

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



MP-1561

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

1. Name of Property

historic name Covent Hotel

other names/site number _____

Name of Multiple Property Listing Residential Hotels of Chicago, 1880-1930

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

2. Location

street & number 2653-65 North Clark Street not for publication

city or town Chicago vicinity

state Illinois county Cook zip code 60614

3. State/Federal Agency Certification

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

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

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

Applicable National Register Criteria: A B C D

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

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

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

other (explain): _____

by Barbara Wyoff 9-5-17
Signature of the Keeper Date of Action

Covent Hotel
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5. Classification

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

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

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

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

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

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1		Total

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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY
REVIVALS/Classical Revival

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
TERRA COTTA
roof: ASPHALT
other: _____

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Narrative Description

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

Summary Paragraph

The Covent Hotel is located at 2653-65 N. Clark St. in Chicago's Lincoln Park neighborhood, four miles north of the Loop. The three-story Classical Revival style residential hotel with ground floor commercial space is situated on the southeast corner of N. Clark St. and Drummond Ave (previously Dole Ave.). The Covent Hotel is situated at the front of its lot line abutting the public sidewalk to the north and west, with a surface parking lot to the east. The building shares a party wall with the adjoining two-story United States Post Office building to the south. The Covent Hotel features a flat roof and roughly C-shaped plan above the first story with central lightwell facing east. There is little to no vegetation surrounding the building.

The entrance bay at the far south end of the building, which originally served as an entrance to an adjoining theater, is slightly more decorative, with a stone surround framing the opening where the theater entrance once stood. Since the demolition of the theater in the early 1960s, the space has served as a vehicular entrance to the rear parking lot. The second and third floors of the far south bay are still intact. This space, originally associated with the hotel block, houses the apartment hotel's main office on the second floor and additional residential rooms on the third floor.

Overall, the interior and exterior of the Covent Hotel continues to display character-defining elements typical of 1910s Classical Revival style. Despite the demolition of the theater block, which was constructed as a separate entity with no shared circulation with the hotel, the Covent Hotel remains largely intact and continued to function as it was originally intended since the building's completion in 1915.

Narrative Description

Exterior

The Covent Hotel's fireproof building constructed of reinforced concrete and clad in brown brick laid in common bond pattern features classically-inspired details, such as symmetrical street facing elevations and simple stone detailing. The street-facing west and north elevations are regularly fenestrated with one-over-one original wood sash windows on the second- and third-stories with multi-paned original wood sash windows within each end bay on the building's north and west street-facing elevations. A continuous soldier brick header stretches the entire bay width above the third story windows.

The street façade of the commercial block along North Clark Street is divided into five main sections, delineated by piers with an inlaid strip of stone stretching from the second floor to the parapet, while the piers themselves reach above the parapet creating a castellated appearance. The façade treatment is simple, with stone detailing limited to window sills, stringcourse, coping, and ashlar stone base. Storefront entrances are grouped in pairs and are set back from the face of the building except for the northwest corner storefront which is set at an angle. Each commercial unit features the original mosaic tile floor with each unit's address and original wood and glass doors with brass hardware and kickplates. Original transom windows above each entrance are still intact with each unit's address painted in gold letters on the glass. The storefronts are a mix of single-pane and divided glazed openings set above replacement stone or paneled metal bulkheads. Although not original to the building, canvas canopies extend above each storefront and utilize metal hardware dating from the ca. 1930s. Simple metal storefront signs are attached perpendicular to the building. A sign reading "Covent Hotel" currently extends above the southwest hotel entrance. The main hotel lobby is accessed one-step above ground in a recessed space with decorative mosaic tile floor

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reading "HOTEL." Two double wood and glass doors, with transom above, open into an interior vestibule. A painted sign on the transom reads "Hotel Covent men's residence."

The second and third stories are minimally decorated. Each bay of the building's west elevation features three regularly spaced original window openings on each story. Brickwork is kept simple except for a decorative rounded arch made with soldier course bricks and infilled with a cross-hatch brick pattern above the third story windows in each end bay. The two end bays also display a more decorative stepped parapet with stone detailing including keystones. Each central bay is slightly recessed from the flanking piers with stepped brick coursework. The continuous coping at the parapet is broken up with simple projecting elements at each pier.

The secondary north elevation facing Drummond Ave. is nearly identical to the building's primary elevation. Each bay, however, is slightly shortened. Each end bay contains one window opening on both the second and third stories while the center bays feature two window openings. Storefront windows on the northwest corner unit have been slightly altered on this elevation, both with non-historic metal windows and with brick infill with narrow non-historic window openings. Commercial entrances are accessed by a single step up from the sidewalk and feature the same mosaic tile and original entrance doors as the west elevation. A single entrance on the far east end leads directly to the rear parking lot. A non-historic canvas canopy extends above the ground level. The remainder of the elevation is treated with the same detailing including stone stringcourse, window sills, and coping with recessed central bays featuring stepped brickwork and piers with stone keystones projecting above the parapet.

The building's rear east elevation, once a shared party wall with the adjoining theater, is highly utilitarian in character with no ornamentation. The building's "C" shape above the first floor is exposed on this elevation. The center lightwell is regularly fenestrated with original one-over-one wood sash windows. Ground level entrances provide direct access to individual storefronts. A fire escape is located on the north bay of the east elevation. The adjoining post office building to the south extends east nearly the entire length of the lot, creating a partially enclosed surface parking lot within the remainder of the Covent Hotel's property line. The demolition of the original theater entrance has created direct access to N. Clark St. under a portion of the Covent Hotel.

The building's south elevation shares a party wall with the adjoining post office building.

Interior

The ground floor of the residential/commercial block is divided into seven, individual retail spaces fronting on Clark Street, with of those two tenant spaces also having entrances on W. Drummond Place. Each retail space has a primary entrance off the west or north side. The retail spaces are also accessible by a rear court to the east. A stair to the basement is in tenant space number three to the north. The ground floor retail spaces contain a mixture of historic and non-historic finishes. Some spaces retain character-defining features such as tin ceilings and wood baseboards. Units also feature non-historic tenant build-out, including dropped ceilings and vinyl floors.

The hotel does not occupy any interior space at the ground floor, aside from a modest entrance vestibule off the main entrance on Clark Street at the south end of the building. The vestibule has non-historic metal and glass doors and a historic black and white mosaic tile floor. A stair in the vestibule leads to the reception lobby on the second floor. The stair is marble with a painted or varnished wood balustrade. This is the only stair that serves the entire building. A wood chair rail extends from the stair to the walls of the second-floor corridors.

The second and third floors contain the reception lobby, building offices, tenant common spaces, and 65 residential apartment units. The lobby and leasing office are located on the second floor off the reception stair and corridor. The area is separated from the corridor by partition walls and non-historic glazed openings. The corridor is finished with non-historic carpeted floors, a historic wood chair rail and baseboard, and plaster ceilings. The walls are a mix

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of painted and wall papered surfaces. The building offices contain similar finishes of non-historic carpets, non-historic wood floors, historic wood baseboards, historic wood door enframements, and plaster ceilings.

Other building common spaces, including the tenant lounge, storage room, and laundry room are in the southern corner of the building off the stair. The tenant lounge is the largest common space in the building and is finished with wood floors, dropped ceilings with florescent tube lights, and painted walls. The storage room and laundry room are minimally finished.

The building's 65 residential apartment units are arranged along a double loaded corridor, which follows the building's U-shaped footprint. The units are all nearly identical and were minimally altered over time. The units retain their original layouts of narrow, rectangular proportions and include one window per unit. The rooms are very minimally finished, including wood trim, wood floors, historic doors and wood door enframements. Select units retain original furnishings including wardrobes. Shared restrooms with showers are located on each floor. The restrooms retain historic tile floors. Small janitor's closets are located at the north end of the corridors.

Integrity

The Covent Hotel exhibits a high degree of architectural integrity and retains significant historic features related to the building's hotel and commercial use, including its overall form and footprint, symmetry of design, and historic arrangement of entrances and windows including original storefronts and wood sash windows on the upper stories. The parapet was rebuilt with cast-stone and large concrete units. The interior of also retains integrity in terms of the in-tact historic circulation patterns and historic finishes as wood trim, wood floors, original unit doors with transoms, and original cabinetry within the units.

The Covent Hotel was constructed in 1915 as part of a larger mixed-use development that included a vaudeville theater. The adjacent theater structure was built primarily behind the Covent Hotel, however, with only a ground floor entrance vestibule at the primary west façade and no shared circulation. Therefore, the demolition of the theater in 1962 has relatively little impact on the integrity of the Covent Hotel. The hotel itself remains remarkably intact, with original storefronts, windows and masonry detailing on the exterior and original double-loaded corridor plan and finishes on the interior. The building continues to function as a rooming hotel today.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1915

Significant Dates

1915

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Davidson, Frank E. (1867-1931)

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

The Covent Hotel is eligible for listing under National Register Criterion C for Architecture – Building Type as a well-preserved example of a “rooming” hotel, popular in Chicago between 1910-1930 to house the growing number of single professionals, office workers, and childless couples flooding into the city. The building meets the registration requirements developed as part of the proposed Multiple Property Documentation Form for Residential Hotels in Chicago, 1910-1913.

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

Rooming Hotels in Chicago

Rooming hotels were a popular subset of residential hotels constructed in Chicago in the early twentieth century to accommodate the young, unmarried, and working class population flooding the city, particularly from 1910 - 1930. Whereas apartment hotels featured a range of unit sizes, typically ranging from one to three rooms and included some kitchenettes, rooming hotels offered only single room units with no kitchenettes. Many required residents to share toilet facilities (accessed from the hall), but provided a sink and shower in the room for private bathing. Most mid-rise examples of rooming hotels, such as the Mark Twain Hotel, feature a modest lobby with check-in desk and small, homey lounge spaces. Although most rooming hotels did not include dining rooms specifically for residents, many incorporated a coffee shop, café or restaurant that, while not dedicated for residents, served as a convenient place to eat meals. Mid-rise rooming hotels typically housed single working-class men and women who could not afford to live in a private house or apartment. A full context of mid-rise rooming hotels can be found in the Multiple Property Nomination Form for Residential Hotels in Chicago, 1880-1930.

Chicago’s Lincoln Park Community in the Early Twentieth Century

Through the 1860s, much of the area around North Avenue, which at the time served as the northern boundary for the city, remained essentially undeveloped. In *The Gold Coast and the Slum*, sociologist Harvey Warren Zorbaugh stated that before the Chicago Fire of 1871 “. . . the area north of Division Street, and even north of Chicago Avenue to the west, was practically ‘country.’” After the fire, the German community grew rapidly, spreading north past North Avenue and into Lincoln Park and Lake View. By 1900, German-Americans formed a broad majority in a large area bounded roughly by Division Street on the south, Belmont Avenue on the north, Lake Michigan on the east, and the north branch of the Chicago River on the west.

The decades around the turn of the twentieth century were a time of expansion for the working- and middle-classes and fragmentation of the city’s north side neighborhoods. As many in the established nineteenth-century German and Irish communities moved elsewhere, immigrants from Eastern Europe and Italy replaced them. West Lincoln Park was defined by the Italians, Poles, Romanians, Hungarians and Slovaks who worked in the factories concentrated along the Chicago River, while the east side was home to middle-class commuters. Expensive mansions lined Lincoln Park and some of Chicago’s major cultural institutions, including DePaul University, were established.

At the same time, commercial development along State, Clark, and Wells streets helped turn the once-desirable residential neighborhood into an area of rooming houses, as homeowners moved east and north. Zorbaugh states, “Clark Street itself was fast becoming a street of cheap hotels, second-hand stores, restaurants, and theaters.” The Covent Hotel, located near the intersection of N. Clark St. and W. Diversey Parkway and on Lincoln Park’s northern border with Lake View, likewise became home to some of the city’s most diverse population. According to the Encyclopedia of Chicago, the “anonymous and transient character of these neighborhoods permitted the development of Chicago’s lesbian and gay subculture.” This contrasted sharply with the wealth concentrated in the Gold Coast along Dearborn, State Street, and

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Lake Shore Drive south of Lincoln Park, which had only recently overtaken Prairie Avenue as the premier residential neighborhood in the city.

In the 1960s and 1970s, urban renewal projects destroyed many of the late-nineteenth and early-twentieth century structures, leaving fragmented areas interspersed with more recent development. By the end of the twentieth century, a combination of renewal efforts dramatically transformed the character of Lincoln Park, increasing land values and turning the area into one of the highest-status neighborhoods in the city today. The Covent Hotel is one of the only early-twentieth century residential hotels that remains in the area.

The Covent Hotel

Plans for hotel and adjacent theater were announced in June of 1915. Newspapers contemporary to the construction of the hotel referred to the new structure as the "Rutland Building," but subsequent mentions after the early 1920s, refer to the building as the Covent Garden Apartments or the Covent Hotel. The three-story plus basement building would cover the entire lot purchased from the Lehman estate in 1913. The new building was to include 125 feet of frontage on North Clark St. and Lehman Place and 250 feet on Dole Ave. and was planned to have a 65-room hotel, 10 storefronts along Clark Street, and the "Winter Garden" theater with seating for 2,650. The article in the Chicago Daily Tribune stated that the proposed project would cost approximately \$250,000 and would be designed by F. E. Davidson.

The purpose-built Covent Hotel was modest compared to luxury residential hotels along the lakefront, but was a definite improvement over the older flats and homes in the Near North Side that had been cheaply converted to rooming houses and boarding houses in the recent decades. The building offered modern plumbing, heating, electricity, and, according to a newspaper advertisement in the *Chicago Daily Tribune* from 1918, clean, fully furnished rooms from \$3 and up a week. The advertisement also boasted its ideal location near Lincoln Park and Diversey, just 18 mins from the Loop. The building featured a simple registration lobby with check-in desk and tenant lounge space on the building's second floor above the theater entrance. Although it is unclear what commercial tenants occupied the ground level storefronts over time, a photograph taken ca. 1935 shows a sweets shop, a Western Union, a restaurant, and a laundry service located on the first floor, all convenient amenities for residents.

United States Census records from 1930 and 1940 illustrate that, although the hotel catered to both transient and permanent residents, the clear majority of the people who lived in the hotel were, in fact, transient guests. Residents included primarily single men working a variety of blue-collar jobs. File clerks, cashiers, bus drivers, police officers, salesmen, laborers, waitresses, draftsmen, cooks, bartenders, chauffeurs, and conductors all lived in the Covent Hotel during the 1930s and 1940s. By the late 1950s, only men were allowed to rent rooms in the hotel.

Although the vaudeville theater to the east was a component of the original development, it remained an entirely separate structure that was not internally connected to the Covent Hotel block nor was it owned and managed by the same entity. The theater was originally planned to be a spectacular vaudeville, opera, ballet, and circus venue, equipped with a pool, water jets, a retractable stage, the largest organ, and ramps in place of stairs. However, difficulties with new technology and other issues led to poor attendance from the beginning. Within a year, the Lubliner & Trinz movie theater chain leased the theater, at which point it was renamed the Covent Garden. In 1934, following the takeover of the theater by the Publix/Balaban & Katz theater chain, the architectural firm of Pereira & Pereira (Esquire Theater) remodeled the theater and the Clark Street marquee and blade sign; their work does not appear to have involved the hotel. The theater was renamed The Covent sometime after. It remained open until 1958 when it closed along with a string of other BK theaters across the city. In 1961, the Clark and Dole Building Company had ownership of the theater building and requested a zoning change to allow for a surface parking lot for the company's new ("Playdium") Bowling Alley at 2625 N. Clark. By 1962 the theater had been demolished.

Exterior evidence of the theater was limited to the far south bay of the building's primary west elevation. A c. 1935 historic photograph shows a large marquee sign for "COVENT GARDEN" (which was updated in the 1930s) and

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decorative metal canopy. A 1948 photograph shows a more modern lighted canopy and ticket booth; these elements are no longer extant, but their removal had little impact on the Covent Hotel itself.

Architect Frank E. Davidson

Frank E. Davidson (1867-1931) was an architect and structural engineer active in Chicago for much of his career, where he specialized in the design of factories, storage, and industrial buildings. He was born in Hillsborough, Iowa, June 7, 1867, son of Robert and Mary Louise Davidson. F. E. Davidson was a leader in his field, devoting much time effort to the cause of higher standards in the construction industry. He wrote several articles for popular publications like *Western Architect & Engineer*, *The American Contractor*, and *American Architect & Architecture* focusing specifically on the cooperation between architect and contractor. He was a former member of the board of local improvements and former president of the Illinois Society of Architects.

After attending Iowa State College in Ames from 1887-90, Davidson moved to Chicago in pursuit of his career. He served as the structural engineer of construction for the Western Electric Co. from 1905-08. In 1909, Davidson served as the chief architect of his own firm, Patterson & Davidson, alongside consulting engineer, W. R. Patterson. The industrial engineering firm specialized in manufacturing plants and industrial buildings. From 1913-1922, Davidson went into business with John W. Weiss. Their architecture and engineering firm, Davidson & Weiss, designed several manufacturing buildings primarily concentrated in Chicago, but also across the Midwest for companies such as the Modern Laundry Co. (Chicago), Olson Rug Co. (Chicago), Standard Cap & Seal Co. (Chicago), Pyle National Co. (Chicago), Channel Chemical Co. (Chicago), Giddings & Lewis Co (Fond du Lac, WI), L.S. Gillette Co. (Minneapolis, MN), and the Amsterdam (Minneapolis, MN).

Conclusion

The Covent Hotel, designed by architect F. E. Davidson and completed in 1915, is eligible for listing under National Register Criterion C for Architecture- Building Type as an excellent and well-preserved example of a residential rooming hotel, a type of residential hotel constructed in Chicago primarily between 1910 and 1930. Despite the demolition of the adjacent theater component of the original development, the building as it stands today meets the registration requirements developed as part of the proposed Multiple Property Documentation Form for Residential Hotels in Chicago, 1910-1930.

The Covent contains all of the identifying characteristics of an early twentieth century rooming hotel, including ground floor commercial spaces that catered to residents, a single residential entrance with registration desk and dedicated public lounge space for guests, and single-room hotel units opening off of double-loaded corridors. The hotel offered flexible terms for renting to accommodate transient and permanent residents, and has functioned as a residential hotel from its construction to the present day. The building exemplifies the rooming hotels that were purpose-built primarily to house the army of skilled but low paid white- and blue-collar workers flooding into the city in the early decades of the twentieth century.

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9. Major Bibliographical References

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

Chase, Al. "Plans for \$500,000 Ten Acre Plant on South Side." Chicago Daily Tribune. Aug. 16, 1921.

Chicago Landmark Designation Report for Yondorf Block and Hall, dated Feb. 7, 2001.

Display Ad. Chicago Daily Tribune. Oct. 20, 1918.

Display Ad. Chicago Daily Tribune. Jun. 28, 1923.

Display Ad. Chicago Daily Tribune. Oct. 21, 1958.

"Draft of Tenement Law." Chicago Daily Tribune. Nov. 16, 1902.

"F. E. Davidson, Architect, Dies on Loop Street." Chicago Daily Tribune. Apr. 15, 1931.

"Finds 600,000 Chicagoans Live in Rooming Houses." Chicago Daily Tribune. Dec. 9, 1926.

"Gays and Lesbians." Encyclopedia of Chicago. <http://www.encyclopedia.chicagohistory.org/pages/509.html>.

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

Sanborn Fire Insurance Maps, 1923.

"Syndicate Buys 50 Feet Located on Wacker Drive." Chicago Daily Tribune. Mar. 4, 1926.

United States Census Reports, 1930 and 1940.

"Winter Garden for North Side." Chicago Daily Tribune. Jun. 10, 1915.

"Zoning Board to Hear Bids for Garages." Chicago Daily Tribune. Jun. 11, 1961.

Zorbaugh, Harvey Warren. The Gold Coast and the Slum: A Sociological Study of Chicago's Near Northside. Chicago: University of Chicago Press, 1983.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Less than one acre

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

Latitude/Longitude Coordinates

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

1	<u>41.931204°</u>	<u>-87.643982°</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

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

The Covent Hotel is bounded by Clark Street on the west, Drummond Place on the north, Lehmann Court on the east, and by a United States Post Office building on the south.

The parcel includes Lots 38 through 47 and the vacated alley between Lots 43 through 47 and Lot 42 in the Lehmann Diversey Boulevard Addition in the southwest 1/4 of Section 28-40-14.

Boundary Justification (Explain why the boundaries were selected.)

The nomination boundaries encompass the parcel of land historically associated with the Covent Hotel in Chicago, Illinois.

11. Form Prepared By

name/title Emily Ramsey date March 9, 2017
organization MacRostie Historic Advisors LLC telephone (312) 786-1700
street & number 53 W. Jackson Blvd, Suite 1142 email eramsey@mac-ha.com
city or town Chicago state Illinois zip code 60604

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Additional Documentation

Submit the following items with the completed form:

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

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Photographs:

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

Photo Log

Name of Property: Covent Hotel
City or Vicinity: Chicago
County: Cook **State:** Illinois
Photographer: Emily Ramsey
Date Photographed: December 14, 2016

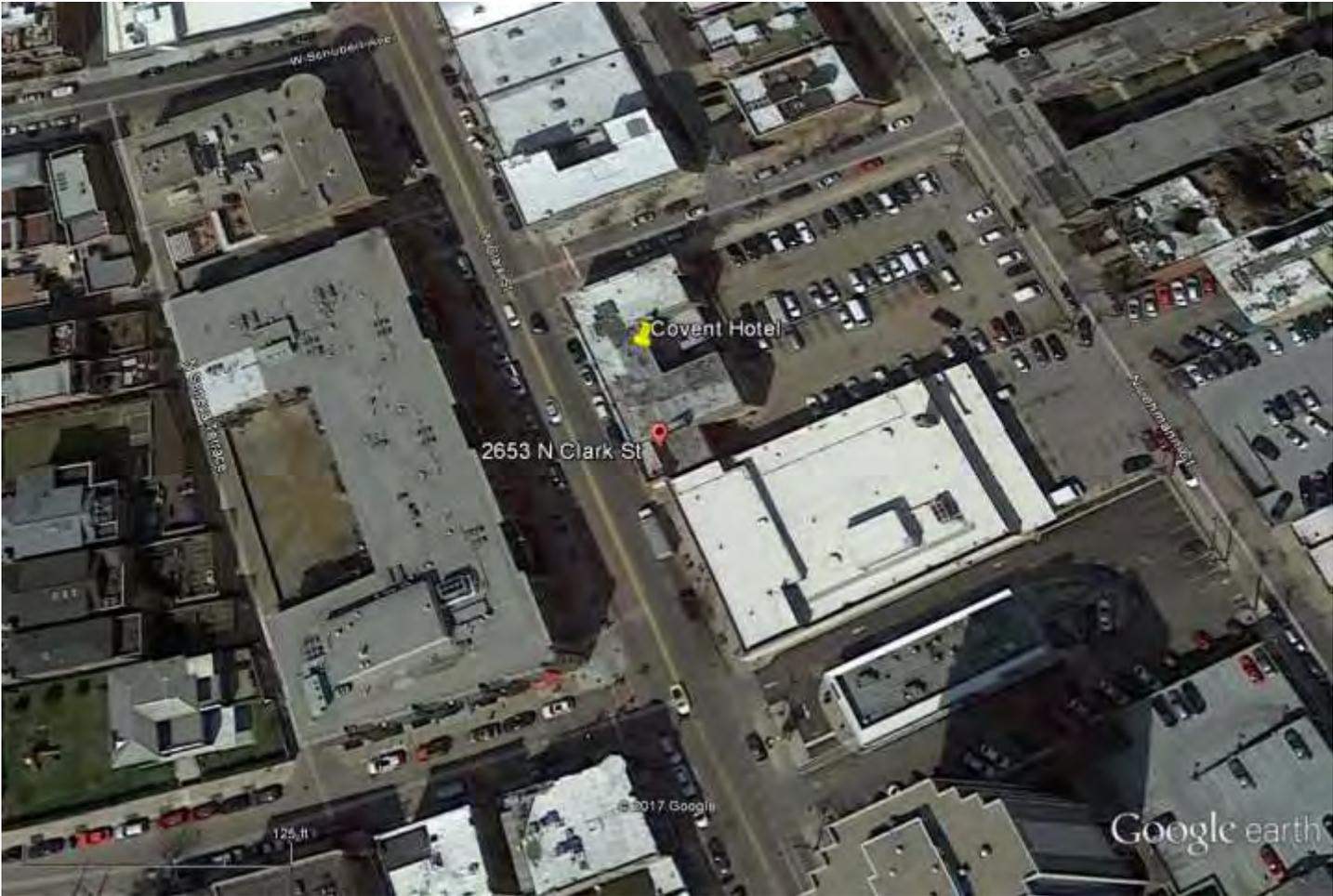
Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 14:** West elevation – looking east.
- Photo 2 of 14:** North and west elevations – looking southeast.
- Photo 3 of 14:** East and north elevations – looking west.
- Photo 4 of 14:** East elevation – looking west.
- Photo 5 of 14:** West elevation, main hotel entrance – looking east.
- Photo 6 of 14:** West elevation, typical storefront – looking east.
- Photo 7 of 14:** Main entrance and stair – looking west.
- Photo 8 of 14:** Second floor hotel lobby – looking west.
- Photo 9 of 14:** Second floor hotel office – looking northwest.
- Photo 10 of 14:** Second floor tenant lounge, looking northeast.
- Photo 11 of 14:** Typical upper floor corridor – looking north.
- Photo 12 of 14:** Typical residential unit – looking north.
- Photo 13 of 14:** Typical residential unit – looking west.
- Photo 14 of 14:** Typical first floor commercial space – looking east.

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

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

Property name: Covent Hotel
Illinois, County: Cook



Property name: Covent Hotel
Illinois, County: Cook



Covent Hotel, 2563-2665 N. Clark St., Chicago
Latitude: 41.931204
Longitude: -87.643982

Property name: Covent Hotel
Illinois, County: Cook

List of Figures

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

Image 1: Sanborn Fire Insurance Map, 1923, showing the Covent Garden at the corner of N. Clark St. and Dole Ave.

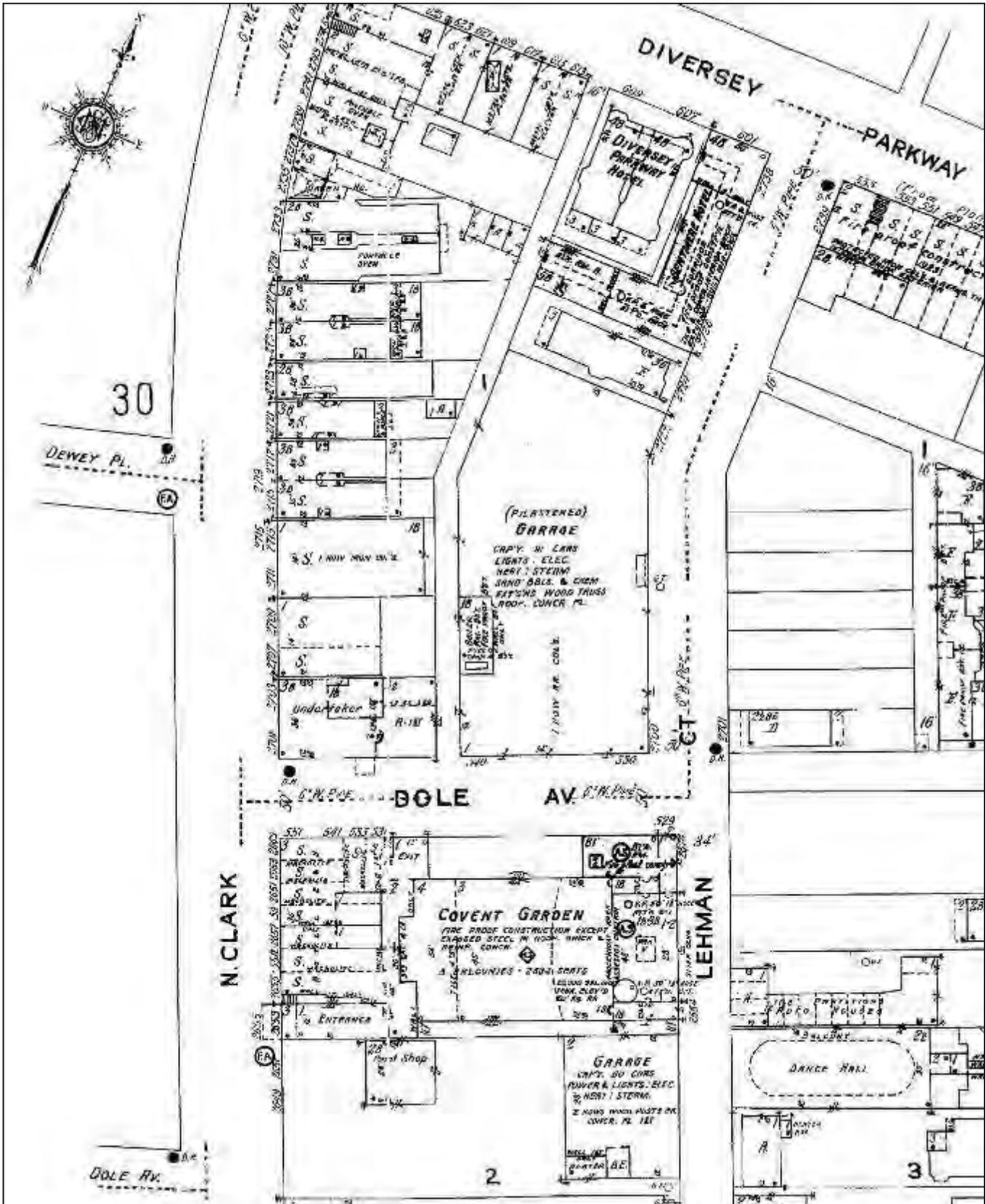
Image 2: Covent Hotel, 1916, looking southeast from N. Clark Street.

Image 3: Looking northeast from N. Clark St., ca. 1935, after exterior renovations were completed.

Image 4: Covent Theater entrance, 1948, no longer extant.

Property name: Covent Hotel
Illinois, County: Cook

Image 1: Sanborn Fire Insurance Map, 1923, showing the Covent Garden at the corner of N. Clark St. and Dole Ave.



Property name: Covent Hotel
Illinois, County: Cook

Image 2: Covent Hotel, 1916, looking southeast from N. Clark Street.



Property name: Covent Hotel
Illinois, County: Cook

Image 3: Looking northeast from N. Clark St., ca. 1930, before exterior renovations were completed.
Theater Historical Society of America.

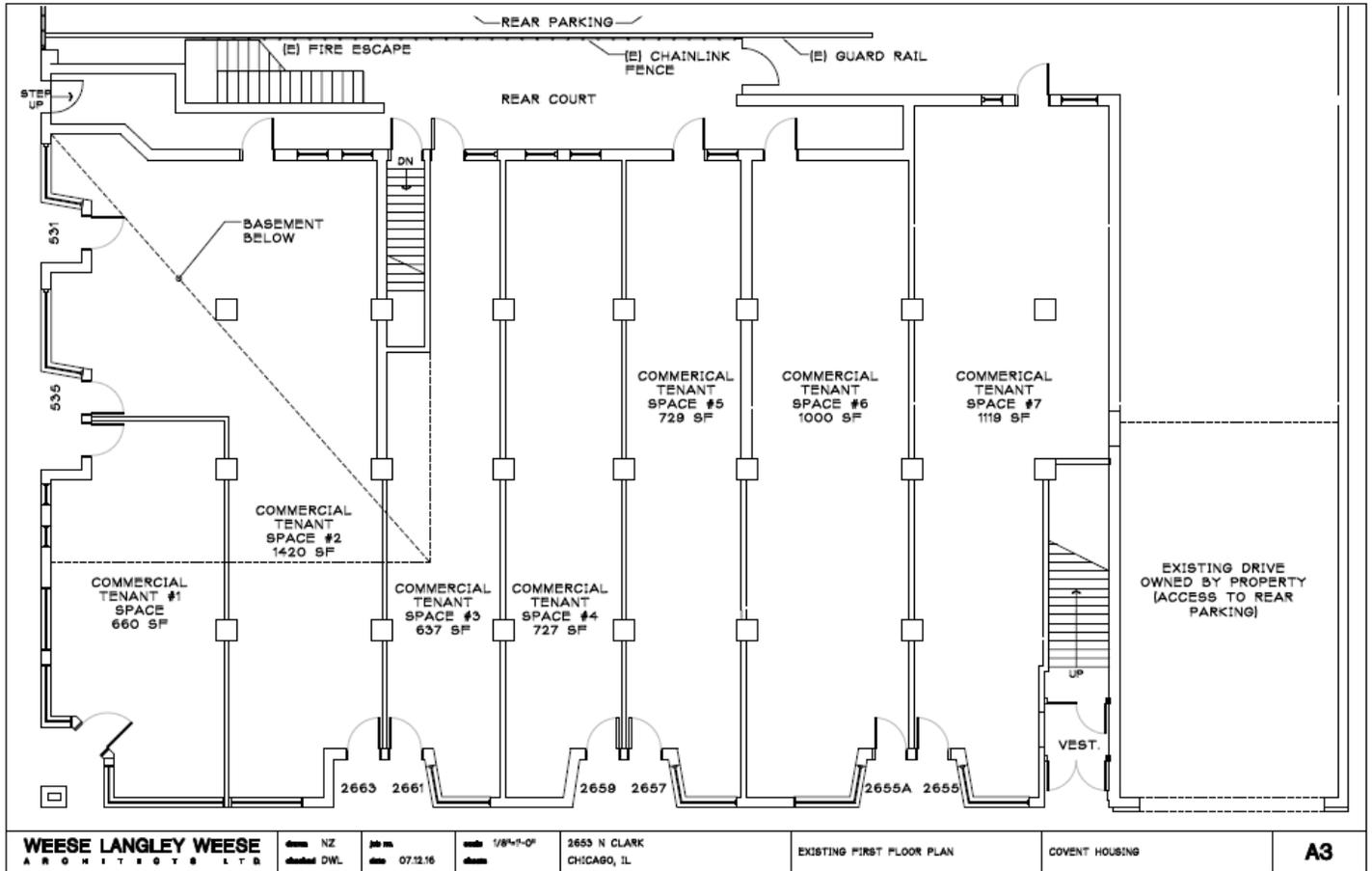


Property name: Covent Hotel
Illinois, County: Cook

Image 4: Covent Theater entrance, 1948, no longer extant. *Theater Historical Society of America.*

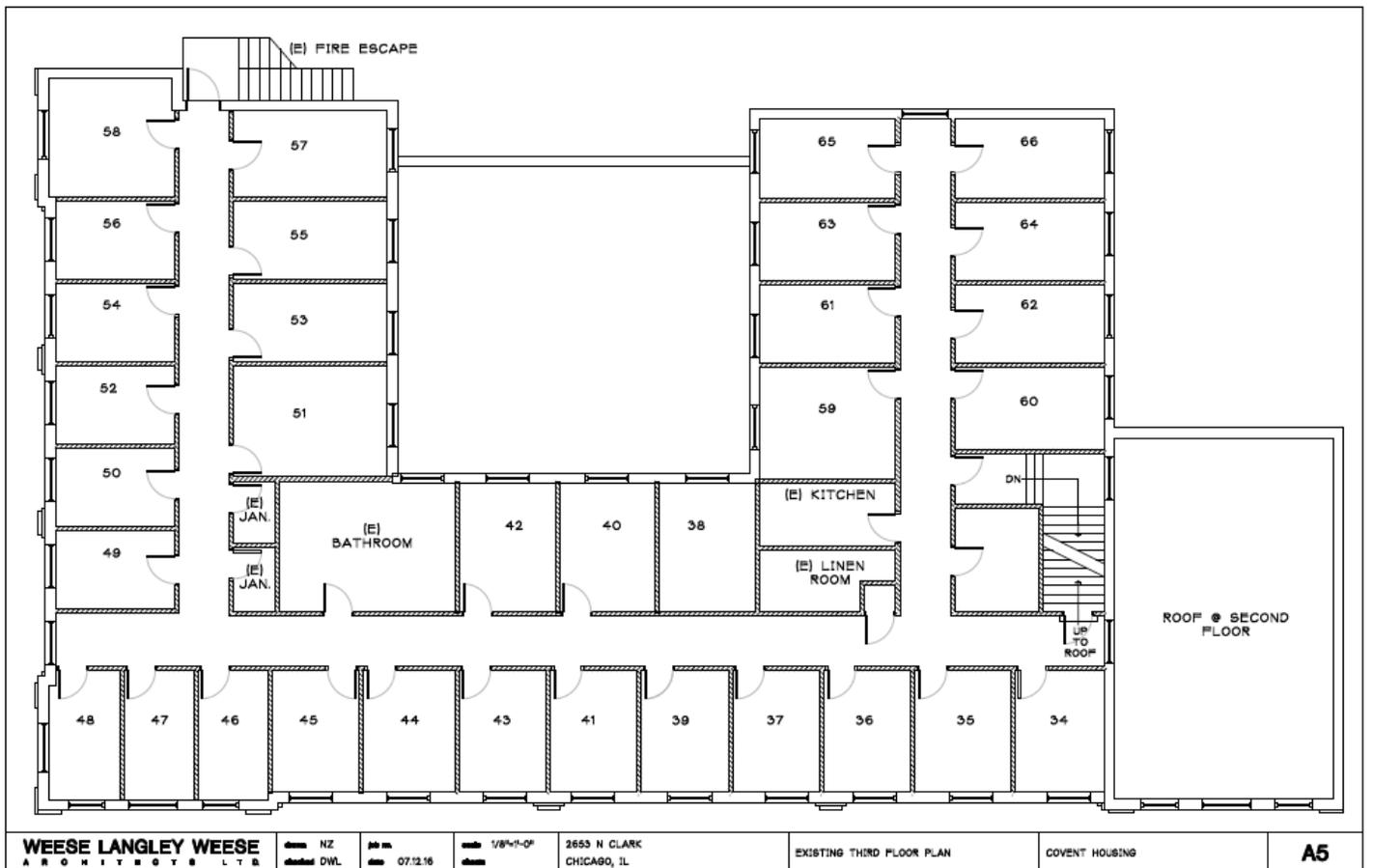
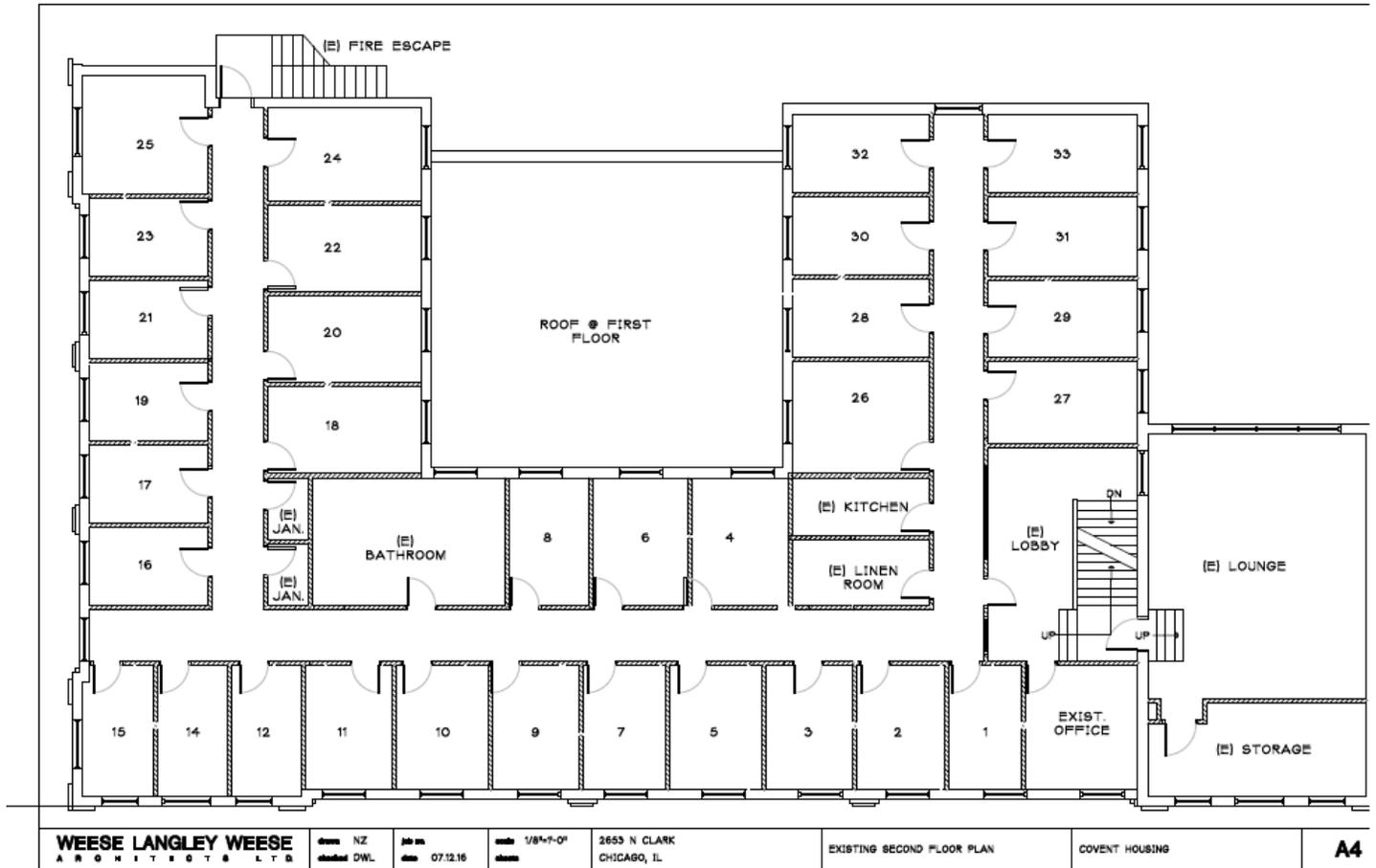


Property name: Covent Hotel
 Illinois, County: Cook



First Floor

Property name: Covent Hotel
 Illinois, County: Cook



Second (above) and Third floor



Blue and yellow banner hanging from the street lamp.

Red and white sign on the left side of the building.

Green and white sign on the left side of the building.

SEVENTH STREET sign above the entrance.





DO NOT ENTER

Bicycle symbol





HOTEL COVENT
men's residence
2653 NORTH CLARK STREET

HOTEL

2655A

2655

studio **hair** trends
773-525-3475

2655

Tues - Fri 11-6pm
Sat 10am-6pm
Sun 11am-3pm

Walk Ins
Welcome

2655



HOTEL FOUENT
HOTEL FOUENT









TELEPHONE







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

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

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" 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 |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 9/5/2017 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.



July 18, 2017

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

Dear Ms. Wyatt:

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

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

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

Sincerely,

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

enclosures

1 Old State Capital Plaza
Springfield IL 62701

ILLINOISHISTORY.GOV