rarely celebrated component of the city's housing stock. During the first decades of the twentieth century, Chicago's population more than doubled. The need for housing during this period created the Chicago bungalow belt for working-class families, saw two- and three-flat building plans expanded into larger courtyard apartment buildings, and led to overcrowding and the creation of sub-standard tenement conditions in many of the city's oldest residential neighborhoods.

In the midst of this tremendous expansion and proliferation, residential hotels provided a unique housing option that challenged the conventional assumptions about what makes an American home. For upper-class residents, luxury apartment hotels offered "perfected personal service, superior dining, sociability as well as privacy, physical luxury, and instant status" without the "routine responsibilities of managing a large house and garden."¹ For middle-class families who could not afford a single-family house or large apartment close to downtown, mid-rise apartment hotels and high-rise rooming hotels provided entrée into fashionable lakefront communities. For the armies of low-paid but skilled workers who flooded the city, as well as other groups who fell outside of the typical family structure, mid-rise rooming hotels in neighborhoods across the city provided a means of independence from family, easy access to public transportation, and possibilities for recreation and socialization with other residents.²

Previous attempts to document the evolution of the residential hotel and its importance in the history of residential development in Chicago have focused exclusively on the high-style, high-rise apartment hotels clustered along the city's lakefront. In the 1980s and early 1990s, historian Carroll William Westfall published a number of pioneering articles on the development of luxury lakefront apartment buildings and residential hotels between the end of the Civil War and the beginning of the Great Depression. This research formed the basis for a number of individual National Register nominations for exemplary lake front apartment hotels including the Belden Stratford Hotel on the north side in Lincoln Park (NR 2009), the Guyon Hotel on the west side in West Garfield Park (NR 1985), and the Hotel Windermere East on the south side in Hyde Park (NR 1982). The Hyde Park Apartment Hotels Thematic District, listed in the National Register of Historic Places in 1986, was the first National Register listing to evaluate the apartment hotel as a distinctive and significant property type, but the nomination focused only on the eight largest, grandest, and architecturally impressive residential hotels in the Hyde Park neighborhood—the Chicago Beach Hotel, East Park Towers, Hotel Del Prado, Mayfair Apartments, Shoreland Hotel,

¹ Paul Erling Groth, *Living Downtown: The History of Residential Hotels in the United States*. (Berkeley: University of California Press, 1994) 27.

² It is important to note that, although historical records often referred to all residential hotels as apartment hotels, for the purposes of this MPD, the term residential hotel is used as the generic term, with apartment hotels as one of two types identified.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 2

Windermere House, Poinsettia Apartments, and Flamingo-on-the-Lake Apartments. In 1996, architectural historian Daniel Bluestone prepared a draft Multiple Property Documentation Form (MPD) for Chicago's high-rise apartment hotels. Although the proposed MPD (which was never formally listed) expanded the physical boundary to the Chicago city limits, it still focused only on high-rise, high-style apartment hotels clustered along the lakefront. Such a narrow definition excludes the hundreds of more "pedestrian" neighborhood apartment hotels and rooming hotels that were architecturally less extravagant, but which served a critical role in housing the city's middle-class and working-class residents, while also preventing a full understanding of the true cultural, social, and architectural diversity of the type.

The period of significance for this proposed Multiple Property Documentation Form begins in 1910 and ends in 1930. Although references to apartment houses with hotel services began to appear in the *Chicago Tribune* around 1890, (many built to serve the influx of visitors who came to see the World's Columbian Exposition), the vast majority of the purpose-built residential hotels in the city were constructed during the 1910s and 1920s. A nationwide economic depression spurred by the Panic of 1893 hampered large scale construction in the city between 1893 and 1910. The earliest documented date of construction for an extant purpose-built twentieth-century residential hotel found during the research for this MPD is 1912 (the Eastwood Beach Apartment Hotel at 811 Eastwood). However, it is likely that earlier examples exist within the city limits, which may be uncovered through future research. Therefore, the period of significance includes the full two decades between 1910 and 1930. The Great Depression stalled construction of residential hotels through the 1930s, and by the time building resumed in earnest in the post-World War II era, residential hotels had become a symbol of urban blight and a target of urban renewal programs. The existing stock of residential hotels remained open throughout the twentieth century—luxury apartment hotels either continued to operate as they had in the 1910s and 1920s or were converted to condominiums, cooperatives, or standard apartments, while middle-class apartment hotels and rooming housing were re-categorized as "single room occupancy" (SRO) buildings. However, as historian Paul Groth points out in *Living Downtown: A History of Residential Hotels in the United States*, "virtually no one built a new residential hotel between 1930 and 1980."³

ASSOCIATED HISTORIC CONTEXT SUMMARIES

The Residential Landscape in Chicago and the Cultural and Architectural Responses to Multiple Dwellings (1871-1930)

Early bias against multi-residential buildings (1871-1900)

Like many large American cities, Chicago initially developed in the early to mid-nineteenth century as a city primarily of free-standing homes. Even after the Chicago Fire of 1871, which essentially wiped the slate clean for many of the city's oldest neighborhoods, the rebuilding of the Chicago's residential landscape continued to be shaped by what historian Daniel Bluestone calls an "entrenched social and cultural prejudice against apartment living." Apartment buildings, Bluestone argued, "were often viewed as unwelcome intrusions on the landscape of single family residential neighborhoods... Critics feared that

³ Ibid, 264.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 3

apartment living would destroy the cherished ideals of domesticity, child rearing, and familial privacy, eroding the institution of the nuclear family and fabric of American society.”⁴

Even as population growth and economic and social changes led more and more Chicagoans to choose multi-residential living, the transition from a city largely built up with houses to one with great swaths of multi-residential buildings did not come easily. Chicagoans, much like the citizens in other parts of America, were predisposed favorably towards living in houses and less so towards apartment life. Victorian-era Americans placed great philosophical value on home life, and single-family houses, whether detached or row houses, were seen as morally superior to multi-residential buildings.⁵

In 1881, the *Chicago Daily Tribune* noted,

The tenement-house system in New York is rapidly extending among the people of comfortable means. In former years only the poor lived in layers but now French flats are habituating well-to-do people to the same kind of life...It is impossible that a population living in sardine-boxes should have either the physical or moral vigor of people who have door-yards of their own. For exceptional cases of old people without children, bachelors and transitory tenants, French flats are admirable, but as a general proposition, Chicago wants no tenement-houses, for rich or poor.⁶

Privacy especially was seen as an essential trait of proper living that improved character, lifted up moral fiber, and generally made a house a home. Multi-residential dwellings was decried as morally loose due to that lack of privacy, a sign of "European" decadence. Initially, American apartments more substantial than tenements were called "French flats" for their perceived origins in the apartment houses found along Parisian boulevards. Such a label connoted both high fashion and a sad lack of propriety.

Even worse, living in tenements, boardinghouses, and apartments above stores was seen as lacking even the slightest tang of sophistication and fashion that made French flats intriguing. Living in such surroundings was a sign of failure on the part of heads of family, who were seen as inadequate in providing for their loved ones if they had to live under the same roof as strangers, endure cramped lodgings, and, in the case of boardinghouses, eat the plainest and least appetizing of food at communal tables.

⁴ Daniel Bluestone, "Chicago's High-Rise Apartment Hotels," unpublished draft of National Register Multiple Property Documentation Form, 1996.

⁵ The observation that Chicagoans of means were reluctant to embrace apartment living is generally found in histories of apartment living. One of these is Carroll William Westfall, "Chicago's Better Tall Apartment Buildings, 1871-1923," Number III in "The Development of American Apartment Houses from the Civil War to the Depression" series, *Architectura*, Vol. 21, no. 2 (1991), pp. 177-179.

⁶ *Chicago Daily Tribune*, April 24, 1881, p. 18.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 4

Multi-residential development came later in Chicago than it did in New York, where the crush of residents quickly forced builders to construct ever more densely. Chicago had more space, fewer people and less pressing market forces pushing higher density. Until the 1870s, Chicagoans had not seen a need for multi-residential buildings except for boardinghouses and apartments above stores for the working poor, or hotels for the transient, whether short- or long-term.⁷ By the late nineteenth century, however, the strong economic incentives to multi-residential living that had transformed New York were emerging in Chicago. First, land values in desirable areas, especially near downtown offices and commerce, increased so that single-family living in those areas no longer made economic sense. Existing homes were increasingly swept away and replaced by buildings of greater height and density. Better transportation options, including street railways and commuter trains, made it possible for those who absolutely demanded single-family home life to find it at a distance from urban downtowns, leaving neighborhoods closer to the center city to be redeveloped with apartment buildings and commercial structures. This especially happened along Chicago's lakefront as elevated railway companies built lines that allowed easier access to outlying areas from Chicago's "Loop." Today's Red Line along the north lakefront and the Metra commuter line through the South Side Hyde Park community are two such examples of mass transit that encouraged higher-density apartment construction along Lake Michigan.⁸

Also increasingly of concern to the well-to-do and upper middle class was the problem of finding and keeping well-trained servants. The maintenance of a typical mansion or large house in the late nineteenth century required a number of servants. Although immigration initially provided a steady stream of potential cooks, maids, butlers and housekeepers, it was increasingly expensive and difficult to provide the staffing that large homes required. Apartment living was much more economical and freed the family matriarch from the burden of supervising a large number of staff.⁹

The development of first-generation French flats for the well-to-do (1880-1900)

Given the increased expense and difficulties of upkeep involved in building and maintaining a single family home in Chicago's affluent neighborhoods, Chicagoans of taste and means were becoming enamored of "flat living" by the early 1880s. Beginning as early as 1879, "French flats" (primarily a marketing term that did not describe a specific apartment type or plan) began to acquire a cachet among at least a few Chicago residents of means.¹⁰ At the same time, middle-income apartment buildings were erected along quiet residential streets in desirable neighborhoods along the lakefront and near elevated lines to the northwest and west. Lastly, having paid little attention to the moral arguments against living

⁷ Westfall, "The Golden Age of Chicago Apartments," p. 18; Croly, "Some Apartment Houses in Chicago," *Architectural Record*, Vol. 21 (February 1907), pp. 119-120.

⁸ General information about the physical development of Chicago is gleaned from various sources, including Mayer and Wade, *Chicago: Growth of a Metropolis*.

⁹ Westfall, "The Golden Age of Chicago Apartments," p. 21.

¹⁰ C.W. Westfall, "From Homes to Towers: A Century of Chicago's Best Hotels and Tall Apartment Buildings," In John Zukowsky, ed., *Chicago Architecture, 1872-1922: Birth of a Metropolis*, p. 270.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 5

with strangers since they had little choice, the working classes continued to occupy an increasing number and variety of multi-residential buildings.

The first generation of upper-income "French flats" have been well studied by historians such as Carroll William Westfall.¹¹ These were typically three to six floors high, although they could rise higher thanks to the availability of elevators. Popular locations were South Michigan Avenue in and near downtown and adjacent to Prairie Avenue and its mansions, and the Near North Side, especially around the cluster of mansions on Rush and Wabash commonly known as "McCormickville." Built of brick and stone, these early upscale apartment buildings were designed in a variety of elegant styles, including Queen Anne, Victorian Gothic, and Romanesque. Many had multiple entrances and building forms such as multiple bays and gables that allowed them to pass visually as attached row houses, while others had a single main entrance and more straightforward, even simple massing. The Chicago taste for simplicity of geometry in building forms, including rounded and polygonal bays, that can be seen in commercial buildings of the 1880s and 1890s such as the Reliance and Old Colony buildings can also be seen in some of these early apartment buildings. Few examples of these types of early apartment buildings survive. One of the earliest documented "French flats" that survives is the Hotel St. Benedict Flats (1882, James J. Egan, Chicago Landmark and National Register-listed) at 42-58 E. Chicago Avenue.¹² Another is the McConnell Apartments (1897, Holabird & Roche) at 1210 N. Astor St.¹³

A number of these buildings had hotel names, but available information about their operation indicates that they were more equivalent to apartment buildings than today's hotels in that they mostly served long-time residents instead of a combination of transient and permanent residents. Architectural historian Carroll William Westfall argues that this labeling was, in part, a strategy employed by out-of-state developers to circumvent Illinois statutes that favored local real estate developers by making it illegal for corporations to be established in Illinois solely for the purpose of buying and improving real estate. Some building developers skirted this state law by forming corporations ostensibly to operate hotels. Instead, these "hotels" were much more similar to apartment buildings in their emphasis on long-term tenants (see section entitled "Hotels as Residences in the Nineteenth Century" below).¹⁴

Clinton J. Warren, noted by architectural historian Carl Condit as a leading architect of tall hotel buildings in Chicago in the late 19th century, designed several of these buildings, including the Virginia Hotel,

¹¹ Westfall, "From Homes to Towers: A Century of Chicago's Best Hotels and Tall Apartment Buildings," In John Zukowsky, ed., *Chicago Architecture, 1872-1922: Birth of a Metropolis*, pp. 266 -289; Carroll William Westfall, "Home at the Top: Domesticating Chicago's Tall Apartment Buildings," *Chicago History*, Vol. XIV, No. 1 (Spring 1985), pp. 20-39; Carroll William Westfall, "Chicago's Better Tall Apartment Buildings, 1871-1923," Number III in "The Development of American Apartment Houses from the Civil War to the Depression" series, *Architectura*, Vol. 21, no. 2 (1991), pp. 177-215.

¹² Meredith Taussig, "Hotel St. Benedict Flats," Chicago Landmark designation report, 1985, revised 1986.

¹³ Alice Sinkevitch and Laurie McGovern Peterson, *AIA Guide to Chicago*. Urbana: University of Illinois Press, 2014.

¹⁴ Meredith Taussig, "Hotel St. Benedict Flats," Chicago Landmark designation report, 1985, revised 1986, p. 5; Carroll William Westfall, "Home at the Top: Domesticating Chicago's Tall Apartment Buildings," *Chicago History*, Vol. XIV, No. 1 (Spring 1985), pp. 21-22.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 6

Lexington Hotel and Plaza Hotel. These buildings, no longer extant, were located in fashionable Near South Side and North Side neighborhoods. (An example of Warren's more transient hotels that survives is the original section of the Congress Hotel (1893) at 520 S. Michigan Ave.¹⁵

Interiors of these early "French flats" had apartments typically on one floor, with public and private rooms adjacent to each other, which scandalized some observers.¹⁶ They came with up-to-date amenities and building services that made them attractive for families wanting to shed the responsibilities of house ownership.

By 1891, Chicago had dozens, if not hundreds, of first-generation "French flat" apartment buildings. That year, *Industrial Chicago*, a book that touted the city's growth and development, had a large chapter devoted to such apartment buildings. The book noted the need for such buildings in the wake of changing economics:

The reverses of 1873 banished the idea of a permanent home from many heart and the speculators, knowing the tendency of the public mind, prepared to provide for it. The flat was to take the place of the small house by grouping ten, twenty, thirty or forty small houses under one roof, gathering so many families together, and working out in a measure a social problem of no small importance.¹⁷

A listing of many of the names used for flat buildings give a sense of the high-class image that builders of these structures wanted to convey:

Then followed others: The Calumet, Beaurivage, Belvidere, Benton, Cambridge, Charlevoix, Dakota, Hotel de Lincoln, Hotel Rutland, Hotel Vendome, Geneva, Houghton, Ingleside, Ivanhoe, Ivar, Kenilworth, LaFayette, LaSalle, Locust, Marquette, Morton, Ontario, Palermo, Prairie, St. Benedict, Seville, Victoria, Oakland, and Coronado and Ramona, all sprung up as if by magic, and a thousand less notable stone-faced, pressed brick structures...appeared throughout the city, taking the place of ancient frame or brick houses or of ruins.¹⁸

The years immediately prior to the 1893 World's Columbian Exposition were an especially busy period for high-end apartment building construction, as many buildings were initially built on Chicago's South Side to house visitors to the fair, and intended to later be converted to long-term housing. Most have not

¹⁵ Carroll William Westfall, "Chicago's Better Tall Apartment Buildings, 1871-1923," Number III in "The Development of American Apartment Houses from the Civil War to the Depression" series, *Architectura*, Vol. 21, no. 2 (1991), pp. 188-189.

¹⁶ Gwendolyn Wright. *Building the Dream: A Social History of Housing in America*. New York: Pantheon Books, 1981, p.146.

¹⁷"Chapter VII: Modern Flats and Residences," *Industrial Chicago*, Chicago: Goodspeed Publishing Co., 1891, p. 240

¹⁸"Chapter VII: Modern Flats and Residences," *Industrial Chicago*, Chicago: Goodspeed Publishing Co., 1891, p. 241.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 7

survived; one that did is the Yale Apartments (1892-1893, John T. Long, Chicago Landmark, National Register-listed) at 6565 S. Yale Ave. in the Englewood neighborhood. The Yale is a distinctive Romanesque-style brick-and-stone building, seven stories in height, with a soaring interior atrium and walkways off which apartments opened.¹⁹

This first decade-long wave of upper-income apartment building construction ended as a nationwide recession caused a cessation of major building throughout the United States, including Chicago, in the years immediately after the 1893 fair. Upper-income apartment building construction did not begin again in earnest until 1905 with the Marshall Apartments, the first tall apartment building to go up on North Lake Shore Drive and the progenitor of many additional such buildings built along the Lake Michigan shore in the century since.

Early multi-residential buildings for working- and middle-class Chicagoans (1871-1930)

While the early evolution of upper-class apartments for well-to-do Chicagoans has received a good deal of scrutiny from architectural historians, there has been much less scholarly research undertaken on working- and middle-class multi-residential buildings in Chicago. Such buildings as small flat building (two- and three-flats especially), storefront buildings with upper-floor apartments, larger buildings purpose-built with small apartments and single rooms, as well as former mansions and large houses converted to boardinghouses or subdivided into small apartments were created throughout working- and middle-income Chicago neighborhoods. They are the housing backbone that thousands of Chicagoans have depended upon through the city's history. As architectural historian Wim de Wit noted, "Although Chicago has become famous as the city of the skyscraper, it is actually a flat city."²⁰

Very little information is readily available for working- and middle-class multiple-unit housing in Chicago built before the Chicago Fire of 1871. The fire destroyed City of Chicago building permit records as well as the vast majority of the buildings themselves. Secondary sources of the period such as newspapers tend to focus on high-style buildings built by prominent owners and designed by leading architects, or they provide inadequate address information to convincingly make attributions with surviving buildings. It is likely that multi-residential buildings that provided shelter for working- and lower middle-class residents may have been built in neighborhoods such as Bridgeport, the Near West Side and the western portion of the Near North Side by at least the late 1860s, but little remains or is recognizable as such building types.

Starting in the 1870s, and accelerating up to 1900, there are small-scale, modestly-designed buildings with multiple apartments constructed in working- and middle-class neighborhoods in Chicago. Typically two- or three stories in height, these buildings were built of wood or brick. (Note that there can be exceptions to these observations, such as four or even five-stories in height.) They typically had a small number of apartments, however a commercial/residential building might have more apartments than a two- or three-

¹⁹ Terry Tatum, "Yale Apartments," Chicago Landmark designation report, 2002, p. 2.

²⁰ Wim de Wit, "Apartment Houses and Bungalows: Building the Flat City," *Chicago History*, Vol. XII, No. 4 (Winter 1983-1984), p. 18.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 8

flat. They ranged from boardinghouses to commercial/residential buildings to small two-and three-flats to larger flat buildings to modest apartment or single-room occupancy hotels.

Boardinghouses were typically large single-family houses in once fashionable neighborhoods that were converted after their prosperous owners abandoned them. Such houses saw bedrooms originally for family members and servants parceled out to renters. Perry Duis discusses boardinghouses in his essay, "Housing Strategies," in *Challenging Chicago*:

The Great Fire of 1871...left the downtown with virtually no residential population. Instead, technological obsolescence and changing fashions expanded the ranks of the boardinghouses after that fire. Although Chicago's leading families tended to remain in their mansions on high-prestige streets for many years, they often found it easier to build anew than to retrofit an older house with the new advances in heating, plumbing, and lighting. This was particularly the case when architectural styles that had been popular gave way to new ones, and when once-fashionable neighborhoods declined.²¹

Commercial/residential buildings could be found on all arterial and many residential streets. Built to house both small retail establishments in first-floor storefronts as well as upper-floor apartments, such buildings were a mainstay of working- and middle-class neighborhoods built up in the 19th and early 20th centuries. Typically two or three stories in height, they could rise as high as five stories. In width, many were only one standard building lot wide, roughly 25 feet, but they could also stretch across several lots. First floors were occupied by stores while a building entrance to one side of the storefront led to upper floors. Such buildings could also contain offices or meeting halls on upper floors, so that it is sometimes difficult to know what use was or is being made of upper-floor spaces. The apartments in these buildings were better than living in boardinghouses, but were less private and noisier typically than life in a two- or three-flat. A significant group of such buildings are found in the Armitage-Halsted Chicago Landmark District. Stylistically, commercial/residential buildings ran the gamut from Italianate and Queen Anne in the 19th century, to eclectic historic revival styles such as Spanish Baroque and Classical Revival by the 1920s.

Development of small flat buildings (1871-1930)

Small-scale flat buildings were among the most important building blocks of working- and middle-class Chicago neighborhoods. Most common is the two-flat, which is a two-story building with an overall rectangular footprint and building form with one apartment on each floor. Narrow yet deep in order to fit Chicago building lots, two-flats typically have front entrances offset to one side of the facade, often sheltered by a modest porch that is the focus of the building's ornamentation. The front facade can be flat, or it can project with a three-sided bay or (less commonly) a rounded bay. Wood-frame two-flats typically have front-gable roofs and an attic story, perhaps built out with a small third apartment. Brick and stone-fronted two-flats usually have flat roofs hidden behind parapets.

²¹ Perry Duis, "Housing Strategies," in *Challenging Chicago: Coping with Everyday Life, 1837-1920*, Urbana: University of Illinois Press, 1998, p. 82

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 9

In general, almost every neighborhood that developed between the 1870s and 1930 included a significant number of two-flats, although neighborhoods that were wealthier or more suburban in visual character tend to have fewer examples than more densely-urban middle- and working-class neighborhoods. The city's earliest documented two-flats appear to date from the 1870s. Flat buildings built in the 1870s were either built of wood or brick. Thanks to restrictive city building codes, which forbade wood-frame construction within a "fire zone" radiating out from the Loop, a large percentage of 19th-century two-flats are masonry in construction. Wood-frame two-flats, however, can readily be found in neighborhoods such as Lake View, which had early substantial development while developing as suburbs independent of Chicago.

Brick two-flats were typically faced with brick or stone. Such stone-faced buildings, usually with gray Indiana limestone cladding, are commonly known as "greystones." Designed with either Classical or Romanesque details, greystones are found in greatest quantities in Chicago neighborhoods that developed largely in the 1890s or early 1900s.

If built with a recognizable style, two-flats exemplify styles in fashion at the time of their construction. 1870s-era two-flats are typically Italianate, with incised lintels and brackets cornices. The Italianate transitioned in the 1880s to Queen Anne with eclectic building details and ornament. In the 1890s, the Romanesque, with rough-faced stone, medieval-decorated columns and round arches, became more common.

Early 20th-century two-flats are almost uniformly masonry, with styles ranging from Classical, Tudor, Arts and Crafts, and a variety of other eclectic styles. The 1920s saw a good deal of eclectic historic styles including Spanish Baroque and Tudor Revival. A two-flat variation during this period that resembles a two-story Chicago bungalow can be found in some northwest and southwest side neighborhoods; the Chicago Historic Resources Survey labeled these "bungalow two-flats." Post-World War II two-flats are typically more constrained in style, with perhaps Classical-style front door surrounds and the remainder of visual appeal seen in brick and stone detailing.

A fraternal sibling to the two-flat is the three-flat. Similar in overall building form, floor plan, and configuration, three-flats are two-flats stretched to a full third floor to accommodate a third apartment similar in size and configuration to those below. Somewhat less common than two-flats, three-flats are more often found in more densely-populated neighborhoods along the lakefront, especially north of downtown, and in inland neighborhoods served by historic elevated lines. The observations made about styles and materials made concerning two-flats apply largely to three-flats, although there are fewer full three-flats built of wood. Some late 1920s three-flats are actually four stories, with a ground floor devoted to common areas, storage and maybe a small secondary apartment.

Inside two- and three-flats, apartment layouts eventually settled by the early 20th century into common layouts that architects and builders found profitable. A small entrance vestibule in a two- or three-flat is a public transition interior space, off of which open the first floor apartment and stairs to upstairs apartments. Apartment entrances typically open directly into front living rooms, although the grandest of these flat buildings might have room for an entrance vestibule in the apartment itself. Often, the living room leads

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 10

directly into the dining room, separated by a large cased opening. Front living/dining rooms might share the front of the building with a small bedroom, but more expensive buildings might have living rooms that stretch across the width of the building. 20th-century two- and three-flats might have front porches, either open or enclosed as solariums, which extend out into front yards. Behind living rooms are typically one or more bedrooms and a bathroom. The kitchen and perhaps a small rear bedroom occupy the back of the building. The kitchen opens onto a back porch, originally open-air but now often enclosed. Rear stairs connect apartments to the back yard and basement, and they provide a second means of egress required by building code.

Other common residential sub-types are variations on two- and three-flats. Relatively uncommon is the four-flat, which is for all practical purposes two two-flats joined with a common entrance and stair hall. Much more common is the six-flat. Such buildings are basically two three-flats joined with a common central entrance, vestibule and stairway. There are two apartments per floor, mirror images of each other. Although approximately twice as wide as a three-flat, the overall building form, foot print and general appearance of a six-flat owes a great deal to three-flats. Inside, apartment layouts are similar to those found in two- and three-flats, although the typical six-flat is more generous in internal space than two- and three-flats. Fewer in number than two- and three-flats, six-flats were largely built in popular and convenient neighborhoods near the lakefront or elevated lines. Although there are six-flats that are modest in space and amenities, a greater percentage than two- and three-flats are middle-income in configuration and features.

Development of larger apartment buildings in the early 20th century (1900-1930)

By the early 1900s, apartment living was becoming commonplace in Chicago. In 1905, the number of apartment units constructed was more than four times the number of single-family homes (12,437 to 3,609), and the greater number of apartment buildings in comparison to houses continued through the first three decades of the century.²² What these apartment buildings had in common was low-density and a residential scale that was compatible with single-family neighborhoods. As Daniel Bluestone points out in his study of Chicago's high rise apartment hotels, as late as 1930 "only about 19% of Chicago's residential structures had three or more units, but these buildings accommodated 47.5% of the city's households."²³ New larger sub-types of flat buildings, including courtyard and corner apartment buildings, were bigger structures but still tended to be low-rise buildings designed to fit in with the surrounding residential fabric.²⁴ Architectural historian Carroll William Westfall, writing in *Inland Architect* in 1980, noted:

The flats that housed more than half the people who made their homes in Chicago between 1900 and 1930 are inventions as unique to the city as the tall building and the Prairie Style house. Like the skyscrapers, they are the products of architects collaborating with investors

²² Carl Condit, *Chicago, 1910-1930*, Chicago: University of Chicago Press, 1973, p. 304 (Table 3).

²³ Bluestone, "Chicago's High-Rise Apartment Hotels" (unlisted), Section E page 2.

²⁴ Sources for information on corner and courtyard apartment buildings are Daniel Bluestone, "Buena Park Historic District," National Register of Historic Places nomination, 1984, and Terry Tatum, "Surf-Pine Grove District," Chicago Landmark designation report, 2006.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 11

to satisfy a highly volatile market during a period of tremendous expansion and prosperity. Like the Prairie Style houses, they had been built because they satisfied various notions about what a home should be.²⁵

Corner apartment buildings are what the name implies, flat buildings that anchor a street corner. They typically are two to three stories in height, but they can be found as tall as five stories. A larger variant on the smaller two-, three- and six-flats, corner apartment buildings tend to share certain aspects of style, form and layout with these smaller flat buildings. Corner apartment buildings could occupy a land parcel no bigger than a standard residential building lot, but more often they stretched over several lots. On the secondary street, they typically extended back to the alley. Styles vary depending upon what was fashionable at the time of construction, including Arts-and-Crafts, Colonial Revival and Spanish Baroque, among others. Although apartment buildings occupying a street corner date back into the 19th century, this particular apartment building sub-type dates from the late 1890s up to 1930.

These buildings keep internal circulation to a minimum. Instead of one entrance and double-loaded corridors, they typically have several entrances, with each entrance serving a stair hall with typically two apartments on each floor. Apartment layouts might be as expansive as in two-, three- and six-flats, but the building sub-type could also accommodate smaller one-bedroom layouts. These buildings can be found on major arterial street corners, but most often are on residential streets. Those found on arterial streets tend to have first-floor commercial spaces and might more accurately be categorized as commercial/residential buildings.

Corner apartment buildings can be found throughout the city. Characteristic examples from the Arlington-Deming and Surf-Pine Grove Chicago Landmark Districts include the three-story building on the northeast corner of W. Surf St. and N. Pine Grove Ave., built in 1916 and designed by William H. Pruyn, Jr., and the three-story building on the northeast corner of W. Arlington Pl. and N. Orchard St, originally built in 1907 and designed by Samuel Crowen, and with a north addition also by Crowen built in 1925.

Courtyard apartment buildings are similar in scale to corner buildings, although typically wider and more visually impressive. They are noted by their distinctive plans, most often U-shaped, which allow landscaped courtyards as transitional exterior spaces between the unambiguously public realm of the street and public sidewalk and the private vestibules, stair halls and apartments within the buildings. Such buildings can have as many as five or more entrances, with each entrance typically serving two apartments per floor. Larger courtyard buildings might have two or even three courtyards formed by E-shaped floor plans, or perhaps only one side of a courtyard building might get built, leaving what the Chicago Historic Resources Survey called "half-courtyard buildings." Architectural styles are similar to those for corner apartment buildings. The period of time during which construction of such buildings was popular extends from roughly 1900 to the end of the 1920s.

The most noteworthy of these courtyard apartment buildings is perhaps the Pattington Apartments at 660-

²⁵ Carroll William Westfall, "The Golden Age of Chicago Apartments," *Inland Architect*, Vol. 24, No. 9 (November 1980), p. 18.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 12

700 W. Irving Park Rd., designed in 1902 by architect David Postle and one of the earliest documented such apartment buildings. Meant for upper middle-income tenants, the Pattington was constructed with a breadth and wealth of detail and amenities unmatched by later courtyard apartment buildings intended for more middle-class tenants. A later example is the four-story building at 540-548 W. Surf St., designed in 1928 by Raymond J. Gregori and located in the Surf-Pine Grove Chicago Landmark District.

By 1907, Chicago apartment buildings built for the middle and upper middle classes were lauded for their quality and devotion to assuaging lingering concerns about their effect on home life. In an article published that year in *Architectural Record*, Herbert Croly wrote, "The typical apartment house can obtain a certain amount of propriety...by conforming to some appropriate tradition of residential architecture...It should wear a domestic aspect. It should suggest the privacies and seclusion of Anglo-Saxon domestic life."²⁶ Croly went on to note a number of Chicago apartment buildings that succeeded in incorporating such domesticity in their design, including the Commodore Apartment Building at N. Broadway and W. Surf St., built in 1897 and designed by Edmund Krause. Increasingly, apartment buildings built in the early 20th century had mechanical amenities that made living ever simpler, more convenient and inexpensive. Such inventions included electricity powering lighting and appliances such as washing machines, gas-powered cooking stoves and clothes dryers, and telephones and intercoms.

Development of tall apartment buildings in the early 20th century (1900-1930)

In the decade before World War I, Chicago's wealthy began to have available an increasing number of tall apartment buildings that provided luxurious living amenities. They had begun to become accustomed to the idea of apartment living through living in "French flats" built in the 1880s and early 1890s. In the early 20th century, well-to-do residents of the city realized that tall apartment buildings were increasingly the only financially-feasible way that lakefront living was possible as land prices skyrocketed.

As historian Neil Harris noted in his book, *Chicago Apartments: A Century of Lakefront Luxury*, "Chicago is a lakefront city."²⁷ One of the most prized amenities for city residents is views of Lake Michigan, and new upper-income buildings were increasingly built along N. Lake Shore Drive and Sheridan Road on the North Side and in east Hyde Park and along South Shore Drive on the South Side, as well as adjacent streets. In the 1920s, such buildings were increasingly built as cooperatives, an ownership structure that allowed the well-to-do to invest in their homes and provided them with greater control over building management and operations.²⁸

The earliest of these early 20th-century tall apartment buildings is believed to be the Marshall Apartments (1905, Marshall & Fox, demolished) at 1100 N. Lake Shore Drive. It was designed by architect Benjamin Marshall with ornament based on the Classical and Georgian Revival styles. These styles, along with the Tudor and Italian Renaissance revivals, became the styles most often used for upper-income tall apartment buildings, although other styles can sometimes be seen.²⁹

²⁶ Herbert Croly, "Some Apartment Houses in Chicago," *Architectural Record*, Vol. 21 (February 1907), pp. 120-121.

²⁷ Neil Harris, *Chicago Apartments: A Century of Lakefront Luxury*, New York: Acanthus Press, 2004, p. 13.

²⁸ Neil Harris, *Chicago Apartments: A Century of Lakefront Luxury*, New York: Acanthus Press, 2004, p. 24-26.

²⁹ Information on tall apartment buildings of the early 20th century is gleaned from Harris, *Chicago Apartments* and the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 13

In terms of overall type, these tall apartment buildings were built with internal steel or concrete frames and brick and stone exteriors, although other materials such as terra cotta and tile were occasionally used, more typically for detailing. Buildings typically had floor plans that emphasized orientation to Lake Michigan views, such as T-shaped plans that placed public rooms in front and service areas and bedrooms behind. Other plan shapes can be found, dependent on building lots, orientation to streets and availability of lake views. These buildings typically have one main pedestrian entrance, perhaps with a vehicular entrance providing access to rear or interior parking from the street. Some buildings have secondary pedestrian entrances to ground-floor "maisonette" units. Unlike more architecturally exuberant luxury apartment hotels of the same period, these tall luxury apartment buildings typically featured understated entrances, perhaps marked by tasteful Classical- or medieval-style surrounds and projecting canopies. Other ornament might decorate windows and the roofline, but the overall effect was one of gentility and respectability.

Inside, small entrance vestibules lead to elevators to upper floors. Privacy was key and many buildings were configured so that no more than two apartments were accessed from a single elevator per floor. In some very exclusive buildings, elevators opened directly into a single apartment on each floor. Such apartments were mini-mansions, with large-scale public rooms, three or more family bedrooms, and a plethora of support spaces, including kitchens, staff bedrooms, and a variety of storage and work rooms. Some buildings such as 2430 N. Lakeview Ave. (1927, Rebori Wentworth Dewey & McCormick) had duplex apartments that approximated the living "zones" of a large single-family home, including downstairs public rooms and upstairs bedrooms.

Examples of these buildings remain in the Gold Coast neighborhood of the Near North Side, as well as the Lincoln Park, Lake View, Uptown, and Edgewater neighborhoods farther north along Lake Michigan. To the south, such buildings are more often found in Kenwood, Hyde Park and South Shore. A few examples among many include 6700 S. Crandon Avenue (Quinn & Christiansen, 1927-28), 5555 S. Everett Avenue (Walter Ahlschlager, 1924-26), 20 E. Cedar St. (Fugard & Knapp, 1924-25), the Marlborough Apartments (Robert S. De Golyer, 1922-24) at 2600 N. Lakeview Ave, the Barry Apartments (Robert S. De Golyer, 1924-25) at 3100 N. Sheridan Rd., and the Renaissance (Quinn & Christiansen, 1926-27) at 5510 N. Sheridan Rd.³⁰

Hotel Life and the Development of the Residential Hotel in Chicago (1871-1930)

Even as Chicagoans of all economic backgrounds came to embrace apartment living in the early decades of the twentieth century, public acceptance did not extend to those who chose to live in hotels. If two- and three-flat buildings and courtyard apartment buildings were merely objectionable, the residential hotel was a direct and unapologetic affront to established modes of living at the turn of the century. Although residential hotels constructed in the midst of established residential districts were sited and sized to be compatible with their single- family and small flat neighbors (only revealing their size when viewed from

several articles by Westfall on the subject.

³⁰ Harris, *Chicago Apartments*.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 14

above), many residential hotels constructed in Chicago between 1910 and 1930 were a distinct form, more commercial in architecture than residential. And while public officials, housing reformers and sociologists tended to view apartment living as less stable and less desirable than a single-family existence, they decried the residential hotel—both the luxurious and the cheap—as “caldrons of social and cultural evil.”³¹ Sociologist Norman S. Hayner’s influential study of hotel life in 1920s Chicago concluded that “problems of urban culture, such as the decline in home life, the increasing freedom and independence of women and children, the challenges of the new leisure, and the disintegration of mores—all of these are found in an accentuated form in the hotel.”³² Apartment dwellers were still governed by basic tenants of respectability because they were not truly transient—renting an apartment required that the resident sign a lease and provide references to the landlord. Apartment residents owned their own furniture, prepared and ate their own meals in privacy, were responsible for their own housekeeping, and had limited interaction with their neighbors in the building, thus maintaining the strong ties within the family. In contrast, hotel residents ate in common dining rooms, left their cleaning and laundry to hotel chambermaids, and communed with other residents “in the reading room, corridor, bar-room, and billiard room” while neglecting their familial duties.³³

The elements inherent in hotel life that were decried by Hayner—unsupervised individual independence, proximity to the diversity and distraction of an urban center, and the freedom and flexibility that came from a life “unfettered by place and possessions”—were the very same traits that brought most guests to the reception desk of a residential hotel. And even though public criticism of hotel living dominated the written record—in contemporary newspapers, architectural and trade journals, popular magazines, etc.—throughout the late nineteenth and early twentieth century, the number of people choosing to live in hotels (and later in purpose-built residential hotels) continued to increase despite the condemnation of moralists.

Housing reformers were reluctant to acknowledge it, but many segments of the urban populace operated outside of the traditional household culture, some by choice and many because of circumstance. For these people, the traditional single-family home or apartment were neither desirable nor practical housing solutions. People who had just moved to the city stayed in residential hotels while they looked for more permanent housing. Temporary, seasonal or transient workers of all classes, ranging from carpenters to traveling businessmen, required the flexible terms offered by residential hotels, which could accommodate frequent moves across the city or across the country. Newlyweds and young married couples were able to live more comfortably on less money in a residential hotel by avoiding the substantial cost of setting up a home. Artists, writers, actors, and other bohemians could find like-minded communities in residential hotels, while still maintaining privacy and a degree of anonymity. Women who wanted to forge careers of their own or who were actively engaged in civic life or philanthropic pursuits were freed from the drudgery of housework and cooking by living in residential hotels. Author Edna Ferber lived at the Sisson Hotel in Chicago for many of her productive years. Political theorist Hannah Arendt lived at the Windermere Hotel during the 1960s while teaching at the University of Chicago.

For residential hotel dwellers on the luxury end of the spectrum, hotel living was a conscious choice and

³¹ Groth, 168.

³² Norman S. Hayner, *Hotel Life*, (Chapel Hill: University of North Carolina Press, 1936), 8.

³³ A. K. Sandoval-Strausz. *Hotel: An American History* (New Haven: Yale University Press, 2007), 271.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 15

a marker of high social status. For low-paid but skilled workers in rooming hotels, hotel living was also a marker of social status, elevating them above the less fortunate day-laborers who were forced into cheap lodging houses and overcrowded tenements. As Paul Groth points out in *Living Downtown*, even modest purpose-built rooming hotels with single rooms and simple furnishings “were important anchors for people in a social and cultural limbo” confirming that “they still had some claim to social and cultural propriety.”³⁴

The Hotel as Residence in the Nineteenth Century (1800-1893)

In urban centers across America, people made their homes in hotels well before the advent of the purpose-built apartment building and modern residential hotel. As historian A. K. Sandoval-Strausz points out in *Hotels: An American History*, hotels accommodated permanent boarders in most eastern cities by the early 1800s. In 1818, a British traveler in New York commented that hotels were “the residence of a good many permanent boarders, some of them men of considerable wealth, who sit down every day at the public table.” In Boston, the 1829 Tremont House included “a number of suites designed for long term occupancy” and by 1831, fourteen permanent households resided in the hotel. In developing cities farther west, including Chicago, hotels were often the only housing option for newly arrived families. An 1844 city directory of Chicago showed that fully one in six of the listed residents were living in hotels.³⁵

As the first large multi-family buildings to be designed and constructed in the United States, hotels naturally served as an architectural template for the nation's first apartment buildings. Early apartment buildings in the United States borrowed heavily from the hotel's arrangement of public and private spaces—most basically, the concentration of large public and service spaces (lobby, dining room, lounge, kitchen, laundry, etc.) on lower floors and the arrangement of private living quarters along common corridors on upper floors. The Hotel Pelham in Boston, completed in 1857 and widely considered the first apartment house in the country, was designed exclusively for long-term residents but included many hotel-inspired features. The hotel offered laundry, housekeeping, and concierge services to its residents, and the apartments themselves “had no kitchens, so tenants ate together in a common dining room served by a centralized kitchen.” Subsequent apartment buildings in Boston and other cities followed this early model.

³⁶

In Chicago, leading high-rise hotels such as the Grand Pacific and the Palmer House (both dating from the 1860s) served as the first “precedent for amassing high levels of technological and human service in the interest of conveniently providing home-like comforts for guests.”³⁷ The first generation of “French flat” apartment buildings that emerged in Chicago during the 1880s and 1890s, which were built specifically for permanent residents but incorporated the general arrangement of spaces and the specialized services offered by hotels, would in turn serve as antecedent forms for the modern residential hotels that would emerge in the early twentieth century. Noteworthy examples of these early apartment/hotel hybrids were the Hyde Park Hotel (1887-88), the Virginia Hotel (1888), the Lexington Hotel (1891), the Metropole Hotel (1891), the Plaza Hotel (1892), the Ringold Apartment Hotel (1894-

³⁴ Groth, 130.

³⁵ Sandoval-Strausz, 267.

³⁶ Sandoval-Strausz, 271.

³⁷ Bluestone, “Chicago’s High-Rise Apartment Hotels,” Section E page 5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 16

95), the Yale Apartments (1892) and the Brewster Apartments (1893). Of these, all but the Yale Apartments and the Brewster Apartments (both designated Chicago Landmarks) have been demolished. These first-generation tall multi-residential buildings mimicked the exterior design and interior planning of late-nineteenth century commercial buildings in Chicago's central business district. They were typically six to ten stories tall, with heavy rusticated masonry exteriors designed in the popular Richardsonian Romanesque style. Public and service spaces were concentrated on the lower floors, while upper floors were arranged around a courtyard or atrium, which provided ample light and ventilation.³⁸ One extraordinary example of this early apartment type, the Mecca Hotel (1891, demolished) incorporated both exterior landscaped courtyards with multiple entrances and two interior atria that served as "public spaces where people would see and be seen."³⁹

The term "apartment hotel" first appeared in the *Chicago Daily Tribune* in the mid-1880s, and by the mid-1890s there were numerous articles and advertisements announcing the opening of new residential buildings categorized as "apartment hotels" or "apartment house and hotel." The majority of these buildings were located on the city's south side in close proximity to the World's Columbian Exposition and were designed to provide the "status and services of a hotel with the premium location of the city's best residential areas."⁴⁰ An article announcing plans for the Ringold Apartment Hotel (22nd and Indiana, demolished) in the December 16, 1894 edition of the *Tribune* was typical:

The Ringold is to be a combination of apartment house and hotel. Each apartment is to be equipped with conveniences for light housekeeping but there will be a dining room and café in the building...and a common smoking room and billiard room in the basement. There will be an office with bell boy services...[and] a watchman on each floor...The conveniences of hotel life are thus to be combined with the semi-privacy of an apartment house.⁴¹

Although these early apartments incorporated certain elements of hotel living, the private living spaces in each apartment unit, while reconfigured, remained relatively uncompressed. Public spaces and private bedrooms were arranged all on one level, unlike in a single-family house, but the apartments still contained a proper parlor room, separate but adjacent dining room, multiple bedrooms and baths, etc. It is also important to note that these nineteenth century apartment hotel precedents were built to serve primarily upper-class and upper-middle class residents. The nationwide economic depression of 1893 stymied new construction of speculative multi-residential buildings through the turn of the century. Not until the 1910s would residential hotels be constructed in Chicago to also meet the needs of middle-class and working-class residents who, for a variety of reasons, required an alternative to the single family home or apartment flat.

The Residential Hotel in Chicago as a Distinct Building Type (1910-1930)

³⁸ Yale Apartment Landmark report, Brewster Apartments Landmark report

³⁹ Daniel Bluestone, "Chicago's Mecca Flat Blues," *Journal of the Society of Architectural Historians*, December 1998, p.384.

⁴⁰ Ramsey, Emily. "Shoreland Hotel," Chicago Landmark designation report, p. 13

⁴¹ "Plans of the Proposed Ringold," *Chicago Daily Tribune*, 16 December 1894, 31.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 17

Residential hotels in the 1910s and 1920s were a specific response to a wide variety of housing needs, all of which stemmed from a basic desire for freedom from the responsibilities associated with traditional homeownership. While only the most palatial examples of the city's apartment hotels were profiled in architectural publications or trade journals, the preponderance of classified advertisements, display ads, and real estate transactions for residential hotels in the *Chicago Daily Tribune* between 1910 and 1930 illustrates the popularity of this residential model across all economic classes during this time period. Although a large number are concentrated along the city's lakefront communities, most notably Uptown and Edgewater on the north shore and Hyde Park and Kenwood on the south shore, apartment hotels were constructed in communities far from Chicago's lakeshore, including Logan Square, Lincoln Square, and Wicker Park on the northwest side, Humboldt Park and Austin on the west side, and Garfield Park, McKinley Park, and Washington Park on the southwest and south side.

By the early 1900s, real estate developers and architects recognized that large swaths of the city's population were actively seeking accommodations that could only be provided by the residential hotel. In 1917, R. C. Cash of the Albert Pick Company, a major hotel operation, declared confidently:

The apartment hotel has arrived. It meets a great need. It yields a great profit... The strength of the apartment hotel idea comes from the fact that it caters to a wide range of people... They can find what they want in an apartment hotel. The money saving feature appeals to some. The freedom from worry appeals to others. Still others wish to be so situated that they are not tied down anywhere for any specified length of time. They obtain the very acme of comfortable living. They save money. And what is more important to many is that they are spared the many annoyances that inevitably come to every housekeeper.⁴²

Physical Commonalities of Residential Hotels

Interior Characteristics

Physically, what set the twentieth-century residential hotels apart from their nineteenth-century precedents was a radical compression of spaces, both public and private. This compression was reflected in residential hotels of all sizes, from the largest lakefront luxury apartment hotels to the most modest examples tucked onto residential streets. The push for increased density that came with rapidly rising land values in the city was compounded in the 1910s by the high cost of labor and scarcity of building materials caused by restrictions during and after World War I. Architects and developers involved in speculative multi-residential ventures were highly motivated to maximize efficiency of floor space, particularly in rentable unit spaces, to get the greatest return on their investment. An article on apartment hotel design in the November 3, 1917 edition of *The Hotel World* stressed that "the success of the modern apartment hotel depends in a large measure on the planning of the apartments... Nothing should be overlooked which will

⁴² R. C. Cash, "The Apartment Hotel: Origin and Growth of a New Idea in Modern American Hotel Practices—An Attractive Investment Opportunity for Experienced Hotel Men." *The Hotel World*, November 3, 1917, 25-28.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 18

economize space or reduce housework to a minimum. In fact, we must get double service from every room at our disposal.”⁴³ To that end, dining rooms were eliminated and replaced with multi-purpose “breakfast corners.” Kitchens were reduced to compact “kitchenettes”—an enameled steel cabinet that housed a miniature sink and refrigerator or ice box, electric cooktop and small oven. In rooming hotels and in more modest apartment hotel units, kitchens were omitted entirely in favor of meal service or a public dining room.⁴⁴

By the mid-1910s, the emergence of “concealed” beds had allowed architects and builders to further shrink the apartment hotel unit by allowing living rooms to function as bedrooms. This feature also allowed apartment hotels the flexibility of combining or dividing rooms into larger or smaller suites to fit a variety of residents, from families with children to bachelors. The Murphy Bed Company, manufacturer of the most popular of the concealed beds, boasted that more than 400,000 of its patented “In-a-Dor” Murphy beds had been installed across the country, including hundreds of buildings in Chicago. A 1925 catalog for the company included a full page photo spread showing Murphy beds in the Windemere in Hyde Park, along with a list of other Chicago buildings including the Admiral Hotel, the Broadmoor, the Chelsea, the Commonwealth, the Oak Park Arms, the Pine Grove, the Rienzi, the Sherwin, and the South Shore.⁴⁵

Architects of residential hotels were among the first to embrace space-saving features such as the kitchenette cabinet and the concealed bed, and residential hotels became a model of efficiency that was used by developers and builders to market smaller homes of all types. The November 1922 edition of *American Builder* included a front cover profile for a “Hotel Apartment Bungalow” —a modest single family house that closely mimicked a two-room apartment hotel suite. Even as residential hotel developers stressed the “home-like” features of their buildings, builders of single-family homes were using “the conveniences, comfort, attractiveness and efficiency of the modern city apartment hotel” to lower their price point and attract more buyers. “Home builders everywhere,” the article claimed, “are realizing the advantages of furnishing their homes with space saving equipment. They eliminate waste space. They reduce building cost. They increase rental values and augment living comfort.”⁴⁶

Outside of the individual units, residential hotels in the 1910s and 1920s utilized an efficient circulation pattern that was more akin to the commercial architecture of the city than to its low-rise, low density residential patterns. Residents and guests were funneled through a single entrance into a central lobby. Elevators and stairs provided a central point of access to the upper floors, where apartment units were arranged along long, uninterrupted double-loaded corridors. This arrangement required that residents give up a great deal of privacy in comparison to the city’s flat buildings and courtyard apartments, where multiple entrances gave residents a sense of privacy and porches, balconies, landscaping, setbacks, and other details blurred the edges between multi-family urbanism and the single-family residential landscape. Even luxury high-rise apartment buildings, the closest comparable housing type to the residential hotel in Chicago, were carefully planned to provide occupants with a high degree of privacy once they left the lobby. Large apartments, usually at least five rooms and some as large as 10, were arranged around

⁴³ E. L. McCarthy, “Apartment Hotel Design,” *The Hotel World*, November 3, 1917, 37-38.

⁴⁴ Ibid. “The Modern Kitchenette,” *The Hotel World*, November 3, 1917, 39.

⁴⁵ Murphy In-A-Dor Bed Catalog, Murphy Bed Co, 1925.

⁴⁶ “Hotel Apartment Bungalow,” *American Builder*, November 1922, 98.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 19

smaller, sometimes multiple elevator lobbies to limit traffic around the apartment entrances. Some lavish apartment high rises held only one or two apartments per floor, and many included duplex units and even larger penthouse suites. Once inside these apartments, the layout was divided again into public and private spaces similar to those in a private home, with formal reception halls or entrance galleries, separate living and dining room spaces, full kitchens with maid's rooms adjacent, and bedrooms and bathrooms discreetly clustered together off the main hall or gallery.

In residential hotels, public spaces were generally relegated to the ground floor, although higher end examples often included multiple floors with larger, more elaborate lounges, ballrooms, dining rooms, and recreational spaces that rivaled the city's grand hotels. The Shoreland Hotel (1925-26, Hyde Park Apartment Hotels Thematic District), one of the largest and most elaborate of the residential hotels constructed in Chicago, featured a double height lobby space, opulent main dining room with elaborate classical plaster detailing, and large kitchen on the first floor, as well as several smaller private dining rooms, a smoking room, lady's parlor, and a large ballroom on the mezzanine level. The basement of the building originally housed a bowling alley and miniature golf course. The Shoreland's north side equivalent, the Belden Stratford Hotel (1924-23, National Register listed), also boasted an imposing double-height lobby, large main dining, and several smaller parlors, lounges, and smoking rooms opening off an open mezzanine. These examples were the exception rather than the rule. The Surf Apartments (1917, Surf-Pine Grove Chicago Landmark District) is more typical of the standard high-rise apartment hotel, which featured smaller and fewer amenities but still offered a stately lobby, lounge and dining spaces on the first floor and a solarium on the roof. At the other end of the spectrum, mid-rise residential hotels that served working class patrons included only the most basic of public spaces, often just an entrance lobby with front desk and a lounge for tenants. Dining rooms, ballrooms, and separate parlors for men and women were not included, although rooming hotels on commercial streets often included ground floor storefronts that housed a restaurant, café, or coffee shop where residents could buy meals. The Carling Hotel at 1512 North LaSalle Street and the Marshall Hotel at 1232 North LaSalle Street, both designed by architect Edmund Meles and completed in 1926, housed modest restaurants on the ground floor, which could be accessed from the street and from the entrance lobby. The Mark Twain Hotel at 111 W Division Street, designed by Harry Glubb and completed in 1929, housed multiple ground floor storefronts including a café.

Exterior Characteristics

The plan, height and exterior detailing of residential hotels in the 1910s and 1920s was driven by location and lot size. In plan, residential hotels ranged from simple rectangular forms to complex E-, H-, and U-shaped plans with multiple wings. Among the examples surveyed for this MPD, heights ranged from four to 25 floors, with mid-rise examples between four and six floors and high-rise examples from seven to over 20 floors. This definition of high-rise is consistent with that used in the draft MPD for Chicago's High-Rise Apartment Hotels prepared by Daniel Bluestone. Bluestone noted that "At this height the Chicago building code during the 1920s required fire-proof construction leading many architects to adopt reinforced concrete frames."⁴⁷ High-rise apartment hotels and rooming hotels are generally the most

⁴⁷ Bluestone, Chicago's High Rise Apartment Hotels MPD Draft, Section F, Page 9.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 20

architecturally distinctive of the city's residential hotels, with multiple primary facades and more elaborate and effusive exterior ornamentation. Even high-rise hotels that were designed for middle-income residents were often stylish buildings designed to make a bold architectural statement within the context of the fashionable neighborhoods where they were built. The Bryn Mawr Apartment Hotel and Belle Shore Apartment Hotel (Bryn Mawr Avenue National Register Historic District) in the Edgewater neighborhood, as well as the New Lawrence Hotel (Uptown Square Historic District) and the Hotel Chelsea in Uptown, are examples of middle-class apartment and rooming hotels with distinctive architecture constructed in the 1910s and 1920s. All of these examples are lavishly ornamented with brick detailing and architectural terra cotta, which were the preferred building materials for Chicago's commercial and multi-family residential buildings during the late-nineteenth and early twentieth century. With few exceptions, most residential hotels that were surveyed for this MPD, including high-rise and mid-rise, featured at least one primary façade with brick and/or terra cotta detailing, ranging from simple corbeling and terra cotta string courses such as the building at 5200-5204 South Harper Avenue (1915, designed by Roy F. France) to exuberant polychromatic terra cotta examples like the high-rise Poinsettia Apartments (1929, Hyde Park Apartment Hotels Thematic District) and the Art Deco Northwood Hotel, a mid-rise rooming hotel at 4025 North Pulaski Avenue (1929, designed by Kitcher & Larson).

High-Rise Residential Hotels

Premium land values along the lake front necessitated buildings with higher density, resulting in a concentration of high-rise apartment hotels with complex plans in lake front neighborhoods. Chicago's first zoning ordinance in 1923 established zoning districts for residential, apartment, commercial, and manufacturing, in addition to five "volume" districts that regulated height, bulk, and percentage of lot size covered. Blocks in lakefront communities north and south of downtown were primarily zoned for apartment use with commercial zoning along major corridors, and many were also zoned as third volume districts, which allowed for generous lot coverage and building heights. As Daniel Bluestone notes in the National Register nomination for the Bryn Mawr Historic District on the city's north lake shore, this zoning code served to reinforce the development trend towards increasing density and mixing of residential and commercial spaces that was already evident on major thoroughfares in these lakefront communities.⁴⁸ The majority of these examples are either individually listed in the National Register or are contributing structures within historic districts, including the Hyde Park Apartment Hotels Thematic District. Although a few high-rise apartment hotels were constructed in neighborhoods farther west, most notably the Hotel Guyon at 4000 West Washington in the Garfield Park neighborhood, these were the exception rather than the rule.

Although not generally included in discussions of apartment hotels, several of the city's downtown and North Michigan Avenue high-rise hotels also provided accommodations for permanent residents, even if they were commonly categorized as tourist hotels. One prominent example of this type of hotel constructed within the period of significance is the Drake Hotel (1919-20, Marshall & Fox, individual National Register listing). A *Chicago Tribune* article announcing plans for the building on April 27, 1919 reported that the hotel would contain 800 rooms, including suites and apartments, and was "being constructed for

⁴⁸ National Register of Historic Places, Buena Park Historic District

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 21

both transient and residential use.” A c. 1925 advertisement for the hotel noted “rates begin at \$5 per day. Permanent suites at special discounts.”⁴⁹

Residential hotels that operated on a membership basis or were advertised as “club” hotels are also subsets of the residential hotel model that are often not included in discussions of residential hotels in Chicago. These club hotels include some of the only examples of high-rise rooming hotels in the city—meaning that they offered single rooms with no kitchenettes, and a mixture of private and shared baths. In addition to height, club hotels differed from standard rooming hotels in that they offered more entertainment options and additional recreational and athletic facilities, which were often found in private clubs. As with a private club, residents had to obtain a membership to stay in the building and utilize these facilities. Prominent examples include the Allerton Hotel at 701 North Michigan Avenue (1922-24, individual Chicago Landmark), the Dearborn Club Hotel at 1244 North Dearborn Street (1923, Gold Coast National Register Historic District) and the Lawson YMCA at 30 West Chicago Avenue (1930-1931).

The 25-story Allerton Hotel, designed by Hargatroyd & Ogden and Fugard & Knapp and completed in 1924, offered single and double rooms for \$2.50 a day or between \$8 and \$20 per week. The hotel initially operated as a men’s club with “quiet, refined, club-like homes that provided socially respectable, economical housing for hardworking, refined, ambitious young men.” A 1928 classified ad for the building noted that the hotel was the “official alumni residence of 98 colleges” and boasted that 95% of its guest were permanent residents.⁵⁰ By 1930, the hotel had opened its doors to women, although they were segregated by floor.⁵¹ The 13-story Dearborn Club Hotel, designed by noted Chicago architect Walter. W. Ahlschlager, housed men and women in 300 single and en-suite rooms and offered a variety of club facilities, including a swimming pool, handball courts, bowling alley, and billiard room.⁵²

Young Men’s Christian Association (YMCA) and Young Women’s Christian Association (YWCA) hotels with athletic facilities were constructed across the city in the 1910s and 1920s, as part of the organizations’ campaign to establish a presence in every city neighborhood. The most prominent example of a YMCA hotel is the Lawson YMCA on Chicago Avenue. The 24 story building was designed by Perkins, Chatten & Hammond in the Art Deco style. When completed in 1931, the building was said to be the largest YMCA hotel in the world, with 650 residence rooms, all with shared baths. Upon the opening of the building, a reporter for the *Chicago Daily Tribune* noted, “The rooms are small, almost cell like, but furnished in excellent taste.” In exchange for such small private spaces, residents gained access to extensive athletic facilities, multiple restaurants, a chapel and rooftop solarium.⁵³

Mid-Rise Residential Hotels

While high-rise residential hotels were concentrated along the lakefront, the mid-rise residential hotels that were constructed in Chicago between 1910 and 1930 appeared along commercial corridors and in

⁴⁹ “The Newest Thing in Hotels,” *Chicago Daily Tribune*, April 27, 1919, A11. Undated advertisement for Drake Hotel.

⁵⁰ *Chicago Daily Tribune*, November 14, 1928, 44.

⁵¹ Allerton Landmark Report, p. 14

⁵² *Chicago Daily Tribune*, August 25, 1924, 26.

⁵³ *Chicago Daily Tribune*, November 25, 1931, D4.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 22

residential neighborhoods radiating out from the city's center. Because these buildings were designed to fit into a wide range of commercial and residential landscapes, mid-rise residential hotels exhibit more variety in plan and exterior detailing than their high-rise counterparts, but still within the same general parameters.

Commercial Corridor Mid-Rises

Mid-rise residential hotels that were built along commercial corridors incorporate ground floor storefronts along commercial elevations, with brick and terra cotta on the upper floors. Four-story examples such as the Stanleigh Hotel at 1200 West Pratt Boulevard (1916, R. C. Harris) and the Oakdale Apartment Hotel at 553 West Oakdale (1922) resembled walkup corner apartment buildings from the exterior, and sometimes can only be distinguished by their single entrance points, which indicate a corridor plan instead of separate stair halls. In most cases, this residential entrance is located on the less prominent street-facing elevation if the cross street is a residential street. Taller corner examples followed this same pattern. In more dense commercial areas, storefronts would line both street-facing elevations and the lobby and lounge for the apartment hotel portion would be situated toward the rear or secondary corner of the building, to maximize valuable street-frontage for the ground floor retail. The Mark Twain Hotel at 111 West Division (1929) is a good example of this type of ground floor arrangement—here, the resident lobby and lounge are situated along the west end of the first floor, accessed by a narrow corridor between storefronts.

Mid-rise residential hotels situated mid-block on commercial corridors featured primary facades that were similar in composition and detail to the mid-rise examples on residential streets, but on a larger scale and with commercial spaces in addition to resident spaces occupying the first floor. Two good examples of this type are the Columbian at 5220-5222 South Harper Avenue (1925, Thomas Bishop), a five-story rooming hotel with brick and terra cotta Classical Revival façade, and the Sheridan-Broadway Hotel at 3820-3826 North Broadway (1923, J. E. Pridmore), a six-story apartment hotel with buff colored brick and terra cotta façade.

Mid-Rise Residential Hotels on Residential Streets

Residential hotels constructed on residential streets west of the lakefront between 1910 and 1930 were, for the most part, carefully designed to blend in with the surrounding buildings. In well-established residential districts where single-family homes and small flat buildings were the norm, apartment hotel architects and builders were very conscious to maintain the height, setback, materials and façade detailing established by the existing structures. The residential hotels constructed in the Sheridan Park Historic District are an excellent example of this type of development. Nineteen hotels and kitchenette apartment buildings were constructed in the district between 1923 and 1929. With few exceptions—the 12-story Norman Hotel at Wilson and Beacon, the six-story Leland Hotel and the five-story Northgate Hotel, all located on corners near major thoroughfares—these residential hotels are four- to six-stories tall and located on interior lots with 15-foot setbacks. The nomination notes:

The hotels and apartment hotels change the density and perhaps the psychology of the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 23

neighborhood, but not necessarily the scale. Mid-block common-corridor buildings like 445 Beacon, 4550 Malden, and 4706 and 4735 Beacon look rather like six-flats, with their three-story fronts and center entrances. These examples have just six apartments in the front. In other cases, four or five apartments were placed in the front on every floor and the design necessarily divulges this; but the scale is not always affected. An interesting example is seen at 4626 Magnolia, which has four units across the front on each floor, but is imaginatively designed and scaled so that it actually seems smaller and possibly more domestic than the 1902 four-story eight-flat next door.⁵⁴

In residential neighborhoods where larger courtyard apartment buildings were common, residential hotels that resembled U-shaped courtyard apartments were constructed. Unlike courtyard flat buildings, which featured an open landscaped courtyard and numerous separate entrances, the ground floor of these apartment hotels extended across the central courtyard, which housed the main entrance and the lobby. This configuration was common among the high-rise residential hotels as well, but on a larger scale. When trimmed to four, five, six or even seven stories, this template fit well into lower density residential neighborhoods and large lots that fronted on to parks or boulevards. The four-story Briar Apartment Hotel at 540 West Briar Street (1921, Paul Hansen), the four-story Wilmington Apartment Hotel at 4901 Drexel Boulevard (1927), the four-story Gaylord Apartment Hotel at 5316 South Dorchester Avenue (1925, Thomas R. Bishop) and the seven-story Carolan Apartment Hotel at 5480 South Cornell Avenue (1924, T. R. Bishop) are all good examples of this mid-rise variation.

On major residential thoroughfares and on secondary streets close to train lines, mid-rise residential hotels were less restrained by the surrounding built environment, and are easily distinguishable from other residential forms. These examples also comprise the majority of the residential hotels surveyed in the city for this MPD. Corner examples are similar to residential hotels on commercial corridors, but without ground floor storefronts. Mid-block examples have a single ornamented façade. Ground floors are typically clad in terra cotta or stone to mark the public spaces, with upper floors of face brick with terra cotta or stone detailing around windows and along the top floors. Ground floor window openings are typically larger, opening onto the lobby and lounge. Entrances are typically located either at the center of the primary façade or at one end of the primary façade. Center or end bays often project slightly to mark the location of the main entrance and provide visual interest. Dozens of representative examples were surveyed in neighborhoods across the city—these include the five-story Rokeby Hotel at 3831 North Freemont (1929, Ressman & Hirschfield), the four-story Rosemoore Hotel at 1622 West Jackson Boulevard (1928, Louis D. Simon), the four-story Ridgeland Apartment Hotel at 1734 East 72nd Street (1927, Leichenko & Essen), the five-story Ashland Plaza Apartments at 4222 N. Ashland Avenue (1925), the four-story Ferndale Apartments at 549 West Aldine (1924, R. Cugole), and the four-story Hotel Cedar at 1112 North State Street (1926, Rossman & Hirschfield).

Clusters in Uptown

Although residential hotels constructed between 1910 and 1930 were single speculative ventures and are

⁵⁴ National Register of Historic Places, Sheridan Park Historic District, Cook County, IL #85003352, 4-5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 24

generally not found in contiguous groupings, zoning and demand did result in several “clusters” of residential hotels close to transportation nodes. Many of these clusters are in Uptown, which was the largest retail and entertainment district outside of the Loop during the 1910s and 1920s and drew a large number of single professionals, young couples, and artists that made up the core of the residential hotel market.

The largest clusters that were surveyed during the preparation of this report are located on Winthrop Avenue and Kenmore Avenue in Uptown, between Argyle Street on the south and Bryn Mawr Avenue on the north. These two streets run parallel to the elevated railway (now the Chicago Transit Authority “Red” line) that was established during the first decade of the twentieth century. By 1908, the “el” had been extended north from its 1900 termination point on Wilson Avenue to Bryn Mawr Avenue, and stops had been established at Argyle Street, Berwyn Avenue, and Bryn Mawr. Residential hotels built along these two streets reflect the transformation of Uptown from a remote outpost to a commercial, retail, and entertainment district that was known as “the Loop’s little brother.”⁵⁵ Between Argyle and Bryn Mawr Avenue, 18 residential hotels were surveyed on North Winthrop Avenue and 15 on North Kenmore. The majority of these examples are mid-rise buildings built on interior lots between 1915 and 1929. Most of these blocks contain one to three residential hotels; not a sufficient concentration for a district, but more examples than can be found on other typical residential streets.

A second, smaller cluster of residential hotels appears on the 900 block of West Wilson Avenue in Uptown. This grouping includes one high-rise rooming hotel on the north block face—the Hotel Chelsea at 920 West Wilson—and four adjacent mid-rise residential hotels on the south block face—the Wilson-Hazel Hotel at 901 West Wilson (1929), the Paulton Hotel at 909 West Wilson (c. 1925), the Windsor-Wilson Hotel at 915 West Wilson Avenue (1928, Charles W. Nicol), which also has a primary façade on Windsor Avenue, and the Uptown Granada Hotel (c. 1925) at 927 West Wilson Avenue. This grouping of contiguous buildings could constitute a small district, since all the examples meet the registration requirements for listing under this MPD.

It is anticipated that further research may reveal additional clusters along transportation nodes in other neighborhoods, which may be sufficiently concentrated to warrant listing as districts.

Architectural Style of Residential Hotels in Chicago

Stylistically, residential hotels throughout the city of Chicago reflected major trends in multi-residential and commercial architecture in the 1910s and 20s. The vast majority of residential hotels feature Classical Revival, Renaissance Revival, or Tudor Revival detailing. A smaller number were designed with Art Deco or Gothic Revival ornament. With the restrictions of massing and form brought on by zoning and financial considerations, architects designing residential hotels focused on applied ornamental details, most often rendered in terra cotta, to create buildings that were distinctive and eye-catching.

Many examples of both mid-rise and high-rise residential hotels feature the heaviest ornamentation along

⁵⁵ “Uptown Square Historic District,” Chicago Landmark Designation Report, 2015, p17.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 25

the lowest and highest stories. This clustering of detailing echoes the method used by earlier Chicago-School architects of dividing tall buildings into three sections—base, shaft, and capital.

Entrances on residential hotels were highlighted with elaborate surrounds in brick, stone, or terra cotta. On examples with a simple rectangular or I-shaped plan, the ornamentation often continues up along the stories above the entrance giving a vertical emphasis to the bay. The center bay of the residential hotel at 900 W. Argyle Street features a vertical band of terra cotta ornament surrounding the four center windows above the entrance, with engaged rope columns separating the windows and giving further vertical emphasis. A Tudor-Revival example at 4827 N. Damen Avenue features a half-timbered bay with steeply pitched gable roof and a faux end chimney above the center front entrance.

End bays were also often highlighted with ornamental terra cotta or stone, creating a “book end” effect along the front façade. The curving, projecting north and south end bays of the residential hotel at 4350 N. Ashland Avenue both exhibit banded rustication at the ground floor, Renaissance Revival terra cotta detailing on the upper floors, including vertical rope-mold piers and polychrome terra cotta spandrel panels. The main entrance is located at the base of the north end bay. In stark contrast to the end bays, the center of the building is nearly unadorned.

The top stories of most residential hotels were richly decorated with stone or terra cotta. Classical Revival examples feature heavy cornices with dentil trim below the parapet wall and elaborate window surrounds on the top one or two stories. The oversized broken pediment above the center fourth-floor window bay at 4735 N. Malden and the modillion cornice below a balustrade parapet wall at the Melrose Apartment Hotel (451 W. Melrose Street) are typical examples of upper-story treatments. Renaissance Revival residential hotels often exhibited round-arch windows with elaborate surrounds and sculptural terra cotta or stone ornament on their upper floors. The top story of the Shore Crest Hotel at 2701 N. Pine Grove Avenue, a fine Renaissance Revival design, features paired windows topped by blind round arches and fitted with stone balconettes.

Buildings located on prominent commercial streets or corner residential lots often featured multiple ornamented facades; in some cases, decorative detailing was employed on all facades of the building. On mid-rise examples located mid-block on residential streets, all detailing was concentrated on the front façade, while the side facades were rendered in common brick and bereft of any ornament. This focusing of architectural detail on the front façade was in keeping with earlier flat buildings.

For mid-rise residential hotels with a U-shaped massing, stylistic elements generally mirrored those found on courtyard apartments. The main entrance was highly ornamented—often, the entire first-story entrance bay that connected the two main wings of the building was encrusted with terra cotta ornament. Each wing also featured some applied detailing, most often decorative corner quoins, window surrounds, and pediments. The Wilmington Hotel is a fine example of the U-shaped residential hotel, with Renaissance Revival terra cotta detailing clustered along the base, entrance, and the front facades of both wings.

Terra Cotta on historic revival-style residential hotels was usually monochromatic, and often white or cream-colored. The use of polychromatic terra cotta is seen mostly on Art Deco-style examples, including

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 26

the Belle Shore Apartment Hotel at 1062 W. Bryn Mawr Avenue, 10 West Elm Apartment Hotel, The Rokeby at 3831 N. Fremont Street, and the Northwood Hotel at 4025 N. Pulaski Road.

Architects of Residential Hotels in Chicago

Architects of residential hotels in Chicago ranged from well-known and highly respected designers to relatively unknown firms. While notable architects like Walter Ahlschlager, Marshall & Fox, and Loewenberg & Loewenberg were responsible for many of the more prominent residential hotels built in the city, the majority were designed by more modest firms. What follows is a representative sampling of residential hotel architects.

Walter W. Ahlschlager

Chicago architect Walter W. Ahlschlager was known for his richly ornamented designs of residential hotels on the north side of the city. His success at financing, planning, and designing residential hotels was so impressive that his work was featured in an extensive insert in a 1921 edition of *American Builder*.⁵⁶ His most elaborate and impressive design was for the Medinah Athletic Club at 505 N. Michigan Avenue, which was completed in 1929. Other examples of his work include the Dearborn Club Hotel (1244 N. Dearborn Parkway); the Cambridge Apartment Hotel (530 W. Diversey Parkway); the Hotel Sheridan Plaza (4606 N. Sheridan Road); The Sovereign Apartment Hotel (1040 W. Granville Avenue); and The Embassy Hotel (501-509 W. Diversey Parkway).

Maurice L. Bein

Born in Russia in 1897, Maurice L. Bein grew up in a poor immigrant family in Chicago. He studied art at Hull House and the Art Institute of Chicago before attending the Armour Institute of Technology to study architecture. After only one year, Bein became a licensed architect, and began working for Ahlschlager & Pridmore. Soon after, he started his own architecture firm.

Although his firm was small, with only two employees, Bein became a prolific designer of residential hotels and apartment buildings in the city. During his short career as an architect, which spanned from 1920 to 1930, Bein designed numerous residential hotels, including the Harper Plaza Hotel (5127 S. Harper Avenue); Dearborn Plaza (1032 N. Dearborn Street); 840 W. Montrose Avenue; the Hotel Clayton (2026 N. Clark Street); 7048-50 S. Merrill Avenue; 5316-18 S. Harper Avenue; and the Cornell Towers Apartment Hotel (5346 S. Cornell Avenue). Bein left architecture in 1930 to become a general contractor. He moved to California in 1941, and died in Los Angeles in 1978.⁵⁷

Thomas R. Bishop

The son of a contractor, Thomas R. Bishop designed a substantial number of residential hotels in Hyde Park and several North Side neighborhoods.⁵⁸ Residential hotels designed by Bishop include the Carolan Apartment Hotel (5480 S. Cornell Avenue); the Columbian (5220-5222 S. Harper Avenue);

⁵⁶ "The Work of Walter W. Ahlschlager," *American Builder*, 1921, inset <http://www.compassrose.org/books/available.html>

⁵⁷ Biographical Sketch, Finding Aid, Mauric L. Bein (1897-1978) Papers, Accession Number 1985.5, Ryerson and Burnham Archives, The Art Institute of Chicago.

⁵⁸ Surf-Pine Grove Chicago Landmark Report, p. 21.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 27

the Whitfield Apartment Hotel (5330-5332 S. Harper Avenue); Hyde Park Manor (5143 S. Kenwood Avenue); the Gaylord Apartment Hotel (5316 S. Dorchester Avenue); the Grosvenor Apartment Hotel (5220 S. Kenwood Ave); the Hotel Lawrence (4727 N. Malden Avenue); the Windale Hotel (6019 N. Winthrop Avenue); and 5400 S. Harper Avenue.

William P. Doerr

William P. Doerr was the designer of several Hyde Park residential hotels, including The Madison Park (1364 E. Hyde Park Blvd); the Park Beach Hotel (5325-27 S. Cornell Avenue); and East End Park Apartments (5236-5252 S. Hyde Park Blvd). Doerr also designed the apartment hotel at 18 East Elm Street.

Roy F. France

Although best-known for designing dozens of Art Deco and early International Style hotels in Miami Beach in the 1930s and 40s, Roy France also designed several residential hotels in Chicago before moving to Florida, including 5200-5204 S. Harper Avenue; the Chatelaine Hotel Apartments (4911 N. Winthrop Ave); and the Seville Apartment Hotel (4144 N. Sheridan Road).⁵⁹

Raymond J. Gregori

Known for his modernist interpretations of historic architectural styles, Raymond J. Gregori is best known in Chicago for his design of St. Pascal Roman Catholic Church at 6149 W. Irving Park Road.⁶⁰ Residential apartments designed by Gregori include the Park Central (445 W. Wrightwood Avenue); the Park Royale (451 W. Wrightwood Avenue); and the Coronada (4736 N. Malden)

Loewenberg & Loewenberg

Formed in 1919 by architect Israel S. Loewenberg and structural engineer Max L. Loewenberg, the firm of Loewenberg & Loewenberg were responsible for a wide variety of multi-residential and commercial buildings in Chicago, as well as for a number of buildings for Jewish institutions. The firm remains active today, mainly as a designer of high-rise apartments in the city.⁶¹ Residential hotels designed by the firm include the Mayfair Apartments (1650-1666 E. 55th Street); the Park Lane (2850 N. Sheridan Road); and the Pine Grove Apartment Hotel (2816-28 N. Pine Grove Avenue).

John A. Nyden

Swedish-American architect John A. Nyden enjoyed a very active career designing multi-family and commercial buildings on the north side of Chicago, particularly in the North Park and Edgewater neighborhoods. Nyden worked for a brief time as an executive for the Northwestern Terra Cotta Company before starting his own architecture firm in 1907. In the 1920s, Nyden founded the Admiral Hotel Company of Chicago, and built the Admiral Apartment Hotel Building at 901 Foster Avenue in 1922 (now demolished). Nyden also served as Illinois' State Architect from 1926 to 1927.⁶² Residential hotels

⁵⁹ Ibid, p. 22.

⁶⁰ Ibid.

⁶¹ Ibid; Architects' Roster Questionnaire, 1953

http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/LoewenbergLoewenberg_roster.pdf (accessed April 12, 2016).

⁶² "John A. Nyden, Prominent Architect, Taken by Death," *Svenska Tribunen-Nyheter*, September 07, 1932.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 28

designed by Nyden include the Northmere Hotel (4943 N. Kenmore Avenue); the Commonwealth Hotel (2757 N. Pine Grove Avenue); the Melrose Apartment Hotel (451 W. Melrose Street); and the Fairfax Apartment Hotel (1369 E. Hyde Park Blvd)

Quinn & Christiansen

The architectural firm of Quinn & Christiansen was formed in 1923 by E. F. Quinn and R. T. Christiansen in Chicago. The firm was best known for their work on several large cooperative apartment buildings, including 5510 North Sheridan Road and 6700 South Crandon Avenue. Residential hotels designed by the firm include the Northmoor Hotel (6165 N. Winthrop); the Westgate Hotel (6018 N. Winthrop); and the Fleetwood Apartment Hotel (6026 N. Winthrop).

Other architectural firms that designed residential hotels in Chicago in the 1910s and 1920 include Rapp & Rapp (Hotel Windermere East, 1642 E. 56th Street); Ressman & Hirschfield (The Rokeby, 3831 N. Fremont Street); Leon F. Urbain (Poinsettia Apartments, 5528 S. Hyde Park Boulevard); Marshall & Fox (The Drake Hotel, 140 E. Walton Street) and Benjamin Marshall (Edgewater Beach Apartments, 5531-5557 N. Sheridan Road); McNally & Quinn (7000 S. Shore Apartment Hotel; Winthrop Manor Apartments, 6241 N. Winthrop Avenue); and Henry L. Newhouse (Trenier Hotel, 3947 S. King Drive; Sutherland Hotel, 4659 S. Drexel Boulevard).

Populations Served by Residential Hotels

High-Rise Apartment Hotel Residents

The people who chose to live in residential hotels comprised a wide cross section of the city's population. Luxury high-rise apartment hotels on the lakefront were the most wide-ranging in terms of the economic class and size of the households they served. These hotels accommodated affluent, upper-middle class, and middle-class transient and permanent residents who desired the "spectacularly and notoriously public" aspects of hotel life—a "gregarious existence" that was not possible in private homes or luxury apartment buildings.⁶³ Luxury residential hotels were characterized by their opulent public spaces where residents could see and be seen, and by their broad range of accommodations—from "straight" hotel rooms to palatial suites that rivaled the city's grandest apartments.

The two largest and grandest of these luxury apartment hotels, the Edgewater Beach Hotel and Apartments on the north side and the Shoreland Hotel on the south side, housed a wide range of Chicagoans as permanent residents and hosted many well-known guests. Marilyn Monroe, Frank Sinatra, Judy Garland, Charlie Chaplin, Bette Davis, Lena Horne, and Artie Shaw were all guests of the Edgewater Beach Hotel during its heyday. The hotel also hosted two U.S. presidents, Franklin D. Roosevelt and Dwight D. Eisenhower.⁶⁴ Although the hotel was demolished in the early 1970s, the apartment portion of the complex

http://flps.newberry.org/article/5423404_5_0390 (accessed April 12, 2016); Bradley Skelcher, "Achieving the American Dream: The Career of John Augustus Nyden, 1895-1932," *Swedish American Historical Quarterly*, July 1994, v. 45, no. 3, pp 132-148.

⁶³ Groth, p

⁶⁴ "Edgewater Beach Hotel," Edgewater Historical Society website, <http://www.edgewaterhistory.org/ehs/local/edgewater->

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 29

still stands. 1920 census records show that permanent residents included many high-ranking professionals including magazine editors, physicians, architects, lawyers, and real estate brokers but also teachers, salesmen, tailors and secretaries who occupied the smallest units.⁶⁵

The Shoreland Hotel in Hyde Park attracted affluent and well-established Chicagoans as permanent residents and hosted many famous guests from its grand opening in 1926 through the 1950s. Frederick Bode, president of the Gage Company, and M. E. Greenbaum, nationally-prominent banker and president of Greenbaume & Sons Investment Company, both made their home at the Shoreland. Famous (and infamous) guests included Eleanor Roosevelt, John Masefield (Poet Laureate to England), Al Capone, and Jimmy Hoffa, who kept a suite of rooms on the eighth floor of the Shoreland during the 1950s and 1960s. During the 1940s, big bands gave live radio performances from the hotel's lavish dining and ballrooms, and the Shoreland also housed baseball teams in town to play the White Sox at Comiskey Park.⁶⁶

High-Rise Rooming Hotel Residents and Mid-Rise Apartment Hotel Residents

High-rise rooming and apartment hotels of all sizes with smaller (one to three room) units were marketed primarily toward single professionals and young couples without children for whom location and amenities were more important than large private living spaces. Commercially-run "club" hotels in particular touted the wealth of amenities in their facilities and stressed the networking and socializing opportunities inherent in living among a large number of like-minded residents. A 1931 classified advertisement for the Allerton Hotel urged potential residents to "Make New Friends at the Hotel Allerton" with "horseback riding, swimming, skating, golf, bowling, and many interesting trips—Complimentary house dances, bridge parties, concerts etc. weekly—Something to do all the time."⁶⁷

Several club hotels surveyed for this report also catered to men or women exclusively. These tended to belong to the class of residential hotels that historian Paul Groth calls "organizational rooming houses," which were all distinguished from lower class rooming hotels and boarding houses because they were clean, dependable and respectable in addition to being affordable.⁶⁸ Non-profit lodgings run by philanthropic organizations like the YMCA and YWCA in particular, often imposed curfews and strict house rules. At a time when an increasing number of middle-class women were living on their own, residential hotels that offered female-only accommodations provided affordable but respectable options. One unique model of the women's residential hotel that emerged in Chicago during the early twentieth century was the Eleanor Club, which operated a chain of residential clubs for working women between 1898 and the early 1950s.⁶⁹ Only two of these facilities were purpose-built structures constructed between 1910 and 1930. Eleanor Club Six at 2155 West Pierce Avenue in Wicker Park, was constructed in 1914 and housed 150 rooms for residents in addition to a multitude of public spaces and facilities for residents

[beach-hotel](#), accessed April 5, 2016.

⁶⁵ 1920 Census

⁶⁶ Ramsey, "Shoreland Hotel," Chicago Landmark designation report, p 11.

⁶⁷ *Chicago Daily Tribune*, December 13, 1931, B4.

⁶⁸ Groth, 102-103.

⁶⁹ The last Eleanor Club constructed in the city was completed in 1956 at 1550 North Dearborn Street and was in operation until 2001.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 30

and members. The ground floor also housed a social center for girls and young women in the larger community. The second purpose-built Eleanor Club, at 1442 East 59th Street in Hyde Park and completed in 1916, was designed by Schmidt, Garden & Martin and housed 115 resident rooms and large public spaces on the ground floor that were designed to foster social interactions among residents. The overall effect in both buildings was closely akin to a women's college dormitory, but architecturally and functionally, these clubs fit the definition of a residential hotel.⁷⁰ The Three Arts Club at 1300 North Dearborn Street (Chicago Landmark, National Register listed), designed by Holabird & Roche and completed in 1914 to house women working or studying in the "three arts" of music, painting, and drama, is another example of this special subset of residential hotels.

Commercially-run women's hotels also appeared in the city during the 1920s. The Traemour Club Hotel at 5427-5429 North Kenmore Avenue (1928, Hyland & Corse) marketed itself as a "new ideal—exclusively for businesswomen." Situated one block from the Edgewater Beach Hotel, the hotel offered "Everything for Women—Full Hotel Service—Switchboard—Two Electric Elevators—Tea Room in Building with Special Rates for Guests—Beauty Parlor—Recreation Room—Entertaining Parlor—Sunroom—Entire Furnishings and Equipment Designed for Women—Rooms En-Suite with Private Bath."⁷¹ The Chatelaine Hotel at 4911 North Winthrop Avenue (1923, West Argyle Street National Register Historic District) was a more modest women's hotel, marketed as a hotel "designed for discriminating women" in a 1925 advertisement. The hotel offered rooms "In-A-Dor" beds, ironing boards, mirrors, tile baths, and phones" at reasonable rates. Although a 1925 article in the *Chicago Daily Tribune* claimed the Chatelaine was "Chicago's only women's hotel," census records show that by 1930 the hotel housed both men and women.⁷²

"Family" Hotels

Although residential hotels generally attracted primarily single or divorced residents or married couples without children (whether young couples who did not yet have children or older couples whose children were grown), families also lived in apartment hotels. By the 1910s, articles and classified ads often referred to "family hotels," but the term was broadly used to indicate a "respectable" apartment hotel with suites of rooms that catered primarily to permanent residents. A satirical piece in the *Chicago Daily Tribune* on January 13, 1924 entitled "The So-Called Family Hotel" showed a sad and motley lot of residents, including "the deaf old lady and the crushed middle aged daughter," the unfortunate bachelor ("The waitress feels SO sorry for him") and the multi-generational family with everyone "talking at once."⁷³ However, savvy developers in the 1920s did market some of their buildings specifically to families with young children by incorporating playrooms and, in larger examples, outdoor playgrounds and babysitting services. An article in the *Chicago Daily Tribune* on the opening of the apartment hotel at

⁷⁰ Jeanne Catherine Lawrence, "Chicago's Eleanor Clubs: Housing Working Women in the Early Twentieth Century," *Perspectives in Vernacular Architecture*, Vol. 8, 2000, 219-247. This excellent article on Eleanor Clubs could be the basis for a Multiple Property Documentation Form that included both converted and purpose-built examples of Eleanor Clubs established between 1898 and 1956.

⁷¹ *Chicago Daily Tribune*, February 3, 1929, J7.

⁷² *Chicago Daily Tribune*, November 15, 1925, B1. *Chicago Daily Tribune*, May 21, 1925, 34.

⁷³ "The So-Called Family Hotel," *Chicago Daily Tribune*, January 13, 1924, G19.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 31

14 West Elm Street noted, that “the entire top floor will be devoted to children’s play rooms, which will have enough novelties to keep their minds from ideas of mischief.”⁷⁴

Mid-Rise Rooming Hotel Residents

Like the rooming house residents in Boston described by sociologist Albert Wolf in 1906, the men and women who inhabited the mid-rise rooming hotels in Chicago during the 1910s and 1920s were “a great army of clerks, salesmen, bookkeepers, shop girls, stenographers, dressmakers, milliners, barbers, restaurant-keepers, stewards, policemen, nurses...carpenters, painters, machinists, and electricians.”⁷⁵ Unlike middle-class hotel residents, men and women employed in these low-paying white-collar and blue-collar jobs lived in rooming hotels because they did not have sufficient economic security for better accommodations. Before the 1910s, these workers would have been relegated to older rooming or boarding houses or even tenements. The establishment of Chicago’s Tenement Ordinance in 1902, which held new multi-residential buildings to strict safety and sanitary standards, spurred construction of new rooming hotels that incorporated modern building technologies and spatial planning that mimicked the better classes of residential hotels.⁷⁶ Rooming hotel residents in the 1910s and 1920s could rent a well-lighted and well-ventilated room with modern plumbing, heat, electricity and a modicum of privacy and respectability for a reasonable rate (usually a few dollars per day or \$5-10 per week). These rooming hotels “kept an independent low-paid work force available to downtown industries and also helped young single Americans forge personal independence and a subculture separate from the city’s family zones.”⁷⁷ In 1926, the Chicago Rooming House Association reported that “more than 600,000 Chicagoans are sheltered in rooming houses scattered over the city.”⁷⁸ While this number included older rooming houses and conversions, a good portion of the total were housed in modern rooming hotels. Unlike apartment hotels, rooming hotels rarely housed children. Couples were common, but a majority of rooming hotel occupants were single or divorced men and women living alone.

Census records for two typical rooming hotels in Chicago—the Hotel Carling at 1512 North LaSalle Street and the Mark Twain Hotel at 111 West Division Street—provide a good sense of the rooming hotel population between 1920 and 1940. At the Mark Twain, the 1930 census lists 25 married couples, 55 single lodgers, one transient guest, and three hotel employees. Only two children are listed in the building; both teenage boys. The vast majority of residents were American born, between 20 and 60 years of age and employed. Rents, which are only listed for couples, range between \$48 and \$62 per month. The building did not segregate male and female residents. Occupations include a large number waitresses, salesmen, and clerks as well as several artists, an actor, and an “acrobatic dancer.”

The 1930 census for the Hotel Carling lists 146 residents, both male and female, working a variety of blue- and white-collar jobs. Nurses, clerks, laborers, pharmacists, florists, cashiers, waiters, entertainers, salesmen, teachers, labor organizers, taxi drivers, stenographers, steel workers, plumbers, secretaries, and

⁷⁴ *Chicago Daily Tribune*, November 6, 1927

⁷⁵ Groth, 109.

⁷⁶ “Draft of Tenement Law,” *Chicago Daily Tribune*, November 16, 1902, 1.

⁷⁷ Groth, 108-109.

⁷⁸ “Finds 600,000 Chicagoans Live in Rooming Houses,” *Chicago Daily Tribune*, December 9, 1926, 3.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 32

accountants all lived in the Carling Hotel during the 1930s and 1940s. Although several residents are listed as married, no married couples are listed as living together in the hotel. Comparing 1930 and 1940 census records, it is clear that although the hotel catered to both transient and permanent residents, the vast majority of the people who lived in the hotel were permanent residents. A majority of the lodgers in the 1940 census were living at the Carling Hotel in 1930 when the last census was taken.

Racial and Ethnic Groups Served By Apartment Hotels

Although residential hotels were constructed throughout Chicago between 1910 and 1930 to serve a wide range of the city's population, no evidence uncovered during the preparation of this MPD suggests that developers built residential hotels to cater to any specific ethnic group. In black communities along the south and southwest side (collectively known in the early 1900s through the post-World War II period as the "Black Belt"), residential hotels such as the Sutherland Hotel (47th and Drexel) and the Strand Hotel (6315 South Cottage Grove Avenue) were built before the Great Migration to serve white residents but by the Post-World War II period had transitioned along with the neighborhood to serve mostly black residents.

Ironically, the term "kitchenette apartment," originally used to describe residential hotel units on the city's north side that featured efficiency kitchenette cabinets and Murphy beds, had a very different meaning in the Black Belt. There, the term referred to the conversion of single family homes and small flat buildings into sub-standard and overcrowded tenements. Entire families often shared a single room, and residents were forced to share inadequate bathrooms and kitchens because landlords refused to invest in necessary plumbing upgrades.⁷⁹

Residential Hotels in the Post-World War II Era

The Great Depression halted building construction across the United States and brought an end to the era of the purpose-built residential hotel in Chicago. While very few new buildings were built after 1930, the existing stock of residential hotels, especially those with low rates, experienced a boom in business through the 1930s Depression years and into the early 1940s leading up to World War II, when war workers flooded Chicago and other major industrial cities. Half of these defense workers were single-person households and most were under 30 years old.⁸⁰ The Chicago Housing Authority constructed several large housing projects during the war (including Altgeld Gardens in Riverdale) to house war workers and provided several thousand units of temporary housing for veterans after the war, and kitchenette conversions increased in 1940s across the city, but the relentless demand for housing kept the city's residential hotels full through the 1940s and 1950s.⁸¹

Even in the post-World War II era, as residential populations declined in urban centers throughout the country, including Chicago, residential hotels continued to serve transient and permanent residents, but

⁷⁹ Wendy Plotkin, "Kitchenettes," Encyclopedia of Chicago, <http://www.encyclopedia.chicagohistory.org/pages/692.html>, accessed November 20, 2016.

⁸⁰ Groth, 265.

⁸¹ Harvey M. Choldin, "Chicago Housing Authority," Encyclopedia of Chicago, <http://www.encyclopedia.chicagohistory.org/pages/253.html>, accessed November 20, 2016.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 33

many on different terms. Large high-rise residential hotels along the lakefront retained many of their pre-war residents but struggled to attract new, younger clientele. In the 1960s and 1970s, several of the palatial apartment hotels in Hyde Park, including the Shoreland and the Broadview Hotel at 5532-40 South Hyde Park Boulevard, were purchased by the University of Chicago and converted to dormitories. The conversion of the Broadview forced 193 elderly couples to find housing elsewhere.⁸² Other high-rise residential hotels were converted to cooperatives, traditional apartment buildings or condominiums. In less affluent neighborhoods, particularly on Chicago's south side, post-war urban renewal programs that focused on replacing "blighted" neighborhood housing with vast public housing complexes led to the demolition of many mid-rise apartment hotels and rooming hotels. As an example, in Chicago's Woodlawn community (roughly bounded by Stony Island Avenue, Martin Luther King Drive, 60th Street and 67th Street), at least 15 residential hotels were constructed between 1910 and 1930. By 2012, all but one of these hotels—the Strand Hotel at 6315 South Cottage Grove Avenue—have been demolished.⁸³

As new options for housing lured young professionals and working class residents from the city's older residential hotels, early twentieth-century rooming hotels in particular (categorized as "Single Room Occupancy" buildings in the post-war period) were increasingly filled with poor, elderly residents. The mainstreaming of former mental hospital patients in the 1960s led to a sudden influx of mentally-ill residents, particularly in Uptown, which further eroded public opinion of residential hotels. Despite the perception that residential hotels were filled only with a human residue of the elderly and the poor," many rooming hotels continued to quietly serve a variety of transient and permanent residents."⁸⁴ Hotels with particularly good locations, such as the Hotel Lincoln at 1816 North Clark Street (1928, Old Town Triangle National Register Historic District), drew an interesting mix of artists, writers, and other bohemians in addition to the retired working class residents. In 1991, playwright and screenwriter David Mamet penned a sentimental piece for the *Chicago Tribune* entitled "Reminiscing without Reservations: Salad Days at the Hotel Lincoln," where he fondly recalled living at the hotel after first moving to Chicago in the 1960s:

I lived at the Lincoln off and on for various years, and I found it a paradise. Let me tell you: When I first came, the rent was \$135 a month, which included daily maid service, an answering service, a television set and both the best view and best location in Chicago. The rooms looked out over Lincoln Park and the lake...My room got the most beautiful sunrises, and it was always clean when I came back at night. I believe I pitied the deluded gentry who paid fortunes for their apartments and did not realize that one required nothing more than shelter and solitude... various illuminati of the North Side lived in the Hotel Lincoln and ate and wrote and schemed in the hotel restaurant and shot craps in the men's room...Looking back, I think I can say I not only set out but succeeded in emulating a model of the life of a Chicago writer.⁸⁵

⁸² Anne Getz, "U of C to Convert Hotel to Dorm." *Chicago Daily Tribune*, October 14, 1966.

⁸³ National Register of Historic Places, Strand Hotel, Cook County, IL, NR #18708.

⁸⁴ Groth, 273.

⁸⁵ David Mamet, "Reminiscing without Reservations: Salad Days at the Hotel Lincoln," *Chicago Daily Tribune*, December 8, 1991, SM38.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number E Page 34

In recent years, many developers in Chicago have begun to recognize the inherent advantages of residential hotel living espoused by Mamet in the early 1990s. A wave of residential hotel redevelopment has led to the rehabilitation of many historic examples for both market rate and affordable housing, including the Hotel Belair at 424 West Diversey Parkway, the New Lawrence Hotel at 1020 West Lawrence Avenue, the Somerset Hotel at 5009 West Sheridan, the Strand Hotel and the Shoreland Hotel. In communities across the city, residential hotels built in the 1910s and 1920s continue to serve a wide variety of men and women who call the city home.

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number F Page 35

F. ASSOCIATED PROPERTY TYPES

CHICAGO RESIDENTIAL HOTEL PROPERTY TYPES AND SUB-TYPES

All residential hotels in Chicago, whether they served the city's elite families or its transient laborers, share certain traits that, taken together, separate them from the apartment buildings, flat buildings, and single-family homes that housed the majority of the city's population (A full description of the common characteristics of residential hotels can be found beginning on page 17).

- Generally four stories or taller (including three stories on English basement); for the purposes of this MPD, examples that are four to nine stories will be categorized as "mid-rise" and examples that are 10 stories or taller will be categorized as "high-rise." "Low-rise" examples are rare, but three-story and even two-story examples could be nominated under this MPD if they meet all of the following registration requirements. The Covent Hotel at 2653 North Clark Street is one example of a three-story residential hotel that meets the registration requirements for listing under this MPD.
- Masonry construction with face brick, stone or terra cotta ornamentation on the primary facades. Mid-block examples typically have one ornamented façade. Large examples typically feature ornamentation on multiple elevations.
- Double-loaded corridor plan (simple rectangular or complex H- or U-shaped plans are common).
- First-floor public spaces beyond the entrance vestibule – typically these have a check-in desk, resident lounge, dining spaces or commercial restaurant/coffee shop in the building.
- Built between 1910 and 1930 (although earlier or later examples later identified could be included under this MPD if they meet the other registration requirements).
- Smaller examples were often inconspicuous enough to blend comfortably on quiet residential streets where two- and three-flat buildings and single-family homes dominated. Larger examples tend to be located on commercial streets or fronting parks or boulevards.
- Offered "hotel services" including one or more of the following: meal services and/or a common dining room, maid service, laundry service, elevator service, which apartment buildings generally did not.
- Leasing was flexible – unlike apartments, most residential hotels offered daily, weekly, monthly, and sometimes even yearly rentals. But residential hotels differed from tourist hotels in that the majority of the residents were "permanent," meaning they were there for longer than one month. For the purposes of this MPD, hotels that historically marketed at least a portion of their rooms to permanent residents are considered residential hotels.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number F Page 36

Major Types

APARTMENT HOTELS

- Characterized by multi-room units that include a private bath and a place in the unit to prepare food, usually a kitchenette. Many of the luxury high-rises included a wide range of options, from “straight” hotel rooms without kitchens to five-bedroom units with full kitchens and multiple baths.
- Range from small mid-rise examples with studio (“efficiency”) apartments to luxury high-rises with large, multi-room apartments.
- Luxury examples typically have larger, more elaborate common spaces – dedicated dining rooms, ballrooms, club rooms, libraries, etc.

Mid-rise Apartment Hotels with Simple Plan

- 1819 Humboldt Boulevard (4 stories, U-plan, Loop Boulevard NR District)
- Hyde Park Arms (5316-18 South Harper, 4 stories)

High-rise Apartment Hotels with Simple Plan

- Flamingo Apartment Hotel (5550 S. Shore Drive, 10 stories, Hyde Park MPD)
- Poinsettia Apartments (5528 S. Hyde Park Blvd, 12 stories, Hyde Park MPD)
- Norman Hotel (1327 W. Wilson Avenue, 12 stories, Uptown Square Historic District)

Mid-rise Apartment Hotels with Complex Plan

- Gaylord Apartment Hotel (5316 S. Dorchester Ave., 4 stories, U-plan)
- The Wilmington (4901 S. Drexel Blvd., 4 stories, U-plan)
- Mark Twain Hotel (111 W. Division St., 5 stories, U-plan)

High-rise Apartment Hotels with Complex Plan

- Shoreland Hotel (5450 S Shore Drive, 14 stories, U-plan, Hyde Park MPD)
- Windemere East (1642 E 56th Street, 13 stories, Combination plan, Hyde Park MPD)
- Hotel Guyon in West Garfield Park (4006 W. Washington Blvd, 10 stories, E-plan, ind. NR)
- Belden Stratford (2300 N. Lincoln Park W, 15 stories, U plan, ind. NR)

ROOMING HOTELS

Although not necessarily distinguishable from the apartment hotel when viewed from the exterior, rooming hotels served primarily as the lower tier of the residential hotel market between 1910 and 1930. In the post-World War II period, these would come to be known as SRO (Single Room Occupancy) Hotels.

- Characterized by single room units with no kitchenette, some with private baths, and some with common toilets (in the hall) but with sink and/or shower or bath in room.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number F Page 37

- Smaller examples, more modest common areas, but still have at minimum hotel desk, lounge/lobby space, and usually a restaurant or coffee shop in the building, even if it is not dedicated for the residents.
- High-rise examples tend to be specific variations of the residential hotel model, such as “club hotels” such as the Allerton Hotel, the Three Arts Club, and YMCA/YWCA hotels, which offered short and long term accommodations on a membership basis.

Because most rooming hotels were designed for the lower ranks of society, few large, high-rise examples of the type have been located during the course of research for this MPD. The high-rise examples that have been confirmed as rooming hotels (with no kitchenettes and typically shared baths) are variations of the residential hotel model such as YMCA buildings and “club hotels” like the Allerton Hotel and the Three Arts Club.

Mid-Rise Rooming Hotels with Simple Plan

- Miriam Apartments (4707 N. Maiden, 4 stories, 1925, Sheridan Park HD)
- Hotel Melbourne (4621 N. Racine, 6 stories, 1918)
- Del Mar Hotel (5046 Winthrop Avenue, 4 stories, West Argyle HD)

Mid-Rise Rooming Hotels with Complex Plan

- Hotel Carling (1512 North LaSalle Street, 4 stories, E plan)
- Hotel Marshall (1232 North LaSalle Street, 4 stories, E plan)
- Strand Hotel (6315 South Cottage Grove, 5 stories, U plan, NR listed)

High Rise Rooming Hotels with Simple Plan

- The Sovereign (1040 W. Granville Avenue, 10 stories)
- The Fairfax (1369 E. Hyde Park Boulevard, 10 stories)
- The Commonwealth Hotel (2757 N. Pine Grove Avenue, 12 stories)

High-Rise Rooming Hotels with Complex Plan

- Hotel Chelsea (920 W Wilson, 10 stories, mod H plan)
- Lawson YMCA
- Allerton Hotel (701 N. Michigan Avenue, 25 stories, H plan, Chicago Landmark)
- Broadview Hotel (S. Hyde Park Boulevard, 7 stories, C plan)

PROPERTY TYPE SIGNIFICANCE

Chicago's residential hotels are locally significant under National Register Criterion C for Design/Construction because they embody the distinctive characteristics of a type, period, and method of construction. Unlike apartment buildings in the city that strove to emulate single-family living, residential hotels combined aspects of the city's commercial buildings, hotels, and high rise apartment buildings to form a distinctive multi-family residential building type that offered access to fashionable neighborhoods, amenities, and service in exchange for space and ownership. They appealed to a wide range of the city's population, from upper-class residents seeking full-service luxury, to middle-class families looking for

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number F Page 38

entrée into fashionable neighborhoods, and single men and women in need of private and affordable housing close to work.

While it is assumed that most residential hotels will be nominated for listing under National Register Criterion C for Design/Construction, buildings that meet the above registration requirements may also be eligible under Criterion C for Work of a Master, under Criterion B for associations with significant persons, or under Criterion A for social history.

PROPERTY TYPE REGISTRATION REQUIREMENTS

Because residential hotels are typically larger multi-unit structures, they are not generally found in groupings that would allow for listing in the National Register as a historic district. It is anticipated that most properties will be listed individually under this MPD, but if clusters of apartment hotels like the 900 block of West Wilson are identified through subsequent research, they may be nominated as a district. To qualify as districts, all buildings must meet the registration requirements for residential hotels outlined below and must be contiguous.

Many of the high-style luxury residential hotels identified in the author's survey are already individually listed in the National Register of Historic Places under Criterion C for Architecture. However, it is important to note that modest apartment hotels and rooming hotels are also worthy of listing under this MPD, because they exemplify the critical role that the residential hotel as a specific building type played in sheltering largely overlooked subsets of the city's population—single working-class people, married working-class couples without children, elderly people without family, and transient workers—for whom there were few other viable housing options.

To qualify for individual registration, properties must exhibit all of the defining characteristics of a residential hotel. The property must be a masonry multi-unit residential building, built between 1910 and 1930, that is four-stories tall or taller, with a single primary residential entrance, some type of common space for residents (a lounge, dining room, etc.) on the ground floor, and a corridor plan on the upper floors. Date of construction may be earlier or later, and height may be less than four stories if the building meets the remaining requirements for residential hotels. Historical records should indicate that the building offered some type of "hotel" service—maid service, laundry service, room service, etc. Long term and short term rentals are typical, but some residential hotels offered only long-term accommodations. These buildings will meet the registration requirements so long as hotel services were offered. Although many existing flat buildings and single-family homes were converted into rooming houses and boarding houses during this period, only purpose-built residential hotels will be eligible for listing under this MPD.

All eligible properties must retain sufficient architectural integrity, meaning they must be readily identifiable as residential hotels. However, common alterations such as replacement of windows within the original openings and replacement of storefront windows within the original openings should not preclude registration. On the interior, the building must retain the majority of its original ground floor common areas (registration desk, lobby/lounge, etc.). Modifications to some original finishes (lighting,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number F Page 39

wall finishes, etc.) may not preclude registration if the floor plan of these areas is largely intact. The upper floors must retain their corridor plans, but alterations to units will not prevent a property from qualifying for registration.

Although alterations (private baths and kitchens added, rooms combined to make larger units, etc.) can make it difficult to assess whether a building originally served as an apartment hotel or a rooming hotel, historic research utilizing classified listings, display ads and articles in local papers, as well as historic floorplans if available, should be undertaken to determine under which category an eligible building originally functioned.

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number G Page 40

G. GEOGRAPHICAL DATA

This Multiple Property Documentation Form encompasses the City of Chicago.

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number H Page 41

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

METHODOLOGY

- Initial survey utilized Sanborn Maps to identify properties labeled as “hotel” and “apartment hotel.” Windshield surveys and survey through Google Maps were conducted to confirm current condition of these properties. Review of Chicago Tribune Historical Archive for these properties was conducted to search for articles, display ads, classified ads, etc. to locate dates of construction, architect, renderings, number and size of apartment units offered, rates and terms for residents, and types of hotel service offered for properties. For properties that were not clearly labeled as residential or apartment hotels in the Sanborn maps, classified ads from the early twentieth century were used to verify that these properties operated as residential hotels during the period of significance. Where specific evidence did not confirm whether a residential hotel fell into the apartment hotel type or the rooming hotel type, the property was marked “undetermined.”
- National Register nominations for individual listings and district in the survey area were consulted. Many of the high rise residential hotels along the lakeshore have been individually listed in the National Register or are part of National Register districts. Many smaller examples of residential hotels on residential streets have been listed in the National Register as contributing properties in National Register Historic District, including but not limited to the Sheridan Park Historic District, the Uptown Square Historic District, the West Argyle Street Historic District, the Lakeview Historic District, the Wicker Park Historic District, Logan Square Boulevards Historic District, and the Hyde Park-Kenwood Historic District.
- Criss-Cross Directory listings, Census Records, Chicago Community Area reports were reviewed to establish residential patterns and typical populations.
- Avery Index and JSTOR databases were searched for architectural publications on apartment hotels, review of trade journals including Hotel Monthly, The Hotel World, American Builder, etc.
- An electronic database of properties was prepared by the authors to aid in evaluating the properties and developing the registration requirements for the MPD. This database should in no way be considered a comprehensive list of existing residential hotels in the city, but only sampling of examples that is large enough to allow for general conclusions to be reached.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number I Page 42

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number I Page 43

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number I Page 44

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Lakeview Historic District, Chicago, IL NR Ref. #77000478

Logan Square Boulevard Historic District, Chicago, IL, NR Ref. #85002901

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 45



Figure 1: The Yale Apartments (constructed 1892), one of several apartment/hotel hybrids that served as antecedent forms to the early twentieth century residential hotel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 46



Figure 2: The Yale Apartments and Brewster Apartments (constructed 1893, above, c. 1950), the only extant examples of nineteenth century antecedents to the modern residential hotel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 47



Figure 3: Article on the Ringold Hotel, *Chicago Daily Tribune*, December 16, 1894

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 48

THE HOTEL WORLD 25

THE APARTMENT HOTEL

Origin and Growth of a New Idea in Modern American Hotel Practices—An Attractive Investment Opportunity For Experienced Hotel Men.

By R. C. Cash of Albert Pick & Company.

An extremely interesting and important development of the hotel idea is the apartment hotel. In no phase of hotel growth has the onward march of a great idea been so rapid as in this case. The apartment hotel is a perfectly logical outgrowth of modern conditions as reflected in hotel management. But the

from home might have a roof to shelter him, a bed to sleep in and food to eat.

Ever since history has been written there have been inns, taverns and other variations of the hotel idea. With the growth of the hotel the permanent guest should be benefited with the transient.

examples in most of the larger cities of this country.

The family hotel proposition has been developed to a high point of perfection. It extends comforts and conveniences that, not so very long ago, were beyond the reach of kings. The family hotel will go right on and develop. It has a



SURF APARTMENTS, CHICAGO.

These apartments, now under construction on a well-chosen site on the North Side of the city, represent the better type of the larger apartment hotels. It is expected that the small suites will command excellent rentals.

Figure 4: Article on the modern apartment hotel by R. C. Cash, *The Hotel World*, November 3, 1917

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 49

The Windermere
Chicago
One of hundreds of Chicago installations

This mammoth hotel is shown as one of a vast array of Chicago buildings in which Murphy Beds are providing comfort while saving space and labor.

Returned

This spacious living room by day becomes a bed chamber at night. The Twin Murphy In-A-Dor Beds are concealed in inconspicuous closets until needed.

Some of the many Chicago installations of Murphy In-A-Dor Beds are to be found in the following buildings.

The ADMIRAL	COMMONWEALTH	PINE GROVE
The BELDEN	The NEW HAYES	The RIENZI
BRIAR APARTMENTS	LIBRARY PLAZA	SHERWIN
BROADMOOR	MELROSE	SOUTH SHORE
The CHELSEA	OAK PARK ARMS	SOVEREIGN
CHURCHILL	ORRINGTON	WEDGEWOOD

Figure 5: Profile of Murphy Beds in Chicago residential hotels, a breakthrough in space-saving features incorporated into twentieth century residential hotels (Murphy Door Bed Co. Catalog, 1925)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 50

98 **AMERICAN BUILDER** (Covers the Entire Building Field) (November, 1922)



OUR FRONT COVER HOME

Hotel Apartment Bungalow

Designers of the Little Bungalow on Front Cover Have Incorporated in It the Attractive and Space-saving Features of the Most Exclusive Apartments

EVERYONE admires the convenience, comfort, attractiveness and efficiency of the modern hotel apartment.

How would you like to have your own bungalow, well designed and planned along the lines of the most modern and exclusive of these buildings?

This is just what has been done with our beautiful November front cover home. It artistically and economically provides the same accommodations and conveniences that have been perfected for these exclusive apartments.

It is a space-saving home equipped with space-saving beds and fixtures with every convenience for comfort and efficiency. Home builders everywhere are realizing the advantages of furnishing their houses with space-saving equipments. They eliminate waste space. They reduce building cost. They increase rental values and augment living comfort.



Floor Plan of Unique Front Cover Bungalow Designed Along Lines of Modern Hotel Apartment and Equipped with All Its Space-saving Features.



Living room showing the Two Door Beds in Night Time Position. Plan provides for a door (not shown in sketch) between beds opening into dressing closet.

This home has been designed so that it may be built on a small lot, as it is only 26 feet by 19 feet 6 inches. The interior arrangement is ideal and unique. It is so small that the housekeeping is easily taken care of yet there is complete privacy and comfort in every room. There are three rooms, a closet and bath. They are the living room, dining room, kitchen and dressing closet.

This arrangement follows the plan of high-priced suites in the best modern apartment hotels today. It is possible to live as comfortably and much more conveniently in these two or three rooms now than it was formerly to live in five or six rooms. This has been made possible thru the introduction of the space-saver.

The living room is entered from the front porch. It is large and comfortable, being 18 by 12 feet. Two disappear-



Space-saving dressing cabinet with dressing table in connection is complete equipment for a dressing room.



Bed Folded into Closet, Allowing Space to be Used for Other Purposes During the Day.

Figure 6: Space-saving features became a hallmark of residential hotels and a model for efficiency in other types of housing (*American Builder*, November 1922)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 51



Figure 7: The Shoreland Hotel in Hyde Park (constructed 1925-26, Hyde Park Apartment Hotels Thematic District), is one of the largest and most elaborate of Chicago's residential hotels



Figure 8: The main lobby of the Shoreland, showing 1937 Art Deco remodeling by James Eppenstein

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 52



Figure 9: The Belden Stratford Hotel (constructed 1922-23, National Register listed), a large north-side apartment hotel that boasts an imposing double-height lobby, large main dining room, and several smaller public spaces opening off an open mezzanine

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 53



Figure 10 and Figure 11: The Carling Hotel at 1512 North LaSalle Street (constructed 1926, top) and the Marshall Hotel at 1232 North LaSalle (constructed 1926, bottom), two rooming hotels designed by Edmund Meles

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 54

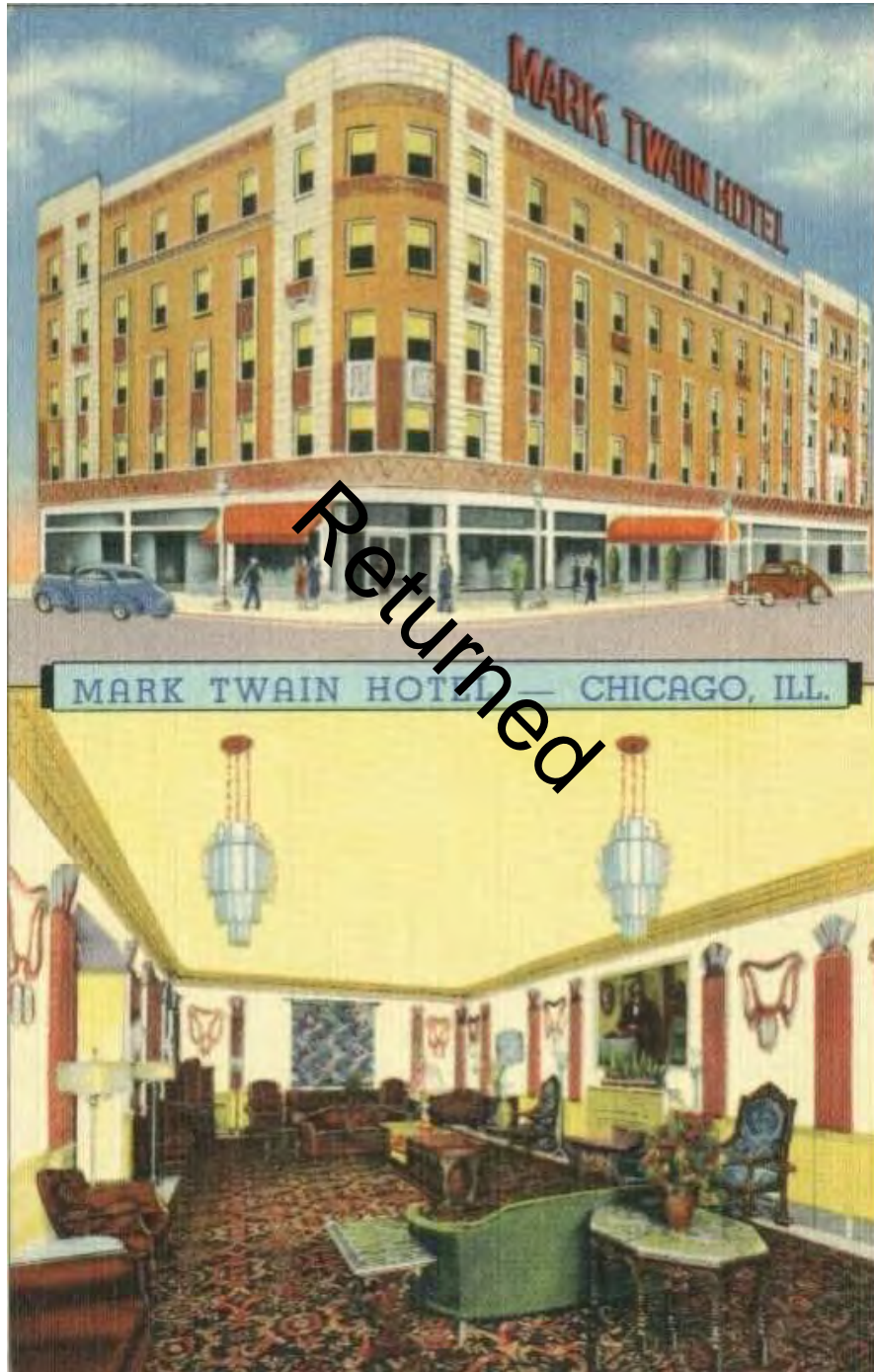


Figure 12: The Mark Twain Hotel (constructed 1929), a rooming hotel with multiple ground floor storefronts

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 55



Figure 13: The Belle Shore Apartment Hotel (constructed 1929, Bryn Mawr Avenue National Register Historic District) is an example of elaborate terra-cotta ornamentation utilized for middle-income residential hotels

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 56



Figure 14: The New Lawrence Hotel (constructed 1929, Uptown Square National Register Historic District), a high-rise rooming hotel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 57



Figure 14: Historic postcard for the Chelsea Hotel in Uptown (constructed 1923)



Figure 15: The Chelsea Hotel was converted into the city's first private retirement home in 1967 (photo, 2016)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 58



Figure 16: The Poinsettia Apartments (constructed 1929, Hyde Park Apartment Hotels Thematic District) features exuberant polychrome terra-cotta detailing

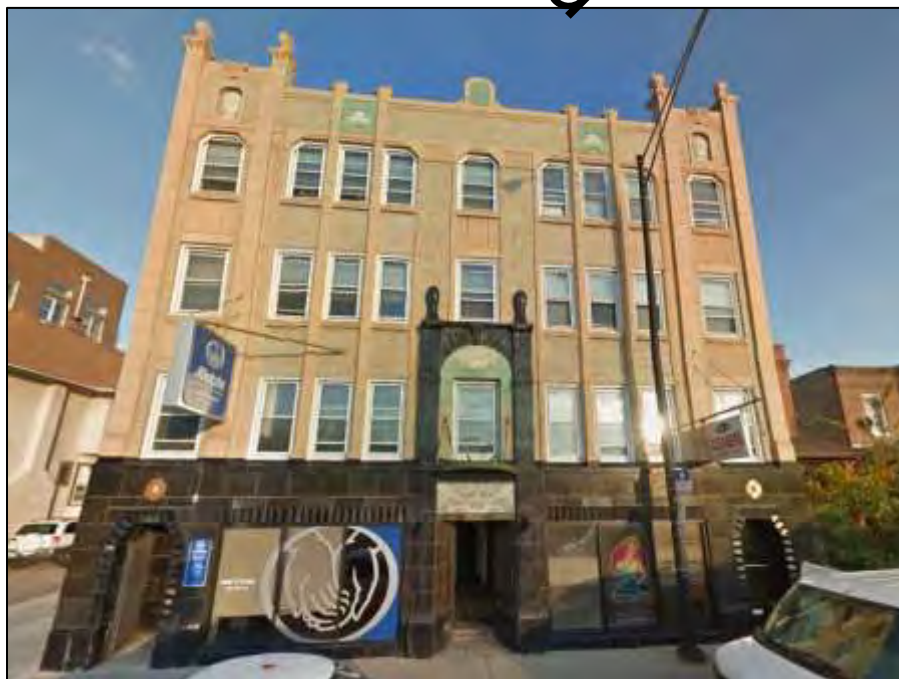


Figure 17: The Northwood Hotel (constructed 1929) at 4025 North Pulaski Avenue, is an excellent example of a small mid-rise rooming hotel with polychrome terra-cotta detailing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 59



Figure 18: The Hotel Guyon (constructed 1927, National Register listed) at 4000 West Washington Street in the Garfield Park neighborhood is a rare example of a high-rise apartment hotel that was not in close proximity to the lakefront

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 60



Figure 19: The Drake Hotel (constructed 1919-20, National Register listed), although known as a tourist hotel, also housed permanent residents (undated advertisement, c. 1925)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 61



Figure 20: The Allerton Hotel at 701 North Michigan Avenue (constructed 1922-24), an example of a high-rise rooming “club” hotel that offered facilities and amenities similar to a private club

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 62



Figure 21: YMCA and YWCA hotels (including the Lawson YMCA, above) were a special subset of “club” hotels that proliferated during the 1910s and 1920s (photograph courtesy of chicagoarchitecture.org)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 63



Figure 22: The Lawson YMCA at 30 West Chicago Avenue was the largest YMCA hotel in the world when completed in 1931, and offered “cell-like” rooms and a host of public spaces, including athletic facilities

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 64



Figure 23: The Stanleigh Hotel at 1200 West Pratt Boulevard (constructed 1916), a mid-rise residential hotel with ground floor commercial storefronts



Figure 24: The Oakdale Apartment Hotel at 554 West Oakdale (constructed 1922)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 65



Figure 25: The Sutherland Hotel (constructed 1917, National Register listed) at 4659 South Drexel Boulevard, features ground floor commercial spaces on 46th Street; the hotel entrance and lounge were accessed from Drexel Boulevard



Figure 26: The Sutherland Lounge hosted jazz greats from the 1940s through the 1960s.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 66



Figure 27: The Columbian at 5220-5222 South Harper Avenue (constructed 1925) is a typical example of a mid-rise residential hotel located mid-block along a commercial corridor

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 67



Figure 28: The Sheridan-Broadway Hotel at 3820-26 North Broadway (constructed 1923), a mid-rise residential hotel located mid-block on a commercial corridor, with one primary façade and ground floor

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 68



Figure 29 and 30: The mid-rise residential hotels in established neighborhoods like Sheridan Park were designed to fit in with the low density residential buildings surrounding them. (4550 North Malden, top, and 4735 Beacon, bottom)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 69

"Standard"
PLUMBING FIXTURES

Handsome construction, and dependability of service were factors in the choice of "Standard" Plumbing Fixtures for the Carolan Apartment Hotel.

Architects, contractors, plumbers and owners seeking the most desirable and efficient plumbing fixtures are invited to make selections from the display at the Chicago "Standard" Showroom.

Here will be found a complete line of "Standard" Plumbing Fixtures together with the exact "Standard" Nickeled Brass Fixtures designed to give longest and most satisfactory service when used with "Standard" Plumbing Fixtures.

Look for the name "Standard" cast or stamped on all "Standard" Nickeled Brass Fixtures.


Standard Sanitary Mfg. Co.
Chicago Showroom: 900 So. Michigan Avenue

**The Carolan
APARTMENT HOTEL**
5480 Cornell Avenue

Owners
G. G. & E. O. Anders

Architect
T. R. Bishop

Plumbing Contractor
J. H. Kaleher



148 of these basin faucets are only part of the "Standard" plumbing equipment in this building




Figure 31: U-shaped mid-rise residential hotels such as the Carolan Apartment Hotel were designed to mimic the courtyard apartments found in many Chicago neighborhoods (*Chicago Daily Tribune*, 1924)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 70



Figure 32: Rokeby Hotel at 3831 North Fremont (constructed 1929),
typical mid-rise residential hotel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 71



Figure 33: Rosemoore Hotel (1928), typical mid-rise residential hotel at 1622 West Jackson Boulevard



Figure 34: Ridgeland Apartment Hotel (1927), typical mid-rise residential hotel at 1734 East 72nd Street

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property
Cook County, IL

County and State

Section number Images Page 72



Figure 35: Seven-story high-rise residential hotel at 900 West Argyle Street (constructed 1929)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 74



Figure 37: Some residential hotels catered specifically to women. The first purpose built Eleanor Club in Chicago, designed to house working women, was completed in 1914 at 2155 West Pierce Avenue (above).



Figure 38: The Traemour Club Hotel at 5427 North Kenmore Avenue (constructed 1928), marketed itself as a “new ideal—exclusively for businesswomen.”

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 75

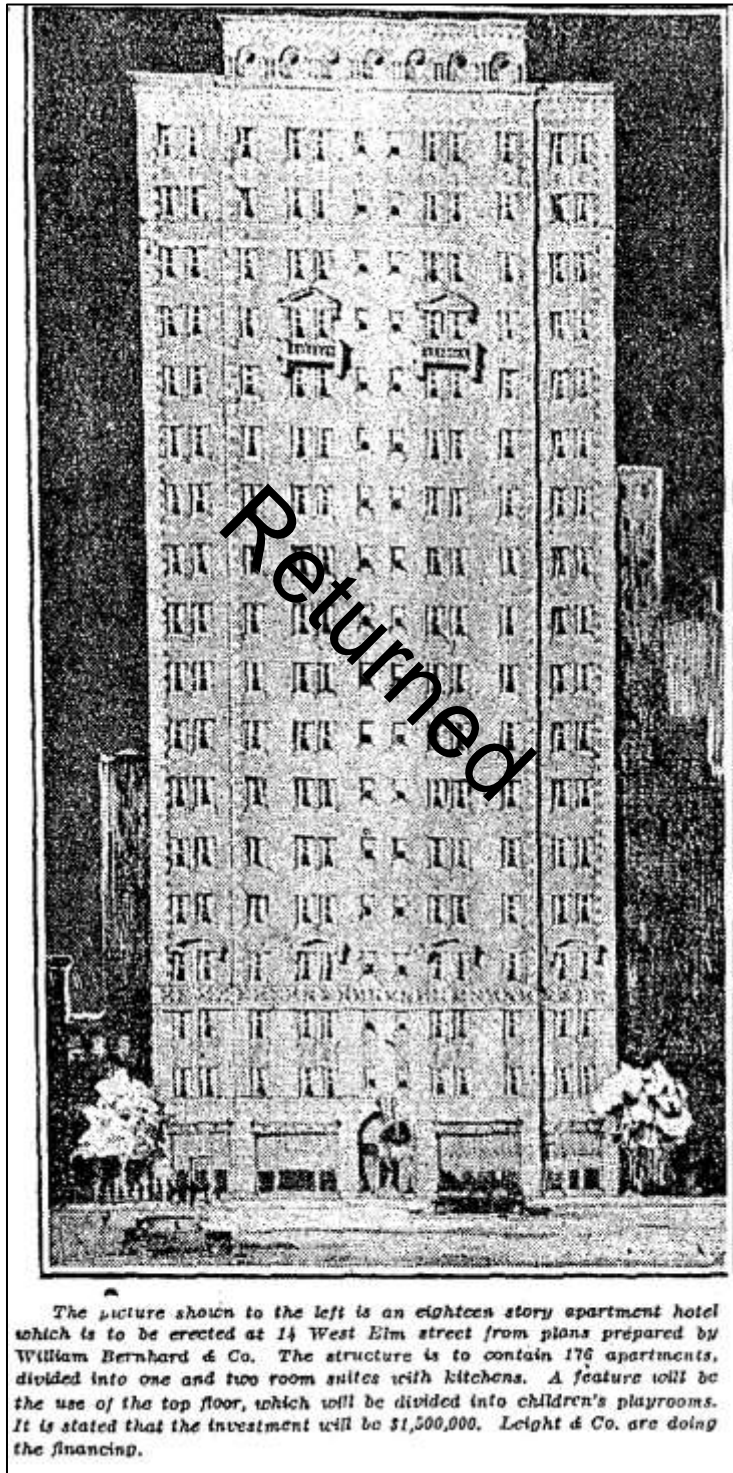


Figure 39: A few apartment hotels, such as the one at 14 Wet Elm Street (constructed 1927) were marketed directly at couples with young children by incorporating playrooms

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 76



Figure 40 and 41: The Strand Hotel at 6315 South Cottage Grove Avenue (constructed 1915, National Register listed) is the only surviving residential hotel in the Woodlawn community, which lost most of its examples due to urban renewal in the Post-World War II period

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 77

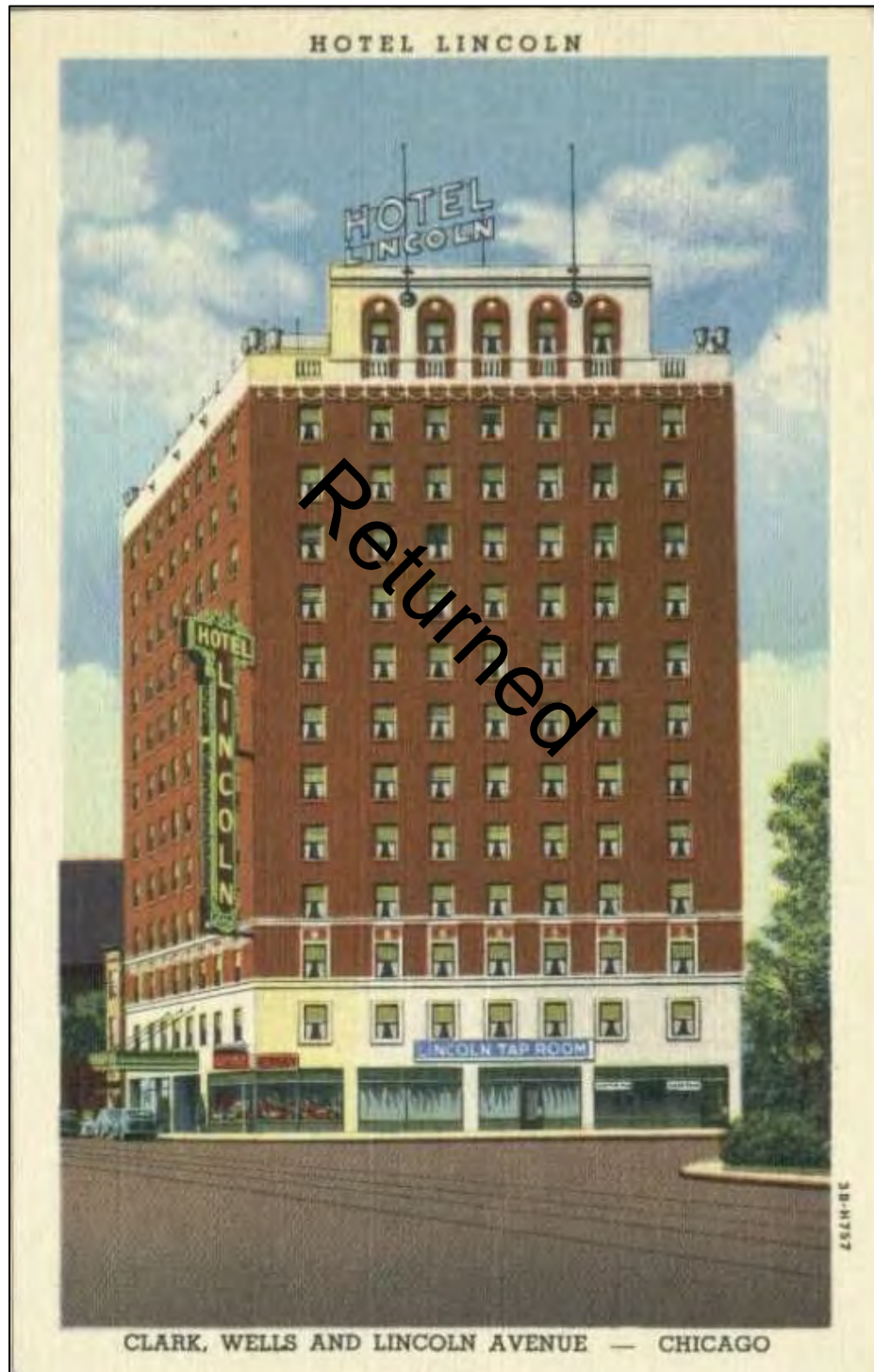


Figure 42: Residential hotels in prime locations, such as the Hotel Lincoln at 1816 North Clark Street, continued to draw an interesting mix of artists, writers, and other bohemians through the 1960s and 1970s.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 78

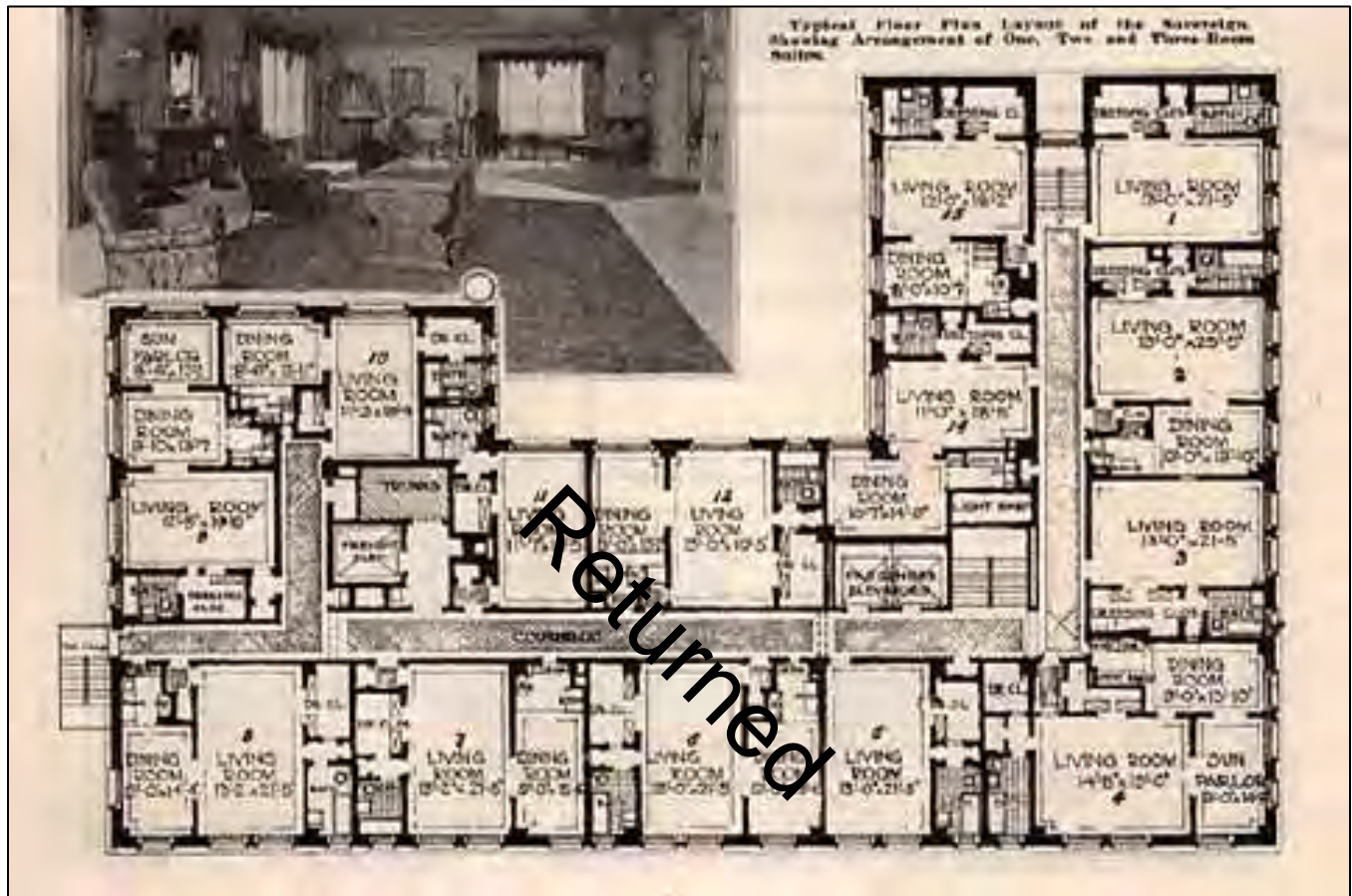


Figure 43: Floorplan of the Sovereign Hotel, a typical high-rise apartment hotel at 6200 North Kenmore in Uptown. The upper floor plan shows two-room units with dining rooms/kitchenettes and living rooms that doubled as bedrooms with concealed beds. All have private baths.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 79

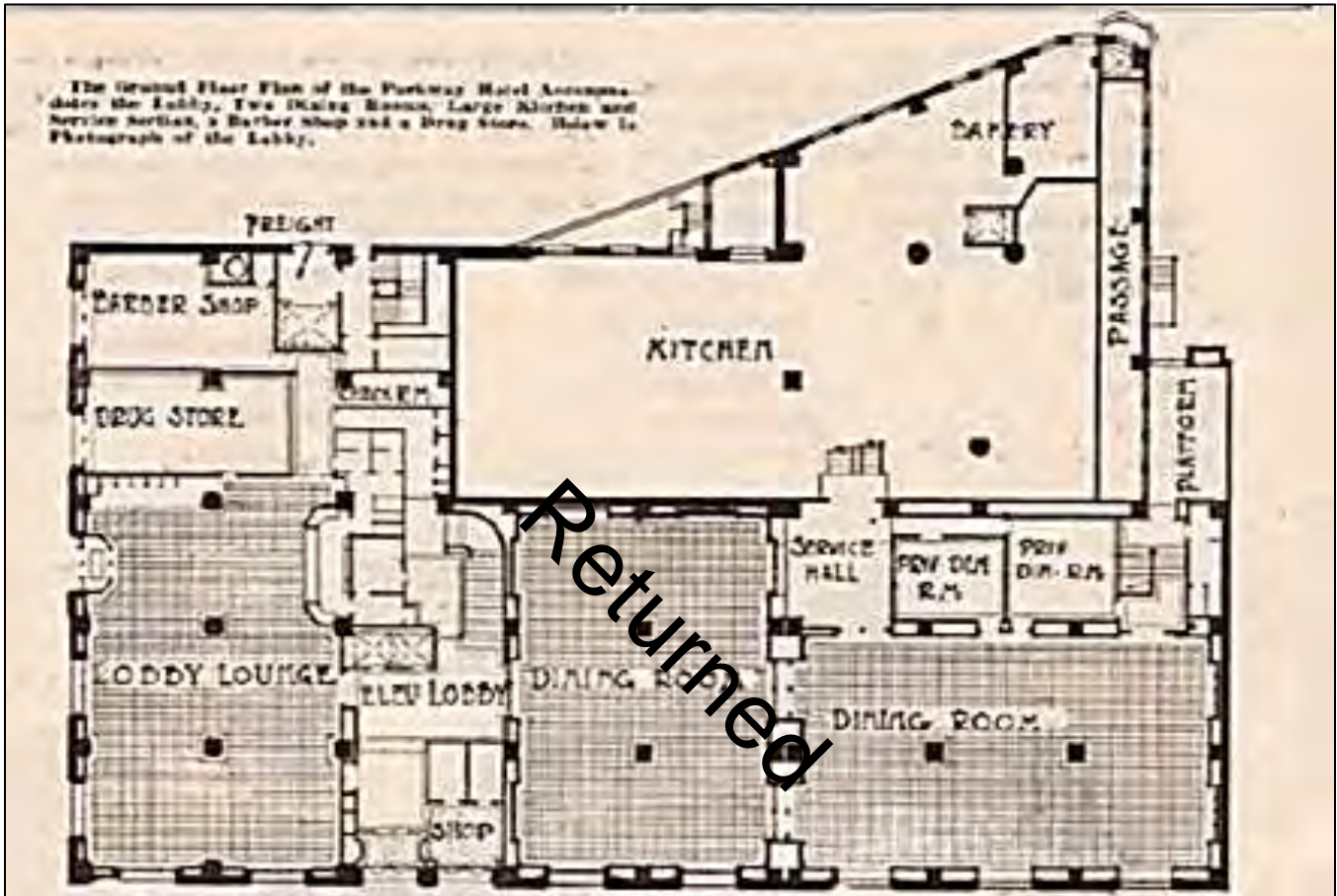


Figure 44: Ground floor plan for the Parkway Hotel, 2100 North Lincoln Park, showing typical arrangement of spaces in a high-rise apartment hotel, with separate lobby and lounge, two formal dining rooms with large kitchen, as well as a drug store and barber shop for residents.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 80

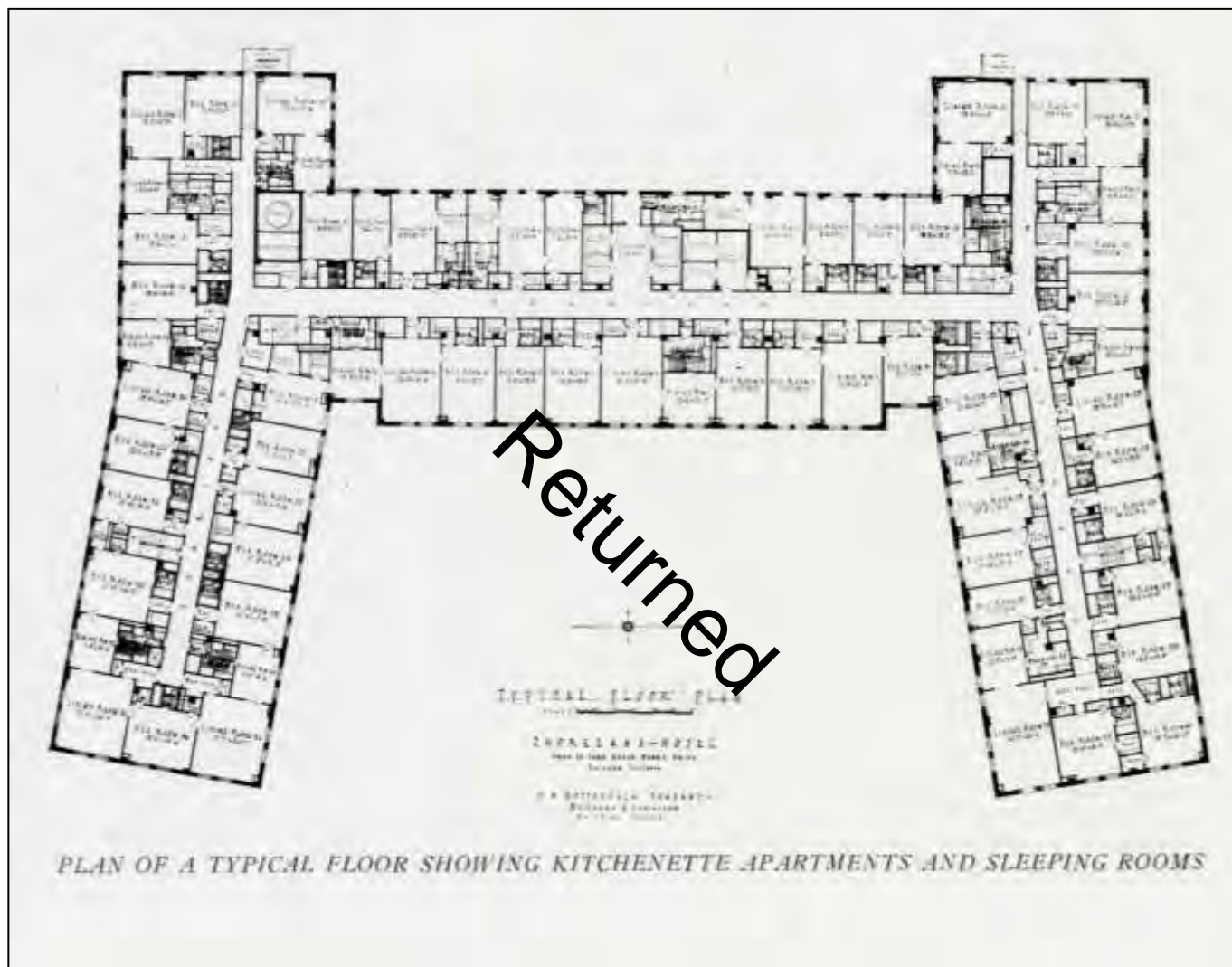


Figure 45: Upper floor plan of the Shoreland Hotel in Hyde Park, showing arrangement of rooms in a luxury high-rise apartment hotel with a complex plan.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 81

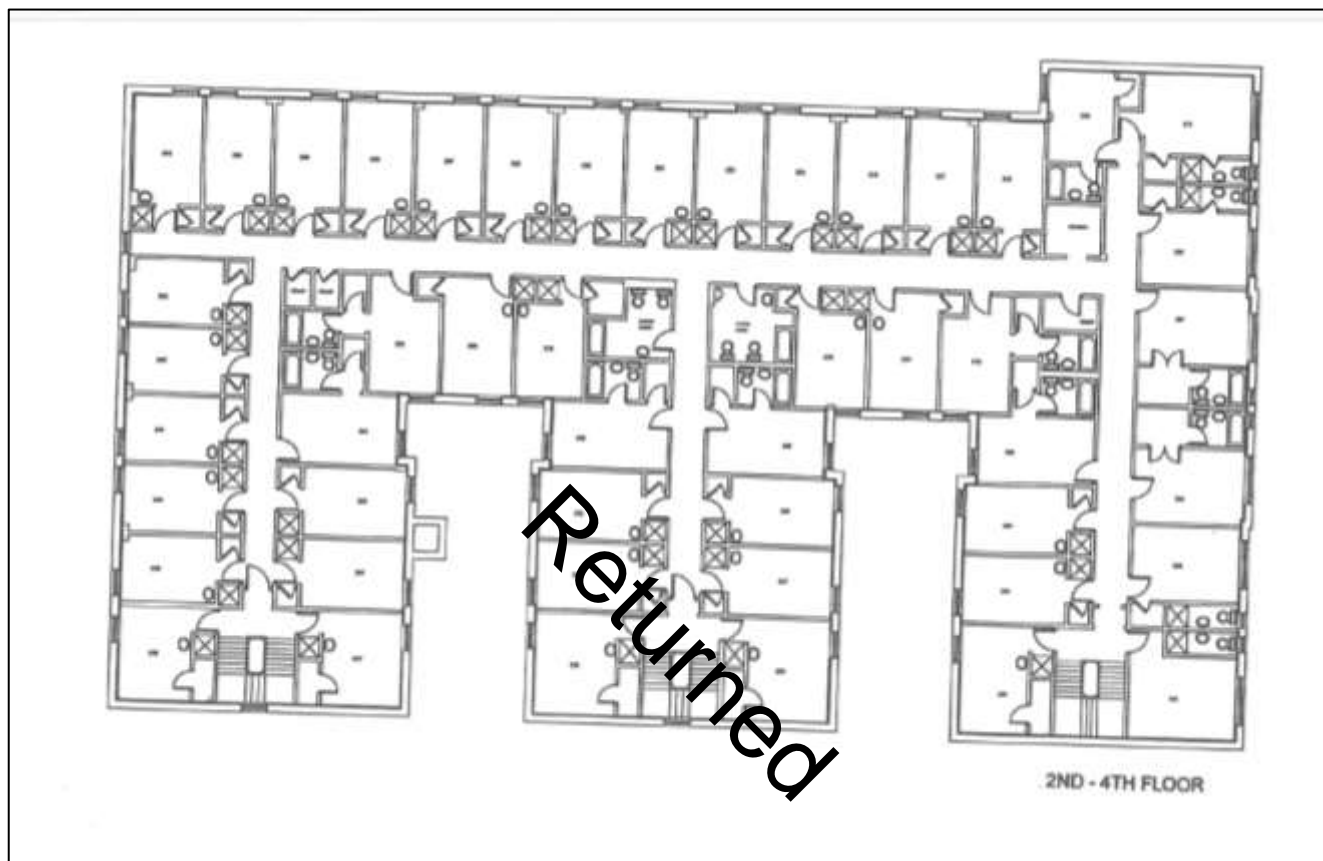


Figure 46: Upper floor plan of the Marshall Hotel at 1232 North LaSalle Street, a typical example of a rooming hotel, with single rooms.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 82

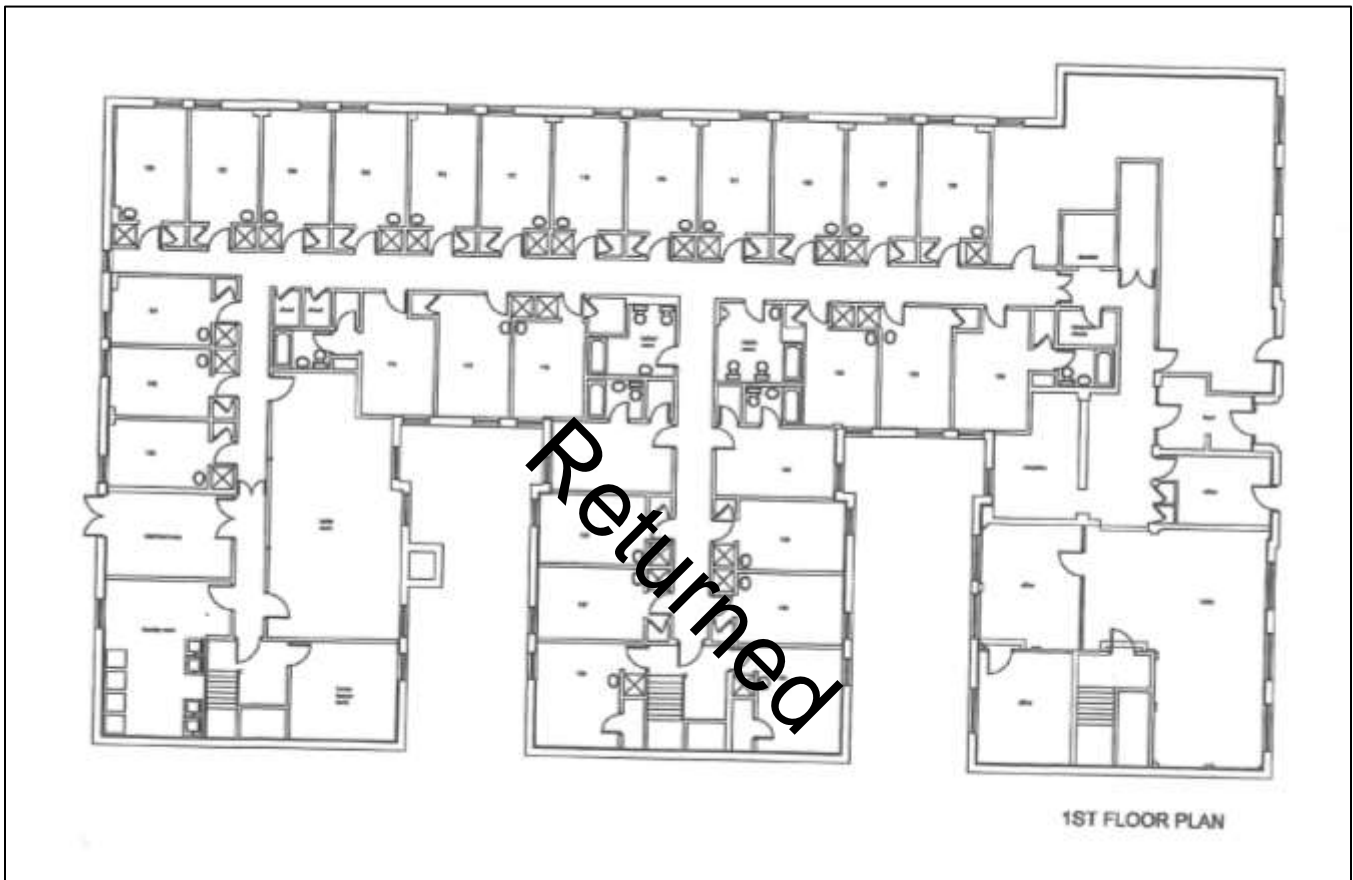


Figure 47: Ground floor plan of the Marshall Hotel at 1232 North LaSalle Street, a typical example of a rooming hotel, showing a reception area, lobby, and restaurant space in the east wing and single hotel rooms in the remaining wings.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 83

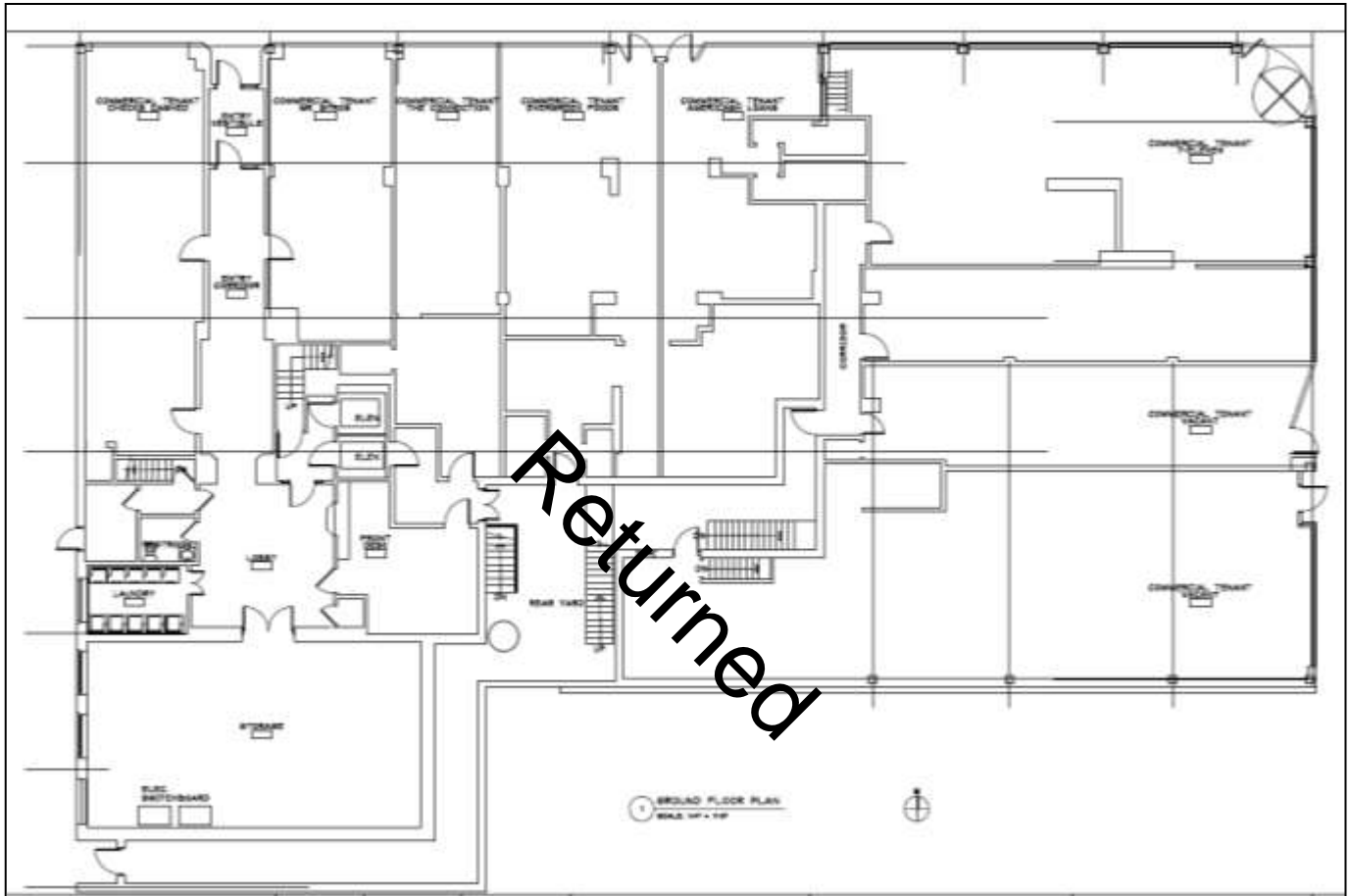


Figure 48: Ground floor plan of the Mark Twain Hotel at 111 West Division Street, a typical example of a rooming hotel, showing a long entrance corridor leading to a lobby and large parlor on the west side of the building. The remaining ground floor space is taken up by multiple commercial spaces, typical of rooming hotels located on major commercial corridors.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

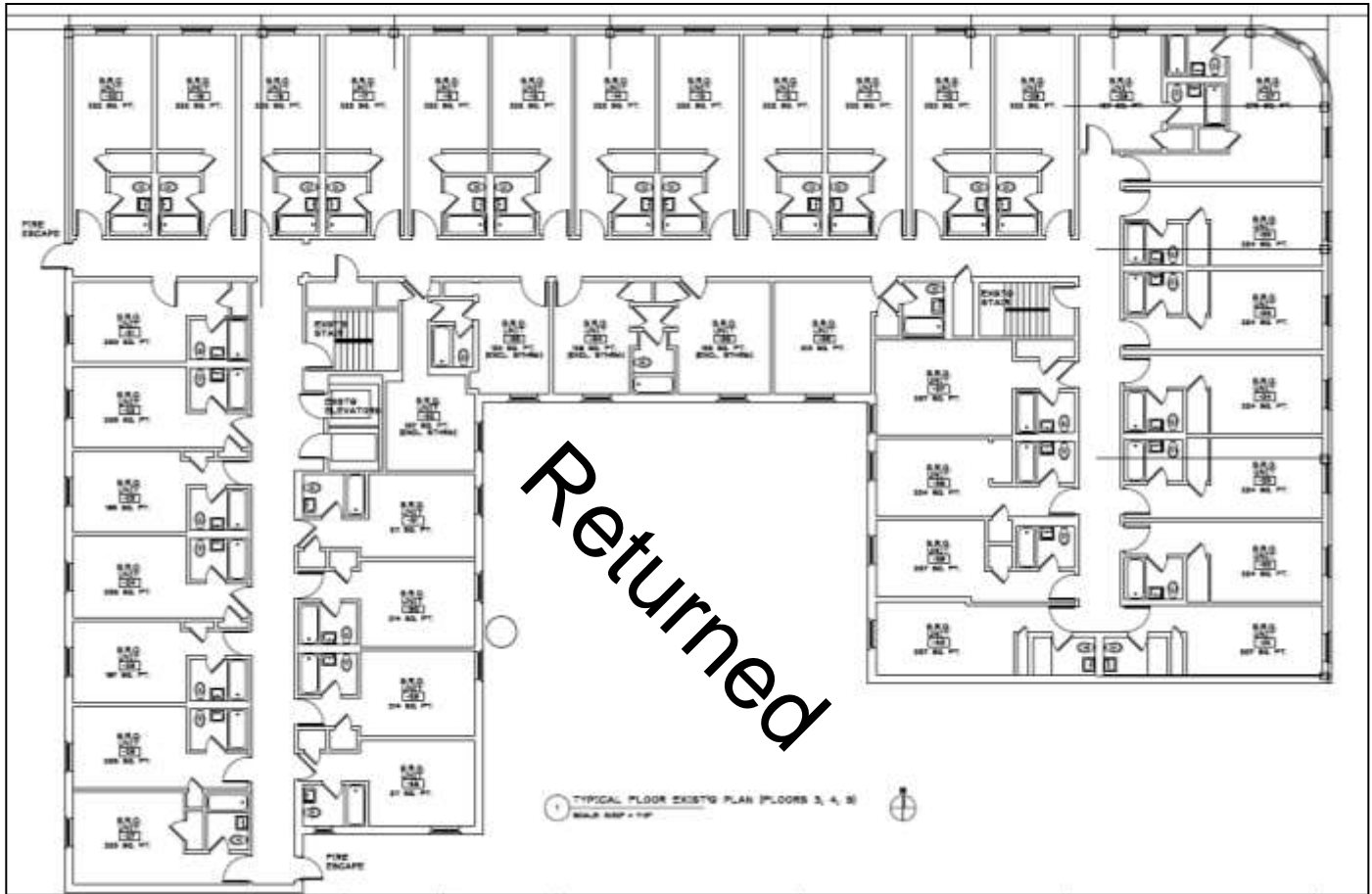
Residential Hotels of Chicago, 1910-1930

Name of Property

Cook County, IL

County and State

Section number Images Page 84



Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
1236	E	46th	St	Unknown	04	1925 (c)		Shorelane Apartment Hotel
1376	E	53rd	St	Apartment	08	1928		Versailles Apartment Hotel
1650-1666	E	55th	St	Unknown	12	1926	Lowenberg & Lowenberg	The Mayfair Apartments
1642	E	56th	St	Apartment	13	1924	Rapp & Rapp	Hotel Windermere East
1734	E	72nd	St	Apartment	04	1927	Leichenko & Essen	Ridgeland Apartment Hotel
549	W	Aldine	Ave	Apartment	04	1924	Cugole, R.	Ferndale Apartments
641	W	Aldine	Ave	Rooming	07	1929	Zakharoff, A.	Aldine Apartment Hotel
900	W	Argyle	St	Apartment	07	1929		
907	W	Argyle	St	Unknown	04	1925		Argyle Shore Apartment Hotel
525	W	Arlington	Pl	Unknown	05	1925		Granada Apartment Hotel
530	W	Arlington	Pl	Apartment	05	1923		Arlington Apartment Hotel
550	W	Arlington	Pl	Apartment	08	1925 (c)		Mount Royale Apartments
4024	N	Ashland	Ave	Unknown	04	1925 (c)		
4222	N	Ashland	Avenue	Apartment	04	1925 (c)		Ashland Plaza Apartments
4350	N	Ashland	Avenue	Unknown	04	1930 (c)		
4531	N	Ashland	Avenue	Unknown	04	1928 (c)		
330	N	Austin	Blvd	Rooming	06	c. 1928		The Chateau
0635	W	Barry	Ave	Rooming	04	1927		Barry Arms Hotel
4545-47	N	Beacon	St	Unknown	04	1929		
4706	N	Beacon	St	Unknown	04	1924		
4735	N	Beacon	St	Unknown	04	1927		
711	N	Belmont	Ave	Apartment	05	1926	Olsen, Paul F.	Belmar Apartment Hotel
721	W	Belmont	Ave	Apartment	04	1923	Himmelblau, A. L.	
5330	S	Blackstone	Ave	Unknown	04	1930 (c)		Blackstone Arms Apartment Hotel
7600	N	Bosworth	Ave	Apartment	06	1922	Loewenberg & Loewenberg	Broadmoor Hotel
540	W	Briar	Pl	Rooming	09	1921	Hansen, Paul	The Briar Apartment Hotel

Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
3820-3826	N	Broadway	St	Unknown	06	1923	Pridmore, J.E.	The Sheridan-Broadway Hotel
1062	W	Bryn Mawr	Ave	Apartment	08	1928-9	Koenigsbert, Nathaniel	Belle Shore Apartment Hotel
883	W	Buena	Ave	Rooming	06	1923	Hecht, Albert S.	Buena Park Hotel
312	N	Central	Ave	Apartment	04	1923	Kocher & Larson	Austin Manor
3008	E	Cheltenham	Pl	Apartment	07	1928	McClellan	Willmar Apartment Hotel
211-215	E	Chestnut	Street	Apartment	16	1925	France, Roy F. & Co.	Chatelaine Tower
1816	N	Clark	St	Rooming	12	1928		Hotel Lincoln
2026	N	Clark	St	Rooming	04	1929	Beim, Maurice L.	Hotel Clayton
5100	S	Cornell	Ave	Unknown	13	1929	Pearson, Warnes M.	Chicago Beach Hotel
5325-5327	S	Cornell	Ave	Rooming	04	1915 (c)		Park Beach Hotel
5326-5328	S	Cornell	Ave	Unknown	05	1925		Cornell Apartment Hotel
5346	S	Cornell	Ave	Apartment	13	1928		Cornell Towers Apartment Hotel
5401	S	Cornell	Ave	Apartment	09	1924	Armstrong, J.A.	Aragon Hotel
5421	S	Cornell	Ave	Unknown	17	1930 (s)		
5424	S	Cornell	Ave	Rooming	04	1930 (c)		Diana Apartments
5480	S	Cornell	Ave	Apartment	07	1924	Bishop, T. R.	The Carolan Apartment Hotel
6321	S	Cottage Grove	Ave	Unknown	05	1914	Davis & Davis	Hotel Strand
1244	N	Dearborn	Pkwy	Rooming (club)	13	1923	Ahlschlager, W.W.	Dearborn Club Hotel
1032	N	Dearborn	St	Apartment	15	1928	Beim, Maurice L.	Dearborn Plaza
1430	N	Dearborn	St	Apartment	05	1925	Ostergrew, Robert C.	1430 N Dearborn Street
430	W	Diversey	Pkwy	Unknown	05	1920 (c)		Diversey Apartment Hotel
501-509	W	Diversey	Pkwy	Apartment	11	1921	Ahlschlager, Walter	The Embassy Hotel
530	W	Diversey	Pkwy	Apartment	06	1916	Ahlschlager, J.	Cambridge Apartment Hotel
601	W	Diversey	Pkwy	Rooming	04	1916-17	Berlin, Robert C.	Bentmere Hotel
712	W	Diversey	Pkwy	Rooming	07	1927	Koenipsberg & Weisfeld	712 Diversey Building

Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
839	W	Diversey	Pkwy	Apartment	06	1926	Lewiston, Morton	Diversey Plaza Hotel
111	W	Division	St	Rooming	05	1929	Glube, Harry	Mark Twain Hotel
5118	S	Dorchester	Ave	Apartment	06	1927		The Alvarado
5316	S	Dorchester	Ave	Apartment	04	1925	Bishop, Thomas R.	Gaylord Apartment Hotel
6230	S	Dorchester	Ave	Apartment	05	1927		Essex Apartment Hotel
4659	S	Drexel	Blvd	Apartment	07	1917	Newhouse, Henry L.	Sutherland Hotel
4901	S	Drexel	Blvd	Apartment	04	1927		The Wilmington
811	W	Eastwood	Ave	Apartment	06	1912	Perry & Thomas	Eastwood Beach Apartment Hotel
919	W	Eastwood	Ave	Apartment	07	1928	Elsmaer, Jonech	Dunmoor Apartment Hotel
922	W	Eastwood	Ave	Apartment	07	1928	Ronneberg & Pierre	Eastwood Tower Apartment Hotel
4342	S	Ellis	Ave	Unknown (apartment)	04	1926	Johnson, Alvin M.	
18	E	Elm	St	Apartment	11	1925	Doerr, William P.	18 E Elm
10	W	Elm	St	Apartment	18	1929	Steif, B. Leo & Co.	10 West Elm Apartment Hotel
14	W	Elm	St.	Apartment	18	1928	Bernhard, William & Co.	14 West Elm
5541	S	Everett	Ave	Apartment	09	1927	Quinn, E. F.	Saranac Apartment Hotel
3831	N	Fremont	St	Rooming	05	1928	Ressman & Hirschfield	The Rokeby
420	W	Fullerton	Pkwy	Apartment	05	1921	Ronneberg, Pierce Hauber	Fullerton Plaza Hotel
940	W	Gordon	Terr	Apartment	04	1923 (c)		Stratford Hotel
1040	W	Granville	Ave	Rooming	10	1919-195	Ahlschlager, Walter	The Sovereign Apartment Hotel
7450	N	Greenview	Ave	Apartment	08	1916	Wittekind, H.	Fargo Hotel
5120	S	Harper	Ave	Apartment	04	1923	Smith, Z. Erol	
5127	S	Harper	Ave	Apartment	06	1925	Beim, Maurice L.	Harper Plaza Hotel
5200-5204	S	Harper	Ave	Apartment	04	1915	France, Roy F.	
5220-5222	S	Harper	Ave	Rooming	05	1925	Bishop, Thomas	The Columbian
5316-18	S	Harper	Ave	Apartment	04	1920 (c)		

Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
5330-5332	S	Harper	Ave	Apartment	07	1926	Bishop, Thomas	Whitfield Apartment Hotel
5345	S	Harper	Ave	Apartment	04	1924		Hotel Harper Crest
5400	S	Harper	Ave	Apartment	13	1929	Bishop, Thomas R.	
4278	N	Hazel	St	Apartment	10	1922	Hecht, A.S.	Hazel Crest Apartment Hotel
111	W	Huron	St	Rooming	12	1926	Levy & Klein	Hotel Wacker
1364	E	Hyde Park	Blvd	Apartment	08	1919	Doerr, William P.	The Madison Park
1369	E	Hyde Park	Blvd	Rooming	10	1925	Nyden, John	Fairfax Apartment Hotel
1403	E	Hyde Park	Blvd	Apartment	08	1920	Unknown (inspect permit)	The Dorchester Apartment Hotel
1453-1465	E	Hyde Park	Blvd	Apartment	14	1927		Hyde Stone Manor Hotel/Picadilly Theatre
5236-5252	S	Hyde Park	Blvd	Apartment	10	1922-23	Doerr, William P.	East End Park Apartments
5307	S	Hyde Park	Blvd	Apartment	10	1918	Unknown	Cooper-Carlton Hotel
5528	S	Hyde Park	Blvd	Apartment	12	1929	Urbain, Leon F.	Poinsettia Apartments
5532-5540	S	Hyde Park	Blvd	Rooming	07	1925		Broadview Hotel
4241	W	Irving Park	Rd	Rooming	04	1926	Berling & Swern	Irving Park YMCA
1622	W	Jackson	Blvd	Rooming	04	1928	Simon, Louis D.	Rosemoor Hotel
1810	W	Jackson	Blvd	Apartment	04	1915 (c)		Hotel Royalton
6731	S	Jeffrey	Ave	Apartment	07	1928	Rupert, E.P.	
6751	S	Jeffrey	Blvd	Apartment	07	1928	Pearson, W.M.	
1600	W	Jonquil	Terr	Rooming	04	1925 (c)		Jonquil Hotel
808	W	Junior	Terr	Apartment	09	1923	Degolyer, R.S.	The Monterey Apartment Hotel
4943	N	Kenmore	Ave	Apartment	07	1923	Nyden, J.A.	Northmere Hotel
5417	N	Kenmore	Ave	Apartment	06	1925 (c)		Kenmore Shore Apartments
5423-5425	N	Kenmore	Ave	Apartment	05	1923	Unknown	Edgewater Plaza

Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
5427-5429	N	Kenmore	Ave	Rooming	07	1928	Hyland & Corse	The Traemour Club Hotel
5547	N	Kenmore	Ave	Apartment	06	1924	Cohn, J.	Hotel Commodore
5550	N	Kenmore	Ave	Apartment	12	1927-8	Levy, Alexander L.	Bryn Mawr Hotel
5633	N	Kenmore	Ave	Apartment	09	1926	Hall, Lawrence, Rippel & Ratliffe	Envoy Apartment Hotel
5634	N	Kenmore	Ave	Apartment	04	1925 (c)		The Barclay
5646	N	Kenmore	Ave	Apartment	06	1926	Koenigsberg	Valencia
5650	N	Kenmore	Ave	Apartment	09	1925 (c)		Hollywood-Kenmore Apartment Hotel
5746	N	Kenmore	Ave	Apartment	07	1926	Unknown	Kenard Apartment Hotel
5860	N	Kenmore	Ave	Apartment	08	1925	Quinn	
5957	N	Kenmore	Ave	Apartment	07	1927	Grossman, E.	Kendale Arms Apartment Hotel
5110	S	Kenwood	Ave	Rooming	10	1928	Hoffman, W.M.	Hotel Shelbyrne
5125	S	Kenwood	Ave	Apartment	07	1928	Schaffer, D.J.	Chicago Arms Hotel
5143	S	Kenwood	Ave	Apartment	04	1924	Bishop, Thomas R.	Hyde Park Manor
5220	S	Kenwood	Ave	Apartment	06	1926-7	Bishop, Thomas R.	Grosvenor Apartment Hotel
5123	S	Kimbark	Ave	Apartment	04	1925		
1232	N.	LaSalle	Street	Rooming	04	1926	Edmund Meles	Marshall Hotel
1512	N.	LaSalle	Street	Rooming	04	1926	Edmund Meles	Carling Hotel
1020	W	Lawrence	Ave	Apartment	12	1928	Huszagh & Hill	New Lawrence Hotel
1039	W	Lawrence	Ave	Rooming	08	1926	Huszagh & Hill	Viceroy Hotel
2000	N	Lincoln Park West		Apartment	16	1926		North Park Hotel
2130	N	Lincoln Park West		Apartment	17	1925 (c)		Lincoln Park West
4536-4540	N	Magnolia	Ave	Unknown	07	1925 (c)		
4626	N	Magnolia	Ave	Rooming	04	1930 (c)		Carlton Terrace Hotel
4521	N	Malden	St	Apartment	07	1928	Ronneberg, N.	Malden Towers Apartment Hotel
4615	N	Malden	St	Unknown	04	1927		

Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
4707	N	Malden	St	Rooming	04	1925		
4715	N	Malden	St	Apartment	04	1923		
4727	N	Malden	St	Rooming	04	1927	Bishop, Thomas R.	Hotel Lawrence
4735	N	Malden	St	Apartment	04	1925 (c)		Arnold Apartments
4736	N	Malden	St	Rooming	04	1925	Gregori, Raymond	The Coronada
3947	S	Martin Luther King, Jr.	Dr	Unknown	04	1915	Newhouse, H.L.	Trenier Hotel (later Ritz Hotel)
148	N	Mayfield	Ave	Rooming	04	1930	Hauber, Carl	Mayfield Boro Apartment Hotel
451	W	Melrose	St	Apartment	07	1923	Nyden, John	The Melrose Apartment Hotel
701	N	Michigan	Ave	Rooming	25	1922-24	Murgatroyd & Ogden	Allerton Hotel
840	W	Montrose	Ave	Unknown	06	1928	Beim, Maurice L.	
851	W	Montrose	Ave	Unknown	04	1925 (c)	Harris, R.L.	Montrose Hotel
40	E	Oak	St	Unknown	04	1925 (c)		
553	W	Oakdale	Ave	Apartment	04	1920 (c)		Oakdale Apartment Hotel
55	E	Ontario	St	Apartment	16	1925 (c)		The Croydon
2701	N	Pine Grove	Ave	Apartment	07	1917	Ostergrew	The Shore Crest
2757	N	Pine Grove	Ave	Rooming	12	1928	Nyden, J.A.	The Commonwealth Hotel
2828	N	Pine Grove	Ave	Apartment	06	1922	Loewenberg, M.L.	Pine Grove Apartment Hotel
3616	N	Pine Grove	Ave	Apartment	05	1925	Aldefest & Williams	Pine Lodge Apartments
1146	W	Pratt	Blvd	Apartment	09	1921-2		Rogers Park Apartment Hotel
1200	W	Pratt	Blvd	Apartment	04	1916	Harris, R.C.	Stanleigh Hotel
4025	N	Pulaski	Rd	Unknown	04	1925 (c)		
4621	N	Racine	Ave	Rooming	06	1918 (c)	Hurhl, Schmidt & Holmes	Hotel Melbourne
1061	W	Rosemont	Ave	Apartment	09	1925 (c)		The Coronado Apartment Hotel
2850	N	Sheridan	Rd	Apartment	12	1926	Loewenberg & Loewenberg	The Park Lane
2970	N	Sheridan	Rd	Apartment	14	1924	Hooper Jansen Inc.	Wellington Arms
3170	N	Sheridan	Rd	Unknown	12	1923	Fugard & Knapp	The Belmont

Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
4144	N	Sheridan	Rd	Apartment	06	1917	Roy & France	Seville Apartment Hotel
4242	N	Sheridan	Rd	Apartment	06	1915-1920 (c)		Buena Terrace Apartment Hotel
4541	N	Sheridan	Rd	Unknown	08	1927	Klafter, D.S.	Lakeland Apartment Hotel
4607	N	Sheridan	Rd	Unknown	12	1920	Ahlschlager, W.W.	Hotel Sheridan Plaza
5009	N	Sheridan	Rd	Apartment	09	1919	Crowen, A.N.	Somerset Apartment Hotel
5531-5557	N	Sheridan	Rd	Apartment	19	1927		Edgewater Beach Apartments
7301	N	Sheridan	Rd	Apartment	09	1922	Haagan, Paul	Sheridan Beach Hotel
647	W	Sheridan	Rd	Apartment	07	1922	Hecht, A.H.	The Sheridore
725	W	Sheridan	Rd	Apartment	07	1919	H.L. Wilson Co.	Sheridan Arms Apartment Hotel
839	W	Sheridan	Rd	Apartment	05	1927		Sher-Lane Apartment Hotel
1209	W	Sherwin	Ave	Apartment	08	1927	Klafter, David Saul	Hotel Sherwin
5300	S	Shore	Dr	Apartment	11	1920 (c)		Hotel Sherry
5450-5484	S	Shore	Dr	Apartment	14	1925-26	Friedstein & Co.	Shoreland Hotel
5492	S	Shore	Dr	Unknown	11	1925 (c)		Jackson Shore Apartment Hotel
5500-5520	S	Shore	Dr	Rooming	16	1927	Unknown	Flamingo Apartment Hotel
7000	S	Shore	Dr	Unknown	15	1926	McNally & Quinn	7000 South Shore Apartment Hotel
7100	S	Shore	Dr	Rooming	10	1920 (c)		South Shore View Apartment Hotel
1112	N	State	St	Rooming	04	1926	Rossman & Hirschfield	Hotel Cedar
423	W	Surf	St	Unknown	09	1922	Grossman & Proskauer	Sheridan Surf Apartment Hotel
501	W	Surf	St	Apartment	11	1917	Wilson, H. R. & Co.	Surf Apartment Hotel
555	W	Surf	St	Rooming	04	1924	Rossman & Hirschfield	Surf Ridge Hotel/Pinegate Hotel
640	N	Wabash	Ave	Rooming	15	1926	Williams & Oldefeld	Cass Hotel
140	E	Walton	Pl	Apartment	12	1919	Marshall & Fox	Drake Hotel
1517-1519	W	Warren	Bldv	Rooming	06	1929	Comm, Benjamin Albert	Union Park Hotel

Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
4006	W	Washington	Blvd	Apartment	10	1927	Jensen, Jens J.	Hotel Guyon
5501	W	Washington	Blvd	Apartment	07	1929		Washington - Pine Apartment Hotel
0920	W	Wilson	Ave	Rooming	10	1923	B. Leo Steif	Hotel Chelsea
1327	W	Wilson	Ave	Apartment	12	1928	Albert S. Hecht	Norman Hotel
909	W	Wilson	Ave	Apartment	05	1925 (c)		Paulton Hotel
915	W	Wilson	Ave	Apartment	06	1928	Nicholl, Charles W.	Windsor-Wilson Hotel
927	W	Wilson	Ave	Rooming	05	1925 (c)		Uptown Granada Hotel
4911	N	Winthrop	Ave	Rooming	04	1923	France, Roy F.	Chatelaine Hotel Apartments
5016	N	Winthrop	Ave	Rooming	04	1917	Hancox, C.J.	Thorwin Hotel
5046	N	Winthrop	Ave	Rooming	05	1926	Humblau, A.L.	
5054	N	Winthrop	Ave	Rooming	04	1926	Dubin & Eisenberg	Hotel Frances
5240	N	Winthrop	Ave	Rooming	04	1927	Steinbain	Foswyn Arms Hotel
5326	N	Winthrop	Ave	Apartment	06	1927		Astra Apartment Hotel
5625	N	Winthrop	Ave	Unknown	08	1928	Houlihan, Hauser & Marks	Touraine Apartment Hotel
5718	N	Winthrop	Ave	Apartment	08	1926		The Cromwell Apartment Hotel
5726	N	Winthrop	Ave	Apartment	05	1925 (c)		Edgewood Apartment Hotel
5734	N	Winthrop	Ave	Apartment	09	1927		Winthrop Terrace Apartment Hotel
6018	N	Winthrop	Ave	Rooming	04	1926	Quinn & Christiansen	Westgate Hotel
6019	N	Winthrop	Ave	Rooming	04	1927	Bishop, Thomas R.	Windale Hotel
6026	N	Winthrop	Ave	Apartment	08	1926	Quinn & Christiansen	The Fleetwood Apartment Hotel
6151	N	Winthrop	Ave	Apartment	12	1927	William Bernhard & Co.	Winthrop Apartment Hotel/Winshire Arms
6157	N	Winthrop	Ave	Unknown (rooming)	12	1927	Johnstone, Percy T.	The Grandeur Apartment Hotel
6165	N	Winthrop	Ave	Apartment	08	1925	Quinn & Christiansen	Northmoor Hotel
6241	N	Winthrop	Ave	Apartment	07	1925	McNally, Quinn & Co.	Winthrop Manor Apartments
6332	N	Winthrop	Ave	Apartment	09	1926	Odepost	Devon Arms Apartment Hotel
443	W	Wrightwood	Ave	Apartment	13	1927	Gregori, Roy	The Park Central

Residential Hotels Inventory

STREET #	DIRECTION	STREET	ABB	HOTEL TYPE	# of STORIES	DATE	ARCHITECT	HISTORIC NAME
451	W	Wrightwood	Ave	Apartment	13	1928	Gregori, Roy	Park Royale

Returned

**United States Department of the Interior
National Park Service
National Register of Historic Places**

**Comments
Evaluation/Return Sheet**

Multiple Property Documentation Form Name: Residential Hotels in Chicago, 1910-1930
Property Location: Chicago, Cook County, Illinois
Reference Number: MC 100000543
Date of Return: January 26, 2017

Reason for Return

This Multiple Property Documentation Form (MPDF) is being returned because of missing or incomplete components.

Issues with the MPDF

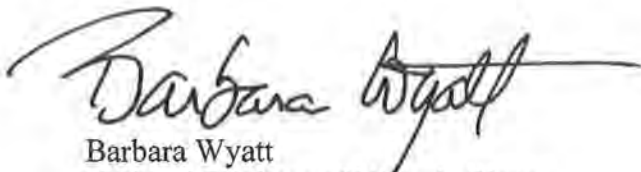
Context. This MPDF contains one major context "Residential Hotels in Chicago, 1910-1930," but Section B lists three associated contexts, two which do not seem to exist in this nomination (Cultural and Architectural Responses, 1880-1930, and Accommodation of Non-Traditional Urban Populations in Chicago, 1910-1930). The first is described, beginning on page E-2, but with a beginning date of 1871. The third associated context, "The Residential Hotel in Chicago as a Distinct Building Type, 1910-1930," is described beginning on page E-16. This cover seems to be an overall context, with the history and chronology addressed with helpful subtitles that are not contexts themselves. If this is the case, the name of the multiple cover should encompass the dates of the theme (1880-1930). Please consider if the beginning date is supposed to be 1871, which is referenced on page E-2. If the change in dates is made, make sure the entire nomination is edited to reflect this.

Integrity. Please consider adding limits to this part of the Registration Requirements:

To qualify for individual registration, properties must exhibit all of the defining characteristics of a residential hotel. The property must be a masonry multi-unit residential building, built between 1910 and 1930, that is four-stories tall or taller, with a single primary residential entrance, some type of common space for residents (a lounge, dining room, etc.) on the ground floor, and a corridor plan on the upper floors. **Date of construction may be earlier or later, and height may be less than four stories** if the building meets the remaining requirements for residential hotels.

The registration requirements should not be written to override the property types defined or to make it seem that all related properties are eligible. In the statement above, both the dates and heights are fluid. How much earlier or later? How much less than four stories? The author probably knows this subject better than anyone, so she should be able to reign in these aspects of the theme. For example, maybe she suspects that three-story versions exist, but a one-story version would seem to defy the type, so this great a latitude is not needed. Likewise, she's made the case for the bracketed dates 1910-1930 (which, based on my comment above, may be modified). If residential hotels were earlier and later, consider if changing the start date to 1880 is sufficient and whether 1930 is too early to end the theme.

Please call me at 202-354-2252 or send an email to barbara_wyatt@nps.gov if you have any questions.

A handwritten signature in black ink, reading "Barbara Wyatt". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Barbara Wyatt
National Register of Historic Places



February 15, 2017

Ms. Barbara Wyatt
National Register of Historic Places Program
National Park Service, Department of the Interior
1201 Eye Street, NW (2280)
Washington, DC 20005

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 October 28, 2016 meeting and signed by the Deputy State Historic Preservation Officer:

Garfield Elementary School, Moline – Rock Island County

PLEASE NOTE THAT THE PACKAGE ALSO CONTAINS THE FOLLOWING:

Residential Hotels in Chicago, 1880 – 1930 Multiple Property Document Corrections (MC 100000543)

Middletown Historic District,--Alton, Madison County – CD with the photographs missing from the original submittal

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

enclosures