



MIHA

MacRostie Historic Advisors LLC

The Historic Advisor

Summer 2020

**Housing in
America
Preserving
Places Called
Home**

Inside the issue:

- **What We Are Working On**
- **HTC Watch**
- **Project Honors**

| What We Are Working On



St. Anthony's Hospital

Amarillo, TX | Affordable Housing

St. Anthony's Hospital opened in Amarillo in 1901 as a Catholic hospital founded by the Sisters of Charity of the Incarnate Word. It was the first hospital constructed in Amarillo, the first in Potter County, and the first to serve the larger Panhandle region. **Commonwealth Development** is rehabilitating the building as affordable housing with MHA completing the HTC applications.



Belden Stratford Apartment Hotel

Chicago, IL | Residential

Erected in 1922 and overlooking historic Lincoln Park, this National Register-listed building is being rehabilitated by **Mansueto Office Inc.**, for continued apartment use with ground floor commercial venues. A multi-story grand lobby and other significant interior spaces are being restored. MHA is providing historic tax credit consulting.



Frances M. Andrews Houses

Providence, RI | Residential

The Frances M. Andrews houses were built in 1878 as a three-unit townhouse, later converted to a hospital and nursing home. The developer **RCG Armory Park View LLC** plans to rehabilitate the Andrews Houses into 12 residential apartments for existing neighborhood residents who plan to downsize into smaller homes.



The Congress Building

Miami, FL | Affordable Housing

The Congress Building was constructed between 1923 and 1925 as a 21-story office building in downtown Miami. In the 1990s it was repurposed as affordable housing while maintaining many of the building's historic features. MHA is consulting on rehabilitating the historic building as continued affordable housing for developers **Related**.



U.S. Bedding Company Factory

St. Paul, MN | Mixed-Use

Working with developer **Baum Revision**, MHA has prepared the state and federal historic tax credit applications for the property's adaptive reuse as creative maker-space. Known today as Vandalia Towers, MHA has also nominated the property to the National Register.

Completed Projects

April - June 2020

35 Wales Street | Boston, MA

Jewel of the South | New Orleans, LA

Louis Bass Apartments | Milwaukee, WI

Medical Towers | Houston, TX

Miriam Apartments | Chicago, IL

Prospect Heights (Phase II)
Pawtucket, RI

St. James 1868 Events & Catering
Milwaukee, WI

West Pullman School Senior Community | Chicago, IL

Housing in America Preserving Places Called Home

548-550 Warren Street/2 Elm Hill Park| Boston, MA

As the last few months in this unprecedented quarantine has shown us, our homes and communities are central to our way of living. Private spaces have been shaped by societal ideals, technological advancements, human health and the underlying desire to make a place our own. Historic tax credits (HTCs) preserve the country's aging housing infrastructure and allow developers and preservationists to adapt these historic buildings to modern needs and continue to support communities.

One housing type that has been successfully preserved by these credits is early twentieth-century multi-family housing. The influx in industrial jobs, new streetcar lines making transportation easier, and a large inflow of immigrants led to the immediate need for more housing in urban and suburban areas. Multi-story apartment buildings became an obvious solution, allowing for greater density. Masonry buildings in a range of styles including Classical Revival, Colonial Revival, and Queen Anne started lining key transportation routes outside of cities. Middle-class immigrants were provided stately apartments within growing communities. And many new neighborhoods began adopting their own cultures, infused with the history from the traditions of residents, that made these communities themselves unique.

These early multi-unit apartment buildings have remained a viable housing source due in part to their easy adaptability for continued housing. In the Boston neighborhoods of Mattapan, Roxbury, and Dorchester, MHA is working with Cruz Companies to rehabilitate a large collection of scattered site family

housing. These rehabilitations preserve much needed affordable housing in some of Boston's most storied neighborhoods.

The buildings are a collection of historic masonry three- to four-story multi-unit residential buildings that were built to house the area's rapidly growing Russian Jewish immigrant population in the early twentieth century. The neighborhoods changed in the 1950s-1970s as the second-generation immigrant families moved to the suburbs and the Great Migration brought more African American families to the area. The apartment buildings slowly transitioned into affordable housing. [Cruz Companies](#), who now own the buildings, took advantage of HTCs to cure deferred maintenance and provide necessary upgrades within the units.

Cruz Companies has been a fixture of the greater Boston area since its founding in 1948 by John "Bertie" Cruz, Jr. and has seen great success in their mission with the help of HTCs to finance their projects. The company is one

of the oldest minority-owned businesses in the Northeast, and under the stewardship of John B. Cruz, III and his son it has grown to include: John B. Cruz Construction Company, Cruz Development Corporation, Cruz Management Company, and a non-profit arm, Cruz CARES. Throughout its 70+ years in the industry, Cruz has placed community at the core of all their work. In addition to preserving affordable housing, they also provide employment for residents.

Like the buildings in Cruz's Wayne Apartments, the existing stock of early twentieth century multi-unit housing will continue to prove a valuable resource in many communities. Housing in America will need to remain versatile and be easily adaptable to the changing needs of Americans. HTCs and early multi-unit housing are a valuable resource to meet these needs. **MHA**

Visit macrostiehistoric.com/credit-worthy-news to read an expanded version of this article.



| HTC Watch

Federal Historic Tax Credit | The Historic Tax Credit Coalition (HTCC) is working to expand and increase the viability of the federal historic tax credit to help with the COVID-19 economic recovery. Like most industries across the country, the historic rehabilitation community has felt the effects of the slowing of our economy. The following measures are included in the House Democrat's Moving Forward Act (H.R. 2):

- Enact the Historic Tax Credit Growth and Opportunity Act (HTC-GO). The act includes a permanent 30% federal HTC for small projects.
- Temporarily increase the tax credit for all rehabilitation projects from 20% to 30% of qualified rehabilitation expenditures. An increase in credit has shown to be an effective tool to reinvigorate real estate development.
- Allow credits to be used for previous tax years.
- Modify HTC regulatory requirements. Due to a general nation-wide slow down in work and local, state, and federal review processes, extending the substantial rehabilitation test provisions for all projects by one year would allow projects to continue and be completed in a safe manner.

MHA is working closely with the HTCC to ensure that the federal HTC continues to be a viable tool for economic development in our communities across the country.

To learn more or demonstrate your support for these measures, please contact us.

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

| Team News

April - June 2020

Adam Rajper | Associate, Houston

MHA welcomes Adam Rajper to the MHA Houston team. Adam's work in many different historic preservation sectors will add valuable experience to the team.

Kayleigh Defenbaugh | Marketing Manager

Kayleigh will be joining MHA as our firm-wide Marketing Manager out of the MHA Houston office. Her background in marketing and historic preservation will help MHA continue to grow.



Galaxie | New Orleans, LA

| Project Honors

- Galaxie (Texaco Service Station) 3060 St. Claude LLC | New Orleans, LA
Louisiana Landmarks Society 2020 Excellence in Historic Preservation Award
- Garver Feed Mill Baum Revision | Madison, WI
Wisconsin Historical Society 2020 Historic Restoration Award
AIA Wisconsin 2020 Design Merit Award
- Jewel of the South Patois, LLC | New Orleans, LA
Louisiana Landmarks Society 2020 Excellence in Historic Preservation Award
- South Street Landing Wexford Science + Technology | Providence, RI
SCUP and AIA- CAE Honor Award for Excellence in Architecture for Rehabilitation, Restoration or Preservation
- The Rendon The Rendon Partners, LLC | New Orleans, LA
Louisiana Landmarks Society 2020 Excellence in Historic Preservation Award

MHA DC 202.567.6055
MHA Boston 617.531.7161
MHA Chicago 312.878.1246

MHA Charleston 843.203.5405
MHA Houston 713.470.0057

MHA New Orleans 504.708.2734
MHA San Jose 408.490.2069

The Historic Advisor Editor | **Katherine Ferguson** | Director, Marketing & BD | kferguson@mac-ha.com | 843.779.3630

MacRosticHistoric.com

MHA