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HISTORIC AND MODERN HYDE PARK HIGH-RISES (Generally moving from South to North and West to East)
 Estimates** of Lot Area per Dwelling Unit (“Density”) and Ratio Between Parking Spaces & Dwelling Units

Building Name and/ or Address	Approximate Year of Construction	Estimated Dwelling Units	Estimated Lot Area	Estimated Lot Area per Dwelling Unit	Estimated On-Site Parking Spaces	Estimated Ratio of Parking Spaces to Dwelling Units
Vista Homes. 5834-42 S. Stony	1926	113	26,250	232	80	0.71
The Stein Building. 5825 S. Dorchester	1968	35	22,500	800-642	35	1
The Cloisters. 5801 S. Dorchester	1927	84	20,732	246	13	0.15
1321 East 56th Street	1929	52	9,492	182	13	0.25
5550 South Dorchester	1949	154	17,600	114	0	0
Star Tower. 5400 S. Harper	1930	48	5,000	104	0	0
The Versailles. 5254 S. Dorchester	1919	96	12,062	126	0	0
Windermere East.	1923	220	59,731	272	***	
Jackson Park Tower. 5555 S. Everett	1922-5	72	22,294	310	0	0
1700 East 56th.	1968	369	52,900	143	369	1
Montgomery Place. 5550 S. South Shore Drive	1990	180	65,700	365	??	??
Poinsettia Apartments. 5528 S. Hyde Park Blvd	1929	88	7,500	85	0	0
Promontory Apartments. 5530 S. Shore Drive	1949	231	40,200	174	50	0.22
Flamingo. 5500 S. South Shore Dr.	1927	172	36,024	209	0	0
Jackson Shore Coop. 5490 South Shore Dr.	1927	20	26,000	1300	0	0
Shoreland (Proposed)	1926	325→350	70,000	200→215	101→220	0.29→0.68
Mayfair. 5496 S. Hyde Park Blvd.	1926(H)	90-100	10,500	117	0	0.00, but some off-site leasing??
5471 S. Hyde Park Blvd	1971	32	10,700	334	32	1
5421 South Cornell	1929	68	7,500	110	8	0.12
“Silver Cloud”. 5346 South Cornell	1928	112→72	13,300	119→185	95	0.86 to 1.32
Del Prado. 5307 S Hyde Park Blvd. (f/ k/ a “Cooper-Carlton Hotel”)	1918	196	22,057	112	0	0
Hampton House. 5300 S South Shore Drive (f/ k/ a “Sisson Hotel”)	1918	84	35,680	424	58	0.66
East Park Tower. 5242 S Hyde Park Blvd.		142	18,745	132	0	0
Blackwood. 5200 S. Blackstone	1930 (H)	145	15,100	104	8	0.06
Park Shore. 1755-65 E 55th St.	1926	115	34,075	296	0	0
5401 South Hyde Park Blvd.	1962	78	12,000	154	78	1
Cornell Tower. 5201 S. Cornell	1969	166	111,000	669	180	1.08
Hyde Park Tower. 5140 S. Hyde Park Blvd	1990?	155	24,138	156	161	1.04
Piccadilly. 5107 S. Blackstone	1929 (H)	78	14,700	188	67	0.86
Scholars Corner Apartments 5100 S. Cornell	1930	95	6,728	70	0	0
Regents Park. 5020-5050 S. Lake Shore Dr.	1972-1974	1026	133,952	131	600	0.58
Algonquin. 1606 E. Hyde Park Blvd	1952	414	78,750	190	150	0.36
Twin Towers. 1649 E. 50th St.	1950(?)	253	41,700	165	193	0.76
Narragansett. 1640 E. 50th	1930	64?	9,375?	146	??	??
Powhatan. 1648 E. 50th	1927-9	53	11,875? Plus 12,000 for “4949” lot?	224 or 448?	53	1
The Barclay. 4940 East End	1927	80? 120?	28,000	233? 350?	??	??
Newport. 4800 S. Chicago Beach Dr	1960	728	94,000	129	580	0.8

*** None on site, but spaces in lot to west are available for rent.

IMPORTANT NOTE REGARDING SOURCES: Data for this chart was primarily collected from on-line sources posted by the City of Chicago, Center for Neighborhood Technology, Hyde Park Herald Archives, Cook County Assessor, Property Managers, Building Owners and Homeowner Associations. In some instances, additional data was provided from neighborhood real estate brokers and residents of Properties. Corrections and additions are welcome!