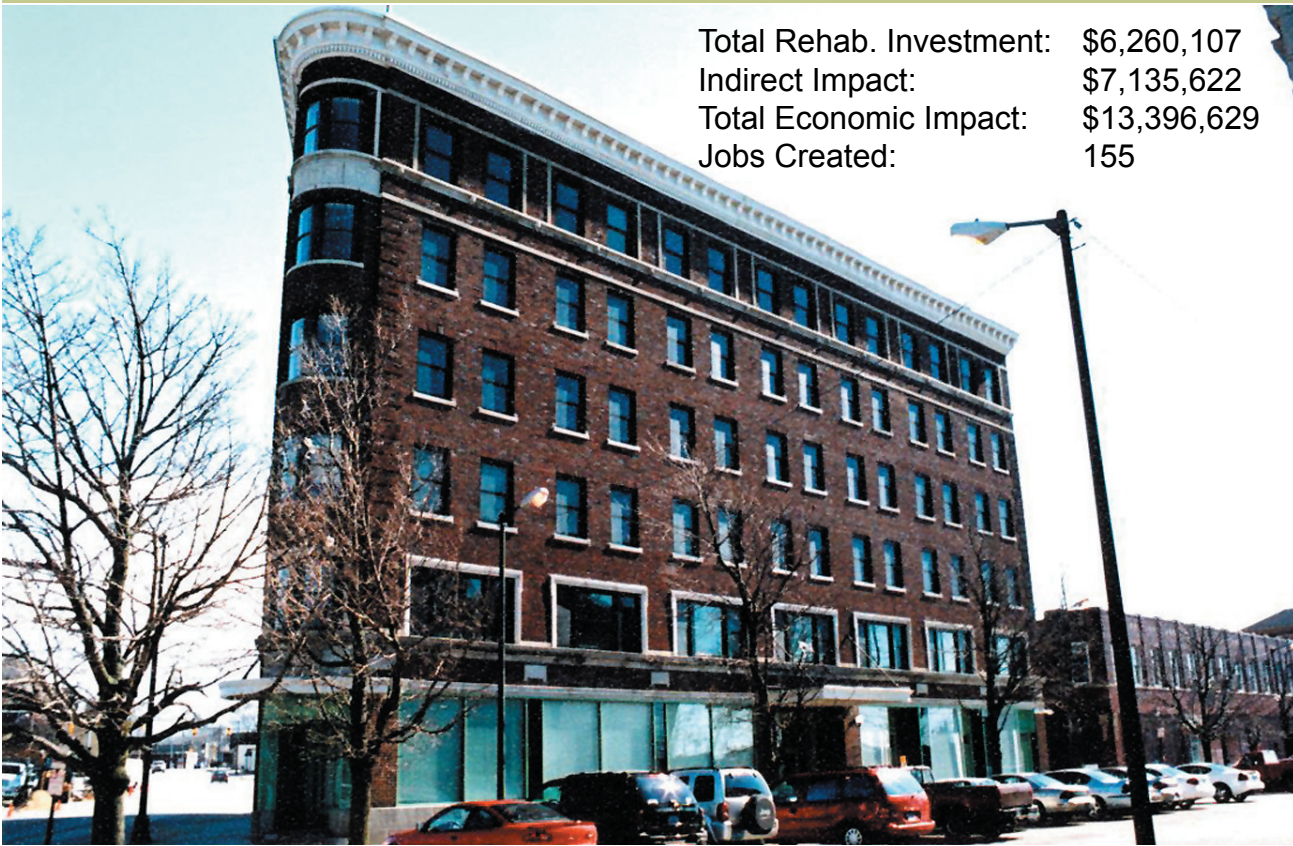


FIDELITY BUILDING

BENTON HARBOR



Total Rehab. Investment:	\$6,260,107
Indirect Impact:	\$7,135,622
Total Economic Impact:	\$13,396,629
Jobs Created:	155

The Fidelity Building is one of the few remaining “skyscrapers” built during Benton Harbor’s heyday of the 1920s. The last tenant left the Fidelity Building in 1976 and the building sat vacant with little or no maintenance for nearly 30 years, reducing it to a crumbling shell. Years of neglect resulted in the loss of most of the interior plaster, woodwork, and mechanical systems, and caused serious structural problems. Adding to the complexity of the project was the fact that the building’s plaster was asbestos rich and had been painted with numerous coats of lead based paint. Undaunted, the developer set about creating a supportive environment for seniors that would bring people back to the city’s historic urban core. After painstaking remediation efforts, the building was recast as thirty-one senior apartments. Without the federal historic preservation tax credits, the rehabilitation of the Fidelity Building would not have occurred.

Location:	162 Pipestone Street
Project Contact:	Finlay Development
Original Use:	Offices
Current Use:	Residential / Senior Apartments
SHPO Contact:	Robbert McKay / 517.335.2727



HISTORIC PRESERVATION TAX CREDITS

SHPO