



# B & C GROCERY

Historic Preservation Tax Credits



When the B & C Grocery closed in the 1960s, the vibrant façade of yellow, burgundy, and salmon-colored porcelain enameled metal panels became hidden. “Updated” with brick and a tall, shingled pent roof that obscured the building’s Art Deco/Art Moderne architecture, the once-eye-catching structure became a dull nonentity on one of downtown Royal Oak’s main corners. In 2006 Jon A. Carlson’s Real North, L.L.C., completed a rehabilitation of the former grocery building using Federal Historic Preservation Tax Credits. Carlson tore off the 1960s brick face and revealed the metal panels still in place underneath. He restored the ones he could and replicated where the old panels

were too badly deteriorated. The project transformed the intersection of Fifth and Main Street. Rehabilitated and now housing a restaurant, a wine bar and shop, a coffee house, and a club, the building is a vivid visual exclamation mark of color and Art Deco/Moderne design in downtown Royal Oak.

Direct Investment:	\$2,573,275
Indirect Investment:	\$2,933,534
Federal Credit:	\$514,655
State Credit:	\$128,663
Economic Impact:	\$5,506,809
Jobs Created:	63

**Location:** 417-419 South Main Street, Royal Oak  
**Project Contact:** Real North, LLC/Jon Carlson  
**Completed:** 2006



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