

Riverhouse Hotel

A comprehensive renovation and adaptive reuse of the historic Riverhouse Hotel into high-quality affordable housing. The project upgrades existing infrastructure, enhances accessibility, and integrates flood resilience, while preserving significant architectural elements.

Scope highlights:

- Conversion of seven commercial spaces into nine new Junior Accessory Dwelling Units (JADUs)
- Full interior modernization: mechanical, plumbing, and electrical systems
- ADA mobility and communication upgrades in selected units
- Elevator modernization and installation of an additional elevator
- Exterior rehabilitation: brick façade restoration, EIFS replacement with stucco, full window replacement
- Flood mitigation measures, including raising portions of the first floor in residential areas
- Historic preservation strategies guided by overlaying original façade imagery for dimension and proportion guidance

This project balances preservation, accessibility, and resilience. One major challenge is embedding modern ADA and flood-resilient solutions within a historic shell without compromising architectural integrity. The team’s use of photographic overlays and dimension studies ensures façade upgrades respect original character, while adaptive reuse of underutilized spaces increases housing density. Integrating flood mitigation into a structure in a flood zone demands careful detailing and coordination across multiple disciplines.

Adaptive reuse and comprehensive rehabilitation of the historic Riverhouse Hotel into 84 affordable housing units.

Martinez

Client/Owner

Eden Housing

Architect

Okamoto Saijo Architect

Square Feet/Size

12,592 SF / 84 Units

Duration

16 Months

Completion

April 2027

Project Cost

\$23,000,000

Project Manager

Mohamed Mahgoub, D+H Construction

Project Types

> **Occupied Rehab**

> **Historical Rehab**

Riverhouse Hotel (Martinez) | Photo Gallery

