



MacRostie Historic Advisors LLC

The Maine Thing

MHA expands
in Northeast

In the issue:

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

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EASTLAND

The Historic Advisor

Winter 2021

Eastland Park Hotel | Portland, ME

| What We Are Working On



Admiralty Apartments Port Townsend, WA | Residential

Admiralty Apartments is a 3-story commercial building in the Port Townsend, Washington Historic District. Designed in a "Sullivan-esque style," it was constructed in 1928 as the new Central Hotel. The building was converted to affordable housing in the 1970s and will be updated for continued use as such by developer **Redwood Housing**. MHA San Jose will prepare the federal historic tax incentive applications.



Dow Elementary School Houston, TX | Multi-Purpose Arts Center

This former neighborhood elementary school is undergoing rehabilitation. Owner **MECA** (Multicultural Education and Counseling through the Arts) is a community-based non-profit organization that provides arts and cultural programming and support services to promote academic excellence and community building. MHA Houston is consulting on the Texas historic tax credit.



King Mill Augusta, GA | Mixed-Use

Built in 1882 with additions through 1971, King Mill served as a textile manufacturer. The complex sits along the Augusta Canal, which was built between 1846 and 1875 to turn Augusta into a powerhouse manufacturing city. After years of disuse, **Cape Augusta Digital Properties** is rehabilitating it into mixed-use apartments, office, and commercial space. MHA Charleston is completing state and federal historic tax credit applications.



St. Catherine Residence Milwaukee, WI | Residential

Since 1966, the St. Catherine Residence for Young Women has provided safe and affordable housing for unmarried women relocating to Milwaukee in search of employment or to further their education. **Mercy Housing Lakefront** is upgrading the building for continued affordable housing use. MHA Chicago is listing the building in the National Register and providing historic tax credit consulting.



Phillips-Baker Rubber Co. Mill Providence, RI | Residential & Commercial

K&S Development, LLC is revitalizing a vacant, underutilized mill complex in the Elmwood neighborhood of Providence, RI. The complex will be repurposed into 61 housing units and 7 commercial spaces. This transformative \$14 million project is scheduled for completion in 2021. MHA Boston is preparing the National Register nomination and consulting on federal and state historic tax credits.

Completed Projects

October - December 2020

1425 N. Milwaukee Avenue | Chicago, IL

2701 Lawrence (Harriet Tubman Charter School Montessori Campus) | New Orleans, LA

Badger State Lofts | Sheboygan, WI

Boston Post & Transcript | Boston, MA

Epiphany Center for the Arts | Chicago, IL

Lincoln Lofts | Lincoln, RI

Moore Mill Lofts | Pawtucket, RI

Mount Merici Academy | Waterville, ME

Mulligan School Apartments | Chicago, IL

Muskego School Apartments | Muskego, WI

Progress Park | Baton Rouge, LA

Swift Factory | Hartford, CT

The Saint John | San Antonio, TX

The Tyler | New Haven, CT

Tiger Senior Apartments | Paris, IL

Washington Senior Apartments
Bloomington, IL

The Maine Thing

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the Northeast



Maine Industrial School for Girls | Hallowell, ME

Maine has long been known as “Vacationland” – license plates in the state have been embossed with that slogan since 1936. The first thing people often think of when you say “Maine” is lobsters or its beautiful coastline and forests. Another attraction is the state’s historic built environment and the more than 1,600 buildings and structures listed in the National Register of Historic Places.

“After more than a decade working on a wide range of projects with Sutherland, I am excited to join the MHA Boston office and look forward to continuing my work in Maine and elsewhere with the support of such an experienced team of preservation professionals.”



Scott Hanson | Senior Associate, Boston

The state is also home to a healthy historic tax credit program that has been around since 2008. The [Maine Historic Tax Credit Economic Impacts Report](#) commissioned by Maine Preservation in partnership with CEI, Greater Portland Landmarks, Grow Smart Maine, and Maine Real Estate & Development Association (MEREDA), released this past September, quantified the economic impact of the program and showed the opportunity for historic rehabs throughout Maine. The report highlights the economic impact of the program over the last decade including the cumulative \$166 million increase in the tax base of communities with HTC projects.

MHA is no stranger to this program, having worked on several projects in the state through the years. MHA Boston recently partnered with Sutherland Conservation & Consulting (SCC) on two large public housing projects with the Portland Housing Authority. When Sutherland’s founder, Amy Cole Ives, approached us about acquiring the historic tax credit and consulting side of her business, we were excited. We knew that adding SCC director Scott Hanson and SCC’s historic tax credit projects to MHA would be a great benefit to our business in the Northeast and nationally.

Scott has significant experience in both historic tax credits and undertaking historic structures condition and

documentation reports. He has written or co-written more than 30 National Register nominations, district boundary increases, or determinations of eligibility; researched and written sixteen Maine Historic Building/Engineering Record documentation projects; and worked with several municipalities on developing design guidelines for historic properties. Scott has worked on many of the projects that utilized the state and federal HTC including two that were highlighted in the Portland Press Herald when the report was released. He has seen firsthand the impact the state program has on historic buildings throughout Maine.

MHA

Maine Industrial School for Girls Hallowell, ME | Mixed-Use

The former Maine Industrial School for Girls historic district in Hallowell, ME contains five contributing buildings, built between the 1870s and 1930s, that were in varying states of disrepair after decades of vacancy. Since 2016, Scott worked with two developers on HTC projects that rehabilitated all five buildings, creating a vibrant campus that includes senior housing, student housing, professional offices, a café, a new fire station for the city, and a weekly farmer’s market.



HTC Watch

What's ahead for the federal HTC in 2021

Bipartisan support for the Historic Tax Credit Growth and Opportunity Act (HTC GO) remains strong entering the new year, and we anticipate re-introduction of the bill in the new Congress. In addition, the historic tax credit industry—represented by the Historic Tax Credit Coalition—continues to advocate for a temporary increase of the HTC to 30% in any future COVID-relief bill.

Project Honors

October - December 2020



Westin | Houston, TX



The Tyler | New Haven, CT
Photo courtesy of WinnDevelopment.



Lofts on Arthington | Chicago, IL

- **1425 N. Milwaukee** | Realterm | Chicago, IL
Commission on Chicago Landmarks 2020 Chicago Landmark Award for Preservation Excellence
- **AC Hotel by Marriott** | NewcrestImage | Houston, TX
Houston Business Journal 2020 Landmark Award for Historic Renovation
- **Beth Yeshurun Synagogue** | Congregation Beth Yeshurun | Houston, TX
Preservation Houston 2021 Good Brick Award
- **Church Hill Grammar School** | Caragh Development | Pawtucket, RI
Preserve RI & RI Historical Preservation & Heritage Commission 2020 Rhody Award
- **Hotel Peter & Paul** | Nathalie Jordi & ASH NYC | New Orleans, LA
AIA New Orleans 2020 Award of Merit for Historic Preservation
- **Lathrop** | Lathrop Community Partners | Chicago, IL
AIA Chicago 2020 Distinguished Building Awards - Citation of Merit
- **Lofts on Arthington** | Mercy Housing Lakefront | Chicago, IL
Urban Land Institute 2020 Jack Kemp Excellence in Affordable and Workplace Housing Award
- **Miss Lorraine Diner** | Jonathan Savage | Pawtucket, RI
Preserve RI & RI Historical Preservation & Heritage Commission 2020 Rhody Award
- **Old Chicago Post Office** | The 601W Companies | Chicago, IL
Chicago Building Congress 2020 Merit Award for Renovation & Adaptive Reuse Over \$15M
AIA Chicago 2020 Divine Detail Award & Interior Architecture Award
- **Pullman Artspace Lofts** | Pullman Artspace, LLC | Chicago, IL
Commission on Chicago Landmarks 2020 Chicago Landmark Award for Preservation Excellence
- **The Duncan** | Cedar Street Ventures | Chicago, IL
Commission on Chicago Landmarks 2020 Chicago Landmark Award for Preservation Excellence
- **The Mark Twain** | The NHP Foundation | Chicago, IL
AIA Chicago 2020 Distinguished Building Award
- **The Miriam Apartments** | Mercy Housing Lakefront | Chicago, IL
Affordable Housing Finance Magazine 2020 Readers' Choice Award for Preservation
- **The Saint John** | Mission DG | San Antonio, TX
San Antonio Business Journal 2020 Best Affordable Multifamily Residential Development Award
- **The Tyler** | WinnDevelopment | New Haven, CT
Affordable Housing Finance Magazine 2020 Readers' Choice Awards for Overall Best Development & Best Green Development
- **TWA Hotel** | MCR/Morse Development | Queens, NY
Docomomo US 2020 Citation of Merit
- **Westin Houston Medical Center Hotel** | Pearl Hospitality | Houston, TX
Preservation Houston 2021 Good Brick Award

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