The Beman Committee of the Pullman Civic Organization

HOMEOWNER GUIDE
PULLMAN HISTORIC DISTRICT

Funding for this project was provided by:
The National Park Service Challenge Cost Share Program, Sherwin Williams Company,
and the Pullman Civic Organization/Historic Pullman Foundation House Tour Fund

The Beman Committee of the Pullman Civic Organization

January 2024

Dear Homeowner,

As co-chairs of the Beman Committee of the Pullman Civic Organization (PCO), we are pleased to provide you with some important information about living in the Pullman Historic District.

Pullman is a special, historic place both in Chicago and nationally. Our neighborhood was listed in the Illinois State Register of Historic Places in 1969, National Register of Historic Places in 1971, and became a City of Chicago Landmark District in 1972. Most recently, Pullman was designated a National Monument by former President Barack Obama on February 19, 2015. The site was recognized, among other things, for its critical role in American labor history and as the nation's first planned industrial town. In addition, Pullman is noted for its significant architecture, urban planning, landscape architecture, and its important role in industrialization. The neighborhood is home to the Pullman State Historic Site and the National Park Service Visitor Center, which are working on some of the largest preservation projects currently underway at both the state and national levels.

Living in such an honored landmark community affords many benefits and entails certain responsibilities. With all of our remarkable designations, the City of Chicago Landmark District is the one that directly impacts the preservation and renovation of private property. In an effort to preserve our neighborhood, the Commission on Chicago Landmarks has established guidelines for homeowners to maintain the façades of their historic properties. These requirements pertain to the façade (or, all street-facing elevations for corner buildings), and require homeowners to recreate key historic features original to the building's design that may be damaged or missing as well as to properly maintain existing features. If your property has non-historic alterations that were made prior to the Landmark designation, they can remain in place until the owner wishes to make changes. Street-facing features include but are not limited to: windows, doors, porches, mansard roofing, masonry, mortar, as well as building setback and height. The Commission on Chicago Landmarks is aware of limited budgets when replicating historic features and is willing to work closely with owners to address all needs.

The purpose of this guide is to help you navigate the process of preserving and restoring your historic home. The guide also outlines a number of financial incentives that are available, including the Beman Committee Façade Reimbursement Program, City of Chicago Permit Fee Waiver, State of Illinois Property Tax Assessment Freeze, and the Historic Tax Credit (both state and federal) for income producing properties. These are just a few of the perks to owning and restoring an important part of our nation's history.

This guide is delivered free of charge to every new Pullman homeowner. Periodically, we post updates to the guide, which are available online at www.pullmancivic.org. Hard copies of the updated guide are available free of charge by contacting the Beman Committee at PCOBemanCommittee@gmail.com.

Sincerely,

Megan Lydon, Co-Chair
Beman Committee of the PCO
(414) 460-4927

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The Beman Committee of the Pullman Civic Organization

HOMEOWNER GUIDE
PULLMAN HISTORIC DISTRICT
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PULLMAN: A BRIEF HISTORY

"No other feature of Pullman can receive praise needing so little qualification as its architecture."

"Pullman: A Social Study," Richard T. Ely, *Harper's New Monthly Magazine*, 1885

The town of Pullman was the brainchild of George Mortimer Pullman, who revolutionized passenger railcar travel in the mid- to late-19th century. Having outgrown his main manufacturing facilities in Detroit, Michigan, in 1879 he chose a site about 14 miles south of downtown Chicago to establish one of the nation's first and most elaborately-conceived planned industrial communities.

Believing in what he called "the commercial value of beauty," Pullman hired two men to design a town that would both attract and bring out the very best in his workers. Architect Solon S. Beman and landscape architect Nathan F. Barrett worked together to raise what the London Times would describe as "the most perfect town in the world." Anchoring the town – extending from 103rd Street south to 115th Street, and the (now) Metra tracks east to Lake Calumet – was a central manufacturing complex whose iconic feature was a clock-tower capped administration building. To the north of the factory, Beman and Barrett sited 300 homes. To the south, they sited 600 homes and a town square. The town square included the Hotel Florence, the Arcade Building, Arcade Park, the Greenstone Church, and the Stables Building.

Named after Pullman's favorite daughter, the Hotel Florence was a first-class establishment featuring 60 guest rooms, a dining room, and the only bar in Pullman. Although it was demolished in 1957, the Arcade Building originally contained a library, a 1,000-seat theatre and the Pullman Bank, along with dozens of stores. From time to time, a gazebo was set up in Arcade Park, where the company band serenaded residents and visitors alike. In Lake Calumet, there was an Athletic Island that hosted track and field events, along with company-sponsored team competitions. A six-acre nursery, sited at the eastern end of 112th Street, annually raised about 100,000 flowering annuals for planting throughout the community.

Home to more than 6,000 workers, plus their families, the town of Pullman generally thrived until the summer of 1894. By then, the effects of a national economic Depression had compelled the Pullman to lay off one-third of his workforce and reduce the wages of the remaining workers by an average of 30 percent – without reducing the rents on Pullman housing. George Pullman refused to negotiate with disgruntled workers, who turned to the fledgling American Railway Union, led by Eugene V. Debs. Debs called for a nationwide boycott of trains that carried Pullman cars. This caused train traffic to come to a virtual standstill nationwide. Due to aggressive federal intervention, the strike was broken within a couple of months. The company survived the crisis, but a post-strike ruling by the Illinois Supreme Court forced the company to sell off the residential portion of its town. In 1897, George Pullman passed away and his successor, Robert Todd Lincoln, carried out the court's ruling. Today, the Pullman neighborhood is one of 77 Chicago Community areas. The Pullman company continued operations at the original factory site until the mid-1960s.

THE HISTORY OF YOUR HOUSE

"Here for the first time in the history of city building have the dwellings for an entire community been scientifically and artistically built in every part, and from a central thought within one man. Such homes, better in many ways than workmen by their unaided efforts could have hoped for, and better by far than the homes for any other entire community of workmen, have been a boon to the dwellers here."

"The Town of Pullman," Mrs. Duane Doty, *T.P. Struhsacker, Publisher*, 1893

The Pullman National Historic Landmark District extends roughly from 103rd street south to 115th street, and from Cottage Grove east to the railroad tracks. Within these boundaries, your house is one of about 900 that were built largely between 1880 and 1884 as part of the town of Pullman – one of the nation's first planned industrial communities. The original town consisted of a central manufacturing area, anchored by the clock tower-capped administration building, with 300 residences located north of 107th Street and 600 residences located south of 111th Street.

All of the buildings in Pullman, including your house, were designed by noted architect Solon S. Beman. Most homes were single-family residences, but there were also a number of two-flat, four-flat and six-flat apartment buildings, along with four larger apartment buildings that housed 12 families each. Generally, the larger and more ornate residences were sited nearest to the factory.

With the exception of a small handful of wood-frame houses on the outskirts of the town, all houses were constructed of brick, many with face brick that was made from clay dredged from the bottom of Lake Calumet. Built in a Queen Anne style, most houses were built in matched pairs. Houses originally had wooden porches, most of which were coverless, but some had canopies. All windows were wooden double hung sashes with a variety of true divided lite configurations (each sash being divided into a number of smaller panes of glass.) There were several different door styles – some with windows, some without. Most houses boasted mansard roofs, and most of those were covered in slate. A number of homes had other wooden or limestone decorative elements.

Beginning in 2007, the Beman Committee of the Pullman Civic Organization undertook a comprehensive survey of all of the residences in South Pullman in order to determine what features were original to each house. The results of this Façade Legacy Project have been compiled into a searchable database located at www.pullman-museum.org/facades. Simply enter your address into the search field on this web page and you'll be taken to a series of architectural renderings of your house's original façade and its elements.

If you would like to discover what people have resided in your house over the years, visit the Pullman Virtual Museum at www.pullman-museum.org and click on "House Histories."

LIVING IN A LANDMARK DISTRICT

"It is hereby declared necessary for the general welfare of the citizens of the City of Chicago…To safeguard the City of Chicago's historic and cultural heritage, as embodied and reflected in such areas, districts, places, buildings, structures, works of art, and other objects determined eligible for designation by ordinance as 'Chicago Landmarks'"

Landmarks Ordinance and the Rules and Regulations of the Commission on Chicago Landmarks,
Printed September 10, 2007

While Pullman enjoys state and national landmark status, it is the city designation that provides the district's historic resources with legal protection. The Chicago Landmark Ordinance, passed in 1968 and revised in 1987, established the Commission on Chicago Landmarks with nine members appointed by the Mayor and City Council. The Commission has two principal tasks: To review and recommend the designation of individual historic resources or entire historic districts to City Council for Chicago Landmark status; and, to review any proposed alteration, demolition, or new construction affecting individual Landmarks or contributing resources within Landmark Districts as part of the permit review process.

Chicago Landmark designation provides legal protection to important historic resources within the city. As of June 14, 2019, there were 412 Chicago Landmarks, including 353 individual designations and 59 districts. Pullman was designated a Chicago Landmark District in 1972. Since this time, any changes to significant historical or architectural features on the façade of any contributing building within the district have been subject to review by the Commission on Chicago Landmarks. To guide the repair and replacement of historic features, the Commission has adopted *Guidelines for Alterations to Historic Buildings and New Construction*. These guidelines are based on *The Secretary of the Interior's Standards for Rehabilitation*, which set forth national standards for historic preservation.

As noted in the Commission's *Guidelines*, "Properly and consistently maintaining significant features [windows, doors, roofs, masonry, etc.] is the surest way of conserving landmarks." The first rule of thumb in Pullman, as with all landmarks, is "**repair rather than replace**." Good, basic maintenance includes such things as periodically scraping and painting wooden features, such as doors, windows, porches and decorative elements. But if you cannot feasibly repair original significant features, then it is recommended to "**replace in kind rather than redesign**." This means utilizing replacements that match original features in profile and material. The Commission does not require homeowners to reverse non-historic alterations, such as vinyl windows and steel security doors. However, if homeowners elect to change such elements, generally they must replicate features original to the particular structure in question.

Because no two situations are exactly alike, each application of criteria and policy must be done on a case-by-case basis. Because of this, the Commission on Chicago Landmarks and the Beman Committee strongly urge homeowners to contact either/both of us during the planning stages of any proposed alterations to the façade of your historic Pullman property. This is the most time- and cost-effective way to ensure that your project is done right the first time.

Not all of the areas addressed in the *Guidelines* are relevant to Pullman. What follows is a summary excerpt of those that are:

- **Additions**
  Additions will be allowed only if they do not alter, change, obscure, damage, or destroy any significant features of the landmark district.

- **Awnings and Canopies**
  Awnings and canopies are allowed on historic structures when they are appropriate to the building, employed for traditional reasons (shelter), and use traditional shapes, forms, and materials.

- **Demolition**
  If a structure does not contribute to the landmark qualities/character of a district, is an intrusion on that character, or is damaged beyond reasonable means of repair, demolition MAY be acceptable.

- **Entrances**
  Removing staircases to relocate the entrance is not acceptable.

- **Excavations**
  The excavation of front yards is inappropriate and destroys the historic relationship of a building to its site and the street, except where original light wells or service courts exist.

- **Fences**
  New fences should be designed to complement the character of the property to be enclosed; solid walls of masonry or wood, and tall metal fences will not be approved.

- **Millwork**
  Every effort should be made to maintain and repair original millwork, including doors, window sashes, moldings and other wood products.

- **New Construction**
  Of particular concern are: siting, size, shape, scale, proportion, materials, and the relationship of these to the prevalent character of the immediate neighbors and the district.

- **Paint**
  Masonry buildings should not be painted. On wood, duplicating original colors used through analysis is preferred. Commission staff can assist owners in determining original colors. (See *Pullman Preservation Brief #1* for more information about Pullman paint colors.)

- **Porches**
  Original porches should be preserved through maintenance and repair. Front porches should not be enclosed.

- **Raising/Enlarging Structures**
  Raising structures to add additional stories in historic districts is not appropriate because their existing condition is the historic one which landmark designation seeks to conserve.

- **Roofs**
  Additions to roofs that change characteristic roof shapes and rooflines are inappropriate.

- **Sandblasting**
  The use of sandblasting or other abrasive and/or corrosive methods to clean buildings of paint or grime is not allowed. Especially for generally softer Pullman brick, sandblasting removes its "skin," making it susceptible to moisture penetration. To safely clean bricks or remove paint from them, you may use a chemical wash. For more information, see *Pullman Preservation Brief #7.*

- **Stairs**
  Replacing wood stairs with concrete or other materials is inappropriate. Replacement must be of the same materials as the original. New railings, if needed, should match the original rail system in design.

- **Windows**
  It is best not to replace original windows but to retain and repair existing sash and frames, replacing only the deteriorated parts. If replacement is unavoidable, replacement windows must match the historic windows in design and operation, material, glass size, muntin arrangements, profiles, and trim such as brick mold and sill.

Copies of the Commission's *"Guidelines for Alterations to Historic Buildings and New Construction,"* are available free of charge from the Chicago Department of Planning, Landmarks Division, 33 N. LaSalle St., Suite 1600, Chicago, IL 60610, or online: https://www.chicago.gov/content/dam/city/depts/zlup/Historic_Preservation/Publications/Standards_for_Rehab_2015.pdf.

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Commission on Chicago Landmarks
(312) 744-3200 or landmarks@cityofchicago.org

BUILDING PERMITS

"No permit for alteration, construction, reconstruction, erection, demolition, relocation, or other work shall be issued to any applicant by any department of the City of Chicago without the written approval of the Commission for any area, district, place, building, structure, work of art, or other object…which has been designated as a 'Chicago Landmark.'"

Landmarks Ordinance and the Rules and Regulations of the Commission on Chicago Landmarks,
Printed September 10, 2007

Building permits are an important tool to ensure that any changes to significant features of Chicago Landmarks are made in full compliance with city and national preservation guidelines. They are also required by city ordinance.

In general, permits are NOT needed for simple repairs, such as re-painting wood features, such as porches, doors and windows. Permits ARE needed, however, for changing exterior features on any side of an historic Pullman building that is viewable from the street. For most Pullman houses, this means only the front or façade of the building. For Pullman houses on corners, this means both the front and the viewable side. Exterior work requiring a permit in Pullman includes:

- Installing new windows
- Installing new doors
- Constructing a new porch
- Installing a new mansard roof
- Replacing any decorative trim
- Tuckpointing masonry
- Replacing damaged brick
- Rebuilding parapet walls or chimneys
- Cleaning/removing paint from masonry
- Erecting fences

Permits are also required for:

- Constructing a rear deck, porch, garage, or addition
- Installing plumbing, heating/cooling or making any changes to interior walls
- Raising new buildings on empty lots
- Demolishing any structure within city landmarks boundaries

In any event, permits MUST be obtained and posted in the window of a subject property BEFORE any work begins.

APPLYING FOR A PERMIT may be done online or in person through the City of Chicago Department of Buildings. For most Pullman projects, i.e. replacing non-structural elements such as windows, doors and porches, the Easy Permit Process is available. As part of the review process, the Department of Buildings will fax your application to the Commission on Chicago Landmarks. Provided all of the necessary paperwork and documentation is in order, permits may be issued the same day of the application; or within a few days at most, except in the case of more complex projects.

For more information about building permits, The Commission on Chicago Landmarks has free copies of a brochure entitled *Getting a Permit for Chicago Landmark Buildings and Districts.*

Or, you may contact the Department of Buildings directly at:

City of Chicago Department of Buildings
City Hall, 121 N. LaSalle Street, 9th Floor, Room 900
Chicago, IL 60602
(312) 744-3449
www.cityofchicago.org/city/en/depts/bldgs.html

Because Pullman is a city landmark district, Pullman homeowners are eligible for a **Building Permit Fee Waiver**. This means a free building permit, which, depending on the project undertaken, can save homeowners hundreds of dollars. The Commission recommends that homeowners apply for fee waivers several months in advance, as it can take between 60 and 120 days for waivers to be approved by city council.

***Please see *Pullman Preservation Brief #12* for further information on financial incentives, including the Permit Fee Waiver**

To receive copies of the necessary forms, or to address any questions about the fee waiver process, you may contact:

Commission on Chicago Landmarks
33 N. LaSalle Street, Suite 1600
Chicago, IL 60602
(312) 744-3200
www.cityofchicago.org/city/en/depts/dcd/supp_info/landmarks_commission.html

FAQ's
Frequently Asked Questions

Q: What work requires a building permit?

A: You must have a building permit if you are going to change any of the following features on any side of your building viewable from the street: windows, doors, porches, mansard roofs, or decorative trim. You also need a permit if you are going to do any masonry work, including cleaning, removing paint, replacing damaged brick or tuckpointing. Permits are also required for installing fences; constructing rear porches, garages or additions; installing plumbing or heating/cooling; making any changes to interior walls; raising new buildings on empty lots; or demolishing any structure within city landmarks boundaries.

Q: What happens if I don't get a required building permit?

A: The Commission on Chicago Landmarks recommends that permit violations be reported to 311 and also to the Commission office. The Commission generally follows up with a letter inviting the homeowner to work with the Commission to remedy any non-approved façade alterations. If the homeowner does not voluntarily comply, the Building Department may take legal action to compel necessary changes.

Q: Do I need a building permit if I'm just making repairs?

A: No, as long as you keep the original feature, making no design or functional changes to it, and, if necessary, replace only minor parts using materials compatible with the original feature.

Q: Do I need a building permit to paint wooden features on my house?

A: No. Painting does not require a building permit. Nonetheless, painting is a good way of maintaining wooden features.

Q: Do I have to use only Pullman colors?

A: The Commission does not have any approval authority over paint colors. However, it does recommend that "duplicating original colors used through analysis is [the] preferred way of selecting which paint colors to use." The Beman Committee has relied upon the only paint analysis done to date in recommending the use of the Pullman Red and Greens seen throughout the community. For more information about paint colors, see Pullman Preservation Brief # 1.

Q: Can I paint the bricks on the front of my house?

A: No. According to the Commission, "Painting seals an otherwise porous material, trapping moisture in the masonry." In other words, painting your bricks and limestone is bad for your bricks, limestone

or sandstone features.

Q: What if my bricks are already painted?

A: You may apply for a permit to have the paint removed using an approved chemical cleaner. This would restore your house to its original appearance. Depending on the condition of the brick, you may need to seal the brick once it has been cleaned. If you leave your brick façade painted, you must periodically re-paint it, just as you would any other painted feature.

Q: I see lots of vinyl windows, steel security doors and other non-historic façade features throughout Pullman – why can't I do the same?

A: Most of the non-historic features you see in Pullman were installed prior to the neighborhood being designated as a city landmark in 1972. From time to time, some homeowners break the law and install non-historic elements. However, these homeowners are subject to court action by the Chicago Building Department.

Q: My neighbor across the street just put in new historic windows. I like them and want the same for my house. Is that OK?

A: Not necessarily. What's right for your neighbor's house may not be right for yours. Solon S. Beman, Pullman's architect, used dozens of different façade elements in more than a hundred different combinations. So, rather than rely on what your neighbor did, contact the Beman Committee to find out what façade elements are original to your particular house.

Q: I went to get a permit at the Building Department and the staff person I met with said I didn't need a permit for replacing my windows. What should I do?

A: Although there has been improvement over the years, sometimes Building Department Staff aren't sufficiently informed about building permit requirements in landmark districts. When you go to apply for a permit, the first thing you should do is tell the staff person that you live in a city landmark district. If there remains confusion about whether a permit is necessary or not, have the staff person contact the Commission of Chicago Landmarks for clarification.

Q: Replacing façade features with approved historic replications is sometimes more expensive than non-historic equivalents. What if I can't afford them?

A: The Beman Committee launched the Façade Reimbursement Program specifically for this reason – in many instances, $1,000 goes a long way toward bridging the gap between historic and non-historic replacement features. In certain instances – namely doors and mansard roofs – the Commission on Chicago Landmarks allows homeowners to install less-expensive features that emulate rather than replicate original features. As a last resort, there is an economic hardship clause in the Chicago Landmarks ordinance to help qualifying homeowners avoid "the loss of all reasonable and beneficial use of or return from the property."

Q: Since tuckpointing is just regular maintenance, why do I need a permit?

A: Although tuckpointing is, strictly speaking, a maintenance issue, using the wrong mortar can cause significant, irreversible damage to bricks, and mortar joints have a dramatic impact on the look of a Pullman façade. For these reasons, the Commission on Chicago Landmarks must review and approve all façade tuckpointing projects to ensure that the mortar matches the original in both composition and color. For more information about tuckpointing, see Pullman Preservation Brief #2.

Q: I'm thinking about making some changes to the front of my historic house – what should I do first?

A: The first thing you should do is contact the Beman Committee and/or the Commission on Chicago Landmarks to ensure that proposed changes comply with accepted preservation standards and city ordinances. Making such a call can save you lots of time and money in the long run by helping you to do your project right the first time.

Q: Why does the Beman Committee have so many rules about what I can and can't do to the front of my house?

A: The Beman Committee, an all-volunteer local stewardship group, has no power to make any rules. Our mission is to provide Pullman homeowners with enough information to comply with the guidelines established by the Commission on Chicago Landmarks in accordance with the Chicago Landmarks ordinance. We work closely with the Commission, for instance, researching the façade elements original to each Pullman house. But it is the Commission that holds the ultimate authority to approve or disapprove changes to the façade of your historic home.

Q: I contacted the Commission on Chicago Landmarks, but its staff couldn't recommend any contractors who specialize in historic preservation. Now what do I do?

A: Unlike the Commission, which is prohibited from doing so, the Beman Committee has compiled a list of preservation contractors, products and services. To view the list, go to the Service Providers section of the guide.

Q: What happens if I've had an unsatisfactory experience with a service provider listed in the Homeowner Guide?

A: Whether satisfactory or unsatisfactory, listed in the guide or otherwise, please let us know how your service provider experience was. We are eager to refine, cull or add to our list of service providers in order to provide you and other Pullman homeowners with the best array of options for preserving your historic homes.

Who's Who in the Pullman Area

Pullman Civic Organization (www.pullmancivic.org) – Formed in 1960, the Pullman Civic Organization (PCO) today works with neighborhood residents toward building a better neighborhood through community outreach, community events, and community partnerships. The PCO publishes the *Pullman Flyer* monthly and distributes it free to each Pullman residence. The PCO holds monthly "town hall" meetings on the 3rd Wednesday of each month at 7:30 p.m. at the Pullman Visitor Center, and all Pullman residents are welcome. To support your community organization, the PCO membership is $10.00 per adult per year and is open to all residents and property owners.

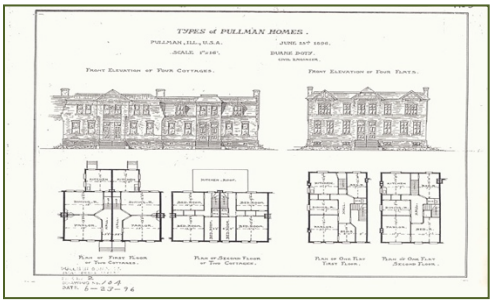
Beman Committee of the Pullman Civic Organization (www.pullmancivic.org) – In 1968, the Beman Committee (named after Pullman's architect, Solon S. Beman) was established as a standing committee of the PCO with a mission "to protect, preserve and promote the integrity of the Pullman National Historic Landmark District in accordance with the guidelines established by the Secretary of the Interior and the Landmarks Division of the Chicago Department of Planning and Development." The Beman Committee is composed of local architects, craftsmen, historians, and preservationists, among others, in an effort to provide practical guidance and information to homeowners regarding the preservation of their historic homes.

Historic Pullman Foundation (www.pullmanil.org) – Formed in 1973 as a nonprofit organization, the Historic Pullman Foundation owns and operates the Pullman Visitor Center with exhibits and a tour program. The Foundation also owns Market Hall, and is in the process of stabilizing and reconstructing the building after a fire in 1973. Contact: (773) 785-8181 (business office) or (773) 785-8901 (Visitor Center).

Pullman State Historic Site (www.pullman-museum.org) – The State Historic Site includes the Hotel Florence and Annex as well as the Pullman Factory Complex and its surrounding factory buildings.

Historic Pullman Garden Club (www.hpgc.org) – Pullman's garden club has a year-round program of educational and hands-on activities. Club members are responsible for the design and maintenance of Gateway Garden, Arcade Park, Pullman Park, Hotel Florence Rose Garden, as well as sponsoring an annual Garden Walk and a program to reward individual residents to beautify and care for specific street corners. They collaborated in 2001 with the Chicago Botanic Garden and the former Pullman Bank (now US Bank) to create the showpiece Gateway Garden at 111th Street and Langley Avenue, which is now a part of the NeighborSpace nonprofit urban land trust. Membership is $10 a year and armchair gardeners, supporters, and those with a green thumb are all welcome.
Contact historicpullmangardens@gmail.com for more information.

ADDITIONAL INFORMATION RESOURCES



Archival Repositories

The following museums and libraries hold significant Pullman archives, including company records, historic photographs, blueprints, employee work records, etc.

Chicago History Museum Research Center
1601 N. Clark Street
Chicago, IL 60614
(312) 642-4600
https://www.chicagohistory.org/visit/research-center/

Chicago Public Library – Harold Washington Branch
400 S. State Street
Chicago, IL 60605
(312) 747-4300
www.chipublib.org
Historic Pullman Collection - www.chipublib.org/cplbooksmovies/cplarchive/archivalcoll/hpc.php -

The Newberry Library
60 W. Walton St.
Chicago, IL 60610
(312) 943-9090
www.newberry.org

The Ryerson and Burnham Libraries at the Art Institute of Chicago
111 S. Michigan Avenue
Chicago, IL 60603
(312) 443-3666 – Reference Desk
www.artic.edu/collection/research_resources

South Suburban Genealogical and Historical Society
3000 W. 170th Place
Hazel Crest, IL 60429
(708) 335-3340
www.ssghs.org
Pullman Car Company Employee Records
https://ssghs.org/tools-resources/pullman-employee-records/- Pullman Car Company Employee Records

Government Preservation Agencies

Commission on Chicago Landmarks
Department of Planning and Development – Historic Preservation Division
33 N. LaSalle Street, Suite 1600
Chicago, IL 60602
(312) 744-3200
https://www.chicago.gov/city/en/depts/dcd/supp_info/landmarks_commission.html

The Commission recommends the designation of Chicago Landmarks and is also responsible for reviewing any proposed alteration, demolition, or new construction affecting individual Landmarks or properties within Landmark Districts as part of the City's permit review process. The Commission is staffed by the Historic Preservation Division of the Department of Planning and Development. The Historic Preservation Division is responsible for reviewing all permit fee waiver applications for Landmark properties.

Illinois Historic Preservation Division
1 Old State Capitol Plaza
Springfield, IL 62701
(217) 785-1511
https://www2.illinois.gov/dnrhistoric/Pages/default.aspx

The Illinois Historic Preservation Division operates over 60 state historic sites and memorials, including the Pullman State Historic Site. The Divison also houses the State Historic Preservation Officer, who administers the national historic preservation program at the State level, reviews National Register nominations, maintains data on historic properties that have been identified but not yet nominated, reviews applications for the Illinois Tax Assessment Freeze program and the Federal Historic Preservation Tax Credit program, as well as consults with Federal agencies during Section 106 review.

National Park Service
601 Riverfront Drive (Midwest office, overseeing 13 states, including Illinois)
Omaha, NE 68102
(402) 661-1904
https://www.nps.gov/subjects/nationalhistoriclandmarks/contact-us-midwest-region.htm

In addition to overseeing the our country's national parks, the National Park Service also oversees National Historic Landmarks, such as Pullman, and other resources listed on the National Register of Historic Places.

Nonprofit Preservation Organizations

Landmarks Illinois
(312) 922-1742
www.landmarks.org

Landmarks Illinois was founded in 1971 and serves as the state's largest advocacy group for historic preservation. This membership-based nonprofit organization works to educate and promote preservation, restoration and adaptive reuse of buildings and sites throughout Illinois. In 1999, the Pullman Factory Complex was named to their "Ten Most Endangered Historic Places" list following a catastrophic fire.

The organization provides a searchable online database of preservation service providers and consultants: www.landmarks.org/restoration_resources/introduction.htm.

National Trust for Historic Preservation
(312) 939-5547 (Midwest office)
http://www.preservationnation.org/

Formally established by Congress in 1951, this nonprofit membership organization provides leadership, education, advocacy, and resources to preserve America's diverse historic places and revitalize communities. Members receive an annual subscription to *Preservation Magazine*, which highlights preservation issues and initiatives nationwide. In 1999, the Pullman Factory Complex was named to "America's Most Endangered Historic Places" list.

Preservation Chicago
(312) 337-5500
www.preservationchicago.org

Founded in 2001, the mission of this nonprofit membership organization is to advocate for the preservation of Chicago's historic architecture, neighborhoods, and urban green spaces. Every year, the organization announces its "Chicago 7 Most Endangered Buildings."

Periodicals

The following periodicals are available at most magazine retailers or by subscription. New or dated publications can often be found at your public library. They're great for ideas on how to decorate your historic house and have tips on traditional and historic preservation techniques, as well as great resources for information on products. (* *Available by subscription only)*

American Bungalow
www.ambungalow.com

Old House Journal
www.oldhousejournal.com

Style 1900
Publication no longer in print

This Old House
www.thisoldhouse.org

**Traditional Building*
www.traditional-building.com

**Period Homes*
www.period-homes.com

Publications

The following titles are available at bookstores or at the **Pullman Visitor Center**, 11141 S. Cottage Grove Avenue, Chicago (773) 785-8901. *(*Titles available only at the Pullman Visitor Center)*

- *Chicago's Historic Pullman District*, over 200 photos, HPF/Beberdick.
- *Down an Indian Trail, History of Roseland*, Rowlands.
- *Go Pullman!* Knoll
- *History of the Pullman Car*, Husband
- *Palace Car Prince*, Biography of George M. Pullman, Leyendecker
- *Pullman: An Experiment in Industrial Order & Community Planning 1880-1930*, Buder
- **Pullman: Portrait of a Landmark*, photos from 1981, Leavitt
- **Pullman Educational Packet*, Wickes
- **Pullman on Foot* (walking tour)
- *Railway Passenger Travel 1825-1880*, Chandler
- *Rising From the Rails: Pullman Porters and the Making of the Black Middle Class*, Tye
- *The Edge of Anarchy: The Railroad Barons, the Gilded Age, and The Greatest Labor Uprising in America* (2018), Kelly
- *The Pullman Strike*, (1894), Carwardine
- *The Pullman Strike* (1942, 1964), Almont Lindsey
- *The Pullman Strike and the Crisis of the 1890s,* (1999), Schneirov, Stromquist, Salvatore
- *Report on the Chicago Strike: June-July 1894.* (1895, repr., 1972), United States Strike Commission
- *Town of Pullman*, (1893), Doty
- **Touring Pullman,* Adelman, Illinois Labor History Society

The following reports, forms, information brochures, etc. are available from the **Commission on Chicago Landmarks,** https://www.chicago.gov/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html

- Landmarks Ordinance / Rules and Regulations of the Commission on Chicago Landmarks
- Questions and Answers for Owners of Proposed Chicago Landmarks
- Your House Has A History: A Step-by-Step Guide to Researching Your Property
- Permit Review Requirements
- Guidelines for Alterations to Historic Buildings and New Construction

Helpful information may be found on the website of the **State Historic Preservation Office (Preservation Services),** https://www2.illinois.gov/dnrhistoric/Pages/default.aspx

- Illinois Property Tax Assessment Freeze Program for Historic Residences
- Illinois Historic Preservation Tax Credit for Income Producing Properties

The following information is available from the **National Park Service**, https://www.nps.gov/index.htm

- The Secretary of the Interior's Standards for Rehabilitation
- Guidelines for Rehabilitating Historic Buildings
- Federal Historic Preservation Tax Credit for Income Producing Properties

Preservation Briefs

https://www.nps.gov/tps/how-to-preserve/briefs.htm
Informational white papers on preservation methods and techniques. Of the 44 different briefs, those listed below are of relevance to Pullman homeowners:

#1 The Cleaning and Waterproof Coating of Masonry Buildings
#2 Re-pointing Mortar Joints in Historic Masonry Buildings
#3 Conserving Energy in Historic Buildings
#4 Roofing for Historic Buildings
#6 Dangers of Abrasive Cleaning to Historic Buildings
#7 The Preservation of Historic Glazed Architectural Terra Cotta
#8 Aluminum and Vinyl Siding on Historic Buildings
#9 The Repair of Historic Wooden Windows
#10 Exterior Paint Problems on Historic Woodwork
#14 New Exterior Additions to Historic Buildings: Preservation Concerns
#17 Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
#32 Making Historic Properties Accessible
#36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
#37 Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
#38 Removing Graffiti from Historic Masonry

Websites

The following websites have information about George M. Pullman, the Pullman Historic District, special events, Pullman housing for sale or rent, etc.

- www.tallskinny.com/pullman - Resident-maintained website featuring history, calendar of events, listing of housing to rent or buy
- www.pullman-museum.org - Pullman Virtual Museum
- www.pullmanil.org/ - Official website for the Historic Pullman Foundation
- https://aprpullmanportermuseum.org/ - National A. Philip Randolph Pullman Porter Museum site.
- http://goldenlandmarks.com/the-pullman-house/ - Website dedicated to the history and preservation of George Pullman's Colorado log home
- www.loc.gov/bicentennial/propage/IL/il-02_h_jackson1.html - Pullman Historic District
- https://ssghs.org/ - South Suburban Genealogical and Historical Society
- https://www.chicagohistory.org/search/?query=pullman - Chicago History Museum

SERVICE PROVIDERS

The Beman Committee of the Pullman Civic Organization does not endorse any business or contractor listed below. To find the right service provider for your needs:

1. Ask service providers for a list of qualifications and references
2. Ask service providers what experience they have working on historic landmarks
3. Make sure service providers are aware that certain façade work requires a City building permit
4. Make sure to get a written bid that outlines the specific scope of work, costs and completion schedule before signing an agreement or paying money
5. Make sure the terms of an agreement provide for the final payment to be made only after satisfactory completion of the project
6. Secure bids from more than one contractor

The list of service providers has been compiled from several sources, including recommendations from Pullman homeowners. If you would like to recommend a business or contractor to be listed in the guide, please contact the Beman Committee. If you have had an unsatisfactory experience with any business or contractor listed in the guide, please let us know that, too.

Please contact the Beman Committee or the Commission on Chicago Landmarks before beginning any exterior façade/roofing work to ensure that your proposed work complies with all preservation standards and City ordinances.

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NOTE: The Beman Committee of the Pullman Civic Organization does not endorse any business or contractor listed in this guide. Those listed are provided as a courtesy only. Homeowners in need of restoration services are encouraged to find the right contractor for their needs by asking contractors for qualifications and references, and seeking bids from multiple contractors.

Local Do-It-Yourself Stores

Home Depot
Multiple locations throughout Chicago and Northwestern Indiana

Lowe's Home Improvement
Multiple locations throughout Chicago and Northwestern Indiana

Menards
Multiple locations throughout Chicago and Northwestern Indiana

Plaza True Value Hardware
https://stores.truevalue.com/il/chicago/380/
11813 S. Michigan Ave., Chicago, IL
(773) 264-2665

South Park Hardware
https://stores.truevalue.com/il/south-holland/16624/
16074 South Park Ave., South Holland, IL
(708) 331-0063

The Chicago Tool Library (tool rental)
https://chicagotoollibrary.org
1048 W. 37th St., Ste 102, Chicago, IL
(773) 242-0923

Full-Service Suppliers

Restoration repairs, unusual hard-to-find hardware, electrical, quality lumber, etc.

Beverly Glass
10430 S. Western Ave., Chicago, IL
(773) 445-8211

Evanston Lumber Co. (restoration quality supplies)
https://evanstonlumber.com
1001 Sherman Ave., Evanston, IL
(847) 864-7700

Fox Home Center (quality lumber)
https://www.foxhomecenter.com
11150 S. Cicero Ave., Alsip, IL
(708) 636-3500

Gem Electrical Supply (electrical supplies, lighting fixtures)
http://www.gemelectricsupply.com/gemhome.html
10334 S. Michigan Ave., Chicago, IL
(773) 468-1881

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Hines Supply (in-stock vintage millwork profiles, restoration quality lumber)
https://www.hinessupply.com
12600 S Hamlin Ct., Alsip, IL
(708) 388-0045

State Lumber Company (quality lumber)
https://www.statelumberco.com
532 State St., Calumet City, IL
(708) 862-4020

Antique Markets & Architectural Salvage

Antique Resources
https://antiqueresourcesinc.com
1741 W. Belmont Ave., Chicago, IL
(773) 871-4242

Architectural Artifacts, Inc. (fireplaces to furniture, stained glass to statuary, from Europe and the U.S.)
www.architecturalartifacts.com
4325 N. Ravenswood Ave., Chicago, IL
(773) 348-0622

Broadway Antique Market
https://bamchicago.com
6130 N. Broadway St., Chicago, IL
(773) 743-5444

Consumers Supply Company (plumbing, antique radiators)
http://www.consumersplumbing.com
1110 W. Lake St., Chicago, IL
(312) 666-6080

Evanston Rebuilding Warehouse
https://www.evanstonrebuildingwarehouse.org
1245 Hartrey Ave., Evanston, IL
(847) 864-9246

Grayslake Antique Market
https://zurkopromotions.com/grayslake-chicago-illinois-antique-vintage-flea-market/
2nd Sunday and preceding Saturday, monthly (Sat. 11-5, Sun. 7-3)
$7 admission (good for both days), free parking
Lake County Fairgrounds, Rt.120 & U.S. 45, Grayslake, IL
(715) 526-9769

Jan's Antiques
https://www.jansantiques.com
225 N. Racine Ave., Chicago, IL
(312) 563-0275

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Kane County Flea Market
http://www.kanecountyfleamarket.com
1st Sunday and preceding afternoon, monthly
$5 admission, free parking
Kane County Fairgrounds, 525 S. Randall Rd., St. Charles, IL
(630) 377-2252
kanecountyfleamarket@gmail.com

Macy's Texas Stove Works (vintage stoves, ranges, parts; nationwide service and brokerage)
www.macystexasstoveworks.com
8302 La Porte Rd., Houston, TX
(713) 521-0934

Rebuilding Exchange
https://www.rebuildingexchange.org
1740 W. Webster Ave., Chicago IL
(773) 252-2234

Salvage One (The nation's largest source for architectural salvage: five floors of hardware, fixtures, interior and exterior decorative elements, garden fixtures, etc.)
www.salvageone.com
1840 W. Hubbard St., Chicago, IL
(312) 733-0098

Sandwich Antique Market
http://www.sundayatsandwichantiques.com
4th Sundays from May through Oct. (8 am – 4 pm)
$5 admission, free parking
The Fairgrounds, 1401 Suydam Rd., Sandwich, IL
(630) 688-9871
sundayatsandwich@gmail.com

Architectural Metalwork

Reggio Registers
https://www.reggioregister.com
31 Jytek Rd., Leominster, MA
(978) 870-1020

Bathtub Refinishing/Vintage Tubs & Sinks

Chicago Porcelain Refinishing
https://chicagoporcelainrefinishing.com
5921 N. Navarre Avenue, Chicago, IL
(773) 763-7176
(847) 836-3290

ARK Porcelain Refinishing
https://arkrefinishing.com
165 Prairie Lake Road, East Dundee, IL
(773) 763-6600

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Brickwork/Masonry

Masonry repair, replacement, cleaning and pointing on any side of an historic building viewable from the street requires a City of Chicago Building Permit and approval from Commission on Chicago Landmarks

***See *Pullman Preservation Briefs #2, #6, #7* before proceeding with any masonry project.**

Carving in Stone, Inc.
https://carvinginstone.com
Pawel Nawrocki
7454 N. Hoyne, Chicago, IL
(773) 414-4641
pawel@carvinginstone.com

Crafton Professional Building Renovation, Inc.
www.craftonpro.com
Jack Tomczyk
2300 Foster Ave., Wheeling, IL
(773) 716-5999

Fortune Restoration Painting & Masonry
www.fortunerestoration.com
Bernie Halloran
6619 N. Lincoln Ave., Lincolnwood, IL
(847) 933-8724
bnardo99@gmail.com

Grove Masonry Maintenance, Inc.
www.grovemasonry.com
Brad Grove
4234 W. 124th Pl., Alsip, IL
(708) 385-0225

Guernica Art
Matt Fugiel
2257 Keystone Ave., North Riverside, IL
(630) 670-2773
mateuszfugiel@yahoo.com

Henry Frerk and Sons
http://hfsmaterials.com
3135 W. Belmont Ave., Chicago, IL
(773) 588-0800

Institute of Conservation Inc.
www.instituteofconservation.com
Wlodek Sygula
3757 N. Lavergne, Apt 2, Chicago, IL
(312) 636-3524
sygula3333@hotmail.com

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JL Contractor Services Ltd
Jack Lekarczyk
3958 N. Osceola Ave., Chicago, IL
(773) 717-5522

Love and Mortar
Doug Alan Conkel
(773) 528-6363
loveandmortar@gmail.com

Mid/America Contracting
www.masonryrestoration.com
David Elliott
1277 Naperville Drive, #F, Romeoville IL
(630) 789-1441

Marion Restoration
https://marionrestoration.com
Mario Machnicki
3504 N. Kostner Ave., Chicago, IL
(773) 286-4100

Speweik Preservation Consultants, Inc.
http://speweikpreservation.com
John Speweik
3163 Heritage Pkwy, Elgin, IL 60124
(224) 856-7449

Ted's Restoration Inc.
Domenic Usakiewicz
904 S. White Willow Bay, Palatine, IL 60067
(224) 542-8777

Third Coast Restoration
Randy Sabo
(734) 478-9481

Chimney Sweeps

Cinderfella Chimney Sweeps
http://www.cinderfellachimneysweep.com
3400 W. 111th St., Chicago, IL
(773) 238-9700

Floor Refinishing

Peter Flooring, Inc.
https://peterflooring.com
4100 N. Plainfield Ave., Chicago, IL
(773) 481-2244

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General Contracting & Specialty Restoration Services

CleanLine Construction Company
https://www.cleanlineconstructionco.com
Brian McCarrin
Pullman, Chicago, IL
(773) 510-1680

Restoric
Specialty restoration services
Neal Vogel
8 S. Michigan Ave., 38th Floor, Chicago, IL
(312) 854-7456
restoricllc@earthlink.net

Rob North Signature Carpentry
Robert North
Pullman, Chicago, IL
(773) 816-7743
robnorthontv@gmail.com

Skik Enterprises Inc.
https://skikenterpises.com
16309 S. 107th Ave. Unit #4, Orland Park, IL
(773) 229-0419
contact@skikenterpises.com

Heating & Air Conditioning

Aabal Heating Service & Supplies
https://www.aabal.com
8518 S. Ashland Ave., Chicago, IL
(773) 224-7212

A&M Heating & Cooling (also boilers and radiators)
https://anmhvac.com
2624 N. Albany Ave., Chicago, IL 60647
(773) 292-1313

Lighting

***Please see *Antique Markets & Architectural Salvage* for additional resources**

The Brass Light Gallery (architectural lighting since 1974)
https://www.brasslightgallery.com
1101 W. Saint Paul Ave., Milwaukee, WI
(414) 271-8300

The Classic Lighting Emporium (supermarket of vintage lighting and parts)
http://www.classic-lighting.com
1105 Frankford Ave., Philadelphia, PA
(215) 625-9552

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A Lamp and Fixture (vintage lighting repair)
https://alampandfixture.com
3181 N. Elston Ave., Chicago, IL
(773) 866-0220

Rejuvenation Lighting
https://www.rejuvenation.com
1000 W. North Ave., Chicago, IL
(312) 475-1237

Marble/Stonework

***Please see *Brickwork/Masonry* for exterior work or other restoration needs**

Galloy & Van Etten
https://www.galloyvanetten.com
11756 S. Halsted Street, Chicago, IL
(773) 928-4800

Grove Masonry Maintenance, Inc.
www.grovemasonry.com
Brad Grove
4234 W. 124th Pl., Alsip, IL
(708) 385-0225

Sungloss Marble Company
www.sungloss.com
Mike Pavilon
5003 W. Lawrence Ave., Chicago, IL
(773) 685-2500

Paint

Permits are ***not*** required for exterior painting

***Please see *Pullman Preservation Brief #1* before proceeding with any painting project.**

Calumet Paint & Wallpaper
https://www.calumetpaint.com
12120 S Western Ave., Blue Island, IL
(708) 371-2240

Fred Johnson Painting & Decorating
https://ferdjohnson.com
Specialty interior painting, faux finish, and wallpaper services
229 S. Wesley Ave., Oak Park, IL
(708) 386-3838
fredjohnsonpainting@gmail.com

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J. C. Licht Co. True Value (Benjamin Moore Paint)
3234 N. Clark St., Chicago, IL
(773) 868-0400
15810 S. Harlem Ave., Orland Park, IL
(708) 590-4614

Sherwin Williams Co.
9100 S. Stony Island Ave., Chicago, IL
(773) 374-4900
**Various locations throughout Northwest Indiana and Chicago*

Roofing

Installing a new mansard roof requires a City of Chicago Building Permit and approval from the Commission on Chicago Landmarks.

***Please see *Pullman Preservation Brief #3* before proceeding with any mansard roof project**

Filotto Roofing, Inc.
www.filottoroofing.com
2111 Oakland Avenue, Crest Hill, IL 60403
815-740-5461

Mortenson Roofing Co., Inc. (since 1937)
www.mortensonroofing.com
12056 S. Union Ave., Chicago, IL
(773) 468-2900
9505 Corsair Rd., Frankfort, IL
(815) 464-7300

Rogers Roofing
www.rogersroofing.com
4540 Wabash Ave., Hammond, IN
(773) 768-3022

Stewart Roofing Co. (since 1927)
403 E. 115th St., Chicago, IL
(773) 264-1754

Sewers

Reid & Sons Drainage
https://reid-pederson.com
1249 E. Burville Rd., Crete, IL
(708) 757-9040

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Stove Repair/Vintage Stoves

Macy's Texas Stove Works (vintage stoves, ranges, parts; nationwide service and brokerage)
www.macystexasstoveworks.com
1506 Truxillo St., Houston, TX
(713) 521-0934

Retro Stove and Gas Works
https://www.retrostoveandgasworks.com
Joe Oliver
1720 W Chase Ave., Chicago, IL
(773) 456-7522

Tax Incentives

Programs administered by the Illinois Historic Preservation Agency & Department of the Interior and Department of the Treasury.

***Please see *Pullman Preservation Brief #12* for further information**

Megan Lydon
Historic Preservation Consultant
Pullman, Chicago, IL
(414) 460-4927
meganlydon@gmail.com

Tile

Heritage Tile
https://heritagetile.com
144 N. Oak Park Ave., Oak Park, IL
(888) 387-3280

Motawi Tileworks (Arts & Crafts tiles, specialty work)
www.motawi.com
170 Enterprise Dr., Ann Arbor, MI
(734) 213-0017

Wallpaper

Bradbury & Bradbury (hand-printed Victorian/Arts & Crafts-era art wallpapers)
www.bradbury.com
940 Tyler St., Benicia, CA
(707) 746-1900

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Windows & Doors

Replacement of windows on all sides of a building viewable from the street requires a City of Chicago Building Permit and approval from the City of Chicago Landmarks Division.

Installation or replacement of front door requires a City of Chicago Building Permit with approval from the Commission on Chicago Landmarks.

***Please see *Preservation Brief #4 (windows) or #8 (doors)* before proceeding**

Accurate Custom Sash & Mill Corp.
https://www.accuratesash.com
5516 W 110th St., Oak Lawn, IL
(708) 423-0423

Air-Title Window & Siding Specialists, Inc.
https://air-titewindows.com
6611 Cermak Rd., Berwyon, IL
(708) 788-5000
2625 Butterfield Rd., Suite 138, Oak Brook, IL
(630) 576-2500

Janik Custom Millwork, Inc.
6017 Lenzi Ave., Hodgkins, IL 60525
708-482-4844

Pella Windows and Doors, Inc.
http://www.pellacommercial.com
Kim Robinson – Commercial Sales Representative
(630) 479-4583
krobinson@Pella.com

Predl Woodworks
Dave Predl
13801 Lincoln Ave., Dolton, IL
(708) 849-8380

Restoration Works, Inc.
https://restorationworksinc.com/home
1345 Stanford Dr., Kankakee, IL
(815) 937-0556

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Pullman Preservation Brief #1: PULLMAN PAINT COLORS

From: The Pullman Civic Organization Beman Committee

Permit Required:
No

Painting wooden façade elements does not require a permit. However, as noted by the Commission on Chicago Landmarks, what color paint you select "can have a profound affect upon the appearance of a building and an impact on neighboring buildings." This is especially true in Pullman, where, originally, it is believed a limited number of select paint colors were used to further unify the architectural appearance of the town. Today, there are several instances of homeowners coordinating their painting efforts, resulting in long stretches of adjacent homes all painted in the same colors and color scheme – a virtual snapshot of what Pullman used to look like when it was first built in the early 1880s.

The Commission suggests that the best way to determine the original paint color of your house is to conduct a paint analysis. As this can be costly in terms of time and money, the Beman Committee relies upon the combination of two paint color studies conducted on the Hotel Florence: One in the 1980s and a more recent study completed in 2009. This most recent paint study forms the basis of the current Pullman color recommendations: Pullman Hotel Red, Pullman Hotel Dark Green and Pullman Hotel Light Green.

Because paint formulas and tint bases change periodically, **the most reliable way of matching these colors is to use paint color samples, which are available upon request from the PCO Beman Committee.** Simply bring these samples to any reliable paint store and have them color matched. NOTE: it's always a good idea to have the paint mixer check the paint to make sure it turns out to be an *exact* match.

Hotel Florence Paint study, completed 2009:
(Paint Investigation professionally completed to reveal original 1881 colors)

General Surfaces:

- *Pullman Hotel Dark Green* – (Dark Grayish Olive) – Dominant finish color with limited uses of three accent colors of Light Green, Red, and Brown (see below). Locations: Brickmold; dormer framing/surrounds, verge board, crowns, and king posts; veranda/porch newel posts, hand rails, foot rails, post columns, roof cornice, soffit, box gutter, chamfer edges, flooring, and skirt framing; main roof cornice & brackets; and door.
- *Pullman Hotel Light Green* – (Light Grayish Olive) – Locations: Accent on porch/veranda balusters/spindles, scrolls, and lattice; beadboard inlayed sections; and door panels.

Accent Colors:

- *Pullman Hotel Red* – (Mod. Reddish Brown) – Locations: Window sash; pin striping on beads and molding profiles on veranda/porch newel posts, columns, handrail, foot rail, and interior holes on scrollwork; ogee profile on dormer framing/surround; cove shingles.
- *Pullman Hotel Brown* – (Mod. Brown) – Locations: Inset panels on dormers, or panels on art-glass windows.
- *Pullman Hotel Black* – (Greenish Black) – Location: Brickmold and accent for art-glass windows.

Porch Ceiling:

- *Pullman Hotel Porch Ceiling Blue* – (Light Bluish Gray) – Location: Porch ceiling crown and ceiling beadboard.

The available paint chips include *Pullman Hotel Dark Green, Pullman Hotel Light Green* and *Pullman Hotel Red*. If you are interested in the other paints found in this most recent study please contact the Beman Committee Co-chairs for a sample.

Important Notes for Exterior Paint:

- Painting exposed brick and stone façade elements is not permissible in a landmark district. According to the Commission on Chicago Landmarks, "Painting seals an otherwise porous material, trapping moisture in the masonry."

- If your brick or stone is already painted, you may apply for a permit to have the paint removed using an approved chemical cleaner. This would restore your house to its original appearance.

- If your cove shingles are painted, *Pullman Hotel Red* is recommended. However, when installing new cove shingles to your historic façade the recommendation is a red/burgundy stain.

Further Paint Analysis

If you believe that your home or Pullman public building may have had another color scheme, you can contact the following paint and finish investigators recommended by the Illinois Historic Preservation Agency:

Brent Humecki
428 Division Street, Crete, IL
(708) 672-4218

Building Conservation Associates Inc.
Ray Pepi
902 N. Broadway, Suite 160, New York, NY
(212) 777-1300

Cultural Resource Analysis, Inc. – Illinois Office
Craig Potts
P.O. Box 744, Mt. Vernon, IL
(618) 242-7299

Wollenberg Architectural Conservation
Peter Wollenberg
2320 Hampton Ave., St. Louis, MO
(312) 645-4949

Pullman Preservation Brief #2: MASONRY POINTING

From: The Beman Committee of the Pullman Civic Organization

Permit Required:
Yes

Periodically, most brick buildings require re-pointing of the mortar joints. **All masonry pointing projects require a Chicago Building Permit.** Standard building permits regarding masonry pointing stipulate that "new mortar shall match the historic mortar in color, composition and joint profile."

Mortar Color
Mortar colors used originally in Pullman were brick red or cream; never gray. The most reliable way of determining what color mortar was used on your house is to have your contractor take a sample. Individual homeowners may also get a mortar sample analyzed to determine the exact mortar composition and color.

Lab analysis can be performed by:

US Heritage Group
3516 N. Kostner Ave., Chicago, IL
(773) 286-2100

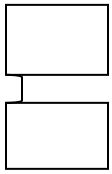
Henry Frerk Sons
3135 W. Belmont Ave., Chicago, IL
(773) 588-0800

Mortar Composition
Mortar joints bind the masonry or brick units together, but they should be softer than the bricks to absorb movement and prevent cracking. This is especially true regarding Pullman face brick, which is less durable than Chicago common brick. Mortars containing greater percentages of lime have the necessary elastic-like qualities compared to those with higher ratios of Portland cement, which are hard and brittle.

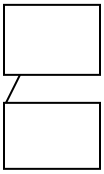
Until recently, mortar Types N and subsequently O had been recommended for preservation use due to their higher composition ratios of lime to Portland cement, but modern material science has made those mortars much harder than they were when originally recommended. Recent chemical studies performed by Henry Frerk Sons, Inc. on Pullman mortar have confirmed that Pullman houses were originally built with a lime based mortar. As such, **the recommended mortar for historic Pullman houses is one that is lime based.** It is important that homeowners ensure the correct mortar is being used for any pointing job, as using an incorrect type could result in irreversible brick damage.

A list of masons skilled in working with lime mortar can be found in the Service Providers section of this Guide.

Joint Profile
There are various types of joint profiles. In Pullman, concave or weather struck joints were used on the majority of homes. This type of joint is particularly effective at shedding water, which aids in prolonging the life of the brick. The following diagrams (not to scale) are side-view examples of these two types of joints:

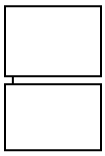


Concave



Weather Struck

A small number of homes, i.e. those located on 111th Street – used butter joints, which are wafer thin layers of mortar between closely aligned bricks.



Butter

Grinding Mortar Joints

Standard building permits regarding masonry pointing also stipulate that "care should be taken not to damage the brick" when grinding out the joints. This is especially true in the case of butter joints. Grinding out brick along with old mortar results in an inappropriately wide mortar joint, which significantly and inappropriately alters the overall appearance of the building.

Pullman Preservation Brief #3: MANSARD ROOFING OPTIONS

From: The Beman Committee of the Pullman Civic Organization

Permit Required:
Yes

As with other historic features of Pullman houses, the roofing component plays a major role in sustaining the integrity of the Pullman Historic District. Historically, the majority of Pullman houses had Pennsylvania slate on the mansard roof and dormer portions of the façade elevation. A small number of mansard roofs had cedar shakes. The mansard roofs of the "circle buildings" surrounding Market Hall were covered in a kind of steel roof known as standing seam. **To find out what roofing material was original to your home, you may contact the Beman Committee.**

Most of Pullman's houses have had their original mansard roofing material removed or roofed over. The replacement roofing has not fared well and, in many cases, there are now several layers of roofing that have replaced the original materials.

The PCO Beman Committee completed an in-depth study of the recommendable roofing materials approved by the Commission on Chicago Landmarks. After careful consideration of the sizes, colors, materials, longevity, and pricing offered by the various companies, we recommend the following options as the most historically accurate, safest and longest wearing, and best value for the price. **Regardless of the material selected, all mansard re-roofing projects require a Chicago Building Permit.**

Real Slate
The Commission on Chicago Landmarks recommends that homeowners should use whatever material was original to their particular homes when re-roofing their mansard roofs. Slate is both beautiful and exceptionally durable. It has high-acid resistance, low-water absorption, and high strength (9,000 lbs. per sq. inch). Some slate roofs in England have lasted for centuries.

Most Pullman houses would require 1 or 1.5 squares (a square equaling 100 square feet).

Synthetic Slate
In most instances, the Commission on Chicago Landmarks allows "man-made products that approximate the texture, scale, and color of natural materials." Roofing is an area where such allowances may be made.

Synthetic slate can be made of different materials, ranging from rubber to recycled plastics. It is not as durable as real slate, but may last perhaps twice as long as conventional asphalt shingles. The following products are among those that have been approved for use in Pullman by the Commission on Chicago Landmarks:

Reproduction Slate by Eco Star

Majestic Slate	*-- or --*	*Celestial Slate*
Colonial Style – size 10" x 16"		Colonial Style – size 10" x 16"
Class C Fire Resistance		Class A Fire Resistance
50-year warranty		50-year warranty
Color – Midnight Gray		Color – Midnight Gray

Eco Star Contact:
All Weather Products
8 South 365 Madison, Burr Ridge, IL
Fred Creed
(630) 655-3555

Eco Star Installers:
J. N. Construction – Elmwood Park
Jerry Mencih
(708) 583-0423

Mortenson Roofing – Chicago
Len Swart, Jr.
(888) 773-7306

Woodridge Roofing – Lemont
Raul Navarro
(630) 243-8713

Davis Roofing – Orland Park
Dale Pole
(708) 448-0030

Slate-Like Asphalt Shingle
The Commission on Chicago Landmarks also approves a type of asphalt shingle that roughly approximates the look of slate. Appropriate asphalt shingle would be those that are laminated, gray/black in color, and with a minimum of 30-year life (longer-lived asphalt shingles are generally thicker and therefore emulate a slate-like profile).

Cedar Shakes
For those Pullman houses that originally had cedar shake mansard roofs, cedar shakes are the only acceptable replacement.

Roof Caps and Flashing
Regardless of the type of mansard roofing material used, copper is the recommended material for all ridge caps, valleys, and step flashing. Original flashing material used in Pullman was terne-coated steel, painted red. This method and material requires continual maintenance, however, to keep the paint finish intact and the metal protected from rust and corrosion. Copper is thus the recommended replacement material, as it can last a lifetime with little-to-no maintenance, and patinas to a non-descript color. Aluminum or other non-copper materials may be used, but they should either be painted Pullman Hotel Red or be copper-colored or some non-descript color such as brown or black – never shiny steel.

Gutters and Moldings
Originally, many Pullman houses had hidden gutters or wooden, metal-lined gutters. These were built into the mansard roof. Original gutters should be maintained and repaired whenever possible. When they must be replaced or reconstructed, the originals should be faithfully replicated. Ideally, this should be done before any re-roofing occurs.

The same holds true for moldings – repair rather than replace, or replicate rather than re-design.

**A reliable way to replicate shakes, roof caps, etc. is to take measurements from original features on a Pullman façade that is identical to yours.*

Pullman Preservation Brief #4: WINDOW REPLACEMENT

From: The Beman Committee of the Pullman Civic Organization

Permit Required:
Yes

Without exception, original Pullman windows were single glazed (one pane of glass), and the frames double hung and made of wood. They came in a variety of true divided lite configurations (each sash being divided by muntins into separate panes of glass). The most common configuration was four-over-two (four separate panes in the upper sash, two in the lower sash), but designs also ranged from one-over-one (one, single pane of glass in the upper sash and the same in the lower sash) to 13-over-one (thirteen separate panes in the upper sash, a single pane in the lower sash).

As with all original façade elements, the first rule of thumb is to maintain and preserve original windows. If original windows must be replaced, or you choose to replace non-historic windows, the Commission on Chicago Landmarks requires that replacement windows "must match the historic windows in design and operation, material, glass size, muntin arrangements, profiles, and trim such as brick mold and sill. **Seemingly minor changes in these elements can greatly alter the appearance of an historic building.**"

Replacement Window Specifications

- Replacement windows must replicate historic originals for the particular building
    - Just because your neighbor has a certain style of window doesn't mean that style is correct for your house
- All windows must be fitted to the original window opening
    - In the event the original window opening has been altered, it must be restored to its original dimensions; for example, the installation on non-historic picture windows often involved altering the original window openings, many times making a single opening out of what originally was two window openings divided by a wooden counterweight box divider. The PCO Beman Committee can research what the original opening configuration was for your home
- All windows must be of wood construction
- All windows must be of double-hung construction
- All windows must replicate the historic true divided lite configuration
    - i.e., four divided lites in the upper sash, two in the lower sash
    - To learn what true divided lite configuration was original to your house, contact the PCO Beman Committee
- Regardless of the size of the window, the general dimensions are as follows:
    - Thickness – 1-3/8"
    - Head rail – 2-1/4"
    - Stile (or side rail) – 2-1/4"
    - Meeting rails – 1-1/4"
    - Bottom rail – 3-1/4"
    - Muntins – 5/8"
- The original counterweight system may or may not be replicated
- It is recommended that all windows be painted in Pullman colors as described in *Pullman Preservation Brief #1*

Brick Mold and Exterior Trim

Please contact the PCO Beman Committee to find out the specifications for brick molds and exterior trim for your specific home.

Storm Windows

Because of the narrow muntin widths (5/8") original to Pullman windows, it is not currently possible to manufacture replication Pullman windows using insulated glass. To provide greater thermal protection, the installation of storm windows is recommended by the National Park Service and allowed by the Commission on Chicago Landmarks. **The recommended storm window is one constructed of wood**, although aluminum storm windows (preferably painted in the approved Pullman paint colors to match your window sash color) are also allowed in most cases. According to the National Park Service's *Preservation Brief 3: Conserving Energy in Historic Buildings*, adding a storm window increases a typical window's R value (a measure of heat loss) from .89 to 1.79. This "outperforms a double paned window assembly (with an air space up to 1/2") that only has an R factor of 1.72."

For more information about energy efficiency, see *Pullman Preservation Brief #9*.

Condensation

When the temperature drops in the winter many people find that condensation or ice form on the inside of their storm windows. This is not unique or caused specifically by the combination of single pane prime windows and wooden storms; it is common to cold climates, happens to all types of windows, and can be remedied in a variety of ways.

Window condensation in cold weather is caused by warm, humid interior air leaking through the prime windows and getting trapped and condensing, or freezing, on the much colder storm window. The characteristic masonry construction of Pullman homes with no insulation in exterior walls also magnifies the problem by making window openings even colder and contributing to higher interior relative humidity. There are two basic steps to address the problem. First, try to reduce the relative humidity of your house to 40% or less. Be sure to run available exhaust fans to remove warm, high humidity air generated by showering, bathing, or cooking. Check your thermostat and reduce the difference in daytime and nighttime temperatures in your house (a large drop in nighttime temperature will cause an increase in relative humidity). Try using a fan to increase air circulation throughout the house. Second, make sure the prime (interior) window has adequate weather stripping. If it is damaged, old, or missing altogether, replace it. Restoration expert Bob Yapp recommends a system of zinc tracks made by the Dorbin Company to weatherize existing sashes. A system of this type can be installed by a skilled do-it-yourselfer in a weekend. There are also a number of companies which specialize in insulating and weather stripping, if you prefer assistance. A quicker and cheaper alternative is to temporarily install rope caulk to fill gaps in the window frame and/or plastic film over the windows. Make sure to never plug the weep holes in the storm windows, those provide necessary air flow and allow condensation to escape, keeping the windows from rotting.

Some manufacturers make a wooden storm window with an interchangeable storm/screen unit corresponding to the lower sash. Such a feature not only provides an unobtrusive screen element (original Pullman windows had no screens), but it also relieves the homeowner of having to put up and take down the storm windows twice a year.

Paint Colors

It is recommended that window frames and brick mold (as is the case with all wooden façade elements) be painted in the approved Pullman paint colors.

Pullman Preservation Brief #5: FEATURES THAT DON'T NEED A PERMIT

From: The Beman Committee of the Pullman Civic Organization

For features that do not require a building permit, it is still your responsibility to make the best decisions according to recommendations made by the Commission on Chicago Landmarks and the National Park Service's Standards for Historic Preservation.

Satellite Dishes

Needless to say, there were no satellite dishes in the late 1800s. Therefore, **the best place to site a satellite dish is on the rear of a house so that it is not viewable from the street**. Placing satellite dishes on the façades, front mansard roofs, or front rooflines of any building within any Landmark District is not allowed. When ordering a satellite dish, be sure to tell the installer that the dish should not be visible from the street.

Antennas

Like satellite dishes, antennas should be attached to the rear of the home, such as the rear chimney. They should not be attached to the front mansards or front chimneys. If your antenna was installed prior to 1972, it has been "grandfathered" into the district. However, if the antenna is no longer used, consider removing it.

Storm/Screen Doors

Originally there were no storm/screen doors, which was common to Victorian era rowhouses. The main door was a welcoming ornamental element that adorned the façade. As storm/screen doors were added, they were made of wood.

If there is no front storm/screen door currently on your house, consider keeping it that way, especially if you have an original or historic replication front door. Regular maintenance, including periodic scraping and painting/staining/varnishing, will keep your door in good condition for years. (Consider that there are some original, 120-year-old doors still looking beautiful and working well throughout the community.)

If you must have a storm door, consider one of the following options:

- Wooden storm/screen door in a style that is sympathetic to Pullman architecture.
- A storm/screen door, preferably green or red, that allows for maximum view of the front door, especially when there is an original or historic replication door in place.

Please note that the installation of storm/screen doors should not in any way involve the removal or alteration of historic trim and molding.

Fences

The Commission on Chicago Landmarks allows fences that are three-feet in height or less for front lawns, as this was the style in the late nineteenth century – often wrought iron or post-and-chain. Privacy, vinyl, chain link, or fences over three-feet high will not be permitted on front lawns. If there is an existing fence installed prior to 1972, it has been "grandfathered" into the district. Such fences can be removed by owners, but cannot be replaced in kind. As for backyard fences, basic Chicago Building Code applies. (Pullman-styled fences are always a plus.)

Air Conditioners

The Commission on Chicago Landmarks does not allow air conditioners to be built into the brick walls of a historic façade, or roof condenser units to be visible above the front roofline. It is recommended the portable window units be placed in rear windows to avoid the noise and visual obstruction of the historic façades.

Pullman Preservation Brief #6: BRICK AND STONE REPLACEMENT

From: The Beman Committee of the Pullman Civic Organization

Permit Required?
Yes

Due to age, weather damage or other factors, brick and stone can deteriorate and need to be replaced. **All brick and stone replacement projects require a Chicago Building Permit.** Standard building permits regarding brick replacement stipulate that "The new (replacement) brick shall match the historic (or existing) brick in size, color, texture, and profile." Brick replacement permits further stipulate that "New mortar shall match the historic (or existing) mortar in composition, color and joint profile." (For more information about mortar, see Pullman Preservation Brief #2.)

Brick
Between 1881 and 1892, the Pullman brickyards made an average of 18,500,000 bricks a year, from clay dredged from the bottom of Lake Calumet. This brick, which generally has a warm, orange-red hue, was used as face brick on many Pullman residences and factory buildings. Chicago Common brick was also used on a number of façades throughout Pullman in addition to rear and side elevations of nearly all rowhouses.

The dimensions of a typical Pullman brick are: 8-3/8" long, 2-1/2" high and 4" deep.

The dimensions of a typical Chicago Common brick are: 7-3/4" long, 2-1/4" high and 4" deep.

Pullman brick and Chicago Common brick are no longer manufactured. However, salvaged Chicago Common Brick may be purchased from several firms, including:

Colonial Brick Company
2222 S. Halsted, Chicago, IL
(312) 736-2600

Although the dimensions are slightly different, the Commission on Chicago Landmarks has, in the past, approved the use of a type of brick known as Glen-gery, 56-DD, as an acceptable replacement for Pullman brick. (This type of brick was used to restore homes in North Pullman, at the intersection of Cottage Grove and 107th Street.) Glen-gery brick is available from:

Brann Clay Products
12430 S Kedvale Ave., Alsip, IL
(708) 422-1000

Stone
Most doorsills, windowsills, lintels, and other decorative stonework in Pullman were originally of limestone. Over the years, many of these have deteriorated, causing them to flake off as the limestone endures freeze/thaw cycles. Most limestone is salvageable, and there are several products on the market that can aid in filling in missing sections and rebuilding deteriorated stone.

Regardless the type of stone, **painting doorsills, windowsills, lintels, and any other stone feature (this includes foundations) is not recommended.** Like for bricks, painting these stone elements traps moisture inside them, accelerating their deterioration.

Pullman Preservation Brief #7: MASONRY CLEANING AND PAINT REMOVAL

From: The Beman Committee of the Pullman Civic Organization

Permit Required?
Yes

Unlike other façade projects that require a Building Permit, removing paint or cleaning masonry requires an Architectural Surface Cleaning Permit from the Chicago Department of Environment. Information is available from:

Chicago Department of Environment
www.cityofchicago.org/environment
30 N. LaSalle St, 25th floor, Chicago, IL
(312) 744-7606

Over the years, the façades of many historic Pullman homes have been painted. Others have become stained and soiled by more than a century of natural and man-made pollutants. Cleaning brick and stone of paint or pollutants is considered a sound home maintenance practice – especially in the case of removing paint, which traps moisture, leading to the accelerated deterioration of brick and stone.

Paint on brick and stone may only be removed using approved, non-abrasive chemical cleaners. According to the Commission on Chicago Landmarks, "**sandblasting or other abrasive and/or corrosive methods…is not allowed**." Such methods "destroy materials by eroding their hard, exterior surfaces, exposing their softer interiors which are then subject to accelerated deterioration."

Cleaning Products
There are a number of other products available to clean masonry elements. Prosoco offers a number of exterior cleaning products that have been approved in the past by the Commission on Chicago Landmarks for use in Pullman. More information about Prosoco may be found at www.prosoco.com.

Sealing/Waterproofing
Waterproofing or otherwise sealing masonry elements is **strictly prohibited** by the Commission on Chicago Landmarks, unless the outer fired layer of the brick has been removed by erosion or an incorrect sandblasting. In such instances, the application of a water permeable sealer may be approved in an effort to keep the brick from deteriorating further by allowing water to permeate from the inside out but not from the outside in. Approval on exterior masonry sealers by the Commission on Chicago Landmarks is given strictly on a case-by-case basis.

Pullman Preservation Brief #8: DOORS

From: The Beman Committee of the Pullman Civic Organization

Permit Required?
Yes

Originally, there were more than half a dozen different front door styles used throughout Pullman. Some had windows. Many were eight feet high. All were made of solid-core wood and had various configurations of panels.

Unfortunately, only a small number of original front doors remain. The Commission on Chicago Landmarks recommends that "Every effort should be made to maintain and repair original millwork (doors and other wooden elements)." Stripping off successive layers of paint and properly finishing with fresh coats of stain or paint are among the recommended actions to keep original doors and brick molding in good condition.

If you need or choose to replace a non-historic front door, you must do so with a replication of the door original to your house. Which of several door styles and brick molding was original to your house may be learned by contacting the PCO Beman Committee. **Replacing a front door requires a Building Permit.**

Paint Color
It is recommended that front doors, as is the case with all wooden façade elements, be painted in approved Pullman paint colors.

Alternative Options
In select instances, the Commission on Chicago Landmarks allows "man-made products that approximate the texture, scale, and color of natural materials." The front door is an area where such allowances may be made. Acceptable alternatives to original design doors must be made of solid wood and contain four panels in a style sympathetic to Pullman architecture.

Unacceptable Options
Doors not permissible in Pullman include:

- Hollow-core wooden doors
- Wooden doors without period-sympathetic panels
- Steel security doors
- Vinyl doors
- Any kind of door with fan lights or any other non-period-appropriate window configuration

Pullman Preservation Brief #9: ENERGY EFFICIENCY

From: The Beman Committee of the Pullman Civic Organization

Long before energy efficiency became the issue that it is today, Pullman homes were notable for being highly energy efficient. During the summer months, homes were kept relatively cooler due to the combination of vented skylights and selectively open windows, which helped cycle air through houses with heat escaping (heat always rises) through skylight vents. During the winter months, most homes were kept warmer due to the fact that they shared walls with their neighbors, thereby reducing the amount of surface exposure to the elements. A number of homes boasted entryway vestibules, which provided an extra layer of thermal protection for the front door.

Today, Pullman homes remain inherently energy efficient due to their very design and construction. For those interested in making their homes even more energy efficient – something everyone should consider to reduce costs and promote energy independence – the following are some general guidelines to help homeowners navigate the balance between historic preservation and energy efficiency.

Energy Efficiency Ratings

The *U-Factor* tells you how quickly heat can escape through a material or assembly. A lower U-Factor number is generally better. Most windows have a U-Factor between 0.20 and 1.20.

The *R-Value* measures how well a material or assembly performs as an insulator. The higher the number, the better insulation. The R-Value is the inverse of the U-Factor.

The *The Solar Heat Gain Coefficient (SHGC*) number indicates a window's capability to block heat from the sun. Ratings range from zero (the best) to 1.0 (the worst).

Windows

As explained in the National Park Service's *Preservation Brief 3: Conserving Energy in Historic Buildings*, "Windows are a primary source of heat loss because they are both a poor thermal barrier (R factor of only 0.89) and often a source of air infiltration. Adding storm windows greatly improves these poor characteristics."

The good news is that, compared to most homes, Pullman homes have relatively few windows by virtue of the fact that most share common walls with neighbors on both sides. Weather your windows are original, historic replications or non-historic replacements, you should make sure that your windows are properly maintained, caulked and weather stripped to ensure a tight seal and smooth functioning.

Over the years, homeowners have installed a variety of storm window treatments, or removed original wooden windows in favor of vinyl windows. Vinyl windows are not permissible in Pullman. Some skilled craftsman are now able to replicate Pullman windows with insulated glass. Contact the Beman Committee for more information.

To provide greater thermal protection for windows, the National Park Service recommends and the Commission on Chicago Landmarks allows the installation of exterior storm windows. (Interior storm windows are not recommended due to issues of condensation.) **The recommended storm window is one constructed of wood**. According to the National Park Service's *Preservation Brief 3: Conserving Energy in Historic Buildings*, adding a storm window increases a typical window's R value (a measure of heat loss) from .89 to 1.79. This "outperforms a double paned window assembly (with an air space up to 1/2") that only has an R factor of 1.72."

Doors

Original Pullman doors had a naturally significant insulation value because they were made of high-quality lumber. Properly weather stripped, original Pullman doors will continue to provide a significant degree of thermal protection for your home. Over the years, homeowners have replaced many original front doors with non-historic alternatives. Generally, steel, vinyl and hollow-core doors do not provide as much insulation value as original or approved historic replication doors.

Originally there were no storm doors in Pullman. If there is no front storm/screen door currently on your house, consider keeping it that way, especially if you have an original or historic replication front door. Regular maintenance, including periodic scraping and painting/staining/varnishing, will keep your door in good condition for years. (Consider that there are some original, 120-year-old doors still looking beautiful and working well throughout the community.)

Storm doors can provide an additional degree of thermal protection for your home. If you must have a storm door, consider one of the following options:

- Wooden storm/screen door in a style that is sympathetic to Pullman architecture
- A storm/screen door, preferably green or red, that allows for maximum view of the front door, especially when there is an original or historic replication door in place.

Unacceptable storm door options include:

- Steel storm/security doors
- Vinyl
- Stylistically incompatible with Pullman architecture

Please note that the installation of storm/screen doors should not in any way involve the removal or alteration of historic trim and molding.

Attic Insulation

As much emphasis as homeowners place on doors and windows when it comes to saving energy, there is an easier, cheaper and generally far more effective step they can take to make their homes more energy efficient. According to the National Park Service's *Preservation Brief 3: Conserving Energy in Historic Buildings*, "Heat rising through the attic and roof is a major source of heat loss, and reducing this heat loss should be one of the highest priorities in preservation."

For more information about attic insulation, you may consult the following resources:

Energy Efficiency and Renewable Energy Guide, Department of Energy
https://www.energy.gov/energysaver/downloads/energy-saver-guide

In the Bank...or Up the Chimney, Allan D. Ackerman
https://eric.ed.gov/?id=ED146042

Copies of *Preservation Brief 3: Conserving Energy in Historic Buildings*, along with copies of any of the other National Park Service Preservation Briefs, is available at www.nps.gov/tps/how-to-preserve/briefs.htm.

Pullman Preservation Brief #10: FAÇADE REIMBURSEMENT PROGRAM

From: The Beman Committee of the Pullman Civic Organization

In 2004, the Beman Committee of the PCO launched the Pullman Historic Façade Reimbursement Program. Funded by half of the net proceeds from the annual House Tour, the program annually provides reimbursements to homeowners to preserve, restore or recreate façade elements original to their historic homes.

Since its inception, dozens of homeowners have been selected to receive reimbursements, and their completed preservation efforts have received a combined total of over $100,000 in reimbursements. The program has leveraged close to $400,000 in homeowner investment, resulting in an approximately 4:1 ratio of private vs. community investment.

Each year, guidelines and applications are made available in December, with applications due the following February. Reimbursement recipients are selected at the following March PCO meeting.

What follows are sample guidelines from the program:

1. **Purpose of the Program**
   - The Pullman Civic Organization was founded on March 10, 1960, "to promote the general welfare of the Community and to preserve its historical significance."
   - The purpose of the reimbursement program is to improve the historic integrity of the Pullman National Historic Landmark District by helping individual homeowners to preserve and restore the façades of their historic homes.

2. **Reimbursement Program Overview**
   - Reimbursements of up to $1,000 – matched at least dollar for dollar by the recipient – may be awarded annually to owners of properties within the area serviced by the Pullman Civic Organization (PCO) to support the preservation and restoration of the façades of their historic homes.
   - The program is funded with half of the net proceeds from the annual Pullman House Tour.
   - If more applications are received than there is funding available to support, recipients will be selected by lottery.
   - The number of reimbursements awarded annually depends on the revenue generated by the House Tour and the amounts requested by applicants.

3. **Eligible Persons**
   - Persons must own the property for which they are applying.
   - Persons must have no outstanding building code violations on any properties.
   - Persons must have participated in at least one volunteer shift during or had their property featured as part of the previous year's House Tour.
   - Persons who own more than one property within the PCO service area may apply for only one property per year.
   - Persons, those of their household, and their real estate business partners who have received a reimbursement from the program for any Pullman property the previous year will be eligible for the reimbursement on a stand by basis, based on available funding.
   - Persons who were selected to receive a reimbursement, but did not complete the project, must wait until two years after the year for which they received the reimbursement before re-applying.
   - Persons who forfeit a reimbursement are ineligible for application for one year following the date of their forfeiture.

- Reimbursements are non-transferable, and must be completed by the persons applying for them and at the address for which they are applying.

4. <u>Eligible Properties</u>

- Reimbursements are restricted to those homes and apartment buildings within the PCO service area, which extends from 111th Street south to 115th Street and from Cottage Grove Avenue east through Langley Avenue.
- Reimbursements are restricted to homes and apartment buildings that contribute to the National Historic Landmark District designation, i.e. those properties built as part of the original Pullman company town between 1880 and 1894.
- Properties must be free of any and all outstanding building code violations at the time of application.

5. <u>Eligible Projects</u>

- Projects must adhere to the Secretary of the Interior's Standards for Historic Preservation and the Commission on Chicago Landmarks Guidelines for Alterations to Historic Buildings and New Construction.
- Projects, except those restricted to painting, must be approved by the Commission on Chicago Landmarks and appropriately permitted by the Chicago Building Department *before* being undertaken.
- Projects, *including* those restricted to painting, must be approved by the PCO Beman Committee to be eligible to receive reimbursement. Submitted projects that do not meet the program guidelines will be returned to the applicant with a written explanation.
- Reimbursements are restricted to the repair, restoration or replacement of original historic-grade elements on elevations that face a street, including:

Windows	Doors	Roofing
Masonry	Porches	Chimneys
Ornamental Woodwork	Historic Gutters	

- Reimbursements may also be used for painting original or historically-accurate replacement windows, doors, trim and porches.
- Projects that require painting must include scraping and priming, and must utilize PCO Beman Committee-approved Pullman colors exclusively.
- Projects already completed at the time of application are not eligible.
- In cases of projects for contiguous elements (i.e., those that span more than one address) during years for which there is a lottery, the selection of one address will automatically include that of each address applying for reimbursement encompassed by the selected project.
- In the event of a forfeit of one part of a contiguous project, that forfeit will *not* apply to those other addresses encompassed by the project. In these instances, the owner of the non-forfeiting property may elect to have their Reimbursement applied to a different project at the same address within the agreement period, with the Beman Committee's approval.
- Applicants whose properties were featured on the fall House Tour within the previous five years will be automatically selected for reimbursements, subject to all other eligibility and as funding allows.

6. <u>Application Process</u>

- Fill out application form
    - Attach a detailed cost estimate from a selected contractor
    - Attach detailed drawings with dimensions and other specifications for proposed window, door, porch, ornamental trim and mansard roof element replacements.
- Applications are typically due no later than the last day of February

- Applications may be mailed or hand delivered to:
  Attn: PCO Beman Committee
  614 E. 113th Street
  Chicago, IL 60628
- Recipients are typically selected/announced at the March PCO meeting

7. <u>Reimbursement Agreement</u>

- Upon the selection of those who are to receive a reimbursement, the PCO Beman Committee will draft an agreement between the PCO and the recipient.

8. <u>Reimbursement Procedure</u>

- Reimbursement will be made only when:
  1. The project is completed within the agreed upon timeframe,
  2. The contractors are paid in full and receipts to that effect are submitted to the PCO Beman Committee along with a copy of the building permit, and
  3. It has been determined by the PCO Beman Committee that the completed project conforms to the specifications detailed in the reimbursement agreement; the Committee reserves the right to withhold reimbursement for those projects not in compliance.

Pullman Preservation Brief #11: LEAD

From: The Beman Committee of the Pullman Civic Organization

Permit Required?

No, for interior work; yes, for exterior work. However, instead of a Building Permit, removing paint from the exterior of a building requires an Architectural Surface Cleaning Permit from the Chicago Department of Environment. Information is available from:

Chicago Department of Environment
www.cityofchicago.org/environment
30 N. LaSalle St, 25th floor, Chicago, IL
(312) 744-7606

Lead-based paints are present in Pullman homes, as with many older homes. Lead compounds were an important component of paint used in the 18th, 19th and early 20th centuries. Lead-based paint was used extensively on wooden exteriors and interior trim work, window sashes, window frames, baseboards, doors, frames and metals. It was not until 1978 that use of lead-based paint in residential housing was banned by the federal government. Since houses are periodically repainted, the most recent layer of paint will most likely not contain lead, but the older layers underneath probably will. Therefore, the only way to accurately determine the amount of lead present in older paint is to have it analyzed.

It is important that owners of historic properties be aware that layers of older paint can reveal a great deal about the history of a building and that paint chronology is often used to date alterations or to document decorative period colors. It is also important for owners of historic properties to know that lead paint can be seriously dangerous for the health of infants, pets and unborn children, as well as adults.

Hazards should be removed, mitigated, or managed in the order of their health threat, as identified in a risk assessment (with 1 being the greatest risk and 8 being the least dangerous):

1. Peeling, chipping, flaking, and chewed interior lead based paint and surfaces
2. Lead dust on interior surfaces
3. High lead in soil levels around the house and in play areas
4. Deteriorated exterior painted surfaces and features
5. Friction surfaces subject to abrasion (windows, doors, painted floors)
6. Accessible, chewable surfaces (sills, rails) if small children are present
7. Impact surfaces (baseboards and door jambs)
8. Other interior surfaces showing age or deterioration (walls and ceilings)

Reducing and controlling lead hazards can be successfully accomplished without destroying the character-defining features and finishes of historic buildings. Federal and state laws generally support the reasonable control of lead-based paint hazards through a variety of treatments. The key to protecting children, workers, and the environment is to be informed about the hazards of lead, to control exposure to lead dust and lead in soil, and to follow existing regulations. In all cases, methods that control lead hazards should be selected that minimize the impact to historic resources while ensuring that housing is lead-safe for children.

Lead can affect children's brains and developing nervous systems, causing reduced IQ, learning disabilities, and behavioral problems. Lead is also harmful to adults. Lead in dust is the most common

way people are exposed to lead. People can also get lead in their bodies from the soil. It is important in the Pullman Neighborhood to never plant vegetables or herbs for human consumption in the ground. It is recommended to always practice container gardening given the high risk of lead in the soil.

Projects that disturb painted surfaces can create dust and endanger you and your family. Lead dust is often invisible to the human eye. Even children who appear healthy can have dangerous levels of lead in their bodies. Lead is also harmful to adults; low levels of lead can pose many dangers including high blood pressure and hypertension.

All children ages 6 months through 6 years should be assessed for lead poisoning every year.

Preparing for a Renovation

The rooms or areas where work is being done may need to be blocked off or sealed with plastic sheeting to contain any dust that is generated. Therefore, the contained area may not be available to you until the work in the room or area is complete, cleaned thoroughly and the containment has been removed.

- Prepare a safe place for pets outside the work area, they too can be poisoned by lead and can track lead dust into other areas of your home
- A place to store your furniture away from the work area
- Turn off forced-air heating and air conditioning systems while the work is being done. This prevents dust from spreading through vents from the work area to the rest of your home

During the Work

- Contain the work area
- Avoid renovation methods that generate large amounts of lead-contaminated dust (such as sandblasting or grinding)
- Clean up thoroughly

Lead-Paint Testing and Removal professionals:

CleanLine Construction Company
Brian McCarrin
(773) 510-1680

W&M Construction
Luther Mason
Office: (708) 331-6540
Cell: (773) 368-2751

If you must do the work yourself, use proper precautions to remove old paint and painted surfaces safely, consult the publication, Protect Your Family Lead in the Home, published by U.S.E.P.A. or contact the Illinois Department of Public Health's Illinois Lead Program at (217) 782-3517 or (866) 909-3572 for information on safe methods of renovation or remodeling.

For additional information on how to safely remove old paint and clean up lead debris, paint chips and dust, or for information on lead poisoning, call the Illinois Department of Public Health's Illinois Lead Program at (217) 782-3517 or (866) 909-3572

Adapted from the National Park Service, U.S. Department of the Interior, Preservation Brief #37 by Sharon C. Park, FAIA and Douglas C. Hicks, Revised October 2006 and Pamphlets from the EPA and City of Chicago Department of Public Health

Pullman Preservation Brief #12: FINANCIAL INCENTIVES

From: The Beman Committee of the Pullman Civic Organization

There are several financial incentives available to owners of certified historic properties. If you are undergoing rehabilitation on your Pullman property, you may be eligible.

Permit Fee Waiver

One of the perks of living in a Chicago Landmark District is the opportunity to waive all City Permit fees. This includes permits for all work being done to buildings within our district – both interior and exterior, including work to the rear of a property such as new garage construction, fences, etc. It is important to note that a bit of planning is required. The process includes the submission and review of the Principal Profile information and the Economic Disclosure Statement by the Departments of Finance and of Business Affairs and Consumer Protection; notification to the alderman about the application by the Department of Planning and Development (DPD), Historic Preservation Division; submission by DPD of materials to legislative staff for introduction to City Council; and the preparation of permit fee waiver correspondence for the applicant to present to the Department of Buildings after the City Council meeting. This entire process may take the City between 60 and 120 days to finalize before a permit can be pulled and work can begin.

- The Permit Fee Waiver Form should be read first since it outlines the process and references the other documents that should be submitted.
- The project architect or engineer should provide the scope of work details, the timeline, the project cost and the proposed permit fee waiver amount. Please note that some of this information will be incorporated in the Order/Ordinance that will be submitted to the City Council.
- The Principal Profile Form is needed for vetting by the Departments of Finance and of Business Affairs and Consumer Protection to ensure that the principals (e.g., property owner per the deed or board member/officer of an entity) do not have outstanding financial obligations to the City of Chicago.
- An Affidavit is usually needed for everyone who is a principal and must be manually signed and notarized. The personal information is required for members of boards of directors, trustees, etc. of entities. If there are more than five persons, multiple pages of the Principal Profile Form should be used rather than the Affidavit.
- The Economic Disclosure Statement (EDS) is needed for the project as well. Please give special attention to the following sections: Page 1, Sec. F, briefly state the work that is being performed; Page 1, Sec. G, write Planning and Development; Page 2, Sec. B.1, list the names of all persons who are principals associated with the project.
- The DPD asks that you please DO NOT complete the forms longhand. Use a computer to complete the editable Adobe forms, save, and print before signing those that require your signature and those requiring a Notary Public signature and seal.
- DO NOT pay for permits prior to receiving a "Pre-Approval Memo" from DPD. The Department of Buildings will not reimburse payments made in advance of the applicant's receipt of the memo. The Pre-Approval Memo will be sent to the applicant within a day or two after the Permit Fee Waiver Order/Ordinance has been submitted to the City Council. The document must be presented at the time that permits are to be paid for.

All forms can be requested by contacting the Department of Planning and Development, Historic Preservation Division at (312) 744-0012 or by reaching out to the Beman Committee.

Property Tax Assessment Freeze (homeowners)

The program freezes the assessed value of the home for 8 years the year the rehabilitation work begins. This 8-year freeze period is followed by a gradual increase over the next 4 years in which the property's assessed value steps up to the current market value resulting in a total of 12 years of reduced property taxes.

- Available for homeowners (or, up to a 6-flat as long as the owner occupies one of the units)
- Program administered by the Illinois Historic Preservation Agency free of charge
- Home must be a contributing resource within the Pullman Historic District
- The rehab work must meet or exceed 25% of the property's fair cash value (found on your tax bill)
- Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation, as defined by the National Park Service. This means work cannot damage or destroy features that help define the buildings historic integrity (exterior and interior)
- Work must be completed within 2 years
- The application is a three-part process and includes written and photographic documentation of pre-rehab and post-rehab conditions

20% Federal Historic Preservation Tax Credit (income producing properties)

The program offers a 20% income tax credit on all qualified rehabilitation costs. The credit represents a dollar-for-dollar reduction of federal income taxes owed.

- Available for income producing property, such as residential rental property
- Program administered by the Department of the Interior and the Department of the Treasury. The National Park Service and the Illinois Historic Preservation Agency act as the reviewers of the applications
- Small application fee based on rehabilitation costs
- Building must be a contributing resource within the Pullman Historic District
- The rehab work must be substantial. This means that during a 24-month period, rehab expenditures must exceed the greater of $5,000 or the adjusted basis of the building and all structural components
- Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation, as defined by the National Park Service. This means work cannot damage or destroy features that help define the buildings historic integrity (exterior and interior)
- Owner must hold the building for 5 years after completing the rehabilitation
- The credit is claimed on IRS form 3468. In general, unused credits may be carried back one year and forward 20 years
- The application is a three-part process and includes written and photographic documentation of pre-rehab and post-rehab conditions

To learn more about these programs, please visit:

- Permit Fee Waiver: https://www.chicago.gov/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html
- Tax Assessment Freeze: https://www2.illinois.gov/dnrhistoric/Preserve/Pages/taxfreeze.aspx
- Tax Credit: https://www.nps.gov/tps/tax-incentives/application.htm
- Additional information on incentives and grants for historic buildings in Illinois, which may be available to qualifying properties in Pullman: https://www2.illinois.gov/dnrhistoric/Preserve/Pages/taxfreeze.aspx

For further information or assistance, please contact:

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