Built in 1920, the former Durand High School served as the center of education and a community gathering place from 1920 through 1965. The Woda Group, LLC, became aware of the site in 2005 and set about adapting the building for a new use. Prior to the rehabilitation the building had become an eyesore in the community. With support from surrounding neighbors, business owners, the city of Durand, and Shiawassee County, and using Federal and State Historic Preservation Tax Credits, Woda Group transformed the decaying school into a community for senior citizens known today as Sycamore House.

Located on a parcel called ‘the Hub,’ where diagonal streets converge and sidewalks ring the site, the rehabilitated building has revitalized the surrounding neighborhood. The residents of Sycamore House are within walking distance from downtown Durand and reside in a vibrant community. Additional investment and revitalization activities are now taking place in the neighborhood and downtown. The Woda Group and its partners implemented the best preservation practices. The project represents $16.3 million in direct investment resulting in a total economic impact of $34.8 million.