



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2017

[REDACTED]
Pullman National Monument Preservation Society
11354 S. Langley Ave.
Chicago, IL 60628

Subject: Pullman Artspace Lofts
11127-29 S. Langley Avenue/11137-49 S. Langley Avenue/704-06 E. 112th Street,
Chicago, Illinois

Dear [REDACTED],

Pullman Artspace Lofts is a proposed mixed-use, arts complex with 38 units of artist live-work housing and shared amenity space for residents and local artists to be located within the Pullman National Monument in Chicago, Illinois. The project would include the construction of a new building on 18,500 square feet of vacant land and rehabilitation of two historic residential buildings. The non-profit developer partners for this project include Artspace Projects, Inc., Chicago Neighborhood Initiatives, and Pullman Arts (the developers).

A project summary factsheet is enclosed with this letter. Additional project details, including plans, specifications, and documentation previously prepared for a Historic Tax Credit Application, are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday.

The Chicago Housing Authority (CHA) proposes to provide supplemental financing for the development through the use of a 30-year, federally funded project rental housing assistance program contract for six units. Because this project would use federal funding, it is subject to meeting federal environmental review requirements.

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for this project. **This includes assumption of responsibilities for carrying out and completing required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800).** This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on historic resources.

2FM has determined that the proposed activity has the potential to cause effects on historic properties. The proposed Area of Potential Effects (APE) accounts for both direct effects to historic resources due to

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the proposed project as well as indirect effects on historic resources, such as visual, noise and vibration, or temporary construction impacts, which could result from the project. A map of the proposed APE is attached to this letter for review and comment.

If you wish to submit comments on the potential effects posed by this project on the Pullman Historic District or on the proposed APE, please provide a written response within 30 days of receipt of this letter. In addition, if you are interested in participating as a consulting party for this project, please include your reasons for seeking consulting party status as part of your response. Once 2FM has received public comments, we will move forward in assessing potential direct or indirect effects on the subject property and the Pullman Historic District and identify eligible consulting parties. We will be sharing those results with the identified consulting parties and providing an opportunity for further comment on effects to historic resources. Your response and written comments may be directed to the aforementioned address or emailed to 2FM_NEPA@cityofchicago.org.

Thank you in advance for your attention to this matter.

Sincerely,

[REDACTED]

Kevin M. Laberge, P.E.
Environmental Engineer III

cc:

[REDACTED]
[REDACTED]

Project Summary

Pullman Artspace Lofts
11127-29 S. Langley Ave.
11137-49 S. Langley Ave.
704-706 E. 112th St.

Pullman Artspace Lofts is a proposed mixed-use, arts complex with 38 units of artist live-work housing and shared amenity space for residents and local artists located within the Pullman National Monument in Chicago, Illinois. The non-profit developer partners are Artspace Projects, Inc., Chicago Neighborhood Initiatives, and Pullman Arts (the developers).

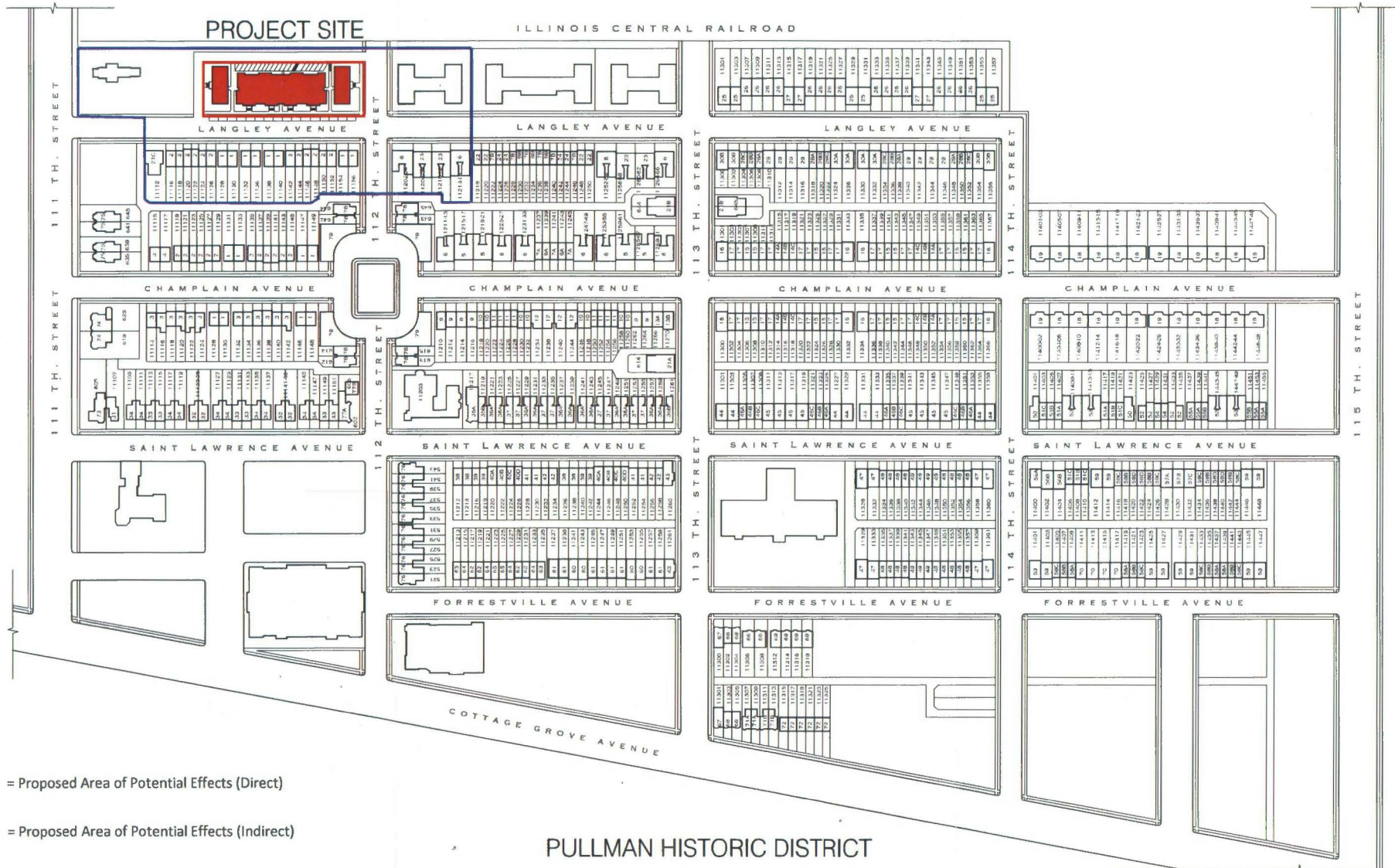
The project includes the construction of a new building on 18,500 square feet of vacant land and the rehabilitation of two historic residential buildings. The project site is bounded by S. Langley Ave. to the west, a public alley to the north, the Illinois Central Railroad to the east, and E. 112th St. to the south.

The two block houses at 11127-29 South Langley Avenue (Block House A) and 704-706 East 112th Street (Block House C) in Chicago's Pullman community are both contributing structures within the Pullman Historic District listed in the National Register in 1969. Both buildings are also contributing structures in a local landmark district, the South Pullman District. Both buildings were designed by architect Solon S. Beman and completed in 1881 as part of the first phase of Pullman's construction. Block Houses A and C, along with the now demolished Block House B which once stood between A and C, originally contained tenement housing.

The developers intend for the project design to follow the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. The two historic residential buildings will have their exteriors and stair halls returned to near-original condition, and each of the 12 dwelling units will have new HVAC, electrical, and plumbing systems to bring the buildings up to current code and introduce energy-saving features where possible. Non-historic windows and doors will be removed and replaced with new windows and doors to match the missing originals. Block House A's heavily altered third floor will be restored, and its missing mansard roofs replicated. Non-historic porches and steps will be removed and new historically-accurate porches and steps constructed. Non-historic fire escapes and stair additions will be removed and new compatible metal stair systems added to the exteriors of each building.

The remaining 26 apartment units will be housed in a three-story building to be constructed at 11137-49 S. Langley Ave., the former location of Block House B which was demolished in the late 1930s. The new building is designed to complement the two historic block houses in scale and architectural expression. The rhythm of the primary west façade is modeled on the existing detached homes directly opposite the building on the west side of Langley Avenue, with four projecting sections relieved by narrower, slightly recessed sections with mansard roofs. The north and south ends of the west elevation, adjacent to Block Houses A and C, also feature mansard roofs. Site improvements will include new landscaping, new sidewalks within the site boundaries, 17 off-street parking spaces, and a loading berth.

The developers previously applied for Historic Tax Credits and the project has received a Part 2 approval from the National Park Service in addition to City of Chicago Landmarks, Planning & Development, and Zoning Commission approvals.



= Proposed Area of Potential Effects (Direct)

= Proposed Area of Potential Effects (Indirect)

PULLMAN HISTORIC DISTRICT

CONTEXT MAP

PART 2 SUBMISSION TO ILLINOIS STATE HISTORIC PRESERVATION OFFICE.
 PULLMAN ARTSPACE LOFTS, CHICAGO, ILLINOIS
 ADDRESS: 11127-29 S. LANGLEY AVENUE, 11137-49 S. LANGLEY AVENUE, 704-706 E. 112th STREET
 SUBMISSION DATE: MARCH 18, 2016.

