



MHA

MacRostie Historic Advisors LLC

The Historic Advisor

Fall 2020

Serving Up Ingenuity

From adaptive use
to adapted service

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| What We Are Working On



Fall River Home for Aged People

Fall River, MA | Residential

JNK Realty LLC is renovating a former nursing home (Adams House) in Fall River, MA, into 34 units of housing including seven units that will be affordable. This transformative \$13.5 million project is scheduled for completion in 2022. MHA is preparing the National Register nomination and is consulting on historic tax credits.



Aurora Apartments

San Antonio, TX | Residential

This 1929 luxury apartment hotel, located in San Antonio's Tobin Hill neighborhood has served as senior housing since the 1980s. **Aurora, LLC** plans to rehabilitate the 12-story Gothic Revival building and convert it into market rate apartments and construct new senior housing nearby. MHA's work spans the property's National Register nomination and state and federal tax credit applications.



Sunset Temple

San Diego, CA | Restaurant/Events Venue

The Odd Fellows opened Sunset Temple in San Diego in 1933 after converting a former department store for their purposes. MHA is providing preservation consulting services for developer, **The North Park Building, LLC**, on the planned rehabilitation of the property for restaurant/events venue space.



Gold Medal Lofts

Racine, WI | Residential

This award-winning conversion of a 120-year-old furniture manufacturing plant by **J. Jeffers & Co.** and **Lutheran Social Services of Wisconsin and Upper Michigan** created 77 apartments. MHA listed the complex in the National Register and provided historic tax credit consulting.



Bob Ellis Building

Charleston, SC | Mixed-Use

The Bob Ellis Building consists of two joined buildings that have been an integral part of Charleston's historic commercial corridor since their construction in 1869. MHA is working with developer **Method** to convert the historic store into apartments, a hotel, retail, and restaurant spaces.

Completed Projects

July - September 2020

249 Humboldt | Boston, MA

333 N. Michigan Ave | Chicago, IL

9 Channel Center | Boston, MA

American Optical Complex | Southbridge, MA

The Bell Lofts | Montgomery, AL

Miss Lorraine Diner | Pawtucket, RI

Gold Medal Lofts | Racine, WI

Lapham Building | Providence, RI

The Mark Twain | Chicago, IL

Old Cook County Hospital | Chicago, IL

Riverside Lofts | Jefferson, WI

The Petroleum Building | Tulsa, OK

Prentice/Kendrick/Tirocchi House

Providence, RI

Pontiac Mills | Warwick, RI

Trayne Building | Providence, RI

US Post Office and Courthouse | Jackson, MS

Walthall Lofts | Jackson, MS

Wit Building | Providence, RI

Serving Up Ingenuity

From adaptive use to adapted service



Miss Lorraine Diner | Pawtucket, RI

With almost every industry facing the impacts of COVID-19, restaurants across the nation have been some of the hardest-hit. They have, however, proven to be creative, conscientious, and resilient community leaders; inspiring others to engage with their community, offer support to those in need, and implement social distancing best practices. Outdoor patio seating, new pickup and delivery programs, engagement with food banks and local farmers, and ticketed events illustrate some of the ways these restaurants have utilized the ingenuity and commitment of their teams to survive this pandemic.

Jewel of the South in New Orleans, Louisiana has received local attention for a particularly creative response. Restaurant developers John Stubbs, Nick Detrich, and Chris Hannah created Jewel of the South's "Cocktail Hour Experience," as a means of differentiating from nearby competitors. With bars in New Orleans currently closed, Jewel of the South has been able to put its restaurant license to use by offering bar-like experiences to interested patrons who are feeling this void in the market. The cocktail hour is a ticketed event for groups of two to eight people; at \$45 per ticket, the event books up quickly. Tickets include a pair of drinks, snacks, and an experience described by Nola.com as "a cross between private event, speakeasy and cocktail-based performance art."

The Miss Lorraine Diner in Pawtucket, Rhode Island, built in 1941 as a Worcester Streamliner dining car, opened in January this year to much excitement from the local community and streamliner enthusiasts worldwide. Developer and owner Jonathan Savage purchased the streamliner, had it

moved, and worked with local craftsmen to restore and replicate its unique original details. MHA worked on the National Register listing and consulted on federal tax credits. After a temporary closure at the start of the pandemic, Miss Lorraine Diner is back to its regular breakfast, lunch, and dinner schedule - with a liquor license to boot. Patrons can enjoy classic, all-American diner fare while appreciating pink Tennessee marble countertops, luxurious mahogany, delicate tilework, and fine metalwork including a deco backsplash. An additional dining room behind the streamliner allows for spacious seating with room for social distancing, perfect for the many tenants of the live/work units within the adjoining restored Lorraine Mills.

Dr. Murphy's Food Hall, located within the recently redeveloped Old Cook County Hospital in Chicago, Illinois, is another award-winning MHA project making



Dr. Murphy's Food Hall | Chicago, IL
Photo courtesy of Harrison Square, MRES, Walsh, & MBRE.



Jewel of the South | New Orleans, LA
Photo by Sara Essex Bradley

headlines for creative and guideline-conscious efforts during the pandemic. The food hall is named after Dr. John B. Murphy, a preeminent turn-of-the-century surgeon and great-uncle of the historic building's redeveloper, John T. Murphy, of Civic Health Development Group. Managed and operated by Hospitality HQ (HHQ) with CEO Akhtar Nawab, an award-winning chef, TV personality, and restaurant entrepreneur, the food hall has developed an online ordering platform, contactless payment systems, new daily delivery services, socially distanced tables, and an outdoor patio. Nawab sought "artisanal-style vendors" to fill the food hall. Nawab's focus on talent with unique visions resulted in a food hall featuring first-time operators, "75% of whom are minority- and women-owned businesses."

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

HTC Watch

COVID-19 and Historic Tax Credits | State and federal legislators continue to craft policies to address the public health and economic needs presented by COVID-19. Over the summer, some states responded by nearly doing away with HTC programs. Fortunately, some, like **Louisiana** and **Mississippi**, were saved and extended because of the diligent work of preservation advocates and industry coalitions. Others remain threatened, like the **Georgia** program that was nearly repealed but was granted a stay. **California's** program, set to debut in 2021, will not start as expected because of a lack of appropriated funds in a state that has seen one of the largest losses in tax revenue due to the pandemic.

The federal HTC remains unchanged. Efforts were made to include elements of the Historic Tax Credit Growth and Opportunity (HTC GO) Act in recent Congressional federal coronavirus relief packages, but no measures have been adopted at this time.

Visit macrostiehistoric.com/state-htc to learn more about state HTC programs.

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Project Honors

July - September 2020



Old Cook County Hospital | Chicago, IL

Photo courtesy of Harrison Square, MRES, Walsh, & MBRE.

- **Aurora Arts Center** | The Community Builders, Inc. | Aurora, IL
2020 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award for Adaptive Reuse
- **Chicago Old Main Post Office** | The 601W Companies | Chicago, IL
Chicago Building Congress 2020 Merit Award for Renovation and Adaptive Reuse Over \$15M
- **Garfield School Senior Residences** | Gorman & Company | Moline, IL
2020 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award for Adaptive Reuse
- **Lathrop** | Lathrop Community Partners | Chicago, IL
2020 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award for Rehabilitation
- **The Mark Twain** | The NHP Foundation | Chicago, IL
2020 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award for Rehabilitation
- **The Miriam Apartments** | Mercy Housing Lakefront | Chicago, IL
Novogradac Journal of Tax Credits 2020 Historic Rehabilitation Award for "Residential Development that Best Exemplifies Major Community"
- **Mystic WaterWorks** | Somerville Housing Authority | Somerville, MA
Preservation Massachusetts 2020 Mayor Thomas M. Menino Legacy Award
- **Old Cook County Hospital** | Civic Health Development Group | Chicago, IL
2020 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award for Adaptive Reuse
- **Parkside on Adams** | Peregrine Group LLC | Boston, MA
Boston Preservation Alliance 2020 Preservation Achievement Award
Preservation Massachusetts 2020 Mayor Thomas M. Menino Legacy Award

For more information about award-winning projects, please visit macrostiehistoric.com/credit-worthy-news.

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