



ARBAUGH BUILDING

Historic Preservation Tax Credits



When it was built in 1905, Arbaugh's was the largest department store in the capital city. It was expanded – upward – in 1915 and the size doubled. During the late 1970s a mirror glass façade was installed, encasing the brick and limestone exterior. Lansing developer Richard Karp saw the potential in the building. He stripped the glass cladding from the façade and rehabilitated the structure into 48 high-end market rate loft apartments and 20,000 square feet of first-floor office space. The rehabilitation transformed the Washington Avenue business district. Other developers are following Karp's lead by investing in properties in the same area. Karp took advantage of tax credit equity financing through the National Trust

for Historic Preservation, assistance from the city of Lansing, the Community Foundation, and the Federal and State Historic Preservation Tax Credits.

Direct Investment:	\$8,600,000
Indirect Investment:	\$9,804,000
Federal Credit:	\$1,620,000
State Credit:	\$405,000
Economic Impact:	\$18,404,000
Jobs Created:	212

Location: 401 South Washington Avenue, Lansing
Project Contact: Karp and Associates/Richard Karp
Completed: 2007



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