

Project Success

**Extra!  
Extra!  
Reusing  
Newspaper  
Buildings**

**And**

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# The Historic Advisor

Winter 2019





# | What We Are Working On



## Donwell's (Miss Lorraine) Diner

### Pawtucket, RI | Restaurant

Donwell's Diner was manufactured in 1941 as No. 774 by the Worcester Lunch Car Company. New owner **Jonathan Savage** will restore the unique and playful elements associated with the style including its porcelain enamel panels, Formica, and stainless-steel finishes. MHA is working on the federal HTC applications for the owner. Once restored, the diner will continue to serve as a restaurant for local offices under its new name Miss Lorraine's Diner.



## The Continental Building

### Los Angeles, CA | Hotel

The Continental Building, Los Angeles' first skyscraper, was constructed in 1904 in the heart of the Spring Street Financial District. The building served as commercial office space until the year 2000 when it was converted to apartments. Now under new ownership, the property will be rehabilitated into a hotel with ground floor retail by **Rebel Hospitality**. MHA is preparing the federal historic tax credit applications.



## The Union Savings & Loan Association Building

### New Orleans, LA | Commercial

Originally constructed in 1850, the Union Savings & Loan Association Building underwent an extensive renovation in 1958 that transformed it into a Mid-century Modern landmark. Owner **353 Carondelet LLC** is utilizing federal and state historic tax credits to rehabilitate the Modern structure as the new headquarters of a local financial institution with leased offices on the upper floors. MHA is completing the historic tax credit applications.



## Ervin Building

### Charlotte, NC | Office

Charles Ervin originally constructed the Ervin Building in 1964 to house the offices of his rapidly growing development company. The office space included an open floor plan that allowed for interior walls to be easily moved for each new tenant. Today, developer **Gvest** will rehabilitate the building into office space. MHA is providing preservation consulting and completing both state and federal historic tax credit applications.



## Terre Haute YMCA

### Terre Haute, IN | Affordable Housing

This 1939 YMCA building in downtown Terre Haute operated as a community center for almost 70 years. **The Commonwealth Companies** are planning to rehabilitate the vacant building for a new affordable housing reuse. MHA is providing consulting services to help the developer obtain federal historic tax credits.

## Completed Projects

October - December 2019

### AC Hotel Houston (Houston Bar Association) | Houston, TX

### The Alfred (30 E Adams) Chicago, IL

### âme (Meridian Hill Hotel) Washington, D.C.

### Axis Hotel | Moline, IL

### Barton School Apartments West Bend, WI

### Church Hill Grammar School Pawtucket, RI

### Muncie Trade School | Muncie, IN

### Pullman ArtSpace Lofts Chicago, IL





## Extra! Extra! Reusing Newspaper Buildings

It's hard to date the rise of newspaper buildings in America. Since the invention of the printing press in the 15th century, they have always just been around. The modern iterations are largely 20th century behemoths that were either purpose-built for large printing production or reused buildings that provided adequate square footage for bustling newsrooms and ads salespeople.

Over the last decade, the decreasing need for buildings to support the traditional forms of media has led to the disposition of office and industrial buildings. Smart developers, however, have seen the benefits of such buildings: they are often centrally located in urban cores, have large interior volumes, and can be eligible for incentives like historic tax credits. They are significant artifacts of a community's written history and free press, and they are ripe for redevelopment.

Take, for instance, the [Press House Apartments](#). Housing developer [Real Estate Equities](#) was able to adapt this 1955 Minnesota Mutual Life Insurance Building turned *Pioneer Press* office into 144 units of affordable housing in the heart of St. Paul, Minnesota. Its central location provides easy

access to public transportation and walkability for residents. Community amenities like a fitness room and spaces for indoor sporting activities are in the basement. And residents enter through lobbies still adorned with marble wainscoting and flooring that harkens to the building's original incarnation as a state insurance headquarters.

In Wisconsin, [NorthPointe Development](#) is creating affordable housing in the former Appleton Post-Crescent building. Built in 1932 and expanded through the early 1990s, the newspaper maintained offices in the building until the current rehabilitation. With the addition of new construction on the site, the rehabilitation will include the retention of the historic lobby and the 1972 printing press addition's interior volume. Other parts of the building will be used to create residential units.

Housing is not the only use for these former press buildings. The Defender Building in Chicago's Motor Row is now an events space (developed by [Property Adventures](#) and [Revel Group](#)) after the nation's most widely read African American newspaper, *The Defender*, relocated in 2006. In addition to its important history in publishing and



Lynn Item Building | Lynn, MA

African American history, the renamed [Revel Motor Row](#) retains some of the original 1939 Illinois Automobile Club features as well, including a large format topographic representation of the United States.

Because of the larger massing of many of these structures, former newspaper buildings also make great office and retail use. Two other MHA projects in the Northeast—the Lynn Item Building ([ARC Realty Management LLC](#)) in Lynn, MA and the Providence Journal Building ([Fountainview Owner LLC](#)) in Providence, Rhode Island—have recently opened or are currently under construction and will serve as mixed use hubs for their communities. Whatever the use, the rehabilitation of newspaper buildings back into service for the constituents they once served is an enduring tribute to the history of the communities where they are located. Just like the written word conceived and published within their walls, they document the history in tangible and authentic ways.

**MHA**

Visit [macrostiehistoric.com/credit-worthy-news](http://macrostiehistoric.com/credit-worthy-news) to read an expanded version of this article.



Press House Apartments | St. Paul, MN



# HTC Watch

**HTC-GO** S. 2615 and H.R. 2825 | Senators Cassidy (R-LA), Cardin (D-MD), Collins (R-ME), and Cantwell (D-WA) introduced the Historic Tax Credit Growth and Opportunity Act (HTC-GO) to the Senate in October. A similar bill was introduced to the House of Representatives in May. HTC-GO aims at expanding the use of the federal historic tax credit to smaller rehabilitation projects across the country. There are two main provisions:

1. The tax credit amount will increase from 20 percent to 30 percent for projects with a qualified rehabilitation expenditure (QRE) less than \$3,750,000. This will cap the allowable HTC per project at \$750,000.
2. Only 50 percent of the adjusted basis of a building will need to be spent on the rehabilitation in order to qualify for the federal HTC program.

The House of Representatives bill included a provision to allow smaller projects to transfer the credit (a measure that has proven successful in many state HTC programs). There was more perceived push-back from the Senate regarding this provision, so it was removed before being introduced.

**North Carolina** H.B. 399 | North Carolina extended their state historic tax credit program until January 1, 2024.

Visit [macrostiehistoric.com/state-htc](http://macrostiehistoric.com/state-htc) to learn more about state HTC programs.



**The Lofts at NoDa Mills** | Charlotte, NC

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## Project Honors

October - December 2019



**Prospect Heights** | Pawtucket, RI

- **2101 Washington Street** Madison Park Development Corporation | Boston, MA  
Boston Preservation Alliance 2019 Preservation Achievement Award
- **Johnson Publishing Building** 3L Real Estate LLC | Chicago, IL  
Commission on Chicago Landmarks 2019 Preservation Excellence Award
- **Larry Curtis, WinnDevelopment** WinnCompanies | Boston, MA  
Boston Preservation Alliance 2019 President's Award for Excellence
- **Lofts on Arthington** Mercy Housing Lakefront | Chicago, IL  
Landmarks Illinois 2019 Richard H. Driehaus Foundation Award for Rehabilitation  
Commission on Chicago Landmarks 2019 Preservation Excellence Award
- **Lofts at Lyman Mill** Lyman Lofts Developers LLC | North Providence, RI  
Preserve Rhode Island and RI Historical Preservation and Heritage Commission 2019 Rhody Award
- **Press House Apartments** Real Estate Equities | St. Paul, MN  
Rethos 2019 Impact Award
- **South Street Landing** CV Properties | Providence, RI  
National Trust for Historic Preservation 2019 Richard H. Driehaus Foundation National Preservation Award
- **TWA Hotel** MCR/MORSE Development | Queens, NY  
New York State Historic Preservation 2019 Excellence in Historic Building Rehabilitation Award

For more information about these award-winning projects, please visit [macrostiehistoric.com/credit-worthy-news](http://macrostiehistoric.com/credit-worthy-news).



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