

GORMAN & COMPANY, INC.

HISTORIC RENOVATION

Examples of Gorman & Co.'s Historic Adaptive Reuse Develop-

Revitalizing Communities and Building Neighborhoods Since 1984



Historic 5th Ward Lofts—Gorman & Company converted an historic warehouse, located on the industrial edge of a city's downtown, into a 98-unit loft apartment development. The project is notable, in part, for having active commuter train tracks running along two sides of the building. The development has three internal courtyards and a wide array of community amenities. The pioneering development was the first residential project in the area, and has been credited by the city with inspiring an explosion of residential, restaurant and retail development.



The Majestic—Gorman & Company converted a 14-story historic building, that formerly housed a 2,300 seat vaudeville theater, into 135 loft apartments. The classic terra-cotta building, constructed in 1908, now serves as vitally-needed, downtown workforce housing. The building is connected to an urban skywalk system that allows residents to walk indoors to more than 15,000 jobs. The mix of uses in the envelope of the building include a pharmacy and several shops connected to a major downtown shopping mall. Amenities in the development include a theater, indoor basketball court and putting green.



Belle Harbor combines the historic renovation of a significant downtown commercial building, together with a newly-constructed building featuring a variety of urban loft designs. The 74-unit, mixed-income development sits prominently at the gateway to a revitalizing downtown.



Kunzelmann-Esser Lofts—At the request of the city's mayor, Gorman & Company converted a very well-known historic department store into a mixed-use development featuring 67 live-work artist lofts and 11,000 square feet of retail space. This "live-work" rental community is designed specifically for working artists. It allows working artists to create, display, and sell their work in the same building in which they live. The building features several galleries and a wide range of amenities including: kilns; potters wheels; darkroom; computer center; and woodworking room.

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Quisling Terrace—Gorman & Company converted an “art modern” designed, historic building in the downtown of a state capital into mixed-income, workforce housing. Originally designed as a medical clinic, the 60-unit development now serves the downtown workforce and attracts government workers and university employees.



Mitchell Wagon Factory Lofts—Gorman & Company converted a 250,000 square foot historic building, part of a former wagon factory and automobile plant, into 100 spacious artist lofts. This “live-work” rental community is designed specifically for working artists. The building features several galleries and a wide range of amenities including: a painting studio; kiln; potters wheels; darkroom; computer center; woodworking room; and a theater. The development has been featured in the New York Times and plays a major role in a city’s plans for a downtown arts district.



Historic Lofts on Kilbourn—An abandoned, historic hospital stood as a symbol of urban decline immediately west of the city’s downtown. Gorman & Company worked with the city, and a major private university located near the abandoned facility, to redevelop the hospital into 99 urban loft apartments. The development now serves as housing for the downtown workforce, the university’s staff, and students.



Knitting Factory Lofts—Gorman & Company converted a historic Knitting Factory, overlooking the large industrial heart of a city, into a 100 mixed income, loft apartments. The project is notable, in part, for overlooking the largest recycling center east of the Mississippi, where cars are crushed 24 hours a day. The development also overlooks a large park containing the region’s largest botanical gardens and is located in a challenged, emerging neighborhood.

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The Garton Toy Factory—Gorman & Company converted an historic industrial building, a former toy factory that produced pedal cars such as the 1960s classic “kiddielac,” into 72 loft apartment units. This mixed-income development helped spur the expansion of a reborn city’s downtown. Toys produced at the factory are displayed in the many common areas and hallways of the development.



Moline High School Lofts—As part of a downtown revitalization process, Gorman & Company teamed with the city to renovate the historic Moline High School. The result is a 60-unit, mixed income, loft apartment development designed to bring the region’s artistic community and “creative class” to live downtown. The building features a residents’ art gallery and a wide range of amenities including: a kiln; potter’s wheels; darkroom; computer center; woodworking room; and a theater.



Dr. Wesley L. Scott Senior Living Community—Working in a joint venture with the Urban League, Gorman & Company developed an 80-unit senior living community consisting of the renovation of an historic business college building and newly constructed apartment units. During construction over half of the construction contracts were awarded to minority-owned businesses. This significant development is seen by many as a sign of hope in a very challenged neighborhood.



Seminary Park Apartments—Working with a small community to preserve three historic seminary buildings, Gorman & Company converted a religious campus into 24 spacious, affordable apartments.



The Baker Block—The Baker Block is a conversion of a mixed-use, historic commercial building into 20 affordable, Victorian-style apartments. While a small development, its prominent location at a downtown intersection sends an important message about the community’s commitment to historic preservation.

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Blue Ribbon Loft Apartments- Gorman & Company converted the former Keg House of the Pabst Brewery into a 95-unit loft style apartment community. Blue Ribbon Lofts is the lead project in the redevelopment of the Pabst Brewery site, a property rich in local history, that includes 26 buildings over 20 acres of land. The development serves local artists, entrepreneurs and other members of the “creative class” with live-work units and through a variety of amenities. Residents enjoy a music studio, artists’ workspaces and galleries, a fully equipped business center and conference rooms, a theater/presentation space and a fitness center.



Historic Gund Brewery Lofts- The adaptive reuse of the historic Gund Brewery has restored a community landmark, created highly desired workforce housing, and brought millions of dollars in investment to an area that the City of La Crosse is targeting for redevelopment. Located just south of La Crosse’s downtown, Historic Gund Brewery Lofts are adjacent to Gundersen Lutheran Medical Center, La Crosse’s largest employer. By teaming up with Gundersen Lutheran Medical Center and the City of La Crosse, Gorman has been able to create 85 units of workforce housing that serves employees of Gundersen and other nearby employers including the University of Wisconsin – La Crosse, Viterbo College and Franciscan-Skemp.



Red Brick School- When in need of a larger corporate office, Gorman & Company chose to renovate an abandoned former high school in partnership with the Village and the School District. The Red Brick School, originally built in 1922, was transformed into a comfortable, fun and innovative office space used to attract and retain the best and brightest employees. Gorman and Company salvaged many of the building’s components and incorporated them into the office, including wood doors and trim, Terrazzo and wood flooring, built-in cabinets, blackboards and original skylights. A true blend of the old and new, employee amenities include the renovated basketball court, a 1950s-style diner that serves as a break room and a fitness room

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