



TO: House Tour Fund Committee Members - Tom McMahon, Jim Badali,
Debbie Newman, John Cwenkala
FROM: Historic Pullman Foundation
DATE: May 5, 2021
SUBJECT: Grant Request

House Tour Fund Members:

The Historic Pullman Foundation is requesting funding from the House Tour Account in the amount of \$20,000 for masonry work on Market Hall and the Florence Lowden Miller Center Chimneys.

HPF proposes to undertake this work late May through early August 2021. Given the public safety concerns regarding falling masonry at Market Hall described below, work on Market Hall would be prioritized and work on 614 E 113th Street would follow.

MARKET HALL STABILIZATION

Unfortunately, time and weather continue to damage the masonry at Market Hall resulting in public safety hazards and in some cases threat of wall collapse. Recently, large pieces of stone dislodged and fell from the top of the structure onto the sidewalk and visual inspection has determined risk of additional failures.

Although portions of the vertical masonry walls are capped to mitigate water infiltration, large sections of the structure are not capped and are fully exposed to the elements. At ground level, segments of limestone need to be reset and the entire structure requires strategic repointing to stabilize what remains.

If these issues are not addressed hazard fencing may have to be installed around the entire structure in order to protect the public from injury. Fencing would have a negative impact on the visitor experience and do nothing to safeguard the structure from further deterioration.

Therefore, the following set of actions is proposed:

1. Inspect the structure to identify and stabilize, remove or replace stone and brick segments at risk of falling away from the structure into the public right-of-way.
2. Stabilize and repoint segments of the vertical masonry walls comprised of brick and limestone to mitigate water and ice infiltration.

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3. Brace and tie back segments of masonry walls that are pushing outward from the rest of the structure to prevent collapse.
4. Add wall coping and/or mortar fill to the tops of the perimeter walls around the entire structure where missing.
5. Reset limestone segments of the perimeter walls that are dislodged.
6. Fill gaps around the perimeter of the structure at the sidewalk level to mitigate water flowing into the basement.

CHIMNEY STABILIZATION AND RECONSTRUCTION FLORENCE LOWDEN MILLER HISTORIC PULLMAN CENTER

A longstanding goal of the physical improvements of this important property is the restoration of two chimneys that were significant architectural features of the original facade situated to frame and emphasize the front door of the building. The chimneys were removed and capped some time ago though what remains is in poor physical condition.

HPF proposes to stabilize the existing bases of the chimneys and reconstruct them to their original configuration to the extent feasible.

MOVING FORWARD

Members of the HPF Property Committee are available to address any questions regarding this proposal and work can commence immediately upon approval of this grant request.

Thank you for your consideration and we look forward to beneficial collaboration.

Respectfully submitted,

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