

Federal Tax Incentives for Rehabilitating Historic Buildings



2014 California Certified Tax Projects
California Office of Historic Preservation



Architectural Review Unit

Cover Photographs:

First Row Left: Wallis Annenberg Center for Performing Arts, San Diego. Photograph: Historic Resources Group

First Row Right: Charles Krug Winery, St Helena. Photograph: Architectural Resources Group

Second Row Left: California Hotel, Oakland. Photograph: Gelfand Partners

Second Row Center: San Diego Athletic Club, San Diego. Photograph: Marie Burke Lia

Second Row Right: Mom and Pops Saloon, San Juan Bautista. Photograph: Gregory McCandless

Third Row Left: Detail, St. Joseph Complex Front Door, Oakland. Photograph: Knapp Architects

Third Row Second from Left: Mutual Savings Building, San Francisco. Photograph: Page & Turnbull

Third Row Second from Right: Detail, Building 1 Arcade, Naval Training Center, San Diego. Photograph: Garrick Oliver, obr

Third Row Right: Detail, Old Masonic Temple Front Door, Vallejo. Photograph: Galvin Preservation Associates

Fourth Row: The Forum, Inglewood. Photograph: Historic Resources Group

TAX INCENTIVE PROJECTS FY 2014

COMPLETED REVIEWS OF PROJECT APPLICATIONS

Projects completed by the Office of Historic Preservation

	FY14	FY13	FY12	FY11	FY10	FY09	FY08
Completed Part 1 Applications	7	16	17	13	21	23	18
Completed Part 2 Applications	7	14	30	16	14	24	22
Completed Part 2 Amendment Applications	25	45	64	80	71	62	69
Completed Part 3 Applications	15	10	8	15	16	31	10
Total Completed Project Reviews	54	85	119	124	122	140	119
Represented Counties	11	10	12	11	15	13	15

COUNTIES WITH MAJORITY OF APPLICATIONS

- Alameda 06 Projects
- Los Angeles 28 Projects
- San Francisco 11 Projects

California Office of Historic Preservation Certified Tax Projects – 2014 (Federal Fiscal Year)

(11 Projects for a total of \$259,691,301 in Rehabilitation Costs)	
Project:	California Hotel
Location:	3501 San Pablo Avenue, Oakland, Alameda County 94608
Owner:	Jeremy Jiu, California Hotel Oakland, LP
Use:	Low-moderate Income Apartments/Retail
Certified:	3/21/14
Floor Area:	66,065 SF
Rehab Costs:	\$3,400,000 (certified rehabilitation expenses)
Project: St. Joseph's Complex	
Location:	2647 International Blvd., Oakland, Alameda County 94601
Owner:	Andy Madeira, Bridge Housing Corporation
Use:	Low-moderate Income Apartments
Certified:	3/7/14
Floor Area:	214,437 SF (includes new construction)
Rehab Costs:	\$29,680,000
Project: The Forum	
Location:	3900 W. Manchester Blvd., Inglewood, Los Angeles County 90305
Owner:	Melissa Ormond, MSG Forum, LLC
Use:	Entertainment Venue
Certified:	9/24/14 (date of listing in NR after P3 approval of project)
Floor Area:	346,000 SF
Rehab Costs:	\$78,723,091
Project: Wallis Annenberg Center for the Performing Arts	
Location:	470 N. Canon Dr., Beverly Hills, Los Angeles County 90210
Owner:	Lou Moore, Wallis Annenberg Center for the Performing Arts
Use:	Performing Arts Center
Certified:	7/28/14
Floor Area:	64,089 SF (with new construction)
Rehab Costs:	\$34,832,104
Project: Charles Krug Winery	
Location:	2800 Main St., St. Helena Hwy., St. Helena, Napa County 94574
Owner:	Peter Mondavi, C. Mondavi and Sons/Charles Krug Winery
Use:	Winery Storage and Special Events Venue
Certified:	9/11/14
Floor Area:	54,010 SF
Rehab Costs:	\$7,200,000

Project:	Mom and Pops Saloon
Location:	205 Third St., San Juan Bautista, San Benito County 95040
Owner:	Gregory McCandless, Gavilan Investments, LLC
Use:	Saloon
Certified:	11/8/13
Floor Area:	1,407 SF
Rehab Costs:	\$126,000
Project:	Building 1, Naval Training Station
Location:	2816 Historic Decatur Rd., San Diego, San Diego County 92106
Owner:	Joe Haeussler, McMillin Commercial
Use:	Retail and Commercial
Certified:	11/22/13
Floor Area:	65,000 SF
Rehab Costs:	\$8,239,120
Project:	San Diego Athletic Club
Location:	1250 Sixth Ave., San Diego, San Diego County 92101
Owner:	James Silverwood, Connection Housing Downtown LP
Use:	Low-Income Housing
Certified:	5/6/14
Floor Area:	118,212 SF
Rehab Costs:	\$34,128,000
Project:	Mutual Savings Bank Building
Location:	One Kearny St., San Francisco, San Francisco County 94108
Owner:	Maria Chen Fang, One Kearny, LLC
Use:	Commercial, Office, Residential
Certified:	1/22/14 (date of listing in NR after P3 approval of project)
Floor Area:	81,455 SF
Rehab Costs:	\$52,764,809
Project:	Old City Hall
Location:	715 Marin St., Vallejo, Solano County 94590
Owner:	Meea Kang, Temple Art Loft Associates, LP
Use:	Retail and Low-Moderate Income Housing
Certified:	1/28/14
Floor Area:	4,150 SF
Rehab Costs:	\$1,666,311

Project:	Old Masonic Temple
Location:	707 Marin St., Vallejo, Solano County 94590
Owner:	Meea Kang, Temple Art Loft Associates, LP
Use:	Retail and Low-Moderate Income Housing
Certified:	1/30/14
Floor Area:	35,100 SF
Rehab Costs:	\$8,931,866