

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Carling Hotel

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

Residential Hotels of Chicago, 1910-1930

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

## 2. Location

Street & number: 1512 North LaSalle Street

City or town: Chicago State: IL County: Cook

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

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

I hereby certify that this x 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 x 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 \_\_\_x local

Applicable National Register Criteria:

\_\_\_A \_\_\_B \_\_\_xC \_\_\_D

<p>_____  <b>Signature of certifying official/Title:</b></p> <p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____  <b>Date</b></p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p> <p>_____  <b>Title :</b></p>	<p>_____  <b>Date</b></p> <p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>

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#### 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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DOMESTIC /  
Multiple dwelling

**Current Functions**

(Enter categories from instructions.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DOMESTIC /  
Multiple dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> and 20<sup>th</sup>  
CENTURY  
REVIVALS /  
Classical Revival/  
Renaissance Revival

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, Terra Cotta

### 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.)

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### Summary Paragraph

The Carling Hotel, designed by Chicago architect Edmund Meles (1894-1968) and completed in 1927, is a four-story residential hotel of masonry construction located on the west side of LaSalle Street in the Near North Side community of Chicago. The building features an E-shaped plan, with three wings projecting north from the central east-west portion that runs along the south side of the building. The east side of the easternmost wing serves as the building's primary façade. This elevation is clad in buff-colored face brick and decorated with a mixture of Classical and Renaissance Revival detailing rendered in architectural terra cotta. The central entrance features an elaborate terra-cotta surround with multiple bands of foliate detailing and niches in the inset door frame. The first story of the east elevation is fenestrated with large original windows with multi-lite round arched transoms set in terra-cotta surrounds. The upper floors are regularly fenestrated with one-over-one replacement windows within the original openings.

The secondary elevations are all common brick with no ornamentation, regularly fenestrated with

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single window openings with segmental arch lintels and stone or concrete sills. The windows along the alley elevations are original two-over-two fireproof windows; the windows within the two light courts formed by the projecting wings are non-historic replacements.

The roof of the building is flat with tile copings.

The interior of the building is typical of an early twentieth century-rooming hotel in Chicago. The first floor houses a reception desk, a large resident lobby and lounge, telephone booths, and an elevator. Beyond these public spaces, the interior of the building holds 157 single-room hotel units arranged along central double-loaded corridors.

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## Narrative Description

### Exterior

#### *East (Primary) Elevation*

The first story of the east elevation features round arched windows framed by terra-cotta surrounds. The buff colored façade brick on the first story is corbeled with regularly spaced recessed courses. A granite base extends along the entire east elevation. The first story is separated from the upper stories by a molded terra-cotta cornice with inset scalloped light fixtures. The center portion of the east elevation projects slightly from the building. Four fluted pilasters divide this center portion into three sections. The pilasters extend from the second story to the fourth story and are surmounted by a simple molded cornice of terra cotta with corbeled brick detailing along the fascia. The bays flanking the projecting center portion feature a band of brick at the cornice laid in a basket weave pattern, but exhibit little other ornamentation above the first story. The window openings in these bays have brick headers and terra-cotta sills.

The main entrance on the east elevation is a non-historic metal and glass storefront door set in a terra-cotta surround with Renaissance Revival style detailing. The door surround is partially obscured by a non-historic metal canopy that extends over the sidewalk in front of the entrance. The canopy is rectangular with square posts and signage with “Carling Hotel” in black lettering on the north and south sides.

Two bays south of the main entrance is a second entrance that gives access to the commercial restaurant space. This entrance is housed within a round arch terra-cotta surround that closely mimics the window openings along the first story, and houses an original wood and glass door with multi-lite transom.

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### *Secondary Elevations*

The remaining elevations—the south and west elevations, as well as the multiple elevations along the north projecting wings—are all common brick with no ornamentation. These elevations are regularly fenestrated with single window openings with segmental arch brick lintels and concrete sills. The original fireproof windows remain on the south and west elevations. The windows along the north wing elevations are non-historic one-over-one replacement windows within the original openings. The first floor windows on the north wall of the lobby space are historic wood and glass windows with multi-lite transoms, but are not visible from the street.

### *Interior*

The main entrance on the east elevation opens into a small vestibule with multi-colored terrazzo flooring. The vestibule opens into the main reception area of the first floor, which features terrazzo flooring and an original wood reception desk with non-historic metal and glass storefront enclosure above. North of the reception lobby, terrazzo steps lead down to the main lobby and resident lounge, which features terrazzo flooring and arched openings between rooms. Although the original open space has been divided into two rooms with a non-historic partition wall, and one of large arched openings has been infilled with a wall and door, these alterations are additive and do not involve the removal of any historic fabric. South of the reception desk, on the east wall of the reception lobby are several telephone rooms with paneled wood and glass doors. South of these telephone rooms is the entrance to the first floor restaurant space. This space, which likely functioned historically as a restaurant that primarily served the hotel residents, has been updated with non-historic tile flooring and acoustical tile ceilings.

Beyond these public spaces, the remainder of the first floor and the upper floors are given over to hotel rooms arranged along central double-loaded corridors in each wing. The corridors retain their original coved plaster ceilings, minimal painted wood trim, and unit doors with transoms. The glass panes in the transoms have all been replaced with solid panels, but the wood frames remain. The flooring in the corridors is carpeting.

The units throughout the building are single-room hotel rooms. Typical units feature with a closet and a shower flanking the doorway and a sink located on the interior wall, although there are units with showers elsewhere in the room and a handful of units with full baths. The trim in the units is simple and painted, and the flooring is carpet.

The corridors are accessed by a single passenger elevator that connects to the first floor reception lobby, and by enclosed stairs at the north ends of the three wings. These stairs are painted wood stairs with square newel posts and simple balustrades. The treads and risers and the landings are

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carpeted.

***Integrity***

Overall, the Carling Hotel is a well-preserved example of a residential hotel. The building retains its exterior massing and architectural detailing, with no major alterations or additions. On the interior, the building retains its reception lobby with desk, lobby and lounge spaces with terrazzo flooring, arched openings, and wood trim, and its restaurant space. The corridors are intact and retain historic trim, doors, and ceilings.

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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.)

- 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

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**Areas of Significance**

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1926  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1926  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Edmund Meles  
\_\_\_\_\_

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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.)

### Summary

The Carling Hotel is eligible for listing under National Register Criterion C for Architecture 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. The building meets the registration requirements developed as part of the proposed Multiple Property Documentation Form for Residential Hotels in Chicago, 1910-1930. 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. Rooming hotels offered residents daily, weekly, or monthly rates, and welcomed both transients and permanent residents. Hotel rooms were typically single rooms, some with private baths but most with shared toilets and sinks and showers in the rooms. “Hotel” service could include maid service, laundry service, elevator service, and meal services. Many lower-tier rooming hotels, including the Carling, did not provide meal service but offered a restaurant in the building.

The Carling Hotel is a mid-rise rooming hotel with a complex E-shaped plan. Typical of residential hotels situated in the middle of a block, the building has one ornamented façade, which features face brick and vaguely Classical and Renaissance Revival terra-cotta detailing. The ground floor reception area and lobby are also typical of the building type.

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

### *Chicago’s Near North Side 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.’”<sup>1</sup> 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

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<sup>1</sup> Harvey Warren Zorbaugh, *The Gold Coast and the Slum: A Sociological Study of Chicago’s Near Northside* (Chicago: University of Chicago Press, 1983) 8-9.

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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.<sup>2</sup>

The decades around the turn of the twentieth century were a time of fragmentation in the Near North Side. As many in the established nineteenth-century German and Irish communities moved elsewhere, immigrants from Eastern Europe and Italy replaced them. 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.<sup>3</sup> The city's first artists' colony, called "Towertown" grew up west and south of the Water Tower at Michigan and Chicago avenues, and drew many comparisons to New York's Greenwich Village. West of State Street, the Near North Side became home to rooming hotels for low-paid working men and women and tenement dwellings for poor immigrant families, and pushed eastward through the early decades of the twentieth century. These areas contrasted sharply with the wealth concentrated in the Gold Coast along Dearborn, State Street, and Lake Shore Drive south of Lincoln Park, which had only recently overtaken Prairie Avenue as the premier residential neighborhood in the city.

In his 1929 investigation into the Near North Side, Warren Zorbaugh vividly described the area where the Hotel Carling stood:

At the back door of the Gold Coast, on Dearborn, Clark and LaSalle streets and on the side streets extending south to the business and industrial area, is a strange world, painfully plain by contrast, a world that lives in houses with neatly letter cards in the window: "Furnished Rooms." In these houses, from midnight to dawn, sleep some twenty-five thousand people. But by day houses and streets are practically deserted. For early in the morning this population hurries from its houses and down its streets, boarding cars and busses, to work in the Loop. It is a childless area, an area of young men and young women, most of whom are single, though some are married, and others are living together unmarried. It is a world of constant comings and goings, of dull routine and little romance, a world of unsatisfied longings.<sup>4</sup>

Attorney and residential developer Benjamin E. Cohen hired architect Edmund Meles to design both the Carling Hotel and the Marshall Hotel at 1232 North LaSalle in 1926. The building permit for the Carling Hotel, dated July 20, 1926, stated that the building would cost approximately

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<sup>2</sup> Chicago Landmark Designation Report for Yondorf Block and Hall, dated February 7, 2001, p.13.

<sup>3</sup> Zorbaugh, 33-35

<sup>4</sup> Harvey Warren Zorbaugh, *The Gold Coast and the Slum: A Sociological Study of Chicago's Near Northside* (Chicago: University of Chicago Press, 1983) 8-9.

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\$150,000. Cohen leased the property to Henry L. and Leo H. Fox for a twenty-year term in September of 1926, shortly after construction had begun. Although modest compared to luxury residential hotels along the lakefront, the purpose-built Carling Hotel 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. The building offered modern plumbing, heating, electricity, an elevator, and clean, fully furnished rooms for \$8 a week. A 1926 advertisement for the building also promoted the “attractive lobby” planned “for the convenience of guests” and noted that “this section of the city is an excellent district for a moderately-priced hotel.”<sup>5</sup>

The Carling Hotel was completed in November 1927. United States Census records from 1930 and 1940 illustrate that, although the hotel catered to both transient and permanent residents, the vast majority of the people who lived in the hotel were not transient guests. A majority of the lodgers in the 1940 census were living at the Carling Hotel in 1930 when the last census was taken. Residents included married, single, and divorced people, 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.

In the 1960s and 1970s, urban renewal dramatically transformed the character of the Near North Side. Work on Carl Sandburg Village began in 1961, and by the early 1970s encompassed a large swath of land between Division Street, Clark Street, North Avenue, and LaSalle Street. The widening of North Avenue in the mid-1960s led to the wholesale demolition of the north side of that street between Clark and Larrabee Streets, and subsequent urban renewal projects in Lincoln Park and the Near North Side community areas destroyed other blocks. Today, there are only a handful of blocks in the area that retain any late-nineteenth or early-twentieth-century structures. Many of these blocks are fragmented, with only one or two historic buildings interspersed with more recent development. The Carling Hotel is one of the only early-twentieth century residential hotels that remains in the area.

### ***Architect Edmund J. Meles***

The Carling Hotel was designed by local architect Edmund J. Meles. Born in Chicago to British parents in 1894, Meles worked as a draftsman at a window sash company in the late 1910s. By 1922 he was practicing architecture under the architecture firm Knehans, Gieseler, and Meles. The firm designed the Austin Masonic Temple at Waller and Division Streets. By 1926, Meles had established his own architectural firm and had secured several large hotel commissions, including the 16-story Croydon Hotel (now the James Hotel) at 616 North Rush Street, the Hotel Burton at

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<sup>5</sup> Display Ad, *Chicago Daily Tribune*, July 13, 1926.

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1429-37 North Clark Street (demolished), and the Hotel Marshall at 1232 North LaSalle Street. All were completed by late 1927.

In 1927, Meles designed the 13-story high-rise kitchenette apartment building at 732 Bittersweet Place. Construction on the 173 unit building started in October 1927. The building is a contributing structure in the Buena Park Historic District, listed in the National Register in 1984. Meles also designed the Vernon Hotel at 756 West Jackson Boulevard for Benjamin E. Cohen, the well-known Chicago attorney who also developed the Carling Hotel and the Hotel Marshall.

### ***Rooming Hotels***

Rooming hotels were a subset of residential hotels constructed in Chicago between 1910 and 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 Carling, 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.

### **Conclusion**

The Carling Hotel, designed by architect Edmund J. Meles and completed in 1926, is eligible for listing under National Register Criterion C for Community Planning and Development 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. The building meets the registration requirements developed as part of the proposed Multiple Property Documentation Form for Residential Hotels in Chicago, 1910-1930. 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.)

“15 Foot Tower Will Feature South Side Flat,” *Chicago Daily Tribune*, 21 October 1928, B3.

Chicago Historic Building Permits.

“Hotel Burton,” *Chicago Daily Tribune*, 5 December 1926, B7.

“Rites Monday for B. E. Cohen, Law Firm Head,” *Chicago Daily Tribune*, December 18, 1943, 10.

Sanborn Fire Insurance Maps for Chicago, Vol 2 (South), 1950.

“Start Work on 13 Story Flats in Bittersweet,” *Chicago Daily Tribune*, 14 October 1927, 28.

“Start Work on Austin Masonic Temple,” *Chicago Daily Tribune*, 19 November 1922, F24.  
United States Census Records, 1930 and 1940.

“Vernon Hotel,” *Chicago Daily Tribune*, 21 August 1927, G4.

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):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** less than 1 acre

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                            |                         |
|----------------------------|-------------------------|
| 1. Latitude: 41°54'34.79"N | Longitude: 87°38'0.89"W |
| 2. Latitude:               | Longitude:              |
| 3. Latitude:               | Longitude:              |
| 4. Latitude:               | Longitude:              |

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**Or**  
**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The boundary for the Carling Hotel includes the entire parcel historically associated with the building, bound on the east by LaSalle Street, on the south and west by alleys, and on the north by a party wall with the neighboring building.

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

The boundaries for the Carling Hotel extend to encompass the full footprint of the building.

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**11. Form Prepared By**

name/title: Emily Ramsey  
organization: MacRostie Historic Advisors, LLC  
street & number: 53 West Jackson Blvd., Suite 1142  
city or town: Chicago state: IL zip code: 60604  
e-mail: eramsey@mac-ha.com  
telephone: 312-786-1700  
date: April 15, 2016

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, 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: Carling Hotel

City or Vicinity: Chicago

County: Cook

State: Illinois

Photographer: Megan Lydon

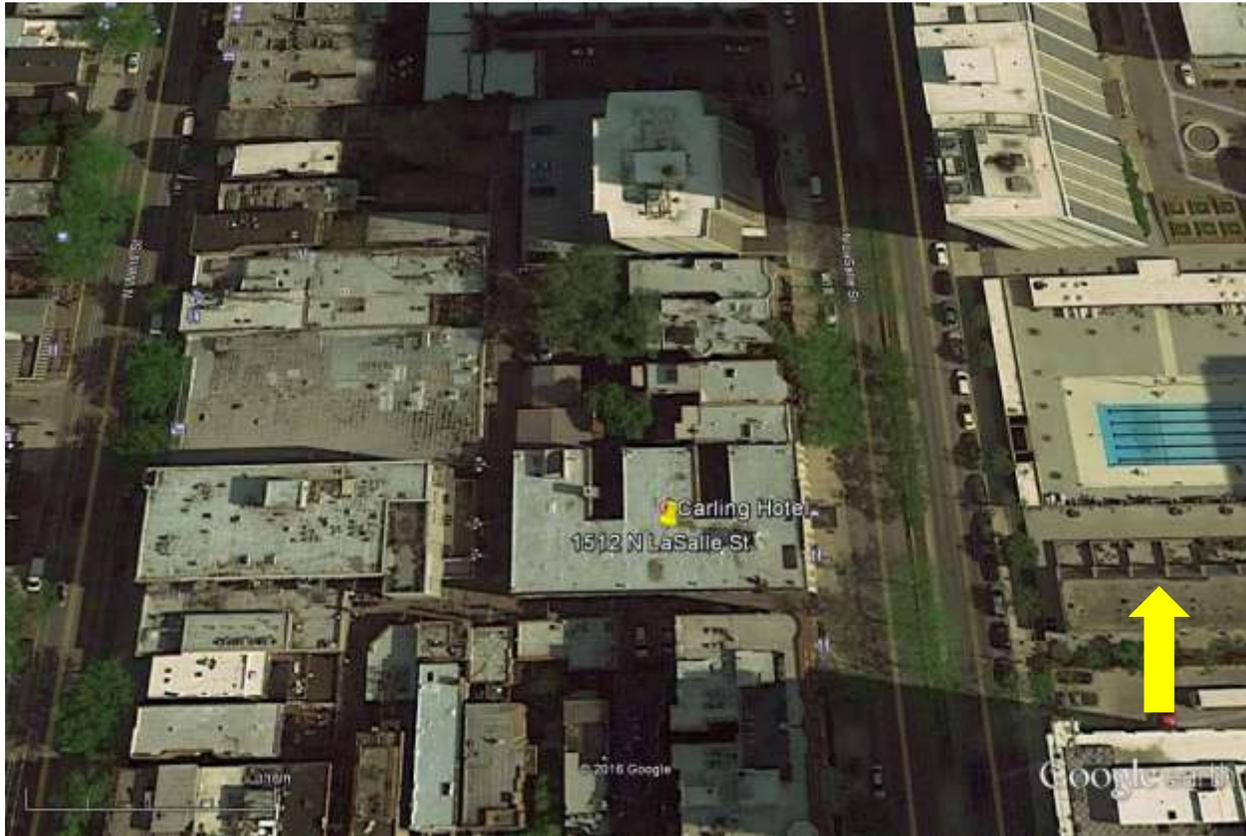
Date Photographed: January 2016

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

- 1 of 11: Primary east elevation, looking west
- 2 of 11: Primary east elevation, looking north along LaSalle
- 3 of 11: Secondary south elevation, looking west along alley
- 4 of 11: Secondary west elevation, looking south along alley
- 5 of 11: Primary east entrance, looking west
- 6 of 11: First floor entrance lobby, looking east at main east entrance
- 7 of 11: First floor, main lobby desk, looking north
- 8 of 11: First floor, west side of lounge, looking northwest
- 9 of 11: First floor, east side of lounge, looking north
- 10 of 11: Typical upper floor corridor
- 11 of 11: Typical apartment unit

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**Carling Hotel**  
**1512 North LaSalle Street, Chicago**  
**Cook County, IL**

**Latitude: 41°54'34.79"N**  
**Longitude: 87°38'0.89"W**

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Figures:

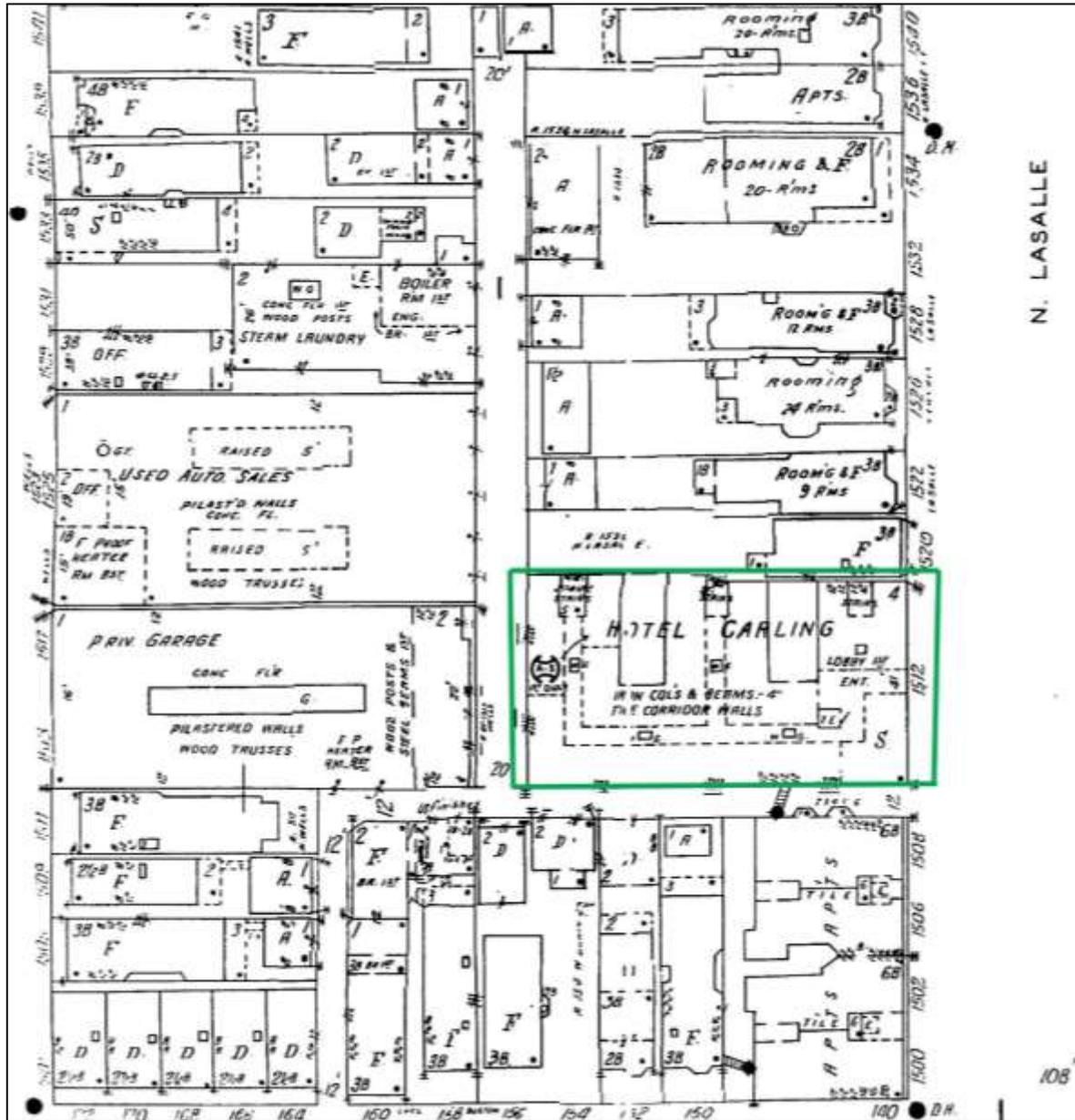


Figure 1: Sanborn Fire Insurance Map of the Carling Hotel, 1950

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*New Issue for  
Mid-July Funds*

**\$265,000**

**1512-18 LA SALLE STREET BUILDING**

**First Mortgage Serial 6½% Coupon Gold Bonds**

Dated July 1, 1926 Due Serially, 1928 to 1936  
Interest payable January 1 and July 1

*Total authorized issue \$265,000, callable in whole or in part on any interest date upon sixty days' written notice, in reverse of the numerical order of the bonds, at 102 and interest. Principal and interest payable at the office of Leight, Holzer & Company.*

Bond issue reduced in ten years to . . . \$154,000  
Present appraised value of security . . . 425,000

NOTE—The amount due at the final maturity is approximately 36% of the present appraised value of the security.

**SECURITY** This issue is secured by a closed First Mortgage on the land (77.6 x 148.6 feet), owned in fee, and a valuable income producing building now under construction. The mortgage is also a first lien on the income to be derived from the building.

**BUILDING** The building is to be a three-story and high english basement semi-fireproof hotel to contain 157 rooms, each with bath or shower. The building will be fully furnished. An attractive lobby is planned for the convenience of the guests. The La Salle Street frontage will be trimmed with terra cotta.

**LOCATION** The building site is located at 1512-18 North La Salle Street, Chicago, Illinois. It fronts 77.6 feet on La Salle Street and has a depth of 148.6 feet. This section of the city is an excellent district for a moderate priced hotel. It is near the loop, Lincoln Park and Lake Michigan. Transportation is exceptionally good—the Clark Street surface lines being

one block away, the North Avenue surface line one block and the Northwestern Elevated two and one-half blocks. Theaters and shops are in the immediate vicinity.

**VALUATION** The value of the security upon completion is conservatively appraised at \$425,000.

**EARNINGS** The gross annual earnings of the building are estimated at \$81,640. This estimate is on the extremely conservative basis of \$10 per room per week. At \$7.50 per week the rooms would provide a gross annual income sufficient to meet all obligations of the bond issue plus operating expenses and taxes. It is our belief that the actual earnings will be considerably in excess of our estimate of \$81,640.

After liberally deducting for operating expenses, taxes and allowance for any vacancies that may occur, we estimate the net annual income to be over **THREE TIMES** the maximum annual interest requirement.

*We unhesitatingly recommend these bonds as a SAFE investment and offer them subject to prior sale when, as, and if issued and received by us, and subject to approval of Messrs. Rubens, Fischer, Mosser and Barnum, counsel for Leight, Holzer & Co.*

Price 100 and interest to yield 6½%

Ask for circular No. 1357

A Leight, Holzer & Co. Bond is a SAFE Investment

**Leight, Holzer & Co.**

Second Floor, Conway Building Phone Franklin 1170 111 West Washington Street Chicago, Illinois

Figure 2: Advertisement for bond issuance for Carling Hotel (Chicago Daily

Carling Hotel  
Name of Property

Cook County, IL  
County and State

Tribune, 1926)

lake: lrg. frt. rm., bath., shr. for 2; reas. Del. 1787.

HOLLYWOOD, 1525, 1ST—TO RENT—I.G. well furn. rm., opp. bath; mar. cpl., 1-2 gents; kit. pri.; no other roomers. Edg. 6123.

KENMORE AND WILSON-AVS.—150 RMS.  
**HOTEL KENMORE.**  
\$7-\$14 wk.; shr., pr. bath; Wilson L. bus: KENMORE. 5015½ — TO RENT—REAL home to girl emp., reas. Ardmore 4356.

**NEW CARLING HOTEL**  
175 rooms with tub or shower. \$8 weekly up. 2 blocks to Lincoln Park and beach; bus at door. 8 min. to loop.

Bean, outside rm., suit mar. cpl. or 2 gentlemen or sgl.; priv. fam. Longbech. 5258.

LELAND, 902, 3D—TO RENT BEAUT. FRT. room; newly dec.; nr. L. bus, beach: \$6.

MAGNOLIA, 4728, 2D.—TO RENT—COOL rms.; pri. bath; open frt. pch. Also lg. room, conn. bath, show.; reas.; pri. fam. Rav. 0386.

MAGNOLIA, 4528—TO RENT—DESIRABLE sgl. rm., r. w.; 1 or 2; reas. Wils. L.

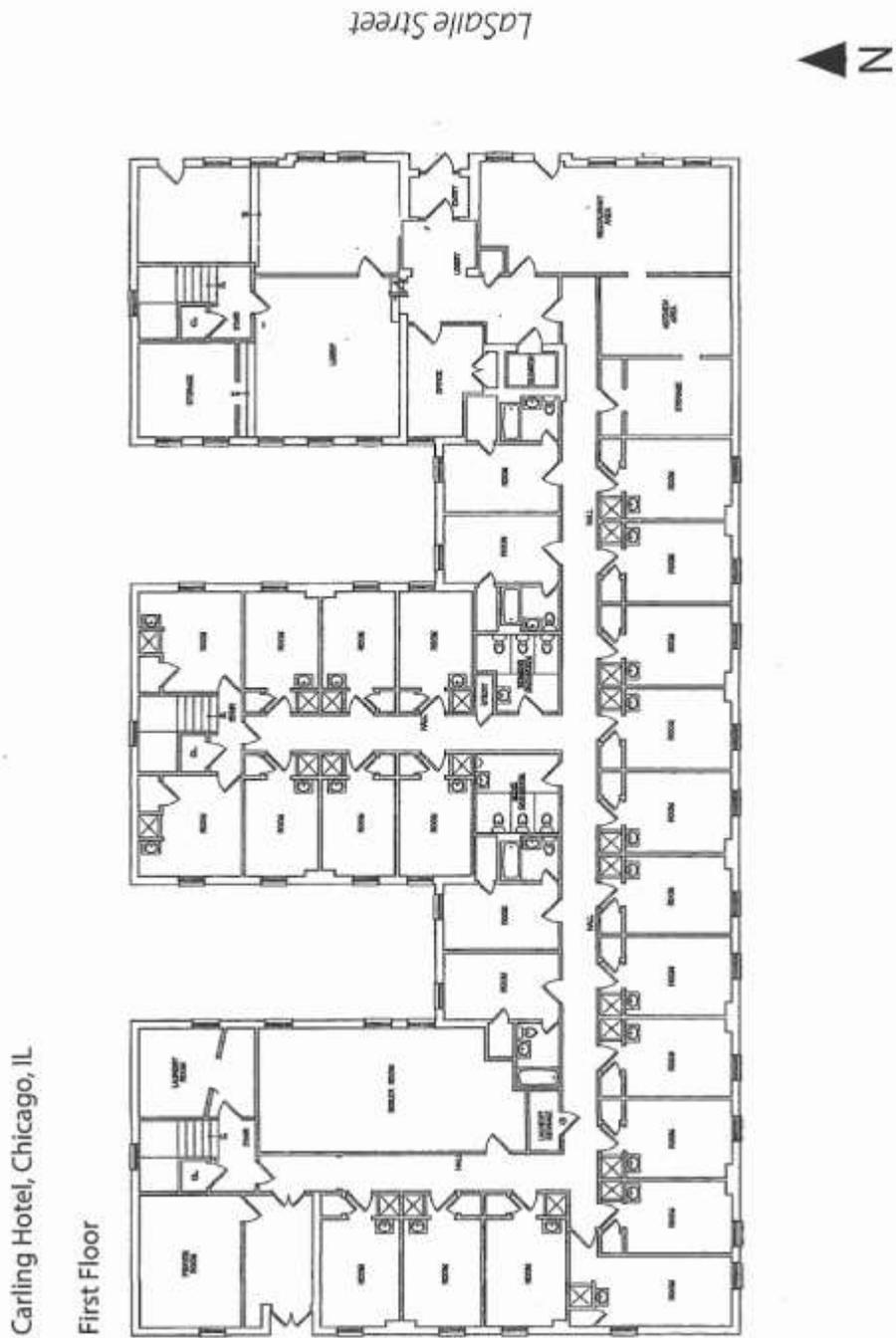
MAGNOLIA, 4700—TO RENT—NEW. FURN. front rms., \$5-\$8. Wilson L. bus.

MALDEN, 4725. LONGBEACH 6300.

Figure 3: Classified advertisement for the Carling Hotel (Chicago Daily Tribune, 1926)

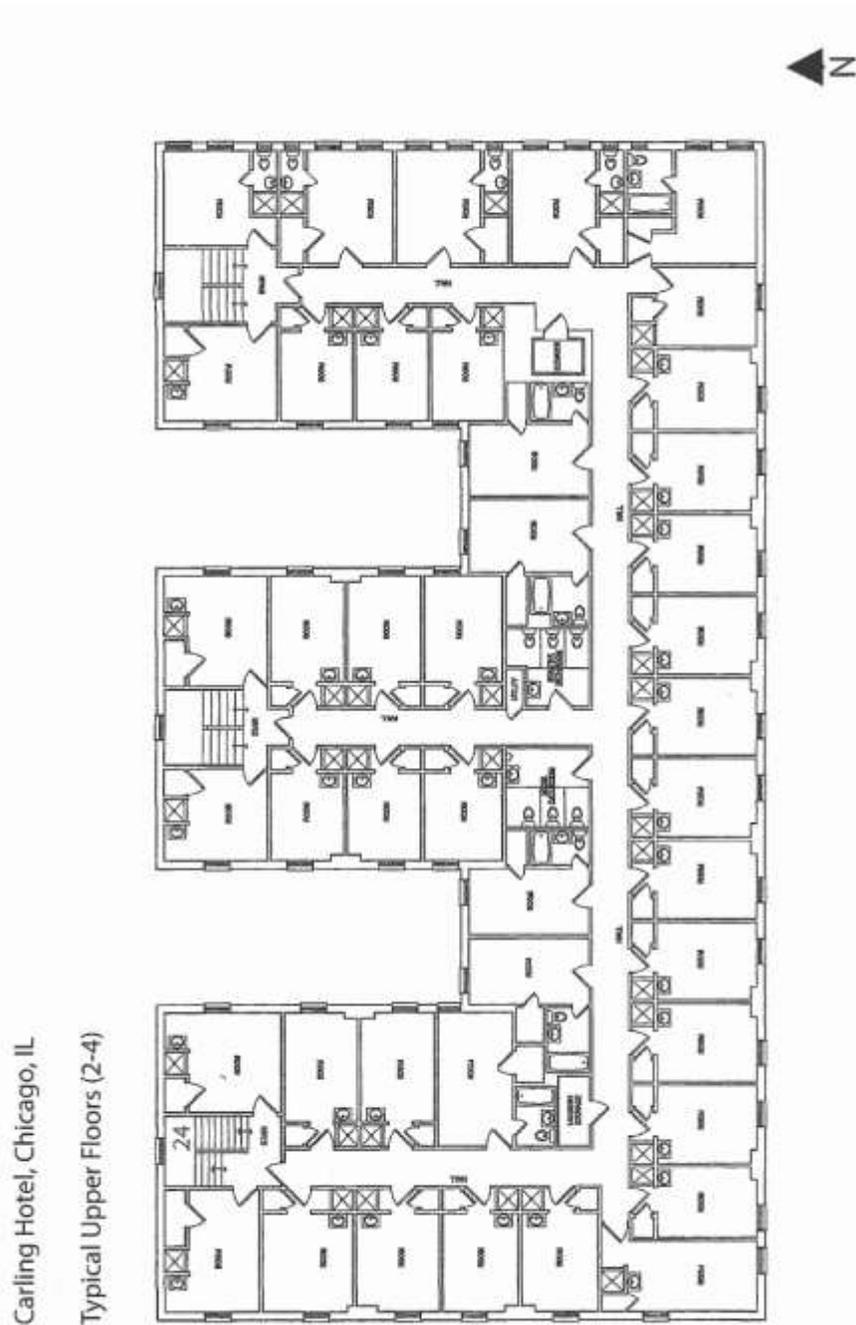
Carling Hotel  
Name of Property

Cook County, IL  
County and State



Carling Hotel  
Name of Property

Cook County, IL  
County and State



**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.