

When DOD marches out...



What will happen to the historic properties?





# Preservation Opportunities: Base Redevelopment with Historic Buildings

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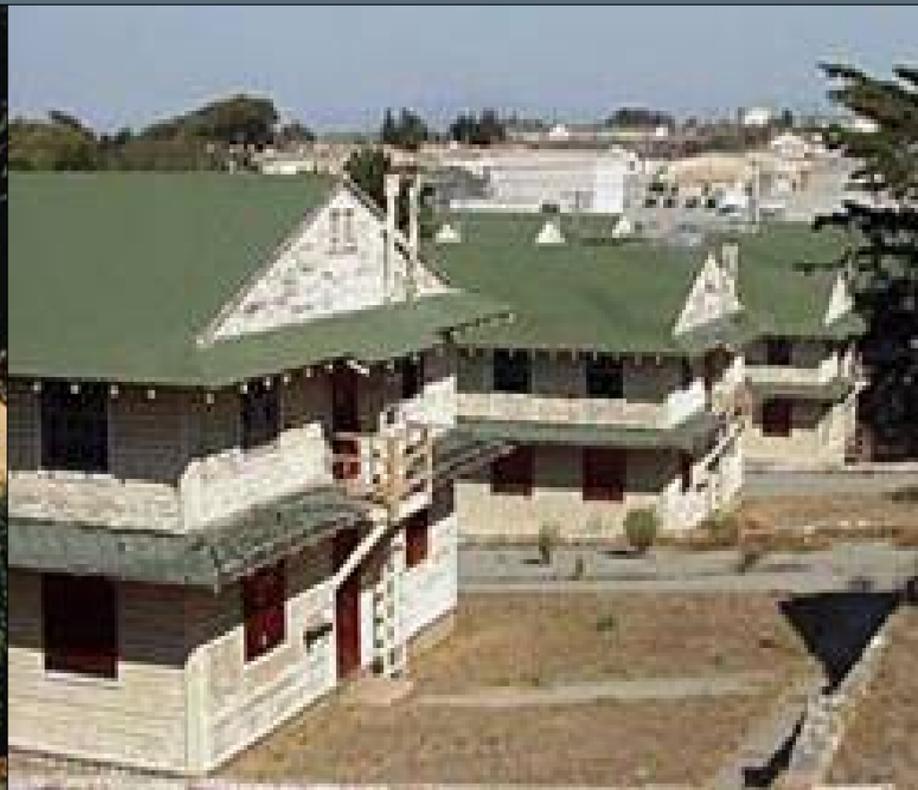


## Historic Property

A property listed or eligible for listing on the National Register of Historic Places or within a National Historic Landmark District.



## Types of Cultural Resources / Historic Properties



# National Historic Landmarks



# Presidio of San Francisco, San Francisco, CA

1. Founded in 1776 under Spain, the Presidio was closed as an Army Post in 1994.
2. Includes 1480 acres, 800 buildings, 470 historic buildings, 26 miles of roads, an historic forest, a golf course and endangered species.
3. Automatically became part of the NPS Golden Gate National Recreation Area when found excess to DOD.



 Historic / Non- Historic Building Status Determined Economic and Treatment Strategy





THE  
PRESIDIO TRUST

# The Presidio of San Francisco



PACIFIC  
OCEAN

- Historical
- Historical Batteries
- Non-Historical

SCALE: 1"=400'-0"  
DATE: JULY 1999



# Plan to make the Presidio Economically Self Sufficient

1. In 1998, Congress passed Public Law 104-333 establishing the Presidio Trust.
2. Reuse of historic military properties is the primary redevelopment strategy.
3. Set aside of adequate reserves for maintenance of buildings, landscaping, infrastructure and natural resources into the future.



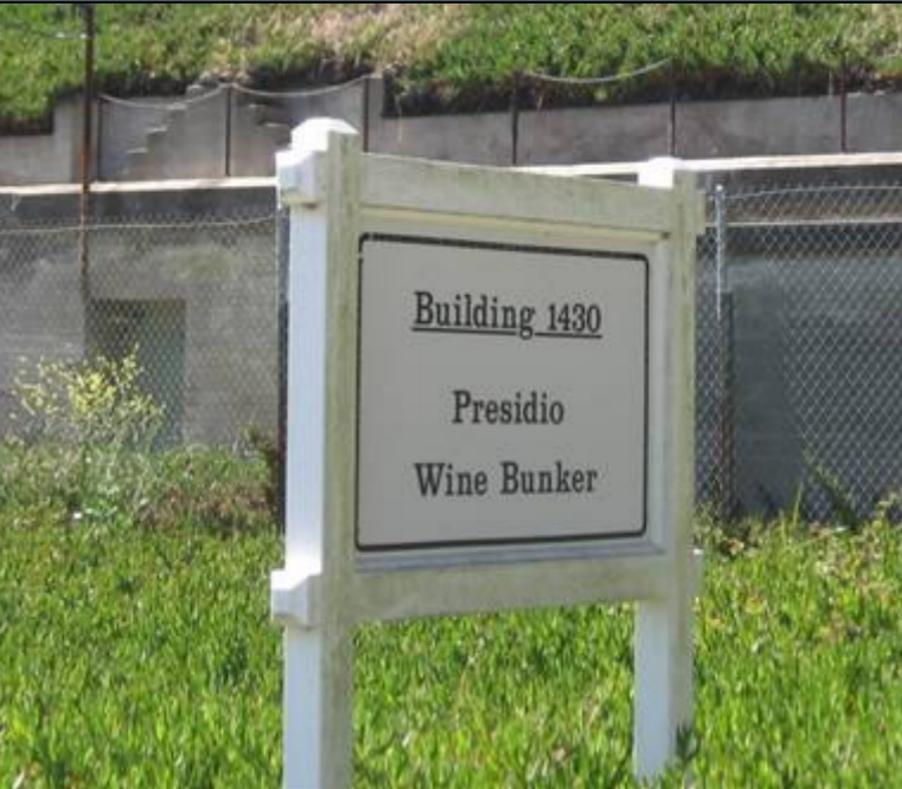
## Residential Rehabilitation was the Highest Priority



# Residential / Non-Residential Require Different Strategies



# Length of Lease and Management Structure Determined use of Building / use of Tax Credit



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# Adaptive Reuse – Baker's School

- Former Baker's School and Headquarters, Presidio of San Francisco, CA
- Now used as offices for non-profit organizations and high tech companies



## Adaptive Reuse – Baker's School



# Federal Investment Tax Credit for Historic Buildings

- For use on income producing buildings listed on the National Register.
- Can be used with long term leases.
- Tax credit is equal to 20% of total cost for rehabilitating building inside and outside.
- All work must meet The Secretary of the Interior Standards for Rehabilitation.
- Administered through the state historic preservation officers and National Park Service.



# San Francisco Film Center, Presidio of San Francisco, California

Obtained 1 million dollar Investment Tax Credit



# Historic Hospital Reuse as Tax Credit Projects



# Historic Hospital Reuse as Tax Credit Projects



# Keys to Success at the Presidio of San Francisco



# Keys to Success at the Presidio of San Francisco



## Time to hear from the Department of Defense

