

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received APR 4 1986  
date entered

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

1. Name

historic HYDE PARK APARTMENT HOTELS, CHICAGO, ILLINOIS

and/or common

2. Location

street & number See individual inventory forms N/A not for publication

city, town Chicago N/A vicinity of

state Illinois code 012 county Cook code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Thematic	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership; see individual inventory forms.

street & number

city, town N/A vicinity of state

5. Location of Legal Description

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

street & number 118 North Clark Street

city, town Chicago, state Illinois

6. Representation in Existing Surveys

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

date  federal  state  county  local

depository for survey records

city, town state

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

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

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

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

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

## SURVEY METHODOLOGY

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

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

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

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

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

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

#### SHAPE, FLOOR PLAN, AND SITING

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

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

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

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

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

SIZE

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

EXTERIOR DESIGN

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

QUALITY

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

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marble spandrel decoration.

GEOGRAPHIC CHARACTERISTICS

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

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

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

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

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

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

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

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INVENTORY FORMS

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

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

# 8. Significance

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

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

### Statement of Significance (in one paragraph)

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

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

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

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



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

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

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

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

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

### The Context

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

### Apartment Development in Chicago

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

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

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

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

The First Period: 1871-1893

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

The Second Phase: 1893-1918

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

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

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

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

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

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

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

The Third Major Period: 1918-1930s

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

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

CONCLUSION

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

# 9. Major Bibliographical References

See Section 9, Page 2.

# 10. Geographical Data

Acreeage of nominated property See individual inventory sheets

Quadrangle name Jackson Park, IL-IND

Quadrangle scale 1:24000

UTM References

A 

1	6	4	5	1	2	4	0	4	6	2	7	7	8	0
Zone		Easting						Northing						

B 

1	6	4	5	1	4	5	0	4	6	2	7	4	9	0
Zone		Easting						Northing						

C 

1	6	4	5	1	4	9	0	4	6	2	7	4	7	0
Zone		Easting						Northing						

D 

1	6	4	5	1	4	6	0	4	6	2	7	0	0	0
Zone		Easting						Northing						

E 

1	6	4	5	1	7	1	0	4	6	2	7	0	5	0
Zone		Easting						Northing						

F 

1	6	4	5	1	4	6	0	4	6	2	6	8	0	0
Zone		Easting						Northing						

G 

1	6	4	5	1	4	6	0	4	6	2	6	8	6	0
Zone		Easting						Northing						

H 

1	6	4	5	1	7	5	0	4	6	2	6	9	2	0
Zone		Easting						Northing						

Verbal boundary description and justification

See individual inventory sheets

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

state code county code

state code county code

# 11. Form Prepared By

name/title Peter Rathbun & Charles Kirchner

organization Rathbun Assoc. Chas. Kirchner & Assoc. date November 27, 1985  
1529 S. Park Av. 522 E. Monroe Rathbun: 217/787-7205  
street & number telephone Kirchner: 217/789-1330

city or town Springfield Springfield state Illinois

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

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

For NPS use only

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

 date \_\_\_\_\_  
Keeper of the National Register

Attest:

date \_\_\_\_\_

Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Hyde Park Apartment Hotels Item number 9 Page 2

Major Bibliographic References

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Other Material:

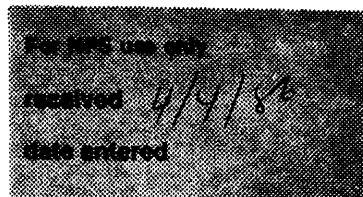
City of Chicago, Building Records;  
Cook County Property Tax Assessment Records;  
Southeast Chicago Commission Building Records;  
Chicago Historical Society Archives;  
Sanborn Maps.

Interviews with:

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

dnr-11

Name Hyde Park Apartment Hotels TR

State ILLINOIS

Substantive Review

COVER

William B. Bushong  
Date/Signature 5/14/86

Nomination/Type of Review

44 1. Chicago Beach Hotel

Substantive Review

Keeper

Albion Byers 5/14/86

Attest

45 2. East Park Towers

Substantive Review

Keeper

William B. Bushong 5/14/86

Attest

46 3. Flamingo-On-The-Lake Apartments

Substantive Review

Keeper

Albion Byers 5/14/86

Attest

47 4. Hotel Del Prado

Substantive Review

Keeper

William B. Bushong 5/14/86

Attest

48 5. Mayfair Apartments

Substantive Review

Keeper

Albion Byers 5/14/86

Attest

49 6. Poinsetta Apartments

Substantive Review

Keeper

William B. Bushong 5/14/86

Attest

50 7. Shoreland Hotel

Substantive Review

Keeper

Albion Byers 5/14/86

Attest

8. Windermere House  
(Preliminary listing)

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest