

11137-49 Langley Ave S  
Chicago, IL, 60628

[artspace.org/pullman](http://artspace.org/pullman)

# PULLMAN ARTSPACE LOFTS

Create a New History

**Pullman Artspace Lofts is a mixed-use affordable live/work space for artists and their families developed in partnership with Chicago Neighborhood Initiatives (CNI) and Pullman Arts.**

The Development Team chose a site located on Langley Avenue, just south of 111th Street, consisting of approximately 18,500 square feet of vacant land book-ended by two historic apartment buildings. The project provides the opportunity to integrate historic preservation with cutting edge new construction and an iconic set of buildings that anchor Pullman's eastern boundary. The project includes 38 affordable live/work units, exhibition space, and ample community space.

Originally, the entire community was designed and built as worker housing for the Pullman Company, then subsequently was divested from the Company by court order in 1907. Since then, Pullman has been largely a working class Chicago neighborhood. In the late 1960s, a local chamber of commerce proposed razing south Pullman in favor of a light industrial park. Local residents, organized by the Pullman Civic Organization, responded by securing city, state and national historic landmark status to save their community.

Pullman has attracted significant attention to protect and promote its historic assets. On February 19, 2015 President Obama designated the Pullman Historic District a national monument. The goal of the Pullman Historic District is to preserve and interpret the significant labor, industrial, social, civil rights and architectural history associated with the Pullman legacy.

Among Chicago's 50 city landmark districts, Pullman is the only one that also enjoys state and national landmark status. It is the only one anchored by a state historic site. One of the oldest landmark districts in Chicago, it is, by a significant margin, the largest – fully 10 percent of all city landmark properties are in Pullman. Each year, more than 50,000 visitors come to Pullman for its annual House Tour, Garden Walk, state historic site events, guided and self-guided tours. Pullman is also garnering recognition as a unique place to live and work. In 2011, Pullman was designated one of the country's 10 Great Neighborhoods by the American Planning Association.

## Project Details

- **Developer:** Artspace Projects, Chicago Neighborhood Initiatives, and PullmanArts
- **Architect:** Stantec (formerly VOA Associates)
- **Contractor:** Pepper Construction
- **Type of Development:** Mixed-use, live/work units including working studios, community gallery and event space
- **Number of Units:** 38
- **Type of Units:** Studio, one- and two- bedroom units
- **Affordability:** 30%–60% area median income
- **Residential Space:** 36,500 sq. ft.
- **Community Space:** ~2,000 sq. ft. of community space, including a community gallery, working studio, meeting space, and classroom space for residents of the Pullman Community. These spaces will be managed by local partner, PullmanArts.
- **Total Development Cost:** \$18.5M





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The architecture, urban planning, transportation, labor relations, and social history of the Pullman Historic District have national significance.

— *President Barack Obama*  
*Pullman National Monument proclamation*  
*signing at Gwendolyn Brooks College Preparatory*  
*Academy in Chicago, Ill., Feb. 19, 2015*

## Anchoring a Historic Neighborhood

The neighborhood of Pullman is a planned community famed for its urban design and architecture. On February 19, 2015, President Obama visited Chicago's Historic Pullman District to establish the district as a National Monument within the National Park System. Pullman National Monument tells the story of American opportunity and diversity intertwined with arts and culture and a legacy of significant labor, industrial, social and civil rights issues.

In April 2015, AIA Chicago and the National Parks Conservation Association brought together urban planners, architects, landscape architects, engineers, economists and historians to create a plan for development of the Pullman National Monument neighborhood. Pullman Artspace is prominently featured in the vision for that plan titled "Positioning Pullman."

Through a generous grant from the Richard H. Driehaus Foundation, the development team held an architectural design competition to engage an architectural team that could design a building to honor the history and character of Pullman's landmark community, attract artist from outside the community, create a space that spurs creativity, and integrate the building into the built and human fabric of the community. The Chicago-based firm Stantec won the competition and have been named architects on the Pullman Artspace project. Stantec's exceptional

design for the Pullman Artspace project will meet contemporary needs while referencing and honoring Pullman's legacy as a destination for skilled craftsman, artisans and artists.

The project will be rich with amenities available to all residents, including a large gallery, community work space, and gathering areas, and indoor bike storage.

### Project Partners & Funders

- **Community Partner:** PullmanArts
- **Development Partner:** Chicago Neighborhood Initiatives (CNI), Pullmanarts
- **Funders:** The Chicago Community Trust, Gaylord and Dorothy Donnelley Foundation, Richard H. Driehaus Foundation, Enterprise Community Partners, National Trust For Historic Preservation, Stavros Niarchos Foundation, U.S. Bank, The Harry and Jeanette Weinberg Foundation, Inc.

## Pullman Today

While redeveloping the NKB campus, Artspace is committed to opening new pathways to opportunity in Northeast Minneapolis. The neighborhood was historically comprised of an Eastern European immigrant community that transformed when major industries left the neighborhood, providing space for artists to create in large, abandoned warehouses, such as the NKB. Northeast has since become a highly sought after destination, rightly renowned as a place to interact with cultural producers and discover fine dining and hip breweries.

Commodification of this rich culture, however, threatens deepening disparities. Through equitable development, Artspace will address barriers in the Northeast Minneapolis Arts District by providing **84 units of housing for artists earning 30–80% AMI**, as well as their families, aligning with a city-wide strategy to advance the 2040 Plan and its emphasis on affordable housing. In addition, Artspace will create new, affordable studio and commercial spaces, accessible to people of color, people low in income, minority-owned businesses, and others.



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*Former First Lady Hillary Clinton, along with former Illinois Governor James Thompson, address the Pullman community. October 28, 1998.*



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## Fore More Info



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CNI is a neighborhood-based community development organization that had its beginnings over a decade ago as Pullman Bank Initiatives. Formally launched as an independent organization on July 1, 2010, CNI achieved its federal tax-exempt status in August of the same year. To further its charitable purpose, CNI works collaboratively in low- to moderate- income communities to identify and implement high impact projects that promote economic development and community revitalization; combat community deterioration; create training and job opportunities for local residents; and create, rehabilitate and preserve affordable housing. [cnigroup.org](http://cnigroup.org)



**PULLMAN ARTS**

The mission of PullmanArts is to protect, preserve and promote Pullman as a unique, major arts hub. Historically, the original company town of Pullman was built to be an exceptionally beautiful place that would attract and retain the best artisans and craftsmen to build luxurious Pullman Palace Cars. Today, the City, State and National Historic Landmark District of Pullman continues to entice and inspire a diversity of artists, whose creativity immeasurably enriches the community. [PullmanArts Facebook](#)

### IMAGE CREDITS

- 1 Stantec
- 2 Pete Souza
- 3 4 5 Sharon Farmer
- 6 7 Antonio Dickey
- 8 Oscar Sanchez



**America's Leading Nonprofit Real Estate Developer for the Arts**

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable, appropriate places where artists can live and work. We consistently develop these projects in ways that also support more stable, healthy communities anchored in existing assets. Because Artspace owns each of the projects it develops, we are able to ensure that they remain affordable and accessible to artists. Over the last four decades, Artspace has led an accelerating national movement of artist-led community transformation. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that artists living with financial hardship and chronically underfunded arts organizations can leverage fundamental social change. With headquarters in Minneapolis and offices in New York, and Washington D.C., Artspace is America's leading developer of arts facilities and has served as a consultant to hundreds of communities and arts organizations nationwide. [www.artspace.org](http://www.artspace.org)