

BEFORE





GAR Building

1942 West Grand River Avenue, Detroit

COMPLETED 2015

Project overview

NewGAR LLC was awarded a \$660,000 performance-based economic assistance in the form of collateral support to historically renovate the Grand Army of the Republic (GAR) building located at 1942 West Grand River Avenue in Detroit. The GAR Building was originally constructed for the Civil War veterans of Detroit. This project historically redeveloped the significant building in downtown Detroit that had been vacant for 30 years. The GAR building has a unique triangular shape and is called “the castle” because of its Richardson Romanesque style that includes two full height turrets. The building includes ground floor restaurants, upper floor offices, and a museum tribute to the Civil War veterans that constructed the building. The top two floors are owner-occupied by a media company, Mindfield, that has been in downtown Detroit since 2000.

The development team also leveraged federal historic tax credits to accurately recreate the original look and materials (sandstone and limestone) of the GAR. NewGAR LLC pursued traditional financing to complete the interior of the building including new mechanicals and restoring the 1899 elevator. City of Detroit also supported this project through an obsolete property rehabilitation abatement.

MEDC investment: \$660,000 Community Revitalization Program performance-based economic assistance in the form of collateral support

Private investment: \$4.4 million

Local investment: \$876,000 in Obsolete Property Rehabilitation Abatement

Jobs created: 96