

Federal Tax Incentives for Rehabilitating Historic Buildings



2015 California Certified Tax Projects
California Office of Historic Preservation





Oakland Lamp Works

**1614 Campbell Street
Oakland, Alameda County**

The Oakland Lamp Works is an excellent example of industrial architecture as practiced by the Austin Company, an early 20th century design-build firm that developed the “Austin Method” using standardized plans and integrated design, engineering and construction.

The former manufacturing facility is adaptively reused as 92 apartment loft units with secure surface parking.

The cost attributed solely to the rehabilitation of the 113,750 SF historic building was \$18,700,000.

Oakland Lamp Works



After

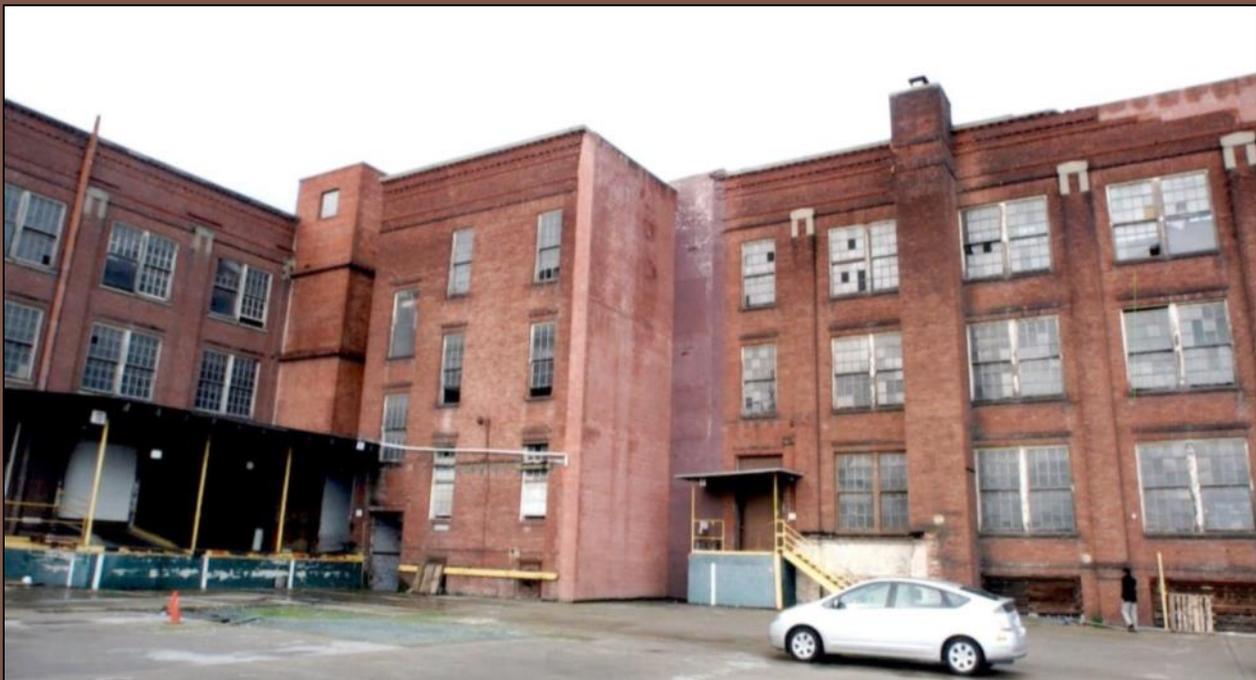


Before

Oakland Lamp Works



After



Before

Oakland Lamp Works



Before



Oakland Lamp Works



Before



Oakland Lamp Works



After



Oakland Lamp Works



After



Oakland Lamp Works



After



Oakland Lamp Works



After





Thompson House

**221 East Scenic Avenue
Richmond, Contra Costa County**

The Thompson House is a simple Queen Anne style cottage similar to many such residences constructed in Point Richmond in the early 20th Century. It was rehabilitated as a rental property. The costs attributed solely to the rehabilitation of 1,483 SF were \$350,000.

Thompson House

After



Before



Thompson House

After



Before



Thompson House

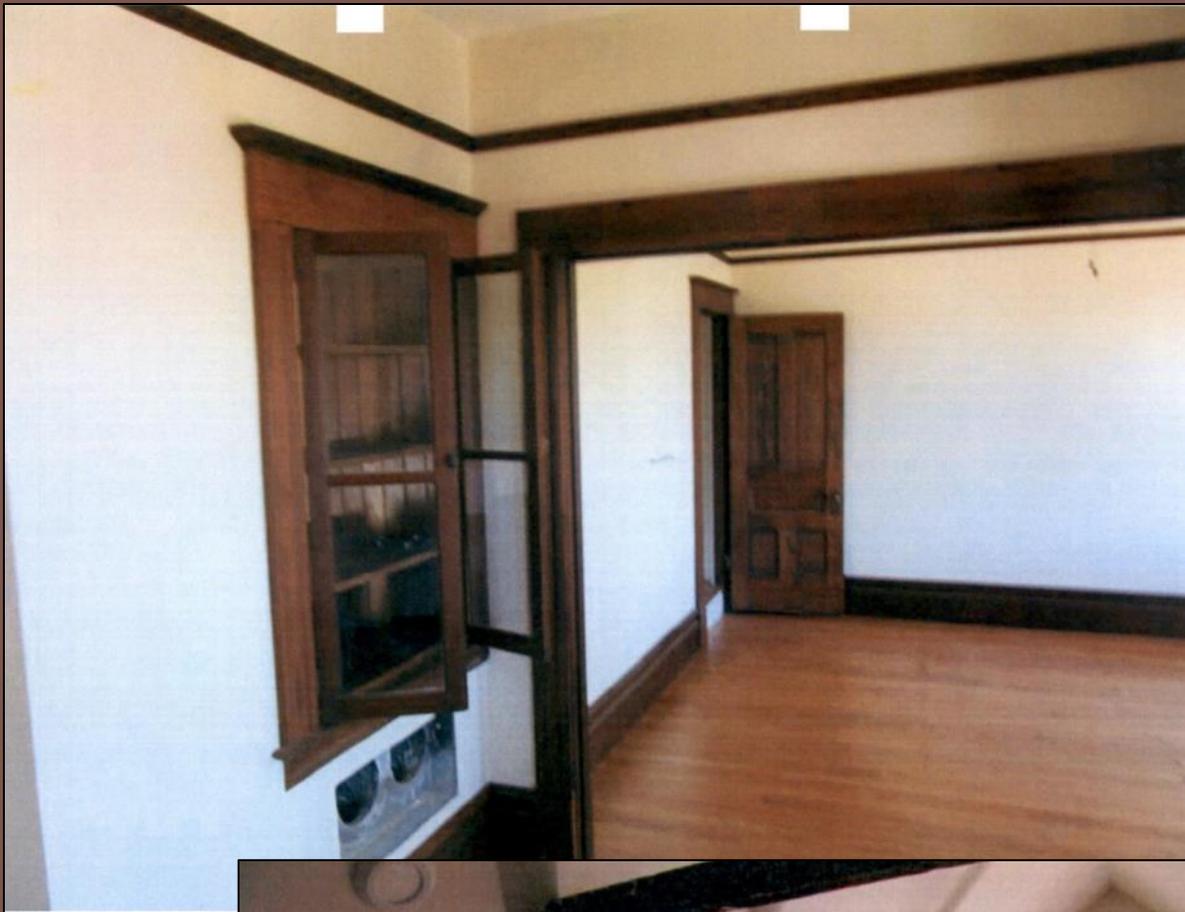
After



Before



Thompson House



After





Hollywood Western Building

**5500 Hollywood Blvd.
Los Angeles, Los Angeles County**

The Hollywood Western Building is a four-story office building with ground floor commercial space, constructed with a steel frame basement on the ground floor and wood framing on the upper floors. The exterior is finished in stucco, cast stone and granite in the Art Deco Style . Decorative cast stone figures are also present on the street elevations. The Hollywood Western Building is rehabilitated to continue its use as a commercial building.

The cost attributed solely to the rehabilitation of the 49,000 SF historic building was \$7,951,724.

Hollywood Western Building

After



Before



Hollywood Western Building



After



Before

Hollywood Western Building

After

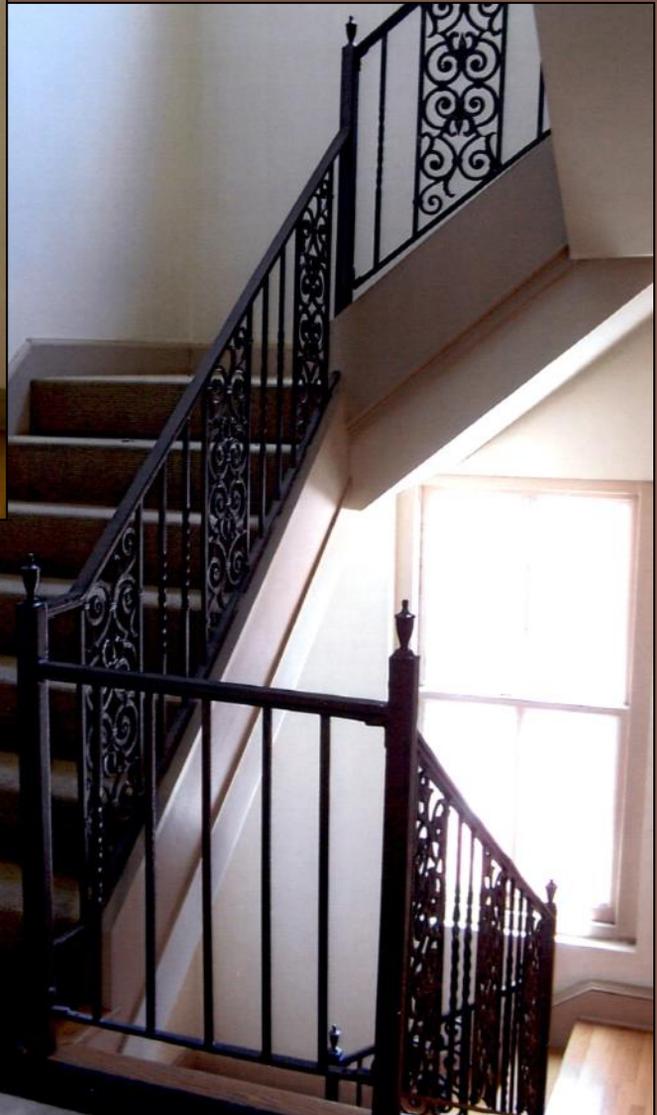


Before

ALL SPACE
AVAILABLE
gCo

Hollywood Western Building

After



Before

Hollywood Western Building

After



Before

Hollywood Western Building

After



Before





Hotel Rosslyn Annex

112 W. 5th Street
Los Angeles, Los Angeles County

This project redeveloped a former hotel, which remains a prime example of luxury hotels built near railroad depots in the heyday of Los Angeles's development in the early 20th century.

The hotel's current reuse retains a commercial ground floor and provides 264 units of affordable housing.

This project rehabilitated 126,524 SF of existing space. The cost attributed solely to the rehabilitation of the historic buildings was \$11,000,000.

Hotel Rosslyn Annex

After



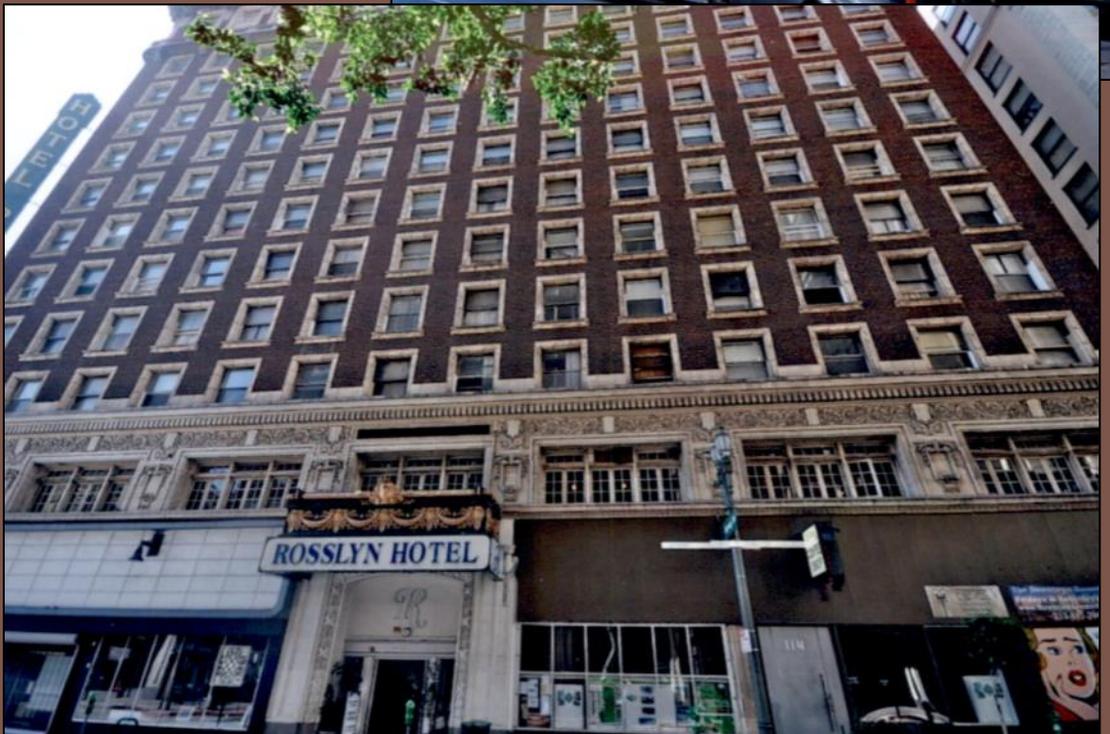
Before

Hotel Rosslyn Annex

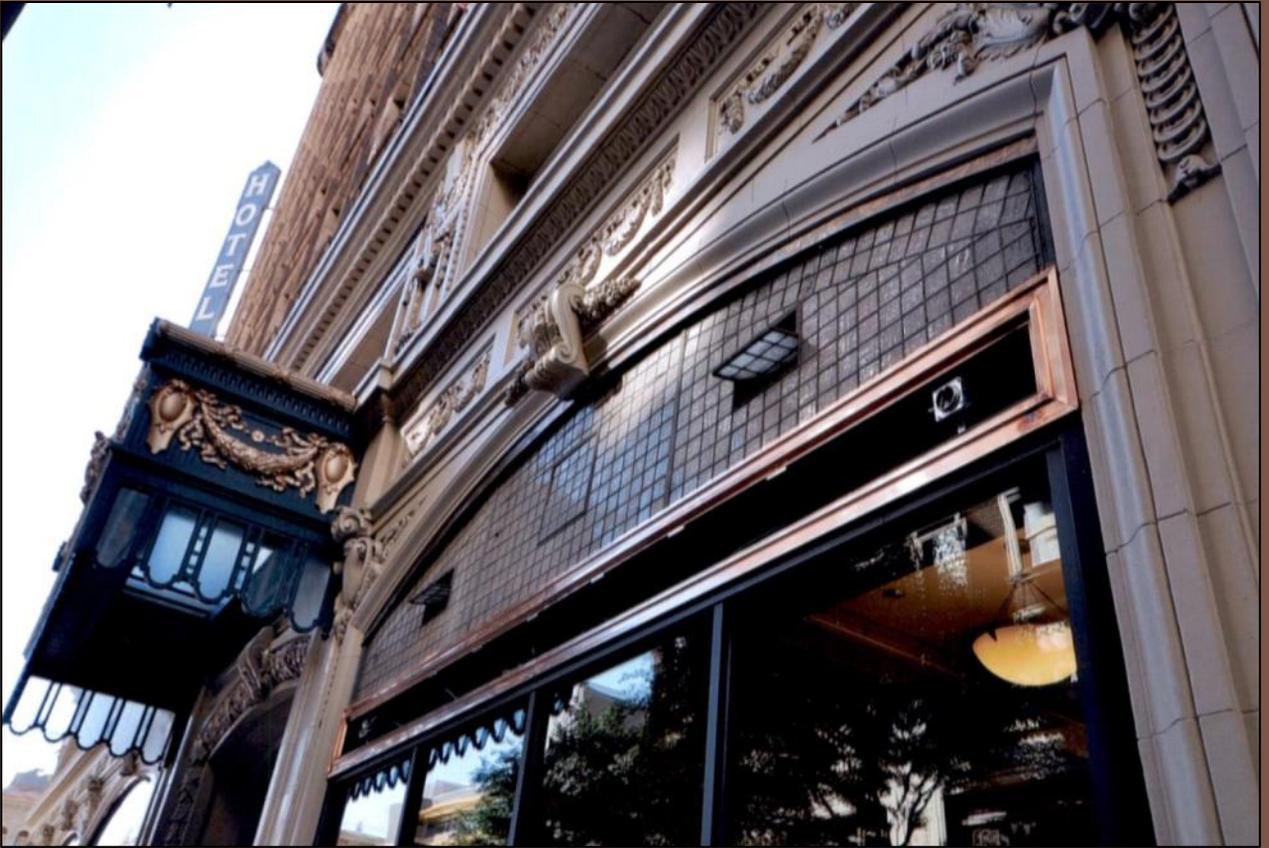
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Before



Hotel Rosslyn Annex



After



Hotel Rosslyn Annex

After



Before



Hotel Rosslyn Annex



After



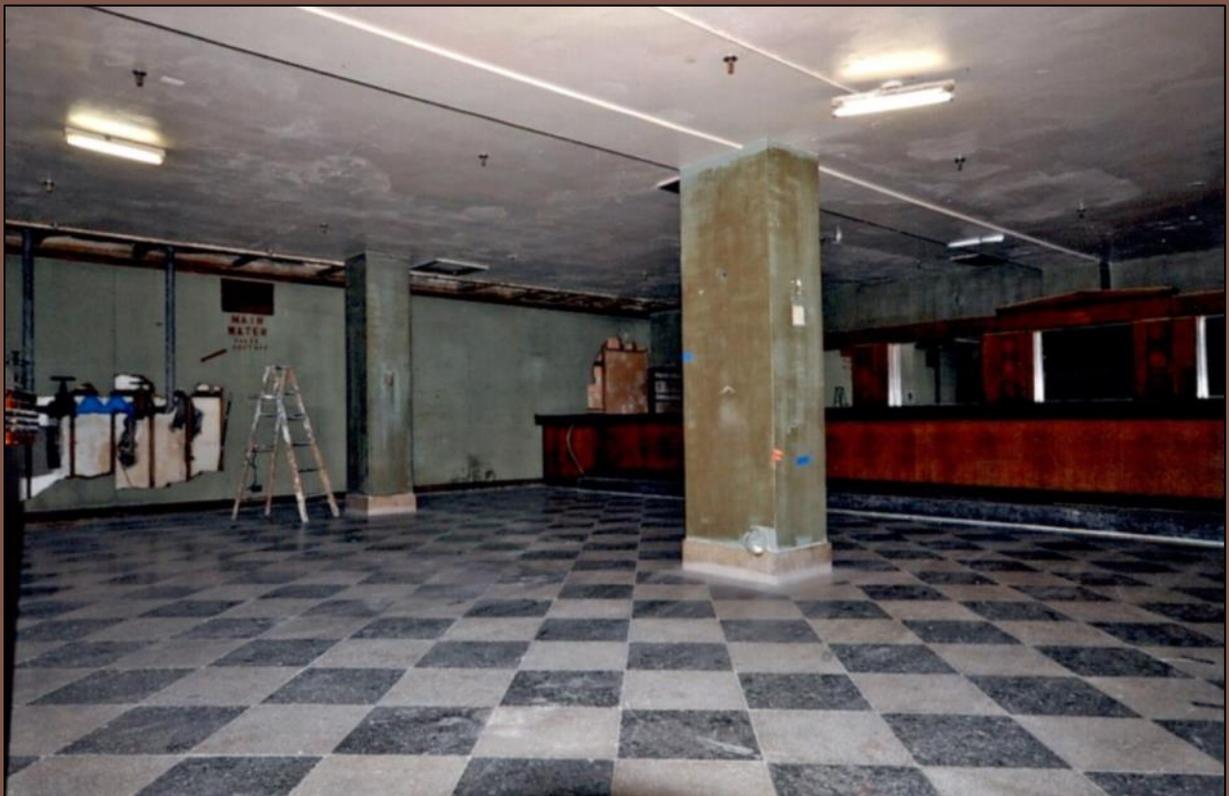
Before

Hotel Rosslyn Annex

After



Before



Hotel Rosslyn Annex



After



Before

Hotel Rosslyn Annex

After



Before



Hotel Rosslyn Annex



After





Sacramento Warehouse

**1108 R Street
Sacramento, Sacramento County**

Construction of the Sacramento Lawrence Warehouse was completed in 1915 and was considered Sacramento's first "fireproof" warehouse. Its current reuse provides affordable artists' lofts, commercial space on the ground floor, exhibit space with a public semi-enclosed courtyard, and includes market rate apartments in a new addition, all contributing towards the R Street renaissance in Sacramento.

The cost attributed solely to the rehabilitation of the 99,053 SF historic building was \$15,408,978, with additional costs of \$10,477,687 for the 112,947 SF of related new construction and other non-qualified rehabilitation expenses.

Sacramento Warehouse

After



Before



Sacramento Warehouse

After



Before



Sacramento Warehouse



After



Sacramento Warehouse



After



Before

Sacramento Warehouse

After



Before

Sacramento Warehouse

After



Before



Sacramento Warehouse

After





Wilson Building/Eiler's Music Building

973 Market Street

San Francisco, San Francisco County

The Wilson Building/Eiler's Music Building is a contributor to the Market Street Theatre and Loft District, identified through a survey of "Splendid Survivors" of the 1906 earthquake. It's "handsome skeletal design and extremely rich decorative panels" that reflected "early Modernist ideals" recommended it for individual listing in the National Register.

Rebuilt with reinforced concrete after the earthquake, The former commercial space was vacant prior to rehabilitation into 67 market-rate apartment lofts, utilizing a new light well through the center of the building.

The cost attributed solely to the rehabilitation of the 60,805 SF historic building was \$22,000,000.

Wilson Building/Eiler's Music Building



After



Before

Wilson Building/Eiler's Music Building

After



Before



Wilson Building/Eiler's Music Building



After



Before

Wilson Building/Eiler's Music Building



After



Before

Wilson Building/Eiler's Music Building



After



Before

Wilson Building/Eiler's Music Building



After



Wilson Building/Eiler's Music Building



After





Lorenz Hotel

**1509 Yuba Street
Redding, Shasta County**

Completed in 1902, the Lorenz Hotel has served the community of Redding as a commercial and residential hotel as well as a tourist hotel for automobile and railroad travelers. "Sample rooms" on the main floor allowed travelling salesmen to display their products. It was recently used as senior housing. The adaptive reuse provides a seismic reinforcement, retains a commercial first floor and rehabilitates 60 units as senior housing.

The cost attributed solely to the rehabilitation of the 64,810 SF historic building was \$9,991,189.

Lorenz Hotel



After



Before

Lorenz Hotel

After



Before



Lorenz Hotel



After



Before

Lorenz Hotel



After



Before

Lorenz Hotel

After



Before



Lorenz Hotel

After



Before

