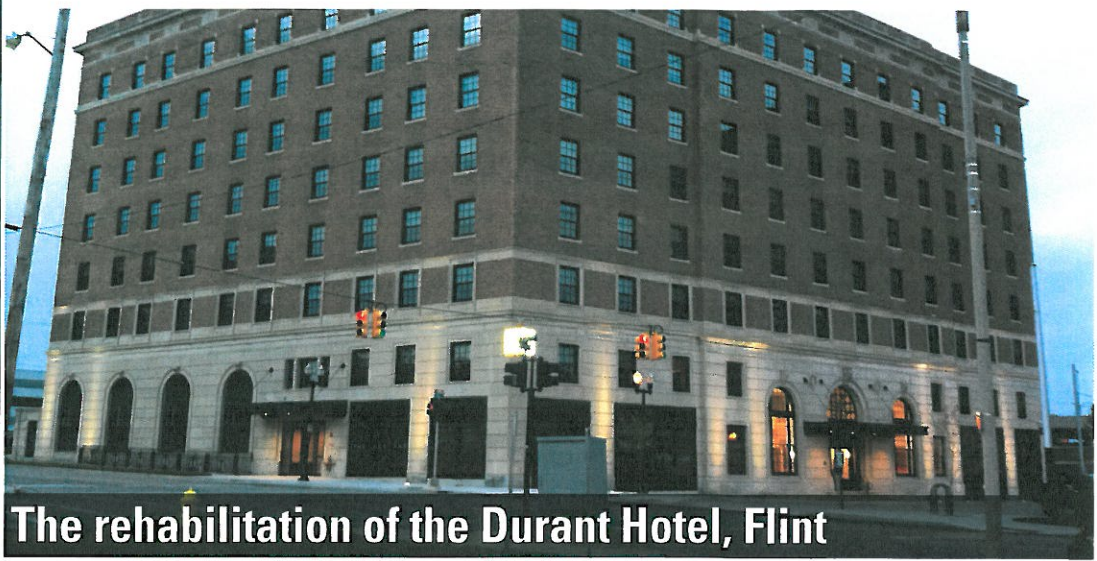


Historic Preservation in Michigan



The rehabilitation of the Durant Hotel, Flint



Richard Karp, Kevin Prater and Kraemer Design Group, PLC

Built in 1920, the once-luxurious Durant Hotel represented Flint's prosperous past as a center of the automotive industry. The decline of the automotive industry in Flint caused the local economy to do the same. The hotel closed in 1972 and sat vacant for nearly 30 years. Karp and Associates and the Genesee County Land Bank collaborated to assemble a complex financing package, including Federal and State Historic Preservation Tax Credits, to pay for the rehabilitation, which created 93 market-rate apartments. The hotel's prominent location downtown has made it an anchor in Flint's revitalization strategy. Since the rehabilitation began, several new businesses have opened that will serve the Durant's new residents: students and staff at the University of Michigan—Flint.