



MacRostie Historic Advisors LLC

# The Historic Advisor

Summer 2021

## MacRostie 2.0

The future of MHA.

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New MHA Partners from top left to right: **Anna Mod**, **Kim Smith Barnett**, **John Cramer**, and **Richard Sidebottom**.



# | What We Are Working On



## American National Insurance Company (ANICO)

**Galveston, TX | Offices**

**ANICO** is seeking state tax credits to rehabilitate its corporate headquarters, a 1971 twenty-story reinforced concrete office tower. Situated in a monumental plaza, the New Formalist style building was designed by Houston architectural firm Neuhaus & Taylor with Ellisor Engineers, Inc. as consulting structural engineers.



## Bridgeview Bank

**Chicago, IL | Mixed-Use**

Opened in 1925 in Chicago's Uptown neighborhood, Bridgeview Bank was constructed as the headquarters for the Sheridan Trust and Savings Bank. **Cedar St. Companies** is rehabilitating this striking white terra cotta building with an ornate central banking hall for residential and commercial uses. MHA Chicago is providing federal historic tax credit consulting.



## Baptist Terrace Apartments

**Orlando, FL | Low-Income Senior Housing**

The 1970 14-story high-rise apartment is an International Style building designed by Broleman & Rapp as low-cost senior housing. The rehabilitation will continue the historic use of the building. MHA Charleston is working with developer **Orlando Neighborhood Improvement Corporation (ONIC)** to complete the federal historic tax credit application.



## East Boston Steam Sewerage Pumping Station

**East Boston, MA | Commercial**

This ca. 1915 East Boston relic will become a new food hall and office space. Its rehabilitation by **Cargo Ventures** will provide structural stabilization, upgraded systems, resiliency measures, and community access to the riverfront while retaining its historic Renaissance Revival exterior. MHA Boston is preparing the National Register nomination and consulting on federal and state HTC's.



## Whitefield Commons

**Arlington, VA | Affordable Housing**

This four-building garden apartment complex was completed in 1944 during Arlington's World War II housing boom. Designed in a Colonial Revival-style, the buildings are interconnected by pedestrian walkways that surround a hexagonal-shaped courtyard. Owner, **Wesley Housing**, will rehabilitate the property for continued affordable residential units. MHA is preparing the NR nomination and the tax credit applications.

## Completed Projects

April - June 2021

**1425 North Milwaukee Avenue** | Chicago, IL

**Judson Mill Lofts (Phase I)**  
Greenville, SC

**Millennium on LaSalle**  
Chicago, IL

**New Purington** | Augusta, ME

**Sonder at South Wabash**  
Chicago, IL



A photograph of three men standing in front of a red brick wall. The man on the left is bald, wearing a purple blazer over a light blue shirt. The man in the center has white hair, wearing a dark blue blazer over a white shirt. The man on the right has grey hair, wearing a light grey blazer over a light blue shirt. They are all smiling.

# MacRostie 2.0

The future of MHA.

MHA CEO and Partner Albert Rex with Senior Partner Bill MacRostie and Partner Allen Johnson.

MacRostie Historic Advisors is proud to announce the expansion of our leadership team with the naming of four new partners: **Kim Smith Barnett**, **John Cramer**, **Anna Mod**, and **Richard Sidebottom**. All four of our new partners have had the privilege of working closely with our founding Partner Bill MacRostie and Partner Allen Johnson, both of whom are preparing to retire. This moment of transition is an exhilarating one for MHA as we work together in the interest of our clients to chart the future of our firm.

Since its founding by Bill in 2003 in Washington D.C., MHA has experienced significant growth, expanding from one office and roughly twenty projects to seven offices across the country and more than 400 active projects. Albert Rex, our CEO, joined Bill on a consulting basis in 2005. In 2006, Allen joined the firm and opened the Chicago office. Excited about the firm's potential, Albert joined the firm full time in 2008, establishing the Boston office, and rounding out the leadership of the firm for years to come. A Charleston office was opened in 2012 and, looking to the future, Albert and Allen joined Bill as partners in 2014. From there, offices were added in San Jose, Houston, and New Orleans. Albert was named CEO three years ago.

Together with Albert, the new partners will provide the expertise, energy, and leadership to move the firm into its third decade. Poised for continued growth, MHA thanks all its many clients and industry

colleagues with whom it has worked closely over the years. Stay tuned!

## A little about our new partners ...

**Kim Smith Barnett** became the director of the Boston Office in 2018 after nearly two decades in Providence, Rhode Island. Kim brought with her a number of new clients to MHA and has overseen the fastest growing office over the last couple of years with MHA's expansion to Maine and increased opportunities throughout New England. Kim leads by example and has been a welcome addition to the firm.

**John Cramer** joined the firm as an associate in the Chicago office in 2013. An architect by training, John has proven himself time and time again working on some of the firm's larger projects and providing solid leadership in the Chicago office even before becoming its director in 2020. Over the last couple of years, John has proven he has the ability to lead with his management of the Chicago office.

**Richard Sidebottom** joined the firm in 2010 as an associate in the Boston office splitting his time between Boston and Charleston, SC. In 2012, Richard opened the Charleston office under Bill MacRostie in support of the many MHA projects in the Southeast, especially in North and South Carolina. Richard was named director of the office in 2016 and has become the face of MHA across the South.

**Anna Mod** was the obvious choice when MHA started looking for a director to open a Texas office four years ago. A native Houstonian, Anna is well known by developers and preservationists throughout the state. She has proven to be a great addition to the organization providing leadership beyond the Texas marketplace.

*Read more about our new partners on the next page.*

**Bill MacRostie** | "I am so thankful and gratified for the hard work and vision everyone at MHA has contributed to get our firm to this point. I'm especially grateful to Albert and Allen for their leadership over the years, and look forward to a great new chapter of the firm under Albert's guidance as CEO with the support of our new partners."

**Albert Rex** | "I am so pleased to have these four valuable colleagues join me as partners as we look to the future of our firm. Each of them brings something different to our leadership team that will make MHA an even stronger organization. In addition to being partners, I count them all as friends. I want to thank Bill and Allen for their guidance and leadership over the past seven years and for helping to make MHA 2.0 a reality."

# | Meet Our New Partners

## Anna Mod | Partner, MHA Houston and MHA New Orleans

Anna Mod leads our work in the Texas market. Previously the director of our Houston and New Orleans offices, Anna has over 20 years of experience as a historic preservation professional working with developers, non-profit, and public sector clients. She is a respected statewide leader, lecturer, author, and spokesperson for historic tax incentives and mid-century modern architecture. Her projects have won awards from ULI, AIA Houston, Preservation Houston, Preservation Texas, Docomomo/US, and from the National Trust for Historic Preservation.

She is a board member of Docomomo/US and a National Trust for Historic Preservation advisor and has served on the boards of the Architecture Center Houston Foundation (ArCH) of AIA Houston, The Heritage Society, and Texas Dance Hall Preservation and as a commissioner of the Houston Archaeological and Historical Commission. In addition to numerous nationwide speaking engagements, her publications include

*Houston Uncommon Modern*, *Building Modern Houston*, and a chapter of *Buildings of Texas, Vol. 1*, as well as articles for *Cite*, and *Texas Architect* magazines and the *Houston Chronicle*.

Anna holds a Bachelor of Arts in Art History and Latin American Studies from Tulane University in New Orleans, LA and a Master of Science in Historic Preservation from the University of Vermont in Burlington, VT.



## Kim Smith Barnett | Partner, MHA Boston

Kim Smith Barnett is an MHA partner, working as a part of our Boston office. Previously the director of our Boston office, Kim has more than 20 years of experience as a historic preservation professional including developing blighted historic properties, historic tax credit consulting, and acting as lender and equity partner in historic property developments. Kim specializes in historic tax credit consulting, historic real estate development finance, and non-profit finance. Her projects have won awards from Providence Preservation Society, RI Historical Preservation & Heritage Commission, and Preserve Rhode Island.

Kim began her professional career in Providence, Rhode Island's low-mod income historic districts. While at the West Broadway Neighborhood Association (WBNA), she created an action plan for neighborhood revitalization in the Armory Historic District. She also expanded a Local Historic District by adding over 500 properties

to the district. From 2002-2018, Kim was at Providence Revolving Fund (PRF) which acted as developer, lender, and historic tax credit consultant to over 300 properties primarily located in a two square mile radius. During her lengthy career there, she worked on more than 150 state and federal historic tax credit applications. She specialized in historic real estate finance, rehabilitating abandoned historic properties, and acting as real estate broker for the organization. Kim also was responsible for PRF's \$12.8 million capital pool, performing loan originations, underwriting, closings and servicing the loan portfolio.

Kim uses her skills in real estate finance and non-profit finance in several volunteer roles. She is a member of the Sterling, CT, Planning and Zoning Commission. She serves as treasurer for Pawtucket Central Falls Development Co. She is also a long-time member of Providence Preservation Society's (PPS) Finance Committee. Past roles include treasurer for the Housing Network of RI, PPS Trustee, and the WBNA Community Development Committee.

Kim holds a Bachelor of Science in Historic Preservation and Conservation from Roger Williams University in Bristol, RI and a Bachelor of Arts in Psychology and Philosophy from Rhode Island College, Providence, RI.



# | Meet Our New Partners

## John Cramer | Partner, MHA Chicago

John Cramer leads our work in the Midwest market. Previously the director of our Chicago office, John prepares federal historic tax credit applications, National Register nominations, landmark designation reports, and Section 106 reviews for building projects nationwide. John has fifteen years of experience working closely and effectively with building owners, developers, architects, contractors, and regulators on a variety of for-profit and non-profit preservation projects. Before joining MHA in 2013, John worked as a project manager for preservation architecture firms and advocacy organizations, and as an independent design and preservation consultant.

John has consulted on a variety of historic tax credit projects and historic design reviews, bringing his unique experience as an architectural designer to achieve creative and successful rehabilitation and adaptive reuse applications. John also regularly gives public tours at historic sites and talks on architecture and architectural history and has been a featured speaker at regional and national tax credit workshops and preservation conferences.

John is a LEED (Leadership in Energy and Environmental Design) Accredited Professional and is a member of the National Trust for Historic Preservation, the American Institute of Architects, Landmarks Illinois, and the Society of Architectural Historians. In 2018, the National Trust for Historic Preservation named John in the inaugural “40 Under 40: People Saving Places” honoring professionals making a significant impact in historic preservation and related fields.

John holds Bachelor and Master of Architecture degrees from Tulane University in New Orleans, LA, and a Master of Science in Historic Preservation from the Art Institute of Chicago. John also completed coursework in architectural design, history, planning, and sustainability at the Glasgow School of Art in Glasgow, Scotland.



## Richard Sidebottom | Partner, MHA Charleston

Richard Sidebottom leads our work in the Southeast market. Previously the director of our Charleston, SC office, Richard has over fifteen years of expertise with the federal and state historic tax credit programs. He has worked with clients on historic rehabilitation tax credit applications and National Register applications around the country, with a focus on states from Maryland to Mississippi.

In the Southeast, Richard provides consulting services for federal and state historic tax credit certification, the National Register of Historic Places, South Carolina Textile Community Tax Incentives, Section 106, and many local incentive and regulatory programs. He works with clients to identify creative solutions that address project needs and meet regulatory requirements for the historic tax credit programs. He maintains excellent working relationships with review staffs at the National Park Service and various State Historic Preservation Offices.

Since 2015, Richard has been an active member of our team advocating for retention of the federal historic tax credit program and establishment and retention of historic tax credit programs in Alabama, Florida, Tennessee, North Carolina, South Carolina, and Georgia.

Prior to joining the MHA Boston office in 2010, Richard ran a private historic preservation practice in South Carolina. He is also a former reviewer and supervisor of compliance, tax incentive, and outreach programs with the South Carolina State Historic Preservation Office.

Richard holds degrees in history and historic preservation from Emory University and the University of Virginia and is a former teacher of graduate and undergraduate historic preservation courses at Clemson University, the College of Charleston, and the University of South Carolina. He has served on the South Carolina National Register Review Board and is an active member and former board member of the Rotary Club of Charleston.



# | Team News



Senior Associate Rachel Firgens



Associate Kendra Waters



Associate Ryan Cameron



Associate Shannon Winterhalter



Associate Melissa Arrowsmith

## Rachel Firgens | Senior Associate, MHA Chicago

Congratulations to Rachel on her recent promotion to senior associate. Rachel joined MHA in our Chicago office in 2017, after working as an associate for Higgins Quasebarth & Partners in New York. Rachel will continue to oversee HPCA Parts 1, 2, and 3 for a variety of building types and reuses throughout the upper Midwest.

## Kendra Waters | Associate, MHA Charleston

Congratulations to Kendra on her recent promotion to associate in our Charleston office. Kendra joined MHA as an intern in the summer of 2017 and became a full-time junior associate in 2018. Kendra has worked with clients on all aspects of historic tax credit applications, National Register nominations, and local landmark designations, and she looks forward to continuing her work with MHA clients throughout the Southeast. She also serves on the ULI Carolinas Young Leaders Council.

## Ryan Cameron | Associate, MHA Boston

Congratulations to Ryan on his recent promotion to associate in our Boston office. Ryan joined MHA as a summer intern in 2017 and became a full-time junior associate in 2018. Ryan previously interned with a preservation architect in Los Angeles, conducting historic research and writing for local landmark designations. Ryan earned his Master of Arts in Historical and Sustainable Architecture from New York University in London, completing a thesis on low-impact performance venue adaptations using redundant heritage buildings.

## Shannon Winterhalter | Associate, MHA Chicago

Congratulations to MHA Associate Shannon Winterhalter on her recent Docomomo US 2021 National Symposium Scholarship. Aligning with the symposium's focus on modernist architecture, Shannon previously wrote her University of Georgia master's thesis on the documentation of Modern Movement architecture in Ghana. A new MHA associate based in Milwaukee, Wisconsin, Shannon brings her years of experience as an architectural historian and as a Wisconsin SHPO tax credit reviewer to MHA Chicago.

## Melissa Arrowsmith | Associate, MHA Chicago

MHA is also pleased to welcome another new member to our team, Melissa Arrowsmith, an associate working from Detroit, Michigan as a part of MHA Chicago. With a background in preservation, urban planning, and community development, and years of experience as a preservation consultant and specialist in Michigan, Melissa brings a wealth of knowledge and expertise to her role at MHA. Melissa earned her Master of Urban Planning from Wayne State University with a concentration in community development.

## Kelsey Dootson | Associate, MHA Washington, DC

Please join us in welcoming Kelsey Dootson as an associate in our Washington, DC office. Kelsey will work in conjunction with MHA Boston and MHA Charleston. Kelsey brings to MHA her knowledge and skills as an architectural historian and as a state and federal historic tax credit reviewer for the Missouri SHPO. We look forward to collaborating with her on Mid-Atlantic MHA projects.

## Erika Tarlin | Office Administrator, MHA Boston

Erika Tarlin has officially joined the MHA Boston team as Office Administrator. Erika has been working with the Boston office as an admin consultant since the summer of 2020. Erika comes with experience in the MA state historic tax credit process and is the "glue" of the Boston office, is a team player, and has played a valuable role in the success of the office. Welcome Erika!



# | Team News Continued

## Kendal Anderson | Junior Associate, MHA Boston

MHA is also pleased to welcome Kendal Anderson, a junior associate working from Maine as a part of MHA Boston. Kendal previously worked as an associate consultant for Sutherland Conservation & Consulting and as an architectural historian for Gray & Pape Heritage Management. A Maine Preservation Fellow, Kendal interned at Maine Preservation. Kendal was also an intern at the Maine Project for Fine Art Conservation, where she now serves on the Board of Directors.

## Mark McDonnell | Junior Associate, MHA Boston

Also joining the MHA Boston office is Junior Associate Mark McDonnell. Mark joins MHA with a Bachelor of Arts in History and a Master of Arts in Preservation Studies with a minor in Urban Planning, both from Boston University. Mark was an advocacy intern with Greater Portland Landmarks (Maine), helping create a historic homeowners' guide for climate change damage mitigation.

# | MHA Anniversary | MHA Chicago

Congratulations to MHA Chicago on its fifteenth anniversary! In 2006, Allen Johnson opened the Chicago office, working alongside MHA's Bill MacRostie and Jen Hembree in Washington, DC. Today, MHA Chicago boasts seven team members and has completed many award-winning projects including the Old Chicago Main Post Office, the Wrigley Building, Cook County Hospital, and the Rosenwald Apartments in Chicago as well as Milwaukee's Warner Grand Theater and multiple buildings in the Pabst Brewing Co complex. We are excited to see what the next fifteen years hold for MHA Chicago!



# | Coming Soon ...

We have something exciting in the works! Keep an eye out for our new website. Launching later this year, the site will be an excellent resource for anyone interested in historic building development nationwide. Find news and information on federal and state historic tax credit programs, new project profiles, team member biographies, office location information, and client testimonials.



# | HTC Watch

[MacRostieHistoric.com](https://MacRostieHistoric.com)

**Minnesota** | The Minnesota legislature has approved a one-year extension of the state's Historic Structure Rehabilitation Tax Credit, now set to expire on June 30, 2022. To ensure a project receives the required Allocation Certificate by the 2022 deadline, the MN SHPO recommends submitting a Part 1 as soon as possible and a Part 2 no later than November 27, 2021. MHA can assist new applicants seeking a Minnesota State Allocation Certification for their projects.

**West Virginia** | West Virginia's 25% state HTC is now permanent. With the ability to stack the state credit on top of the 20% federal credit, project partners can generate the equity needed to fund West Virginia developments and spur economic development.

**Rhode Island** | After many years without replenishment, the Rhode Island HTC program has received \$20 million in new funds as a part of the state's fiscal 2022 budget. Since RI's HTC inception, it has pumped nearly \$2 billion of private investment into the state's economy, revitalized 326 historic buildings, and provided more than 6,000 units of affordable housing.

# Project Honors

April - July 2021



3201 Allen Parkway | Photo courtesy Radom Capital.



Bradley Symphony Center (Warner Grand Theatre)  
Photo courtesy Milwaukee Symphony Orchestra.



Garver Feed Mill © The Kubala Washatko Architects



Harrison Square (Old Cook County Hospital)  
Photo courtesy Harrison Square, MRES, Walsh, & MBRE.

- **288 King Street** Blas-Milani Real-Estate Holdings | Charleston, SC  
*Preservation South Carolina, SC Department of Archives and History (SC SHPO), and the Office of the Governor* | 2021 SC Historic Preservation Honor Award
- **3201 Allen Parkway** Radom Capital | Houston, TX  
*Houston Business Journal (HBJ)* | 2021 Landmark Award
- **Bradley Symphony Center** MSO | Milwaukee, WI  
*City of Milwaukee* | 2021 Mayor's Design Award
- **Garver Feed Mill** Baum Revision LLC | Madison, WI  
*InBusiness Magazine Madison* | 2021 Commercial Development Award – Best New Development or Renovation – Restaurant or Bar – Garver Lounge
- **Lathrop** Lathrop Community Partners | Chicago, IL  
*Local Initiatives Support Corporation (LISC) Chicago* | 2021 Chicago Neighborhood Development Award (CNDA) - Second Place: The Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design
- **Cook County Hospital** Civic Health Development Group | Chicago, IL  
*Novogradac Journal of Tax Credits* | 2021 Novoco Award - HTC Non- Residential Development that Overcame Significant Obstacles
- **St. James 1868** Kate Crowle | Milwaukee, WI  
*Milwaukee Business Journal* | 2021 Real Estate Award – Best Renovation – Retail/Hospitality
- **The Miriam Apartments** Mercy Housing Lakefront | Chicago, IL  
*Local Initiatives Support Corporation (LISC) Chicago* | 2021 Chicago Neighborhood Development Award (CNDA) - The Polk Bros. Foundation Affordable Rental Housing Preservation Award: Mercy Housing Lakefront
- **The Tyler** Winn Development | New Haven, CT  
*Novogradac Journal of Tax Credits* | 2021 Novoco Award - HTC Residential Development that Best Exemplifies Major Community Impact  
*Preservation Connecticut* | 2021 Connecticut Preservation Merit Award
- **TWA Hotel** MCR/Morse Development | Queens, NY  
*AIA* | 2021 AIA Award – Architecture
- **Vandalia Towers** Baum Revision | St. Paul, MN  
*REJournal Minnesota Real Estate Journal (MREJ)* | 2021 Real Estate Award for Redevelopment - Mixed-Use / Office



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