

Federal Tax Incentives for Rehabilitating Historic Buildings



2013 California Certified Tax Projects
California Office of Historic Preservation





Boyle Hotel, 530 South Boyle Avenue Los Angeles, Los Angeles County

This project rehabilitated a former hotel built in 1889 into housing and included a 31,000 SF addition. The cost attributed solely to the rehabilitation of the 25,406 SF historic building was \$7,600,000.



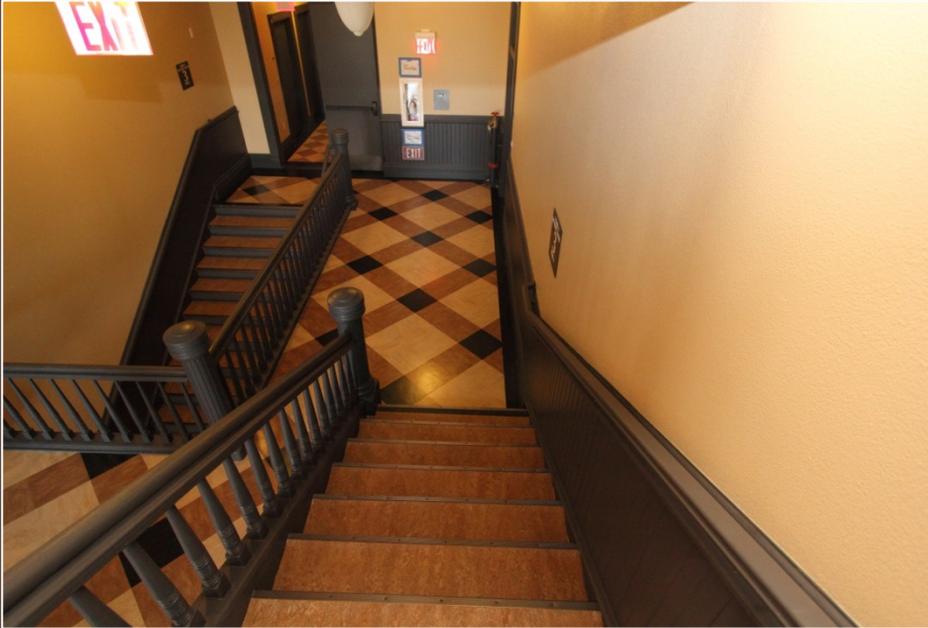
Boyle Hotel



Boyle Hotel



Boyle Hotel



Boyle Hotel



Boyle Hotel



Central YMCA, San Francisco San Francisco County

The Central YMCA, constructed in 1909, is an affordable housing project incorporating city services and the existing gymnasium and theater. Costs attributed solely to the 152,320 SF building rehabilitation were \$57,000,000.



After



Before

Central YMCA



After

Before

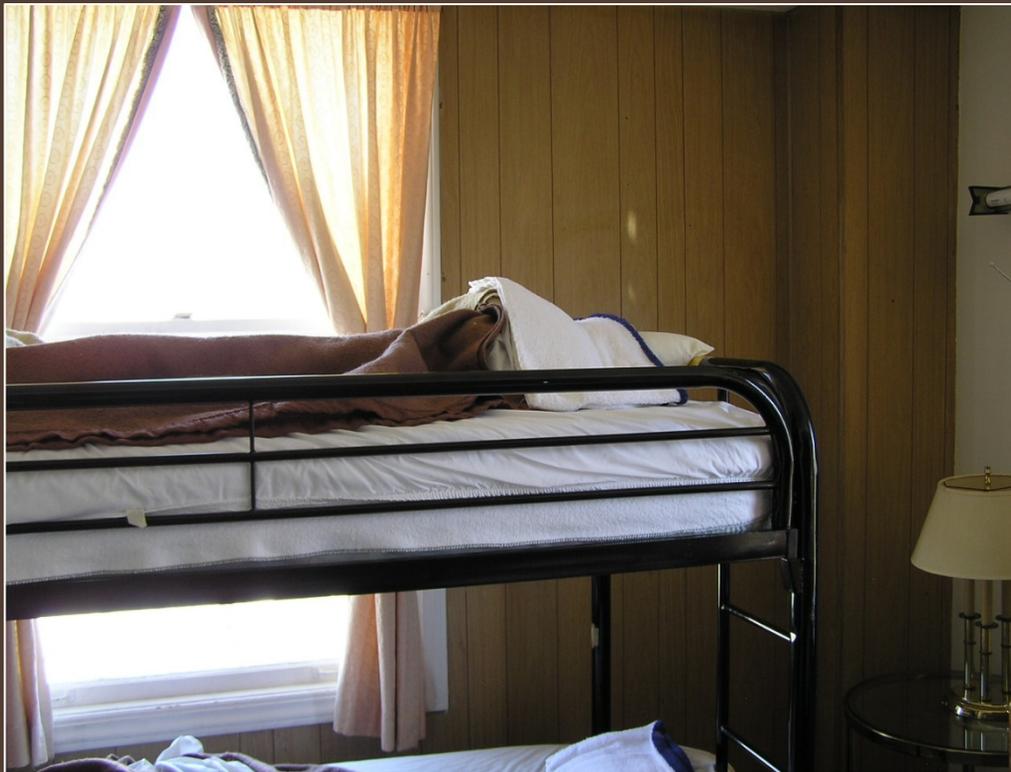
Central YMCA



Central YMCA



After



Before

Central YMCA



Central YMCA



After



Before

Central YMCA



East Bay Water Company, , Oakland, Alameda County

The rehabilitation of the 1919 East Bay Water Company Building continued its use as an office building and expanded it to include assembly. Costs attributed solely to the rehabilitation of the 33,196 SF building were \$6,482,090.



East Bay Water Company



East Bay Water Company



East Bay Water Company



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East Bay Water Company



First National Bank of Oakdale, Oakdale, Stanislaus County

The rehabilitation of the 1909 First National Bank of Oakdale continued its use as a bank, preserving most of the building's original character and the character of downtown Oakdale. Costs attributed solely to the rehabilitation of the 11,140 SF building were \$2,425,000.



First National Bank of Oakdale



First National Bank of Oakdale



After



Before

First National Bank of Oakdale

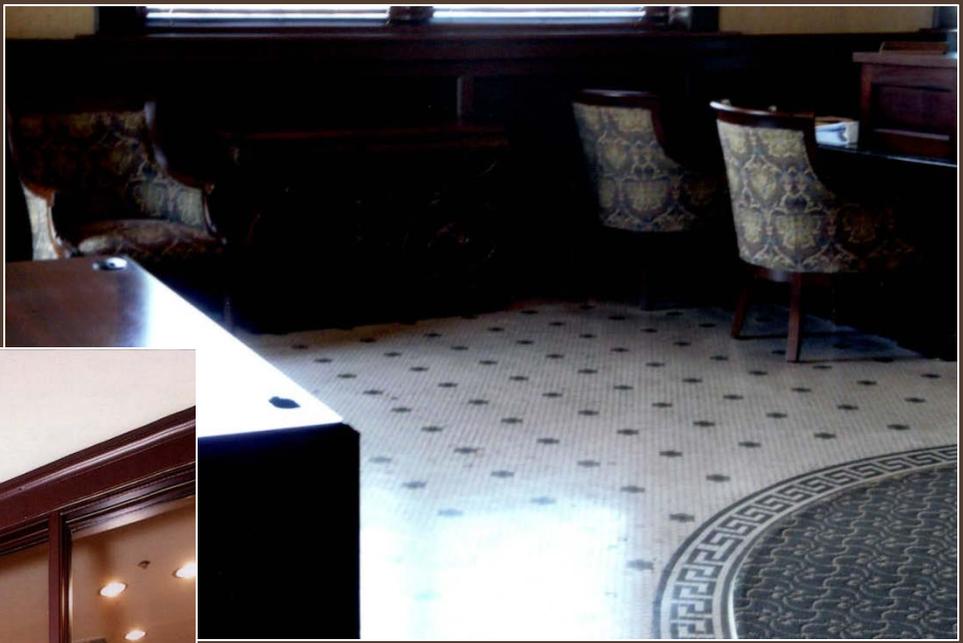


After



Before

First National Bank of Oakdale

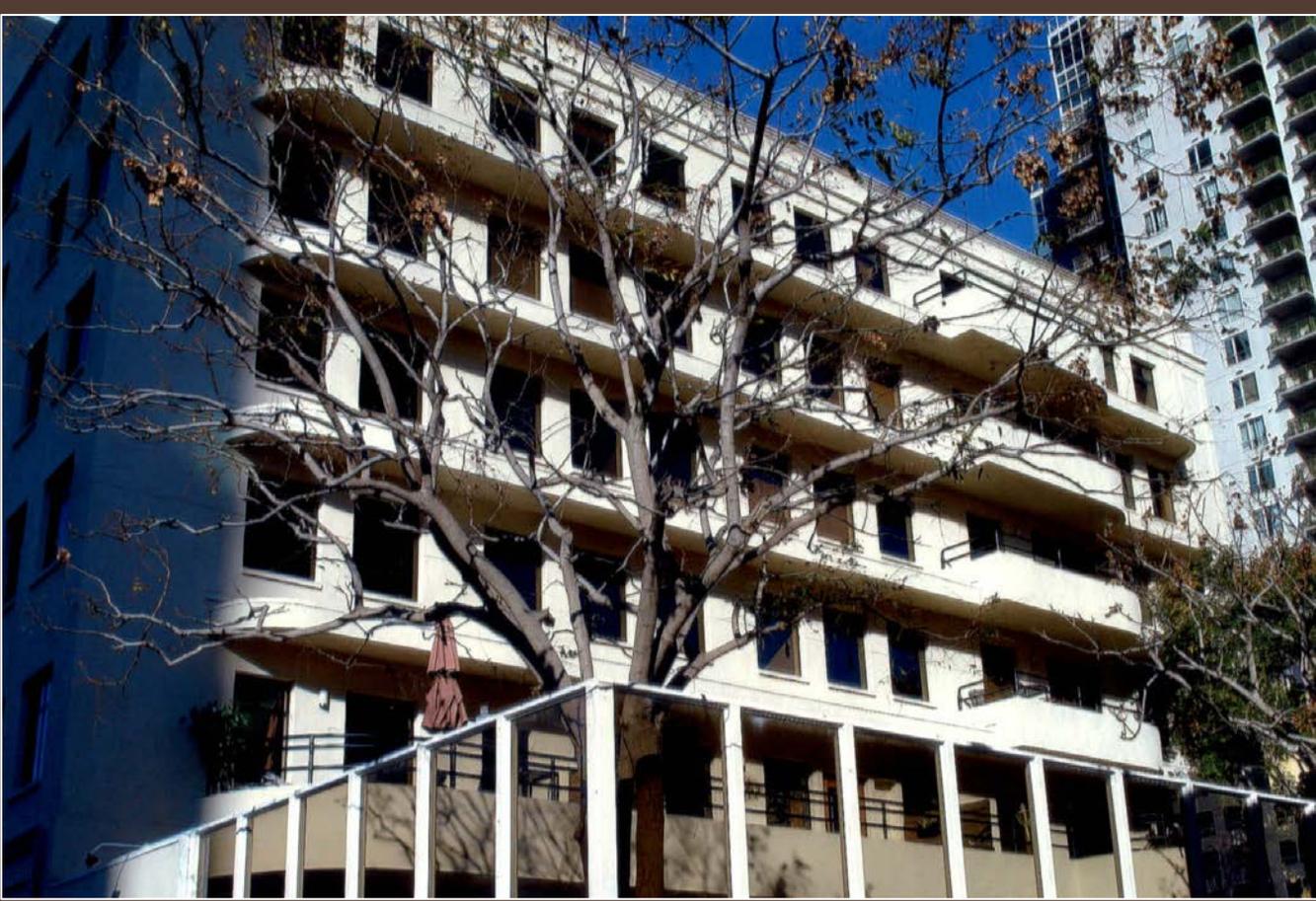


First National Bank of Oakdale



McClintock Storage Warehouse, San Diego, San Diego County

The McClintock Storage Warehouse, built in 1925, was the object of a previous tax credit rehabilitation in 1983. This rehabilitation changed its use from retail/office to retail/housing. Costs attributed solely to the rehabilitation of the 65,155 SF building were \$4,365,521.



McClintock Storage Warehouse



McClintock Storage Warehouse



McClintock Storage Warehouse



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McClintock Storage Warehouse



McClintock Storage Warehouse



Barracks 14, 15, 16, and 17, Naval Training Center, San Diego, San Diego County

The Barracks , originally constructed in 1923, were part of the Bachelor Enlisted Quarters at the historic Naval Training Center and are part of the overall rehabilitation of buildings on the campus. Costs attributed solely to the rehabilitation of the 41,928 SF buildings total were \$10,228, 481.



Barracks 14, 15, 16 and 17



Barracks 14, 15, 16 and 17



Barracks 14, 15, 16 and 17



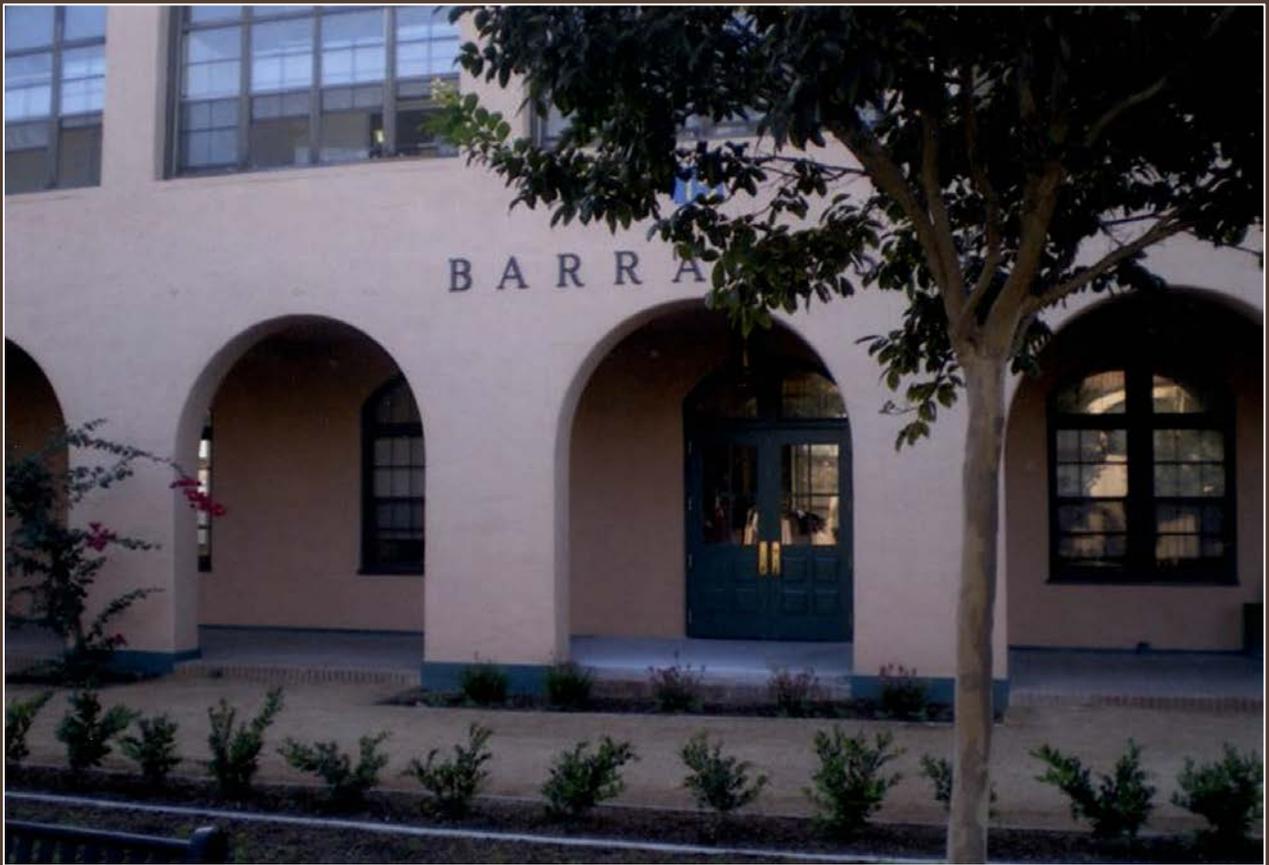
Barracks 14, 15, 16 and 17



Barracks 14, 15, 16 and 17



Barracks 14, 15, 16 and 17



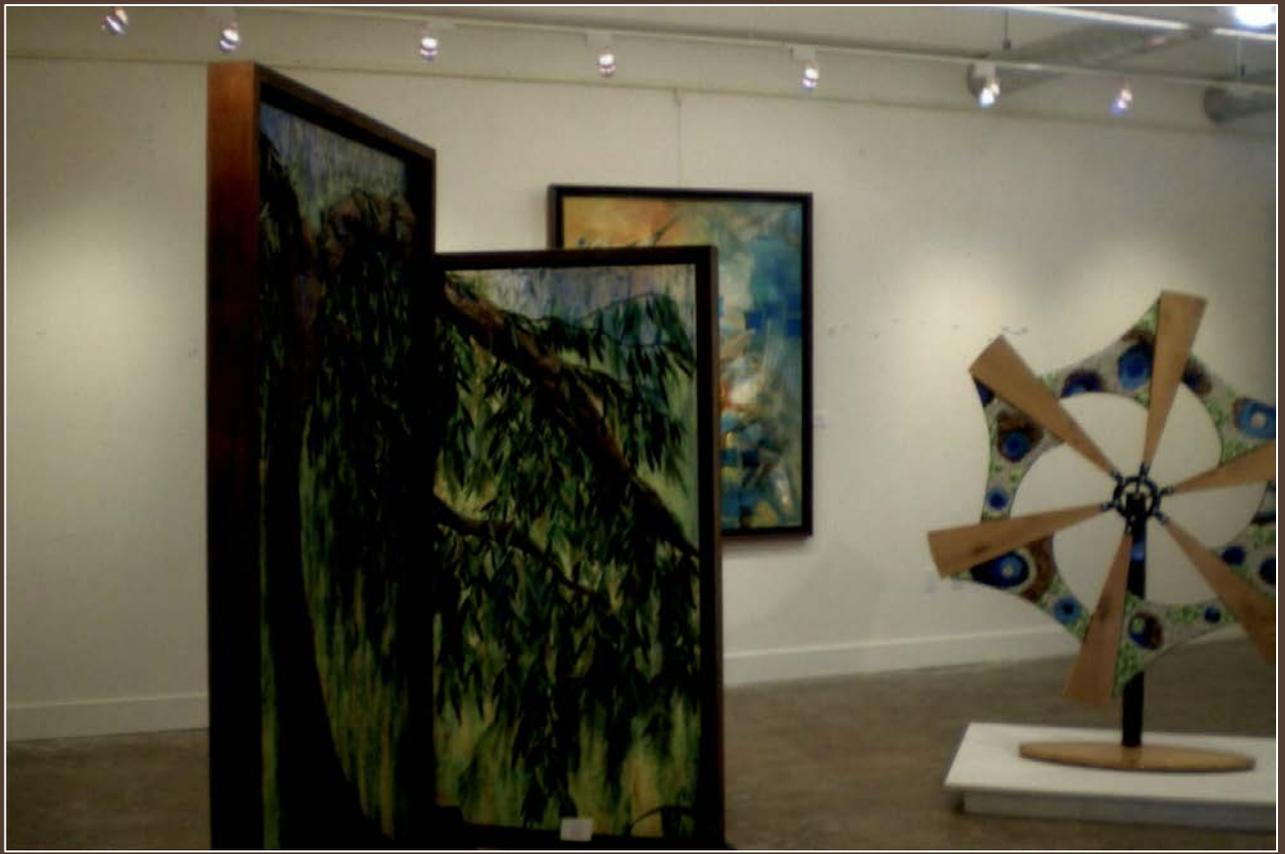
Barracks 14, 15, 16 and 17



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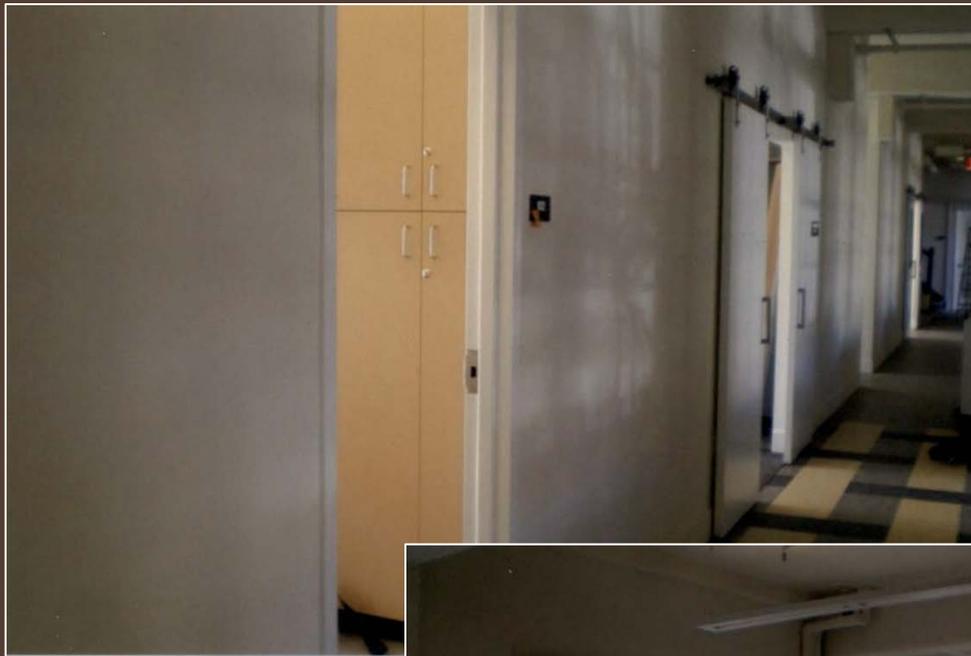


Barracks 26, Naval Training Center, San Diego, San Diego County

Work on this former 1923 barracks included removal of non-contributing additions added over time, and new tenant office space with a modern mechanical system was added, while respecting the character and integrity of the original building. Costs attributed solely to the rehabilitation of the 10,482 SF building were \$2,074,241.



Barracks 26

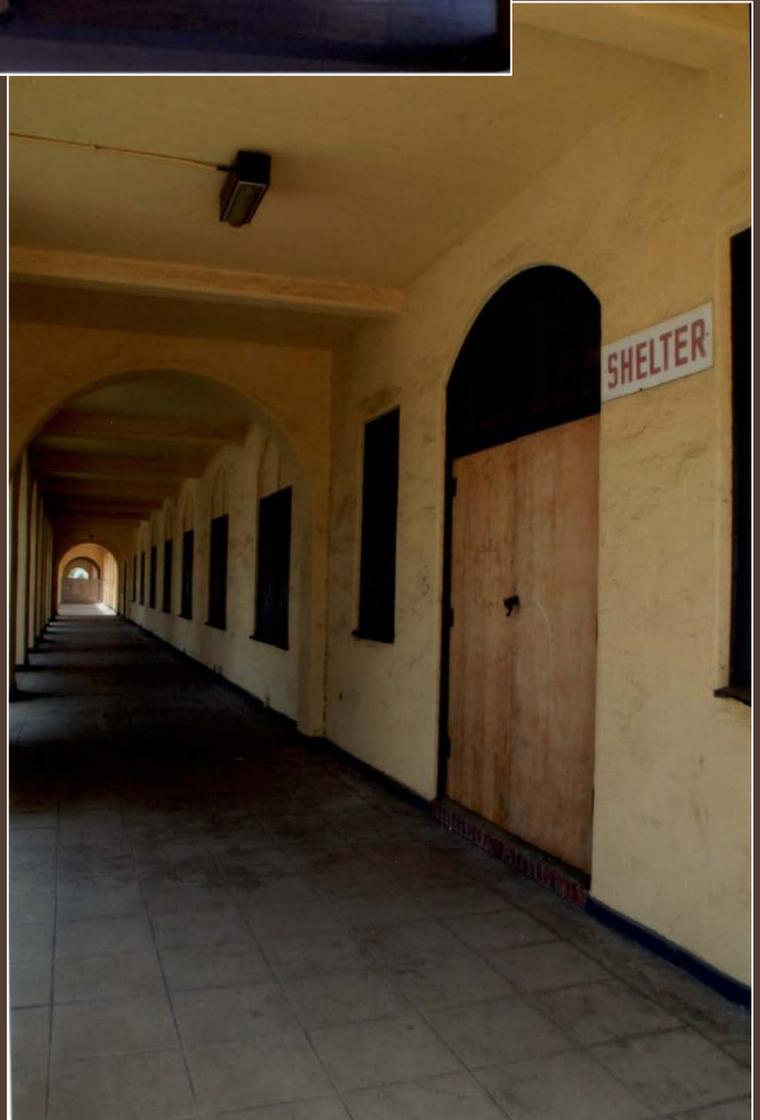


Barracks 26

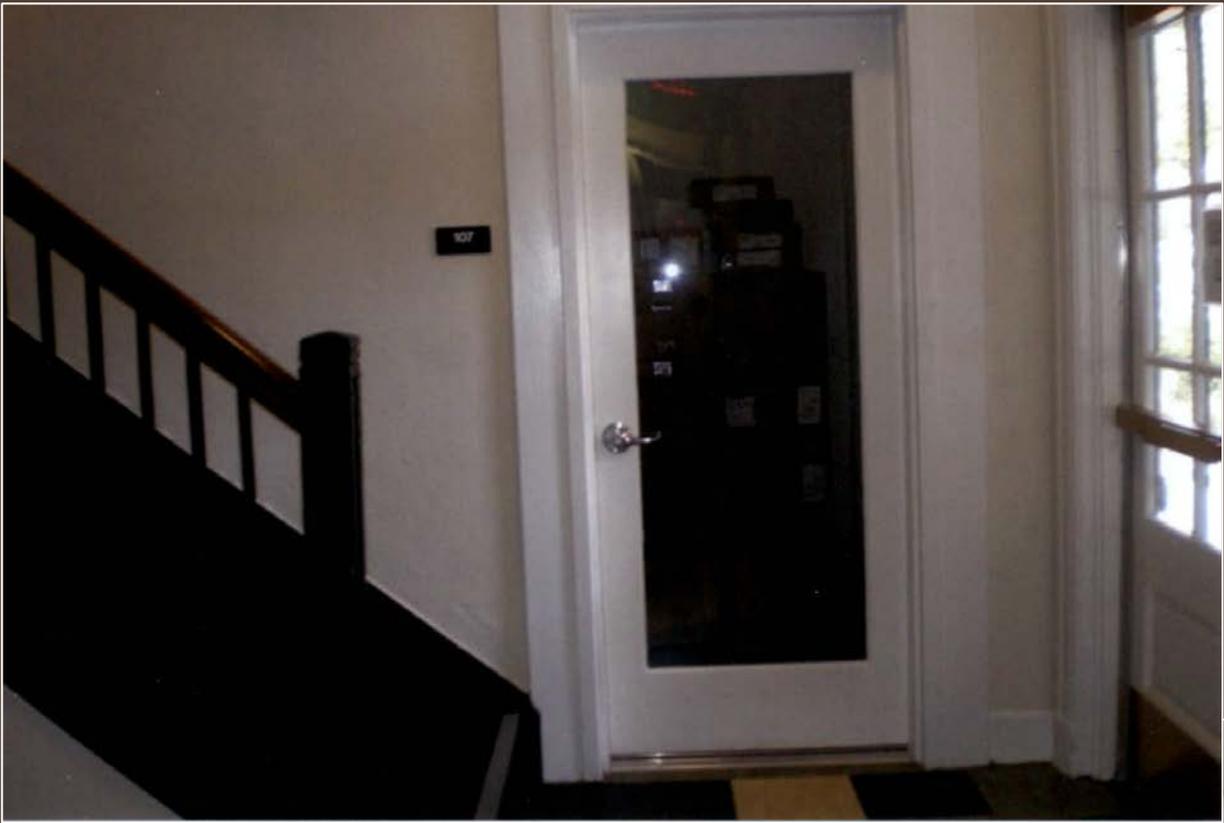
After



Before



Barracks 26



After



Before

Barracks 26



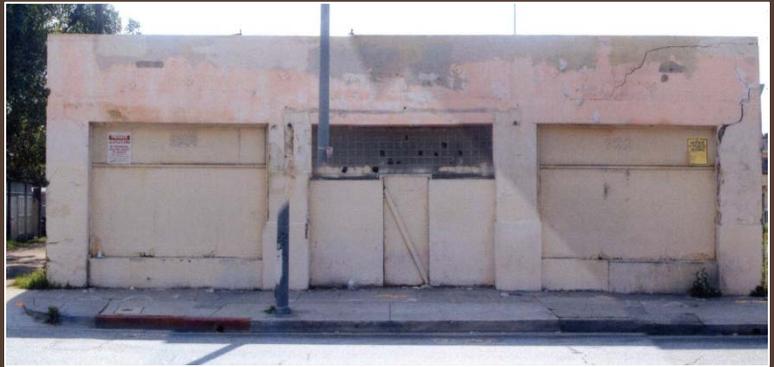
Barracks 26



Barracks 26

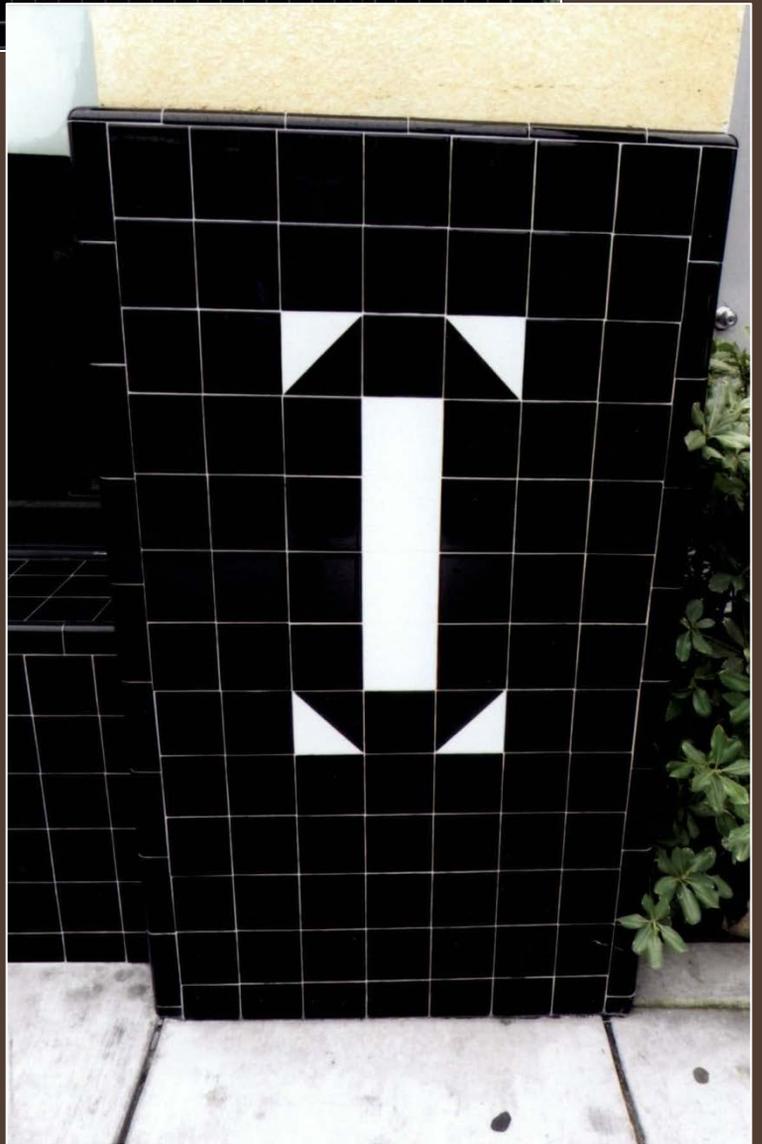


Barracks 26



Nolte Garage

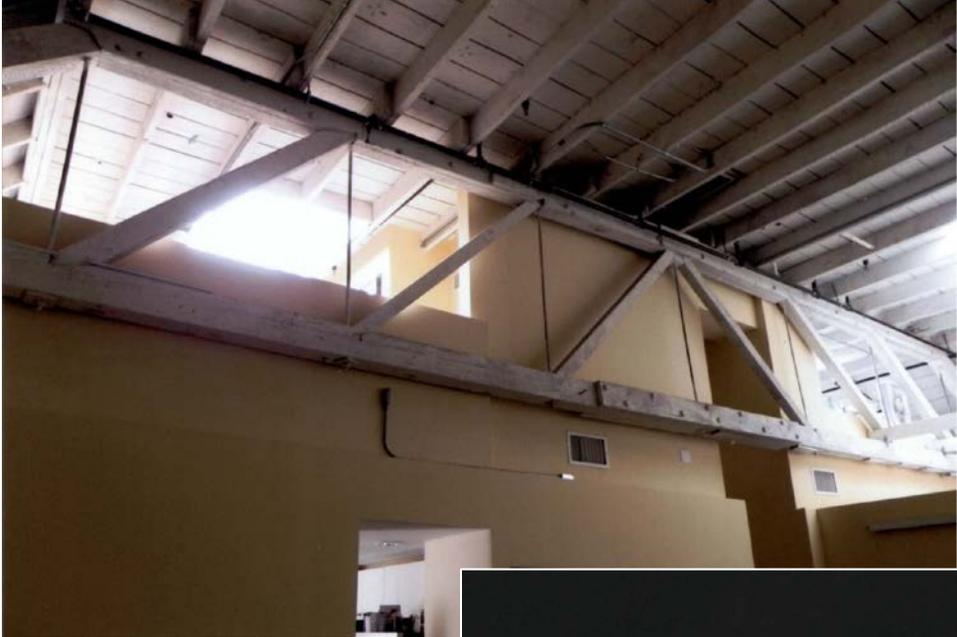
This rehabilitation added 2,227 square feet to turn the former industrial garage constructed in 1921 into housing. Cost attributed solely to the rehabilitation of the 8,377 SF building were \$1,697,272.



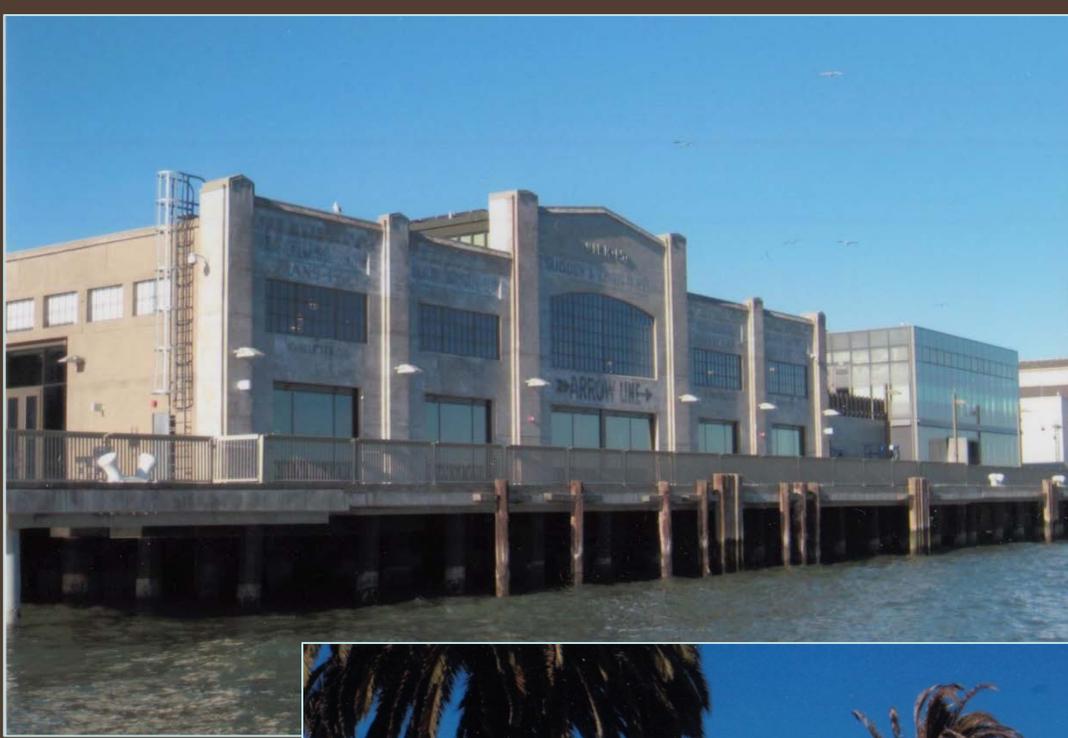
Nolte Garage



Nolte Garage



Nolte Garage



Pier 15, San Francisco, San Francisco County

This industrial pier, built in 1931, was adaptively reused to house San Francisco's Exploratorium. Cost attributed solely to the rehabilitation of the 326,000 SF building were \$180,170,000.



Pier 15



Pier 15



Pier 15



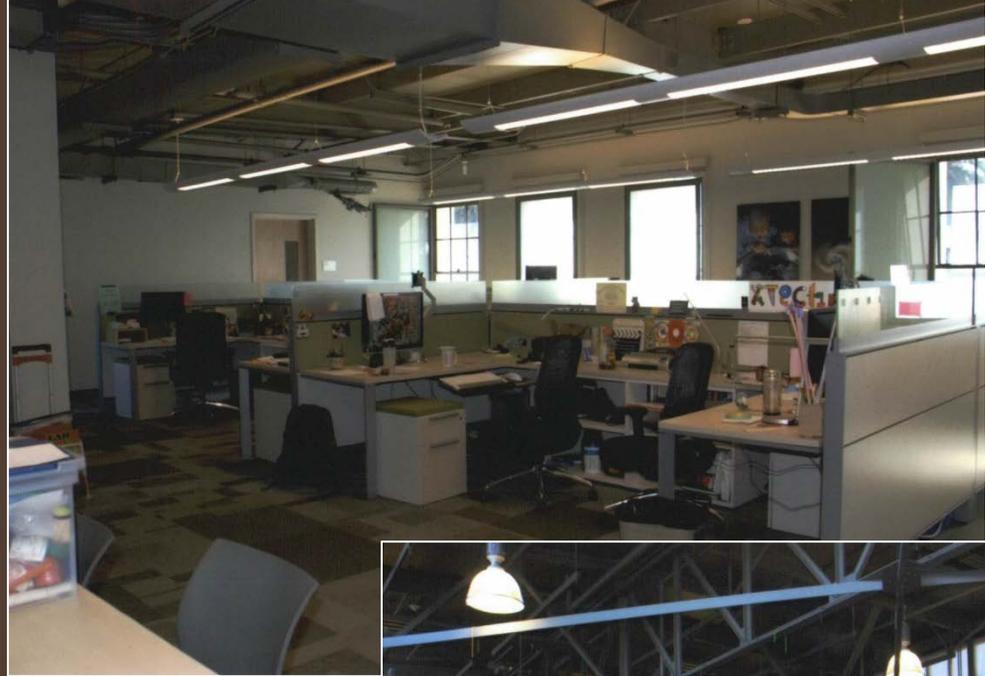
Pier 15



Pier 15



Pier 15



Pier 15

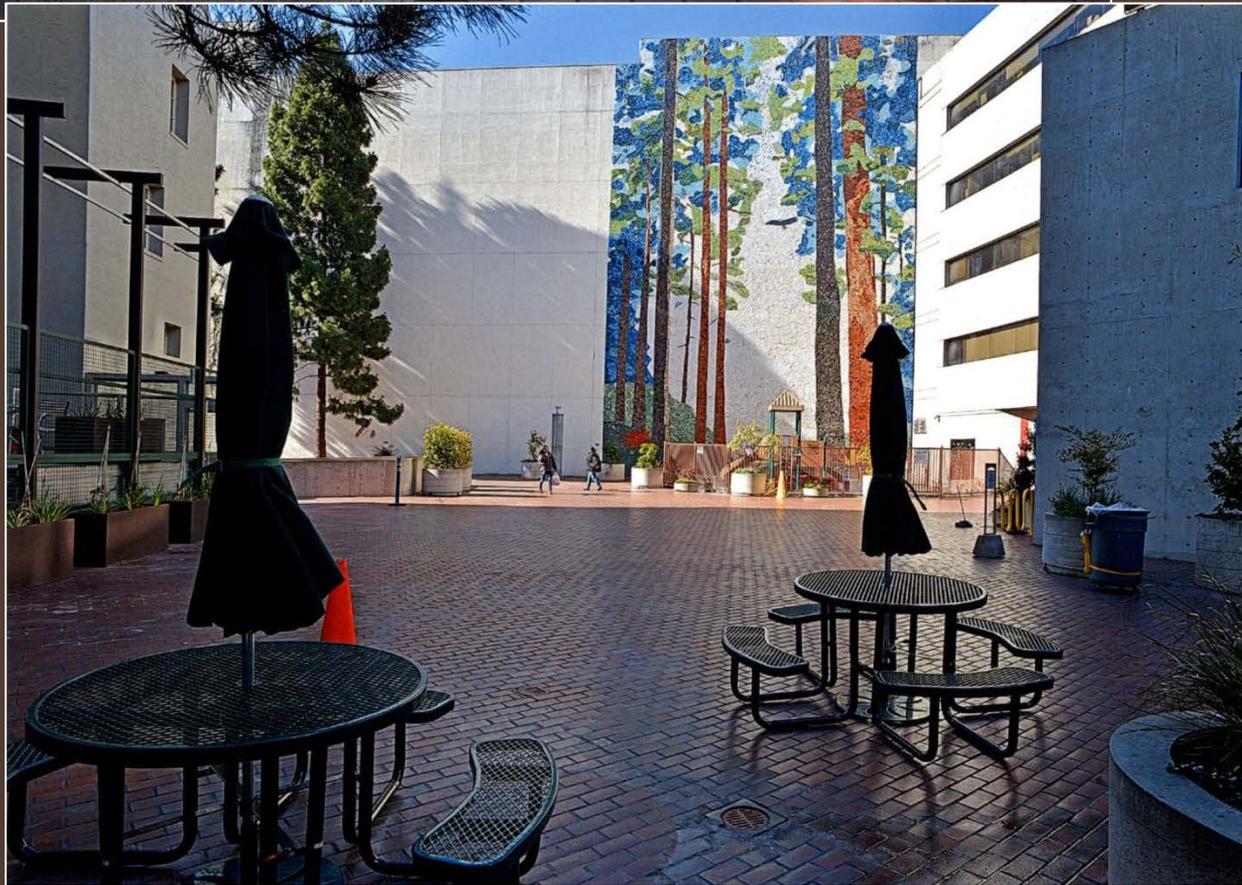
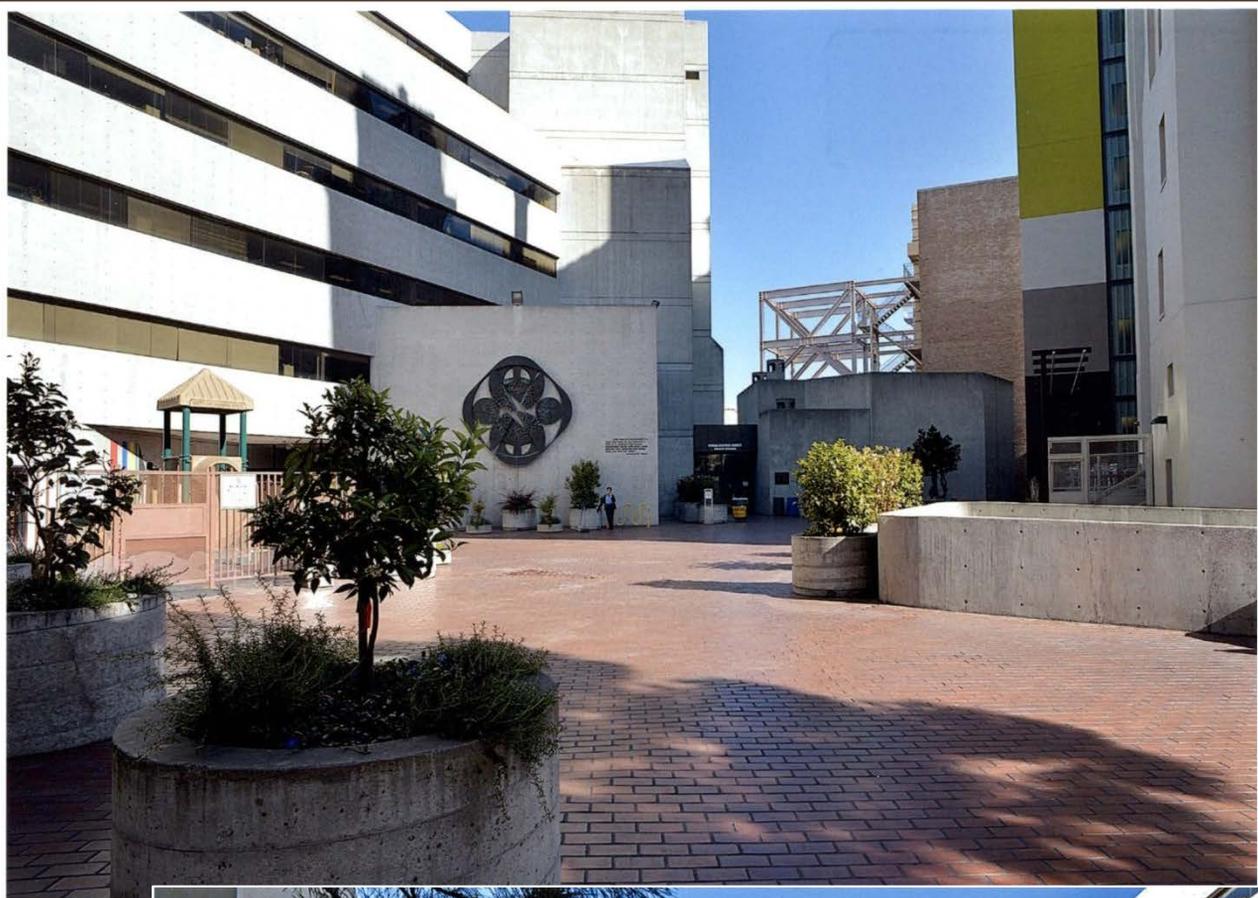


Veterans Commons, San Francisco, San Francisco County

Originally built as a Juvenile Court and Detention home in 1916, it has since been used as storage and a homeless shelter before being renovated into low income housing. Cost attributed solely to the rehabilitation of the 42,828 SF building were \$27,102,694



Veterans Commons



Veterans Commons



Veterans Commons



Veterans Commons



Veterans Commons