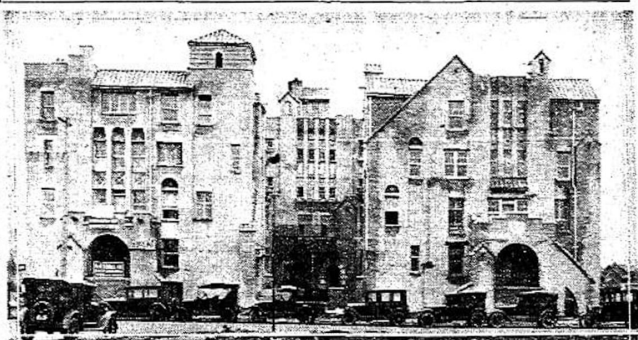
A photograph of a large, multi-story brick apartment building in a historic district. The building features Gothic Revival architectural elements, including pointed windows, decorative brickwork, and a prominent entrance on the left. The ground is covered in snow, and the sky is overcast. The text "Palmer Park Apartment Buildings Historic District Update" is overlaid in white on the image.

# Palmer Park Apartment Buildings Historic District Update

## Apartment Ready in March



**APARTMENT** — This beautiful apartment building is rising in the Palmer Woods district and is near Woodward avenue. H. Applebaum is the owner, Wiedmaier & Gay are the architects and the M. H. Sobel Company, the building contractors. The building will be known as the Sarasota Apartments. The building will be ready March 1.

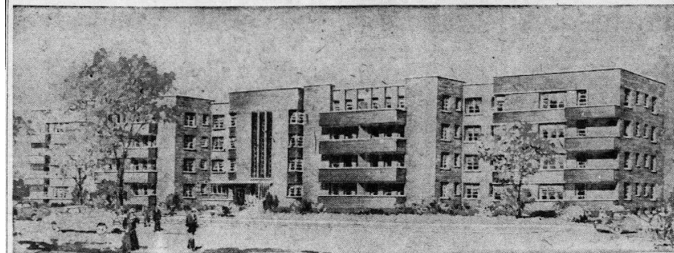
300 Whitmore



999 Whitmore



## Planned for Luxurious Living



ARCHITECT'S SKETCH OF "THE MANOR HOUSE"  
This new deluxe apartment building at 600 Whitmore will be completed in July

Temple Israel



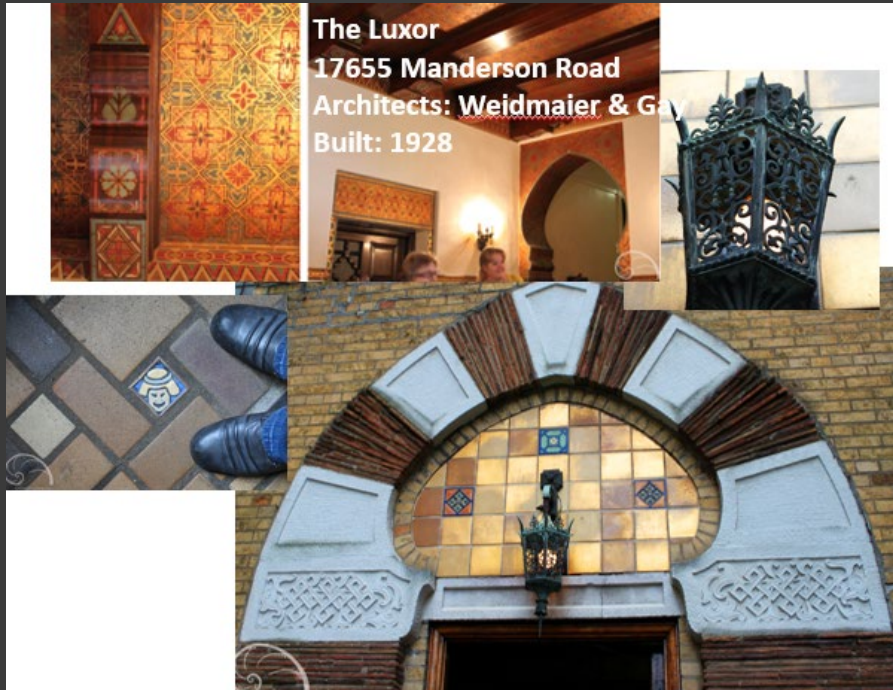
Detroit Unity Temple, 17505 Second



The Palmer Lodge  
2225 Covington  
Architects: Louis Chesnow  
& Frank Wiedmaier  
Built: 1924

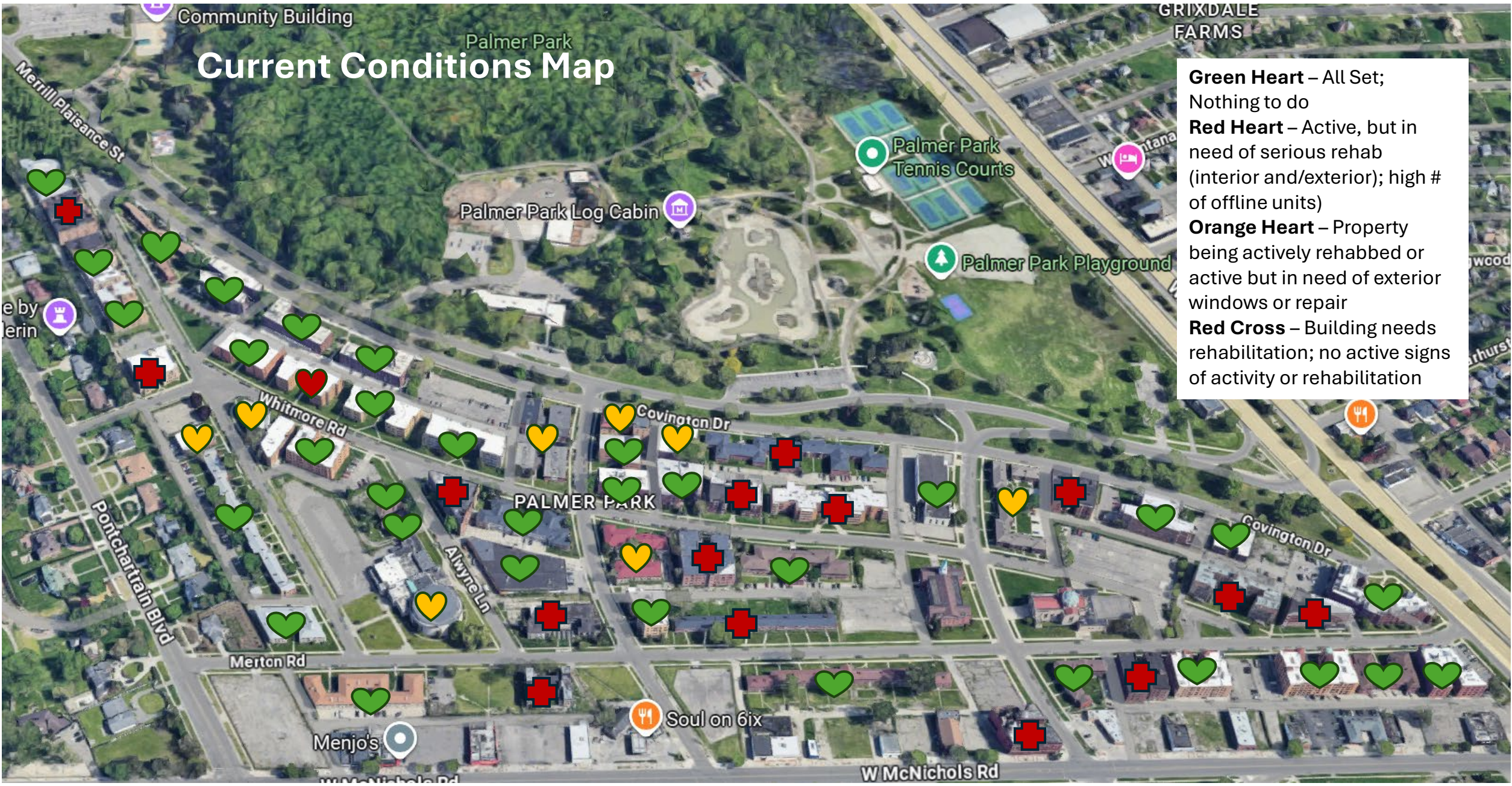


The Luxor  
17655 Manderson Road  
Architects: Weidmaier & Gay  
Built: 1928



# Current Conditions Map

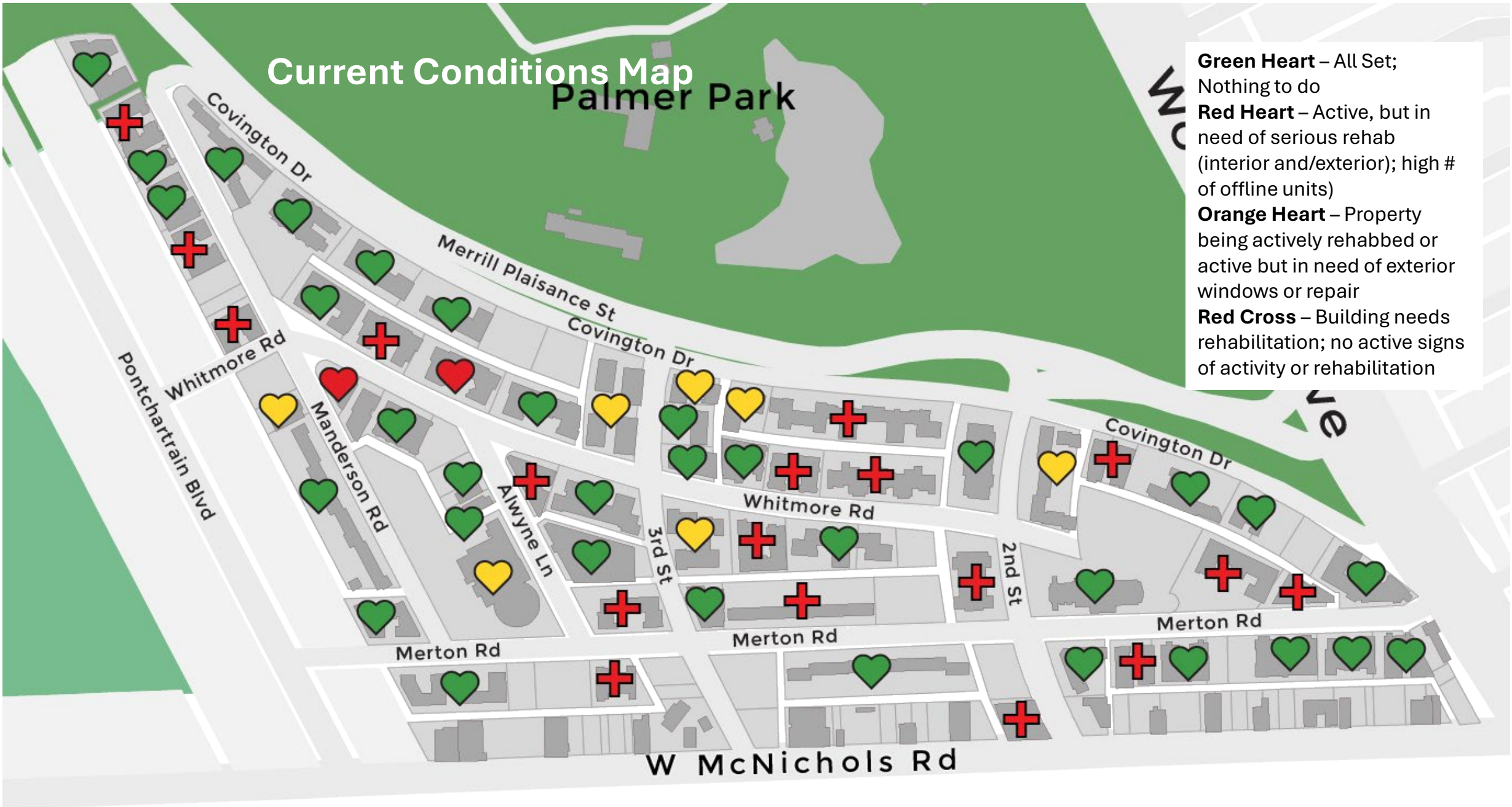
**Green Heart** – All Set; Nothing to do  
**Red Heart** – Active, but in need of serious rehab (interior and/exterior); high # of offline units)  
**Orange Heart** – Property being actively rehabbed or active but in need of exterior windows or repair  
**Red Cross** – Building needs rehabilitation; no active signs of activity or rehabilitation



# Current Conditions Map

Palmer Park

**Green Heart** – All Set;  
Nothing to do  
**Red Heart** – Active, but in  
need of serious rehab  
(interior and/exterior); high #  
of offline units)  
**Orange Heart** – Property  
being actively rehabbed or  
active but in need of exterior  
windows or repair  
**Red Cross** – Building needs  
rehabilitation; no active signs  
of activity or rehabilitation





- The city has identified 20 distressed properties and 7 properties that need attention out of the 60 structures in the area (approx. 50%)
- 14 of those Properties are currently in the hands of a receiver.
- Those 14 properties are now scheduled to go to auction in June
- Working with HRD on developing incentives

# Receiver Properties

641  
Covington-  
17/47

672 Merton-  
6/32

731  
Covington-  
19/24

757  
Covington-  
3/30

825  
Whitmore-  
7/28

850  
Whitmore-  
18/44

900  
Whitmore -40

950  
Whitmore -  
5/40

951  
Whitmore-  
1/21

980  
Whitmore-  
11/44

1000  
Whitmore-  
0/30

17655  
Manderson-  
0/39

17725  
Manderson-  
0/42

300  
Whitmore  
0/48

# Receiver Properties

Receiver Properties 

Palmer Park

Woodward Ave



# HRD Palmer Park Funding Strategy

## **Utilize Current Programs and Funding Sources**

- PILOT FastTrack – Tax Abatements for Improvements and Affordability
  - Low-Income Housing Tax Credits (LIHTC)
  - Historic Tax Credits
  - **\*\*Capital Needs Assessment\*\*** - Not currently available
- **Potential State Programs**
    - MSHDA MI Neighborhood – dependent on fund availability
    - MEDC RAP – dependent on fund availability and project viability

*HRD is currently exploring program options, but deeper neighborhood analysis and developer/building owner need is required.*

# Positive

- A Neighborhood Property Ownership Association was created in 2024
- Several buildings have been preserved, but are suffering from the vacant distressed properties surrounding them.
- Worked with the Neighborhood Property Ownership Association to identify positives, concerns and solutions.



We are here today to update the commission and see how, together with the commission helping us on technical and cost concerns, we can create a pathway for the current and new developers to preserve and develop this incredible Historic District.

## Such as:

- Windows: Is there an opportunity to pre-approve some window types that can be approved at the staff level? (Saves time and cost)
- Roofs:
- Elevators: Can we provide a clear process for buildings that need new elevators with exterior changes? ~~(Some of the buildings are in need of new elevators. When installing new elevators the shaft size will not meet code, may need to put on exterior of building. Process?)~~

## Looking Forward to:

A process to get these rehabbed in an efficient way to save the this incredible Historic District.

# Opportunity

Current and new developers have concerns about process, cost, and unknowns. The City Team would like to support the preservation of this Historic District by helping to address some of these concerns, such as:

- Windows: Is there an opportunity to provide some window types that can be approved at the staff level? (Saves time and provides certainty on cost)
- Elevators: Can we provide information on the process for buildings that need new elevators with exterior changes?
- Could we bundle approvals within the Historic District

*We are looking forward to a process to get these rehabbed in an efficient way to save this incredible Historic District.*