### PCO Holiday Party, Wednesday, December 21 5:30 pm - 7:30 pm 11314 S. Front St.

Applications for 2023 Facade Reimbursement Program
Due December 31

# From the PCO President John Lydon

At a recent PCO meeting, a longtime member stopped to show me a program archived from the 35th Anniversary Celebration of the Pullman Civic Organization in 1995. The section of the program titled "History of PCO" caught my attention and is included below.

The more things change, the more they stay the same. So, too, with Pullman. Born of adversity, the Pullman Civic Organization (PCO) was reinstated to survive. Pullman was faced with the wrecking ball – history to give way to the "progress" of industry. Despite the political weight of the report of Scheltema and Burda for the Calumet Index, a report which signed the death warrant of our town in 1960, Pullmanites rallied. The report predicted that within 5 years Pullman would become a Blight Area, an opinion which gave the City ammunition for flattening the neighborhood to provide space for an industrial park to service Calumet Harbor.

Indeed, the community suffered. It suffered vacant buildings to be vandalized, it suffered its Grand Lady, the Hotel Florence, to house prostitutes and transients, it suffered crime, graffiti and negligent landlords. Then came the wake-up call.

The transformation was not to be a fairy tale, overnight success story. Many of the problems confronting us then linger still. The president of the PCO in 1963 decried the "moral and physical decay" of Pullman, citing apathy as the culprit. We began our fight by crystallizing our case for existence, rediscovering our place in history. Pullmanites of the 60s, many here today, raised the flag against the great injustices committed through abuse of the neighborhood, local pollutants large and small, and the evil of apathy.

We realized the need to maintain historic integrity through our architecture, accomplished mainly through the Beman Committee. In 1963, interest was raised in restoring the Market Hall Circle Buildings to their "original status." By 1964, the PCO developed sufficient "teeth" to promote the enforcement of building code infractions. We turned our attention to our public sphere in 1965 when efforts were directed to the renovation of the Greenstone Church – a project which continues to this day as we secure funds for the beautiful rose window, the roof, and carpeting The Grand Lady herself was the rallying cry of Pullman since the mid 1970s when the Historic Pullman Foundation saved her from the scavengers' claws. The cooperative effort of the community, spearheaded by the two organizations, epitomizes the power behind a common goal.

Always a community organization first and foremost, the PCO has served a social function for Pullman. Special interest groups have thrived within the sponsorship of the PCO. Over the years, we have had a Choral Group, a Drama Club, a baseball team (the Tigers); youth groups; a Garden Club; and a Wine Tasting Society among others. For years, annual homecoming dances were held in the American Legion Hall, couples swaying to the strains of the likes of the Mel Tones, the Mel-O-Dears, Ed Baldacci and his orchestra. We brought back the spirit of 1894 with the politically rousing Jenny Curtis Dance. Picnics, parties and parades have always been part of Pullman, a fact underscored by the Labor Day Parade of 1994. While we are a community which knows how to live, we also know our responsibility towards society.

When threatened by our giant neighbors of industry, we employ our political teeth and address the problem through our aldermen, our city and state officials and through civic channels. The Committee for Noise and Odor Abatement is now known as the Environment Committee, but its purpose remains the same. We have readily reached out to area churches and organizations, giving them a forum for information; we participated in the Viaduct Mural Project in 1988. We developed our largest outreach ever, the Pullman House Tour, when we extend our hospitality and love of history to all who are willing to accept it. [continued on page 2]

### PCO Holiday Party Margaret Kania

The PCO invites one and all to its annual holiday potluck on Wednesday, December 21, at 7:30 pm. Our host this year is Pullman Tech, our neighbor across the tracks at 11314 S. Front St.

Before making your way to the party, stop by the Winter Solstice Labyrinth at Gateway Garden. This event is sponsored by the Garden Club and will take place on Wed, December 21st, from 5:30-7:30 pm.

Feel free to form a group to walk over or carpool to these holiday events. There will be people posted at the corners of 113th and Cottage Grove and 113th and Front St. from 7:30-8:00 pm as you make your way to Pullman Tech.

At this time of sharing, we would love for you to share some of your creativity or time with these events. We are looking for volunteers to assist with:

- Decorating and set-up at Pullman Tech on Tuesday, Dec 20, starting at 5:00 pm
- Clean-up after the party
- Making or lending decorations
- Guiding people while at the corners of 113th and Cottage Grove and 113th and Front St.

Please contact Susan Schoesphoester at sschoephoester@gmail.com you can assist. Thank you.

We look forward to this time when the community gathers together. Bring your neighbors and a food or drink item to share and we will see you on Wed, Dec 21st. Please note that there is plenty of parking and an elevator at the site.



### Christmas Eve Car Caravan Tom McMahon

For the third year, we are going to have a Christmas Car Caravan through the streets of Pullman on Christmas Eve at 6:00 PM. We will gather at Exhibit Hall at 5:30 to decorate our cars. From there we will drive-up and down the streets of Pullman honking horns and yelling good cheer.

If you want to participate, please meet at Exhibit Hall. To decorate your car with lights I suggest purchasing an "inverter" (this is different from a converter) for your car (Menards \$20.00). This plug-in-device will allow you to fully decorate your car with hundreds of lights (use LED lights). Again, we would ask that at 6:00 PM residents greet the caravan from their porches or curbs ringing bells. This Caravan was a great success last year and we would hope to make this an annual Pullman event. And yes, there will be that special visitor riding in the last car bringing lots of holiday cheer.

# Trains, Trains, Trains Tom McMahon

The gifts have been unwrapped, dinners are now leftovers, the kids are on your nerves, well.... have I got a place for you. During the week after Christmas and before New Years there will be a wonderful display of Lionel Trains at Exhibit Hall. This is a great way to get out of the house and bring the family to a delightful exhibit of model trains from the 1950's through today. The focus will be on the Polar Express and the role Pullman played in the movie. This exhibit will be FREE... and worth it at twice the price. The following are the dates and times it will be showing:

- Dec. 28th, Dec. 29th Dec. 30th and Saturday Dec.31st.
- 11:00 AM until 3:00 PM



There will be some evening hours available....check social media.



## The Pullman Flyer

### Solon Says: A Report of the PCO Beman Committee

Megan Lydon and Wyatt Ollestad Co-Chairs pcobemancommittee@gmail.com

Like many of you, the Beman Committee was saddened to hear of the recent passing of Chuck Gregersen, longtime Pullman resident and ardent, outspoken advocate of architectural preservation. The Committee would not be what it is today without the contributions of many individuals over the years, and the impact of Mr. Gregersen's work cannot be overstated.

A three-time PCO President and former co-Chair of the Beman Committee, Chuck was passionate about Pullman and its noteworthy architecture, being one of the first people to truly recognize just how special this place is and to advocate for its preservation and restoration.

In 1970, Mr, Gregersen, along with Pullman resident Paul Petraitis, joined noted architectural photographer Richard Nickel to copy dozens of architectural drawings before they were transferred from the Pullman Clocktower to the Art Institute of Chicago. Following on this photographic endeavor, Chuck set up a darkroom in his basement where he and Paul began compiling photographs that were subsequently used in the Commission on Chicago Landmarks' publication on the proposed South Pullman District. When Mrs. Duane Doty's seminal book 'The Town of Pullman' was reprinted, Chuck and Paul were able to provide newly copied JW Taylor and Henry Koopman photographs to this important text. Chuck was also close to Pullman architect S.S. Beman's family, and was instrumental in getting prints of photos taken by Beman's wife created.

Before the easy digital availability of virtually everything that we've now grown accustomed to, Chuck, Paul, and photographer Don Horn created the Pullman Research Group, an entity that provided Pullman info and images to those seeking them at a time when other resources for information about Pullman were scarce. Later, as co-Chair of the Beman Committee, Chuck was crucial in saving Pullman homes from demolition while also defending the architectural integrity of the entire community. He later provided testimony to Chicago Landmarks for the designation of the North Pullman District, which in turn laid the groundwork for the singular Pullman District that exists today.

Among other contributions and achievements, Chuck facilitated the purchase of original construction photographs by a collective group of Pullman residents that was then donated to the Ryerson and Burnham Libraries at the Art Institute of Chicago. These photos also appeared in Frank Beberdick's book 'Chicago's Historic Pullman District'. Chuck also performed some of the first research into, and created drawings for, Pullman's famed but long-demolished Water Tower, its complicated sewer system, and its majestic Clocktower, the lattermost of which proved crucial when the building was reconstructed after having been destroyed by fire. Not only this, but he also restored four properties on St. Lawrence that stand as prime examples of good restoration to this day.



### **PCO** President Article continued

Yes, we have long since moved from the American Legion Hall and into the Pullman Community Center (commonly known as the PCO Building). Whether the information is printed by a manual typewriter and mimeograph, or the high tech computer and laser printer, the PCO has striven to keep the community informed and to provide leadership for the challenges before us.

Our community continues to transform. As we enter 2023, the PCO aims to meet the following goals:

- Goal One: Increase our diverse membership
- Goal Two: Clearly define our purpose and role in the community
- Goal Three: Extend our lines of communication with the community
- Goal Four: Make our community more inclusive
- Goal Five: Address issues that impact our quality-of-life

Generation after generation, when we work together, we can build a better community, showcased to the world through history.

### DECEMBER PCO MEETING

At the next PCO meeting, we will take a vote to suspend business to host our annual Holiday Party. On December 21st at 7:30pm, bring a dish and drink to share over to the Pullman Tech Workshop (pullmantechworkshop.org) building just across the viaduct on 113th Street (see map below). Join us!

# HPF Programs Emily Maynard

December HPF Speaker Series -- December 18

Todd Halamka will present a selection of his recent railroad images spanning the globe in three categories: Landscapes, Cities and In Between. Of great interest to Todd is creating emotive images that speak to context and place. In closing Todd, a native of Chicago, will also present a few favorite railroad images from the city that has shaped to great extent his life.

Model Trains and Miniature Worlds (two sessions) -- December 29
Did you get a train set for the holidays? Come learn some basics of scenery, kit building, and other fun ideas to create a miniature world! Historic
Pullman Foundation and Berwyn Hobby are excited to host this workshop on developing dioramas and scenic elements, building mountains, making a tree, and assembling a building from a kit.

RAILROADERS: Jack Delano's Homefront Photography exhibit extended to January 8! This exhibit has been featured in the Pullman Exhibit Hall since May, but the closing weeks will be something special. December 27-30 guests of the Pullman Exhibit Hall will get to see the model train set up and running -- a fun experience for train enthusiasts and families of all ages! Join us for the display showcasing a variety of trains daily. Younger children are invited to play with a child-size train set while adults enjoy the spectacular photographs of Jack Delano's Railway Photography.

### From the Dining Car Astrid Fingerhut

II love Christmas. I love the family traditions, I love the special food, I love the effort of thinking about each person in my family and trying to find a gift that I hope, for a moment, will make them feel valued and understood.

This year, though... I'm tired. It has been a hard year on a lot of levels (for a lot of us) and if I'm being honest, that high bar of "a gift that will make you feel understood" is now somewhere around "a gift that you might find amusing" and heading downward towards "something that won't end up being regifted at your next white elephant party."

I also try to come up with a list of things that I want for Christmas... and this year I've been a bit lacking in the imagination department. Here is my list: What I want for Christmas 2022: Never again having to say "Wait... ugh! Is that cat poop on my floor?!"

So, this month's recipe, in keeping with my being tired and unimaginative, is my old standby—chocolate chip cookies. To me, chocolate chip cookies are like highly caloric greeting cards—appropriate for most occasions and usually welcome. They work for most holidays without competing with the special holiday traditions.

Astrid's "famous" chocolate chip cookies:

- Two sticks of butter (don't substitute—you need BUTTER)
- 3/4 cup brown sugar
- 3/4 cup regular granulated sugar
- 1-2 tsp vanilla (depending on your mood)
- 2 eggs
- Pinch of salt (a good pinch—maybe ¼ to ½ tsp)
- 1 tsp baking soda
- 2 3/4 cups flour
- 2 bags chocolate chips. Yep, that's the secret. Double the chips. I use one bag Ghiradelli 60% Cacao and one bag Ghiradelli Milk Chocolate.

Cream the butter and sugars. Add vanilla and eggs. Add the baking soda and flour and beat until well mixed. Let whoever in your house enjoys cookie dough the most lick the beaters (in my house, that's Laika). Mix in both bags of chocolate chips and mix with a sturdy wooden spoon. Bake at 350 degrees until golden brown.

That's it—the regular chocolate chip cookie recipe you'll find on any bag of chips with one crucial little addition. Make them your own—use whatever chips are your favorite, add M&Ms, throw in some nuts....

Wishing you holidays, whichever ones you celebrate, filled with joy and spent with the people that you love. Wishing you time to rest and recover from 2022 and build up the energy needed to accomplish your dreams in 2023. Wishing you health and wealth and a big dollop of that wonderful warm feeling of gratitude. Wishing for no more cat poop on the floors for any of us!



### The Pullman Flyer

### Pullman National Monument Preservation Society Mark Cassello

Charles E. Gregersen passed away peacefully on November 20, 2022. Gregersen, a revered and award-winning architect and member emeritus of the American Institute of Architects (A.I.A.), dedicated his life to the cause of historic preservation. Fortunately for us, he expended much of his time and talent here in Pullman.

Fascinated by architecture from an early age, at 13 years old, he persuaded his aunt to take him to the 1956 exhibition of the works of Louis Sullivan at the Art Institute of Chicago. Two years later, as a teenager, he met and befriended photographer and architectural preservationist Richard Nickel, who shared a passion for the works of Adler and Sullivan. By 17, Gregersen had become the youngest member of The Chicago Heritage Committee, the forerunner of what would become the Commission on Chicago Landmarks. Gregersen worked alongside Nickel—and later with John Vinci, David Norris, Tim Samuelson, et al.—in noble, but unsuccessful efforts, to prevent the demolition of the Garrick Theater (1891) and the Chicago Stock Exchange (1893). But thanks to their efforts, these architectural masterworks were documented extensively and much of their architectural ornament salvaged.

In 1972, Gregersen with James Simek and Paul Petraitis authored the Chicago Landmarks Commission's report that led to the designation of the South Pullman Historic District as a City Landmark. Again, in the early 1990s, Gregersen was called upon by the Commission to testify on behalf of adding North Pullman to the Landmark District.

Gregersen applied his talents as an architect to document and restore Pullman's architecture. He created detailed architectural elevations of the surviving half of Tenement "Block E" before its demolition in 1972. He executed painstakingly accurate drawings of Pullman's Water Tower, a structure about which he knew more about than any other person. Presciently, Gregersen completed detailed elevations of the Pullman "Clock Tower" Factory Administration Building for the Historical Architectural Buildings Survey (HABS) in 1973. After the devastating fire in 1998, Gregersen's drawings were integral to the reconstruction of the Factory Administration Building, which now houses the visitors center for the Pullman National Monument.

Beyond Pullman, Gregersen restored the Gaylord Building (1838) in Lockport, Illinois. For this project, Gaylord Donnelly received the President's Historic Preservation Award from Ronald Reagan in 1988. Today the building anchors the historic area of the I&M Canal and is owned by the National Trust for Historic Preservation.

In addition to his talents in architecture, Gregersen had an encyclopedic and analytical mind that made him a natural scholar and storyteller. In Dankmar Adler: His Theatres and Auditoriums (1990), he illuminates the role of Dankmar Adler, whose contributions tend to be overshadowed by his partner Louis Sullivan. In Louis Sullivan and His Mentor: John Herman Edelmann, Architect (2013), Gregersen looks at Sullivan's formative years as an apprentice in Edelmann's architectural office, exploring the influence of this experience on Sullivan's later work. Most recently, he had written an article providing compelling evidence that Pullman's Water Tower (1880), not William Le Baron Jenney's Home Insurance Building (1884), was actually the first skyscraper. A claim that, if proven true, would rewrite American architectural history and provide another accolade for Pullman.

Ultimately, Gregersen loved Pullman—deeply. He did everything in his power to protect and preserve it because he had seen from an early age how quickly and recklessly works of great historical and architectural significance could be plundered in the name of progress. With the passing of Charles E. Gregersen, Pullman's protection now falls to us.

### Pullman at the Blue Island Christmas Parade Tom McMahon

"It was a cold winters night".... but the Pullman National Monument Staff and a number of Pullman residents showed up in the cold to walk in the 2022 Blue Island Christmas Light Parade. The PNM van was decorated with festive lights while another well-lit convertible carried the Peloquin clan shouting Christmas cheer to all standing on the curb s of Western Ave.

This was the fourth time Pullman has been in the Parade. It is always a fun experience. Next year come join us. We are already making plans on how to decorate our cars and ourselves. S pecial thanks to Mike and Pat Shymanski for being the best dressed elves and for hosting the after-event pizza party.



### PULLMAN CALENDAR FOR DECEMBER 2022 - JANUARY 2023

### **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

### MONTHLY MEETINGS AND SPECIAL EVENTS

When Event (\$ if charge)

Where/How

Exhibit Hall

Wed 12/14 7:30 pm PCO Executive Board Meeting (2nd Wed) FLM Center

Wed 12/21 6pm HPGC Winter Solstice - Labyrinth Walk in Gateway Garden (111th/Langley)

### Wed 12/21 7:30pm

### PCO ANNUAL HOLIDAY PARTY

Please bring a dish or dessert to share and spread holiday cheer with your neighbors at the new Pullman Tech Workshop 11314 Front St

Sat 12/24 5:30pm Decorating cars / gathering at the Exhibit Hall for the :

6:00 PM CHRISTMAS EVE CAR CARAVAN THROUGH THE STREETS OF PULLMAN

Sat 12/24 6-6:10pm RING BELLS with neighbors ~ Get your jingle on, from your porch!

Sat 12/24 5pm and 10:30pm Christmas Eve Mass at the Greenstone Church

Wed 12/28 11am-3pm Lionel Train/Polar Express Display Exhibit Hall

Thur 12/29 11am-3pm Lionel Train/Polar Express Display

Thur 12/29 HPF & Berwyn Hobby : Model Trains and Miniature Worlds (\$)

Morning: 10:30am - 12pm & Afternoon: 1:30pm - 3pm FLM Center 614 E 113th

Fri 12/30 11am-3pm Lionel Train/Polar Express Display Exhibit Hall

Sat 12/31 11am-3pm Lionel Train/Polar Express Display Exhibit Hall

Sat 12/31 11:59pm DEADLINE for 2023 PCO Façade Reimbursement Program Applications

Seasons Greetings and Happy New Year - Welcome 2023

Wed 1/4 7 pm Pullman Garden Club Monthly Meeting FLM Center 614 E 113th St

Wed 1/11 7:30 pm PCO Executive Board Meeting (2nd Wed) FLM Center 614 E 113th

Tues 1/17 6pm 531 Beat CAPS Meeting in-person @ Greenstone Church

Wed 1/18 7:30pm

PCO General Membership Meeting (3rd Wed) Exhibit Hall 112th St Everyone is welcome!

Sun 1/22 2pm HPGC/NPS Winter Lectures "Adopt a Garden bed at PNM" Visitor Center 610 E 111th

Wed 1/25 7:30 pm PCO Beman Committee Meeting (4th Wed) FLM Center

Submit your Pullman / local community event details to pullmancalendar@gmail.com

### Green Spaces and Places: Reflections on the Winter Season

Lynn Smith

It's that time of year again...When we have put away our gardening tools, if only for a short while, and are reflecting on the passage of time, and how our gardens are evolving—that is if we are not completely consumed by to do lists, and holiday tasking. Seriously, it can be a great time of taking a breath and considering what plans you have for the next year in the garden, and in life

Taking a good look at your garden framework, at the structure of the garden, whether it is with evergreens or trees, or garden ornaments, is a welcome idea now. Bulbs have been planted, beds tidied up, and most pots have been taken in.

Using holiday lights to brighten the view from your Pullman home is always a welcome addition in this season. So, in keeping with the Scandinavian view of "hygge" — optimal coziness and warmth, along with bringing brightness to those around us, I wish you a Merry Christmas, Holiday, and time of rejuvenation and merriment...and we'll keep talking...



### Historic Pullman Garden Club and NPS

### **WINTER LECTURES 2023**



Sunday January 22nd

Adopt a Garden bed at the National Monument

With Ranger Grace Kruse

Sunday February 26th

How to Become a Neighborhood Arboretum

Presented by staff members from the Morton Arboretum

Sunday March 26th

What's In Your Soil?

With Dr. James Montgomery of DePaul University

Free lectures will be held at the NPS Visitor Center at 2 pm





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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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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