Federal Tax Incentives for Rehabilitating Historic Buildings

2018 California Certified Tax Projects
California Office of Historic Preservation
The complex of warehouses and piers at Lower Fort Mason were constructed between 1910 and 1914 to supply army bases across the Pacific.

Pier 2 was already in use by the Cowell Theater, a live theater venue which remains in the back of the pier shed. The remaining pier shed was rehabilitated to become the San Francisco Art Institute (SFAI) Graduate Center. It is conveniently near their historic main campus on Russian Hill.

The Graduate Center design maintains views of the original volume of the warehouse and preserves views out to the bay on all sides from within, while still providing a diverse and dynamic graduate school program.

The cost attributed solely to the rehabilitation of the 84,428 SF historic warehouse was $38,615,543.
Fort Mason Pier 2

Before

After
Fort Mason Pier 2

Before

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Fort Mason Pier 2

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Fort Mason Pier 2
Fort Mason Pier 2

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Fort Mason Pier 2

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Fort Mason Pier 2

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Fort Mason Pier 2

Before

After
The former Renoir Hotel has been renovated to continue its use as the Proper Hotel. All of its exterior and public interior spaces were retained and repaired, including wood double hung windows, brick and marble façade, and copper cornice. Seismic upgrades are inconspicuously installed. A roof bar is added with no visibility from the street. Retail bays concealed behind walls are restored to match adjacent bays on both primary streets, with much of the original clerestories discovered behind the walls and repaired.

The cost attributed solely to the rehabilitation of 81,015 SF was $75,871,136.
Renoir Hotel

Before

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Renoir Hotel

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Renoir Hotel

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Renoir Hotel

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Renoir Hotel
Renoir Hotel

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Renoir Hotel
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Renoir Hotel

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Before

After
St. Joseph Church was originally a parish built in 1913 that included five other buildings which are no longer part of the property. It was damaged in the 1989 earthquake and remained unoccupied. Rehabilitation provided a seismic upgrade and new landscaping while maintaining the large sanctuary volume and stained glass windows. The towers are reused as unique office space.

This project rehabilitated 22,060 SF of existing space for use as open office tenant space and events. The cost attributed solely to the rehabilitation was $18,043,054.
St. Joseph Church

Before

After
St. Joseph Church

Before

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St. Joseph Church

Before

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Before

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St. Joseph Church
St. Joseph Church

After

Before

After
Before

After

St. Joseph Church

After