PCO General Meeting, Wednesday, July 20

HPF Exhibit Hall, 11141 S Cottage Grove

#### From the PCO President John Lydon

Thank you to all PCO members for giving feedback at our last meeting. Below are the trends from your responses:

- Members look forward to being informed about the community and connecting with neighbors at meetings.
- Members' favorite events are House Tour, the Holiday Party, and the Garden/Art Walks.
- Members most frequently cited the work of the Beman Committee and opportunities for volunteerism as areas of praise for the PCO.

Members had an array of questions and suggestions, ranging from having more communications with Spanish translations to new events such as a weekend that features neighborhood small businesses.

Pullman is special because of the people who live here. The idea of neighbors knowing and caring for one another creates our unique sense of community. To this end, I am launching a series of articles featuring a variety of people who call Pullman home. In this first article, I provide a brief introduction to myself and family followed by interview summaries from three of the most kind and genuine neighbors on the Forrestville block.



Megan and I moved to Pullman in 2016. After six years of house projects, we finally got to a place where we could offer our space to be part of Pullman's House Tour this past year. I am a school leader on the West Side and have taken on the roles of Block Captain, Vision Committee member, and Vice President of the PCO. Megan is a Historic Preservationist who serves

as the founding Board Chair of Pullam Tech Workshop, co-chair of the Beman Committee, and was a Zone Director for the past four years. Harvey loves to bike, build, and everything that sparkles. Mara dances to the beat of her own drum and shines when taking care of animals. Lila and Rue are our dogs and our backyard chickens are Nugget, Scramble, and Frittata.

#### Francine Williams

Francine has called Pullman home for the last thirteen years. She has three older brothers in the neighborhood and grew up in Roseland. Francine enjoys Pullman's family feel and how people are determined to care for our neighborhood.

While knowing about Pullman from her brothers, she first visited the community in the 90s due to a fiction writing class during her second year at Columbia College. The class was tasked with an assignment to visit a new place in Chicago and write a story based on it. Francine chose Pullman and loved what she saw. A classmate who had never been to the South Side tagged along and was in awe of the architecture. In the end, Francine traded her highrise living to come to Pullman where she was able to be close to family and once again enjoy having a yard to garden and porch to gather. Francine is soon stepping away from her work at the University of Illinois Chicago School of Law to focus on her business called My Admin Fran where she partners with organizations and individuals in completing administrative documentation. Her passion is to help others through her work; from filing forms for veterans to receive benefits to serving as a mobile notary, Francine supports many in our community and beyond.

In Pullman, you'll see Francine walking the neighborhood and at all the outdoor events. Her favorite is the upcoming "Life Out Loud" held at Arcade Park. Francine plans on becoming involved in more classes offered in our neighborhood—anything from yoga to acting. She recommends neighbors continue to participate and volunteer; "Pullman is a good place to be pulled out of your comfort zone and still feel safe." Francine serves as a Block Captain for the PCO and recently volunteered with the Red Cross Sound the Alarm initiative installing smoke alarms in our community.

#### **Candy Mendez and Victor Mendoza**

Candy and Victor have called Pullman home for the past five years, living both on the North and South Sides of the factory site. When Candy was attending

Olive-Harvey College, she was in search of a local coffee shop and stopped at Pullman Cafe. She and Victor came back to see the Hotel Florence and Greenstone Church during Open House Chicago; by the end of their visit, they knew they wanted to move to Pullman.

Candy and Victor are drawn to the sense of community in Pullman. Both walking the neighborhood and sitting on their front porch, neighbors stop to chat and check-in. Recently, neighbors Roy and Lily Cadenas flagged them down after noticing they had a flat tire to give them a new one. This is Pullman.

A local hidden gem Candy and Victor recommend is Big Marsh Park. Only a five minute drive away, Big Marsh offers 300-acres of spectacular outdoor space for off-road and BMX biking as well as hiking, bird watching, and visiting the new Ford Calumet Environmental Center! Plans are currently in the works to create a direct pedestrian path to Big Marsh from Pullman, something local groups have long advocated. Looking for great food? Victor raves about Gorditas Loli's (cash only) right across the bridge on 106th. "Try one of each; every style features a different sauce you need to taste." Another recommendation is Asian Kitchen in Hammond with their pho being top of the list.

Advice Candy and Victor would offer to those new to the neighborhood is to get involved. "There are so many different active groups and organizations—from Garden Club to National Monument classes—everyone can find something and meet their neighbors." Regarding ideas to continue transforming our neighborhood, they thought Market Hall would be a fantastic concert venue or bistro seating area for neighbors and visitors alike as well as a special place for a Christmas Tree lighting during the winter holiday season.

Candy and Victor are frequent community volunteers; most recently, they opened their home to Pullman's 48th Annual House Tour.

When you see my family, Francine, or Candy and Victor out in the neighborhood, please stop and introduce yourself. Neighbors sharing, neighbors caring. Together, we can!

#### INFORMATION ABOUT THE UPCOMING PCO MEETING

Our very own **Andrew Bullen** will be presenting "Stories from the Pullman Building" based on a research collaboration with DePaul University. Come learn about a fascinating chapter of Pullman history!

The PCO will also be collecting data on how neighbors access information about what's happening in our community. Can't make the meeting? **Take the Community Information survey now using the link bit.ly/pcoinformation.** 



# Check out the PCO Website pullmancivic.org

The Communications Committee is updating the Pullman Civic Organization (PCO) website (pullmancivic.org) to make it more user-friendly and current with the newest information about upcoming community events/activities and the latest organizational business. Here are some of the features you can find on the website:

- ${\bf 1.}\ {\bf Option}\ {\bf to}\ {\bf join}\ {\bf or}\ {\bf renew}\ {\bf your}\ {\bf membership}\ {\bf in}\ {\bf the}\ {\bf PCO}\ {\bf through}\ {\bf Pay}\ {\bf Pal}.$
- 2. Minutes from the PCO General Membership meetings and the Executive Board meetings.
- 3. The recently revised PCO Bylaws.
- 4. The latest issues of the Pullman Flyer.
- 5. The Vision Committee's proposed Five Year Strategic Plan.
- 6. Information from other organizations and government agencies that may impact our community, such as the Vertical Harvest Presentation about the proposed greenhouse coming to Pullman.

Take a look to see what the PCO website has to offer, and know that you can get many of your questions answered by going to the PCO's regularly updated website (pullmancivic.org).





#### Solon Says: A Report of the PCO Beman Committee Megan Lydon and Wyatt Ollestad Co-Chairs pcobemancommittee@gmail.com

Whether you currently own a home in Pullman or are thinking about purchasing one, this article may provide some valuable insight into the state's Historic Property Tax Assessment Freeze Program. Dozens of homeowners in Pullman have already taken advantage, many of which have project costs under \$50,000. The program offers a total of 12 years of property tax savings.

The state requires all work — exterior and interior — to follow the Secretary of the Interior's Standards for Rehabilitation. So, this is a bit more oversight than we are typically used to following here in Pullman. Applications consist of before and after photos, floor plans, and a written description of the conditions before work begins in addition to a written description of the proposed renovation. Preservation is the key focus here, but there is quite a bit of freedom allowed for secondary spaces such as bathrooms, bedrooms, and the kitchen.

Once the renovation is complete, receipts and confirmation of payment verifying 25% of the fair market value was spent on qualifying payments are submitted along with photos to obtain the final certification. Projects require recertification every year with the Cook County Assessor's Office to confirm the property is still owned and occupied by the same resident(s).

The bulk of the three-part application process includes written and photographic documentation of pre-rehab and post-rehab conditions to ensure proper preservation standards are followed where necessary. Below is an outline of the program requirements:

- Building must be a contributing resource within a qualifying historic district
- The building must be owner-occupied and the owner's principal residence at the end of the project. The following housing types can qualify:
- o Single-family house
- o Residential building with up to six units as long as the building owner resides in one of the units
- o Condominium building
- o Cooperative
- The rehabilitation's eligible expenses must equal or exceed 25% of the assessor's pre-rehab, fair-cash value of the property and must be incurred within a 24-month period, unless an extension is requested and granted
- Exterior AND interior work must meet the Secretary of the Interior's Standards for Rehabilitation
- Program administered and reviewed by the Illinois Department of Natural Resource's Historic Preservation Office free of charge

The Beman Committee is available as a resource for homeowners looking to pursue the Historic Property Tax Assessment Freeze Program as well as other financial incentives available for owners of certified historic structures. Megan Lydon, co-chair, has been working as a historic preservation consultant specializing in historic tax incentives for the past 9 years. For more details on the Historic Property Tax Assessment Freeze Program, please visit: https://www2.illinois.gov/dnrhistoric/Preserve/Pages/taxfreeze.aspx.



## Pullman Companion Animal Blessing (PCAB)

Andreas Morgen and Marnee Schereck

We are happy to announce the return of the PCAB. This event was held on the first Sunday in October from 2007 through 2016. We will be resuming the PCAB On October 2nd, the feast day of St. Francis, patron saint of all animals. This event will be sponsored by the Greenstone Church, St. Anthony's Church, and we are awaiting official confirmation from the Pullman Civic Organization (PCO).

In addition to the blessing of the animals, the following rescue organizations will be present: The Chicago Herpetological Society, Flint Creek Wildlife Rehabilitation, and tentatively CatNap from the Heart, and the Chicago Animal Care and Control. We look forward to the variety of wildlife that will be brought by these groups for interaction with attendees and/or observation. As we celebrate our companion animals and the animals with whom we share our beautiful planet, the food menu is a compassionate one – all food served will be vegan and delicious.

Local vendors will be donating items for raffles and silent auctions. At past blessings, several Pullman artists kindly donated a piece of their artwork, and we hope they will consider a similar donation to the silent auction this year. All proceeds from the sale of food, raffle tickets, silent auctions, and other cash donations will be equally divided among the sponsors and rescue groups.

We're hoping to add other highlights, such as guest speaker, face painting for children and live music. We are looking for volunteers for a variety of tasks. Please consider being a part of this enjoyable gathering. FOr more information, please contact Andy Morgen: andreas.m.morgen@gmail.com, or Marnee Schereck: schereckdesigns@sbcglobal.net.

#### 2022 Graduates

Cheryl Briscoe

The Historic Pullman Community delights in wishing a special CONGRATULA-TIONS to our 2022 Graduates. We are proud of you all and wish you (and your families) all the best!

- Erin Armour
- Richard Brante, Jr.
- Melissa Campos
- Robert Czajkowskyj
- Kathaleen Jackson Ellis
- Jadayia Haywood
- Clara Mikhail
- Paul M. Mishler
- Miles Phillips
- Zoe Silas
- Toccara Taylor

"Precious jewel you glow, you shine reflecting all the good things in the world. Just look at yourself" - Dr Maya Angelou Disclaimer: If we missed a student's name, we apologize.

# Green Spaces and Places: Creating (and Using) Boundaries in a Garden Lynn Smith

One could look at all of the natural world as a garden. Traditionally and historically however, people have made boundaries to keep initially marauding animals and people out – and more recently to make more of a design statement. Garden boundaries can also be used to shield views, block noise, give privacy, and provide a back drop for growing – for example fruit - as in espaliered fruit trees against a brick wall.

In iHstoric Pullman our gardens have generally been smaller, though you will see large gardens when someone might have a double lot, or an "executive, or middle management house" — or no garage! Whether your garden is large or small, one can benefit from the addition of hedges, walls (if there is room, money, and time) and sometimes, trees which can be trimmed to create a division between oneself and one's neighbors. Hedges, in particular evergreen hedges such as Arborvitae, yew and box, can be trimmed to provide a year round frame for other plantings and provide privacy. At the Chicago Botanic Garden in Highland Park, one sees examples of yews being used this way in the English Garden designed by John Brookes.

Other deciduous trees which can be trimmed as hedges include hornbeam and beech. These species respond well to trimming, with beech giving the added advantage of keeping it's leaves in the Winter till Spring's growth pushes the leaves out. With a sunny exposure Rugosa Roses can also make a fine informal hedge with red, miniature apple like rose hips in Fall, and we'll keep talking...



# The Pullman Flyer

Arcade Park

### From the Dining Car

**Astrid Fingerhut** 

We're loping towards the dog days of summer and all I want to eat is ice cream. Not even REAL ice cream—I want soft serve, preferably of the Dairy Queen oeuvre. There's nothing that quenches that summer heat better than frozen, milky, deliciousness-of-questionable-provenance. Unfortunately, ice cream (or ice milk product that comes in a bag—yeah, I worked at DQ one very weight-gainy summer) is all about the consistency, and as much as I love homemade ice cream, I've never been able to consistently get the consistency that merits making it myself.

So, instead of sweet, creamy deliciousness, how about... a salad. Ok, it's not ice cream, but this is truly a special salad. It is, in fact, the only salad that I have ever chosen to have seconds of instead of beelining it to the desserts. There's some alchemy that happens between the fresh mint and the rich pine nuts...and then the lemon and parmesan jump in with their acid and salty notes and they are all just kind of perfectly in balance and utterly delicious. It's also easy to make—if you don't have a mandolin (I think I do have one, but I can never find it when I want to make this salad), just slice the zucchini very thin. I personally don't have the knife skills to slice anything carpaccio-thin, but the zucchini is really just the bland vehicle upon which all these other flavors dance, so a little thicker is no problem.

#### Zucchini Carpaccio

4 small zucchini (1 lb total)

1/3 cup loosely packed fresh mint (spearmint) leaves.

2 tablespoons extra-virgin olive oil.

2 teaspoons fresh lemon juice.

1/4 teaspoon fine sea salt.

1/4 cup pine nuts (1 oz)

1 (6-oz) piece Parmigiano-Reggiano

#### Directions:

Mandolin zucchini to be very thin, arrange on platter Chop mint leaves into ribbons, cover zucchini Whisk olive oil, lemon juice and salt together and pour over salad Sprinkle pine nuts over salad With vegetable peeler, make cheese curls over the salad

This salad, like a freshly-made oreo blizzard, or like summer itself, will not last long. Eat it with wild abandon!

# Life Out Loud: Live storytelling event in Arcade Park

Erica Roewade

Swearwolves, Inc. is excited to announce the 5th annual LIFE OUT LOUD free, live, storytelling event in Pullman's beautiful Arcade Park. Listen to true-life stories told by your friends, neighbors, and fellow Chicagoans. Bring a blanket, chair, cooler, extra garden solar light, whatever, and join us under the stars for true tales of love and loss, adventure and misadventure, fortune and misfortune, close encounters and bizarre coincidences. You just never know what you're gonna hear. You bring your friends - we'll bring the popcorn, lemonade, and starlight. \*This is an uncensored adult event. Also, we still have slots open for storytellers. If you have a true, real-life personal story to share, hit me up - let's talk! onthewing@gmail.com

Modelled after The Moth storytelling format, amateur storytellers throw caution to the wind, risk their reputations, and fight their nerves to get up before you to let you in on a little secret, a fantastical yarn, a celebrity encounter, a cathartic experience, a supernatural occurrence, a weird human interlude, or their worst day at work to bring you tears, ha-has, WOWZAs and MORE. Join us for communion under the stars. Bring your friends and uh, some bug spray to share. Don't miss this. Really.

## Save the Date for the 49th Pullman House Tour October 8 and 9, 2022

Patrick Brannon and Cindy McMahon Co-Chairs, 49th Pullman House Tour

April showers bring May house tour planning. The Pullman House tour is held on the on the SECOND weekend in October, the 8th and 9th. Many exciting events happen in Pullman and House Tour is definitely one of them. Becoming one of the oldest, most successful, annual house tours in the Chicagoland area, is due to the planning and hard work of our dedicated residents. With that said, our first house tour meeting is scheduled for Monday, June 27 @ 5:30pm at the Florence Lowden Miller Center at 614 E. 113th Street. We can use your help, ideas and homes. Without houses we can not host a house tour. Please join us.

#### **PULLMAN CALENDAR FOR JULY-AUGUST 2022**

#### WEEKLY ACTIVITIES

PNM Clocktower Visitor Information Center - Open 7 days a week, 9am-5pm

The Block House Gallery Open Thurs 4pm-6pm / Sat 12pm-2pm 11137 S Langley

Tues - Sun 11am - 3pm HPF Exhibit Hall 11141 S Cottage Grove

Tues & Thurs 1pm-3pm (now through 8/13) ARTSEED for the KIDS @ Langley Playlot Wednesdays 7am - 1pm Pullman Farmer's Market 111th PI & Forrestville

#### MONTHLY MEETINGS AND SPECIAL EVENTS

When Event (\$ if charge) Sun 7/17 4pm-5pm IDNR's Vision for the PSHS with Colleen Callahan Greenstone Church

PCO General Membership Meeting (3rd Wed) Wed 7/20 7:30pm Exhibit Hall 112th St

Sun 7/24 2pm Designing the Gardens at the PNM with Rob Reuland PNM-Clock Tower

Mon 7/25 5:30 pm House Tour Committee FLM Center 614 E 113th St

Wed 7/27 7:30pm PCO Beman Committee Meeting pcobemancommittee@gmail.com

Tues August 2nd NATIONAL NIGHT OUT (WITH CPD) West Pullman Park 401 W 123rd St

Wed 8/3 7 pm Pullman Garden Club Monthly Meeting  $\,$  FLM Center 614 E 113th

Annual Pullman Picnic

Sun 8/7 1:30 pm First Sunday Walking Tours Exhibit Hall www.PullmanIL.org

Wed 8/10 7:00 pm PCO Executive Board Meeting (2nd Wed) Exhibit Hall 112th St

Sat 8/13 8pm-10pm Life Out Loud - Story Telling Event

PCO General Membership Meeting (3rd Wed) Exhibit Hall 112th St Everyone is welcom Wed 8/17 7:30pm Everyone is welcome!

Sun 8/21 11am-3pm 11400 Forrestville Block Party

Sun 8/21 4pm-5pm HPF Speaker Series with Superintendent Teri Gage Greenstone Church

Wed 8/24 7:30pm PCO Beman Committee Meeting pcobemancommittee@gmail.com

Sat 8/27 12pm-4pm SHOP ROSELAND Local Vendor Event @ 27 E 111th Pl

SAVE THE DATE - Sunday October 2nd - Pullman Companion Animal Blessing Submit your Pullman / local community event details to pullmancalendar@gmail.com

### Community **Improvement** Andreas Morgen

Sat 8/6 1pm-7pm

IIf you have any problems that needed to be addressed please let me, Andreas Morgen, know after notifying 311. I will follow up with my contacts at Alderman Beale's office. I can be reached at 773-431-9081, Andreas.M.Morgen@ gmail.com or on our several Facebook sites.

005th District is inviting you to Beat 531 **Community Zoom Meeting** 



Passcode: 844817

531 beat meetings are held every month on the third Tuesday at 6pm.

- Mar 15, 2022
- Apr 19, 2022
- Aug « Sep 20, 2022
- May 17, 2022 Oct 18, 2022 Jun 21, 2022 Nov 15, 2022

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Meeting ID: 824 4979 0148

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The Pullman Flyer is produced monthly by the Pullman Civic Organization, 614 E. 113th Avenue, Chicago, IL 60628. The viewpoints expressed in The Pullman Flyer are not necessarily the convictions of the Pullman Civic Organization. The deadline for the upcoming Flyer is the last day of the previous month. Committee reports, announcements, letters to the editor, dedication suggestions, and articles should be emailed to sandyczajko@sbcglobal. net. All submissions become the property of The Pullman Flyer.

| Sandy Melnyczenko Czajkowskyj | Editor                   |
|-------------------------------|--------------------------|
| Debbie Newman                 | Copy Editor              |
| Beverly Ash-Larson            | Distribution Coordinator |
| Ralph Larson                  | Distributor              |

# **CLASSIFIED ADS**

Real Estate Ads (sales and rentals) are \$15 per month. Service ads for businesses, personals, and other sales ads are \$10 up to 3 lines per month. Checks should be made payable to the Pullman Civic Organization. All inquires about ads in the Pullman Flyer can be sent to: PullmanFlyerAdvertising@gmail.com.

Non-residents may receive a one-year subscription to the Pullman Flyer by sending a \$10.00 check made out to the Pullman Civic Organization to: Pullman Flyer, (Attn: Beverly Ash-Larson, Distribution Coordinator), 614 E. 113th Street, Chicago, IL 60628

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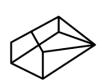
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Located in the Pullman National Monument, in the new Pullman Artspace Lofts building at 11137 S. Langley Ave. is now open and available to rent for gallery exhibits, cultural events, celebrations and more. The gallery is 1,300 sq.ft. with lots of natural light. Please contact events@PullmanArts.org for details and pricing.



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~ Historic Property Specialist ~

# Michael Wolski

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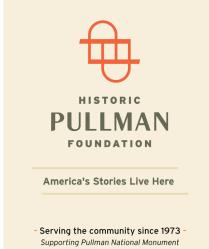
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