

ELDER STREET ARTIST LOFTS

1101 Elder Street, Houston, TX 77007

artspace.org/elder-street



PROJECT DETAILS

Owner Artspace Projects, Inc.

Architect W.O. Neuhaus & Associates

Development Partner Avenue Community Development Corporation

Financing Apollo Housing Capital, LLC; City of Houston; Federal Home Loan Bank - AHP; Harris County Local Initiatives Support Corporation; Southwest Bank of Texas; Texas Department of Housing and Community Development; U.S. Environmental Protection Agency

Funders Brown Foundation; Fayez Sarofim & Co.; Fondren Foundation; Harry S. and Isabel C. Cameron Foundation; Houston Endowment; McGovern Fund; National Trust for Historic Preservation/HGTV Restore America Program; Rockwell Fund; Strake Foundation; Susan Vaughan Foundation; Washington Mutual Foundation; Wortham Foundation

OVERVIEW

There is no Artspace project which sits on land with greater historical interest than the Elder Street Artist Lofts. A municipal cemetery was established on the site in the 1840s, and over the next few decades thousands of people were buried here. The cemetery was not maintained, however, and in the early 1920s the Houston City Council decided to build a new municipal hospital on the site.

Completed in 1924 and long known as the Jefferson Davis Hospital, the building is a handsome red brick structure in the Classical Revival style. Houston's rapid growth soon rendered it inadequate, and in 1938 a new hospital replaced it. Over the years, the building housed a variety of tenants, but it stood vacant for two decades before Artspace entered the picture.

Completed in 2005, this \$6.3 million project houses 34 live/work units, many of which offer spectacular views of the downtown skyline. The building's original terrazzo floors, high ceilings and large

PROJECT DETAILS (CONTINUED)

Development Cost \$6.3M

Total Area 39,000 sq. ft.

Number of Units 34

window openings all were retained. One feature of the project is a partial “green” roof — the first Artspace project to feature this environmentally sustainable amenity.

“I am a true believer in the Artspace mission. My years [in an] Artspace loft provided me tools and experience to grow in ways that would not have been available otherwise. Thank you Artspace, keep up the great work, you’re a game changer!”

— Lukia M. Costello, Artist



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AMERICA'S LEADER IN ARTIST-LED COMMUNITY TRANSFORMATION

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable places where artists can live and work. Artspace consistently develops these projects in ways that support stable, healthy communities, anchored in existing assets. Because Artspace owns each of the projects it develops, they are able to ensure that the spaces remain affordable and accessible to artists in perpetuity. With 50+ projects developed over the last three decades, Artspace has supported artist-led community transformation, representing a \$653 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that both artists living with financial hardship, and chronically underfunded arts organizations, can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, New York, Seattle, 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.

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