



MacRostie Historic Advisors LLC

Weathering the Storm: HTCs and Natural Disasters

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Beth Yeshurun Synagogue | Houston, TX

The Historic Advisor

Spring 2020



| What We Are Working On



The Granger Building

San Diego, CA | Hotel & Retail

The Granger Building is a 1904 Romanesque retail and office building located in the heart of the historic Gaslamp Quarter of Downtown San Diego. Famed local architect William Quayle designed the building. Owner and developer **Oram Hotels** intends to convert upper floors to boutique hotel use, continuing ground floor retail. MHA will prepare the federal, state, and local historic tax credit and incentives applications.



Monitor & Statesman Building

Concord, NH | Office

The Monitor & Statesman Building was constructed in 1912 as the headquarters of the city's leading newspaper publishers. The *Concord Monitor* is the first and longest permanent daily newspaper in New Hampshire (since 1864). **Owners Duprey Acquisitions IV, LLC** will utilize federal historic tax credits for use as office space.



Poe West

Greenville, SC | Office & Retail

The historic Poe Hardware & Supply Co. office and warehouse are being rehabilitated into mixed-use space. The project includes 1946 warehouses and a mid-century modern office building. Developers **Furman Co.** are transforming the two structures into a modern mixed-use space. MHA is completing the federal and state historic tax credit applications.



Chicago & North Western Railway Office Building

Chicago, IL | Hotel

Completed in 1905, this Classical Revival style building in Chicago's Loop served as the C&NW Railway headquarters until 1929. **Phoenix Development Partners** is rehabilitating the building for hotel use. MHA is consulting on the project's federal historic tax credits and local landmark incentives.

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Completed Projects

January - March 2020

358-360 Walnut Avenue

Boston, MA

548-550 Warren Street & 2 Elm

Hill Park | Boston, MA

Friar House Flats | Green Bay, WI

Grey Mill | Hendersonville, NC

Lathrop Homes North Campus

Chicago, IL

Magnolia Hotel | New Orleans, LA

Mandan High School

Mandan, ND

Mechanical Fabric Company

Providence, RI

Prentice House | Providence, RI

Providence Journal Building

Providence, RI

Printers Building | Worcester, MA

Roslindale Substation

Boston, MA

Rugg Building | Haverhill, MA

Shoe and Leather Associates

Haverhill, MA

Swedish Lutheran Home (Goulding Mansion)

Worcester, MA

Weathering the Storm

HTCs and Natural Disasters

As damage from the recent tornado in Nashville, Tennessee was assessed, among the losses were the historic downtown buildings that were damaged. Unfortunately, historic structures often face an uphill battle when it comes to natural disasters: they were built prior to many modern preventative building codes and implementing new protective components are often costly, time consuming, and can alter the historic character of the building. Historic tax credits (HTCs) are an important resource that many developers and building owners can use to not only add these measures into a building but to also help off-set the cost of rehabilitation after a natural disaster.

Modern building codes require many different measures to ensure the safety of humans and buildings during disasters including fire suppression, stronger windows and storm windows, wind capacity, seismic standards, and others. In areas prone to flooding, for example, there are often guidelines for accounting for projected flood levels. Rehabilitation for historic structures can mean having to adhere to these building codes and add the necessary preventive measures.

All historic rehabilitations applying for federal and state HTCs must also adhere to the Secretary of the Interior's Standards for Rehabilitation. Implementing modern safety measures and amenities can seem contradictory to the advice outlined in the Standards for Rehabilitation. It can sometimes become a tremendous hurdle for developers and building owners who wish to bring their historic structures into the twenty-first century.

Unfortunately, historic buildings are often still damaged due to unforeseen disasters. Flooding has been especially damaging in recent years as

changing weather patterns have led to greater intensity and frequency of flood events. The potential loss of integrity from damage puts the building's listing on the National Register of Historic Places in jeopardy which is the first step in the HTC process. If the building still retains enough integrity to be considered a certified historic structure, HTCs can be a valuable source of equity for rehabilitation costs.

The decades-long success of the federal HTC program and the sheer number of buildings that have been rehabilitated following these Standards (over 45,000) demonstrates that successful modernization is possible when creative design solutions are employed. To this end, the National Park Service (NPS) Technical Preservation Services (TPS) routinely issues guidance for such solutions. For example, TPS recently published "[Guidelines on Flood Adaption for Rehabilitating Historic Buildings](#)" (Eggleston, Parker and Wellock, 2019) to help owners better navigate best practices for flood prevention in historic buildings as a response



Beth Yeshurun Synagogue

Houston, TX | Flooding

Flooding damaged much of the Beth Yeshurun Synagogue, including the main sanctuary, in the aftermath of Hurricane Harvey in August of 2017. The building was completed in 1962 and was one of the largest religious structures in the South. After Hurricane Harvey, the building was listed as a Texas historic landmark. **Congregation Beth Yeshurun** utilized the Texas Historic Preservation Tax Credit to help offset the cost of repairing the synagogue. The state HTCs helped repair finishes throughout the complex and replace seating in the sanctuary. The synagogue continues to serve one of the largest Jewish congregations in the country.

to historic flooding events in places like Texas, North Carolina, South Carolina, Florida, Missouri, and many other states.

While natural disasters continue to affect communities around the country, proper rehabilitation and modern code solutions make the places we live safer and more resilient. Good design and careful planning are the keys to success for saving historic structures and lives.

MHA



Magnolia Ballroom | The lower level of the ballroom floods regularly, so owners **120 Milam, LLC** are using water-resistant materials and mitigation techniques during the rehab.

COVID-19: NPS and SHPOs Updates

The National Park Service continues to accept applications for Historic Tax Credit projects. State Historic Preservation Offices (SHPOs) are following guidance from their state governments, with many working from home.

MHA is working closely with our reviewers at both the state and federal level to ensure that project applications are continuing to move forward. Please contact the MHA team with any questions pertaining to your project.

Follow [@historicadvisor](#) on [LinkedIn](#), [Twitter](#), and [Instagram](#). [#HTCWatch](#)

Team News

January - March 2020



John Cramer
Director, MHA Chicago



Jen Hembree
Director, MHA San Jose

John Cramer | Director, MHA Chicago

We are pleased to announce the promotion of John Cramer from Senior Associate to Director of the MHA Chicago Office. Since joining the Chicago Office in 2013 as an Associate, John has been an integral part of the MHA team. MHA Partner Allen Johnson will continue to manage business development and client relations in the Chicago Office.

Jen Hembree | Director, MHA San Jose

Jen is the new Director of the MHA San Jose Office. Jen joined MHA in 2002 in Washington, DC and has helped MHA grow into the nation-wide leader in historic tax credit consulting. She established the MHA San Jose location in 2015 and will serve as the first director in this office.

JulieAnn Murphy | Senior Associate, MHA San Jose

JulieAnn received a promotion to Senior Associate in our MHA San Jose office. JulieAnn, a California native, is an important part of MHA's growing presence in California.

Chris Usler | Junior Associate, MHA Chicago

Chris is the newest member of the MHA Chicago office. He will be working with the Chicago team to help complete federal and state historic tax credit applications.

Project Honors

AC Hotel Houston (Houston Bar Building) Houston, TX
Supreme Bright Houston | Preservation Good Brick Award

Quality Laundry Building Houston, TX
Oxberry Group | Preservation Houston Good Brick Award

TWA Hotel Queens, NY
MCR/MORSE Development | Architect's Newspaper Building of the Year



Quality Laundry Building | Houston, TX



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