

SWITCHING STATION ARTIST LOFTS

15 S. Homan Avenue, Chicago, IL 60624

artspace.org/switching-station



PROJECT DETAILS

Owner Artspace Projects, Inc.

Architect Architects Enterprise, Ltd.

Financing Apollo Housing Capital, LLC; City of Chicago; Federal Home Loan Bank of Des Moines; Illinois Housing Development Authority

Funders Chicago Community Trust; Chicago Department of Cultural Affairs; Fannie Mae Foundation; Richard H. Driehaus Foundation

Total Area 36,522 sq. ft.

Number of Units 24

Total Development Cost \$5.3M

OVERVIEW

In 1999, inspired by Artspace's work in Minnesota, officials from Chicago invited Artspace to consider an artist live/work project in the Garfield Park neighborhood on the West Side. One of the sites considered was the Roentgen School, built in 1906 as a telephone switching station. With its high ceilings, large windows and central courtyard, the Roentgen was an ideal candidate for Artspace's first Chicago project.

Four years and \$5.3 million later, the Roentgen School reopened as the Switching Station Artist Lofts, a 24-unit affordable live/work community. The four-story building wraps entirely around its courtyard, which serves residents as a private gathering place and a safe play area for children.

Other amenities include off-street parking, a fenced-in play area on the building's sunny south side and a lower level suitable for meetings and other events. Apartments on the building's upper floors afford

fine views of nearby Garfield Park and the downtown Chicago skyline to the east.

“Cities all across the country have become aware of why it’s important...to provide artists with decent space for their business and craft.”

— *The Chicago Reader*



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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