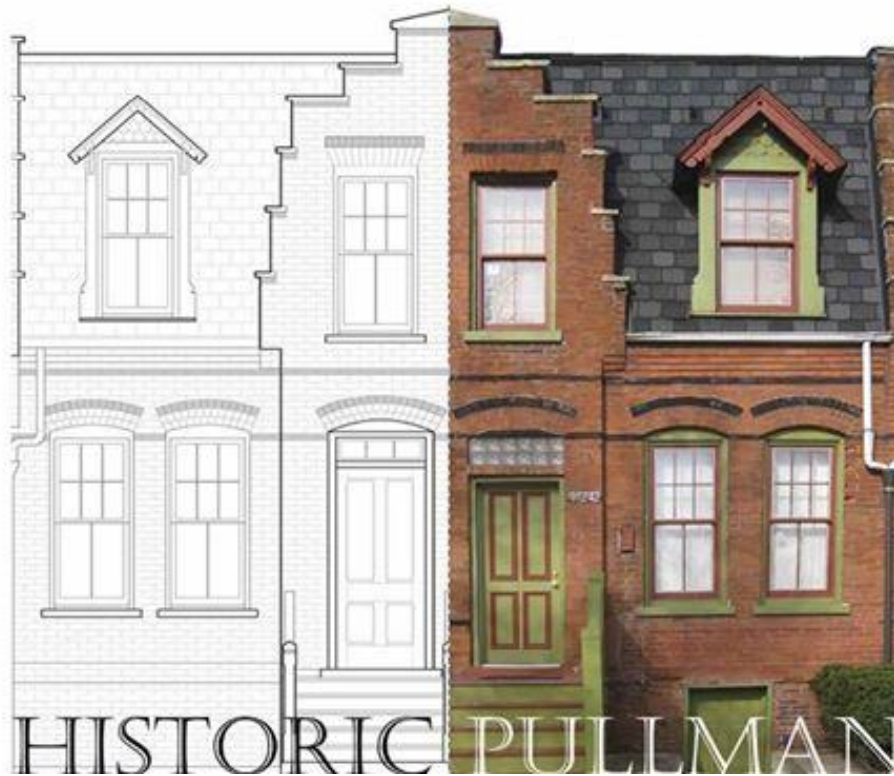


Beman Committee of the Pullman Civic Organization

Façade Legacy Project

Final Report
October 15, 2013



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AutoCAD drawings by:

Joe Dietz

Funding provided by:

National Trust for Historic Preservation

Richard H. Driehaus Foundation

Report written by:

Arthur Pearson

Summary Overview

The mission of the Beman Committee of the Pullman Civic Organization is 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.

Toward this end, its members spent several years documenting the different façade types and their respective original window, doors and porches for all of the historic residences in the southern portion of the Pullman Landmark District. (As noted in the report, a future phase calls for documenting the same for the balance of historic residences in the northern portion of the district.)

This information is intended, first and foremost, for homeowners living in the landmark district. Pullman homeowners are under no obligation to restore the façades of their homes to their original condition. But for those who wish to do so, the drawings accurately represent the original façade design intentions by Solon Spencer Beman, Pullman's architect.



Please note that the window, door and porch drawings are intended exclusively as a guide in preparation of fabrication drawings. Verification of all existing site conditions, dimensions and applicable codes are the responsibility of the fabricator, installer or owner. For more information about window, door and porch replacements, please consult the [Pullman Homeowner Guide](#) or contact Chicago Landmarks, which reviews and approves building permits in all City Landmarks Districts:

33 N. LaSalle Street
Suite 1600
Chicago, IL 60602
TEL: (312) 744-3200
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landmarks@cityofchicago.org

The information contained in this report is intended, too, for researchers, scholars and others with an interest in the architecture of the original Town of Pullman. In addition to this report, maps, drawings, a searchable database and links to the Pullman House History Project are available on-line at www.pullman-museum.org.

Introduction

The town of Pullman was built between 1880 and 1894 by the Pullman Palace Car Company. More than 900 units of workers cottages – approximately 600 in the southern residential area and 300 in the northern residential area – were available for rent to company employees and their families, with the company responsible for maintenance. Following the Strike of 1894 and the death of George Pullman in 1897, the Illinois Supreme Court compelled the company to divest itself of all non-manufacturing properties. Beginning in 1907, the company sold all of the homes to private interests.



In the 100+ years since, most of the historic residences have been altered. Many alterations consisted of replacing original façade elements with non-historic elements, i.e. slate mansards were replaced (or covered over) with asphalt shingles; wooden, double-hung, true-divided lite windows were replaced with a variety of aluminum or vinyl window styles; wooden front doors were replaced with steel security doors; wooden porches were replaced with concrete or enclosed versions. Some alterations were more substantive, i.e. the expansion of window openings to accommodate non-historic picture windows; the removal of pediments, dormers and mansard roofs; the application of PermaStone over original masonry façades.

In accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, which states that proper restoration of any historic property begins with accurate information regarding its original condition, the PCO Beman Committee has completed the first phase of the Façade Legacy Project. In this phase, the Committee identified and developed design intention drawings for all of the façade types in the southern residential portion of the Pullman Landmark District, along with the door, window and porch styles original to each façade type.

This information is available in a searchable database on-line at www.pullman-museum.org. Also available on this website is this **Final Report**, which provides a summary overview of the research, documentation and analysis for each façade type.

A future phase calls for conducting the same scope of work in the northern residential area of the District. Over time, the Committee aspires to identify and develop drawings for the balance of façade elements – including dormers, chimneys, gutters and ornamental elements for all façade types – throughout the landmark district.

Methodology

Beginning in 2007, the Beman Committee set out to:

1. Identify all of the façade types in South Pullman
2. Document all of the original windows, doors and porches that remain in situ
3. Ascertain the original styles of windows, doors and porches specific to each façade type

The all-volunteer Committee – comprised of historians, architects, craftsmen and interested community members – initiated the process by conducting visual surveys to document façade types and record remaining original façade elements. Additional research consisted of a review of historic maps, photographs and blueprints culled from local archival repositories including the Newberry Library, the Ryerson and Burnham Library at the Art Institute, and the Pullman State Historic Site.

(NOTE: During the course of this project, open access to the archives of the Historic Pullman Foundation was not granted. Those familiar with the archive believe that there may be additional resources that could further inform this project.)

In spite of a significant amount of primary documentation, there remained information gaps. Fortunately, as a planned community designed by a single architect, distinct patterns in design and layout provided compelling guidance for filling in the missing information. This said, it should be noted that there are exceptions to nearly every identified “rule.” Nonetheless, the following “rules” generally hold true:

- Each block is laid out with its own symmetry of façade types, although the arrangement of façade types differs significantly from block to block
 - The east and west sides of the 113 block of Champlain are facing mirror images of each other. The same holds true for the 114 block of Champlain. These are the only two such instances of facing mirror-image blocks in the southern residential area of Pullman.
 - The west side of the 113 block of St. Lawrence and the east side of the 113 block of Forrestville are *non-facing*, mirror images of each other; the only such instance of non-facing, mirror-image blocks in the southern residential area of Pullman.
- Each occurrence of each façade type shares the same window, door and porch styles, regardless of where it is located; be it on the same side of the same block, opposite sides of the same block, or on different blocks entirely.
- All residences on the same side of the same block – irrespective of the façade type – share the same façade elements. (A notable exception is the west side of the 114 block of St. Lawrence due to the fact that the rowhouses on this block were built at different times.)

Summary Findings

Number of residential units in South Pullman:

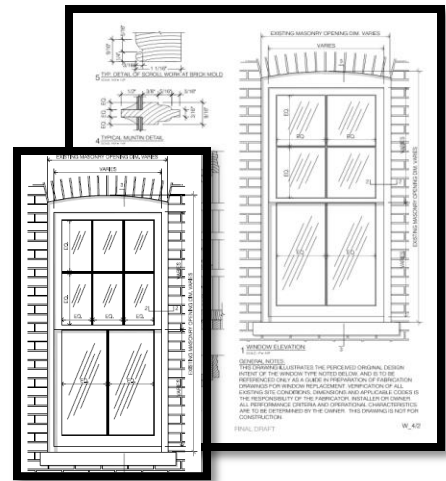
- Originally, there were 616 addresses in the southern residential area. Some drawings indicate that more were to be built, but for unknown reasons this never came to pass.
- At some undetermined date, three residential units were razed in the southern residential area: two multi-unit “block houses” on the east side of the 111 block of Langley and one single family unit on the east side of the 111 block of Champlain.
- Today, there are 611 addresses in South Pullman.

Percentage of addresses with at least one original window, door or porch in situ at the time of the survey:

- 32 percent

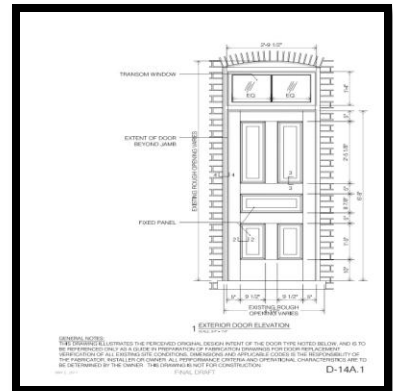
Number of original window styles:

- There were 23 different window styles original to the southern residential area
- The most common window styles were 4 over 2, and 6 over 2 true divided lites
- Many windows were replaced with wooden, vinyl and aluminum alternatives.



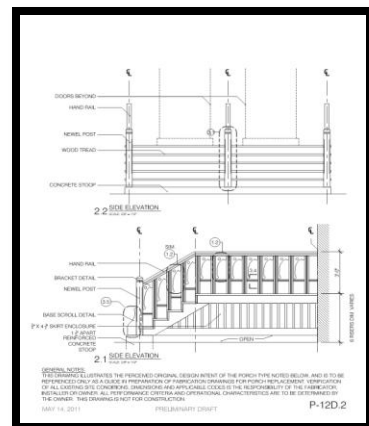
Number of original door styles:

- There were 27 different door styles original to the southern residential area
- The most common door styles were 14A and 14B
- Many doors have been altered to include glass in place of original solid wood panels. Others have been cut down from their original size.
- Of the 707 doors original to South Pullman (the residences along the 114 Block of Champlain each had three doors), at the time of survey there remained 155, or just shy of 22 percent.



Number of original porch styles:

- There were 16 different porch styles original to South Pullman
- Porch style 12 came in a single (P12S) and double (P12D) configuration.
- The most common porch style, as revealed in numerous historic photographs, was P12. No original examples remain of this style, although there are numerous replications.
- Historic photographs reveal that single porches tended to have no handrails, while double porches had a single handrail down the middle. Contemporary building codes require handrails of both sides regardless of single or double configuration.



Number of façade types:

- There are 79 core façade types scattered throughout South Pullman. (The façade types are numbered 1 through 79.)
- Including variations and interrelated façade types as noted below, the total number of façade types in South Pullman increases to 102. (Variations in façade types are labeled, for instance, 7A and 7B, or 14A, 14B, 14C.)

Percentage of façade types with at least one original window, door or porch in situ at the time of the survey:

- 77 percent

The highest number of different façade types on a block:

- East side of 114 block of St. Lawrence: nine
 - 50, 51A, 51B, 51C, 52, 53, 54, 55A, 55B

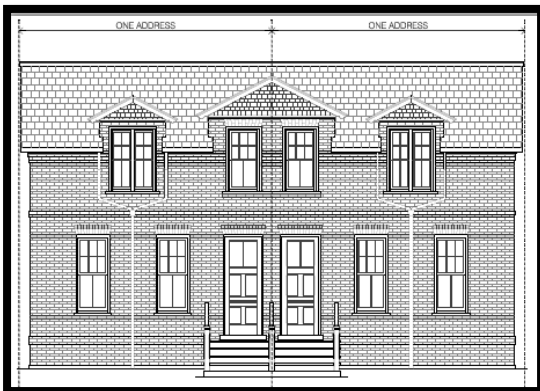
The fewest number of façade types on a block:

- East 500 block of 112th Street
 - 76



Facade Type 76

The majority of façade types occur in mirror-image pairs:



Facade Type 1

Each mirror image "half" constitutes a single instance of Facade Type 3

Non-paired Façade types that are one-of-a-kind:



11107 St Lawrence represents the sole instance of Facade Type 31



605 E 111th Street represents the sole instance of Facade Type 73. There is no drawing due to insufficient documentation.

The variations and interrelated façade types break down as follows:

- **Identical façades, different building widths:**

- Façade types 7 and 8 occur on the 112 blocks of Langley and Champlain. On Champlain, instances of both façade types are 16' wide (7A and 8A). On Langley, instances of both façade types are 14' wide (7B and 7B).



Facade Type 7



Facade Type 8

- **Paired units that comprise a single, unified design, with each “half” having some unique façade elements:**

- The sole instance of façade types 13A and 13B share a central pediment and a common porch, as well as the same door and window styles, save for a bay window on the first floor of 13B.
- The sole instance of façade types 35A and 35B are significantly different from each other, but share a significant porch feature and the same window styles.
- The sole instance of façade types 77A and 77B are related in that they are constructed of the same material; unique from any other residence in Pullman including the original buildings torn down to accommodate these structures that were intended to attract another physician to the community circa 1892.
- At first blush, façade types 63 and 64 might appear to constitute an instance of two different but interrelated façades comprising a single design unit. However, there are two instances of façade type 63 and four instances of façade type 64; the latter occurring independently in two instances.



Facade Types 13B and 13A



Facade Type 35A

Facade Type 35B



Facade Type 63

Facade Type 64

The variations and interrelated façade types break down as follows (continued):

- **Three units that comprise a single, unified design, with each unit sharing essentially the same window, door and porch styles**
 - Façade types 14A and 14C are identical bookends (save for a single vs. shared porch) to 14B, which shares a porch with 14A
 - Other instances of three-in-one are: 28A, 28B and 28C; 46A, 46B and 46C; 51A, 51B and 51C; 55A and 55B (in this case, a mirror-image pairing of two 55A façades are complemented by a single instance of 55B; 56 A and 56B (ditto the configuration of 55A and 55B); 57 A, 57B and 57C; and 58 58A, 58B and 58C (there is a 58D, as well, the only difference being a shared porch rather than single porch style);



Façade Types 14A, 14B and 14C

- **Identical façades save for different porches**
 - There are four instances of façade type 21. Although primary documentation is sketchy, enough exists to suggest that there were three significantly different porch styles among them.



Façade Type 21C

- Façade types 36A and 36B, below, are identical, save that the sole instance of 36B has a single porch rather than a shared, double porch.



Façade Type 36A Façade Type 36A



Façade Type 36B

- **Identical facades save for different pediment feature**
 - Façade types 30A and 30B are identical save for a variation in their central pediment features



Facade Type 30A



Facade Type 30B

- **Four units that comprise a single, unified design**
 - Façade types 40A, 40B, 40C and 40D are all different, but comprise a single design unit and share the same window, door and porch styles.



Facade Type 40D Facade Type 40C Facade Type 40B Facade Type 40A

- **Identical façades save for different windows**
 - In the sole exception to the rule, in situ original windows reveal different window styles for otherwise identical facades for façade types 71A and 71B.

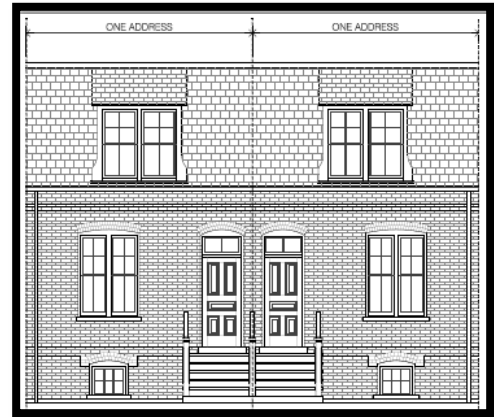


Facade Type 71A



Facade Type 71B

- Most Common façade types:
 - Façade Type 17: 32
 - 32 on the 113 block of Champlain
 - Façade Type 2: 24
 - 12 on the 111 block of Champlain
 - 12 on the 111 block of Langley
 - Façade Type 15: 16
 - 16 on the 113 block of Champlain
 - Façade Type 18: 16
 - 32 on the 113 block of Champlain
 - Façade Type 26: 16
 - 16 on the 113 block of Langley
 - Façade Type 48: 16
 - 8 on the 113 block of St. Lawrence
 - 8 on the 113 block of Forrestville



Facade Type 17



Facade Type 18

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