

# THE ALLEN PARK INSIDER

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By the time you pull this out of your mailbox, the old City Hall on Southfield Road could be long gone. I understand that the property will be sold and developed soon. We were doing business at that location for 40 years. Many fond memories will be carted off to a landfill before you know it. Meanwhile, another big change is coming up on the old Ford Woods property just West of the Railroad Tracks on Southfield. Hampton Inn and Holiday Inn are planning on building some new buildings on the Southeast corner of the lot. Should be lots of activity going on in that area soon.

Did you ever wonder where City Hall was located at before we moved to the Southfield location? I did some digging and found out that we had at least five other locations during our City's history. When we were part of Ecorse Township prior to 1927, business was done in elected officials farmhouses. When we became a Village in 1927, we moved to the one-room school house that was on the corner of Ecorse and Allen Road.

Photo one was taken after we moved out and it became the popular Westwood Dairy Bar and began to serve the best ice cream and dairy products in town. The building was demolished in 1961 to make way for a gas station (where Valero is located today). To give you some perspective of what was happening in 1927, Henry Ford just drove the 15 Millionth Model T off the production line. Charles Lindbergh had completed the first solo transatlantic plane fight. Most of our roads were still bumpy, dusty dirt paths. Some two track paths even cut through farmers' fields.

The town blacksmith could hear the backfiring of a Model T while he hammered on a red hot horseshoe. Less than a 1,000 souls lived in the tiny village called Allen Park.

That would soon change as people from Detroit started flocking into our area after all the soldiers returned from the War.



*The Westwood Dairy Bar is remembered by many Allen Parkers. When the second one-room schoolhouse was no longer used as a school, it became the offices of the Village of Allen Park. It is best remembered, though, as the Westwood Dairy Bar. Residents remember going to the restaurant for malts and to hear music in the 1950s. The building was demolished in 1961, and today a gas station stands in its spot on the corner of Allen and Ecorse Roads.*

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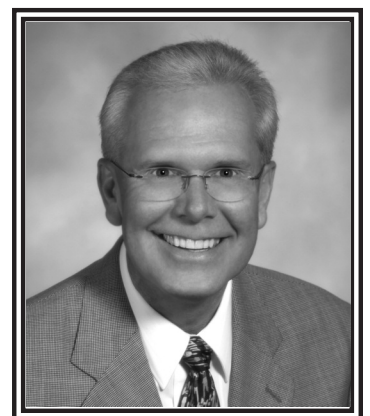
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## ALLEN PARK - PLEASANT PAST

Sometime prior to WWII, we moved to the cinder block building located on Roosevelt just South of Southfield. Our 24th District Court is located there today. Photo number two and three shows this building, which housed the police, fire, municipal offices and the DPS. When we outgrew that location, we moved to a former hardware store on Allen. See photo four, which was taken in May 1963 during Heritage Day and Michigan Week. Omer O'Neil is pictured standing on the left side and Mayor Morrison from Kalamazoo is on the right. The American Legion stands on this location today.



*This picture taken in 1954 shows the Allen Park Municipal Building located on Roosevelt Street*



*This building on Allen Road was one of the few buildings that housed the city business offices. Several building were used at various times in the history of Allen Park, including the old one-room school-house on Allen Road. Pictured Omar O'Neil and Mayor Morrison from Kalamazoo. It is May 1963 and Heritage Day during Michigan Week*

Next, we moved across the street to the little building on White and Allen( see photo number five). That building went on to be the famous Park Cove and is currently called The Bar and Grille. A small pocket park dawdles on the corner of White and Allen today accompanied by the nice clock that was donated by the Bill Kuehnle Family. We were there until we purchased the former Gilead Baptist Church on Southfield Road in 1975 (see photo six). We settled into that location for the next forty years. It will be a sad day when I drive by and see the building is gone. So many visits to the Assessor's Office, the Treasurer, The Clerk, The Police and visits to flirt with a cute girl I later married...all these memories will simply become a bump in a landfill..!





All photos are courtesy of Sharon Broglin and the Allen Park Historical Museum (located on Park and Englewood). Stop in for a visit sometime on Wednesday afternoon between 1:30-4:30. Sharon published *THEE* book on Allen Park History called, *Images of America-Allen Park*. You can pick up a copy at the Historical Museum or at my office (Park Avenue Realty-6838 Park open 9-5 M-F). Every Allen Parker will want one of these! They are \$20.00 each. Thank you Sharon for your input, knowledge and friendship over the years. Special Thanks also to David Boomer, Mr. & Mrs. Leo Kozuh, Beverly Kelly and Bill O'Donnell for your invaluable memories of Allen Park over the years!



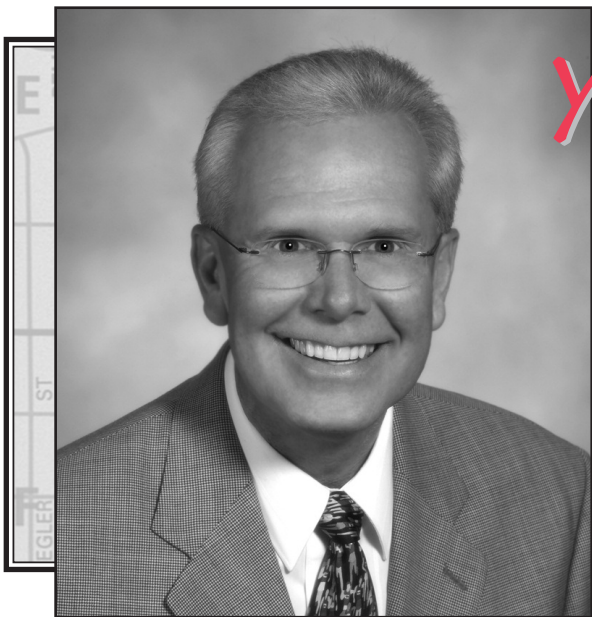
## ALLEN PARK SALES RESULTS

YEAR	# OF HOMES SOLD	AVERAGE SALES PRICE	PRICE CHANGE
2005	330	\$150,392.00	+\$1,660.00
2006	251	\$138,681.00	-\$11,711.00
2007	246	\$127,360.00	-\$11,321.00
2008	310	\$103,691.00	-\$23,669.00
2009	349	\$73,680.00	-\$30,011.00
2010	341	\$69,993.00	-\$3,687.00
2011	376	\$66,187.00	-\$3,806.00
2012	422	\$68,543.00	+\$2,356.00
2013	470	\$80,827.00	+\$12,284.00
2014	450	\$93,405.00	+\$12,578.00
2015	445	\$105,309.00	+\$11,904.00

2015 was the third best sales year for number of homes sold in Allen Park since I started tracking sales in 1986 (My first year in this business). Only two years better than this year were 2013 (470 sales) and 2014 (450 sales). Average sales price has been climbing at a rate approximately \$1,000.00 a month for the past three years! Even better news is that less than 14% of the market is foreclosure sales. To give you some perspective on what that figure means, I looked back at sales results from 2009, when we were in the darkest period of the Real Estate recession. In 2009, we had 358 homes sell (87 fewer sales than 2015) and 171 of those were foreclosures (107 more than in 2015). That was close to 48% of all sales. Even though we are seeing more equity pile up in our homes and far fewer foreclosures, we are still a long way away from our peak sales price of \$150,392.00 set in 2005.

I have always urged my clients to pay off their mortgages and never refinance to pay off credit card or car loan debt. Feel free to call me if you are curious what your home would sell for in today's market. It would be my pleasure to stop by for a visit and give you an estimate of your current value...free of charge!

Thank you for taking your time to read my Newsletter!



*You can count on me!*

**Call Lynn Ketelhut,**

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