Federal Tax Incentives for Rehabilitating Historic Buildings

Annual Report for Fiscal Year 2023

National Park Service
U.S. Department of the Interior

Technical Preservation Services

Federal Tax Incentives for Rehabilitating Historic Buildings

A Successful Federal/State Partnership Since 1976

The Federal Historic Preservation Tax Incentives Program, administered by the National Park Service in partnership with the State Historic Preservation Offices, is the nation's most effective program to promote historic preservation and community revitalization through historic rehabilitation. With over 49,000 completed projects since its enactment in 1976, the program has leveraged over $131.71 billion in private investment in the rehabilitation of historic properties—spurring the rehabilitation of historic structures of every period, size, style, and type in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

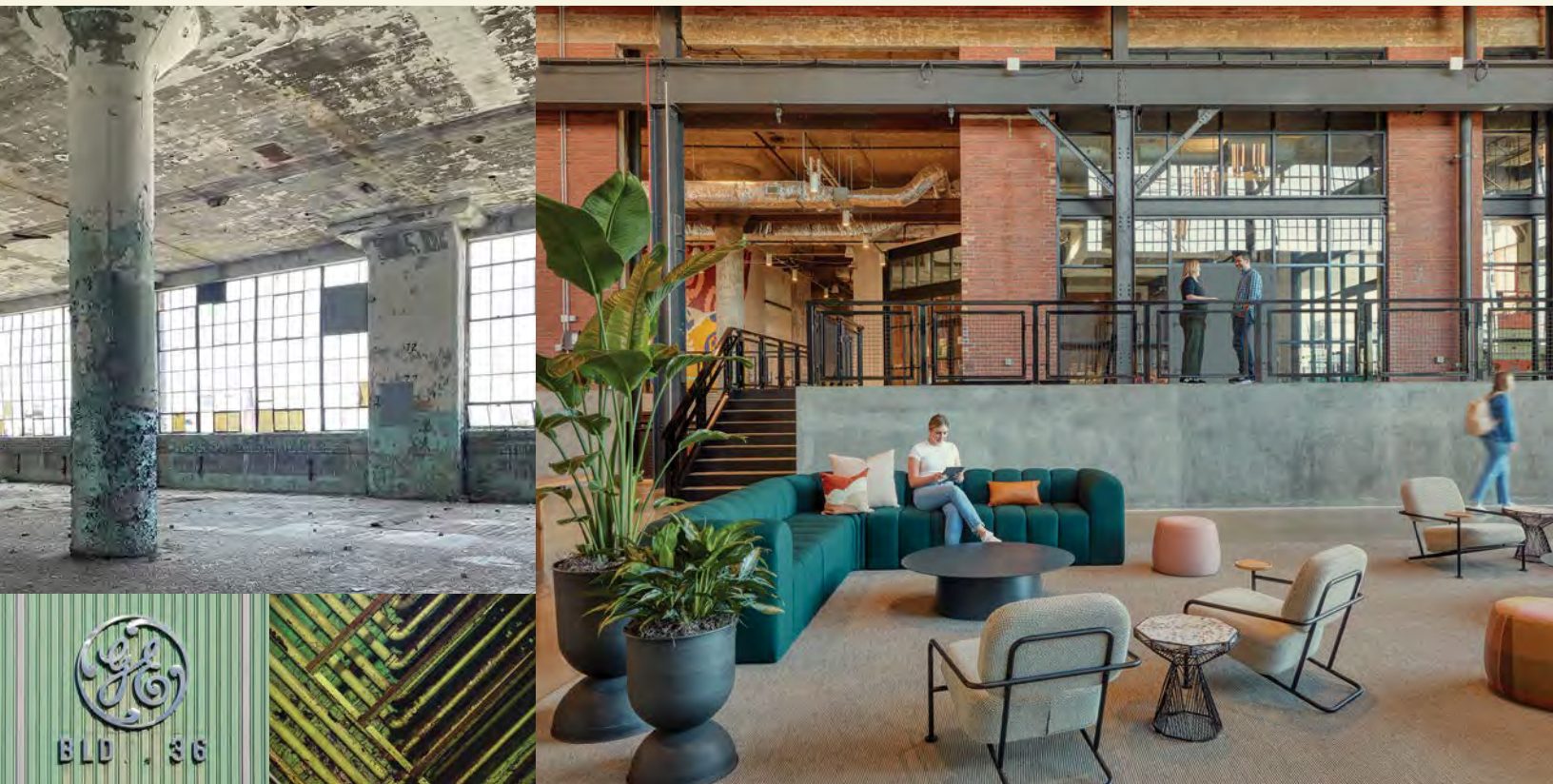
Commonly known as the Historic Tax Credit, the program provides a 20% Federal tax credit to property owners who undertake a substantial rehabilitation of a historic building in an income-producing use, while maintaining its historic character. In a three-part application process, the National Park Service certifies that a building is historic, and therefore eligible for the program, and that its rehabilitation meets preservation standards.

The Historic Tax Credit is the largest Federal program specifically supporting historic preservation. It generates much needed jobs and economic activity, enhances property values in older communities, creates affordable housing, and augments revenue for Federal, state, and local governments, leveraging many times its cost in private expenditures on historic preservation. This widely recognized program has been instrumental in preserving the historic buildings and places that give our cities, towns, Main Streets, and rural areas their special character and has attracted new private investment to communities small and large throughout the nation.

Technical Preservation Services, National Park Service

March 2024

Top left: General Electric West Campus Building 19, vacant manufacturing space (1917–2015), now Electric Works offices and public area Right: People using The Forum, an open public study and office area between Buildings 19 and 27 Photos: Kim Rogers Photography. **Bottom from left to right: GE logo in aluminum, piping in the industrial space before rehabilitation** Photos: Daniel Baker



Fiscal Year 2023 at a Glance

1,280 Certifications of significance (Part 1)

1,187 Preliminary certifications of rehabilitation (Part 2)

Estimated rehabilitation costs ..... $9.49 billion
Median project QRE ..... $1.25 million
Average project QRE ..... $7.99 million

970 Certifications of completed work (Part 3)

Estimated rehabilitation costs ..... $8.81 billion
Median project QRE ..... $1.18 million
Average project QRE ..... $9.10 million
Rehabilitated housing units 6,162
New housing units 12,684
Low- and moderate-income housing units 6,824

QRE = Qualified rehabilitation expenditures

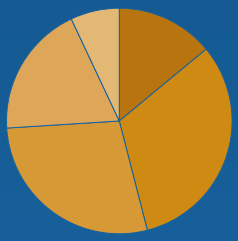
Over $8.81 billion in private investment in historic preservation and community revitalization.

Projects both big and small—almost half (46%) of all completed projects (Part 3) were under $1 million QRE and 14% were under $250,000 QRE.

New National Register nominations—about 19% of projects involved properties not yet listed in the National Register of Historic Places.

Thirty-seven states have state historic tax credits that can be used in tandem with the Federal historic tax credit.

FY 2023 Size of Projects



14%	Under $250,000
32%	$25,000 to $999,999
28%	$1,000,000 to $4,999,999
19%	$5,000,000 to $24,999,999
7%	Over $25 million

FY 1977 – FY 2023 Program Accomplishments

$131.71 billion
Estimated Rehabilitation Investment

49,263
Historic Rehabilitation Projects Certified

314,201
Rehabilitated Housing Units

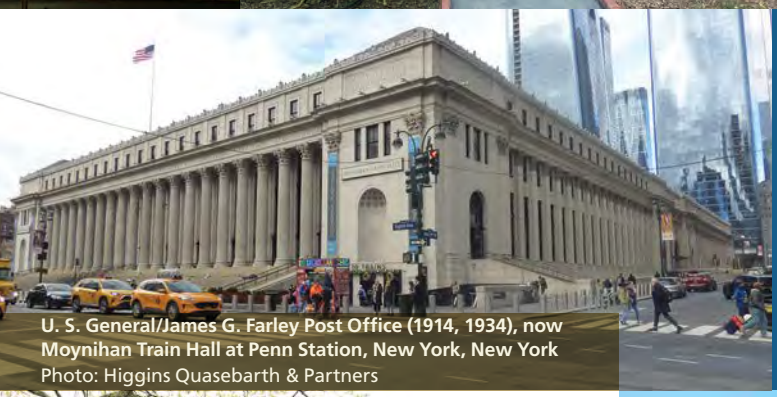
356,267
New Housing Units

199,138
Low- and Moderate-Income Housing Units

Source: Technical Preservation Services, National Park Service

Flamingo Hotel (1957), Sonoma, California
Photo: EHT Traceries

Old Chicago Main Post Office (1921, 1934), now The Old Post Office offices, Chicago, Illinois
Photo: Eric Laignel



U. S. General/James G. Farley Post Office (1914, 1934), now Moynihan Train Hall at Penn Station, New York, New York
Photo: Higgins Quasebarth & Partners

FISCAL YEAR 2023
SELECT PROJECTS

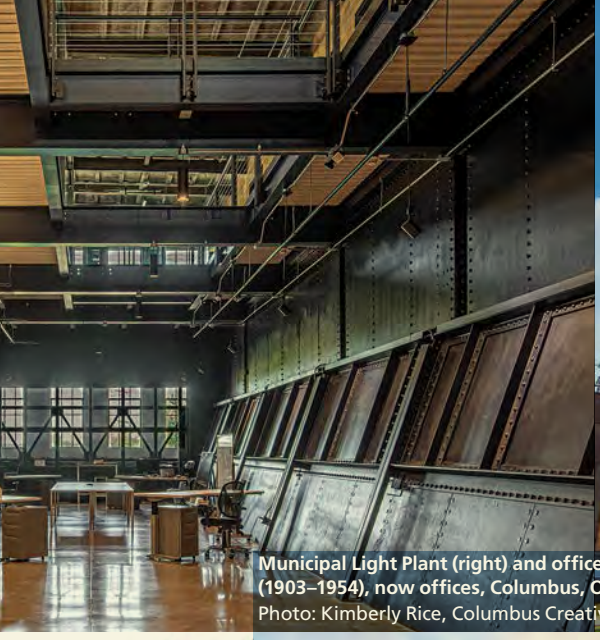
William H. McElwain School (1912), now The McElwain School Apartments, Bridgewater, Massachusetts
Photo: Patrick Rogers Photography

West 39th Street Duplex (1908), now apartments, Savannah, Georgia
Photo: Mark Gjekaj

Tobias Lear House, Portsmouth (1730s), now vacation rental, New Hampshire
Photo: Seacoast Real Estate Photography, LLC

Jacobson House (1977), now vacation rental, Tucson, Arizona
Photo: John Olson

Calle de la Luna House (1850–1898), now vacation rental, San Juan, Puerto Rico
Photo: Alexandra Betancourt



Municipal Light Plant (right) and offices in a former coal hopper (left) (1903–1954), now offices, Columbus, Ohio
Photo: Kimberly Rice, Columbus Creative Design

Averyl Building (1910), now hotel, Boise, Idaho
Photo: Michael Hormaechea

River Oaks Courts (1930–1945), continued use as lodging and restaurant, Medina, Texas
Photos: Ryan, LLC

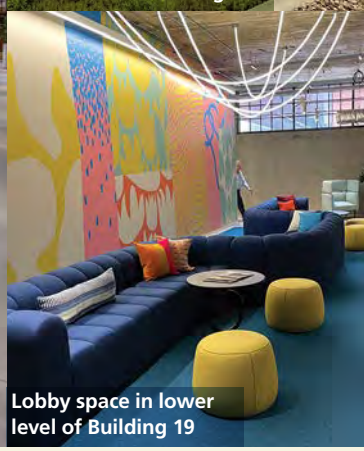
Warm Springs Bath Houses (1820s–1920), continued use as bath houses, Warm Springs, Virginia
Photo: Gordon Gregory

Sky Park Apartments (1963), continued residential use, Lincoln, Nebraska
Photo: Tuan Le

Topeka Women's Club (1924), now The Beacon event venue, Topeka, Kansas
Photo: Nic Irick

Locust Street Bungalow (1920), continued use as a single-family house, Vicksburg, Mississippi
Photo: Vicksburg Foundation for Historic Preservation

Green roof in Building 26



Lobby space in lower level of Building 19

COVER CASE STUDY

General Electric West Campus

FORT WAYNE, INDIANA

Vacant and deteriorating for almost a decade, the sprawling industrial campus of General Electric's former manufacturing plant in Fort Wayne, Indiana, today boasts a bustling mixed-used cultural district called Electric Works. Its innovative transformation is a boon for the city of Fort Wayne, as well as a poster child for the preservation and reuse of industrial buildings.

Innovation was at the heart of the manufacturing complex from the beginning. Its inception as Fort Wayne Jenney Electric in 1881 lead to the entrepreneurial spirit of Ranald McDonald's Fort Wayne Electric Works and became General Electric after their acquisition of the enterprise in 1899. GE would stay for over 100 years, expand the site to 39 acres, and build 20 buildings with 1.3 million square feet. During their tenure they manufactured lighting systems like the early arc light, and myriad electrical products such as transformers, generators, massive dynamos, and fractional motors. Fractional motors power everything in your home — washing machines, vacuum cleaners, garbage disposals, and fans, not to mention the refrigerator! The first mass produced domestic refrigerators came from the GE campus in Fort Wayne beginning in 1912.

Rehabilitation of the Electric Works focused on the west half of the former GE campus, including 9 buildings and almost 9 acres. This part of the site is dominated by two rectangular dark red brick-clad buildings with cast stone trim, five stories in height with flat roofs, which by themselves total 550,000 square feet. The Philadelphia architecture firm Harris & Richards designed the two as approximate mirror images of each other, completed in 1917. The firm designed many of the other buildings on the west side of Broadway, generally 1–2 stories and varying in size from 3,000 to 30,000 square feet. The nature of the massive reinforced-concrete manufacturing buildings with huge windows and wide-open floor plates favored a rehabilitation for creative spaces full of air and light.

The 120-year old complex was suffering badly from spalling exterior masonry, deteriorating cast stone, and failed roofs when the rehabilitation project began in 2020. Some multilight steel sash windows remained in poor condition, and most had been replaced with louvers, translucent paneling, glass block, or had been bricked in.

Highlights of the $286 million rehabilitation project by Ancora involved copious masonry restoration and the replacement of modern window openings with historically appropriate windows. The tenant fit-out for the various uses conveys the buildings' historic character.

Creativity continues at the new Electric Works, with rehabilitated buildings serving as the headquarters for companies like Do It Best Corporation, STEM school for local 11th and 12th graders, commercial and retail space, and the Union Street Market. This public market is the first of its kind in Northern Indiana and includes over 20 merchants who support local farmers and food producers while enhancing community wellness and providing access to healthy foods. Once a week it hosts a farmer's market. The Electric Works campus recognizes its history of significance to the city and continues to move forward as a key driver of economic and cultural activity for Fort Wayne and all of northeast Indiana.

Top left: After rehabilitation of The Forum, a connector between Buildings 19 and 27, now offices, public, and commercial/retail space

Middle: Hallway in the lower level of Building 19, now offices
Photos: Kim Rogers Photography.

Bottom: Exterior
Photo: Tim Brumbeloe

FY 2023 STATE-BY-STATE PROJECT ACTIVITY

Estimated Qualified Rehabilitation Expenditures (QRE) and Five-Year Cumulative Totals

State	Applications Received			Applications Approved			Estimated QRE at Part 2	Estimated QRE at Project Completion (Part 3)	Cumulative Totals FY 2019–FY 2023	
	Part 1	Part 2	Part 3	Part 1	Part 2	Part 3			Part 3	QRE
Alabama	18	12	24	20	19	23	$121,565,545	$177,003,965	62	$344,365,254
Alaska	0	0	0	0	0	0	0	0	1	48,000
Arizona	1	4	2	1	3	2	33,301,609	885,000	9	18,206,446
Arkansas	22	25	17	20	20	19	38,283,561	14,197,166	103	165,701,664
California	6	6	8	5	7	6	283,099,548	209,713,542	30	718,532,910
Colorado	6	11	8	7	10	6	25,953,621	45,170,661	29	165,907,971
Connecticut	29	25	23	31	26	27	187,291,061	118,332,549	53	566,181,588
Delaware	1	5	8	1	4	8	4,587,954	23,147,331	22	197,963,415
District of Columbia	8	5	0	8	3	0	40,828,648	0	10	266,618,999
Florida	9	10	4	10	10	6	70,729,104	27,768,935	32	267,672,457
Georgia	61	65	54	58	56	51	106,004,494	104,129,978	234	690,566,249
Hawaii	0	0	1	0	0	1	0	7,748,432	3	13,635,234
Idaho	0	0	2	0	0	2	0	15,876,623	6	29,458,409
Illinois	20	21	12	23	19	14	263,707,673	1,311,287,585	80	2,944,545,902
Indiana	14	11	12	14	14	12	169,056,845	292,864,596	70	646,435,114
Iowa	20	21	14	23	22	14	189,494,475	93,240,243	105	636,276,424
Kansas	24	15	17	22	15	13	38,742,992	42,335,219	82	230,157,016
Kentucky	65	65	33	58	52	27	186,163,921	46,672,288	120	276,708,053
Louisiana	153	106	112	148	97	101	440,374,877	334,512,119	414	1,431,351,581
Maine	12	13	10	13	14	10	183,206,516	105,312,456	39	198,215,993
Maryland	28	24	16	29	22	18	134,537,136	73,494,770	102	467,076,951
Massachusetts	35	30	45	35	32	40	404,305,765	634,717,993	210	1,739,582,157
Michigan	17	26	17	14	26	14	471,565,186	267,229,449	81	1,095,088,973
Minnesota	4	3	13	3	2	12	10,798,965	142,240,179	60	799,725,967
Mississippi	39	20	19	36	17	18	6,841,943	21,501,561	77	190,268,854
Missouri	84	160	100	81	150	92	1,179,274,133	306,107,617	408	1,692,094,098
Montana	2	4	2	2	5	2	50,580,000	9,578,074	7	23,145,965
Nebraska	5	6	5	5	3	5	14,210,291	40,949,709	20	165,925,471
Nevada	0	0	0	0	0	0	0	0	0	0
New Hampshire	1	0	2	2	1	2	1,830,000	15,217,419	14	124,767,544
New Jersey	9	9	3	8	10	4	36,988,790	112,911,120	20	576,287,572
New Mexico	1	1	1	1	1	1	30,000,000	138,659	3	6,916,634
New York	192	95	73	148	96	74	1,530,664,408	1,845,305,062	504	4,971,601,856
North Carolina	66	67	51	65	59	48	223,778,588	114,222,996	227	948,934,835
North Dakota	1	0	0	0	0	0	0	0	3	20,553,863
Ohio	77	108	60	89	101	55	811,532,009	404,615,411	292	2,205,947,092
Oklahoma	4	12	7	4	11	6	135,853,143	47,507,600	48	332,526,279
Oregon	8	8	3	7	5	1	25,076,986	26,300,000	28	276,493,011
Pennsylvania	29	29	51	30	33	50	448,603,488	440,421,193	344	2,339,536,861
Puerto Rico	0	0	3	0	2	3	2,800,000	2,097,925	3	2,097,925
Rhode Island	6	7	6	5	12	5	163,874,761	57,646,849	36	384,982,134
South Carolina	28	20	26	28	21	25	144,790,811	65,042,490	98	489,727,047
South Dakota	1	0	0	2	1	0	1,100,000	0	4	21,651,606
Tennessee	13	15	10	11	20	14	196,040,386	186,679,661	50	345,101,897
Texas	56	32	19	57	36	22	369,657,387	279,975,042	112	1,811,765,402
Utah	4	6	2	5	5	1	1,609,300	970,000	26	86,814,709
Vermont	3	4	4	3	3	10	9,094,781	13,678,727	41	86,844,214
Virgin Islands	0	0	0	0	0	0	0	0	0	0
Virginia	102	86	74	99	89	74	400,395,173	402,780,105	419	1,553,098,121
Washington	7	6	4	8	5	4	117,863,997	60,049,011	35	967,488,375
West Virginia	23	18	6	23	17	7	81,811,379	18,145,972	30	91,980,475
Wisconsin	20	15	20	14	11	21	97,875,567	253,191,105	115	1,212,008,750
Wyoming	4	0	0	4	0	0	0	0	1	455,000
Total	**1,454**	**1,231**	**1,003**	**1,280**	**1,187**	**970**	**$9,485,746,817**	**$8,812,914,387**	**4,922**	**$34,839,038,316**

Source: Technical Preservation Services, National Park Service

The **Federal Historic Preservation Tax Incentives Program** is administered by the National Park Service in partnership with the State Historic Preservation Offices.

The **State Historic Preservation Offices (SHPOs)** are the first point of contact for property owners wishing to use the historic rehabilitation tax credit. The SHPOs can help determine whether a historic building is eligible for Federal or State tax credits, provide guidance before beginning a project, and advise on the application requirements and what constitutes appropriate preservation work. For the phone number or website of your SHPO, contact the National Conference of State Historic Preservation Officers at (202) 624-5465 or www.ncshpo.org.

The **Technical Preservation Services (TPS)** office administers the tax incentives program on behalf of the National Park Service. Information about the program and application requirements as well as technical guidance and publications on preserving and rehabilitating historic buildings is available from TPS at (202) 513-7270 or www.nps.gov/tps.

Front and Back Cover:
General Electric West Campus,
Fort Wayne, Indiana

Cover: Exterior
Photo: Tim Brumbeloe

Top: View down the former Wall Street, now Dynamo Alley, with historic skybridges between Buildings 19 and 26
Photo: Tim Brumbeloe

Middle: Amp Lab, a STEM school converted from former offices
Photo: Tim Brumbeloe

Bottom: Office lobby in Building 26
Photo: National Park Service

February 2024