



Guyton features an ornate tudor-style exterior. The front (east) elevation is shown above, with the large auditorium windows visible on the right.



The gymnasium has large arched windows on the south, west, and north elevations that fill the space with light. The ceilings are 18'8" tall.



Guyton's auditorium is larger than the typical elementary school auditorium, with more than 22' high ceilings that accommodate a towering stage with ornate plaster details.



The auditorium has been damaged by the elements, but features a balcony, tall windows, and ornate decorative plasterwork.



Many classroom finishes are still intact, including many wood-framed double-hung windows. Intact historic windows are a rarity in vacant school properties.



The kindergarten is spacious and once featured beautiful details; however, vandalism and water damage have taken a toll on the woodwork and tiled fireplace.

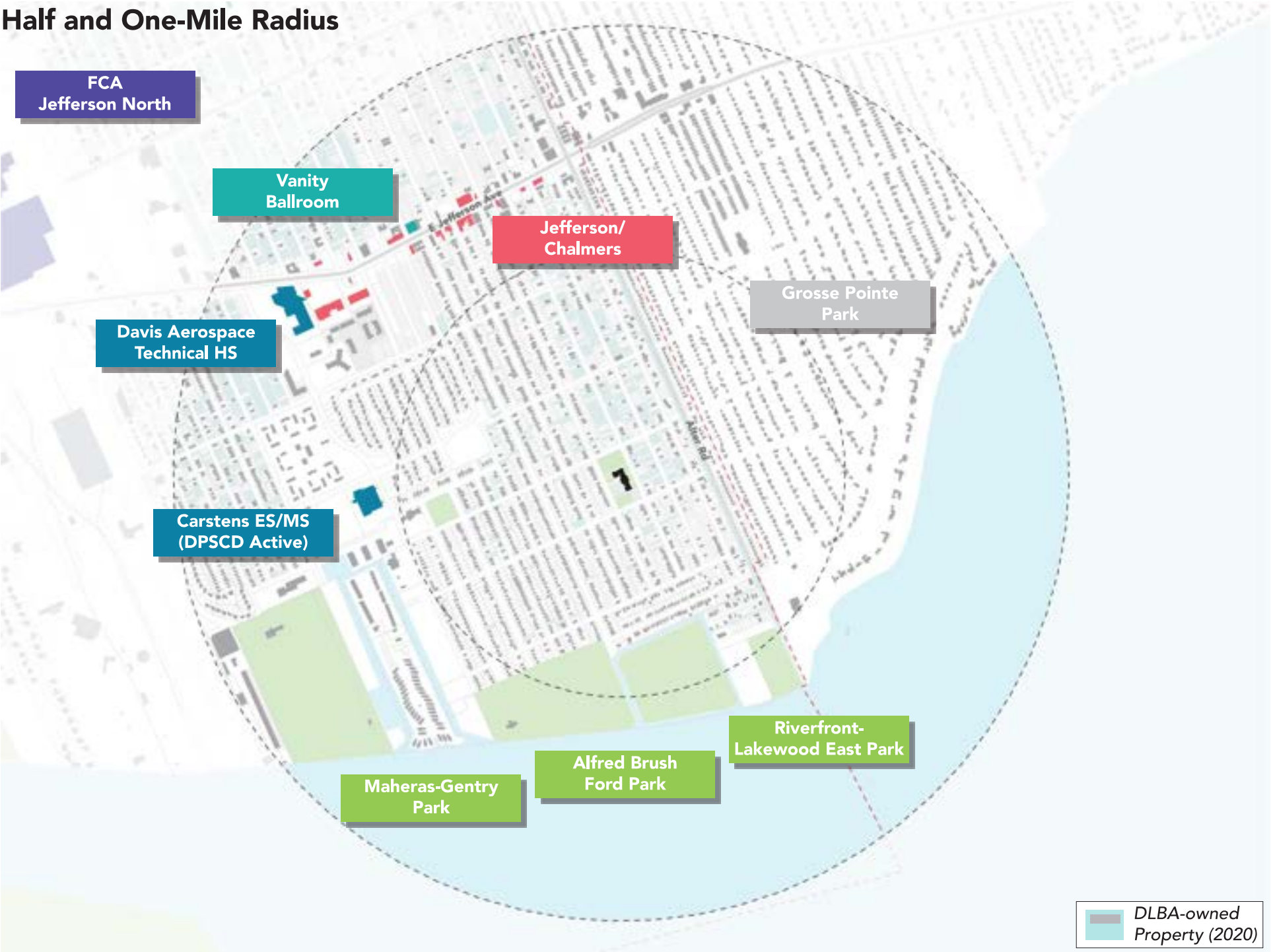


The spacious second-story main corridor is 14' wide. The plaster finishes and lockers are still in relatively good condition.



A rain storm caused water to pour down stairs at the north end of the building. The roof has been repaired, but water infiltration continues to be a widespread issue and a threat to the building.

Half and One-Mile Radius



Neighborhood By The Numbers

25_{/100}

Walkscore
Car-dependent

0.6_{mi}

Transit Access
10-15 minute walk to nearest
DDOT Connect Ten or Key Route

3.0_{mi}

Freeway Access
10 minute drive
to nearest freeway ramp

0.3_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

3.4_{mi}

Nearest Recreation Center
No city rec center
within walking distance

2.7_{mi}

Library Access
No public library
within walking distance

39%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

130

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.5%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

Financial Analysis Summary

Guyton Elementary School is in the Jefferson/Chalmers SNF area. The building is located at 355 Phillip St. in the Jefferson Chalmers neighborhood in District 4. It is approximately five miles from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 10,800 and 2019-2024 projected annual population growth rate is -0.2%. However, the senior population annual growth rate is projected at 2.5%. According to EMSI, 2019 estimated median household income for the area was \$47,000.

In terms of built environment, Guyton is less dense than other schools in the Vacant School portfolio, with 2.1 million built sf. Permit activity is slightly below average, with approximately 130 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Guyton scored a Walkscore of 25, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to grow marginally at 0.2% annually (EMSI). In terms of multifamily development, the area has over 1 million sf of market rate multifamily development according to CoStar and an above-average amount of number of HRD units at approximately 990. Market rate rents as recorded by CoStar are \$14 psf or \$890 per unit on average. Interestingly, recorded average vacancy in the 1-mile radius around Guyton was high at 15%. Guyton also has three senior living buildings with 250,000 sf, with averages of \$13 psf or \$700 per unit rents and 7.5% vacancy.

The retail market in the 1-mile radius around Guyton is relatively small. Projected retail sales from EMSI are \$150 million annually, but actual annual sales are only \$40 million. There are approximately 350,000 sf and two grocery stores. Despite the smaller market, recorded rents and vacancy rates are stronger than the Vacant Schools portfolio market average, \$17 psf and 3% vacancy on average.

The commercial and industrial market around Guyton is small. There are 18 buildings categorized as commercial office in the 1-mile radius according to CoStar, with average rents relative to the Vacant Schools portfolio - \$16 psf. Fisher has little industrial inventory in the 1-mile surrounding area, only one building and no recorded rent data.

From Profile Recommendation: Recommended for Senior Housing because 3 existing Senior Housing buildings with a relatively low vacancy rate, average rents and above-average senior population growth projections. Do not recommend for Industrial because not close to transportation routes and do not recommend for Multifamily because Multifamily vacancy rates are high at 15.2%.

Market Information

Guyton 1

Development Type	Gross Area (SF)
Rehabilitated Structure	46,127
Demolished Structure	-

Income (PSF values)

Blended Rental Income	\$12.50
Less Vacancy	\$2.00
Less Expense	\$1.50
2022 NOI (escalated)	\$9.00
Blended Cap Rate	8.0%
Capped NOI	\$115
Total Value	\$5,300,000

High Level Funding Breakdown

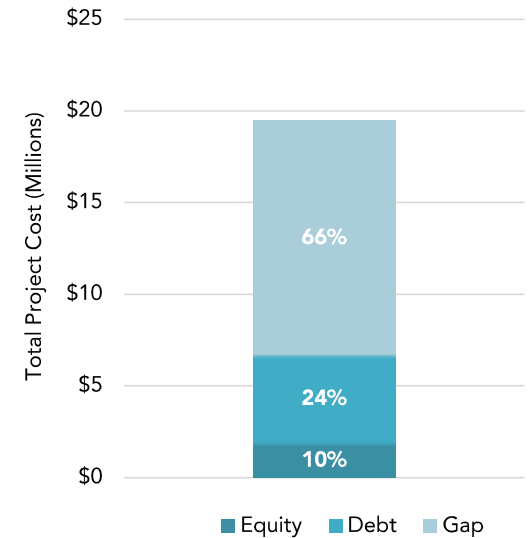
Equity	\$1.95	10%
Debt	\$4.77	24%
Gap	\$12.78	66%

2022 Costs

Total Rehab Cost	\$11,300,000
Total Fit-Out Cost	\$8,200,000
Total Project Cost	\$19,500,000

Total Project Cost \$19.50

Gap \$ 12,800,000



Guyton 2

Development Type	Gross Area (SF)
Rehabilitated Structure	47,327
Demolished Structure	-

Income (PSF values)

Blended Rental Income	\$7.50
Less Vacancy	\$1.00
Less Expense	\$1.00
2022 NOI (escalated)	\$5.50
Blended Cap Rate	8.0%
Capped NOI	\$68
Total Value	\$3,200,000

High Level Funding Breakdown

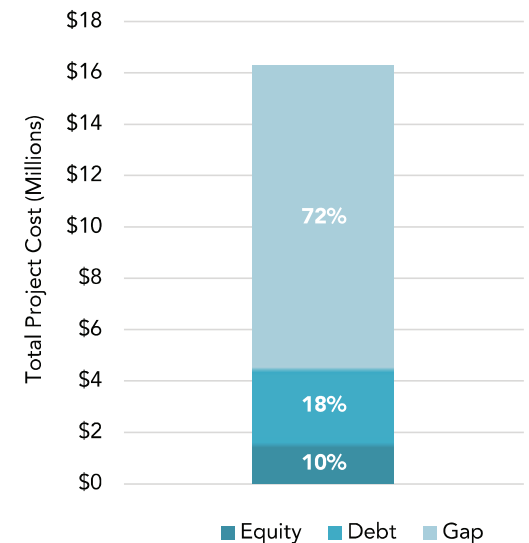
Equity	\$1.63	10%
Debt	\$2.91	18%
Gap	\$11.74	72%

2022 Costs

Total Rehab Cost	\$11,300,000
Total Fit-Out Cost	\$5,000,000
Total Project Cost	\$16,300,000

Total Project Cost \$16.28

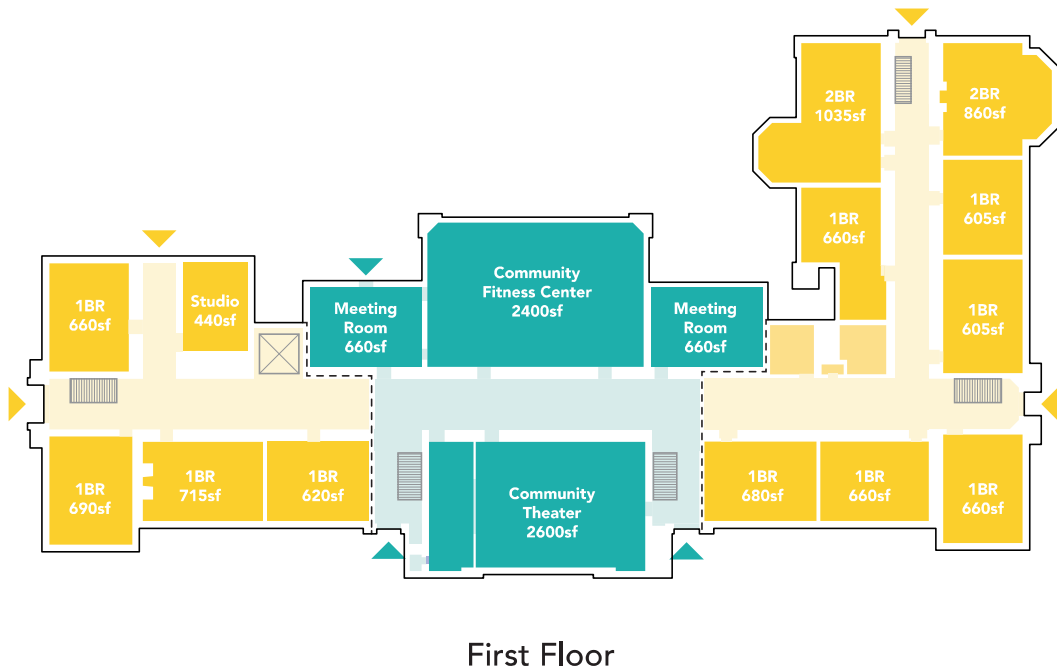
Gap \$ 11,700,000



Scenario 1: Senior Housing & Community Core

Housing and community space

Residential or independent senior living is a good match for a preservation-based approach at the historic Guyton school. This scheme reserves the gym and auditorium—clustered in the center of the building near the two main street entrances—for public use. The north and south wings on the first floor and the entire second floor are devoted to housing, with primary access from a new rear parking lot.



First Floor



Second Floor



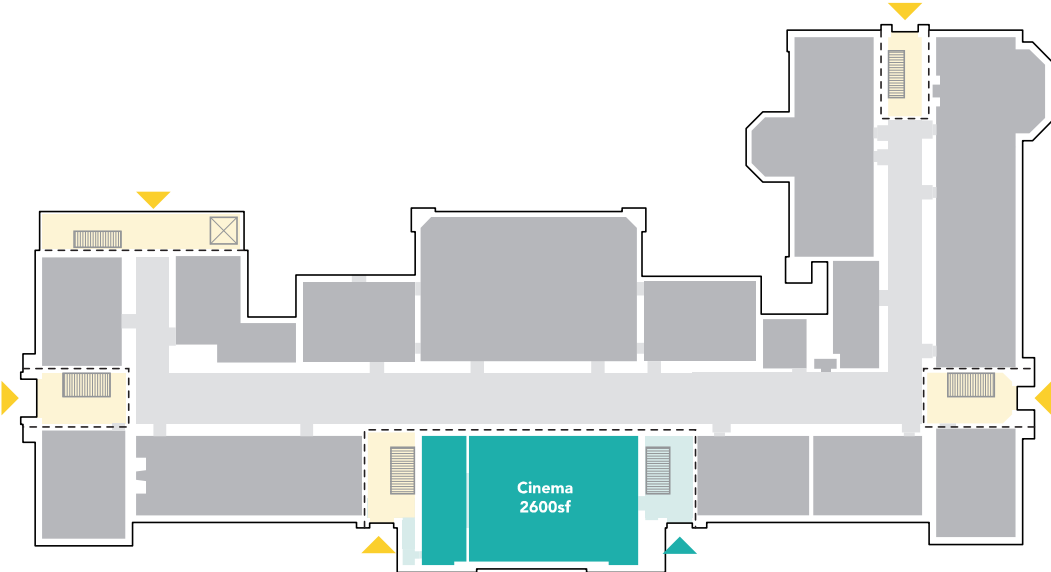
Studio (440sf)	2
1BR (605-715sf)	25
2BR (855-1035sf)	4
TOTAL UNITS	31

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Residential - Senior	Plaster w/ Conc Structure	Historic	81%	37,363		166 \$	6,202,290.82
Community Center	Plaster w/ Conc Structure	Historic	19%	8,764		153 \$	1,340,861.75
Elevator						225000 \$	225,000.00
Parking						12000 \$	480,000.00
Developed Area (GFA)				46,127			
Fit-out subtotal							\$ 8,248,152.57
Rehab subtotal							\$11,251,235.91
COST TOTAL							\$19,499,388.48

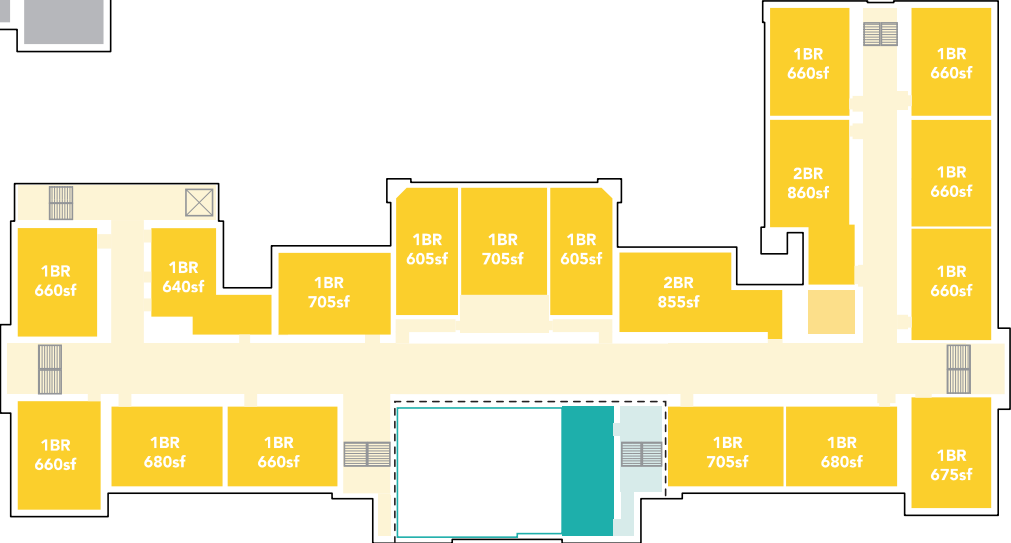
Scenario 2: Upper Deck

Raw first floor with housing above

Guyton is located in a flood zone, which could cause damage to restoration efforts on the first floor in a major flood event. This scenario envisions housing on the second floor only, while the first floor is stabilized and left as raw space. The lower floor could be made accessible to both residents and community members as flexible work space, event space, or storage.



First Floor



Second Floor



1BR (605-705sf)	16
2BR (855-860sf)	2
TOTAL UNITS	18

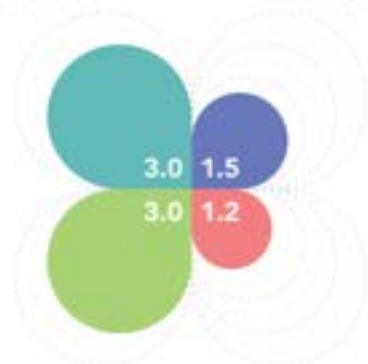
Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Residential - Senior	Plaster w/ Conc Structure	Historic	48%	22,264		166 \$	3,695,840.55
Community Center	Plaster w/ Conc Structure	Historic	9%	4,045		153 \$	618,900.74
Mothball			43%	19,818		0 \$	-
New Construction				1,200		175 \$	210,000.00
Elevator						225000 \$	225,000.00
Parking						12000 \$	276,000.00
Developed Area (GFA)				47,327			
Fit-out subtotal							\$ 5,025,741.29
Rehab subtotal							\$11,251,235.91
COST TOTAL							\$16,276,977.20

4 Hutchinson



Address: 5220 French
 Parcel: 21040178
 District: 4
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.82 ac
 Gross Floor Area: 56,700 sf
 Floors: 2
 Plan Type: I
 School Type:
 Year Built: 1916, 1923
 Zoned: R2
 Base Rehab Cost (est): \$879K
 Total Rehab Cost (est): \$11.5M

Condition Market



History Neighborhood



Building Overview

2-story split-level bar building.

One long double-loaded corridor.

Original 1916 unit built on raised, occupied basement. First floor is half a level above grade.

1923 addition has no basement, with first floor built on grade.

1923 first floor spaces (classrooms, gym, auditorium) all have 16' tall ceilings to match 1916 unit ceiling elevation. All other spaces have 12' ceilings.

First floor main corridor has half flight of stairs where two units join. Second floors built at same elevation.

Small auditorium with raised stage and flat floor, no fixed seating. No dedicated exterior access.

Building in relatively good condition, with many interior finishes in repairable state. Windows and radiators are scrapped.

Basement flooded in low areas, but occupied portion is dry; little evidence of water infiltration or damage on upper levels.

Neighborhood Overview

Located in Gratiot Woods neighborhood.

Surrounding residential blocks have large number of vacant lots and Land Bank-owned property.

Very close to new FCA Mack Engine Plant; area included in community benefits agreement.

Near Chandler Park, a large city park that includes a public golf course, aquatic center, and athletics facilities.

Easy access to I-94 freeway.

Cluster of career training and resources a half mile away, including Wayne County Community College, Payne-Pulliam School of Trade & Commerce, and Michigan Works! Center

Development Overview

Opportunities:

- Good condition
- Simple, straightforward floorplan with efficient use of space; flexible for a variety of uses.
- 16' ceilings on first floor
- Partition walls flexible; can be reconfigured easily.
- New manufacturing job opportunities nearby

Challenges

- Not ADA accessible; stairs at all entrances and in first floor main corridor.

Real Estate Market summary:

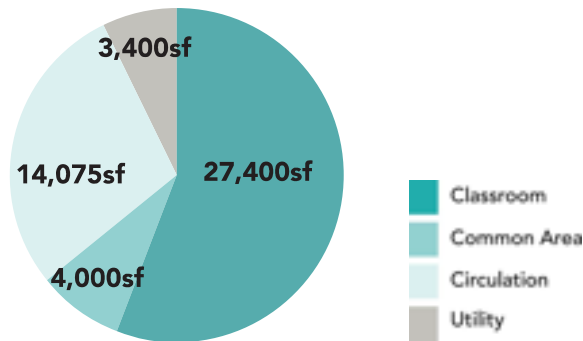
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Above Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Possible opportunity to develop workforce housing or training connected with FCA Mack Engine Plant CBO.

Existing Floorplan + Program



48,875 sf net floor area

Structure

- Wood frame w/ load-bearing masonry (1916)
- Concrete-encased steel frame (1923)

Roof System:

- Wood Deck (1916)
- Cast-in-place concrete (1923)
- Built-up roof, coal tar and stone ballast

Facade:

- Brick with terra cotta and limestone accents
- Wood frame windows (replaced with aluminum)

Floor System:

- Concrete joist and slab

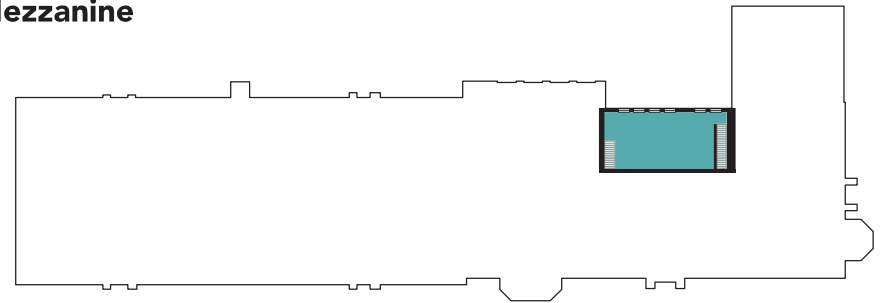
Interior Walls:

- Plaster

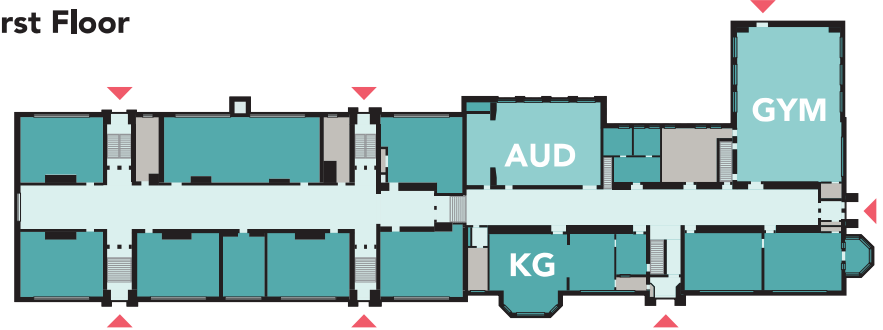
Second Floor



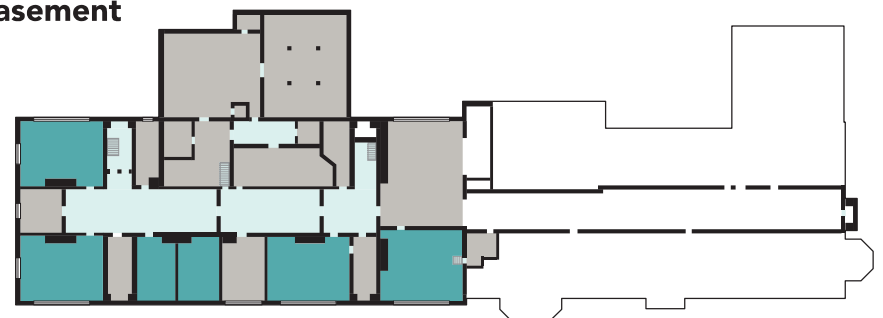
Mezzanine



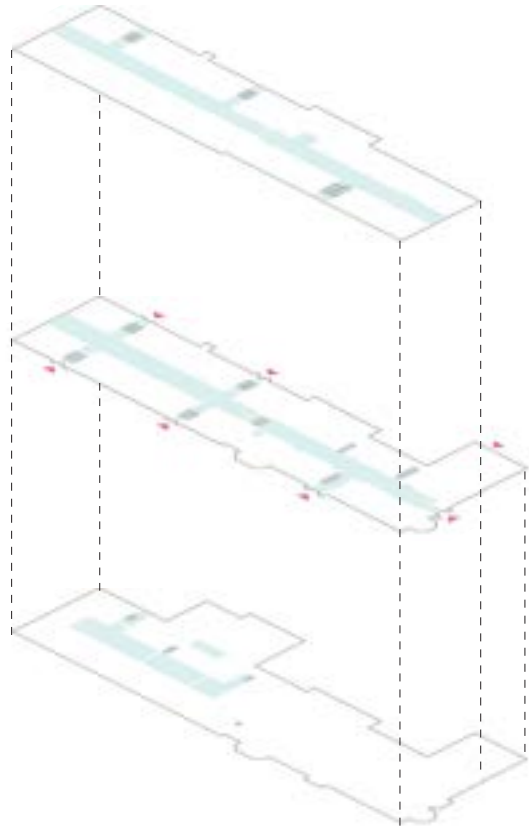
First Floor



Basement



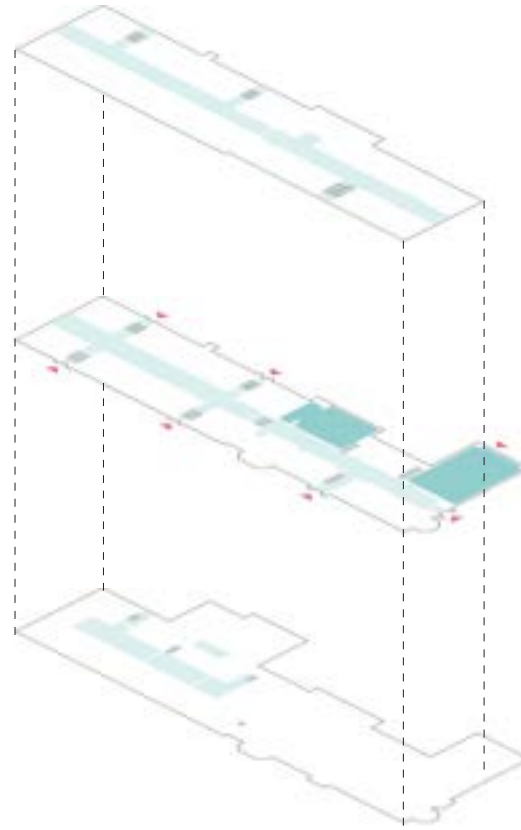
Existing Floorplan + Program



Circulation

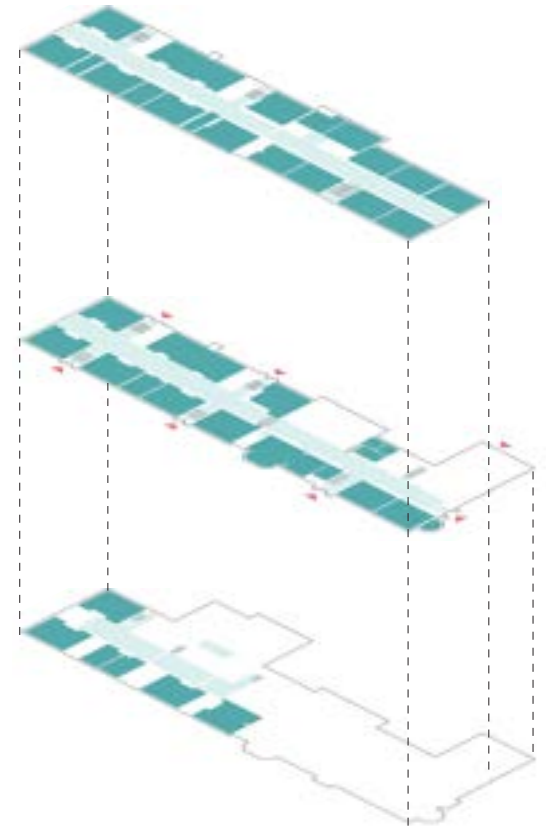
There is a single double-loaded corridor on each floor. Stairwells and entrances are located at regular intervals along the main corridor.

Corridors are 14' wide, with ceiling heights ranging from 11-14' on main levels.



Common Areas

The gym and auditorium are located in the 1923 addition at the south end of the building. The 40x60' gym is located on the end of the school protrudes to the rear; it is accessible via the south school entrance and from the rear parking lot. The small 32x52' auditorium is located toward the center of the building, and is only accessible from the main hallway. Both spaces have 16' ceilings.



Classroom Areas

Classrooms are located on three levels. On the basement and first floor, classroom space is fragmented into single rooms or pairs of rooms separated by circulation space. On the second floor, there are longer continuous runs of classrooms. The 1916 unit features large 25x32' classrooms. 1923 classrooms are a standard 22x30'. Typical ceilings are 12', with 16' in 1st floor south rooms.

School History

William E. Hutchinson School

The original unit of the William E. Hutchinson Elementary School was erected in 1916 for the District No. 1 in the village of St. Clair Heights. Joseph E. Mills and Sons Architects designed the school while Tiggot Healy Construction served as the building's contractors. The original unit, which was two stories in height and included 16 rooms, was erected at a cost of \$98,000. Initially, the school housed kindergarten through the ninth grade. Newspaper articles of the day touted the school for its inclusion of classrooms that were specifically designed to help children with poor eyesight.

In 1919, the school was absorbed by the Detroit Board of Education when the neighborhood was annexed by the City of Detroit. At the time of its annexation, the school was overcrowded to the extent that overflow classes were held at a nearby church. The Board of Education completed an addition to the school in 1923, which allowed for an additional capacity of 680 students and included 10 new rooms. The overcrowded conditions were further addressed by eliminating the 9th grade. By the 1930s, the school boasted an enrollment of 1064 students, the majority of whom were European-born white children. In 1941, an additional 200 children were bussed to the school from

the nearby Parkside Homes, which was a federally-funded, low-income public housing project that was built for whites in the 1930s to address the area's World War II-era population boom.

In the year following the close of World War II, the school's population had dropped to 859. However, by 1961, the school's enrollment had increased to 1082 pupils, allowing for the Detroit Board of Education to organize the curriculum classes according to an 18-section platoon. That year, two shower rooms were converted into classrooms, to include a new kindergarten and a "special use" classroom, while a new health education office and storeroom were also established within the building's interior space.

In 1976, as a result of a court order arising from the *Miliken v. Bradley* lawsuit, the Detroit Board of Education initiated a plan to de-segregate the City's public schools, which included the "bussing" of nearly 22,000 black and white children and the reassignment of 8,000 more children (based upon boundary changes). According to the DSB's plan, Hutchinson Elementary, which was 98.5% black at that time, was slated to become 45.5% black with the addition of 400 white children. However, only 144 white students were bussed to school that year.

In 1997, new windows and exterior doors were added.

The Detroit Public School system, successor to the Detroit Board of Education, permanently closed the school in 2011 and subsequently sold the property to the City of Detroit in 2015.

References

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Detroit: Board of Education, 1919 and 1923

Detroit, City of, Board of Education, Architectural Planning Department. First Floor Plan and Site Plan, Hubert Elementary. Detroit: Board of Education, 1954

Detroit, City of, Board of Education. Histories of the Public Schools of Detroit. Detroit: Board of Education, 1967.

Detroit Free Press.

Conserving Sight of Detroit Pupils. Detroit; Detroit Free Press; Mar 12, 1922; pg. 6

School is Built, Already Too Small. Detroit: Detroit Free Press; Nov 11, 1917; pg. 35

White Enrollment Lags Under Bussing. Detroit: Detroit Free Press; Mar 9, 1976; pg. 6

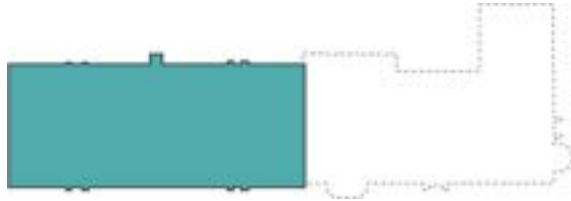
Renovation Starts Soon for Schools. Detroit: Detroit Free Press; May 21, 1997; pg. 8

Grant, William. Detroit Free Press. 897 Students Quit Schools After Bussing, Detroit: Detroit Free Press; Mar 12, 1976; pgs. 1 and 3

Grant, William. Detroit Free Press. School Mix Plan Comes Up Short. Detroit: Detroit Free Press; Feb 11, 1976; pg. 3

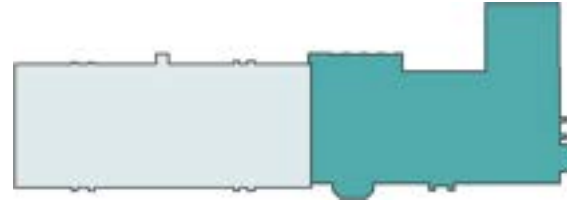
Grover, John and Yvette van der Velde. A School District In Crisis, Detroit Public Schools 1842-2015. <https://land-grid.com/reports/schools> Loveland Technologies, 2016

Building Evolution



Original Unit (1916)

The original school building was a small three-story box consisting of 21 classroom bays. Basement classroom spaces were used as cafeteria and a small gym, though these were later converted into standard classrooms.



First Addition (1923)

The 1923 expansion added a full 60x40' gym and small auditorium, as well as more ten classrooms and a kindergarten. Unlike the original wing, the new wing was built at grade, creating a split-level first floor. The new second floor slab, however, was built at the same elevation of the original second floor slab; as a result, the addition's first floor ceilings are unusually high, at 16'.



The main/west elevation, with 1923 unit in the foreground, and 1916 unit to the far left of the frame. Although the structural systems of the two wings is different and the two units have different floor heights, care was taken to preserve a unified appearance on the exterior.



The gymnasium is in good shape, and appears to have been in use recently—debris has been swept away from beneath the basket. There does not appear to be water damage, and the floors have not bowed like most other gyms observed in this study.



The auditorium is smaller than typical historic elementary schools, and features a miniature raised stage and a flat floor with no fixed seating.



Two second-floor classrooms have been turned into one long room by removing the partition wall.



First floor classrooms in the 1923 (south) wing have 16-foot-tall ceilings, and high ceilings, giving the spaces a cavernous feel.



The first floor science room in the 1923 (south) wing includes a fully-enclosed conservatory and 16' tall ceilings.

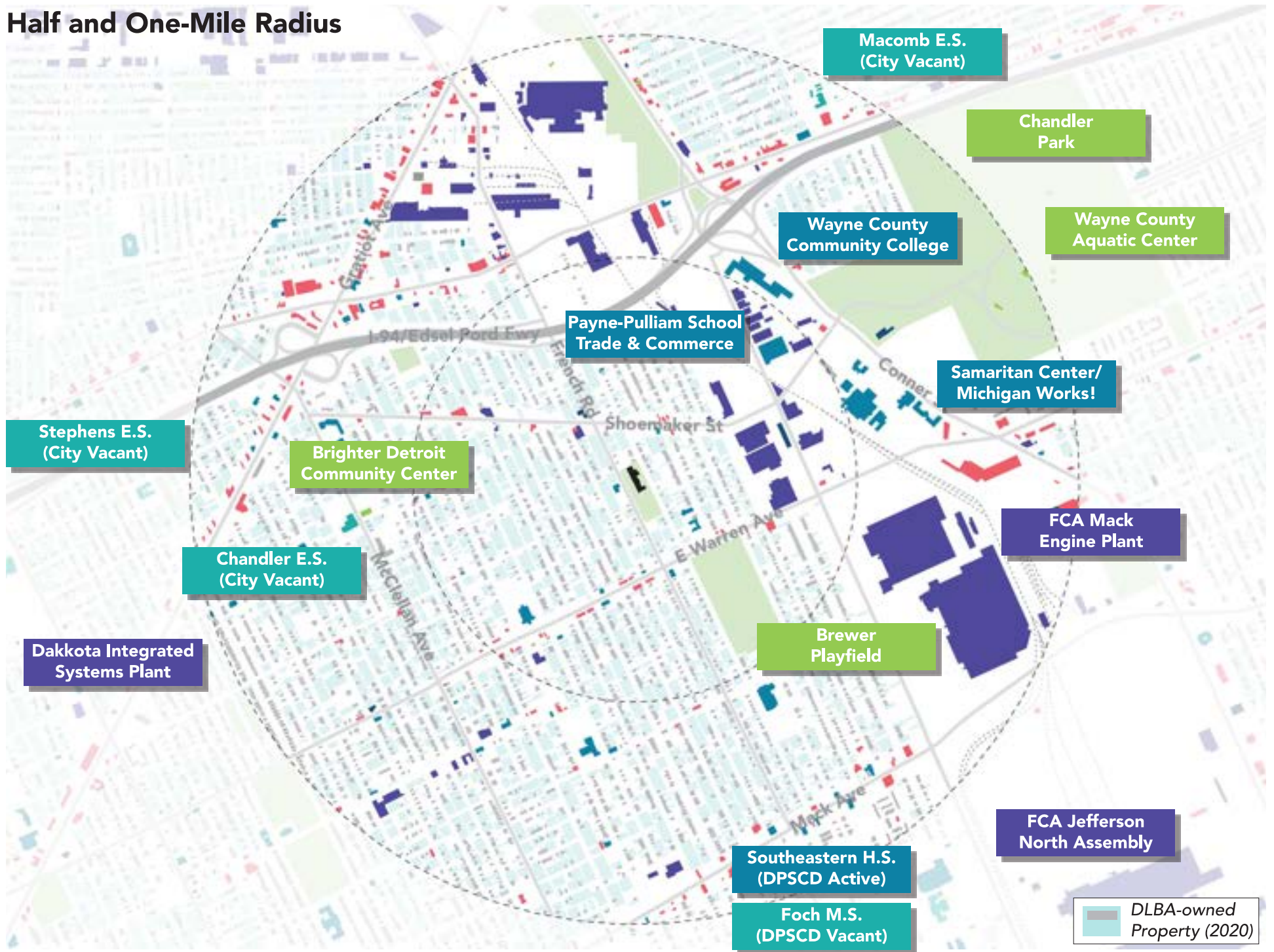


The first floor corridor of the 1923 unit, looking towards the 1916 unit. A short run of stairs is visible in the distance, where the two units join.



Stairwells in the original unit are tall and narrow; with flights of stairs at every entrance and a split-level first floor, this building is not ADA accessible.

Half and One-Mile Radius



Neighborhood By The Numbers

34_{/100}

Walkscore
Car dependent

0.1_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.4_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.5_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

2.1_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.3_{mi}

Library Access
More than 15 minute walk
to nearest public library

63%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

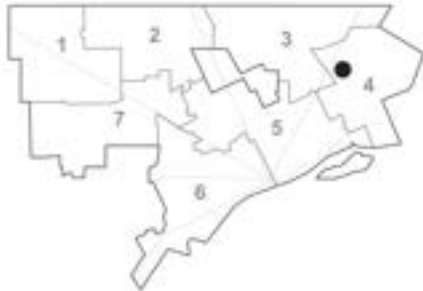
80

Building Alteration Permits
Low construction activity
within 1mi radius (2016-2018)

1.9%

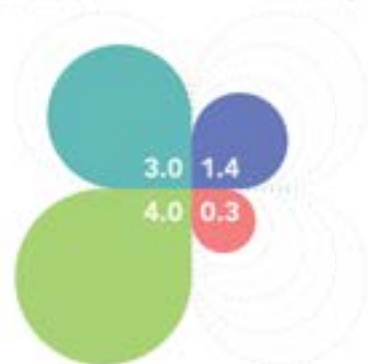
Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

4 Macomb



Address: 12051 Evanston
Parcel: 21005163
District: 4
SNF Area: n/a
Owner: City of Detroit
Site Area: 2.13 ac
Gross Floor Area: 26,243 sf
Floors: 2
Plan Type: L
School Type: Elementary
Year Built: 1929
Zoned: R2
Base Rehab Cost (est): \$501K
Total Rehab Cost (est): \$6.6M

Condition Market



History Neighborhood



Building Overview

2-story L-plan

Tudor Revival style architecture with ornate cast-stone details and castle-like towers on the front facade.

Small elementary school with just fifteen classrooms.

Typical 40x60' gym with ample daylight and dedicated access to rear parking lot.

Very small auditorium on the second floor.

School structure and roof are in generally good condition; no major distress or water infiltration.

Finishes are durable CMU and glazed block, and are generally in good shape. Windows and plumbing scrapped, and some damage to walls from scrapping attempts.

Three temporary classroom structures on site are unsecured and a nuisance; should be demolished immediately.

Small square site, half paved and half grass. School is sited on the far southeast corner.

Neighborhood Overview

Located in Ravendale neighborhood.

Surrounding residential blocks have large numbers of vacant lots, buildings, and landbank-owned properties.

Located across freeway from Chandler Park, a large city park with golf course, aquatic center, and athletics facilities. A half mile as the crow flies, but difficult to access on foot.

One mile from new FCA Mack Engine Plant, a new source of local manufacturing jobs.

Various career training and resources within one mile, including Wayne County Community College, Payne-Pulliam School of Trade & Commerce, and Michigan Works! Center.

DPL Chandler Park Branch Library located on Harper Ave, just over 0.5 miles away.

Harper Ave, one block south, is a major artery; there are scattered local businesses and the library within walking distance from the school.

School located two blocks from access to I-94 at Conner Street.

Development Overview

Opportunities:

- Small building in good condition
- Attractive exterior with distinctive architecture
- Near Chandler Park
- Near FCA Mack and Jefferson plants
- Easy freeway access

Challenges

- Distressed neighborhood with high vacancy and crime
- Not in Strategic Neighborhood Fund area.

Real Estate Market summary:

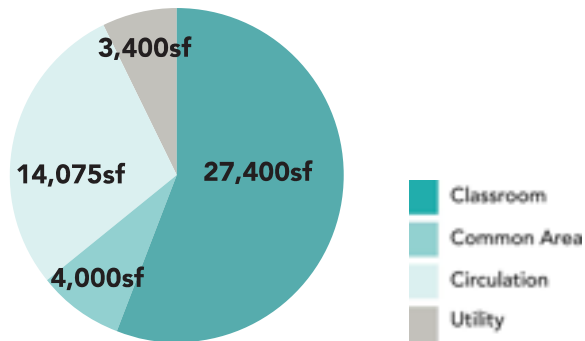
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Below Average
- Industrial: Average

Market-based Use Recommendations

- Best market for senior housing, due to low vacancy, high rent, and decent walkability.
- Recent proposal for affordable housing with medical

Existing Floorplan + Program



20,525 sf net floor area

Structure

- Concrete column and beam
- CMU

Roof System:

- Cast-in-place concrete slab
- Built-up roof gravel surface
- Internal drains

Facade:

- Brick with limestone and cast stone accents
- Wood frame windows (aluminum replacements, scrapped)

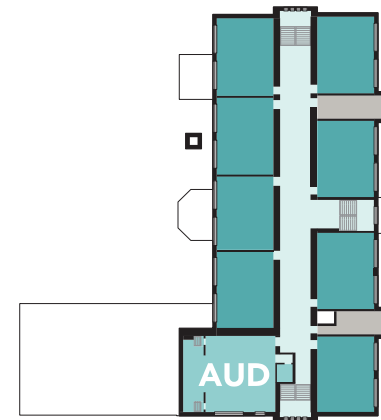
Floor System:

- Concrete flat slab

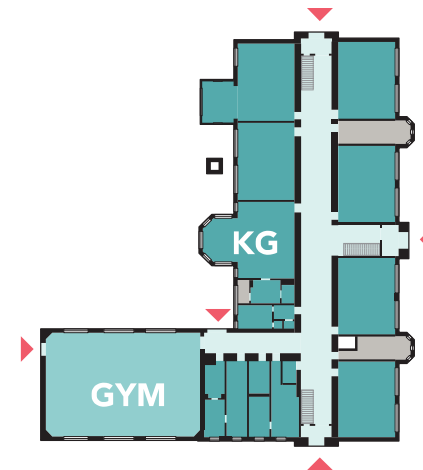
Interior Walls:

- Painted CMU

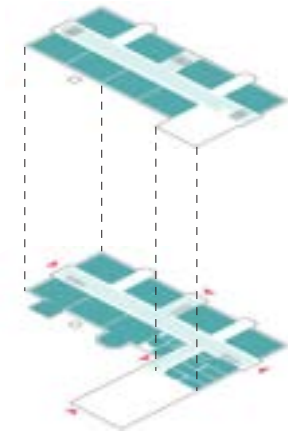
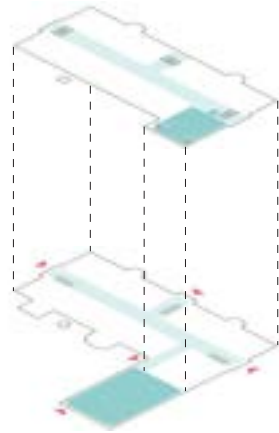
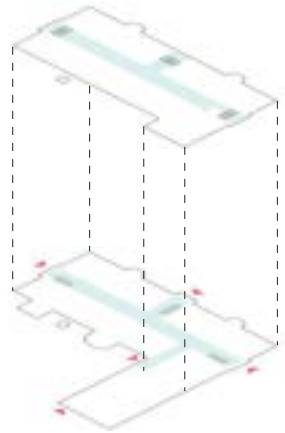
Second Floor



First Floor



Existing Floorplan + Program



Circulation

There is one double-loaded corridor serving as the main circulation. There are entrances and stairwells at both ends and in the middle of the main corridor.

The primary corridors are 12' wide, with 12'4" ceilings on the first floor, and 9'6" on the second.

Common Areas

The gym and auditorium are stacked on top of each other, forming the short leg of the school's L-shaped floorplan. The gym is a standard 40x60' space with 17'6" ceilings and two external entrances. The small auditorium is on the second floor, and is essentially a standard classroom with an additional stage attached.

Classroom Areas

There are 14 standard classrooms, along with a kindergarten and office/clinic space. On the east side of the building, classrooms are separated from each other by restrooms and the front entrance. On the west side of the building, classrooms form a continuous strip; partition walls could be opened to create larger spaces.

Typical classrooms are 22x30' with 12'4" ceilings.

School History

Alexander Macomb School

Macomb School occupies an L-shaped footprint, with a rectangular core block and an ell housing a gymnasium extending to the rear along Evanston Avenue. The building's Flemish-bond brickwork is of mottled shades ranging from dark brown to bright orange.

The building's entrance portal, facing east on Harrell, is sheltered by a projecting shed roof, originally clad in slate but replaced with asphalt shingles, and flanked by two squat, gable-topped piers, decorated by pairs of slender, engaged classical columns. These flanking piers are edged by stone quoins. Near the top of each pier reads "A.D. 1928" in raised bronze letters. Above the building's entrance are the words "ALEXANDER MACOMB SCHOOL" in similar bronze lettering.

The building's symmetrical façade is divided into three sections by a pair of three-faceted, engaged "towers" with crenellated parapets. The building's entrance is flanked by two bays of windows on each side, which are in turn flanked by the pair of engaged towers. Each tower features prominent stone quoins and narrow windows resembling balustraria. In addition to the crenellations

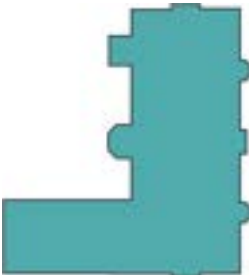
atop each tower, a parapet wall that tops the building between the towers is also crenellated, and rests on a low, cornice-like detail consisting of a row of alternating squares of brick and stone. Each end of the façade is anchored by a section containing two additional bays of windows. These are topped by a shorter parapet wall, containing a course of alternating squares of stone and brick beneath the coping, suggesting crenellation, that also continues around to the side elevations.

The building's southern and northern elevations each contain a two-story, side entrance projection topped by a gabled roof. Above its doorway, lighting the upper story, are a series of four narrow, formerly leaded, glass windows. This bank of windows is emphasized by horizontal and vertical courses of contrasting brickwork, an allusion to Tudor-style decorative half-timbering. The doorway itself is recessed within a Tudor-arched, stone surround, with the name of the school in bronze letters on a stone panel. To the east of the south side entrance is a solid brick wall; to its west are windows similar to that of the front façade and beyond them, the tall, one-story gymnasium. Centered on the rear of the building is a five-sided bay to the kindergarten room that, on the interior, is

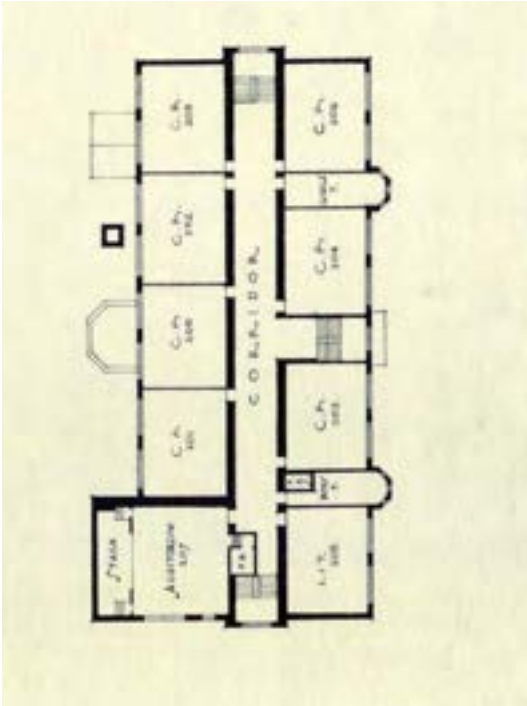
lined with a window seat at its perimeter. The interior also originally had a structure centered in the bay that contained a water fountain, aquarium and sand bin, according to the building plans.

Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Macomb, Alexander, School. Boscarino, T., City of Detroit Historic Designation Advisory Board (2009)

Phasing + Floor Plans



Second Floor



First Floor



Original Unit (1929)

The original school building was built in a single phase.



The front (east) elevation of the school is overgrown, somewhat obscuring the symmetrical Tudor Revival-style facade. Two castle-like towers with crenelated parapets flank the main entrance.



The rear (west) elevation of the school viewed from the parking lot. The entire classroom wing with kindergarten bay is visible, with the gym protruding to the right of the frame.



A closer view of the crenelations on the front towers reveals finely detailed cast stone embellishments and diagonal brick work.



The kindergarten features a large bay window with bench seating commonly found in historic kindergartens. The basin in the center of the room (lower left corner of photo) is an unusual feature; many of the decorative animal tiles (possibly Flint Faience) have been chipped away.



A typical classroom. Interior finishes are simple painted concrete, with built-in wood casework. Classrooms were generally in fine condition.



The second floor corridor. Lockers have been partially scrapped, but other finishes are in relatively good condition.

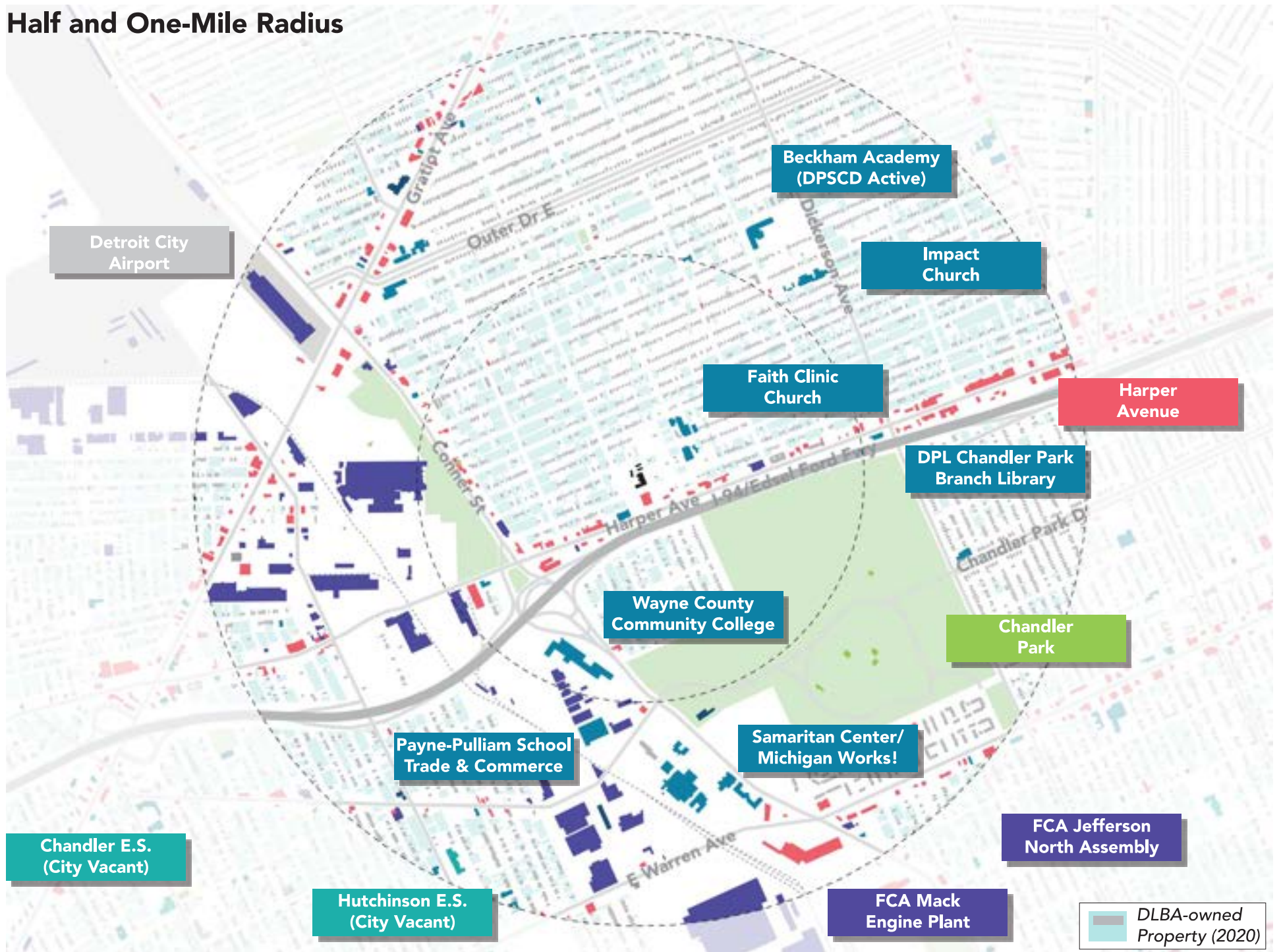


The small second-floor auditorium. The stage area was closed off with metal studs and drywall, but the stage itself still remains. A small raised projector room is at the rear of the space.



The gym is a simple concrete box, with large windows on both sides.

Half and One-Mile Radius



Neighborhood By The Numbers

42_{/100}

Walkscore
Car dependent

0.6_{mi}

Transit Access
10-15 minute walk to nearest
DDOT Connect Ten or Key Route

0.5_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.1_{mi}

Park Access
Less than 5 minute walk
to nearest park (1+ acre)

2.9_{mi}

Nearest Recreation Center
No city rec center
within walking distance

0.5_{mi}

Library Access
10-15 minute walk
to nearest public library

53%

Vacant/DLBA Property
Very high rate of vacancy
within 0.25 mile radius (2020)

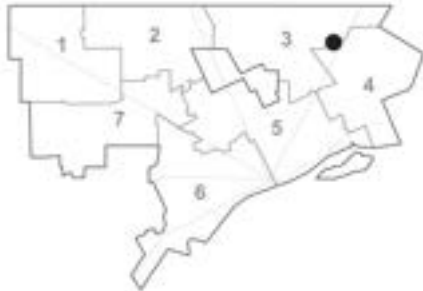
115

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

1.9%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

4 Wilkins



Address: 12501 Hamburg
Parcel: 21034091
District: 4
SNF Area: n/a
Owner: City of Detroit
Site Area: 3.99 ac
Gross Floor Area: 49,000 sf
Floors: 2
Plan Type: U
School Type:
Year Built: 1924, 1926
Zoned: R1
Base Rehab Cost (est): \$2.3M
Total Rehab Cost (est): \$13.1M



Condition Market



History Neighborhood

Building Overview

2-story U-plan with non-accessible rear courtyard (light and ventilation only).

Plan is identical to McKerrow School (District 7), though facade is different.

Gym and auditorium located in the center of the building, facing the courtyard. Neither space has dedicated exterior access.

Medium-sized school with 26 standard classrooms, kindergarten, and “play room” on a mezzanine above the gymnasium.

Facade has been significantly modified from original design. Windows on all sides have been reduced or eliminated. Difference in brick color suggest that original windows were much taller than the current horizontal configuration.

Building interior is in mostly good condition, with limited water damage, scapping, and vandalism. Most finishes remain intact and in repairable condition.

Localized water damage in corridors due to removal of roof vent covers.

Building is completely unsecured, with large unboarded windows on all sides.

Neighborhood Overview

School located in LaSalle College Park neighborhood.

Neighborhood around the school and to the east appears to be in serious distress, with many vacant lots and abandoned homes. However, west of Dresden St, one block away, the neighborhood appears much more intact.

Located one block from Gratiot Ave, one of Detroit’s main radial arteries and commercial corridors.

Although there were few occupied homes in the surrounding blocks, there was a relatively large amount of vehicle traffic on the side streets near the school. This is possibly cut-through traffic between Gratiot and McNichols?

One man was observed cutting the tall grass around vacant homes, lots, and sidewalks for the duration of the site visit.

Located near Osborn neighborhood, which boasts an active community development group.

Development Overview

Opportunities:

- Building in excellent condition
- Located near Gratiot

Challenges

- Distressed neighborhood; few residents within walking distance

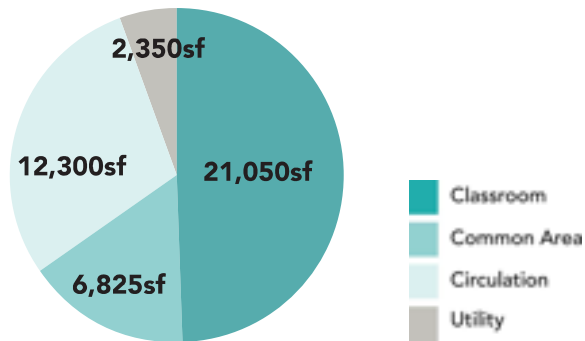
Real Estate Market summary: (1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Above Average
- Office: Below Average
- Industrial: Below Average

Market-based Use Recommendations

- Best market for mixed-use residential with potential for retail. Many retail buildings in area, with low vacancy and decent rent.

Existing Floorplan + Program



42,525 sf net floor area

Structure

- Concrete column and beam
- CMU

Roof System:

- Cast-in-place concrete slab
- Built-up roof gravel surface
- Internal drains

Facade:

- Brick with limestone and cast stone accents
- Wood frame windows (aluminum replacements, scrapped)

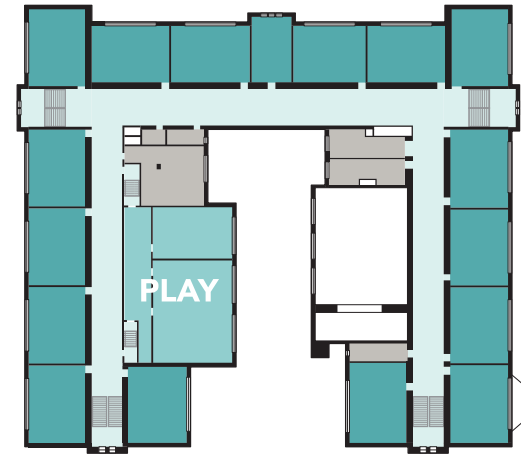
Floor System:

- Concrete flat slab

Interior Walls:

- Painted CMU

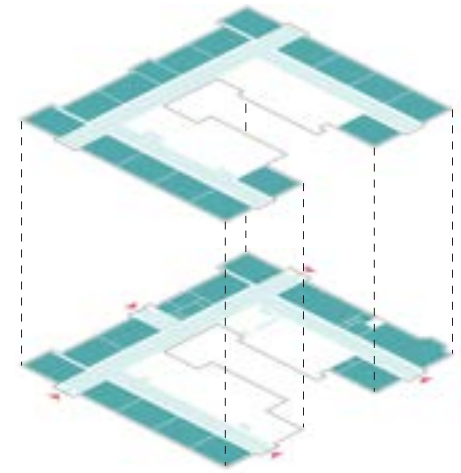
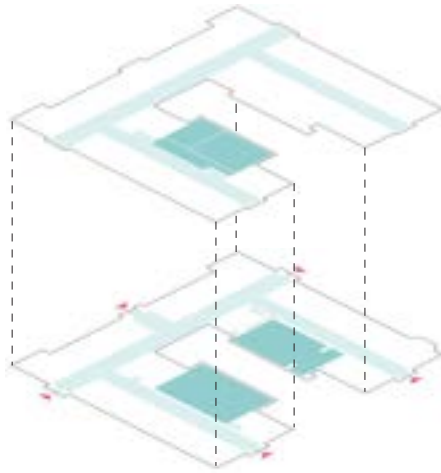
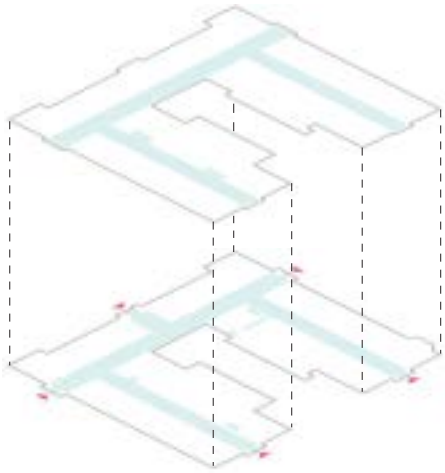
Second Floor



First Floor



Existing Floorplan + Program



Circulation

Circulation follows a U-configuration, with stairs and entrances at each of the four corners. The main entrance is in the center of the building. Corridors are primarily double-loaded. The main north corridors are 14' wide, while the south wings are 12'. Ceilings are 12'4" on the first floor and 11' on the second.

Common Areas

The gym and auditorium are located in the center of the building on opposite wings; both spaces have windows that overlook a non-accessible central courtyard. The gym is 40x60' with 16'5" ceilings; above it, there is a multipurpose play room with 12'5" ceilings (later partitioned). All three large common areas are accessible only from the interior corridors; none has dedicated or nearby exterior access.

Classroom Areas

Classrooms are mostly arranged around the outside perimeter of the building. There are 25 classrooms facing outwards, including kindergarten and library. There are three classrooms that face the inner courtyard, located on the ends of the east and west wings. Typical classrooms are 22x30' with 12' ceilings.

School History

William D. Wilkins Elementary

The Detroit Board of Education initiated the construction of Colonel William D. Wilkins Elementary in 1924. The school, which was erected at a cost of \$196,677, was opened in February 1925 with a capacity of 580 pupils. At that time classes were offered according to a 12-section platoon organization. The building's original plan was based upon the "Ferry Plan," which the Detroit Board of Education selected in order to accommodate the narrowness of the site.

In 1926, the school's population had ballooned to 1255 pupils, necessitating the establishment of six additional rooms within portable buildings which sat within the site. In late September 1926, a second unit was erected at a cost of \$213,000 and allowed for an additional capacity of 700 students. With the new addition completed, the school could then accommodate a 24-section platoon organization.

In 1959, in order to address then overcrowded conditions, the Detroit Board of Education transferred the school's 8th graders to the nearby Von Steuben Junior High School. In 1976, as a result of a court order arising from the Miliken v. Bradley lawsuit, the Detroit

Board of Education initiated a plan to de-segregate the City's public schools which included the bussing of nearly 22,000 black and white children and the reassignment of 8,000 more children (based upon boundary changes). Wilkins Elementary, whose student body was 23% black at the time, was slated to become 50.2% black by the plan with the addition of 205 children from the schools from the nearby Atkinson school, which was 99.6% black.

The Detroit Public School system, the successor to the Detroit School Board, permanently closed the school in 2013 and subsequently sold the property to the City of Detroit in 2015.

References

Detroit, City of, Board of Education. Annual Reports.

Detroit: Board of Education, 1924 and 1925

Detroit, City of, Board of Education, Architectural Planning Department. Wilkins Elementary School Floor Plans and Site Plan. Detroit: Board of Education, 1964

Detroit, City of, Board of Education. Histories of the Public Schools of Detroit. Detroit: Board of Education, 1967

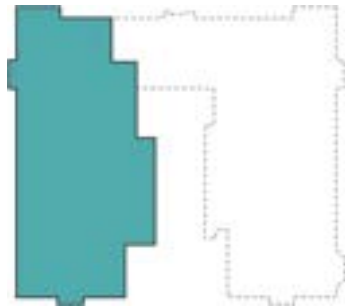
Detroit Free Press.

School Bell Rings Wednesday for 285,000. Detroit: Detroit Free Press; Sep 1, 1957; pg. 3

Schools OK Pupil Shuffle. Detroit: Detroit Free Press; Jun 26, 1957; pg. 1

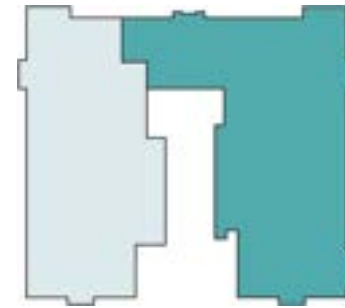
Grover, John and Yvette van der Velde. A School District In Crisis, Detroit Public Schools 1842-2015. <https://land-grid.com/reports/schools> Loveland Technologies, 2016

Building Evolution



Original Unit (1924)

Wilkins' construction was planned in two phases. The west half of the building was constructed first and included 13 classrooms, and the double-decker gym and play room.



First Addition (1926)

The eastern half of the school was completed two years after the first phase was opened. The east wing is nearly a mirror image of the west, and was built in the same architectural style.



The facade is simple, with little ornamentation beyond the frame-like cast-stone details around the windows and at the parapet. The facade was modified at some point to reduce the classroom windows to horizontal bands.



The central courtyard viewed from a restroom. Differences in brickwork show the original location and size of windows. The courtyard allows light and fresh air, but is not accessible. There is also no landscaping or greenery, since the courtyard "ground" is actually the roof of the basement boiler rooms.



The auditorium has a plaster barrel-vault ceiling and low windows looking into the central lightwell. Water infiltration has damaged the ceiling and wood floors. Seating is still intact.



The gym is a simple brick box with large head-height windows that allow light from the courtyard. This space is not accessible from the outside of the building.



A typical classroom featuring built-in furniture and finishes in excellent condition. Although the school is open to trespass from the street, there is relatively little damage from vandalism, scrapping, and the elements.



Classroom windows were partially filled in, leaving low strips instead of the usual tall openings seen in schools of the same era. The modern aluminum replacement frames have been scrapped throughout.



The north hallway on the second floor is single-loaded, with classrooms on the exterior side. Original windows overlooking the interior courtyard have been filled in. Hallways are painted with murals of civil rights heroes, celebrities, professions, and scenes from African and African American history.



The kindergarten is a 2-room open-plan space featuring a shallow bay window and built-in wood shelving. The opposite end of the space (not visible above) features a plastered fireplace.

Half and One-Mile Radius



Neighborhood By The Numbers

58_{/100}

Walkscore
Somewhat Walkable

0.2_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

1.9_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.2_{mi}

Park Access
Less than 5 minute walk
to nearest park (1+ acre)

2.1_{mi}

Nearest Recreation Center
No city rec center
within walking distance

0.7_{mi}

Library Access
10-15 minute walk
to nearest public library

66%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

165

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.4%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

4 Foch



Address: 2962 Fairview St
 District: 4
 SNF Area: Islandview/Greater Village
 Owner: DPSCD
 Gross Floor Area: 117,058 sf
 Site Area: 8.79 ac
 Floors: 3
 Plan Type: E
 School Type: Middle School
 Year Built: 1924
 Zoning: R5
 Base Rehab Cost (est): \$1.6M
 Total Rehab Cost (est): \$20.8M



Building Overview

Very large 3-story symmetrical E-plan including raised basement.

Central axis contains large common areas including auditorium, library, locker rooms, two gyms, pool, and cafeteria.

Double-loaded side wings contain classroom spaces. Classrooms are 22x26' with 12' ceilings—slightly smaller dimensions than typical elementary classrooms.

Auditorium is 45x82' with 23'6" ceilings. Space features large arched windows and ornate plasterwork.

Twin 50x80' gyms with 20' ceilings. One gym in original condition with basketball court and suspended track. Other gym converted for unknown use; track and windows covered with mirrored panels and drop ceiling.

25-yd 4-lane pool located between gyms

3F library is 35x70' space with 16' barrel-vaulted ceiling and black/gold marble fireplace.

3F cafeteria is approximately 60x70' space punctuated by columns, and featuring historic tile drinking fountains.

Building overall in good, serviceable condition. Exterior masonry requires repairs in some locations. Windows are intact and may be repaired.

Interior finishes are in mostly good condition, with minor scuffing and vandalism, and localized water damage, particularly at southeastern corner.

Neighborhood Overview

Located in East Village neighborhood, part of Islandview/Greater Villages SNF area.

Shares site with historic Southeastern High School. Freestanding boilerhouse shared between schools and connected via underground tunnel.

Southeastern High athletic fields located across the street.

Immediately adjacent to Stellantis (Chrysler) Jefferson North Assembly. Also near recently-opened Mack Engine Plant.

Adjacent blocks are predominantly vacant land. Nearby residential areas have extremely high vacancy, but may be stabilizing as a result of SNF investments.

Located within half mile of Mack and Jefferson Avenues, two major east-west corridors with transit and connections to business districts.

Development Overview

Opportunities:

- Distinctive, historically significant building
- Building in good condition
- Located near large automotive plants
- In SNF area

Challenges

- Shares parcel with active high school
- High vacancy, low-traffic neighborhood
- Large building requires significant investment and ability to fill space.

Real Estate Market summary:

(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

- Multifamily: Average
- Retail: Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Recommended to leverage proximity to Stellantis plants by providing workforce housing, training, office, and/or other commercial.

By the Numbers

38_{/100}

Walkscore
Car-dependent

0.2_{mi}

Transit Access
less than 5 minute walk to
DDOT Connect Ten or Key Route

1.6_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.7_{mi}

Park Access
10-15 minute walk to park
(1+ acre)

1.6_{mi}

Nearest Recreation Center
More than 15 minute walk to
nearest city rec center

1.8_{mi}

Library Access
More than 15 minute walk to
nearest public library

66%

Vacant/DLBA Property
Very high rate of vacancy
within 0.25 mile radius (2020)

83

Building Alteration Permits
Low rate of construction activity
within 1mi radius (2016-2018)

3.0%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)



The west (main) elevation is dominated by the large arched windows of the auditorium. Two main entrances flank the auditorium, topped with elaborate stone ornaments.



The east (rear) elevation is plain, with drab paved courtyards providing light, ventilation to classrooms and access to back-of-house operations.



The grand auditorium is a long space featuring ornate plaster work around the stage and on the ceilings, and has a large balcony seating area.



The long library space features a barrel-vaulted ceiling and a row of wood-paneled reading rooms along the interior wall.



The "girls gym" is brightly lit thanks to large windows on two elevations. There is a suspended track or seating area around a full-size basketball court.



The "boys gym" has been modified with mirror panels and a drop ceiling, but the original volume is identical to the "girls gym"

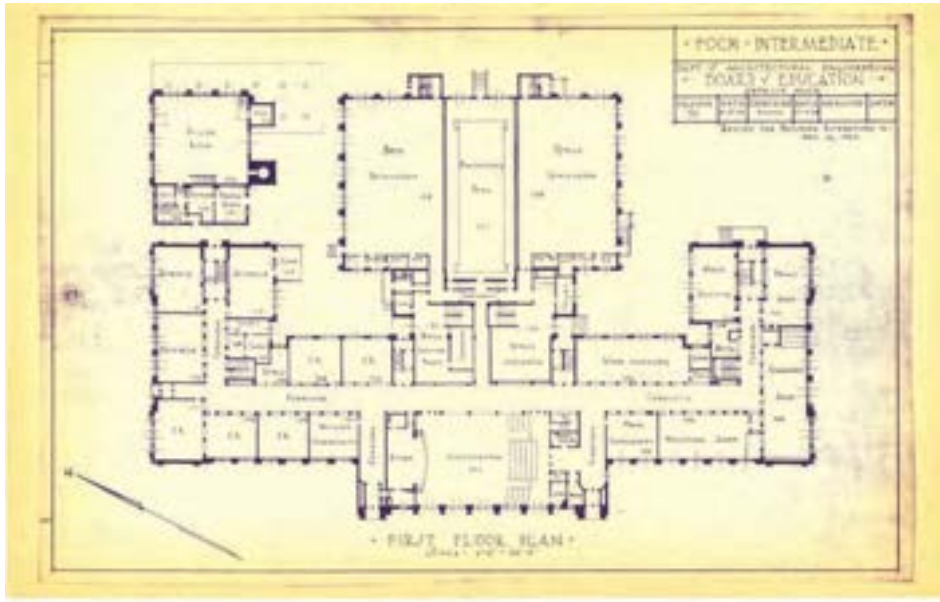


A 4-lane 25-yard swimming pool is in between the two gyms.

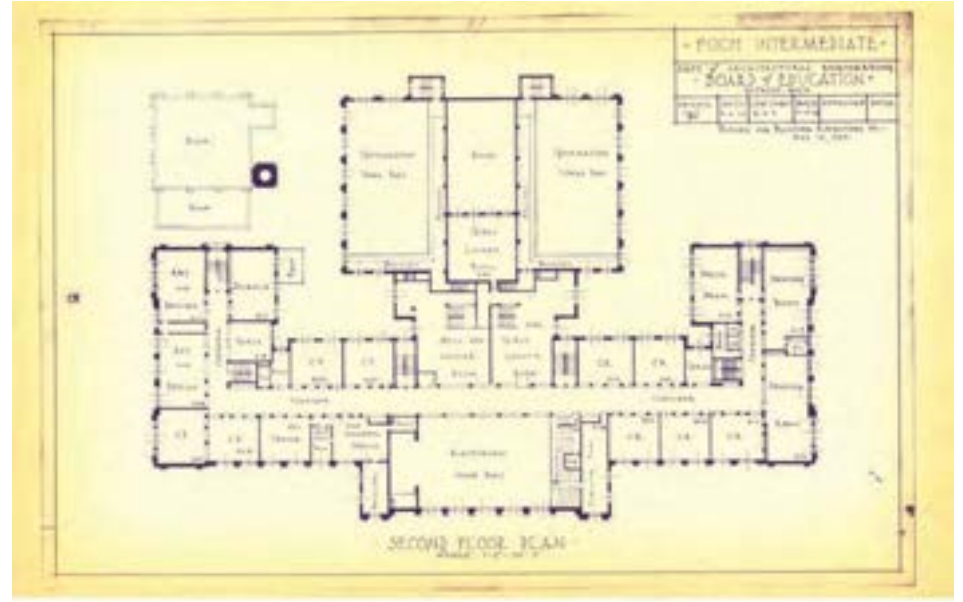


A typical classroom with finishes in good condition. Classrooms are small and squarish, with simple plaster finishes. Windows are aluminum replacements in serviceable condition.

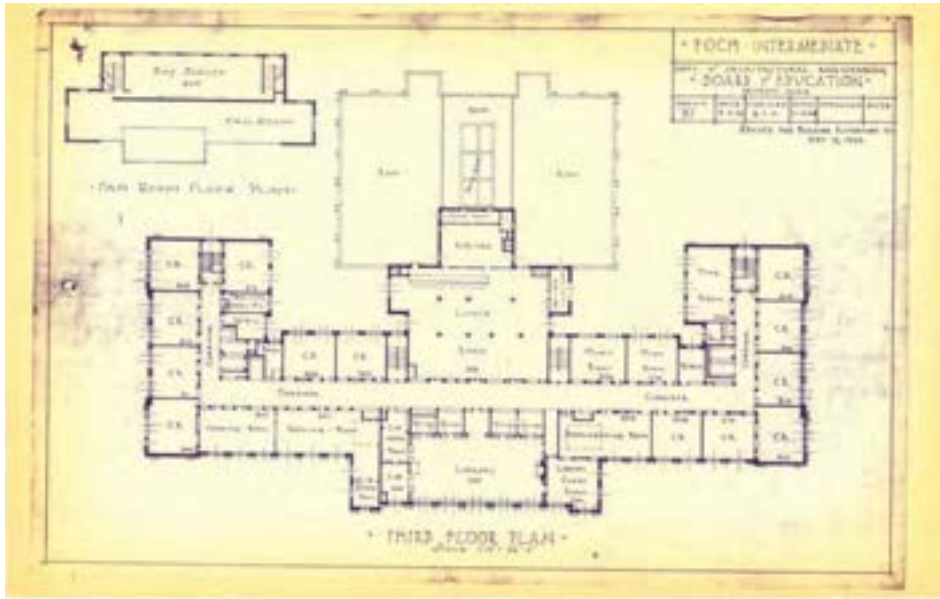
1st Floor



2nd Floor



3rd Floor



District 5 Overview

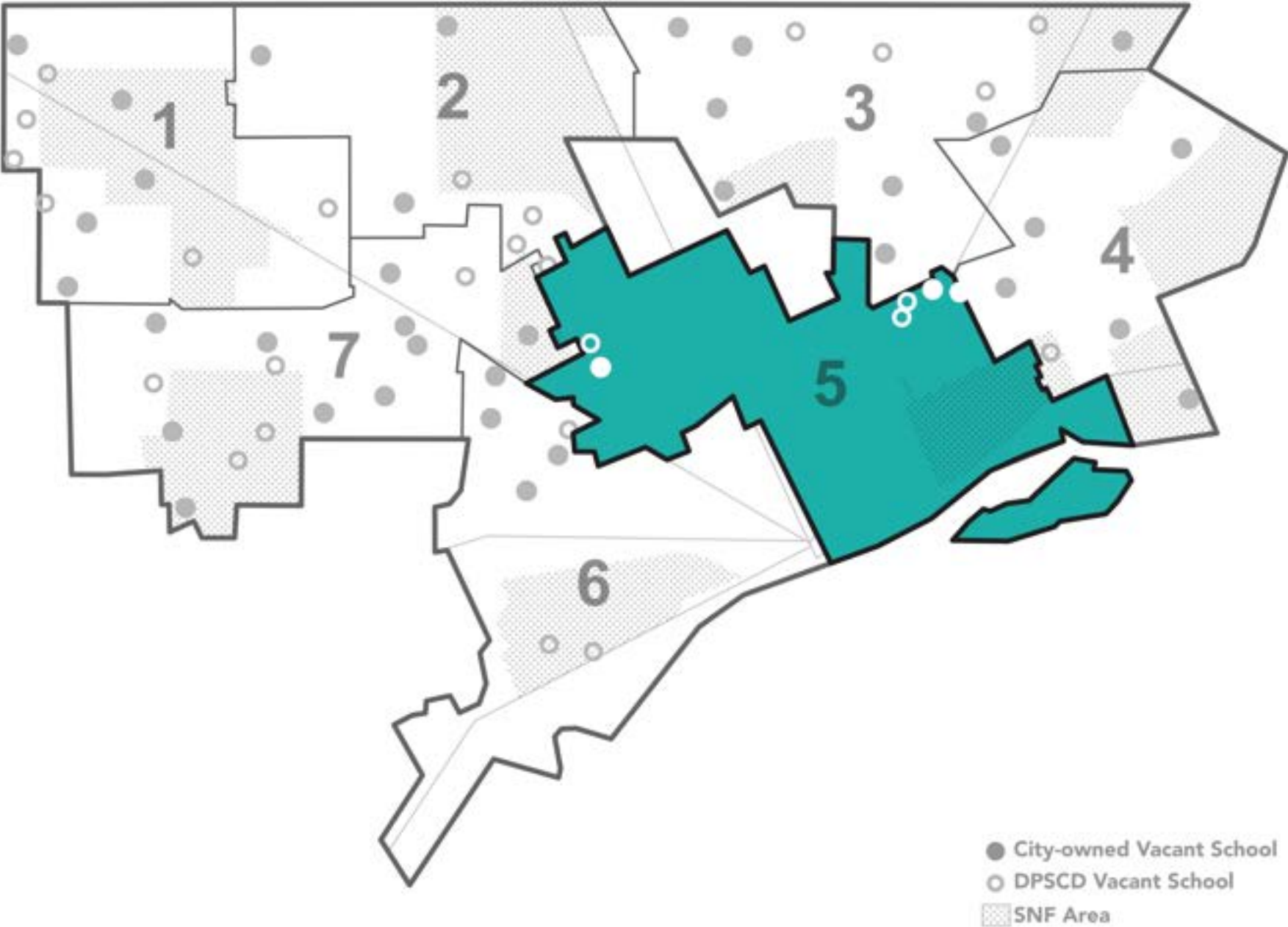
City of Detroit Schools:

Chandler
Jamieson
Stephens

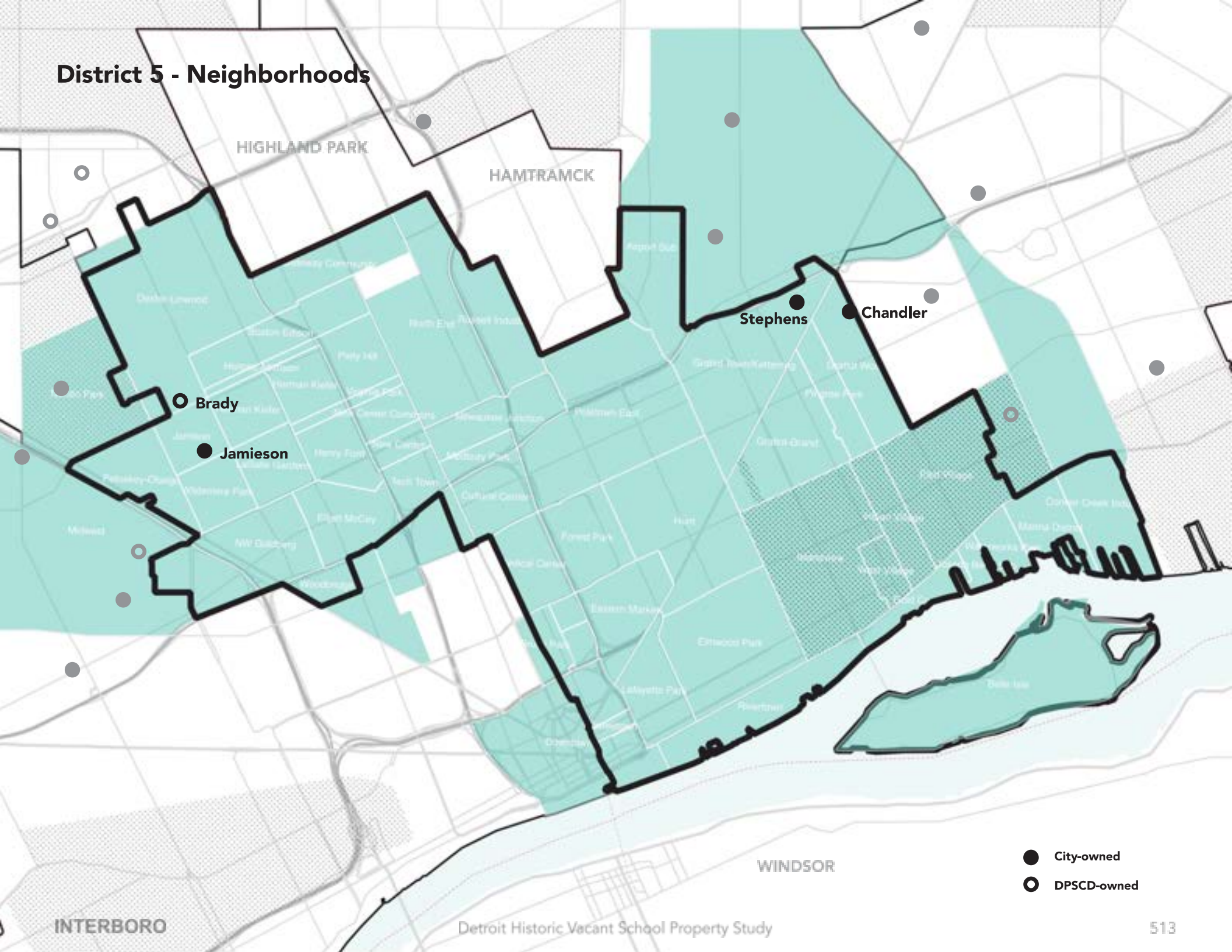
DPSCD Schools:

Brady

District 5



District 5 - Neighborhoods



HIGHLAND PARK

HAMTRAMCK

Brady

Jamieson

Stephens

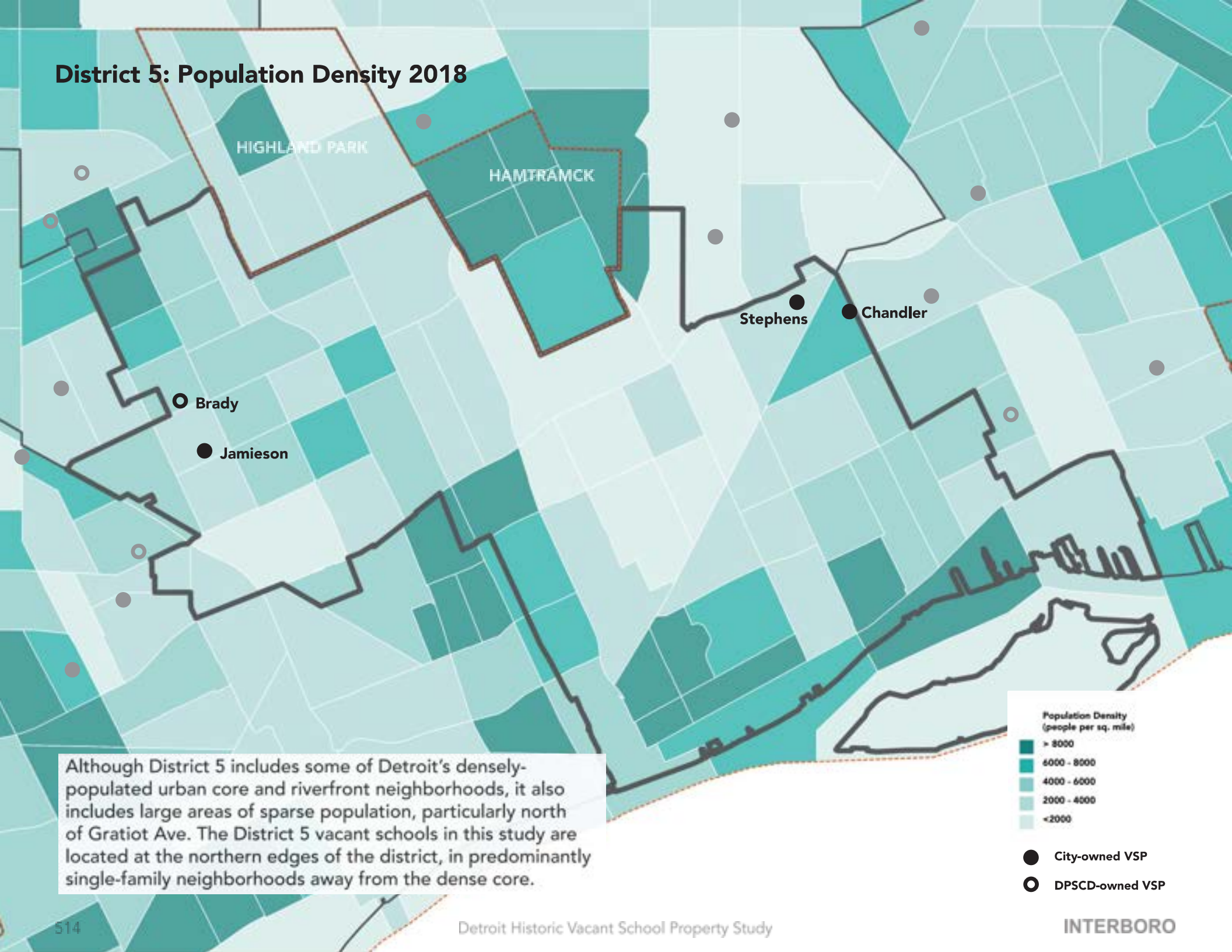
Chandler

WINDSOR

INTERBORO

- City-owned
- DPSCD-owned

District 5: Population Density 2018



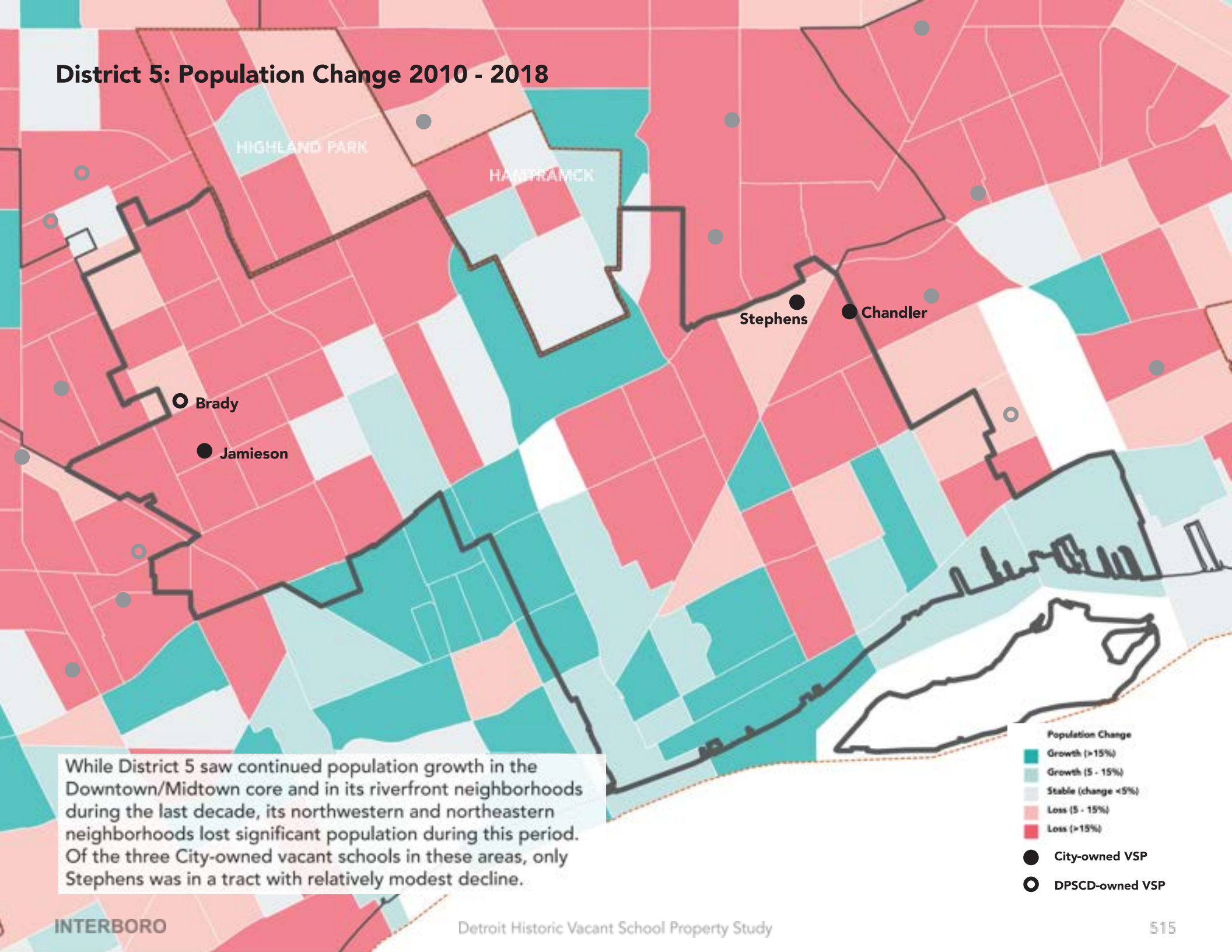
Although District 5 includes some of Detroit's densely-populated urban core and riverfront neighborhoods, it also includes large areas of sparse population, particularly north of Gratiot Ave. The District 5 vacant schools in this study are located at the northern edges of the district, in predominantly single-family neighborhoods away from the dense core.

Population Density (people per sq. mile)

- > 8000
- 6000 - 8000
- 4000 - 6000
- 2000 - 4000
- < 2000

● City-owned VSP
○ DPSCD-owned VSP

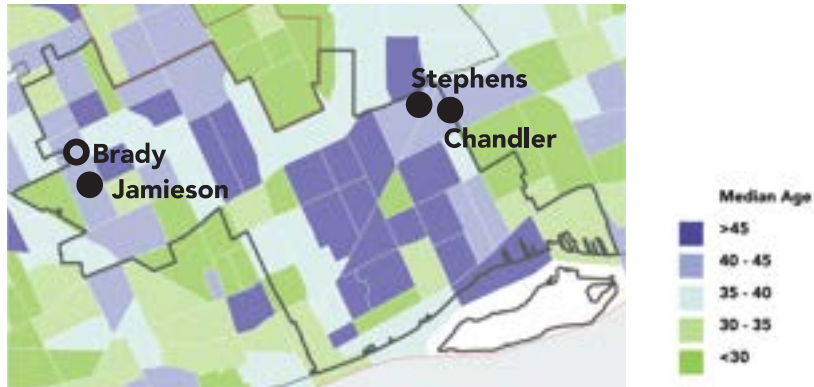
District 5: Population Change 2010 - 2018



While District 5 saw continued population growth in the Downtown/Midtown core and in its riverfront neighborhoods during the last decade, its northwestern and northeastern neighborhoods lost significant population during this period. Of the three City-owned vacant schools in these areas, only Stephens was in a tract with relatively modest decline.

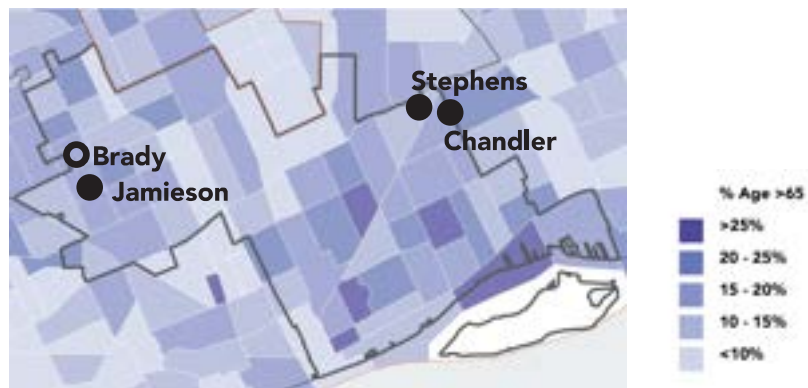
- Population Change
- Growth (>15%)
 - Growth (5 - 15%)
 - Stable (change <5%)
 - Loss (5 - 15%)
 - Loss (>15%)
- City-owned VSP
- DPSCD-owned VSP

District 5: Age



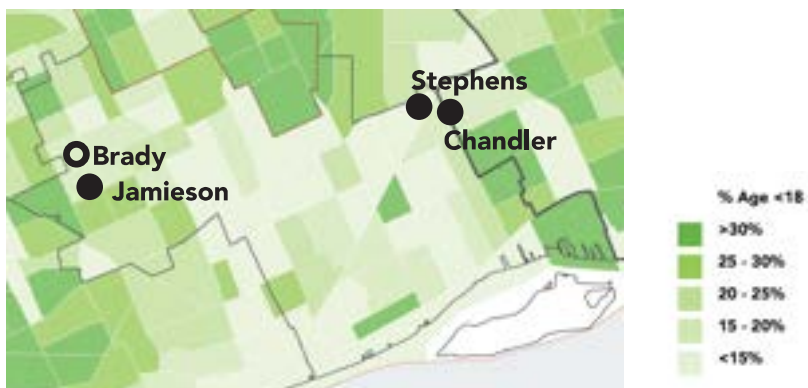
Median Age - 2018

All the vacant schools in District 5 are in census tracts with median ages slightly older than the citywide median.



Population Age 65 and Older - 2018

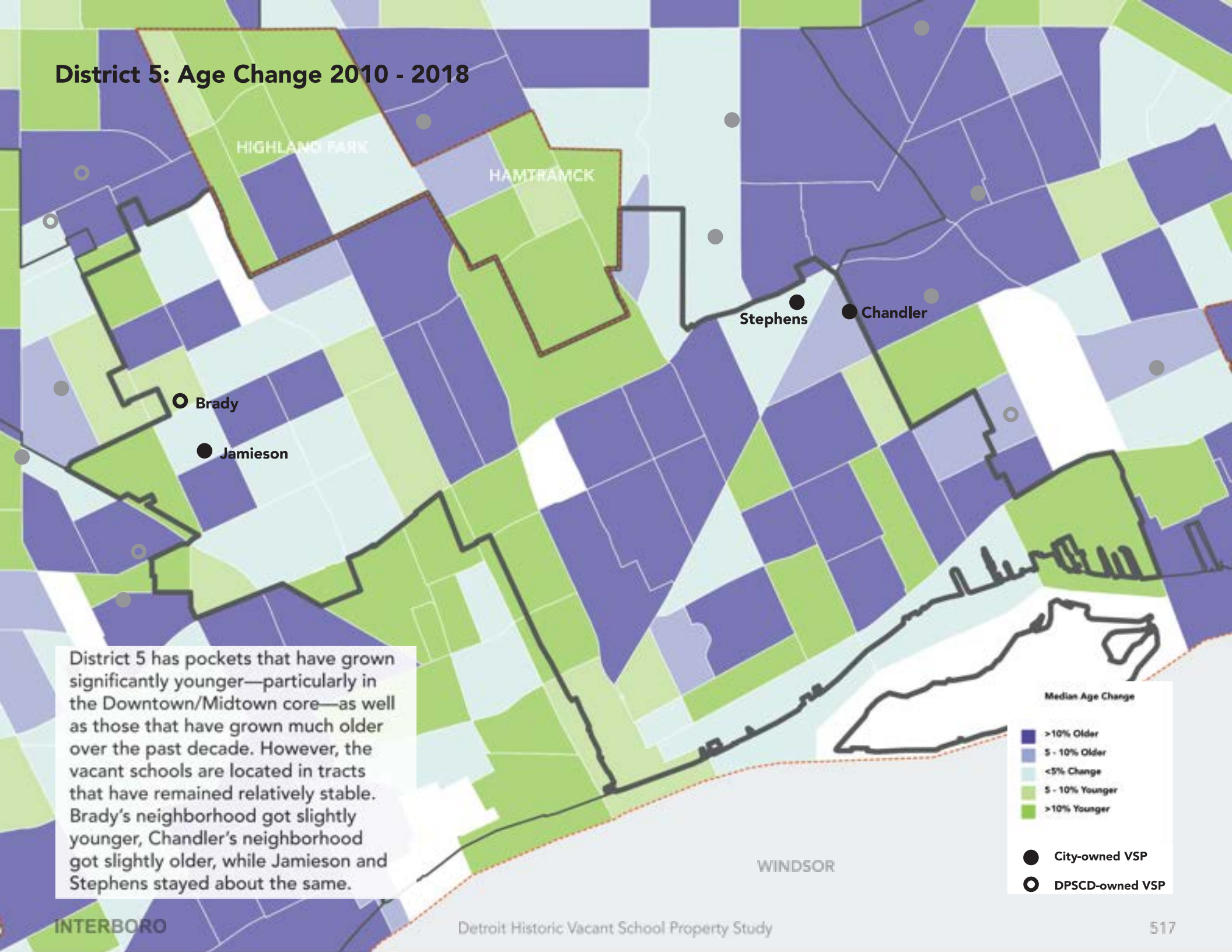
Despite the District 5 vacant schools' census tracts having older median ages, none of the tracts has large concentrations of senior residents. This suggests that most residents are working-age adults.



Population Age 18 and Younger - 2018

The vacant schools in District 5 do not have concentrations of youth either. The district as a whole has very few areas with large populations under 18.

District 5: Age Change 2010 - 2018



District 5 has pockets that have grown significantly younger—particularly in the Downtown/Midtown core—as well as those that have grown much older over the past decade. However, the vacant schools are located in tracts that have remained relatively stable. Brady’s neighborhood got slightly younger, Chandler’s neighborhood got slightly older, while Jamieson and Stephens stayed about the same.

Median Age Change

- >10% Older
- 5 - 10% Older
- <5% Change
- 5 - 10% Younger
- >10% Younger

● City-owned VSP
○ DPSCD-owned VSP

District 5: Racial Distribution

WICKLIFF PARK

HANCOCK PARK

Stephens

Chandler

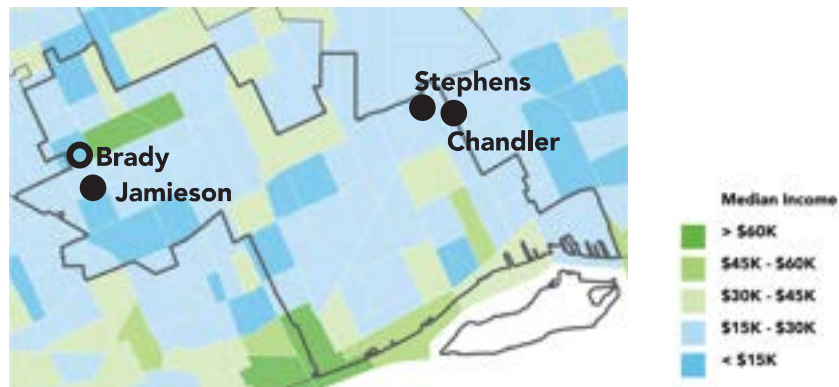
Brady

Jamieson

The vacant schools in District 5 are all located in predominantly Black single-family communities that are moderately dense.

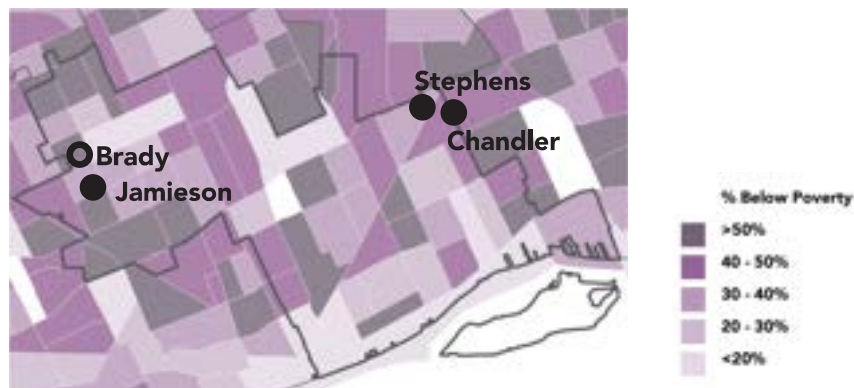
- 1 Dot = 10 People
- Black
- White
- Hispanic
- Asian
- Other
- Tract >30% Foreign-born Population
- City-owned
- DPSCD-owned

District 5: Income and Wealth



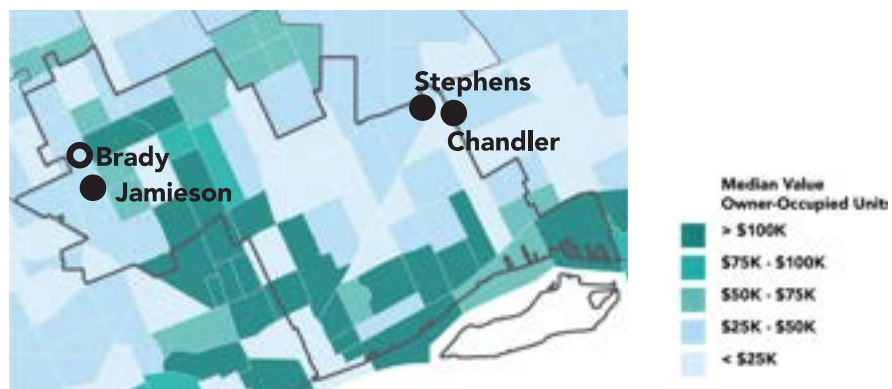
Median Household Income (2018)

Although District 5 includes some areas with relatively high household incomes, the vacant schools in this district are all in tracts with median household incomes below the citywide median. Brady is in a tract with a median income below \$15,000; however, it is also adjacent to the Boston-Edison neighborhood, one of the most affluent in the City.



% Population Below Poverty Line (2018)

Poverty rates are at or above 30% in each of the census tracts with vacant schools. Stephens and Jamieson have the lowest rates, while Brady has the highest, with over 50% of the population living below the poverty line.



Median Value, Owner Occupied Units (2018)

District 5 contains several neighborhoods with among the highest median home values in the city, particularly in the Downtown/Midtown core, and along the riverfront. However, all the vacant schools in this study are in census tracts with median home values below the citywide median. Chandler is in the area with the lowest values, sitting below \$25,000.

District 5 - Land Bank Properties

HIGHLAND PARK

HAMTRAMCK

○ Brady

● Jamieson

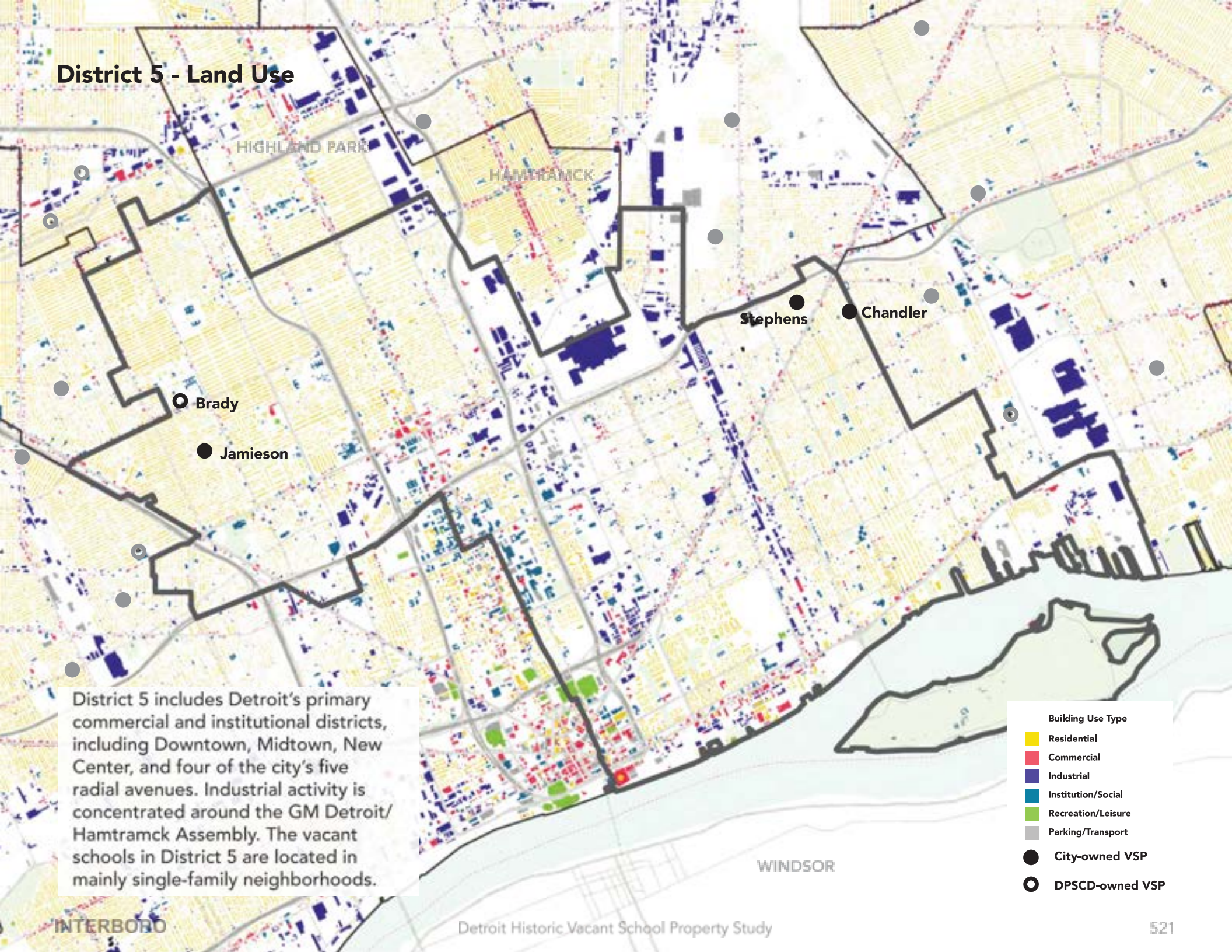
● Stephens

● Chandler

The northwest and northeast corners of District 5 have large numbers of Land Bank-owned parcels. DLBA properties make up between 40-50% of all properties within a quarter-mile of Chandler, Jamieson, and Stephens.

- DLBA Parcel
- City-owned VSP
- DPSCD-owned VSP

District 5 - Land Use



HIGHLAND PARK

HAMTRAMCK

Brady

Jamieson

Stephens

Chandler

WINDSOR

INTERBORO

District 5 includes Detroit's primary commercial and institutional districts, including Downtown, Midtown, New Center, and four of the city's five radial avenues. Industrial activity is concentrated around the GM Detroit/Hamtramck Assembly. The vacant schools in District 5 are located in mainly single-family neighborhoods.

- Building Use Type
- Residential
- Commercial
- Industrial
- Institution/Social
- Recreation/Leisure
- Parking/Transport
- City-owned VSP
- DPSCD-owned VSP

5 Chandler



Address: 9227 Chapin
Parcel: 19007090
District: 5
SNF Area: n/a
Owner: City of Detroit
Site Area: 2.87 ac
Gross Floor Area: 50,100 sf
Floors: 3
Plan Type: L
School Type: Elementary
Year Built: 1905, 1922, 1962
Zoned: R2
Base Rehab Cost (est): \$1.1M
Total Rehab Cost (est): \$10.7M

Condition Market



History Neighborhood



Building Overview

3-story L-plan including raised, occupied basement level.

Original unit built in 1905, one of the oldest schools structures in the city; load-bearing brick construction with wood floor deck.

1921 addition also masonry construction, but concrete slabs.

Main corridors are unusually wide at 17' across.

Modern gym/cafeteria added in 1962; built below grade and connects to basement of original building.

Roof over historic building is in fair condition, but there are localized areas of water infiltration could lead to serious deterioration if left unchecked.

Wood-framed roof deck, attic, and floors in historic building are especially vulnerable to water damage.

School not built at grade and does not have ADA-accessible entrances.

Neighborhood Overview

School located in Gratiot Woods neighborhood.

Large number of vacant parcels and Land Bank-owned properties.

Across the street from Brighter Detroit Community Center, a nonprofit community center and garden located in the former Wayne County 4-H Club building.

Across the street from Gratiot Woods Co-op Apartments, a 65-unit affordable senior housing coop opened in 2008.

Less than half mile from Gratiot Ave and I-94 interchange. Gratiot has special DDOT ConnectTen bus service into Downtown Detroit.

Catherine C Blackwell Institute, an active DPSCD PK-8 school, is located 2 blocks north.

Major new industrial development just over a mile away: FCA, Dakkota, Flex-N-Gate.

Four other vacant school properties within one mile radius, including Stephens E.S. (City), Hutchinson E.S. (City), Barbour M.S. (DPSCD), and Hillger School (Private).

Development Overview

Opportunities:

- Historic building in good condition
- Located near Gratiot Ave business and transit corridor
- Located near I-94 access

Challenges

- Unusual layout
- Not ADA accessible
- Distressed neighborhood
- Wood structure vulnerable to water damage if building not stabilized

Real Estate Market summary:

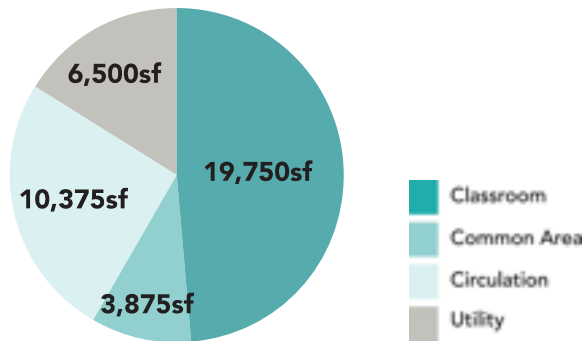
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Below Average
- Industrial: Average

Market-based Use Recommendations

- Best market for mixed-use multifamily housing with retail, due to high walkscore, low retail vacancy, and above-average retail rents.

Existing Floorplan + Program



40,500 sf net floor area

Structure

- Load-bearing brick (1905, 1921)
- Steel frame (1962)

Roof System:

- Timber-framed attic with wood deck (1905, 1921)
- Steel frame and deck (1962)
- Asphalt shingle sloped roof (1905, 1921)
- Built-up roof in low slope areas

Facade:

- Brick with limestone accents
- Wood frame windows

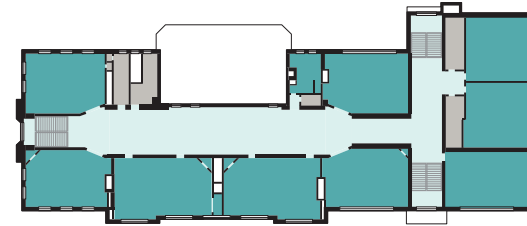
Floor System:

- Wood joist (1905, 1921)
- Concrete slab-on-grade (basements, 1962)

Interior Walls:

- Plaster
- Painted brick (basements, 1962)

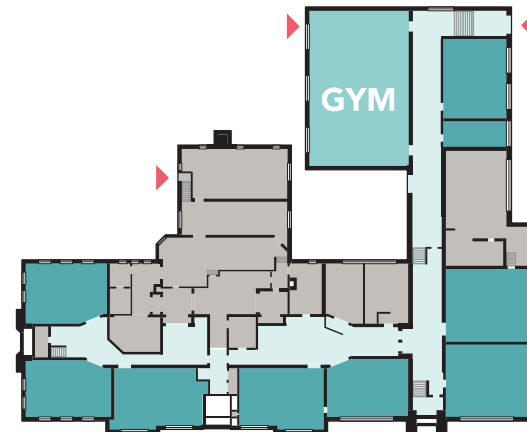
Second Floor



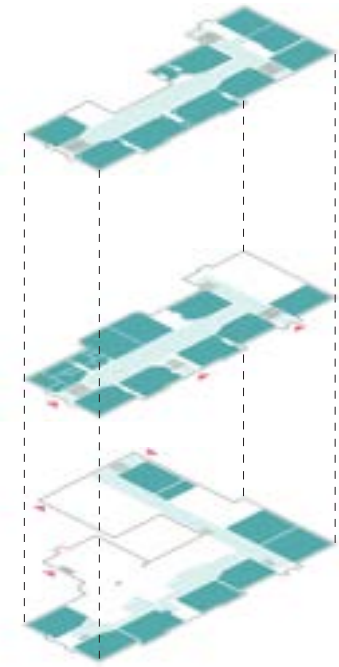
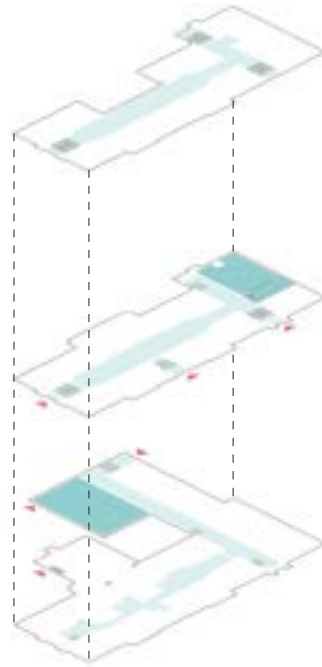
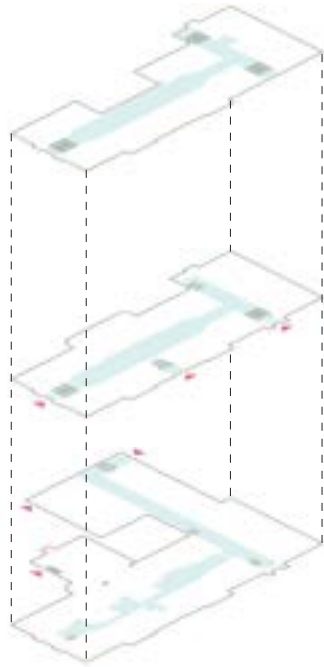
First Floor



Basement



Existing Floorplan + Program



Circulation

The main classroom building has a single straight corridor on each floor. The main corridor flares in the middle to an extra-wide 17' across.

The 1962 gym addition is accessed via a basement corridor. There are street entrances on both the basement and first floor levels. Because the building is constructed on a raised basement, all entrances require a flight of stairs; the building is not ADA-accessible.

Common Areas

The school features a small auditorium on the first floor, and a basement-level gym in a modern addition. The gym is accessible from both the street and parking lot, though neither entrance is ADA accessible.

Classroom Areas

There are classrooms on all three levels. Classrooms on the upper two levels have large windows and tall 13' ceilings. Basement-level spaces have 9' ceilings and small windows.

School History

Zachariah Chandler School

The Detroit Board of Education erected the Zachariah Chandler Elementary School in 1905 at a cost of \$52,360. The original unit was two stories in height, included 15 rooms, and boasted a capacity of 600. F. H. Goddard served as the building's general contractor. Newspaper accounts from 1906 and 1907 indicate that the building was poorly built, stating that "floors are like toboggan slides and the window casings are loose enough to be moved by hand." In 1908, the building underwent repairs to correct its poor condition. Because of rapidly increasing enrollment, the Detroit Board of Education erected two new portable buildings at the site in 1913, each of which included two rooms.

In 1922, the Detroit Board of Education erected a new addition which housed a gym, auditorium, library, and three homerooms. Culbertson and Kelly served as the project's general contractors while Malcomson, Higginbotham, and Palmer Architects provided the design. The new unit allowed for an additional capacity of 320 students. By 1937, Chandler was a fourteen-section platoon and enrolled 770 students, a significant majority of whom were of Polish-American heritage.

In 1959, Detroit citizens approved a bond and millage expenditure of \$90,000,000 to support the Detroit Board of Education's 1959-1964 construction/facilities improvement program, which included the erection of new buildings and additions to existing buildings, modernization of existing buildings, and the purchase of new sites. This construction program was necessitated by a steady increase in the City's population of school-age children. Between 1960 and 1961, Detroit's student population increased by nearly 2300 pupils. As a result of this building campaign, the Detroit Board of Education erected a new addition at the Chandler School, which included a new gym, activity room, and two classrooms. By 1961, 893 pupils attended the Zachariah Chandler School.

The Detroit Public School system permanently closed the school in 2004 and subsequently sold the property to the City of Detroit in 2015.

References

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Detroit, City of, Board of Education. Histories of the Public Schools of Detroit. Detroit: Board of Education, 1967

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Contractor Was Not Notified. Detroit: Detroit Free Press; Feb 1, 1907; pg. 5

Chandler School is Wearing Out. Detroit: Detroit Free Press; Mar 19, 1909; pg. 5

Construction Very Faulty Detroit. Detroit: Detroit Free Press; Feb 2, 1907; pg. 5

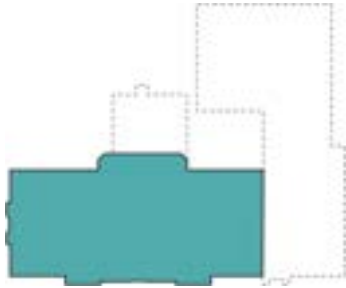
Five New Public Schools That Will Be Ready for Use in September. Detroit: Detroit Free Press; Apr 29, 1906. Pg. 65

Eight New School Buildings to Open. Detroit: Detroit Free Press; Jan 7, 1914; pg. 16

Detroit Public Schools Have 2842 More Pupils Than '60. Detroit: The Detroit Tribune; Oct 21, 1961; pg. 5

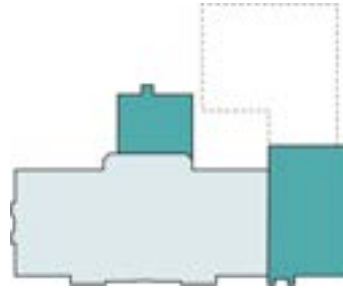
Grover, John and Yvette van der Velde. A School District In Crisis, Detroit Public Schools 1842-2015. <https://land-grid.com/reports/schools> Loveland Technologies, 2016

Building Evolution



Original Unit (1905)

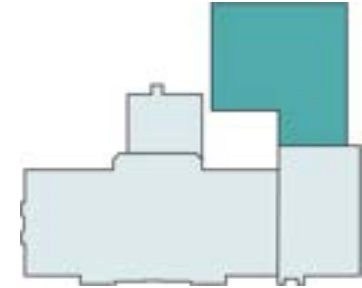
Chandler’s original unit was a compact, symmetrical, 3-story box. It had 16 standard classrooms, one large space (later partitioned) and restrooms in the basement.



First Addition (1921)

A small 1921 addition included auditorium, library, three classrooms, and a gym. While the basement-level gym is a large space in plan, its ceilings are only 9’ high—it was later converted into classrooms.

The basement-level boiler rooms were also expanded at this time.



First Addition (1962)

A modern gym was added in 1962, along with two more classrooms. For some reason, the gym was built at basement level, rather than at grade; as a result, it only connects to the school basement, not the first floor.



Original 1905 school building, with view of small front entrance.



The rear of the school, with the 1962 gym addition in the foreground. The gym is built below grade and is connected to the basement level of the original building.



The auditorium is small, with low ceilings, a flat floor, and a compact stage.



The modern gym/cafeteria is utilitarian steel frame and CMU construction. It has direct exterior access in two locations, but both are below grade and require a short flight of stairs.



Water damage in an upper-level classroom has caused the plaster walls to disintegrate, revealing the school's load-bearing brick walls. Historic wood window frames are visible, though the original window assemblies and their modern replacements are gone.



The passage between conjoined classrooms on the second floor reveals the thick walls; inside are brick shafts which travel from the basement through to the attic.



The original front entrance of the 1905 school, viewed from the first floor. The original school building is built on a raised basement, so all entrances have flights of stairs and are not accessible.



The main classroom corridor on the second floor. The main corridors widen to 17', considerably wider than seen at other, more typical schools.

Neighborhood By The Numbers

65_{/100}

Walkscore
Somewhat Walkable

0.2_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.4_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.3_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

1.9_{mi}

Nearest Recreation Center
More than 15 minute walk
to nearest city rec center

1.9_{mi}

Library Access
More than 15 minute walk
to nearest public library

67%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

92

Building Alteration Permits
Low construction activity
within 1mi radius (2016-2018)

1.9%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

5 Jamieson



Address: 2900 W Philadelphia
 Parcel: 12002026-75
 District: 5
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 2.39 ac
 Gross Floor Area: 62,300
 Floors: 2
 Plan Type: 8
 School Type: Elementary
 Year Built: 1961, 1964
 Zoned: R2
 Base Rehab Cost (est): \$3.7M
 Total Rehab Cost (est): \$16.8M



Condition Market



History Neighborhood

Building Overview

1-story double courtyard building with small second level at far east end.

All steel-frame structure with storefront windows; classrooms and courtyards in original east unit feature continuous curtain walls.

Open-plan cafetorium with folding wood partitions can be subdivided into smaller spaces or completely opened to the main entrance corridor.

40x60' windowless gymnasium with rear parking lot access.

Original east unit featured a great deal of natural light; main corridors overlook the central courtyard with continuous glazed curtain walls.

Extensively scrapped; all curtain wall assemblies and other non-structural metal gone.

Widespread water infiltration due to deterioration and scrapping of roof system. Heaviest water damage in eastern unit.

Large site includes full block; school building occupies eastern half, while western half is open.

Neighborhood Overview

School located in Dexter-Linwood neighborhood.

Distressed neighborhood with high vacancy rate.

Many senior citizens live along West Philadelphia St.

Most centrally located of all schools in the study. Located approximately one mile from New Center at the northern end of Detroit's primary business, cultural, and institutional district.

Borders stable, historic Boston-Edison and Virginia Park neighborhoods.

Approximately 1 mile from Henry Ford Hospital.

Within one mile from cultural destinations including the Motown Museum and Dabls African Bead Museum.

Less than one mile to freeway access; convenient to I-96, I-94, and Lodge Freeways.

Near other completed and proposed historic rehab projects, including Durfee Innovation Society and Herman Kiefer Hospital/Hutchins School.

Development Overview

Opportunities:

- Central location, near New Center, Henry Ford Hospital, Wayne State University, and Motown Museum.

Challenges

- Highly distressed building, in need of widespread, costly repairs.

Real Estate Market summary:

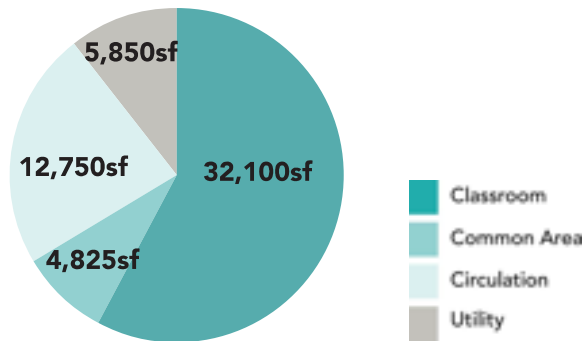
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Average
- Retail: Average
- Office: Below Average
- Industrial: Below Average

Market-based Use Recommendations

- Best market for senior housing due to existing facilities in area with above-average rents.

Existing Floorplan + Program



55,525 sf net floor area

Structure

- Steel frame
- CMU

Roof System:

- Open-web steel joists w/ steel deck
- Built-up roof
- Internal roof drains

Facade:

- Curtain wall/storefront windows
- Brick
- Precast concrete panels

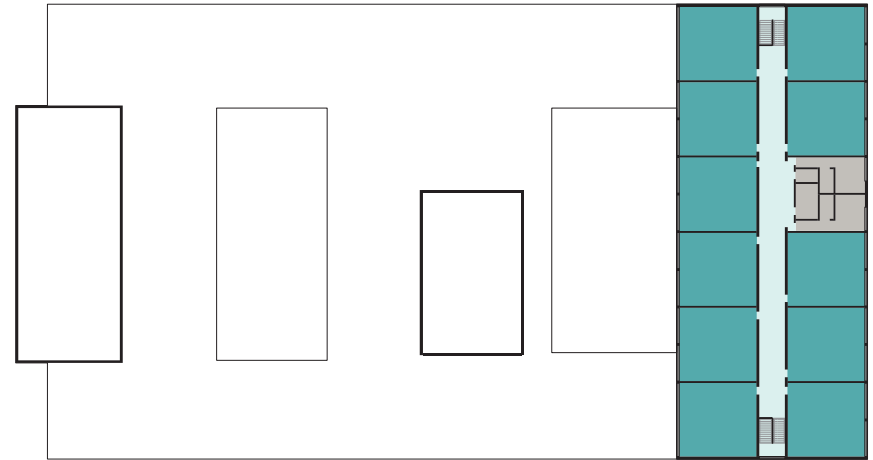
Floor System:

- Concrete slab-on-grade

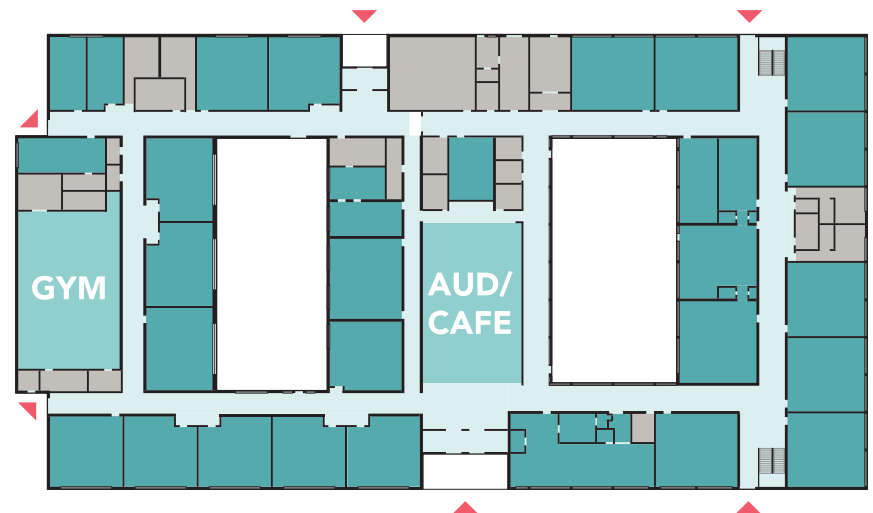
Interior Walls:

- Painted CMU

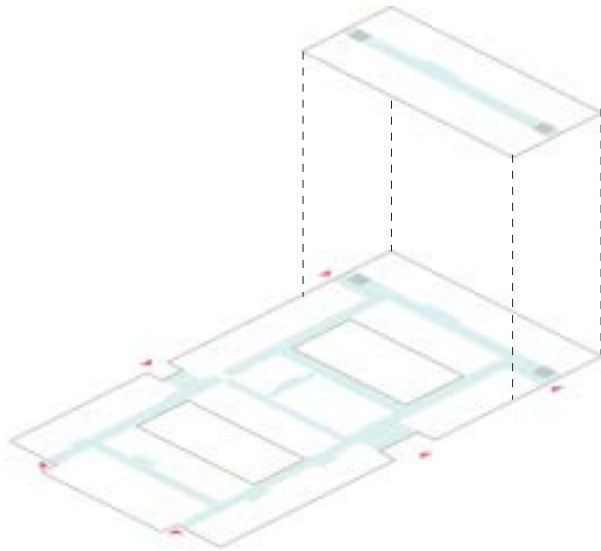
Second Floor



First Floor

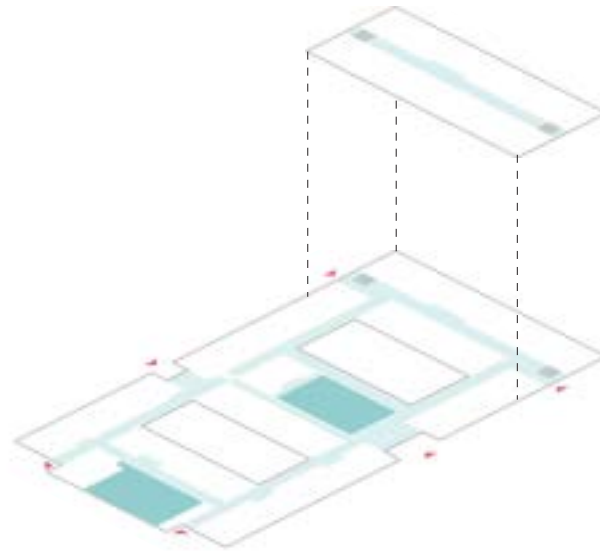


Existing Floorplan + Program



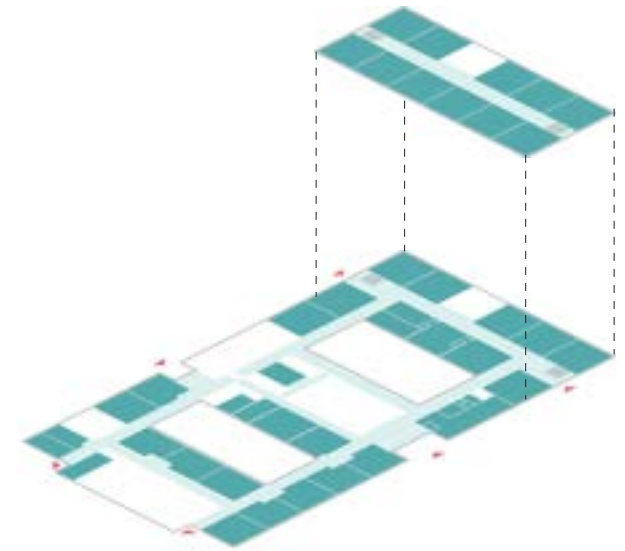
Circulation

Two long single-loaded corridors run from east to west on either side of the building. These main corridors are tied together by three double-loaded and one single-loaded corridor. The second level features one double-loaded corridor with stairs at each end. Corridors are generally narrow, at 10' or less. There are six main entrances; one in each corner, and two in the center of the building.



Common Areas

Jamieson features an unusual open-plan multipurpose "cafetorium" in the center of the building that flows into the main entrance foyer. The space can be closed off from the corridor and/or divided in half by extending wood panels. The western addition added a more typical 40x60' gym.



Classroom Areas

Classrooms are distributed throughout the building. The two-story bar at the far east end includes 19 classrooms. In the 1-story portion of the school, 21 more classrooms line the perimeter of the building and interior courtyards. Typical classrooms in the original east wing are 28'6" x 30' with 9'5" ceilings. Classroom sizes vary elsewhere in the building, but are commonly around 28x28'.

School History

A. Douglas Jamieson Elementary

The Detroit Board of Education purchased the site in 1956 to provide a kindergarten through eighth-grade education to the neighborhood's mostly African-American children. In 1956, prior to the school building's erection, the school board immediately located four portable buildings within the southwestern corner. Two more portable buildings were erected within the parcel in 1958. The Detroit Board of Education built the first unit of the A. Douglas Jamieson Elementary School in 1960-1961 at a cost of \$800,000. The two-story, 23-room unit housed all of the school's administrative offices, as well as a number of classrooms and three kindergartens. The original unit also included a central courtyard and a "Cafertorium," which is a large open room that includes a stage and an open area which can be used for auditorium or cafeteria seating. Floor-to-ceiling, sliding wood dividers allow for the ability to section off the space. Aerial maps from the period indicate that four of the original six detached portable buildings remained in the parcel's southwest corner.

In 1964, the school building's size was nearly doubled with a one-story addition that erected to the original unit's west elevation. This wing provided additional

instructional spaces/classroom and included a central enclosed courtyard. By 1967, one additional portable buildings at the parcel's southwest corner had been removed and sometime between 1981 and 1983, the three remaining portable buildings were demolished.

The Detroit Public School System (DPS), successor to the Detroit Board of Education, permanently closed the school in 2010. In 2015, the DPS sold the property to the City of Detroit.

References

Detroit, City of, Board of Education. Annual Reports.

Detroit: Board of Education, 1961

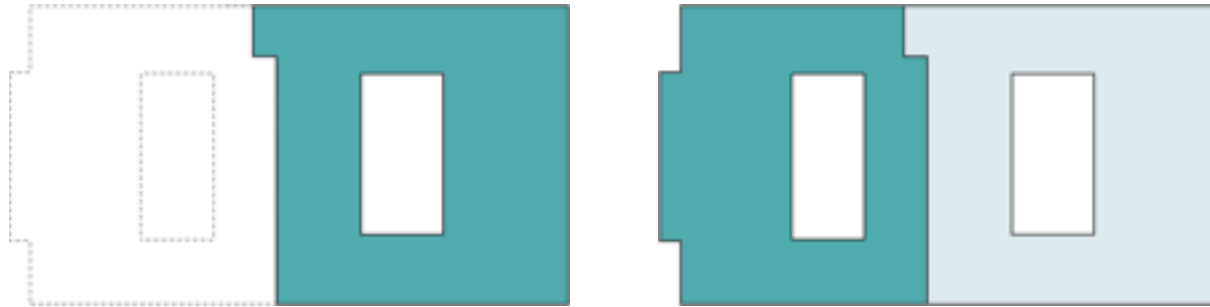
Detroit, City of, Board of Education, Architectural Planning Department. First Floor Plan and Site Plan. Detroit: Board of Education, 1964

Grant, William. Detroit Free Press. Open Classroom Looks Chaotic, But Kids Learn the ABCs of Living. Detroit: Detroit Free Press, May 31, 1976

Grover, John and Yvette van der Velde. A School District In Crisis, Detroit Public Schools 1842-2015. <https://land-grid.com/reports/schools>

Serrin, Judith. Detroit Free Press. Open School, the Basis is Trust. Detroit: Detroit Free Press, November 27, 1975.

Building Evolution



Original Unit (1961)

The first school unit was a square-shaped building around a single courtyard. The east wing is two stories, and the remainder is one story. The original building included 22 classrooms, front offices, and a multipurpose cafetorium.

First Addition (1964)

The 1964 expansion added another 1-story, square, single-courtyard building. The addition included 16 classrooms and a gym.



South elevation looking east. The main entrance is visible right of center, and the two-story classroom wing is visible in the background. In contrast to the original 1961 building, which featured continuous glazing, the 1964 unit (foreground) features smaller windows alternating with dark brick walls.



The 2-story east elevation of the original 1961 unit. This 2-story double-loaded bar houses about half of the school's standard classrooms. The facade originally featured a curtain wall with bands of glass and steel panels (see top right corner), but the system has been stripped away.



East courtyard viewed from a central connector corridor. This corridor originally featured glazed curtain walls on all four sides, but these have all been scrapped. The courtyard would have been accessible via a door near the camera location.



Inside a second-floor east classroom, looking toward Lawton St. The entire facade has been scrapped, revealing only the structure.



A typical classroom in the original 1961 unit, showing a storage alcove with simple wood cabinetry. Clerestory windows along the corridor wall allowed natural light into the narrow, double-loaded corridors.



A typical classroom in the 1964 west addition. Newer classrooms feature smaller steel-frame windows in contrast to the wall-to-wall glazing that appears in the original classrooms. Here, the coffee-colored brick that clads the exterior facade reappears as an interior finish.



The multipurpose cafeterium is a unique space that can be reconfigured using two sets of wood folding panels. When both panels are open, the space extends seamlessly into the main entrance foyer; the main doors (boarded) are visible at the far end. Clerestory windows allow light from the courtyard.



A windowless gym was added in 1964. The space has two sets of doors that allow direct access to the rear parking lot.

Half and One-Mile Radius



Neighborhood By The Numbers

40_{/100}

Walkscore
Car dependent

0.2_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.9_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.2_{mi}

Park Access
Less than 5 minute walk
to nearest park (1+ acre)

0.7_{mi}

Nearest Recreation Center
10-15 minute walk to
nearest city rec center

0.8_{mi}

Library Access
10-15 minute walk
to nearest public library

54%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

324

Building Alteration Permits
High construction activity
within 1mi radius (2016-2018)

1.9%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

5 Stephens



Address: 5974 Seneca
Parcel: 17006774
District: 5
SNF Area: n/a
Owner: City of Detroit
Site Area: 1.68 ac
Gross Floor Area: 73,700 sf
Floors: 4
Plan Type: U
School Type:
Year Built: 1913, 1917, 1921
Zoned: R2
Base Rehab Cost (est): \$2.1M
Total Rehab Cost (est): \$15.6M



Condition Market



History Neighborhood

Building Overview

4-story U-shaped building

Original building constructed in 1913 as a 3-story building with a stubby E-plan. A wood-framed open-air level was built on the roof at an unknown date; includes walk-out roof access with nice views.

Includes elevator (original? Likely not functional).

Raised, occupied basement; first floor raised above grade, so all entrances require stairs. Not ADA-accessible.

Two single-loaded classroom wings added in 1917 and 1921, respectively; similar architectural style as original.

Two courtyards provide light and air to interior of building. One courtyard is completely enclosed; second courtyard is open to the rear. Neither is accessible from inside, and both are paved or basement roof.

Gym and auditorium stacked; both shared entrances separate from rest of school.

Overall good condition; scrapped throughout and localized water damage.

Neighborhood Overview

School located in Gratiot Town/Kettering neighborhood.

Surrounding residential blocks have large numbers of vacant lots and Land-Bank-owned properties.

Strong block clubs in the area and highly-engaged residents that are protective of the school. Neighbors on Seneca St. maintain the schoolyard for use as a park and block party venue.

School has a small parcel and not much open space, but adjacent to City-owned Burns-Lambert park, which includes a field and basketball court. Park does not seem well maintained.

Two blocks north of Gratiot Ave, a major radial artery with some businesses and quality bus service. Nearby stretch is mostly vacant but includes a small supermarket and a bakery/cafe.

Easy access to I-94 at Gratiot Ave and Van Dyke Ave.

Near former Kettering H.S. site, current site of new Dakota Integrated Systems plant.

Development Overview

Opportunities:

- Historic building in good condition.
- Good layout with quality useable space.
- Rooftop penthouse/deck has panoramic views
- Engaged neighborhood
- Convenient location with good freeway and transit access.

Challenges

- Large building will be costly to rehab and maintain.

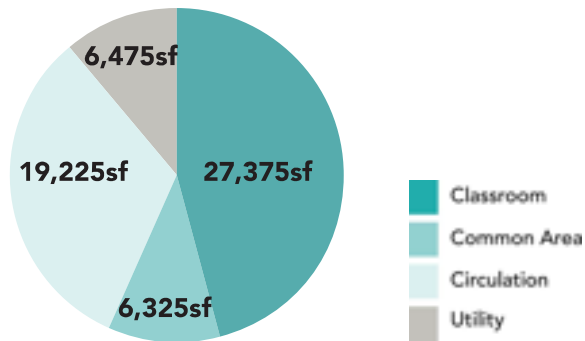
Real Estate Market summary: (1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Below Average
- Industrial: Average

Market-based Use Recommendations

- Best market for multifamily due to high walkscore, below-average multifamily vacancy rate, and above-average rent.

Existing Floorplan + Program



59,400 sf net floor area

Structure

- Load-bearing brick masonry
- Concrete frame
- Wood frame (3rd floor)

Roof System:

- Cast-in-place concrete slab
- Wood frame and deck (3rd floor)
- Modified Bitumen
- Internal roof drains and gutters

Facade:

- Brick with limestone accents
- Wood windows replaced w/ aluminum

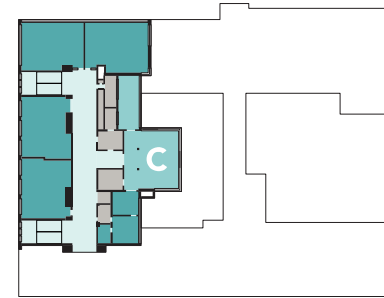
Floor System:

- Concrete tee joist

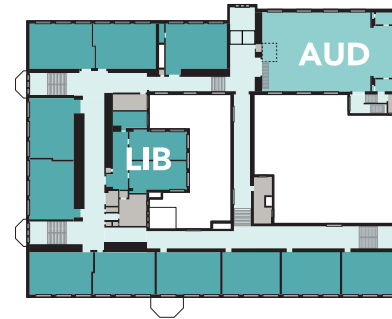
Interior Walls:

- Plaster over brick/gypsum block

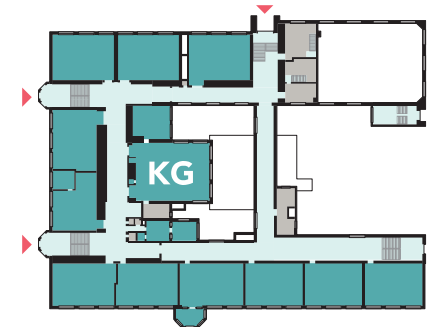
Third Floor



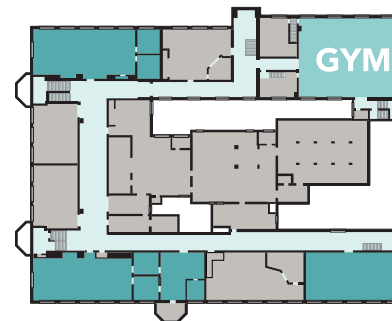
Second Floor



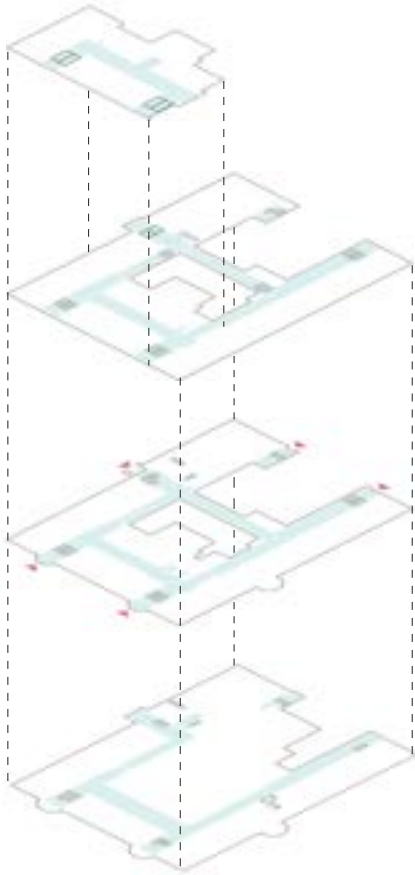
First Floor



Basement

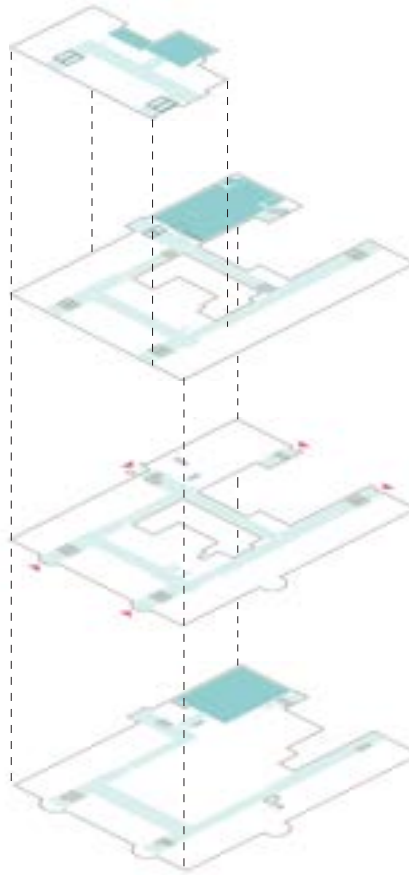


Existing Floorplan + Program



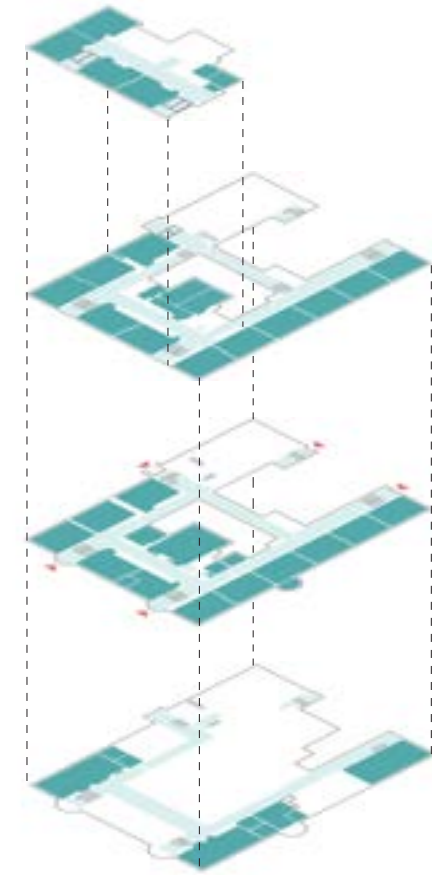
Circulation

Circulation follows an irregular pattern throughout the building. In the original unit, all circulation is double-loaded, in an H-configuration. In later additions, the side wings were extended with single-loaded corridors with windows into the central courtyards. In 1921, a 2-story connector was built as a shortcut between the two side wings.



Common Areas

Stephens features common areas on three levels. The gym is located in the basement, with attached 2-story locker rooms on the basement and first floors. The auditorium is stacked above the gym on the second floor. A small wood-framed cafeteria was added on the roof, featuring windows on three sides and views over the surrounding neighborhood.



Classroom Areas

The school's 30 regular classrooms are arranged around the perimeter of the building. Basement-level classrooms are double-length spaces for specialty purposes. A large kindergarten and library extend into the central courtyard on the first and second floors, respectively.

Typical classrooms are 22x30' with ceiling heights ranging from 12'8" to 13'

School History

Albert L. Stephens School

Albert L. Stephens (1857-1926) donated the property for the school to the City of Detroit. Born in Romeo, Michigan in 1857, Stephens joined his father in the lumbering business until 1896, when he concentrated on his business interests in Detroit and elsewhere. Stephens was a friend and neighbor of Governor Hazen S. Pingree, former mayor of Detroit, and became a member of the Mackinac Island Park Commission, Detroit Water Board, and the Michigan Board for Feeble-minded and Epileptics.

Stephens School opened in September 1913 and, subsequently, two units were added. The first in 1917 contained an auditorium and gymnasium; the second in 1919 when enrollment reached its peak at approximately 1300 students. Already by 1930 there were eight vacant rooms because of a declining enrollment.

The second floor of the south wing of the east side unit was then dedicated to a school for deaf students, a center for special needs girls, and an open air unit with a sleeping porch. In 1935, there were approximately 600 students in

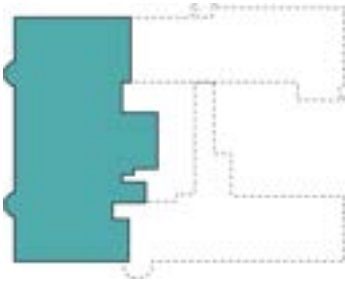
regular grades one through seven and kindergarten, fifty-five percent of which were American born of German parents, a reflection on the German population of the surrounding neighborhood. Sixty-four children occupied the six rooms of the school for the deaf; the special girls' center held eighty-nine girls and the open air unit had seventy children. Rooms for open air students were added on the third floor with open air sleeping porches. The school for the deaf was replaced with the new Detroit School for the Deaf built on the west side in the early 1960s.

Stephens School was one of a group of schools built by Malcomson & Higginbotham to similar Arts and Crafts inspired designs where the patterns in the brickwork and the use of contrasting white bands of stone creates the decorative scheme. These include Burton School (1912) and Lincoln School (1916), which possess similar decorative features such as bricks with rounded edges and stone tablet-like name plates, but their architecture is primarily expressed in their simply and economically treated repetitive windows and unadorned blank walls. While the school board was concerned with expense, Malcomson &

Higginbotham ultimately convinced its members that a pleasant looking school could be commensurate in cost to a plain one.

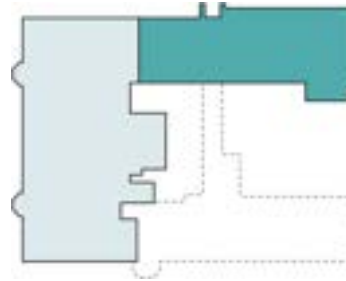
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Stephens, Albert L., School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009)

Building Evolution



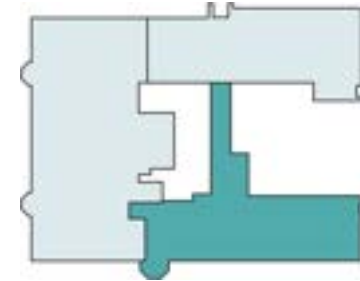
Original Unit (1913)

The first school unit was a three-story block including a raised, occupied basement. The building included 14 classrooms, and large kindergarten and library. At some point, another open-air level was built on the roof of the original building.



First Addition (1917)

In 1917, the northern wing was extended to add an auditorium and gymnasium. The gym occupied the basement, while the auditorium sat directly above it on the second floor. The addition also included three classrooms.



Second Addition (1921)

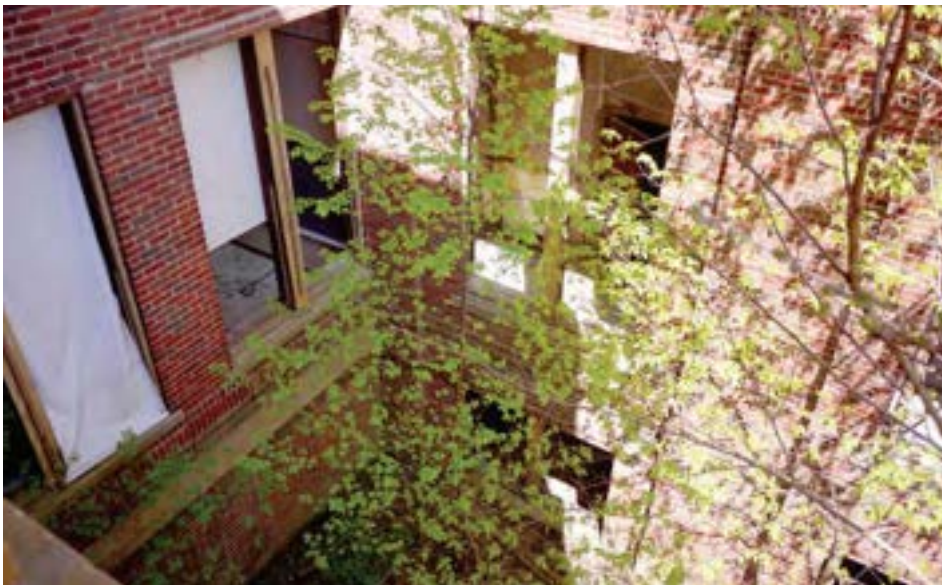
In 1921, a single-loaded classroom wing was added to the south end of the building. The new wing included nine new classrooms and an auxiliary fan room. The addition also included a 2-story connector corridor linking the north and south wings. This wing also created a completely enclosed central courtyard and blocked off the view from the kindergarten and library.



North elevation looking east. The wood-framed penthouse addition is visible above the roof of the original building. The gym and auditorium are at far left.



The small school yard south of the school. The lot and playground are kept well-maintained by neighbors, who use it as a park and gathering place.



The small central courtyard only serves to allow natural light and ventilation. There is no access to this space, and the view is claustrophobic. The trees here are growing on the roof of the basement boiler rooms.



A small cafeteria occupies the center of a timber-framed penthouse added to the roof of the original school building. The penthouse has continuous windows around most of the perimeter and views across the neighborhood.



The large main kindergarten room protrudes into the central courtyard. Originally, these windows would have offered a view to the outside, but a two-story corridor connecting the north and south wings blocked off the view.



A typical classroom in good condition. Although the windows and radiators have been scrapped, the condition of the finishes is still good.

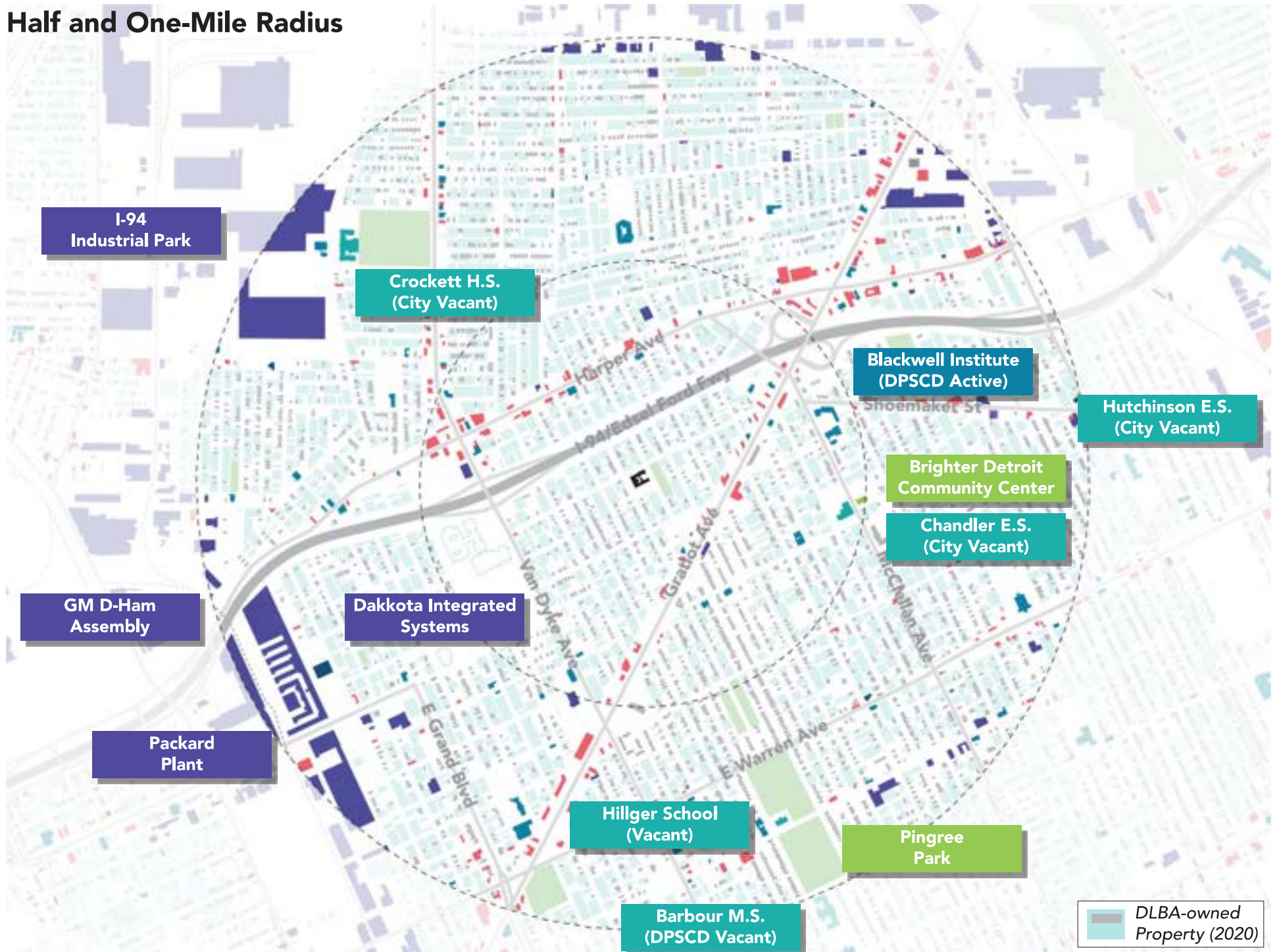


The auditorium and stage viewed from the small projection box. The auditorium has a flat floor and no fixed seating. The auditorium itself is not particularly large, but the generous stage give it a grand feel.



The gym is connected to the basement, but still has large windows all around.

Half and One-Mile Radius



Neighborhood By The Numbers

69_{/100}

Walkscore
Somewhat walkable

0.1_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.4_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.0_{mi}

Park Access
Adjacent to park (1+ acre)

2.1_{mi}

Nearest Recreation Center
No city rec center
within walking distance

2.2_{mi}

Library Access
No public library
within walking distance

65%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

95

Building Alteration Permits
Low construction activity
within 1mi radius (2016-2018)

1.9%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

5 Brady



Address: 2920 Joy Rd
 District: 5
 SNF Area: n/a
 Owner: DPSCD
 Gross Floor Area: 54,772 sf
 Site Area: 3.4 ac
 Floors: 2
 Plan Type: T
 School Type: Elementary
 Year Built: 1921, 1923, 1961
 Zoning: R5
 Base Rehab Cost (est): \$1.4M
 Total Rehab Cost (est): \$12.3M



Condition Market



History Neighborhood

Building Overview

2-story T-plan with long classroom wing and short gym/auditorium wing.

Simple tudor-revival exterior with buff brick common bond facade, with small X-shaped brick embellishments near the parapets. Simple stone accents at corners, windows, and entrances. Fancier details on south elevation between the two main entrances: castle-like towers with crenellations, arched windows, decorative stone, and glazed tile inlays.

Central portion of building has steep sloped roofs with steel framing and wood deck. The far west and east wings have flat roofs with concrete deck.

Tudor-style auditorium features vaulted ceiling with decorative elements evoking exposed timbers and hammerbeams.

Gym/cafeteria is a brick box with 2nd-story east-facing windows.

Extensively scrapped and vandalized.

Roof distressed, with missing flashing and large openings.

Heavy water infiltration throughout, including gym, auditorium, and 2nd floor hallways and classrooms. Plaster and wood finishes are in mostly poor condition. Gypsum block walls have collapsed in some classrooms.

Concrete with steel pan joist decks—efflorescence and stalactites on second floor, with corroded and deformed steel pans. Masonry distress more prevalent at flat-roof portions.

Neighborhood Overview

Located in Dexter-Linwood Neighborhood, on edge of Jamison Neighborhood.

Located two blocks from historic Boston Edison, Atkinson, and Virginia Park neighborhoods, all highly desirable residential areas.

Huge site includes former DPS radio building and two additional outbuildings at opposite end, separated a large grass playfield and a paved “formal garden”. The radio tower has been dismantled, but a new cell tower has been erected nearby.

Sacred Heart Major Seminary occupies the large adjacent property.

Joy Road is a commercial street, but no active businesses exist near the school, only churches. The school is set back about 50’ from the street.

Development Overview

Opportunities:

- Large Site
- Located on commercial corridor
- Central location near high-demand neighborhoods

Challenges

- Building in poor condition and in need of extensive repairs.

Real Estate Market summary:

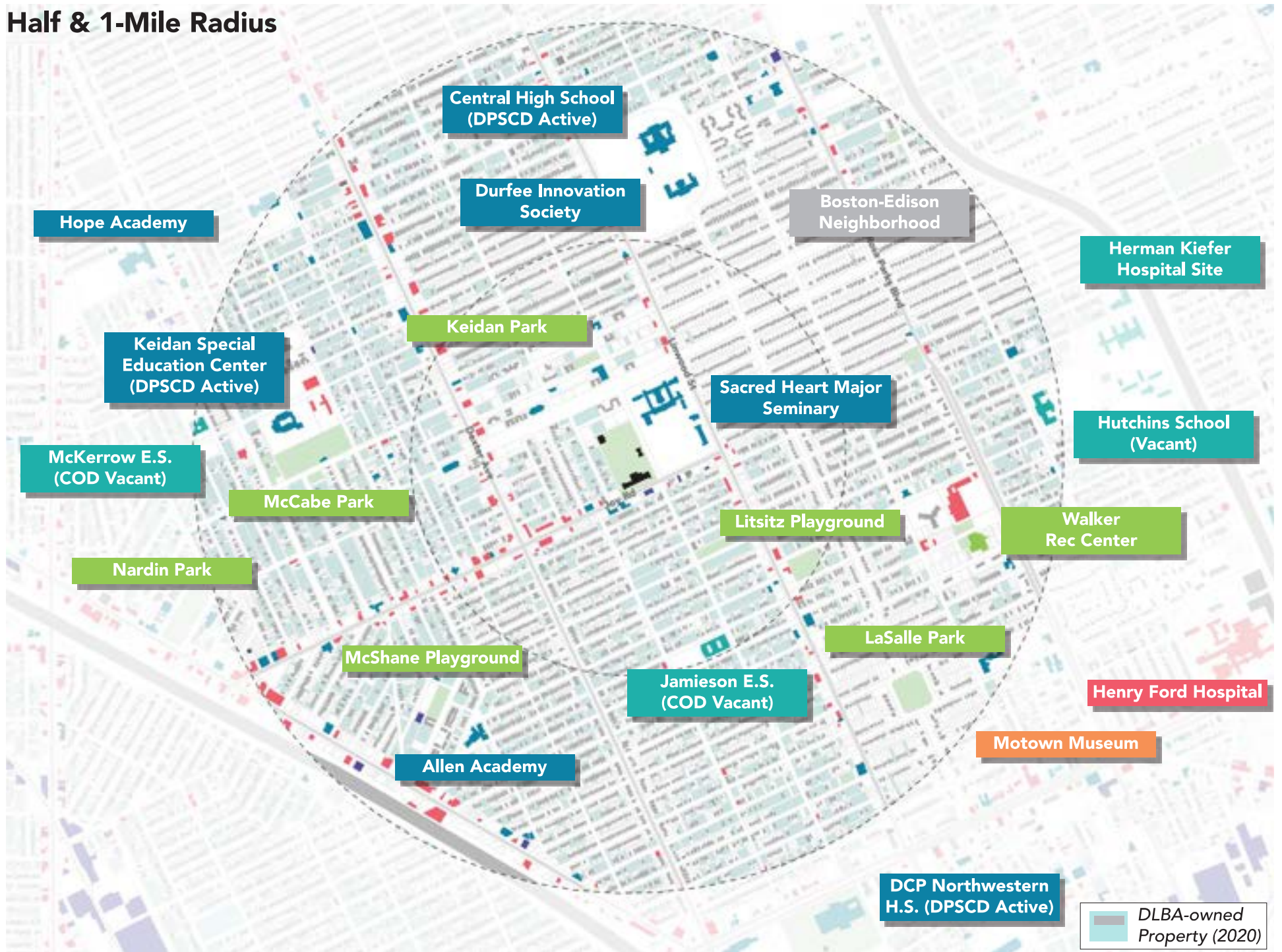
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

- Multifamily: Average
- Retail: Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Best market for office and/or retail due to low office vacancy rates and high rents in area.
- Multifamily residential exists nearby, proving concept.
- Do not recommend for industrial due to high nearby vacancy rates.

Half & 1-Mile Radius



By the Numbers

35_{/100}

Walkscore
Car-dependent

0.25_{mi}

Transit Access
5-10 minute walk to
DDOT Connect Ten or Key Route

1.05_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.19_{mi}

Park Access
Less than 5 minute walk to park
(1+ acre)

0.81_{mi}

Nearest Recreation Center
10-15 minute walk to
nearest city rec center

1.13_{mi}

Library Access
More than 15 minute walk to
nearest public library

51%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

340

Building Alteration Permits
High rate of construction activity
within 1mi radius (2016-2018)

1.7%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)



North (rear) elevation viewed from the large schoolyard. The school exterior is a good example of the tudor revival architecture style.



A castle-like tower over one of the main front entrances, featuring arched windows, crenellations, and decorative limestone details.



The first floor main corridor is heavily water damaged, causing plaster finishes to melt off the walls and ceiling.



A science classroom, featuring a small bay window with work area.



The second-floor auditorium features unique plaster detailing meant to evoke exposed heavy timbers and hammer joists



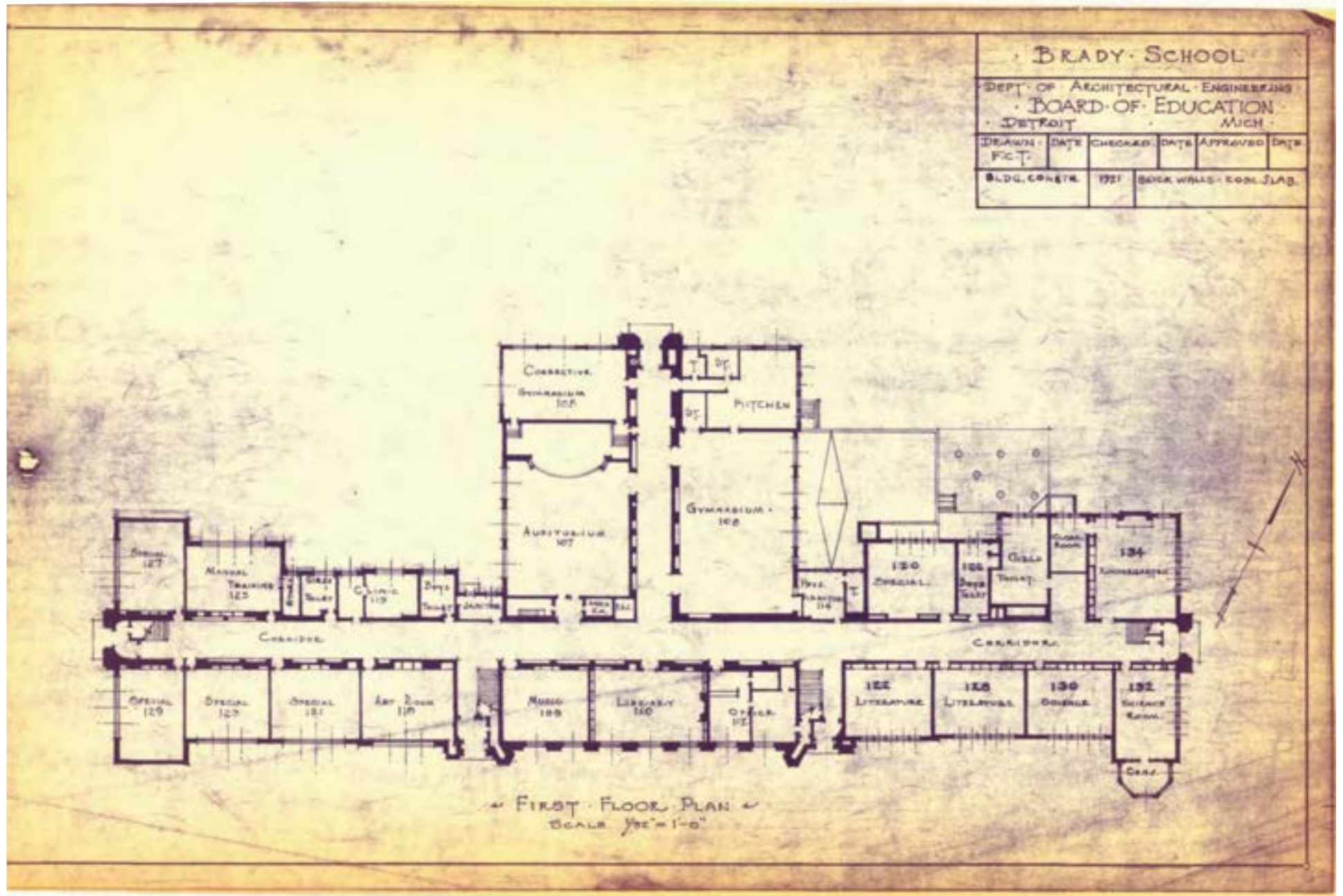
A typical standard classroom with plaster finishes and wood floor in relatively intact condition. Windows have been removed throughout the building. Classrooms at the east end of the building show considerably more distress.



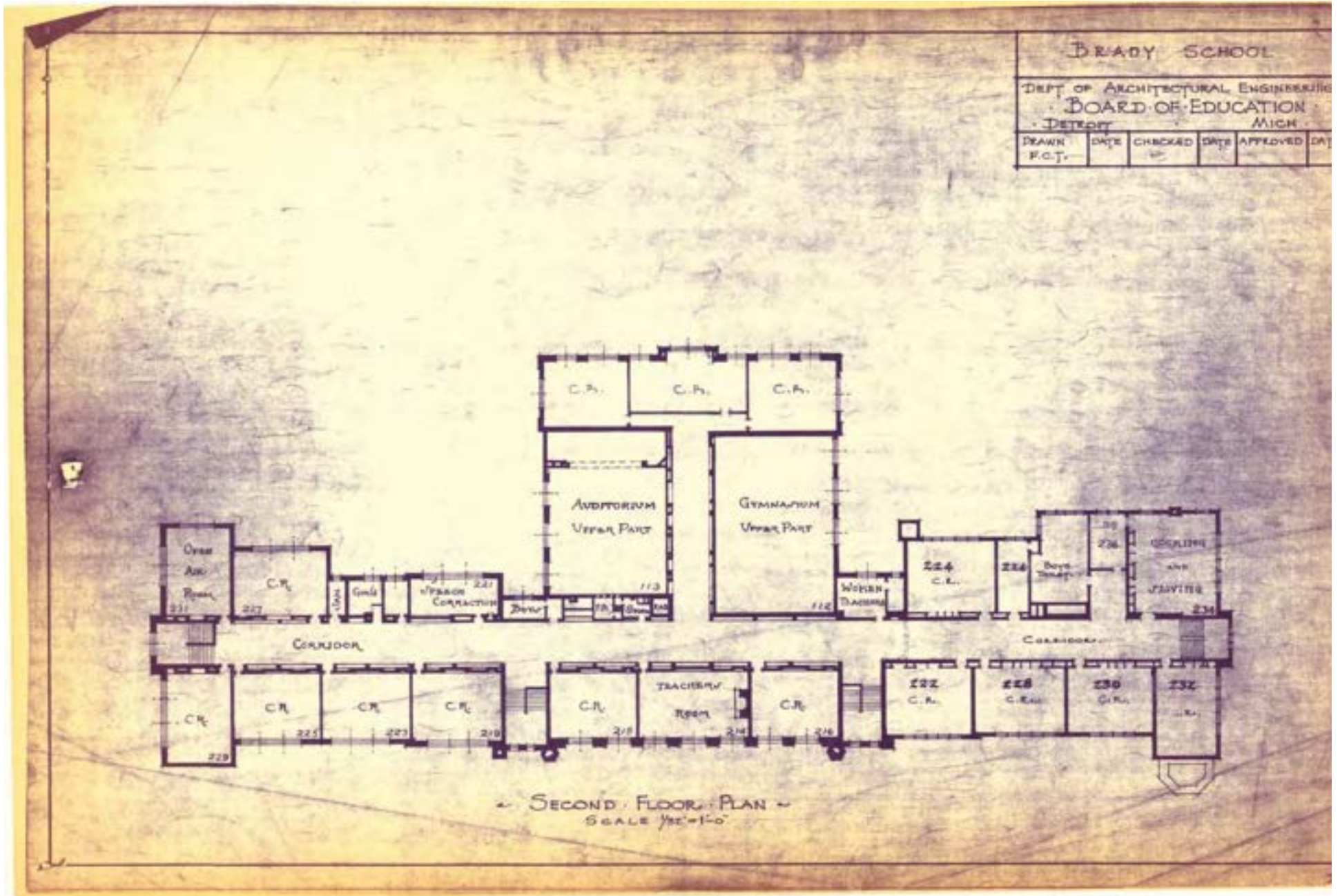
The kindergarten features a large brick fireplace, built-in wood cabinetry, and windows on multiple exposures.



The gym/cafeteria is a simple brick box with high windows. The kitchen and serving window are visible on the back wall.



2nd Floor



District 6 Overview

City of Detroit Schools:

Hanneman

Ruthruff

Sampson

Sherrill

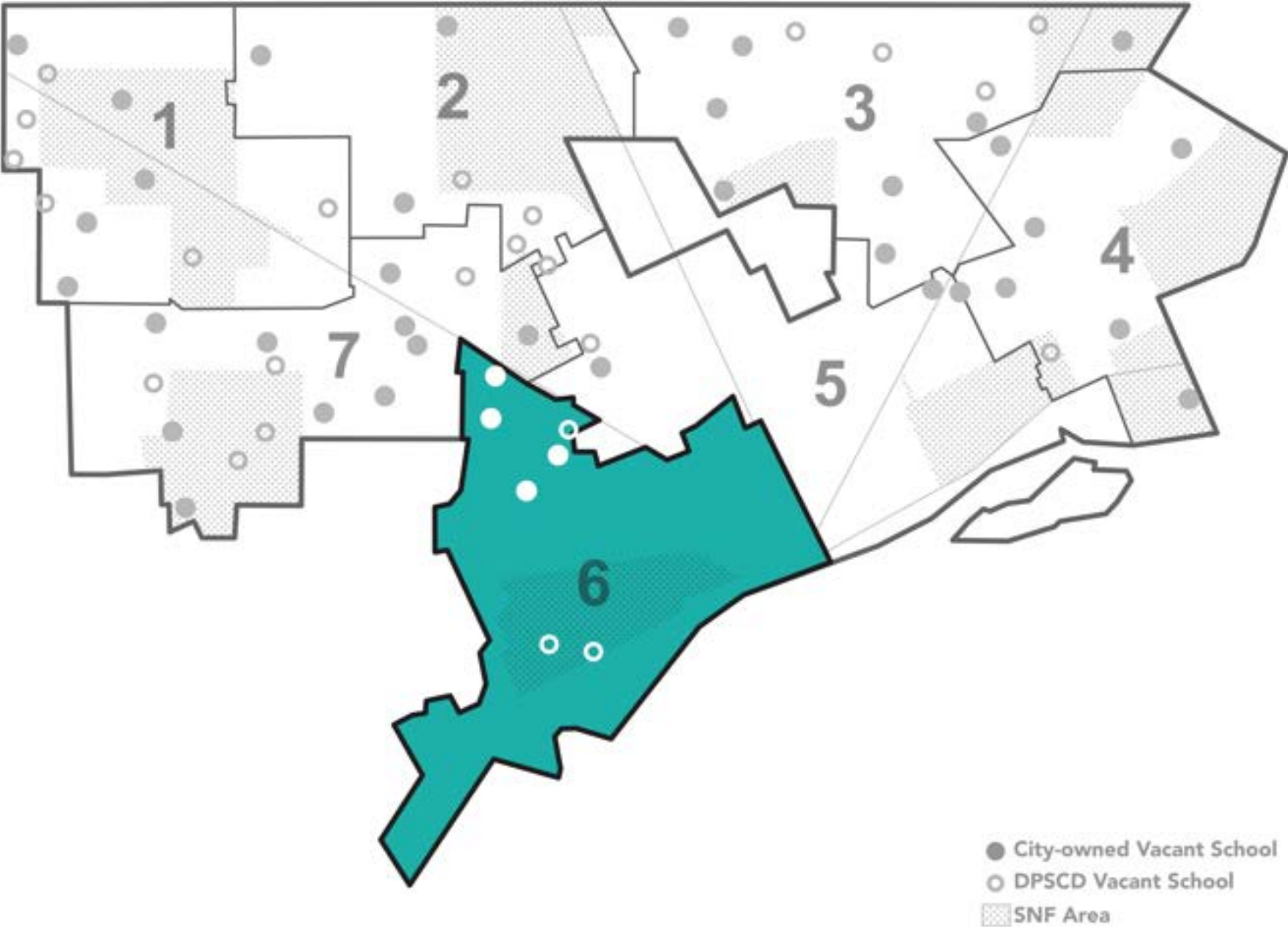
DPSCD Schools:

Beard

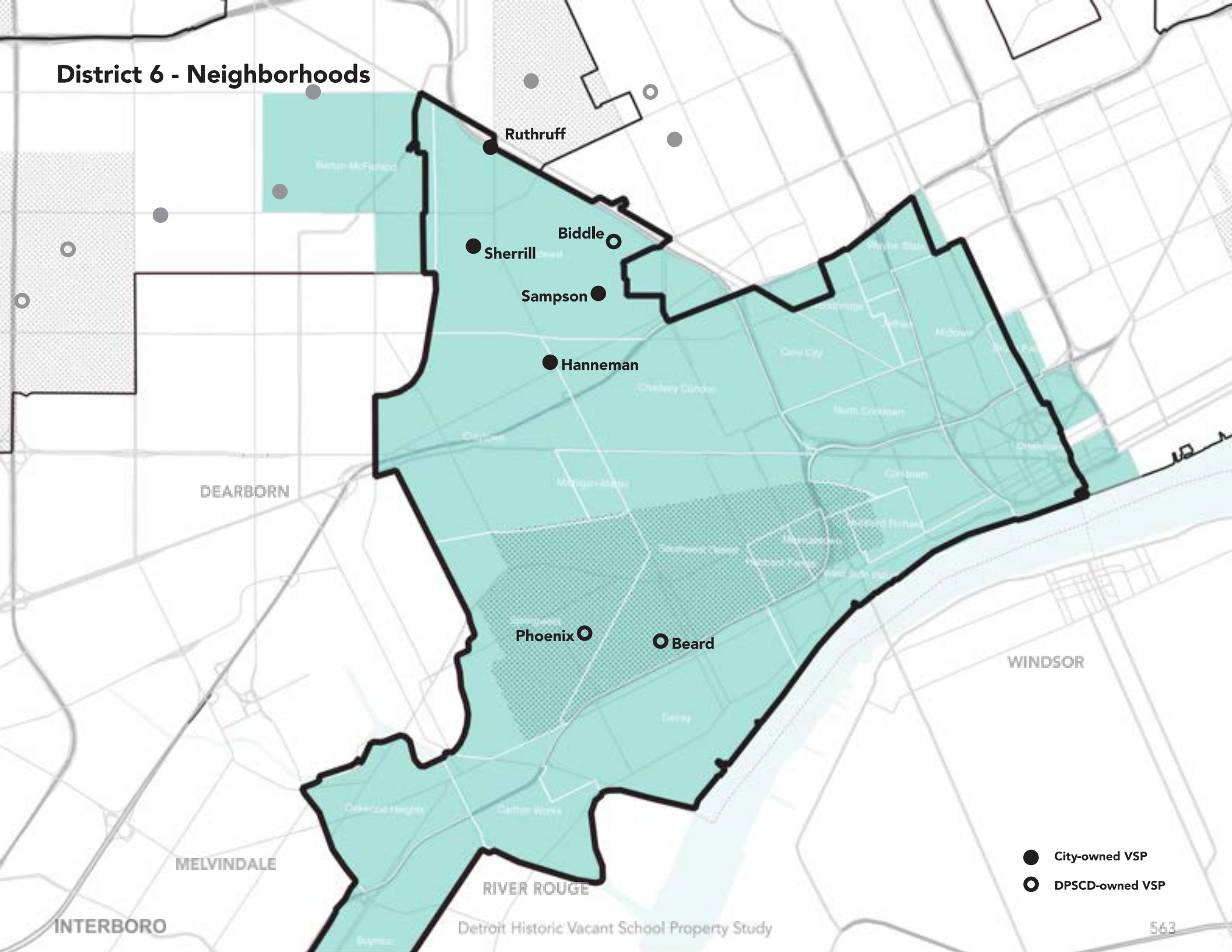
Biddle

Phoenix

District 6

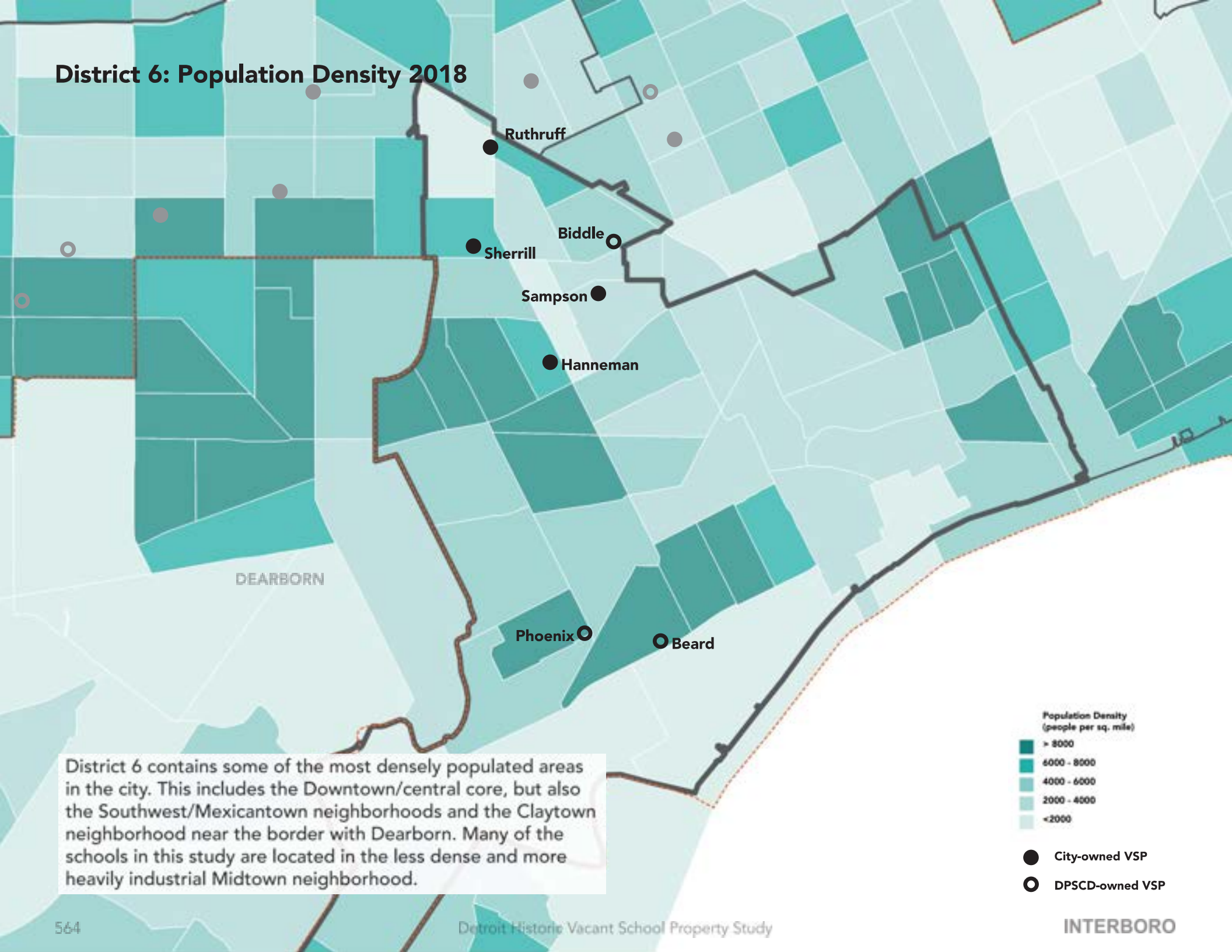


District 6 - Neighborhoods



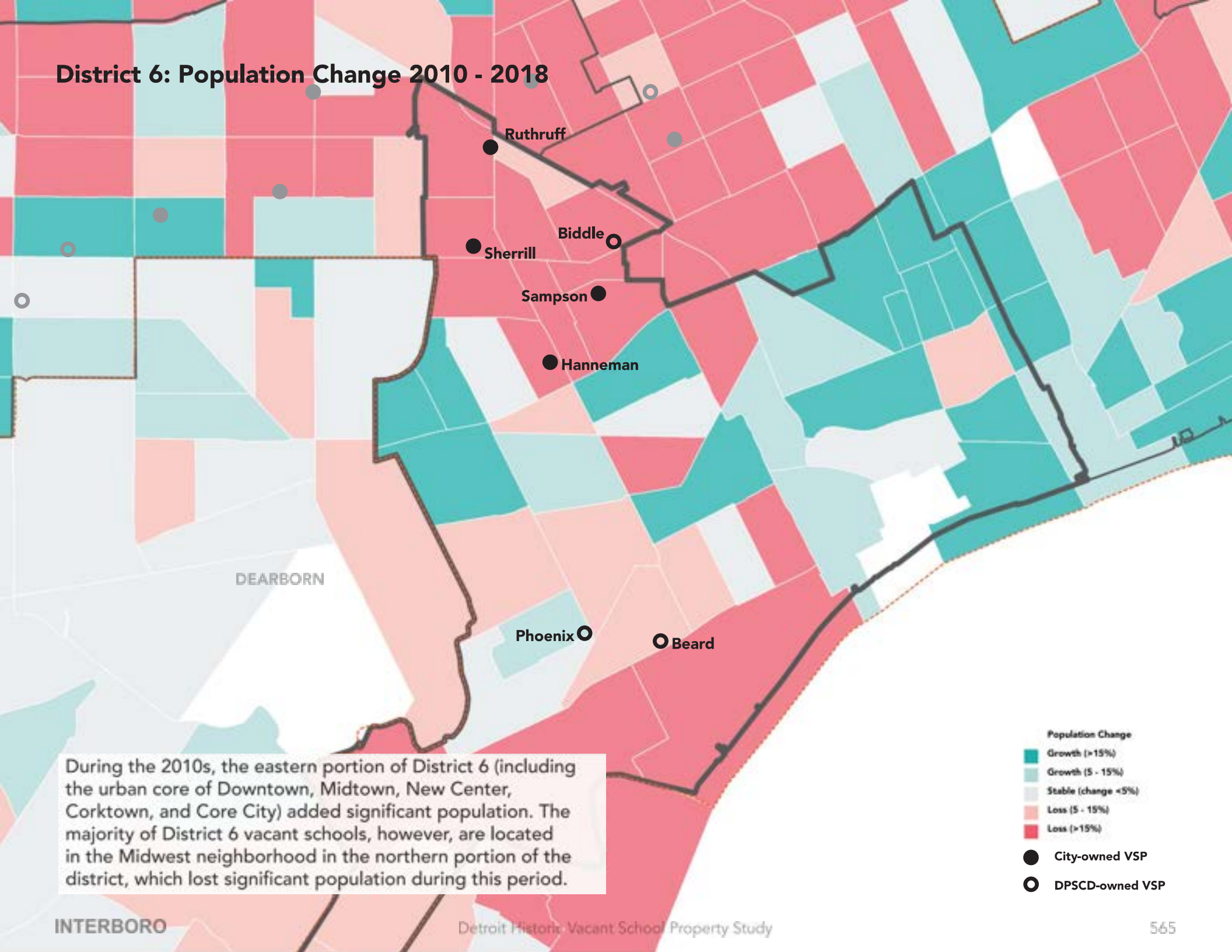
- City-owned VSP
- DPSCD-owned VSP

District 6: Population Density 2018



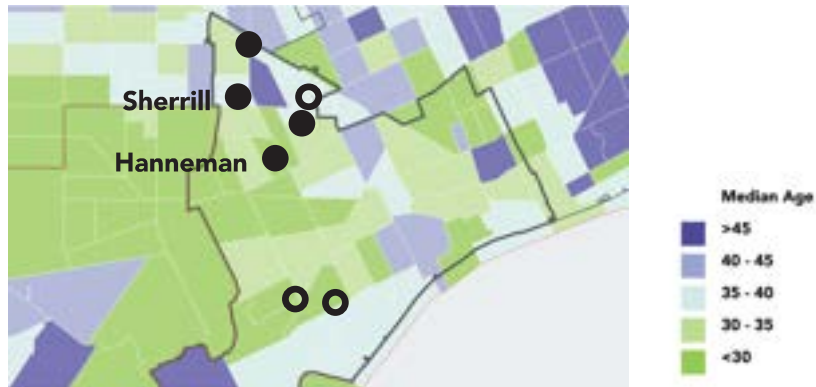
District 6 contains some of the most densely populated areas in the city. This includes the Downtown/central core, but also the Southwest/Mexicantown neighborhoods and the Claytown neighborhood near the border with Dearborn. Many of the schools in this study are located in the less dense and more heavily industrial Midtown neighborhood.

District 6: Population Change 2010 - 2018



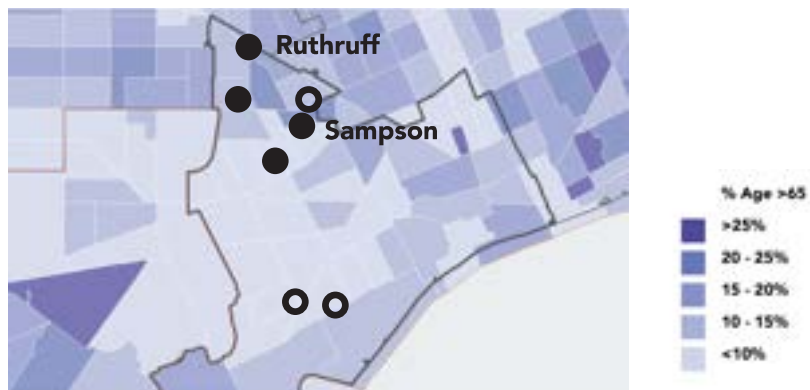
During the 2010s, the eastern portion of District 6 (including the urban core of Downtown, Midtown, New Center, Corktown, and Core City) added significant population. The majority of District 6 vacant schools, however, are located in the Midwest neighborhood in the northern portion of the district, which lost significant population during this period.

District 6: Age



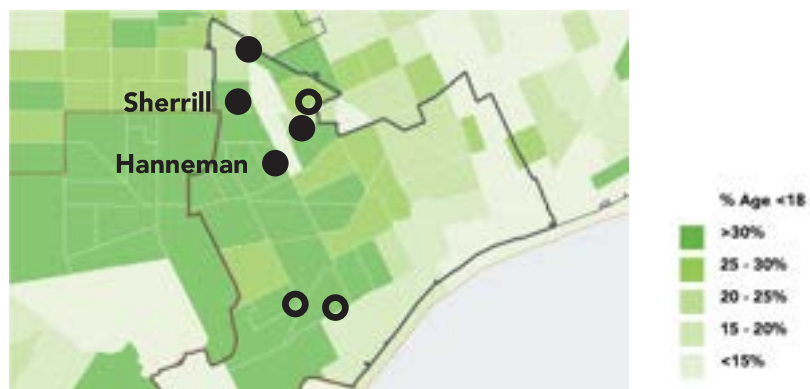
Median Age - 2018

District 6 has a relatively young population, particularly in the Southwest neighborhoods and areas bordering Dearborn. The Midwest neighborhood where most of the vacant schools are concentrated is the oldest part of the district.



Population Age 65 and Older - 2018

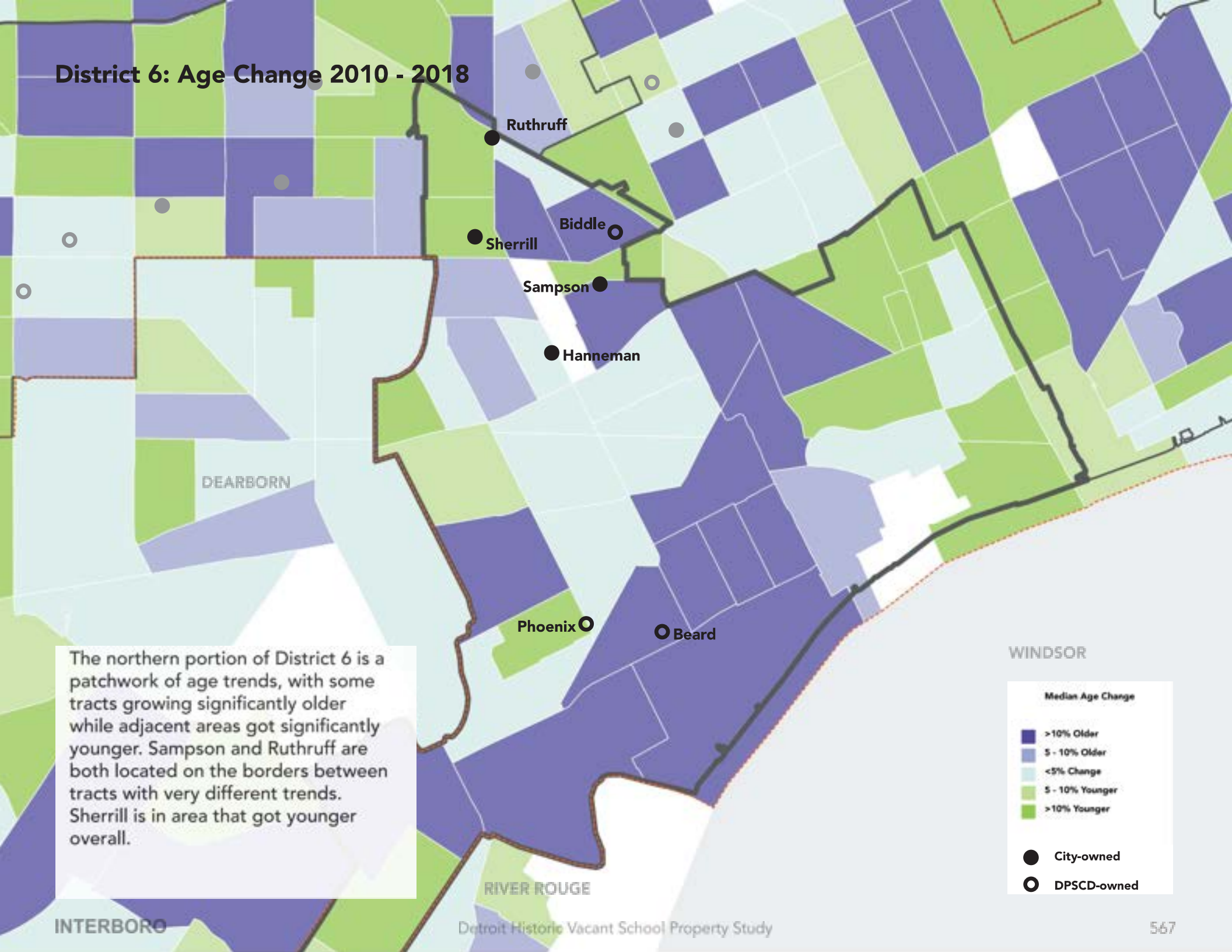
Senior residents do not make up a particularly large portion of District 6's population. Sampson and Ruthruff are both located in areas with higher numbers of seniors, at around 20%.



Population Age 18 and Younger - 2018

The western portion of District 6 has large numbers of youth. Sherrill and Hanneman are both located in areas where more than 30% of the population is under age 18.

District 6: Age Change 2010 - 2018



The northern portion of District 6 is a patchwork of age trends, with some tracts growing significantly older while adjacent areas got significantly younger. Sampson and Ruthruff are both located on the borders between tracts with very different trends. Sherrill is in area that got younger overall.

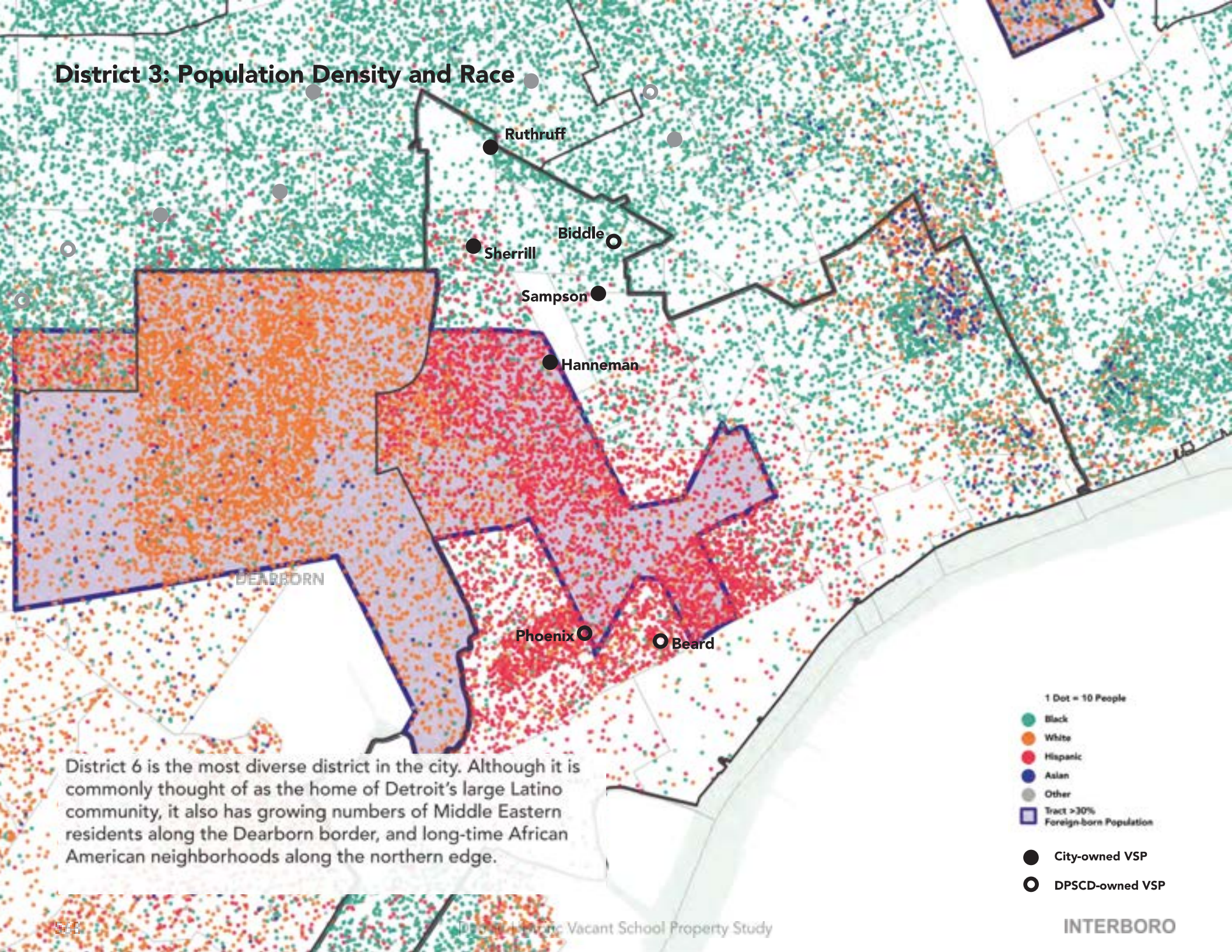
WINDSOR

Median Age Change

- >10% Older
- 5 - 10% Older
- <5% Change
- 5 - 10% Younger
- >10% Younger

● City-owned
○ DPSCD-owned

District 3: Population Density and Race



Ruthruff

Sherrill

Biddle

Sampson

Hanneman

DEARBORN

Phoenix

Beard

1 Dot = 10 People

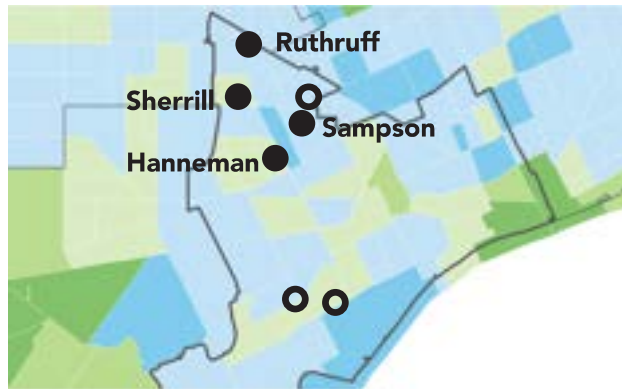
- Black
- White
- Hispanic
- Asian
- Other

Tract >30% Foreign-born Population

- City-owned VSP
- DPSCD-owned VSP

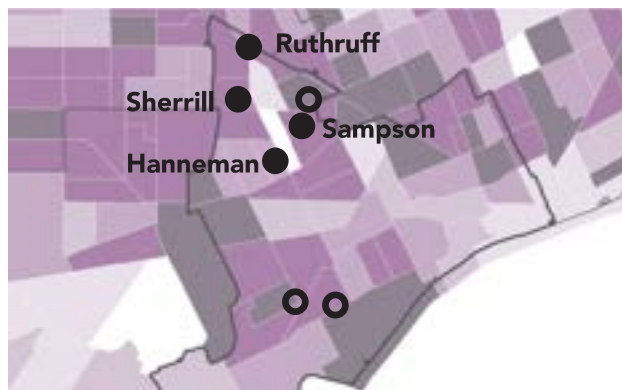
District 6 is the most diverse district in the city. Although it is commonly thought of as the home of Detroit's large Latino community, it also has growing numbers of Middle Eastern residents along the Dearborn border, and long-time African American neighborhoods along the northern edge.

District 6: Income and Wealth



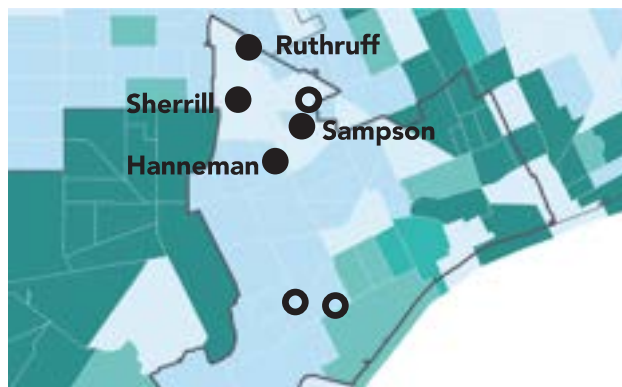
Median Household Income (2018)

Ruthruff and Sampson are located in areas where most households make less than the citywide median income of around \$31,000. Sherrill and Hanneman are in areas that are at or slightly above the median.



% Population Below Poverty Line (2018)

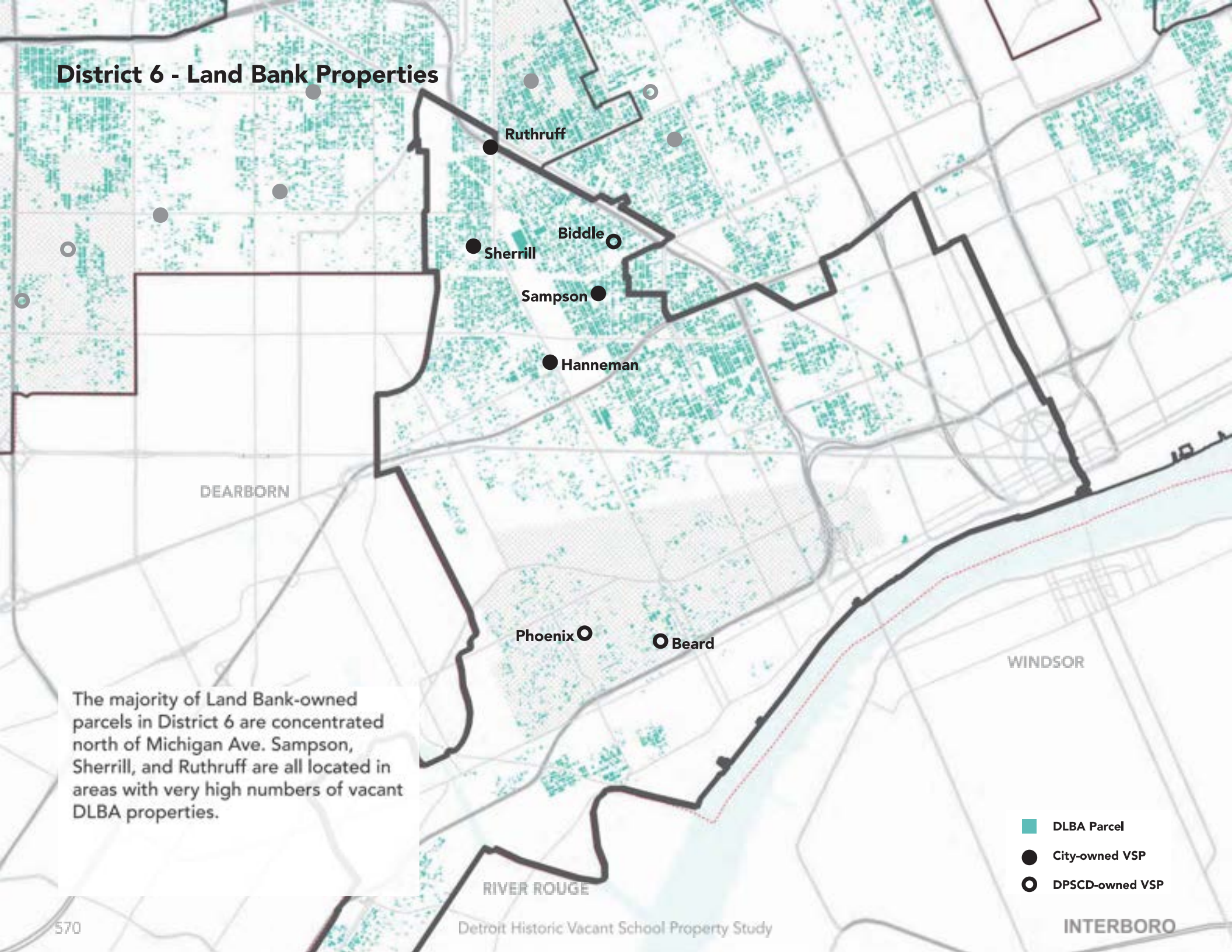
District 6 has several pockets with high poverty rates. Ruthruff, Sampson, and Sherrill are all in areas where more than two-fifths of the population lives in poverty.



Median Value, Owner Occupied Units (2018)

The northern portion of District 6, where most of its vacant schools are concentrated, has some of the lowest home values in the city. Sherrill and Ruthruff are located in census tracts where the median home value is less than \$25,000.

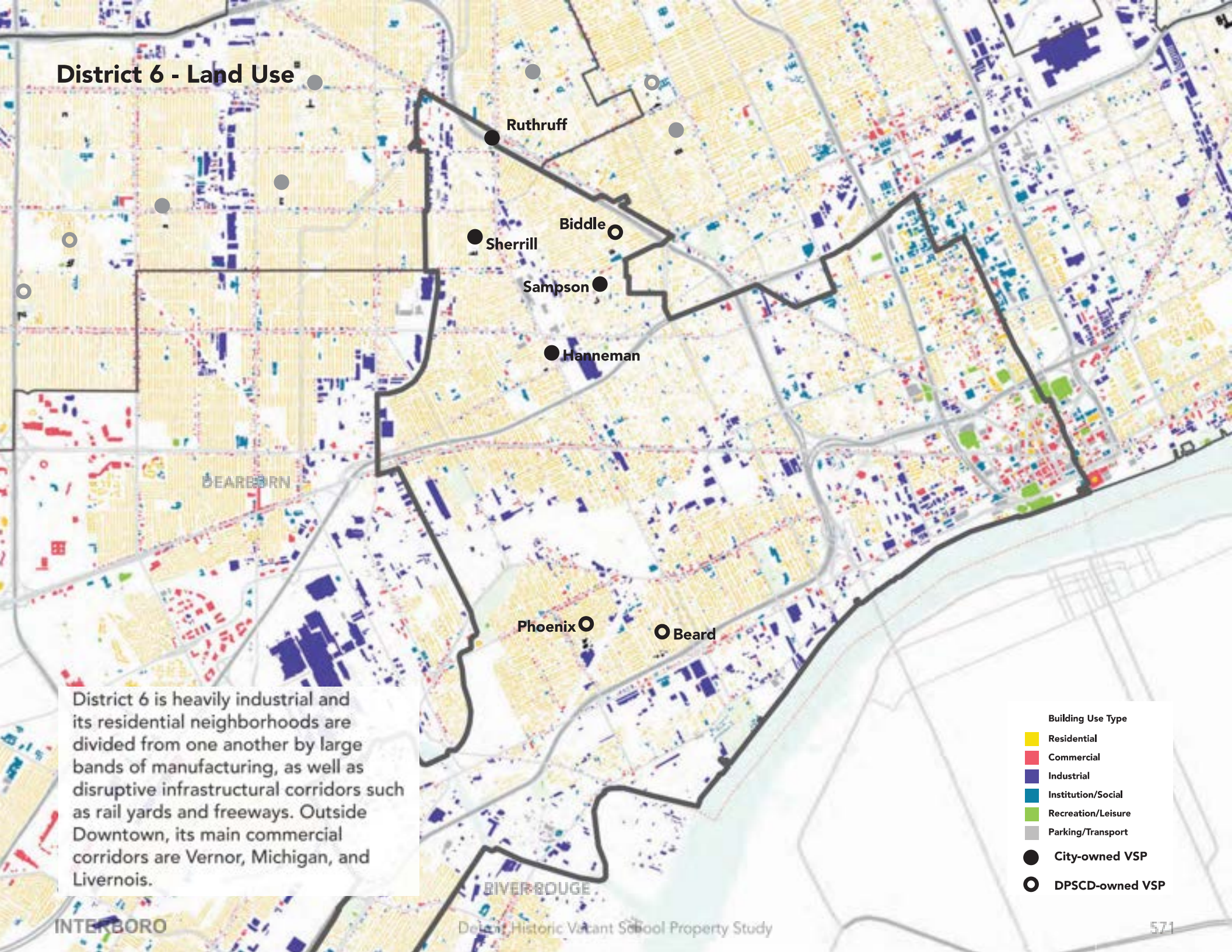
District 6 - Land Bank Properties



The majority of Land Bank-owned parcels in District 6 are concentrated north of Michigan Ave. Sampson, Sherrill, and Ruthruff are all located in areas with very high numbers of vacant DLBA properties.

- DLBA Parcel
- City-owned VSP
- DPSCD-owned VSP

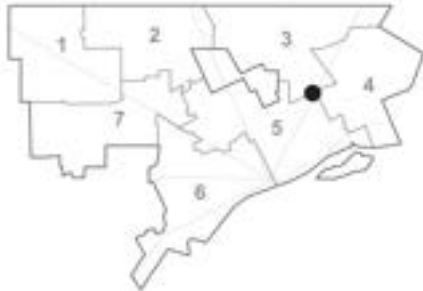
District 6 - Land Use



District 6 is heavily industrial and its residential neighborhoods are divided from one another by large bands of manufacturing, as well as disruptive infrastructural corridors such as rail yards and freeways. Outside Downtown, its main commercial corridors are Vernor, Michigan, and Livernois.

- Building Use Type
- Residential
 - Commercial
 - Industrial
 - Institution/Social
 - Recreation/Leisure
 - Parking/Transport
 - City-owned VSP
 - DPSCD-owned VSP

6 Hanneman



Address: 6420 McGraw
 Parcel: 18003118
 District: 6
 SNF Area: n/a
 Owner: City
 Site Area: 1.87 ac
 Gross Floor Area: 42,700 sf
 Floors: 3
 Plan Type: I
 School Type: Elementary
 Year Built: 1916
 Zoned: R2
 Base Rehab Cost (est): \$1.3M
 Total Rehab Cost (est): \$10.0M



Condition Market



History Neighborhood

Building Overview

3-story double-loaded I-plan.

Building constructed as a single unit in 1916

Concrete frame structure with concrete joist floor slabs and wood-frame roof. Infill walls are gypsum block.

Spacious corner classrooms feature windows on two elevations, providing lots of natural light.

Kindergarten is fully-open to the corridor, creating a large public space in the center of the main floor.

Kindergarten features a doorway to a raised rear terrace with steps down to the school yard.

Small, narrow gym in basement; lacks a full-size gym or auditorium.

Interior finishes are damaged due to heavy water infiltration through roof. Structure and facade are in good condition.

Neighborhood Overview

Located in Claytown neighborhood in Southwest Detroit.

Single-family residential with large industrial nearby.

Immediately adjacent residential blocks have a large number of DLBA-owned vacant parcels, but remaining houses are occupied.

Neighborhoods to south across McGraw and a few blocks to the north are more intact.

Large Thyssen-Krupp steel plant and Coca-Cola bottling plant two blocks to the east.

Michigan Ave is the nearest significant commercial corridor, about one mile to the south.

Munger Elementary-Middle School, a large, recently-built DPSCD school is two blocks to the west.

Two large parks located within a half-mile: Bieniek Park and Dingeman Park. I-94 freeway access located less than half a mile to the south.

Development Overview

Opportunities

- Compact building with flexible interior can suit a variety of projects
- Central kindergarten and outdoor terrace would make an excellent space for public gatherings and events.
- Stable neighborhood with room to grow
- Building in good condition and does not require significant repairs.

Challenges

- Stairs at entrances, not ADA-accessible

Real Estate Market summary:

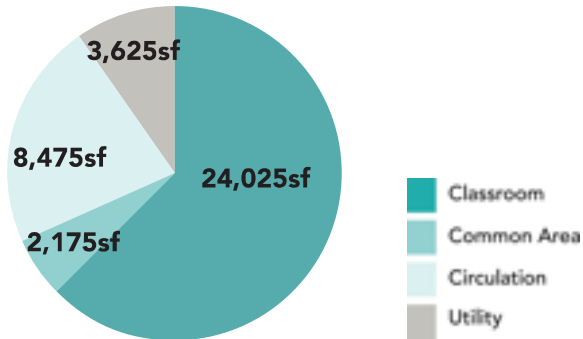
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Above Average
- Office: Below Average
- Industrial: Average

Market-based Use Recommendations

- Best market for retail due to high walkscore, below-average retail vacancy, and competitive rents.
- Also suitable market for industrial, due to proximity to industrial developments and truck routes.

Existing Floorplan + Program



38,300 sf net floor area

Structure

- Load-bearing brick masonry
- Concrete frame

Roof System:

- Wood frame and deck
- Built-up roof
- Internal roof drains

Facade:

- Brick with limestone accents
- Wood windows w/ aluminum sash

Floor System:

- Concrete tee joist

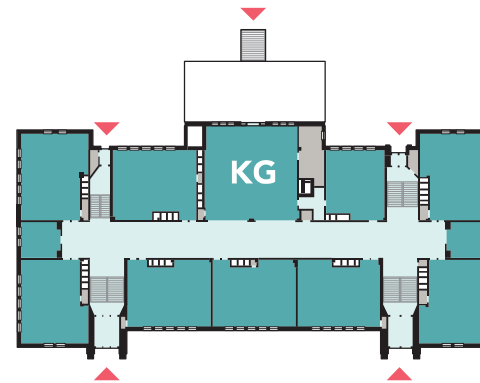
Interior Walls:

- Plaster over brick/gypsum block

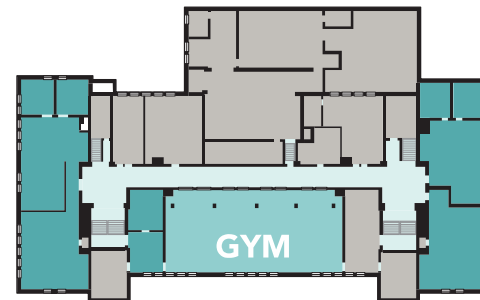
Second Floor



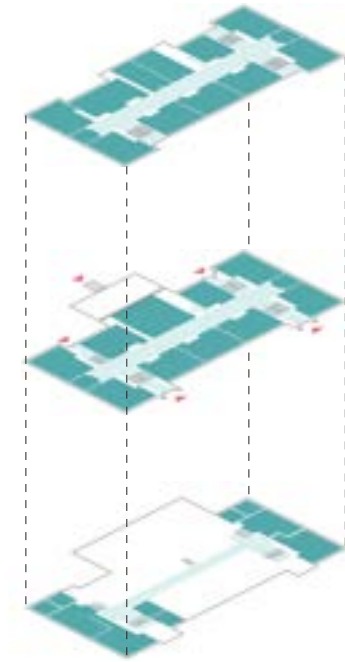
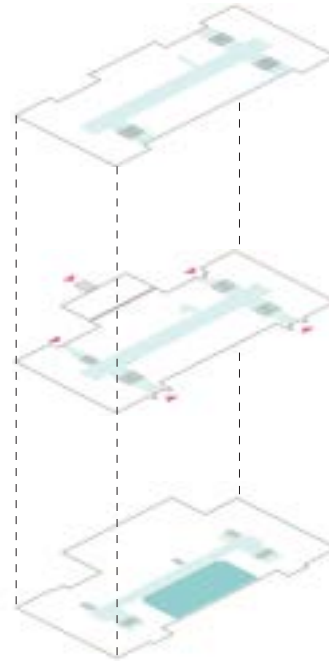
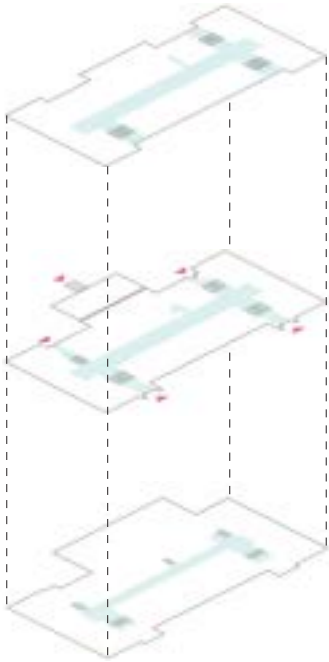
First Floor



Basement



Existing Floorplan + Program



Circulation

Hanneman has one double-loaded central corridor per floor, with two pairs of stairs at each end. On the two upper levels, the corridor is a generous 14' wide with 12' ceilings. In the basement, the corridor narrows to 8' wide and has low clearance. There are entrances near each of the four corners of the building. Each entrance has a flight of stairs, so the building is not handicap accessible.

Common Areas

There is a long and narrow gym in the basement. The gym is roughly 30x70' and is sunken lower than the rest of the basement to allow for 13' ceilings. The space is interrupted by a row of five structural columns. The school once had a small auditorium on the upper floor above the kindergarten, but it was converted in to two classrooms.

Classroom Areas

Hanneman features 23 classrooms and a large kindergarten. The kindergarten has a door to a raised terrace which sits above the boiler room, and a large stairway down to the rear playground.

Typical classrooms are approximately 23x32' with 11'10" ceilings.

School History

Charles Hanneman Elementary School

The Detroit Board of Education initiated the construction of the 24-room room, Charles Hanneman Elementary School in 1916 in order to accommodate K-8 students within this rapidly-growing, west-side Detroit neighborhood. Newspaper articles from the day indicate that the nearby Clippert Elementary School was over capacity to the extent that its pupils were required to attend classes on a half-day basis. The Detroit Board of Education therefore rushed the erection of Hanneman in order to better accommodate the neighborhood's booming, grade-school-aged population. The school was built at a cost of \$155,203 and initially opened in September 1918 with 440 pupils enrolled.

Over the next five years, the area's population continued to grow apace and enrollment at Hanneman increased concurrently, expanding to 1497 in 1923, 249 students over its capacity. The Detroit Board of Education erected a new portable building within the parcel that year in order to relieve the then overcrowded conditions. The area's population dipped during World War II but returned to a height in 1950. However, by 1961, the school's population had decreased to 735 students.

The Detroit Public School system, successor to the Detroit Board of Education, closed the building in 2007 and subsequently sold the property to the City of Detroit in 2015.

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Scores Schools Budget Boost. Detroit: Detroit Free Press; Apr 6, 1924; pg. 1

School Taxes Remain Level. Detroit: Detroit Free Press; Jan 14, 1923; pg.14

220,000 School Children Here Await Opening. Detroit: Detroit Free Press; Sep 4, 1921; pg. 1

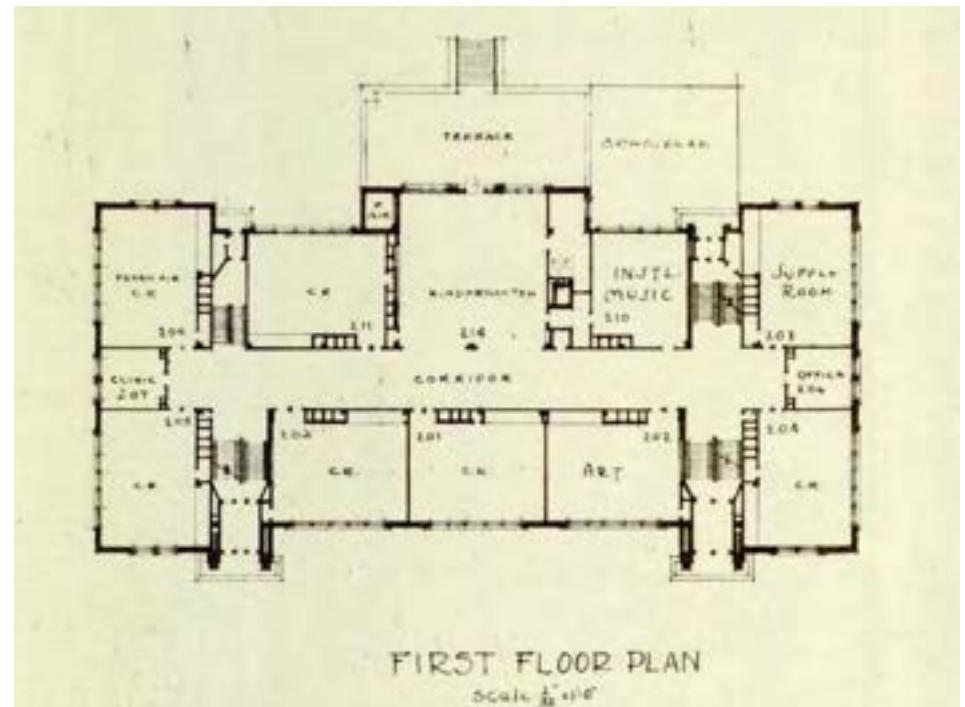
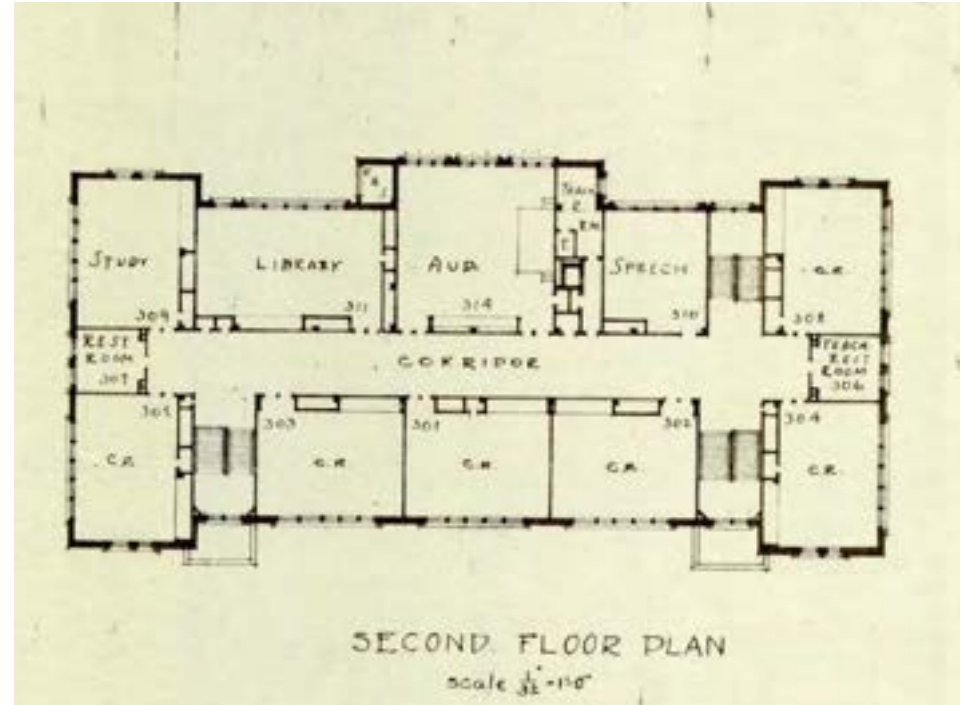
Grover, John and Yvette van der Velde. A School District In Crisis, Detroit Public Schools 1842-2015. <https://land-grid.com/reports/schools> Loveland Technologies, 2016

Building Evolution



Original Unit (1916)

Hanneman was completed in a single phase and has not been significantly modified for over 100 years.





Rear elevation seen from the school yard. The stairs in the center of the building lead to a large outdoor terrace with access into the school's former kindergarten.



The kindergarten's rear terrace overlooks the school yard.



The former kindergarten has an operable wall that allows the space to be completely opened to the main corridor. On the opposite wall is access to the raised outdoor terrace.



Hanneman features eight large corner classrooms with large windows on two sides. Partition walls could be removed to create even larger spaces with natural light on three sides.



The second floor library is 8' longer than a typical classroom, and features roll-up wood cabinets. Woodwork and walls have been painted over and tagged, but are otherwise in good condition.



Hanneman has a wood-framed roof sitting on load-bearing brick exterior walls with an internal concrete frame. The roof is water damaged and requires replacement.

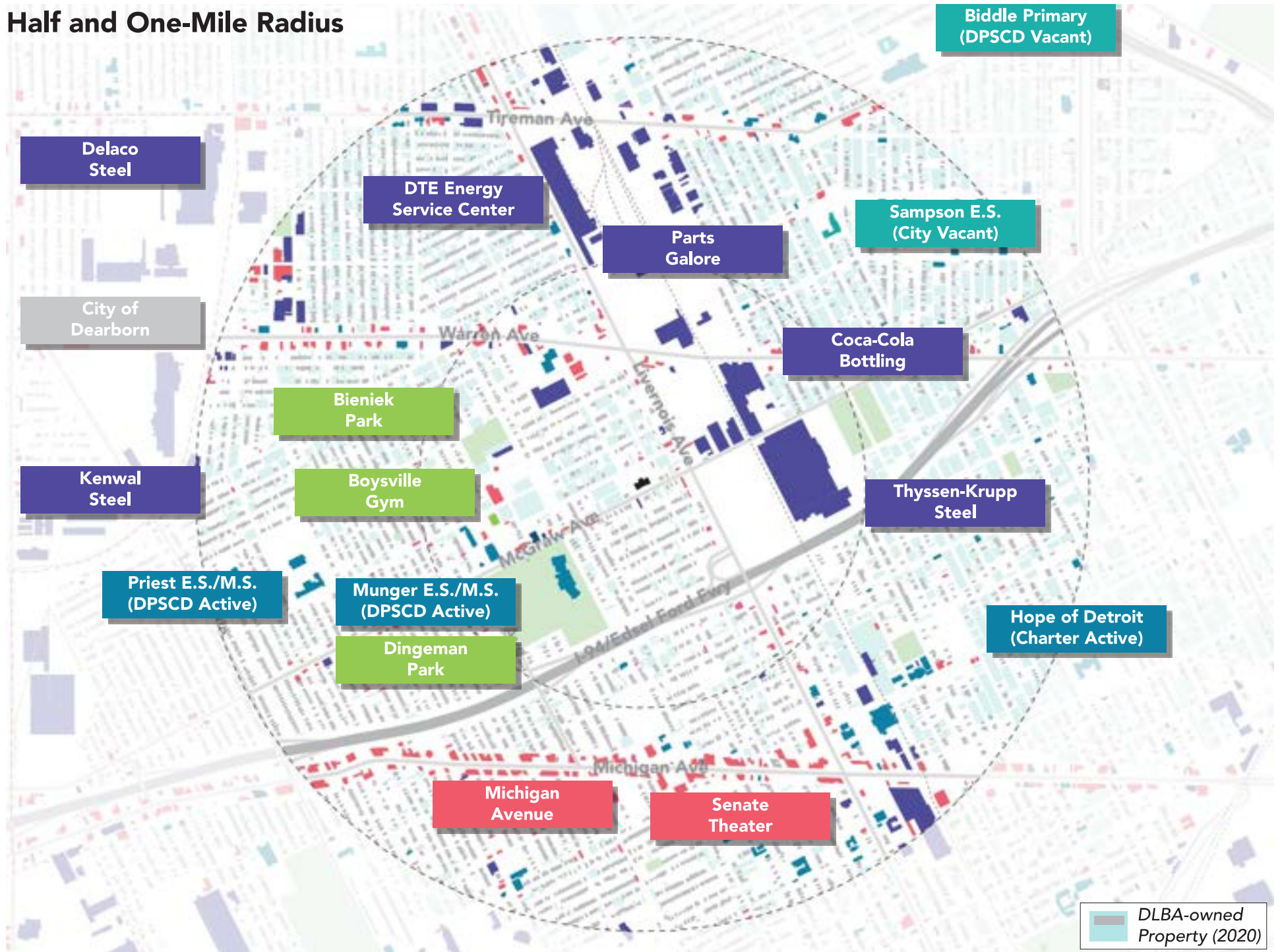


Gypsum block walls on the first floor have collapsed due to water infiltration, revealing the concrete frame. This photo shows the large cross-shaped landing between two facing stairs.



The basement-level gym is both longer and narrower than typical elementary school gyms. It is sunken four feet lower than the rest of the basement to achieve thirteen-foot ceilings.

Half and One-Mile Radius



Neighborhood By The Numbers

63_{/100}

Walkscore
Somewhat walkable

0.1_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.3_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.3_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

2.1_{mi}

Nearest Recreation Center
No city rec center
within walking distance

0.6_{mi}

Library Access
10-15 minute walk
to nearest public library

47%

Vacant/DLBA Property
Moderately high rate of vacancy
within 0.25 mile radius (2020)

164

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.2%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

6 Ruthruff



Address: 6311 W Chicago
 Parcel: 16004721-46
 District: 6
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 2.14 ac
 Gross Floor Area: 32,000
 Floors: 2
 Plan Type: I
 School Type:
 Year Built: 1925, 1930, 1950s
 Zoned: B4
 Base Rehab Cost (est): \$1.3M
 Total Rehab Cost (est): \$8.7M

Condition Market



History Neighborhood



Building Overview

2-story I-plan with annex

Double-loaded main corridor, with protruding gym and auditorium wings.

1-story windowless 1950s-era former commercial property was annexed and attached via gym.

Original building is tudor-revival style with decorative brick and stonework, exposed timber details, and gabel roof.

Mass masonry wall construction with concrete joist floor slabs and steel frame roof.

Shingled roof appears relatively new but flashings have been scrapped, leading to water infiltration.

Small second-floor auditorium (above kindergarten) with barrel-vault ceiling.

Interior finishes deteriorated; widespread water and fire damage.

Small site is mostly paved, except for a small rectangle of grass in the southwest quadrant.

School building has minimal setbacks on the north and east frontage.

Neighborhood Overview

Located in Midwest neighborhood, just south of Russell Woods-Nardin Park SNF area.

Located on Livernois, a major north-south commercial corridor.

School site is zoned B-4 commercial Little commercial development nearby; mostly auto-oriented uses.

Other adjacent nonresidential uses include churches and fire station.

Single-family residential neighborhood to the southwest has high vacancy and majority DLBA-ownership.

Single-family residential neighborhood to the southeast is dense, with few vacancies and few DLBA-owned properties.

Development Overview

Opportunities

- Busy location ideal for commercial development
- Immediate access via freeway and transit.
- Zoned B4 commercial, unusual for school site.

Challenges

- Noisy location near freeway, major road, and fire station not ideal for residential uses.

Real Estate Market summary:

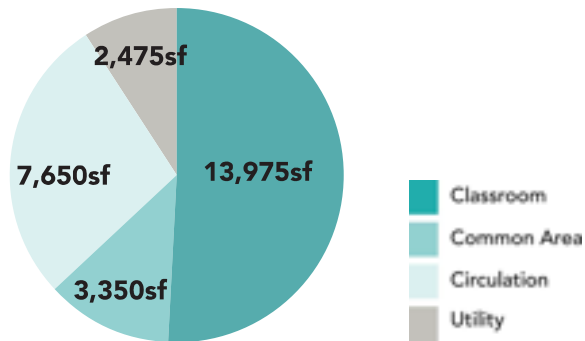
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Best market for office or retail uses due to highly accessible location, commercial zoning, low office vacancy, and high office rents.

Existing Floorplan + Program



27,450sf net floor area

Structure

- Steel frame
- Load-bearing masonry

Roof System:

- Steel frame
- Wood deck with shingles (slope)

Facade:

- Brick
- Wood frame windows
- Wood lintels

Floor System:

- Concrete joist and slab

Interior Walls:

- Gypsum block/brick with plaster

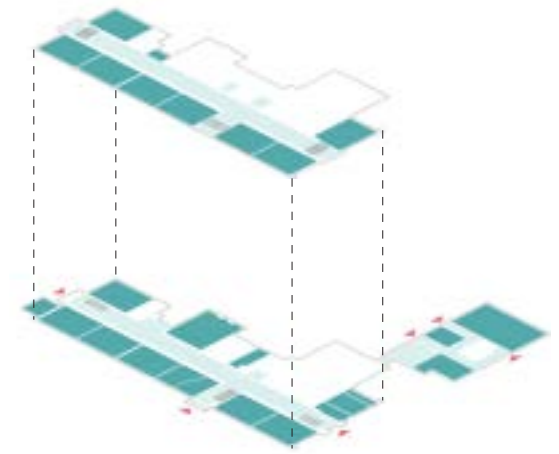
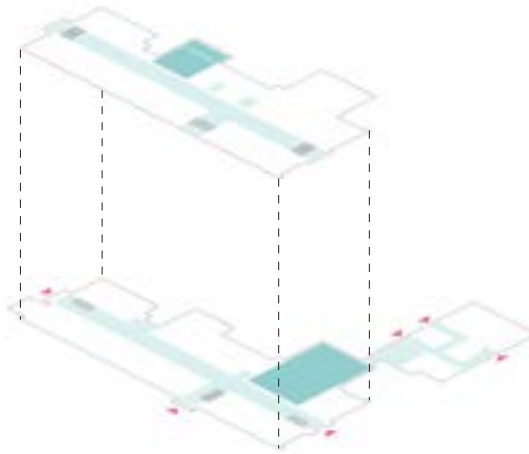
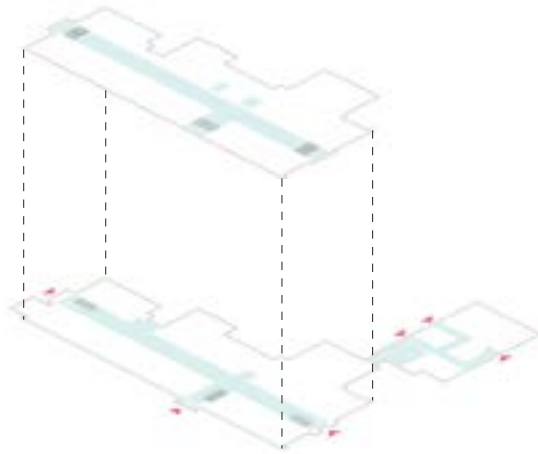
Second Floor



First Floor



Existing Floorplan + Program



Circulation

The original building has a single double-loaded corridor with stairwells at the ends and a primary entrance and stair in the middle. Corridors are 13' wide, with 12'7" ceilings on the first floor, and 10'2" on the second.

The annexed commercial building was subdivided and has an irregular circulation plan.

Common Areas

Ruthruff has a typical 40x60' gymnasium on the ground floor. It has a small auditorium located on the second floor above the kindergarten. At 28'x23'6", the auditorium is much smaller than those typically found in elementary schools. The space has a high vaulted ceiling. The stage has been walled off.

Classroom Areas

Classrooms are primarily arranged along the front of the building, facing Livernois. The opposite side of the corridor is primarily used for common areas, restrooms, locker rooms, offices, and storage spaces. Typical classrooms are approximately 22x30' with 12' ceilings.

School History

William Ruthruff School (Detroit Association of Black Organizations Last Chance Academy)

Ruthruff School began as a one-story wooden one-room schoolhouse built in 1858 in then-rural Greenfield Township. Its site had 123 feet of frontage on what is now West Chicago Boulevard and 251 feet on the west side of what is now Livernois Avenue, and cost \$1,300. A one-story, brick, one-room schoolhouse replaced it in 1885. It was the only permanent school building in District #10 of Greenfield Township before its annexation to the City of Detroit in 1916. Its name dates back to the farmstead across the street belonging to William Ruthruff, whose farmhouse was located on the corner of Stoepel Avenue and West Chicago Boulevard. Ruthruff was a member of the Greenfield School Board until it came under the control of the City of Detroit. He died in 1921.

By 1916, the area around Ruthruff School was growing steadily. The district was changed from a primary school district to a graded school district, in the area referred to as the "Howlett" community. Two rooms were added, as well as some temporary rooms, before it was torn

down in June, 1923 after the Northwest Improvement Association requested more adequate facilities. On January 27, 1925, plans were presented to the Board of Education for the erection of a two section, two-story brick building. The first section was completed in September, 1925 and the second added at a later date. The Board of Education voted to retain the Ruthruff name.

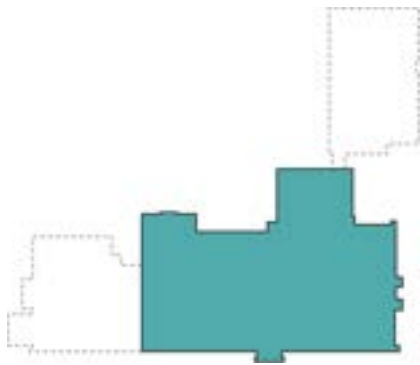
Ruthruff School is a small building designed for a site that could not accommodate many extensions. It was designed for two sections, the first of which was completed in 1925. Its first and second story floor plans were published in the school board's Annual Report for that year. It was planned to house a complete twelve section platoon school. The layout of this first section is basically a lateral corridor with rooms opening off of it. This included a two-story tall gymnasium and a kindergarten on the first floor, an addition to the Science room, Literature room, Music and art room, one home room and a Conservatory. Five additional home rooms, auxiliary rooms to the gymnasium such as showers, and an auditorium occupy the second story. The auditorium was situated directly above

the large kindergarten room in the back corner of the building. The new building cost \$177,263 and had a 620 pupil capacity when it opened. In 1927, two stores were leased for additional space adjacent to the school building because of increased enrollment. Its playground size was enlarged when lots on Livernois were purchased and houses were torn down.

Its second section containing six rooms was added in 1930. It was a six-room addition built at a cost of \$63,048 to accommodate 160 more students. This addition brought the peak enrollment of the school to 825. Ruthruff School then had the distinction of having the largest Parent Teacher Association in the system, it having been organized in 1922.

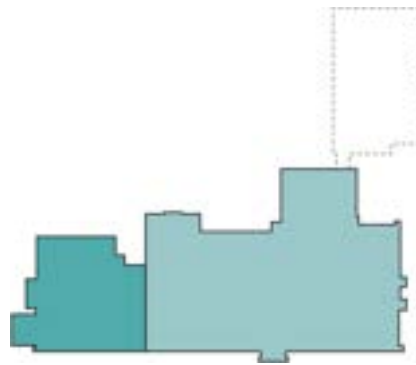
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Ruthruff, William, School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009)

Building Evolution



Original Unit (1927)

The original two-story unit featured ten classrooms, a kindergarten, gymnasium, and a small second-floor auditorium. This school is somewhat unique in that the gym and auditorium were built in the first phase, not later.



First Addition (1930)

The school was expanded shortly after opening, with six additional classes. The addition matches the architectural style of the original building.



Second Addition (1950s)

At an unknown date prior to 1990, an adjacent 1950s-era 1-story commercial building was annexed by the school. The existing building was attached to the gymnasium via a small corridor. Sanborn maps show that the annex was previously used for printing and light manufacturing.



East elevation as seen from Livernois. While most schools have open space between the building and the street, Ruthruff has very small setbacks along Livernois and Chicago to the north.



A detail of the unique tudor-revival brick details on the south elevation.



A 1950s-era commercial building adjacent to the school (formerly a commercial printer) was annexed by the school and connected to the gym.



The second-floor main corridor. The school's main hallways are a generous 13 feet wide. A deteriorated roof has led to widespread water damage throughout the second floor.



Typical classroom windows, showing original wood frames. The window assemblies were replaced with aluminum replacements, which have since been scrapped.



A hole in the ceiling of this second floor classroom reveals a red brick wall and soaring attic space above. The ceiling could be removed to create a loft-like space.



The gymnasium is a brick box with nearly 17-foot high ceilings and 11-foot-tall windows at the western end.



A small barrel-vaulted auditorium is on the second floor above the kindergarten. The stage has been closed off with drywall.

Neighborhood By The Numbers

51_{/100}

Walkscore
Somewhat walkable

0.0_{mi}

Transit Access
Immediate access to
DDOT Connect Ten or Key Route

0.0_{mi}

Freeway Access
Immediate access to
freeway ramp

0.3_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

2.2_{mi}

Nearest Recreation Center
No city rec center
within walking distance

2.2_{mi}

Library Access
No public library
within walking distance

51%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

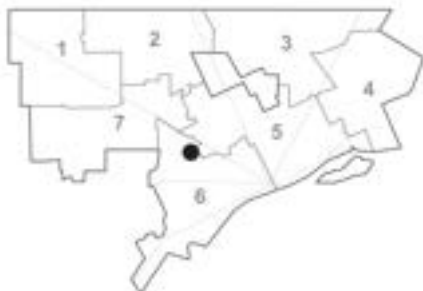
144

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.0%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

6 Sampson



Address: 6075 Begole
 Parcel: 16012191
 District: 6
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 2.52 ac
 Gross Floor Area: 76,900 sf
 Floors: 3
 Plan Type: L
 School Type: Elementary
 Year Built: 1912, 1920, 1921
 Zoned: R2
 Base Rehab Cost (est): \$2.5M
 Total Rehab Cost (est): \$16.5M

Condition Market



History Neighborhood



Building Overview

3-story L-plan

Original 1912 unit built as a double-loaded box. Additional wings added to the north and west in 1920-21.

Main level is elevated half level above grade, while basement is a half-level below grade; all entrances require stairs and are not accessible.

Original unit features massive 17-foot wide hallways, tall ceilings, and large stairwells.

Kindergarten space features operable walls that can be opened to the main corridor, creating a large space for gatherings.

Large auditorium with balcony stacked on top of sunken gymnasium.

Upper two levels feature high ceilings and large windows throughout.

Basement fan rooms, boiler room, and fuel room are large, column-free spaces with high ceilings, but few windows.

Multiple areas of localized water damage throughout building due to non-operating roof drains.

Neighborhood Overview

Located in Midwest neighborhood.

Single-family residential neighborhood with high levels of vacancy, blight, and DLBA-owned properties.

Isolated neighborhood is cut off from surrounding areas by I-96 to the northeast, I-94 to the southeast, and a large industrial corridor to the west.

Tireman Ave and Warren Ave, located a quarter mile to the north and south, respectively, are the nearest commercial corridors. Neither street features much business activity.

There are several churches in the area which may be potential resources.

Development Overview

Opportunities

- Large building with grand interior spaces—could feel more like an art museum than a school.
- 10 minute drive from key neighborhoods like Southwest/Mexicantown, New Center, Midtown, and Corktown.

Challenges

- Building has no ADA-accessible entrances.
- Large building requires a developer with determination and resources.
- Immediate neighborhood is relatively isolated without much commercial activity or development.

Real Estate Market summary:

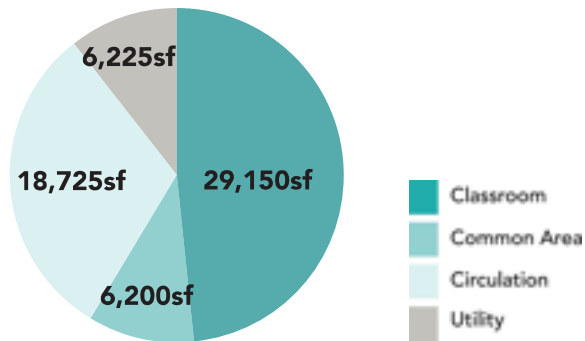
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Below Average
- Office: Below Average
- Industrial: Below Average

Market-based Use Recommendations

- Best market for senior housing due to below-average senior housing vacancy rate.

Existing Floorplan + Program



60,300sf net floor area

Structure

- Load-bearing masonry
- Steel beam and column

Roof System:

- Wood frame and deck (1912)
- Modified bitumen with aluminum coat (1912)
- Concrete tee-joist slab (1920-21)
- Built-up roof with gravel coat (1920-21)

Facade:

- Brick with limestone accents
- Wood frame with aluminum cap

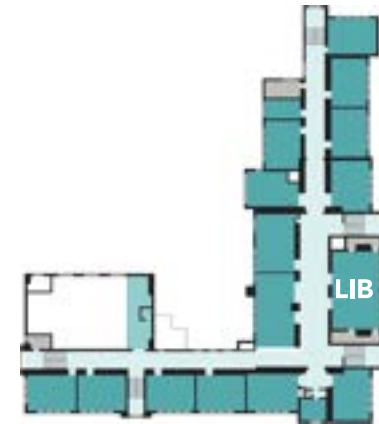
Floor System:

- Wood joist and rafter (1912)
- Concrete tee-joist slab (1920-21)

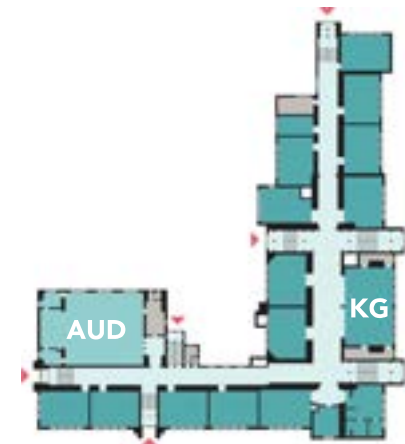
Interior Walls:

- Plaster on brick

Second Floor



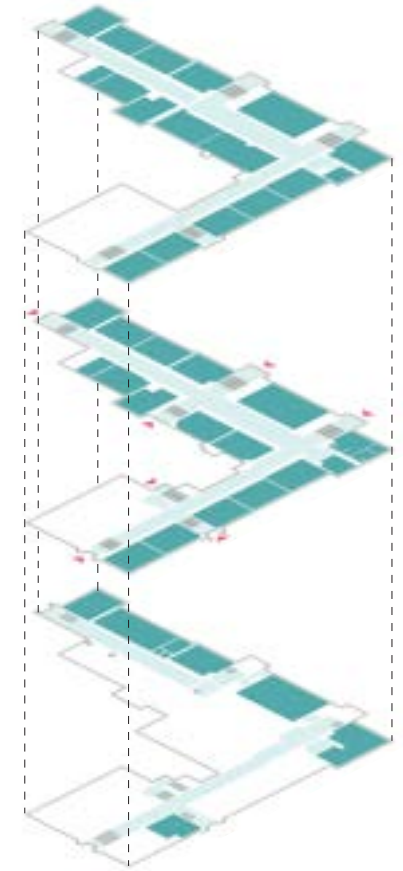
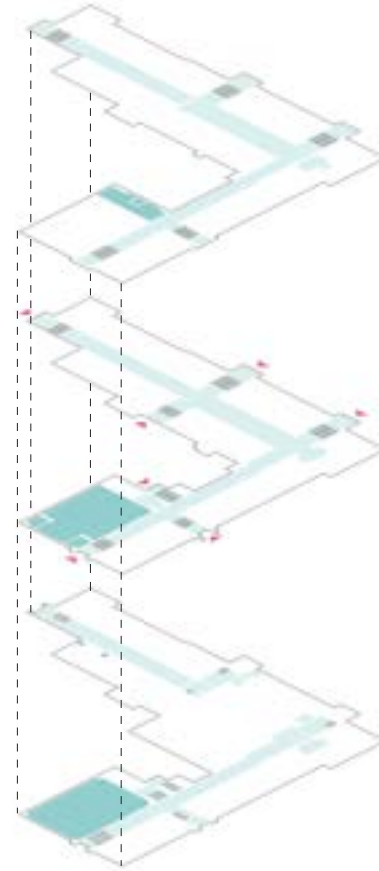
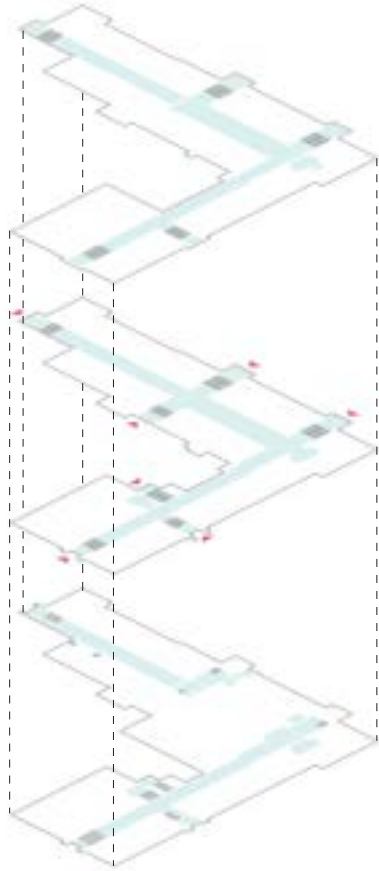
First Floor



Basement



Existing Floorplan + Program



Circulation

Sampson has an L-shaped layout with two main corridors of roughly equal length. The east corridor is wide and double-loaded; the south corridor is narrower and single-loaded. Each corridor has an entrance and stair at each end and in the middle. As the building has a raised basement, all entrances require a flight of stairs. Corridors in the original unit are 17' wide with 13'+ ceilings.

Common Areas

Sampson has a stacked gym and auditorium at the southwest end. The gym is located in the basement and is built a half-level below the rest of the basement in order to achieve 19' high ceilings. The large auditorium is built directly above the gym and has nearly 21' high ceilings and a mezzanine seating area.

Classroom Areas

There are 33 classrooms plus a large kindergarten and library. The kindergarten, located in the center of the original 1912 building, has an operable wall that can be completely opened into the 17' wide main corridors. Typical classrooms are approximately 22x30' with 12'-13' ceilings.

School History

William T. Sampson School

The William T. Sampson School site was purchased by the Detroit Board of Education in 1911 to fulfill demand for a new school in a growing part of the city. The land cost \$7,000, and in 1912 construction began on a school building at a cost of \$72,000. The school was completed and opened in that same year, serving an initial population of about 500 children. The school's namesake, William T. Sampson (1840-1902), served in the United States Navy during the Civil War, and had attained the rank of Rear Admiral by the time of the Spanish-American War. He is known for his role in the Battle of Santiago de Cuba.

Sampson School is, both structurally and stylistically, a departure from other Detroit school buildings that preceded it. Its Late Gothic Revival design comes, like all other Detroit schools of the era, from the architectural firm of Malcomson & Higginbotham. It is the earliest extant example of a Detroit school building in this style, which was later used in the somewhat more ambitious Miller School (1919) and Cooper School (1920). The design of Sampson School was a

forerunner to the more monumental, Collegiate Gothic school buildings, almost all by Malcomson & Higginbotham, that became the norm in the mid-1920s. This style reached its peak with Durfee School (1923) and Central High School (1925), two adjacent school buildings which are together (along with the Roosevelt School, since demolished) known as the Roosevelt Group.

Malcomson & Higginbotham's design for Sampson School is also noteworthy for its early adoption of the flat roof. This innovation reflected an increased concern with issues of cost, wall thickness, and most importantly, fire safety in the early 1910s. Detroit school buildings prior to Sampson School featured wood-framed hip or gable roofs, ranging from simple designs of a low pitch to much heavier, steeper, and elaborate roofs such as those found on McKinstry School (1905) and Crossman School (1911).

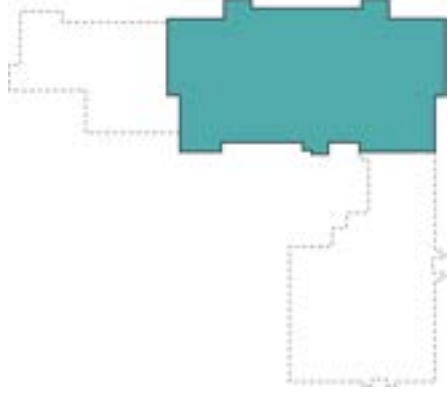
At the time the building was constructed, the area surrounding the school was sparsely developed, with unimproved streets and much of the land devoted to agricultural use. Residents of the area often used the school building as

a place to receive mail or fill containers with water. Over the next few years, however, the neighborhood became fully developed, and two additions to the building were constructed in 1921. These added nineteen classrooms, a gymnasium, and an auditorium, at a cost of \$360,000. Additional land was also purchased for the school, for a sum of \$66,081. The Detroit Plan was instituted, organizing the school into platoons, and the assembly room was converted into a library.

Although the school's population was initially almost entirely white, African Americans began to settle in the area within a few years, and became the neighborhood's dominant ethnic group by 1930.

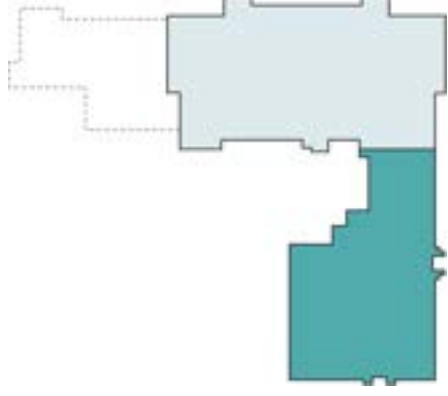
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Sampson, William T., School. Boscarino, T., City of Detroit Historic Designation Advisory Board (2009)

Building Evolution



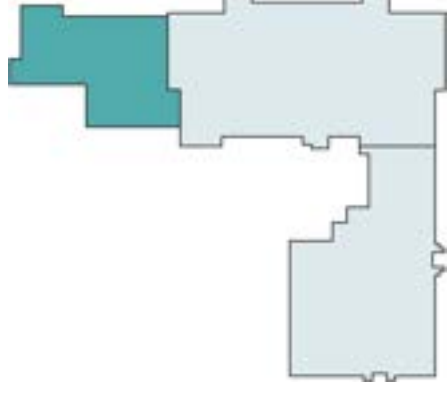
Original Unit (1912)

The original school was a symmetrical 3-story block with a raised basement level. The school consisted of 14 classrooms, and a large library, kindergarten, and play room. The school also featured a single 17' wide corridor with two entrances on each side.



First Addition (1920)

The gym and auditorium unit was added in 1920, along with six more classrooms. Two classrooms in the basement were later converted into a fan room. The connecting corridor is single-loaded, with windows looking out onto the large school yard.



Second Addition (1921)

A second classroom addition was added the following year, with 10 more classrooms.



The original 1912 building's front elevation featured a symmetrical design anchored by two large entry towers. The 1922 classroom extension is visible in the background.



Rear elevations and spacious school yard viewed from the northwest. The school is one of the largest elementary schools included in this study.



Primary stairwells at either end of the original unit feature 16' high windows that flood the corridor with natural light. Stairwells and corridors feature simple rounded covered ceilings.



The main corridors in the original 1912 unit are extremely large, at 17' across and 13' high.



The kindergarten is a large space occupying the center of the original 1912 unit. The classroom originally featured operable walls that opened into the wide main corridor.



The kindergarten windows. Finishes in classroom areas were in generally good condition.

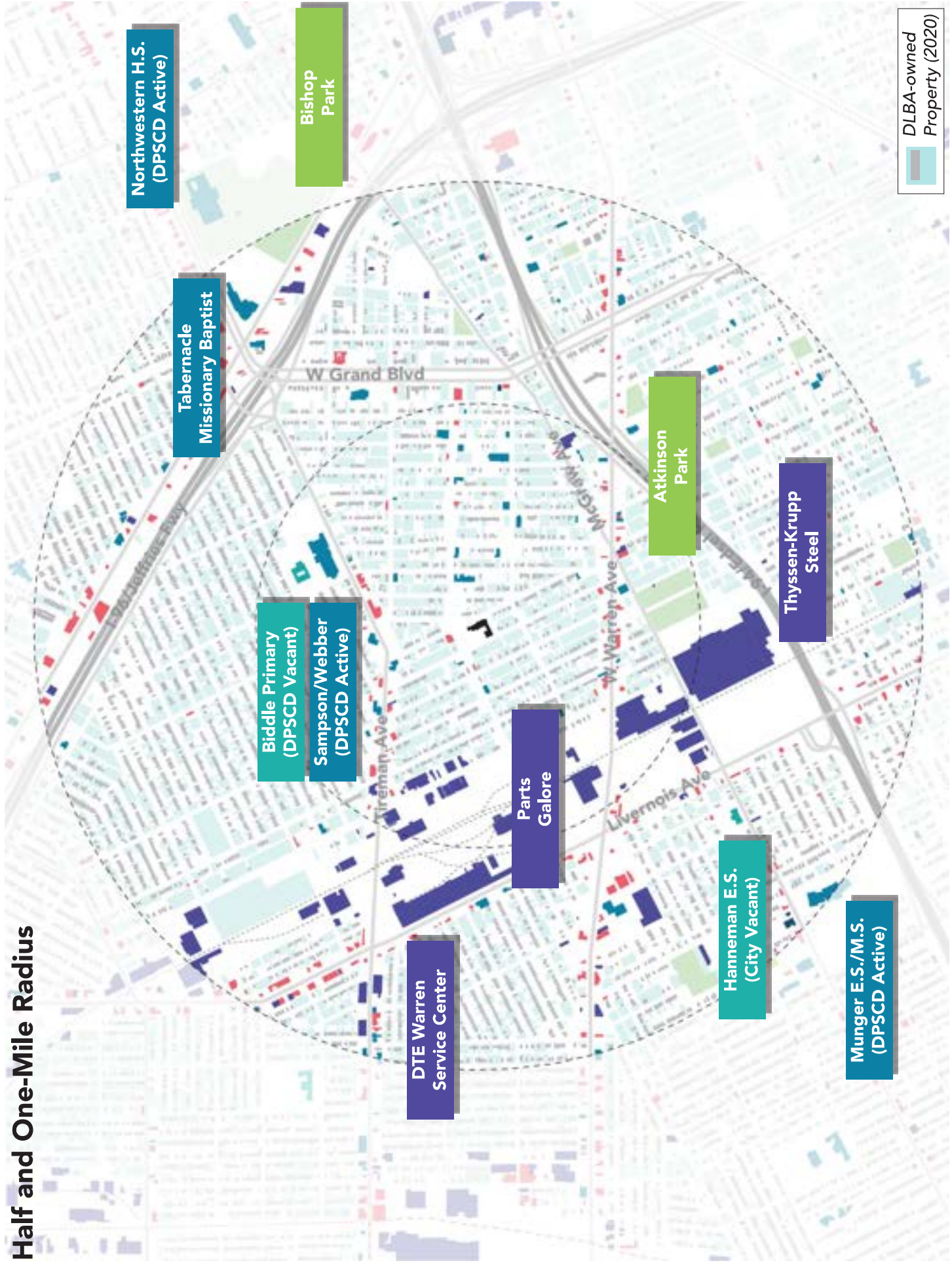


The large auditorium floor and wood-paneled balcony viewed from the high stage. Decorative circular ventilation grilles are visible on the ceiling.



A large gymnasium with 19-foot high ceilings occupies the basement level beneath the auditorium. Large windows just above grade provide the space with ample natural light.

Half and One-Mile Radius



DLBA-owned
Property (2020)

Neighborhood By The Numbers

46/100

Walkscore
Car dependent

0.3_{mi}

Transit Access
5-10 minute walk to nearest
DDOT Connect Ten or Key Route

0.6_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.3_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

2.0_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.2_{mi}

Library Access
More than 15 minute walk
to nearest public library

70%

Vacant/DLBA Property
Very high rate of vacancy
within 0.25 mile radius (2020)

130

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.6%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

6 Sherrill



Address: 7300 Garden
 Parcel: 16022425
 District: 6
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 7.40 ac
 Gross Floor Area: 64,900 sf
 Floors: 2
 Plan Type: F
 School Type: Elementary
 Year Built: 1924, 1925, 1930
 Zoned: R2
 Base Rehab Cost (est): \$1.2M
 Total Rehab Cost (est): \$13.4M

Condition Market



History Neighborhood



Building Overview

2-story F-plan

Minimal Collegiate Gothic style facade with red brick and limestone accents.

Long, symmetrical front facade (south elevation) divided into thirds by two square, hip-roofed towers. The central section features a row of arched windows on the first floor.

Center-rear wing includes a cluster of large common areas, including auditorium, gym, auxiliary gym, locker rooms, and cafeteria.

Double-loaded classroom wings include 36 standard classrooms.

Miniature auditorium with stage on second floor east wing

Large 7.4 acre parcel covers two full city blocks.

School in overall good condition. Roof over gym and auditorium damaged and allowing significant water infiltration, but roof over classroom areas is repairable.

Windows and plumbing scrapped throughout.

Neighborhood Overview

Located in Midwest neighborhood.

Five short blocks from Detroit-Dearborn City line. Within one mile of Dearborn's vibrant Warren Avenue, one of the regions major Middle Eastern business corridors.

Surrounding residential neighborhoods have a mix of demographics and physical makeup. Areas to the north have higher vacancy, with older African American homeowners. Areas to the south are younger and higher-density, and transition into the predominantly Latino Southwest neighborhoods.

Several medium-sized manufacturers within a half-mile to mile radius, including a number of steel and metalworking plants, a bottling plant, DTE service center, and large auto parts yard.

Area lacks civic amenities such as libraries, parks, rec centers.

Nearby access to I-96 freeway.

Four other vacant schools a half mile away.

Active block clubs with interest in redeveloping the school.

Development Overview

Opportunities

- Good condition, with serviceable roof
- Simple layout could be activated in phases
- Huge site
- Near stable, dense neighborhoods in Southwest and Dearborn
- Near Joe Louis Greenway route

Challenges

- Large building more expensive to rehab.
- Weak all-around real estate market

Real Estate Market summary:

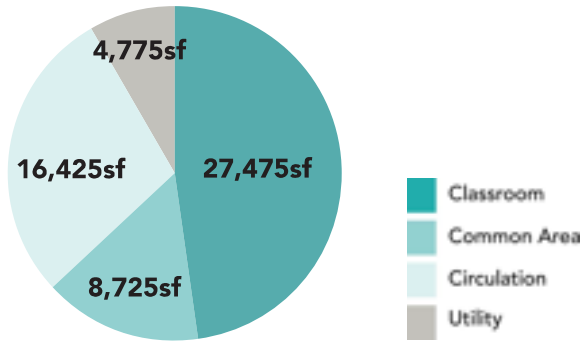
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Below Average
- Industrial: Average

Market-based Use Recommendations

- Weaker all-around market for commercial uses and multifamily housing.
- Few existing multifamily properties and no senior housing, in area so there is a potential supply gap, particularly in connection to future greenway access.

Existing Floorplan + Program



57,400 sf net floor area

Structure

- Mass masonry (exterior)
- Concrete frame (interior)

Roof System:

- Concrete tee-joint slab
- Built-up roof with gravel coat (classroom wings)
- Modified bitumen with aluminum coat (gym/aud)
- Internal roof drains

Facade:

- Brick with limestone accents
- Aluminum replacements (scrapped)

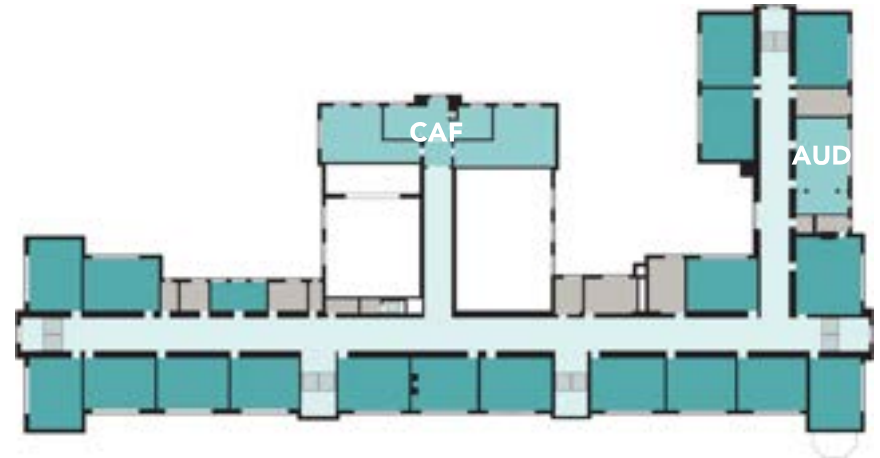
Floor System:

- Concrete tee-joint slab

Interior Walls:

- Plaster

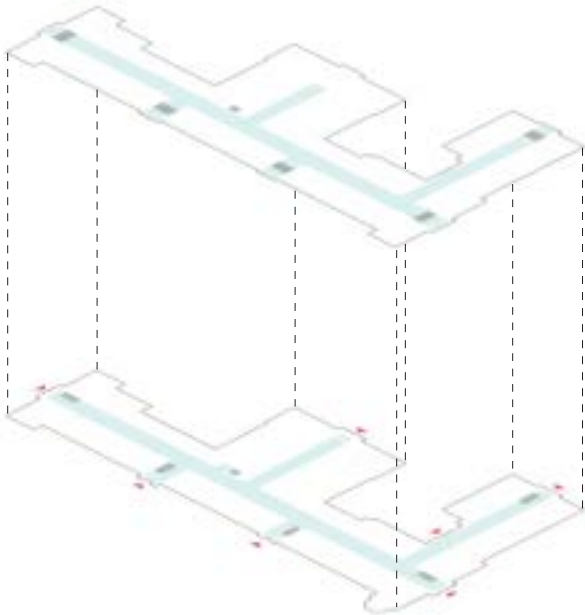
Second Floor



First Floor



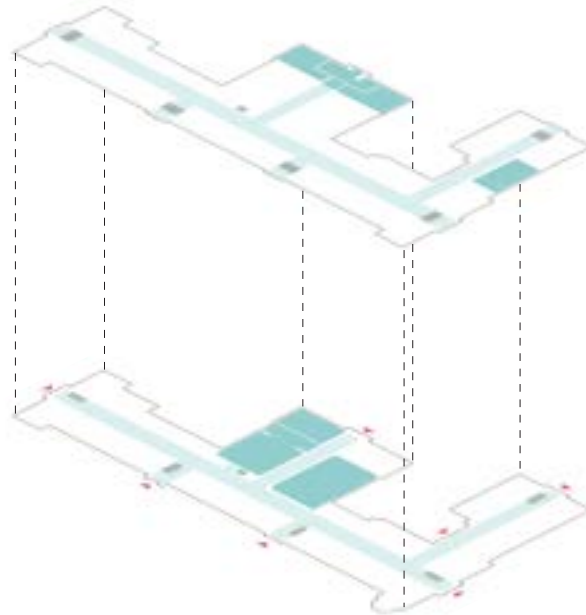
Existing Floorplan + Program



Circulation

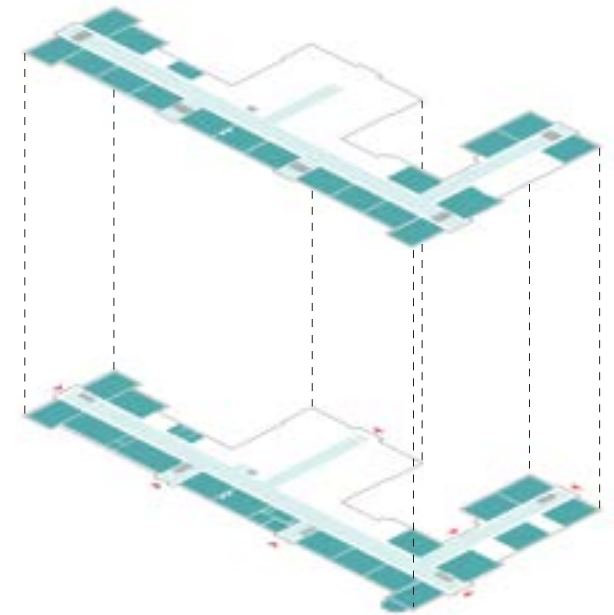
Sherill's circulation is a double-loaded F, with a long main corridor forming the front of the building, and two short wings to the rear. The main corridor has entrances and stairs at each end and two in the center.

Corridors range from 11'6" to 14' wide, with ceiling heights from 10'5" to 12'6".



Common Areas

The auditorium, gym, and auxiliary gym are located in a cluster at the center-rear of the building. The main gym and auditorium are approximately 40x60' with 17' ceilings. Above them is a long and narrow cafeteria and kitchen (converted into classrooms). There is also a small second auditorium—classroom sized with a small stage added—on the second floor east wing.



Classroom Areas

There are 35 classrooms, with most lining the front elevation of the school. A typical classroom is 22x30' with 12' high ceilings.

School History

Edwin S. Sherrill School

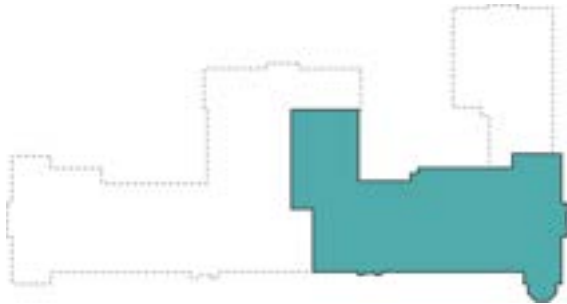
Construction of the first part of Sherrill School was begun in 1924 and completed in 1925. It was designed by the architectural firm of McGrath & Dohmen. The building cost \$214,323, on a site that was acquired at the expense of \$47,241. This first section had a capacity of 760 students, and opened in March 1925 to serve 640 students, replacing a temporary school building which had existed on the site for the previous two years. The building was named for Edwin S. Sherrill (1854-1945), a physician, member of the Detroit Board of Education, and founder of the Detroit Society for Prevention and Cure of Tuberculosis. By the end of 1925 the building's second unit was completed, costing \$236,705 and adding 560 students to the building's capacity.

The building's third and final unit, with room for 320 additional students, was completed in 1930 at a cost of \$78,878. It was designed by Malcomson, Higginbotham & Trout. In the early 1930s, the school's enrollment peaked at 1,803 students, a majority of whom were white, with about ten percent African American. By 1961 the school enrolled

1,737 students, described as being "cosmopolitan" in background.

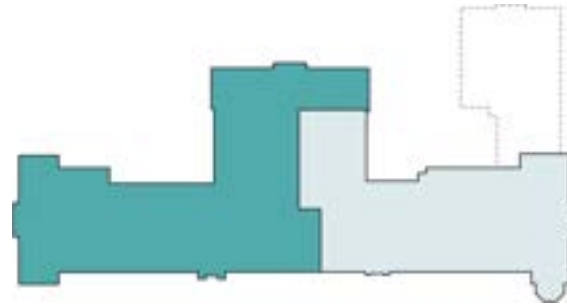
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Sherrill, Edwin S., School. Boscarino, T., City of Detroit Historic Designation Advisory Board (2009)

Building Evolution



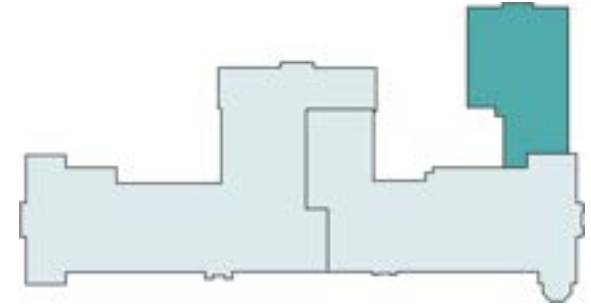
Original Unit (1924)

Sherill opened in two phases, with its eastern half completed in 1924. This wing included the gymnasium and 14 classrooms.



First Addition (1925)

The western half was completed a year after the school opened, giving the building a nearly symmetrical T-plan. The second phase included the auditorium, an auxiliary gym and locker rooms, a cafeteria, and 16 classrooms.



Second Addition (1930)

A small northeast addition included seven classrooms and a small secondary auditorium.



The long front elevation is symmetrical and anchored in the center by two entrance towers with hipped roofs.



The rear elevation viewed from the north end of the school site. At nearly 7.5 acres and covering two full blocks, Sherrill has one of the largest parcels in the study.



The main auditorium features a 20' high barrel-vaulted ceiling, a wide stage, and a flat floor without fixed seating. There are three large west-facing windows.



The gym is a simple 40x60' brick box with 17' ceilings and large east-facing windows.



Sherrill features three brick fireplaces, including the teachers' room shown here, the library above it, and the kindergarten.



The 1930 addition included a classroom-sized mini-auditorium on the second floor, complete with a small raised stage.

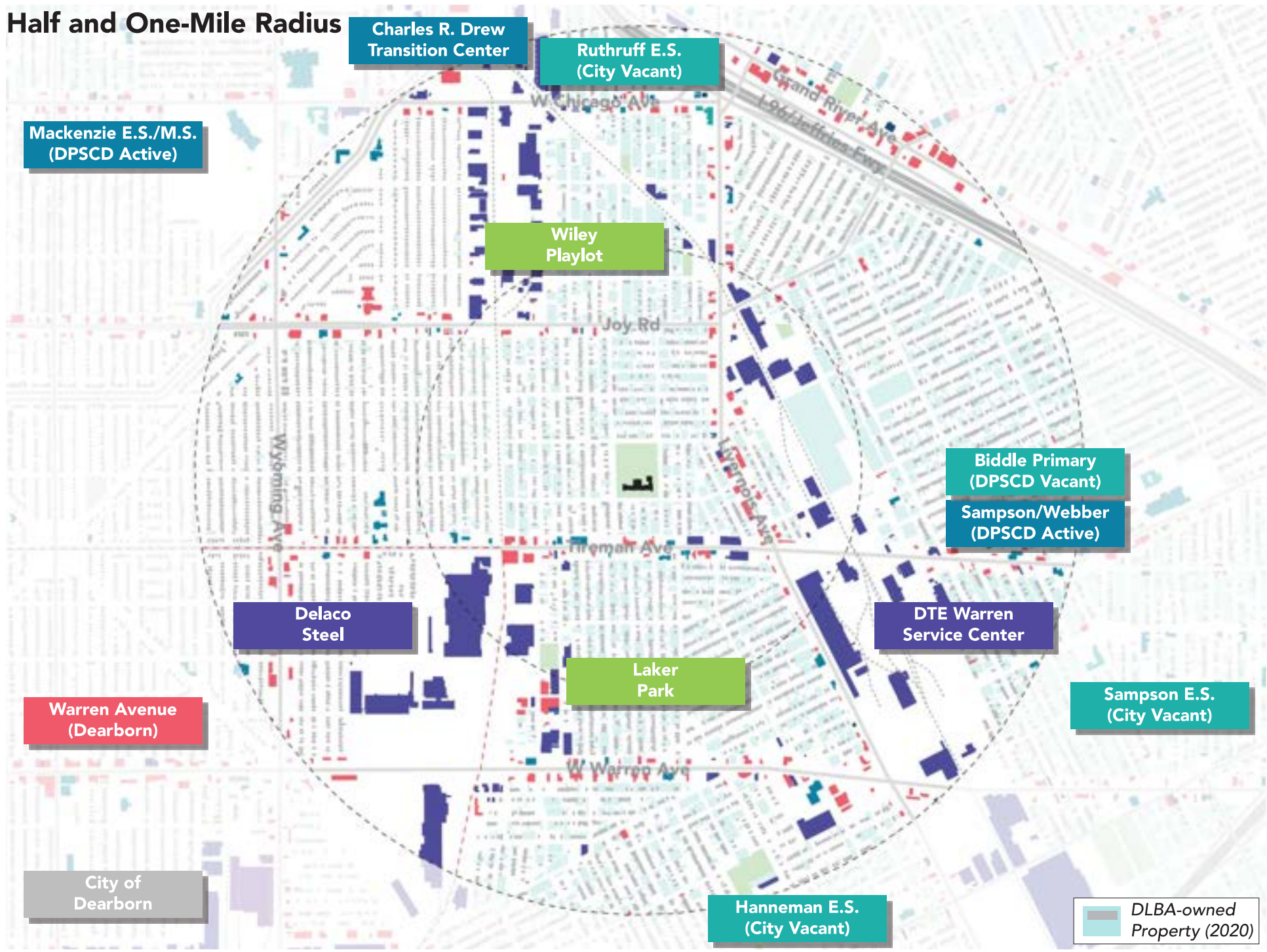


The north stairwell features arched windows and a wooden bench in the landing.



The long main corridor is 14' wide and has 11-12' high ceilings. The interior finishes are mostly intact, though the locker doors have been removed by scappers.

Half and One-Mile Radius



Neighborhood By The Numbers

34_{/100}

Walkscore
Car dependent

0.1_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

1.0_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.4_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

2.6_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.7_{mi}

Library Access
More than 15 minute walk
to nearest public library

53%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

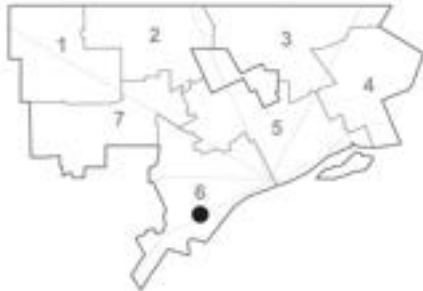
175

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.3%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

6 Beard



Address: 840 Waterman
 District: 6
 SNF Area: Southwest/Vernor
 *National Register of Historic Places
 Owner: DPSCD
 Gross Floor Area: 34,555 sf
 Site Area: 1.3 ac
 Floors: 3
 Plan Type: E
 School Type: Elementary
 Year Built: 1896, 1900
 Zoning: R2
 Base Rehab Cost (est): \$1.3M
 Total Rehab Cost (est): \$8.9M

Condition Market



History Neighborhood



Building Overview

Three stories, including high fenestrated basement.

Constructed in 1896—oldest building in the study. Listed on National Register and state-designated historic site.

Short T plan, with classrooms arranged around a main corridor with a central “lobby” space on each floor.

Mass masonry construction with wood floor and roof construction.

Little evidence of water infiltration from roof. Large open timber attic was clean and dry. Very little observable water damage or deterioration in corridors or classrooms.

Plaster, wood floors, and woodwork all in good condition.

Aluminum replacement windows intact throughout. Some glass broken, but generally good condition.

Building is not handicap accessible—all entrances require stairs.

Basement was mostly inaccessible due to a burst water supply pipe (near DFD hookup on Waterman). Basement was filled with 3-4” of clean, flowing water. Water flowing toward low points and appeared to be draining somewhere.

Rear fan room/utility building masonry is in poor condition; recommend demolition.

Neighborhood Overview

Located in Central Southwest neighborhood

Rear school yard includes three portable classrooms, two playgrounds (one has equipment in good condition, other equipment was sawed off at the base and removed/stolen), and a parking lot. Side yard is grass with trees and picnic table. All yards are fenced.

Located adjacent to I-75 freeway—convenient but noisy.

Located at a mixed-use intersection that includes El Bosque (large event hall with bar and pool), a vacant retail building with several small storefronts, and single-family homes.

Adjacent residential neighborhood 2-story detached homes and duplexes.

Across I-75 from large industrial facilities, including Sakthi Automotive, Detroit Produce Terminal and other large warehouses.

Within one mile of Vernor Hwy, the main commercial spine of the Southwest/Mexicantown neighborhood.

Located adjacent to future U.S. point of entry for Gordie Howe International Bridge.

Development Overview

Opportunities:

- Distinctive historic building among oldest schools in city
- NRHP-listed and Michigan State Historic Site
- Located near freeway and commercial corridors
- Strong neighborhood

Challenges

- Not handicap accessible.
- Wood floor structure may have capacity limits.

Real Estate Market summary:

(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

- Multifamily: Average
- Retail: Above Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Best market for retail/office due to proximity to thriving commercial corridors and freeway, and above-average commercial rents.

1-Mile Radius



By the Numbers

59_{/100}

Walkscore
Somewhat walkable

0.11_{mi}

Transit Access
Less than 5 minute walk to
DDOT Connect Ten or Key Route

0.29_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.41_{mi}

Park Access
5-10 minute walk to park
(1+ acre)

1.44_{mi}

Nearest Recreation Center
More than 15 minute walk to
nearest city rec center

0.13_{mi}

Library Access
Less than 5 minute walk to
nearest public library

31%

Vacant/DLBA Property
Moderate rate of vacancy
within 0.25 mile radius (2020)

141

Building Alteration Permits
Moderate rate of construction activity
within 1mi radius (2016-2018)

1.7%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)



West (front) elevation, showing off the historic Late Victorian detailing with arched main entrance and distinctive belltower.



East (rear) elevation, with playground equipment in foreground obscuring 1900 boilerhouse addition.



Schoolyard with temporary classroom buildings.



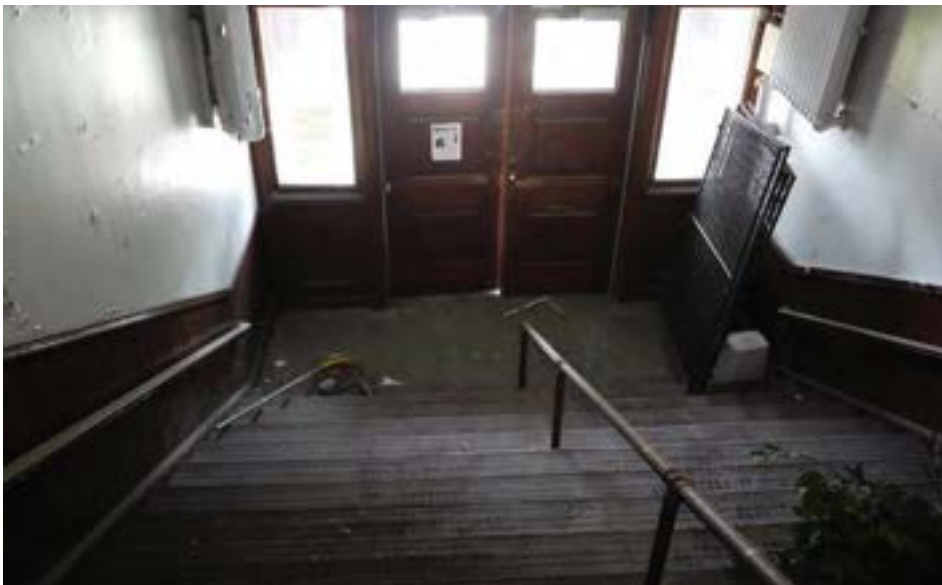
Typical corner classroom with windows on two elevations. Original wood frame windows have been replaced with modern aluminum assemblies. Plaster and wood finishes are in generally good condition throughout.



A typical central-wing classroom facing the main corridor. This former art room includes a small closet (left door) and an attached walk-in storage room (middle door).



The central hallways are extremely wide double-loaded spaces with windows at either end. The metal lockers were a later addition.

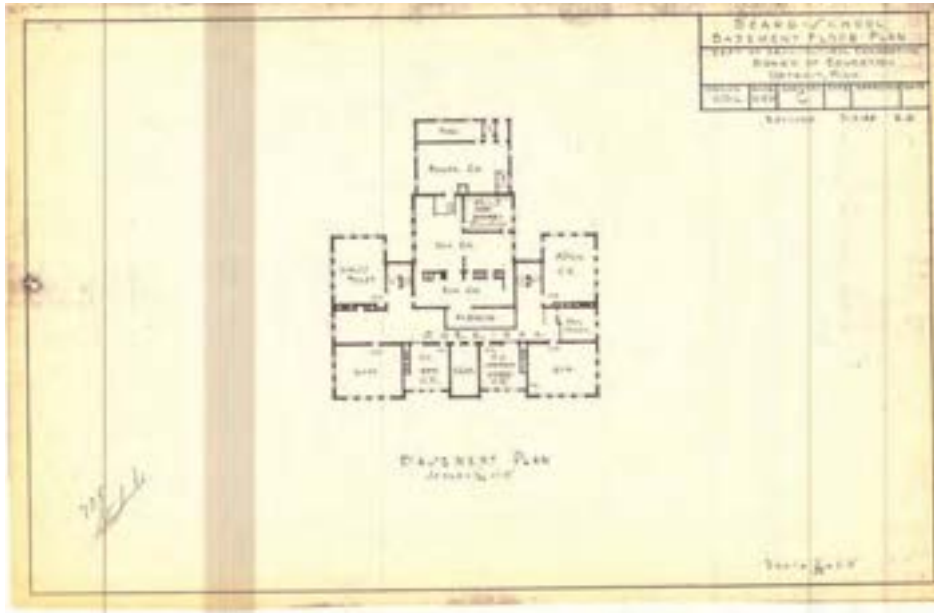


Stairs leading from the first floor down to the front entrance. Since this school was built on a raised basement, each of the three entrances requires a flight of stairs to enter the building. This school is not handicap accessible.

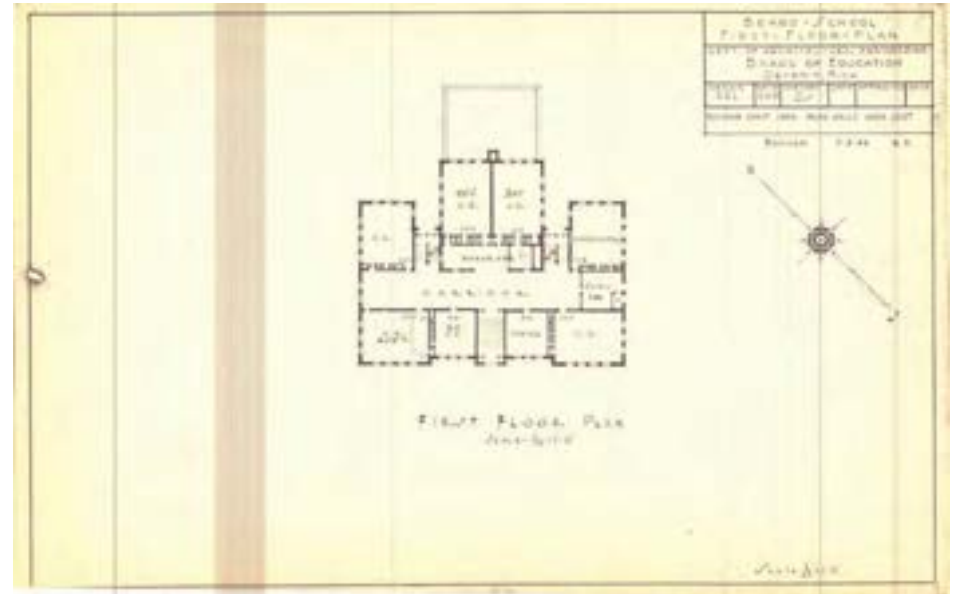


A narrow section of hallway in the basement, here, flooded with water from a broken pipe. The basement holds mechanical spaces in the center and classrooms around the perimeter.

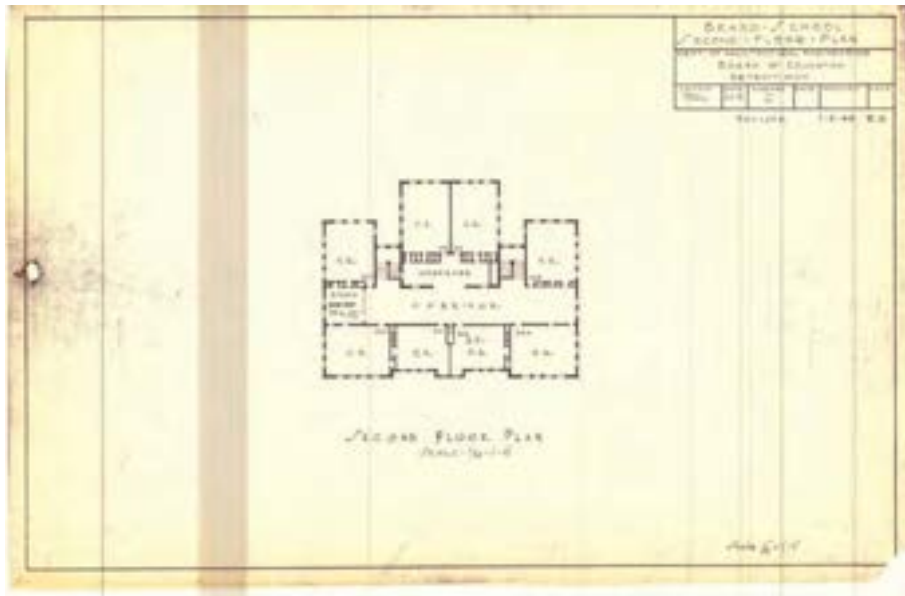
Basement



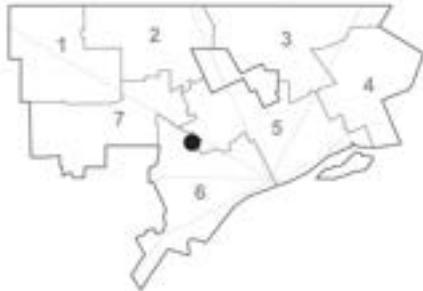
1st Floor



2nd Floor



6 Biddle



Address: 4601 Seebaldt
 District: 6
 SNF Area: n/a
 Owner: DPSCD
 Gross Floor Area: 30,180 sf
 Site Area: 12.6 ac
 Floors: 1
 Plan Type: O
 School Type: Primary
 Year Built: 1963, 1964
 Zoning: R2
 Base Rehab Cost (est): \$519K
 Total Rehab Cost (est): \$7.2M



Building Overview

1-story square courtyard building with low-slung minimalist modern design.

Square layout consists of east and west double-loaded classroom wings connected by north and south single-loaded wings with specialty spaces. Interior spaces look into central courtyard with trees (no access during visit)

Four covered entrances located at each corner of the main building.

Multipurpose gym/auditorium is attached to southeast corner. Dimensions are 40x60' with 16' ceilings.

Modern steel construction with CMU walls and brick veneer.

Classrooms feature wide aluminum-framed windows. Windows may be repaired, but recommend replacing with higher-efficiency system.

Localized brick repairs necessary.

Some scuffing and vandalism on interior; otherwise durable finishes in good condition.

Overall excellent condition.

Neighborhood Overview

Located in Midwest neighborhood.

Shares parcel with Sampson-Webber Academy, a large, active DPSCD elementary and middle school, also 1960s construction. The two schools share a service driveway and are surrounded by a large grassy site.

Surrounding residential neighborhood is primarily 1920s-era 2-story detached homes and duplexes. Blocks immediately adjacent to school site is fairly intact, but the larger area is more than 60% vacant.

Across street from Orsel McGhee House, a Michigan Historic Site that was the center of a landmark court case argued by a young Thurgood Marshall that eventually struck down the practice of racial housing covenants.

Large community garden and art space at corner of Seebaldt and Beechwood.

Very central location near Grand Boulevard and New Center.

Excellent freeway access (I-96 and I-94)

Development Overview

Opportunities:

- Building in excellent condition
- Small, flexible space
- Near center of city
- Good freeway access

Challenges

- Shares parcel with active school
- High-vacancy neighborhood with weak real estate market indicators
- Unremarkable architecture

Real Estate Market summary:

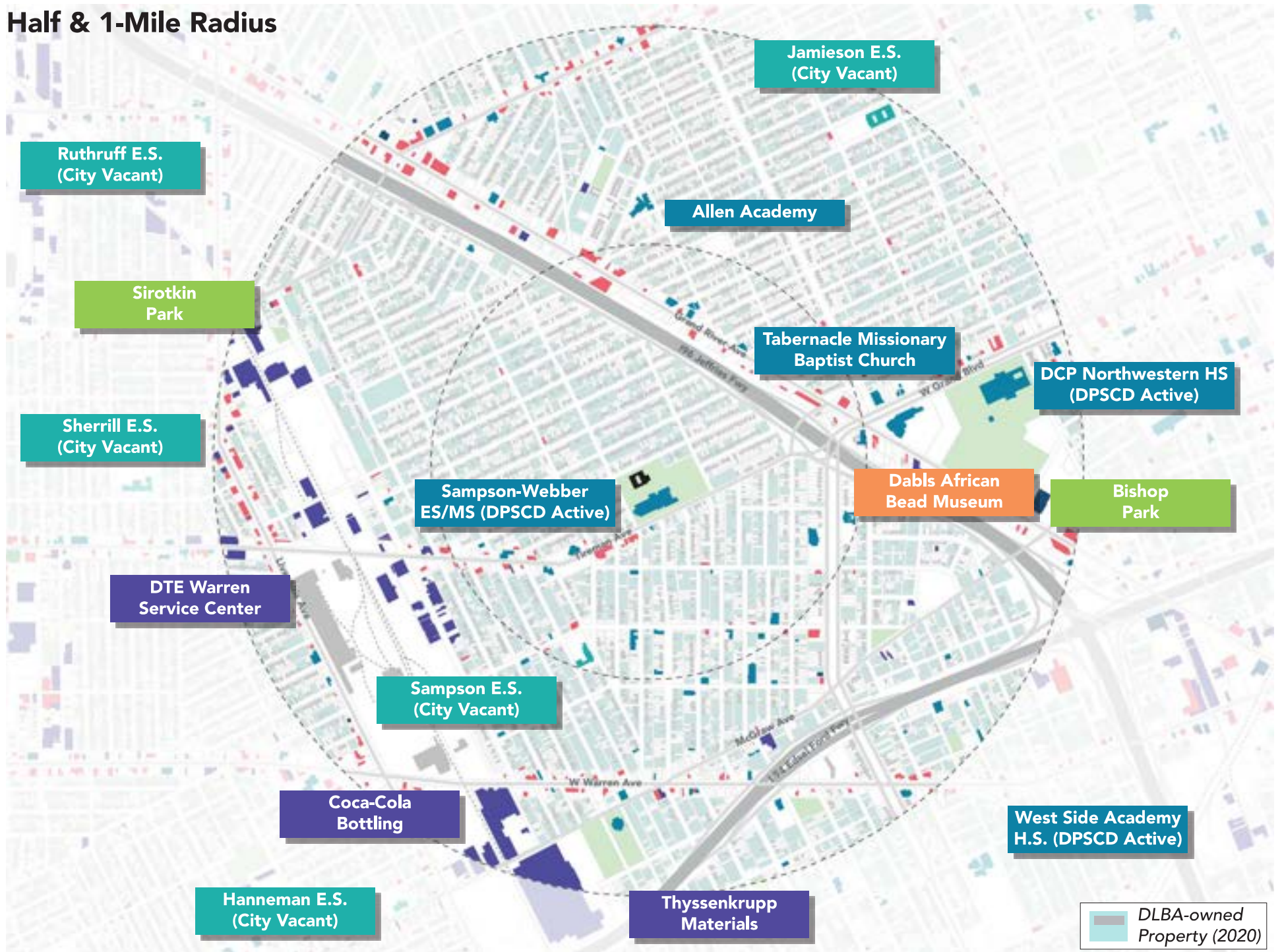
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Below Average
- Industrial: Below Average

Market-based Use Recommendations

- Weak real estate market not encouraging for commercial uses or multifamily housing.
- Potential for senior housing, healthcare, or other community-oriented use.

Half & 1-Mile Radius



By the Numbers

56_{/100}

Walkscore
Somewhat walkable

0.0_{mi}

Transit Access
Less than 5 minute walk to
DDOT Connect Ten or Key Route

0.3_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.5_{mi}

Park Access
10-15 minute walk to park
(1+ acre)

1.5_{mi}

Nearest Recreation Center
More than 15 minute walk to
nearest city rec center

1.3_{mi}

Library Access
More than 15 minute walk to
nearest public library

61%

Vacant/DLBA Property
Very high rate of vacancy
within 0.25 mile radius (2020)

133

Building Alteration Permits
Moderate rate of construction activity
within 1mi radius (2016-2018)

2.6%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)



West elevation with large playfield. Entrances are visible in the corners (partly obscured by clearboard).



North elevation showing small playground with main classroom building at right and larger gym/auditorium volume in background.



Biddle is located on same site as Sampson-Webber Elementary/Middle School, a large active DPSCD school (background). Biddle's gym is visible at far right. The two schools are separated by a shared service driveway.



The large multipurpose room functions as a gym, auditorium, and cafeteria. The eastern wall has a row of small high windows to provide natural light, though these were boarded up during the visit.



A large classroom with typical finishes.



A typical classroom.

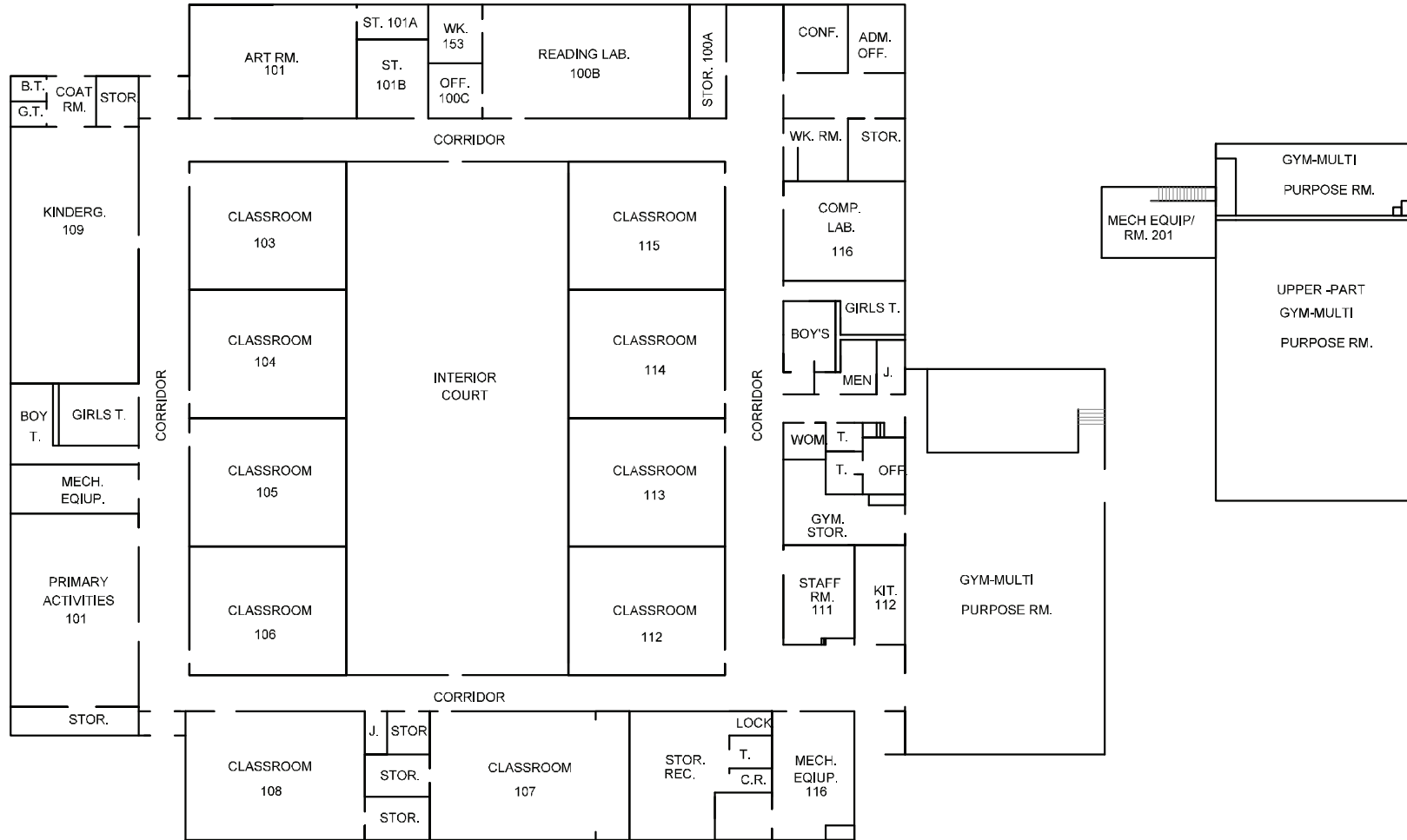


Typical classroom window configuration, with aluminum-frame lites with operable panels.



Typical hallways are narrow double-loaded spaces with low drop ceilings and no windows. Open-web steel joist roof structure is visible at top right.

1st Floor



6 Phoenix



Address: 7735 Lane
 District: 6
 SNF Area: Southwest/Vernor
 Owner: DPSCD
 Gross Floor Area: 109,344 sf
 Site Area: 5.1 ac
 Floors: 3
 Plan Type: Irregular
 School Type: Middle
 Year Built: 1918, 1928, 1963
 Zoning: R2
 Base Rehab Cost (est): \$3.5M
 Total Rehab Cost (est): \$23.0M



Building Overview

Sprawling school with buildings from three different eras.

1918 unit is 3 stories including raised basement. Barbell-shaped floorplan with double-loaded central corridors and wide lobbies at each end surrounded by clusters of classrooms and stairs. The center portion of the corridor has classrooms on one side and a large auditorium on the other end.

Basement level includes large specialty classrooms on the ends, and two large “shop” rooms that are sunken to create extra tall ceilings. Partially flooded.

Major fire damage in auditorium and minor damage in other classrooms.

Roof drain cut and leaking into the middle of the corridor. Localized water damage to corridor on upper floor, with more widespread damage to corridor and classrooms below.

1928 unit is 2 stories built on grade with ramps connecting to original unit. Classrooms are in excellent condition—no evidence of interior water infiltration.

1963 unit is 1-story mat building built on grade; connection to 1928 unit via wide hall. Steel frame construction with open-web steel joists and gypsum roof deck, and CMU infill walls.

1963 unit contains spacious cafetorium with large stage, kitchen, and exterior access; Large gym with high ceilings and boys’ and girls’ locker rooms; four additional classrooms in generally good condition but localized water damage.

Neighborhood Overview

Located in Springwells Neighborhood.

Surrounding neighborhood appears strong, with mostly occupied single-family homes and many families with children.

Community park on western school site features raised garden beds, bike racks, two playgrounds, basketball court, and beach volleyball court. Large grassy area was unmowed but potentially used as a soccer field? Park was well-used during the site visit.

Located one block from Springwells St, which features a number of Latino restaurants businesses.

Less than half mile south of Vernor Hwy; nearby section from Springwells to Dix Hwy is a thriving commercial corridor with many Mexican and Latino businesses.

South side of school neighbors a large industrial area. Across from the school is a large paved lot used as a truck driving school.

Less than half mile to I-75 freeway access. Will be near future access to Gordie Howe International Bridge.

Development Overview

Opportunities:

- Located in SNF area
- Strong neighborhood
- Near active commercial corridors with destination dining.
- Near freeways and international border crossings

Challenges

- Sprawling building
- Water and fire damage in original unit

Real Estate Market summary:

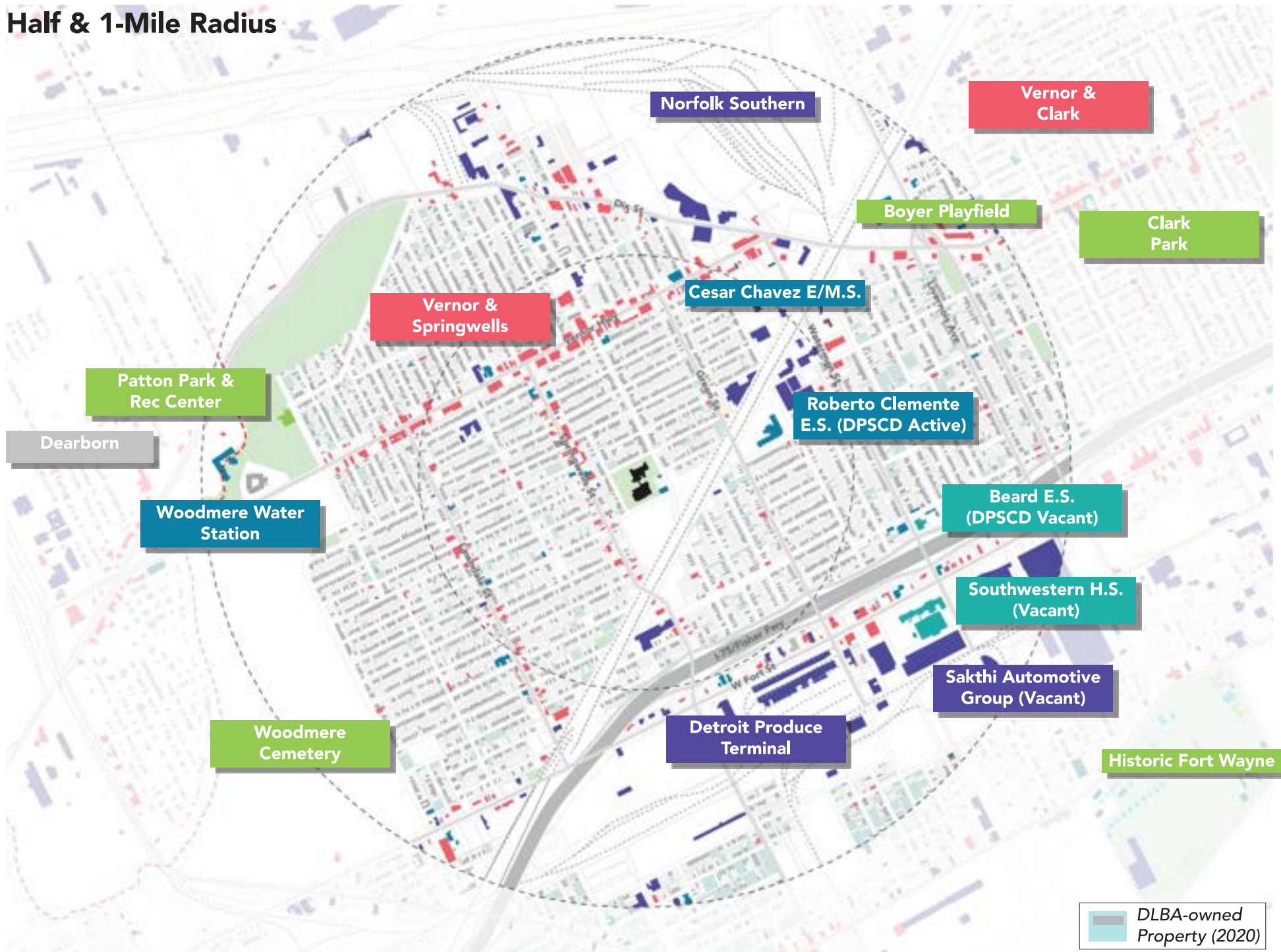
(1-mi radius, compared against 63 City/ DPSCD-owned vacant schools)

- Multifamily: Average
- Retail: Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Best market for industrial due to nearby industrial cluster, proximity to international border crossings, and low industrial vacancy.
- Weaker market indicators for multifamily housing, though neighborhood is one of the strongest in study.
- Site would be well-suited for residential use in historic building, with community or training use in the 1963 wing.

Half & 1-Mile Radius



By the Numbers

66_{/100}

Walkscore
Somewhat walkable

0.32_{mi}

Transit Access
5-10 minute walk to
DDOT Connect Ten or Key Route

0.46_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.64_{mi}

Park Access
10-15 minute walk to park
(1+ acre)

0.74_{mi}

Nearest Recreation Center
10-15 minute walk to
nearest city rec center

0.74_{mi}

Library Access
10-15 minute walk to
nearest public library

32%

Vacant/DLBA Property
Moderate rate of vacancy
within 0.25 mile radius (2020)

158

Building Alteration Permits
Moderate rate of construction activity
within 1mi radius (2016-2018)

1.7%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)



North (front) elevation of the original 1918 building. This view shows the west entrance, one of two main entrances. According to original plans, there was a raised "terrace" in the setback area at left, though this has been removed.



The 1918 auditorium is a grand space with a large balcony and 30' ceilings. The second floor corridor has large windows that overlook the auditorium, where this photo was shot. The stage area has significant fire damage.



First floor main corridor in the original 1918 unit. Corridors have large landing areas at each end that serve the stairs and multiple classrooms.



A typical classroom in the 1918 unit with finishes in good condition. Finish conditions vary a great deal in the original building, with some areas damaged by water, fire, and vandalism, and other areas in good condition.



The eastern facade of the 1963 addition, showing a modern design with large storefront window systems. This view shows the large "cafetorium" space, which has multiple sets of doors leading out to a paved parking area.



The stage area of the 1963 multipurpose "cafetorium." This wide-open column-free space is approximately 70x70' with 16' ceilings and exterior access. It is brightly lit from a row of east-facing storefront windows.



The 1963 gymnasium is a large steel-framed structure measuring approximately 70x100' with 27' ceilings. There are multiple auxiliary spaces attached, including locker rooms, gym offices, and storage areas. The gym complex is accessible from the street on the south end.



A classroom hallway in the 1963 addition. This area exhibited localized water damage and vandalism, but was in otherwise good condition.

1st Floor



2nd Floor



3rd Floor



District 7 Overview

City of Detroit Schools:

Cooldige

Jemison

Kosciusko

McFarlane

McKerrow

Monnier

Oakman

Parker

Parkman

Weatherby

DPSCD Schools:

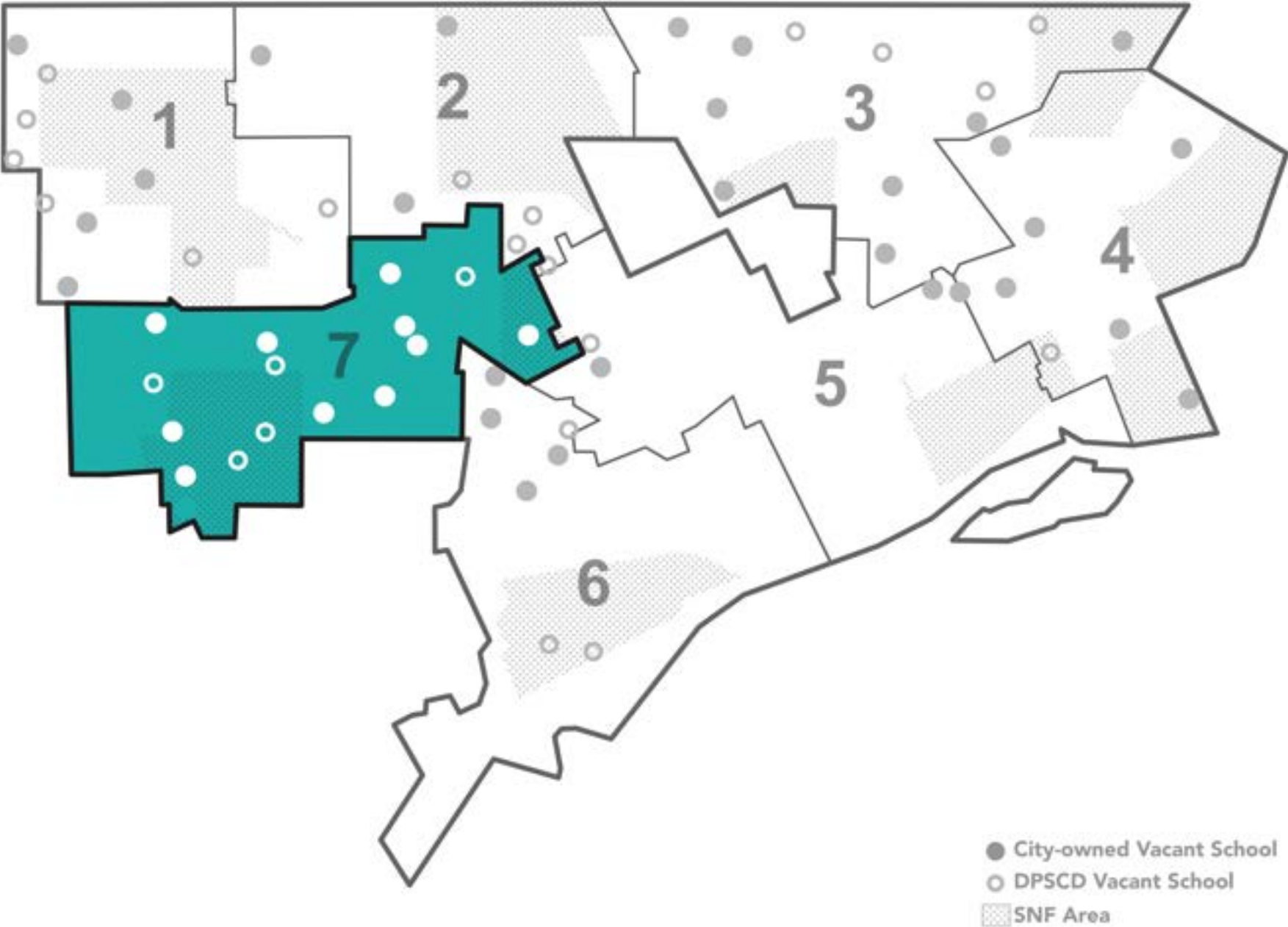
Henderson

Herman

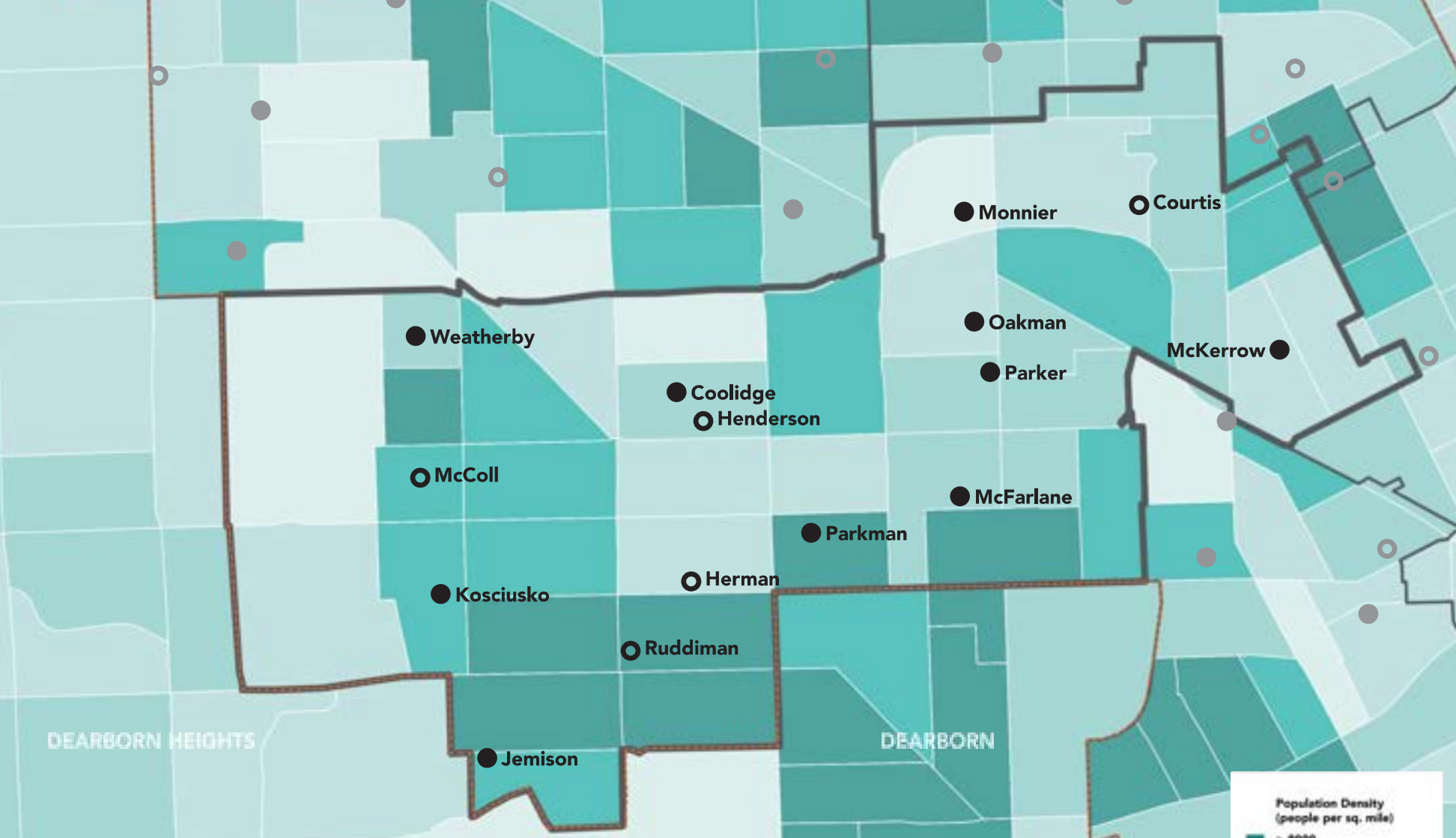
McColl

Ruddiman

District 7



District 7: Population Density 2018



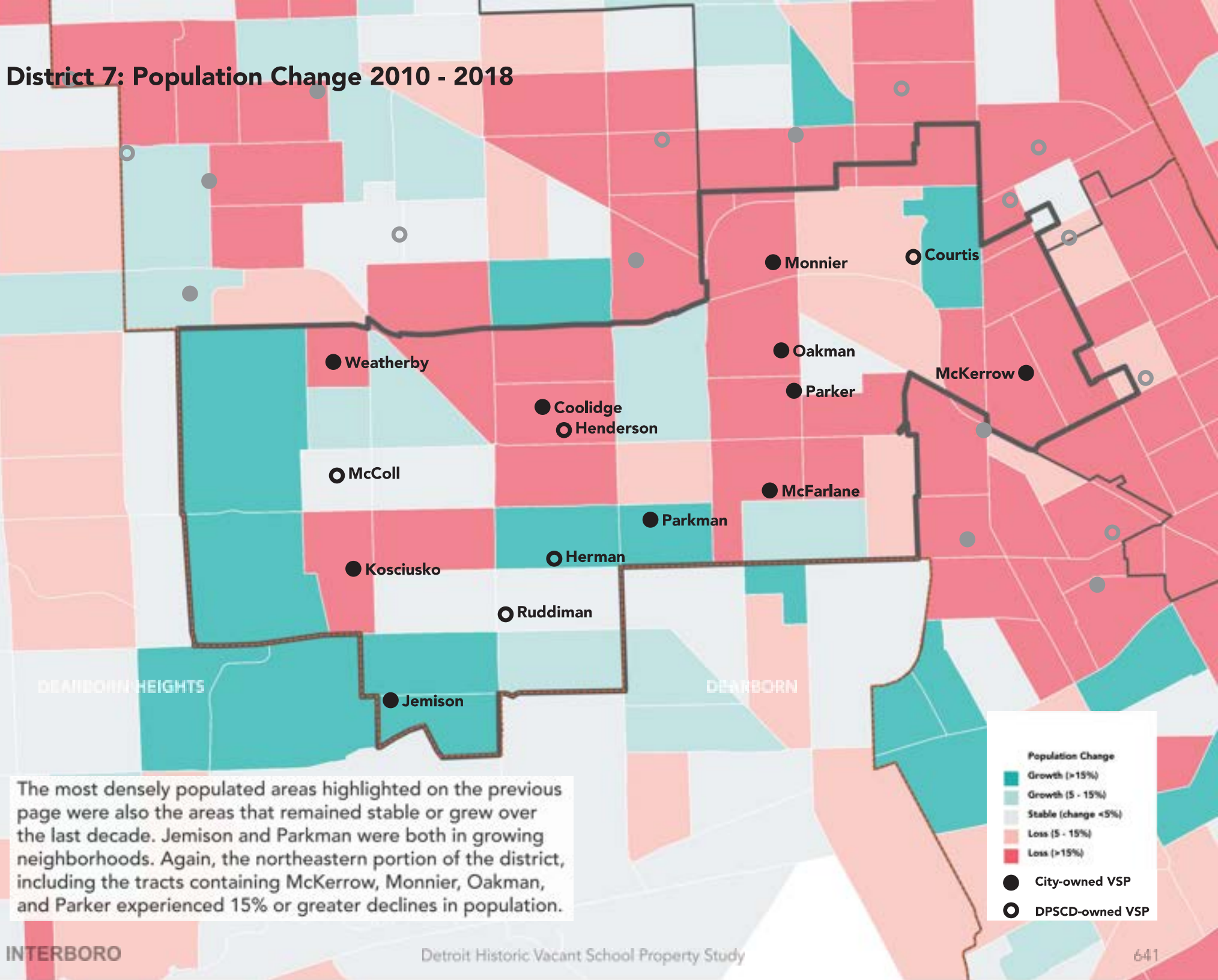
District 7 has the greatest population concentration along its southern edge, bordering Dearborn. This area includes the Warrendale and Warren Ave communities, as well as Aviation Sub and Fiskhorn. Jemison, Kosciusko, Parkman, and McFarlane are all near these stronger neighborhoods. Density is less towards the northeast area of the district.

Population Density (people per sq. mile)

- > 8000
- 6000 - 8000
- 4000 - 6000
- 2000 - 4000
- <2000

● City-owned VSP
○ DPSCD-owned VSP

District 7: Population Change 2010 - 2018



The most densely populated areas highlighted on the previous page were also the areas that remained stable or grew over the last decade. Jemison and Parkman were both in growing neighborhoods. Again, the northeastern portion of the district, including the tracts containing McKerrow, Monnier, Oakman, and Parker experienced 15% or greater declines in population.

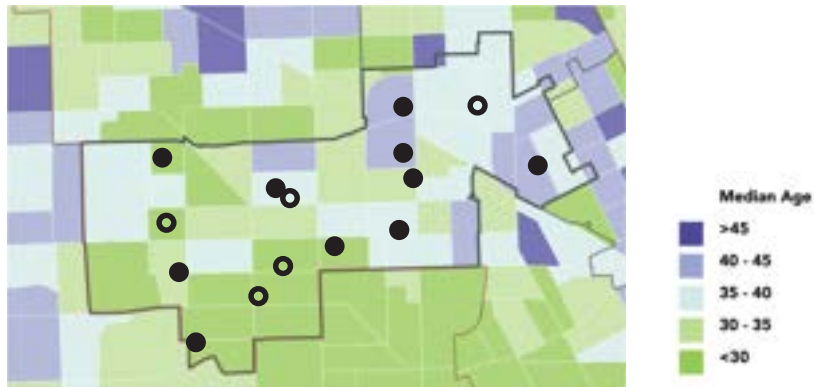
Population Change

- Growth (>15%)
- Growth (5 - 15%)
- Stable (change <5%)
- Loss (5 - 15%)
- Loss (>15%)

City-owned VSP ●

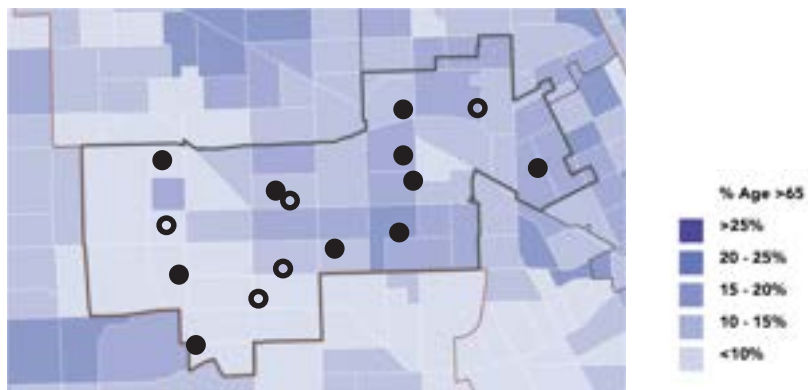
DPSCD-owned VSP ○

District 7: Age



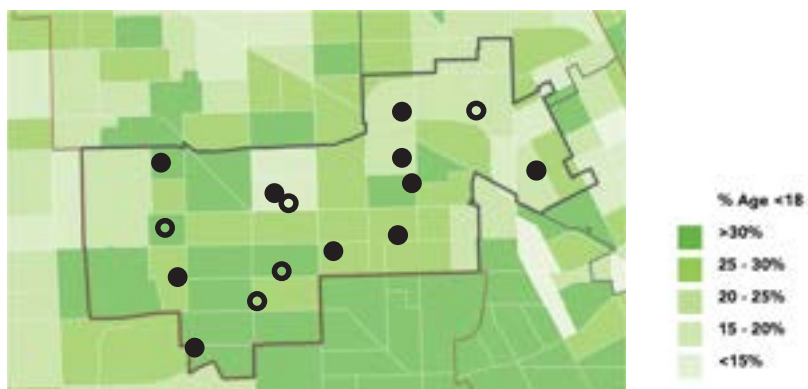
Median Age - 2018

District 7 as a whole skews younger than other parts of the city. In particular, the south and west portions of the district are some of the most youthful in the city, spurred in part by the influx of younger immigrant families to neighboring Dearborn. The northeast portion of the district is relatively older. The vacant schools in District 7 are evenly divided between these two age regions.



Population Age 65 and Older - 2018

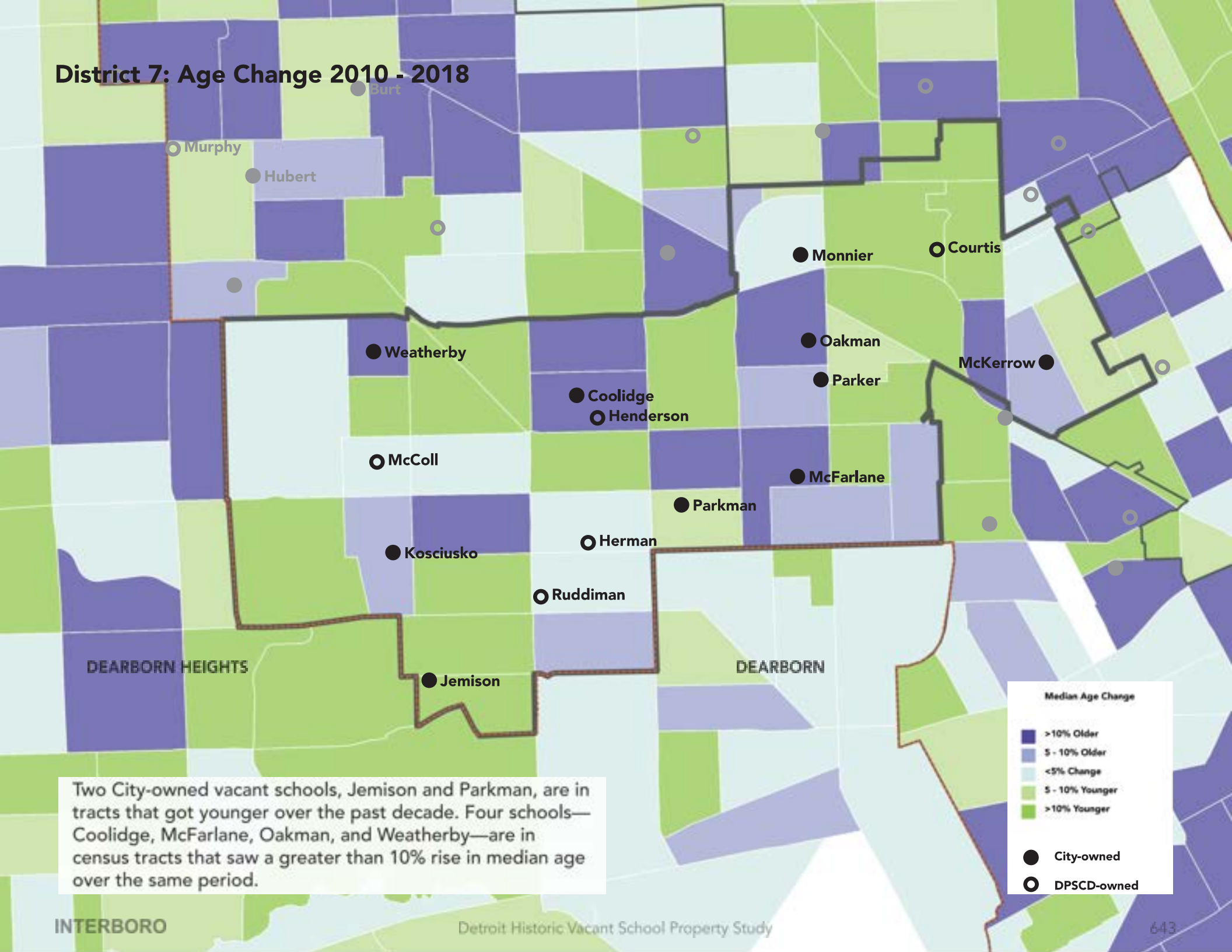
District 7 has lower percentage of senior residents than other parts of the city. The senior population is concentrated in the eastern portion of the district, in particular, the band of neighborhoods between Schaefer Hwy and Meyers Rd, which include the City-owned Monnier, Oakman, Parker, and McFarlane Elementaries. McKerrow's neighborhood, Nardin Park neighborhood in the east of the district, is also one of the oldest.



Population Age 18 and Younger - 2018

The southwestern portion of the district is home to one of the largest concentrations of youth in the city. Jemison, Parker, and Weatherby are in some of the most youthful areas of the city.

District 7: Age Change 2010 - 2018



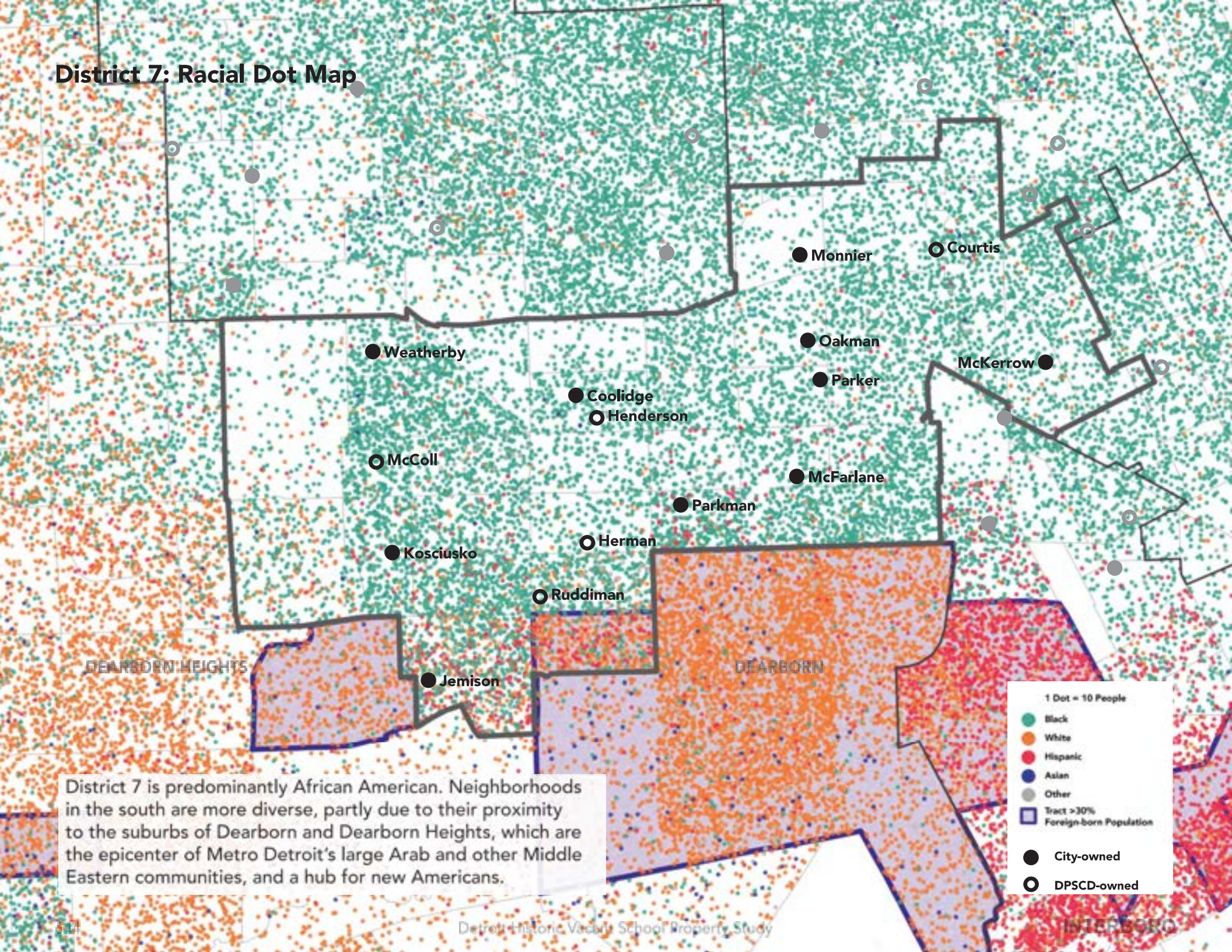
Two City-owned vacant schools, Jemison and Parkman, are in tracts that got younger over the past decade. Four schools—Coolidge, McFarlane, Oakman, and Weatherby—are in census tracts that saw a greater than 10% rise in median age over the same period.

Median Age Change

- >10% Older
- 5 - 10% Older
- <5% Change
- 5 - 10% Younger
- >10% Younger

- City-owned
- DPSCD-owned

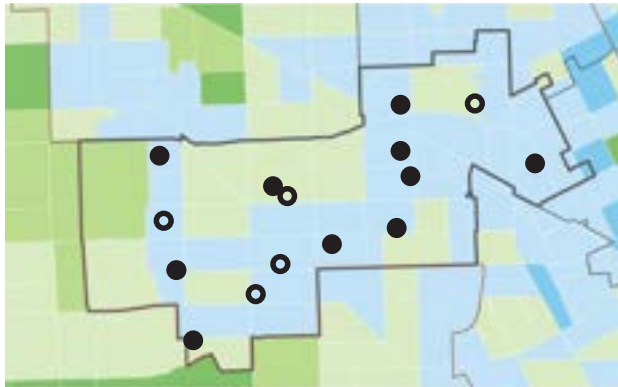
District 7: Racial Dot Map



District 7 is predominantly African American. Neighborhoods in the south are more diverse, partly due to their proximity to the suburbs of Dearborn and Dearborn Heights, which are the epicenter of Metro Detroit's large Arab and other Middle Eastern communities, and a hub for new Americans.

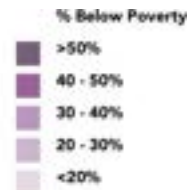
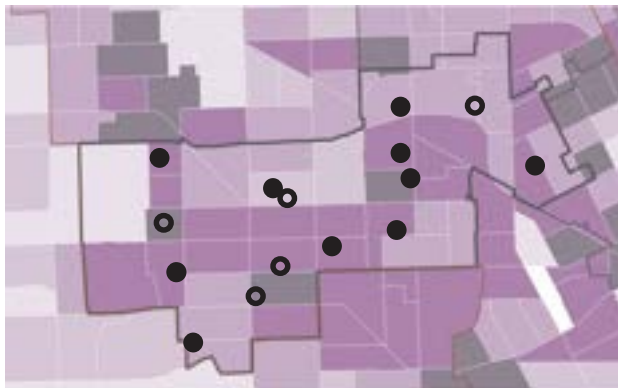
- 1 Dot = 10 People
- Black
- White
- Hispanic
- Asian
- Other
- Tract >30% Foreign-born Population
- City-owned
- DPSCD-owned

District 7: Income and Wealth



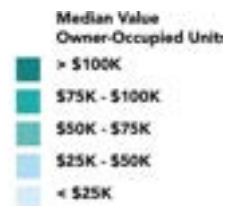
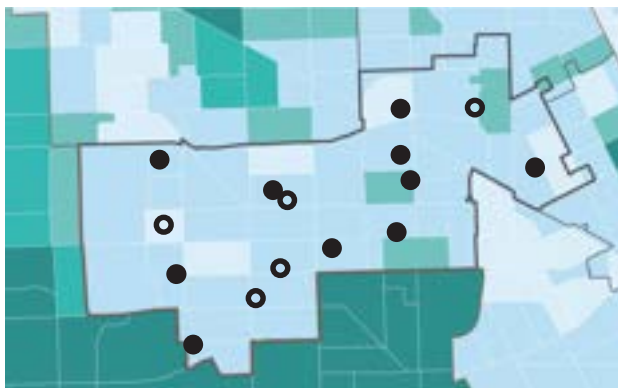
Median Household Income (2018)

District 7 has a relatively even distribution of incomes, with most tracts at or slightly below the citywide median. All of the vacant schools included in this study are in neighborhoods that are below the citywide median income.



% Population Below Poverty Line (2018)

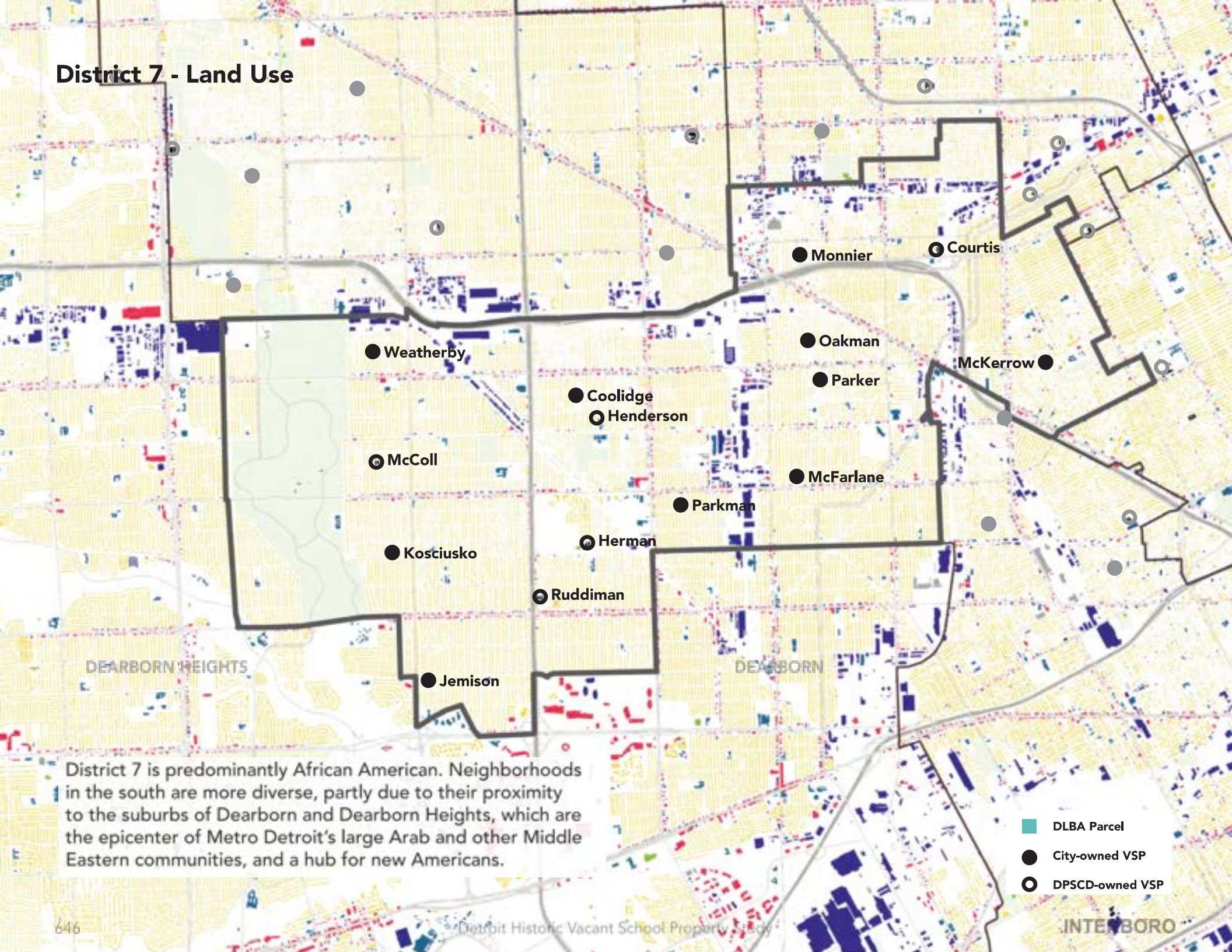
Poverty is widespread in District 7, with the majority of schools located in tracts with more than 40% of the population living below the poverty line. Poverty is most severe near Parker.



Median Value, Owner Occupied Units (2018)

Home values are uniformly low in District 7, with the majority of tracts showing median values below \$50,000. Home values are slightly higher near Parker and just south of McFarlane. The neighboring suburbs of Dearborn, Dearborn Heights, and to a lesser extent, Redford Charter Twp have median home values two or more times greater.

District 7 - Land Use



● Weatherby

● Monnier

● Courtis

● Oakman

● McKerrow

● Parker

● Coolidge

○ Henderson

○ McColl

● McFarlane

● Parkman

● Kosciusko

○ Herman

○ Ruddiman

DEARBORN HEIGHTS

● Jemison

DEARBORN

District 7 is predominantly African American. Neighborhoods in the south are more diverse, partly due to their proximity to the suburbs of Dearborn and Dearborn Heights, which are the epicenter of Metro Detroit's large Arab and other Middle Eastern communities, and a hub for new Americans.

- DLBA Parcel
- City-owned VSP
- DPSCD-owned VSP

District 7 - Land Bank Properties

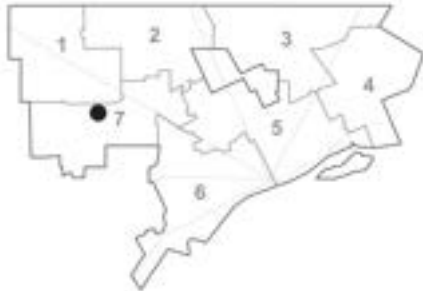
DEARBORN HEIGHTS

DEARBORN

The most densely populated areas highlighted on the previous page were also the areas that remained stable or grew over the last decade. Jemison and Parkman were both in growing neighborhoods. Again, the northeastern portion of the district, including the tracts containing McKerrrow, Monnier, Oakman, and Parker experienced 15% or greater declines in population.



7 Coolidge



Address: 16501 Elmira
Parcel: 22062989
District: 7
SNF Area: n/a
Owner: City of Detroit
Site Area: 4.9 ac
Gross Floor Area: 54,600 sf
Floors: 2
Plan Type: U
School Type:
Year Built: 1925, 1928, 1941, 1951
Zoned: R1
Base Rehab Cost (est): \$1.9M
Total Rehab Cost (est): \$13.4M

Condition Market



History Neighborhood



Building Overview

Two-story C-plan building surrounding an asphalt courtyard.

North and east wings built in late 1920s; west additions added in 1940 and 1950.

1950 addition features a large auditorium with a diamond-shaped configuration. Auditorium has its own access and vestibule, and may be used independently from the rest of the building.

Large grassy schoolyard, covering a full block.

Building is in poor structural condition due to water infiltration from roof; second floor slab may need full replacement.

Extensive damage from scappers throughout.

Neighborhood Overview

Located in the Joy Community neighborhood.

Single-family residential neighborhood with small, wood-framed houses.

Surrounding blocks have high levels of vacancy.

DON reports few active neighborhood groups.

Located one block south of Plymouth Ave, a key east-west commercial corridor with some new businesses.

Located one block north of Stoepel Park No. 2, a large City park with a playground and new soccer field.

Easy access to I-96 and Southfield Freeway.

Henderson Academy, a DPSCD-owned vacant school included in this study, is located less than half a mile to the south.

Near storied Kronk Boxing Gym.

Development Overview

Opportunities

- Beautiful exterior details
- Large auditorium can be used independently.
- Large school yard provides ample room for outdoor programming, parking, or new development.
- Accessible location near a Plymouth commercial corridor.

Challenges

- Building is in poor condition and needs extensive repairs.

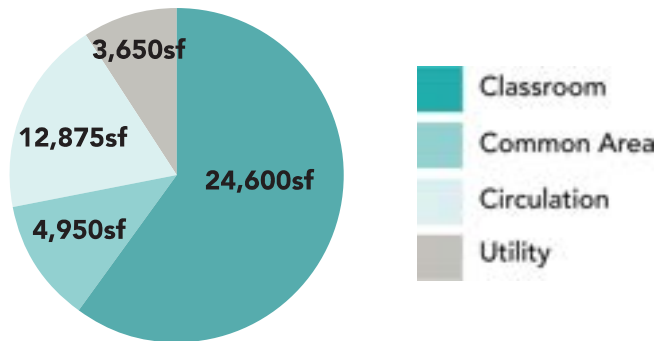
Real Estate Market summary: (1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Average
- Retail: Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Best market for mixed-use retail and residential, due to low retail vacancy rates and above average rents.

Existing Floorplan and Program



31,425sf net floor area

Structure

- Concrete frame (1925/28 units)
- Concrete-encased steel frame (1941/51 units)

Roof System:

- Concrete tee slab-joist
- Open-web steel joist (auditorium only)
- Gravel-surfaced bituminous built-up roof
- Internal drains

Floor System:

- Concrete tee joist-slab

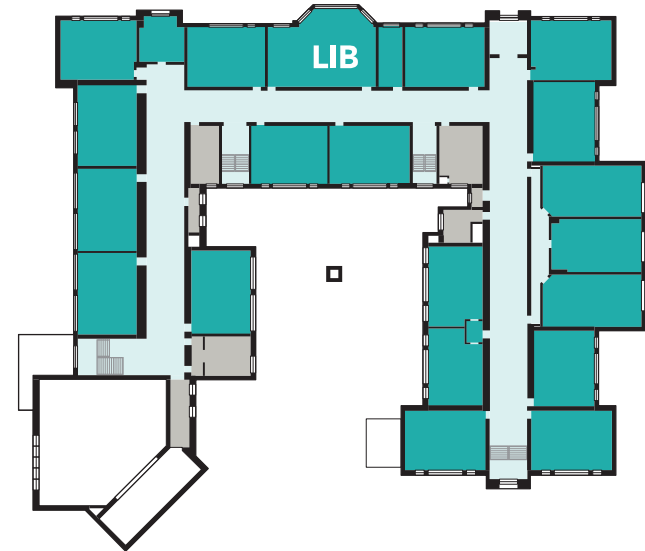
Facade:

- Brick masonry with CMU or brick backup
- Limestone accents
- Wood windows (1925/28)
- Steel windows (1941/51)

Interior Walls (original unit):

- Plaster on steel lathe, gypsum block, brick (1925/28)
- Painted CMU (1941/51)

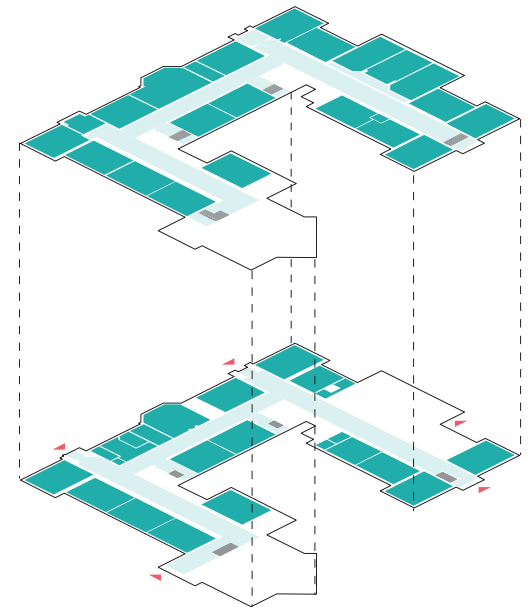
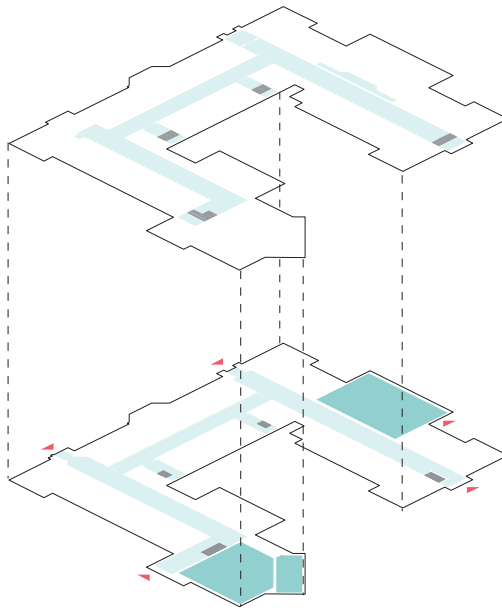
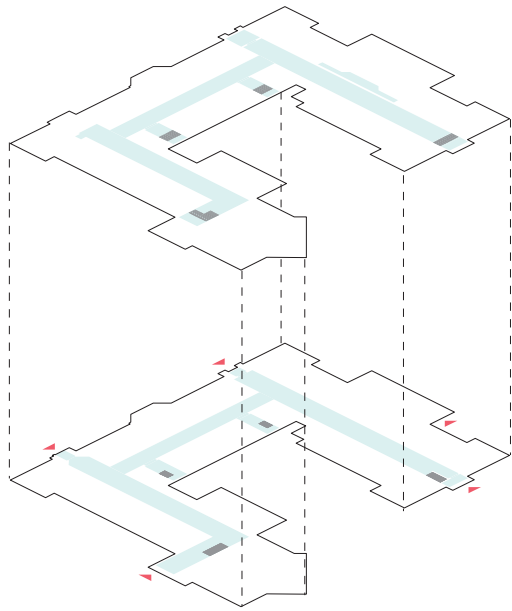
Second Floor



First Floor



Existing Floorplan and Program



Circulation

Coolidge features a U-shaped layout with double-loaded corridors. There are four primary entrances: two on the main north elevation, and one at the south ends of each of the classroom additions. There are also four sets of stairs, located near each entrance.

The original north unit has narrower corridors, at 11'10" wide; both additions have 14' corridors. Ceiling heights are 10' throughout.

Common Areas

Coolidge has a standard 40x60' gym with 16'5" ceilings. The gym has a small locker room (boys only) and office attached on the north and south ends. There is one exterior door on the southeast corner.

The auditorium, added in 1951, has an unusual diamond configuration. The main seating area is a 47'4" square box, with the stage area positioned at a 45-degree angle on the southeast corner, and the floor raked from northwest to southeast.

Classroom Areas

Classroom areas are distributed throughout all three wings of the school, and are double-loaded the corridors, facing both the street and the central courtyard. There are 29 standard classroom spaces, a larger kindergarten and library with bay windows, and three long, narrow classrooms on a mezzanine over the gym.

Typical classrooms are 22x30' with 12' ceilings.

School History

Calvin Coolidge Elementary

Redford Township, School District No. 7 erected the first unit of the Calvin Coolidge Elementary School in 1925. Prior to the building's erection, classes for the neighborhood's grammar-school aged children were held at a "...little red district school" on Southfield Road, while its primary students attended classes that were held "...at a nearby cottage." (Detroit Board of Education, 1967). The school's original unit boasted a capacity of 420 and housed nine rooms. Shortly after the building was constructed, it was absorbed into the Detroit Public Schools system when the area was annexed to the City of Detroit. Between 1926 and 1927, the City's school population increased by 22,000. The Grand Dale neighborhood, within which the school was built, was developed by the Frischkorn real estate company and platted in the early 1920s along the City's Plymouth Road commercial corridor. By the mid-1920s, new construction in the neighborhood boomed, necessitating the erection of the Coolidge school, as well as the Ford and Parker schools. This rapid growth spurred the Detroit Board of Education to expand the Coolidge school in 1927-1928 with addition of a new 16-room wing. The cost of the addition was \$187,960 with a design by architects Vernor, Wilhelm, and Molby. The new unit could accommodate 640 pupils, increasing the school's capacity to nearly 1,100.

By 1934, the school reached an enrollment of 1,104 with classes organized according to a sixteen-section platoon in addition to four "regular" non-platoon classrooms, and

an open window room. Two of the regular classrooms located held within a portable building within the site. By 1940, the school was overcrowded to the extent that the students were required to attend half-day sessions. The Detroit Board of Education therefore constructed a new four-room unit in 1941 at a cost of \$114,000. The wing was erected as a result of a \$1,122,316 City-wide building campaign. Growth within the Grand Dale neighborhood continued apace, with enrollment at Coolidge reaching 1475 by 1947. In order to accommodate the still-overcrowded conditions, the open window and vocational programs were eliminated and a playroom was subdivided. Also, grades seven and eight were transferred to the nearby Tappan Intermediate School.

In 1949, Detroit residents approved a special millage which provided \$50,000,000 to the Detroit Board of Education so that it might update and expand its facilities to ease overcrowded conditions which existed in the decade immediately following the close of World War II and to prepare for a projected enrollment increase of 40,000 students between 1955 and 1963. During this building campaign, which extended between 1949-1954, the Detroit Board of Education erected 119 new school buildings and additions to existing buildings. A 1951 addition to the Coolidge school was erected during this building campaign. The wing, which was erected at a cost of \$266,843, allowed for the return of seventh and eighth grades. The new unit included an auditorium and classrooms and had a capacity of 280 pupils. The Detroit Public School system,

successor to the Detroit Board of Education, closed the school in 2009 and subsequently sold the property to the City of Detroit in 2015.

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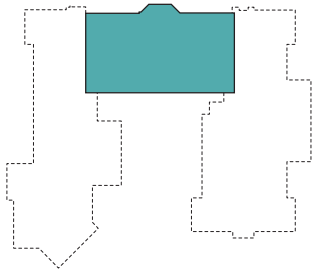
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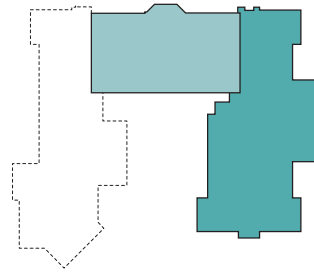
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Building Evolution



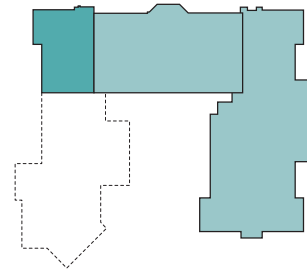
Original Unit (1925)

The first school unit was a symmetrical rectangular block with seven classrooms, a kindergarten, and a library arranged along a single double-loaded corridor.



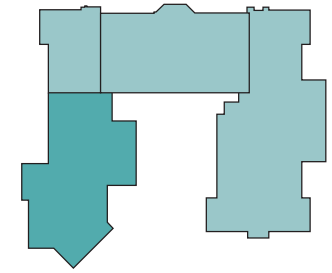
First Addition (1928)

The school was more than doubled in size just 3 years shortly after the original building opened. The addition contained ten regular classrooms, as well as three larger specialty classrooms for art, industrial arts, and home economics. The addition also added a gym and locker rooms.



Second Addition (1941)

A small classroom addition in 1941 added four additional classrooms and restored the symmetry of the main (north) elevation.



Third Addition (1951)

The final expansion added six more classrooms and a large auditorium.



The exterior of the building features stone cartouches depicting academic, athletic, and Michigan themes. The facade also features multicolored diamond-pattern brickwork and limestone and formed-stone window frames. The 1928 addition is pictured above.



Classroom 101 is a small library space located on the first floor in the original 1925 north unit. It is one of the few rooms with intact original finishes, including built-in shelving, a stone fireplace, and decorative plasterwork. Wood frame windows are intact, but need repair.



The brick gym is located in the center of the 1928 unit. The space features three large wood-framed windows that appear intact. The plaster ceiling has deteriorated and fallen, obscuring the condition of the floor itself.



The interior of the building has suffered from extensive water infiltration and scuffing. This image shows the first floor east corridor, part of the first addition in 1928. The slab above is exposed and may require replacement.



This second-floor classroom in the original 1925 unit features steel-frame windows instead of wood. Although the frames are present, the windows need repair.



Classrooms in the 1940/1950 west addition are austere, with simple concrete block construction. The rooms feature high ceilings and large windows. Holes in the walls created by scrappers reveal the concrete frame structure.

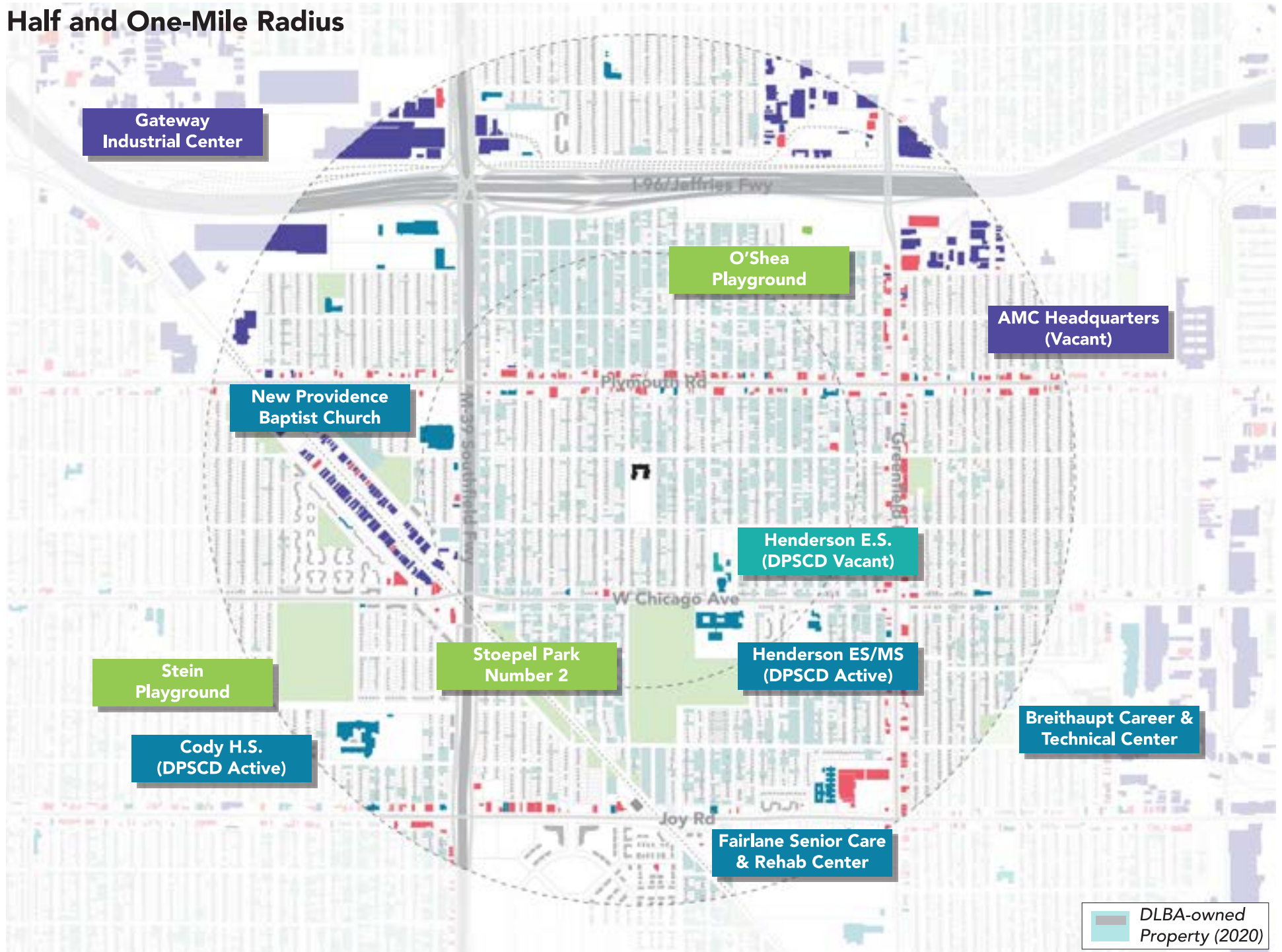


The 1951 auditorium features an unusual diamond-shaped configuration. The main seating area is a square space that is orthogonal to the rest of the school building, while the stage area is located in the corner and oriented at a 45-degree angle.



The second-floor corridor in the 1951 unit has been extensively scrapped, but otherwise, finishes are in good condition and there is little evidence of water damage.

Half and One-Mile Radius



Neighborhood By The Numbers

44/100

Walkscore
Car dependent

0.2_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.5_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.2_{mi}

Park Access
Less than 5 minute walk
to nearest park (1+ acre)

2.8_{mi}

Nearest Recreation Center
No city rec center
within walking distance

0.9_{mi}

Library Access
10-15 minute walk
to nearest public library

35%

Vacant/DLBA Property
Moderately High rate of vacancy
within 0.25 mile radius (2020)

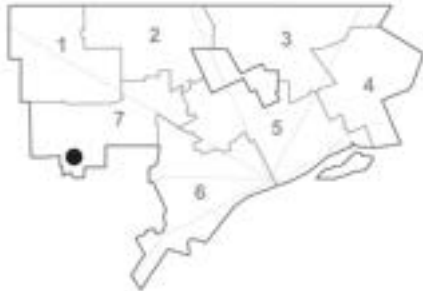
162

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.4%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

7 Jemison



Address: 6201 Auburn
 Parcel: 22093044
 District: 7
 SNF Area: Warrendale/Cody/Rouge
 Owner: City of Detroit
 Site Area: 3.21 ac
 Gross Floor Area: 34,900 sf
 Floors: 2
 Plan Type: T
 School Type: Elementary
 Year Built: 1924, 1925, 1951
 Zoned: R1
 Base Rehab Cost (est): \$1.5M
 Total Rehab Cost (est): \$9.5M

Condition Market



History Neighborhood



Building Overview

2-story T-plan, with classrooms double-loaded along primary corridor.

Built in 3 sections: south unit built in 1924-1925, and north portion including gym and auditorium, completed in 1951. South unit construction is unusual because construction was divided along the corridor, rather than across it.

North unit classrooms and auditorium better; gym lots of water; south unit lots of water.

North unit is post-and-beam construction.

No particularly outstanding or unique spaces.

Gymnasium windows have been completely bricked up—no natural light.

Neighborhood Overview

Located in Warrendale neighborhood.

Stable, well-populated single-family residential area.

Many families of Middle Eastern descent, with strong ties to Dearborn and Dearborn Heights communities.

Large numbers of youth, but most new kids in the neighborhood attend charters in Dearborn Heights or elsewhere, due to the availability of ESL programs.

Warrendale Community Association is active.

Active religious institutions, including Macedonian churches and the Islamic Center of America.

Top seller for Detroit Land Bank.

Near major institutions, retail centers, and office centers in Dearborn, including UM-Dearborn, Henry Ford College, Fairlane Town Center, Walmart, and Ford Motor Company headquarters.

Development Overview

Opportunities:

- Stable neighborhood
- Close to major regional commercial node in Dearborn.
- Simple building configuration with good access

Challenges

- Building is structurally sound but needs a great deal of repair; not move-in-ready.

Real Estate Market summary:

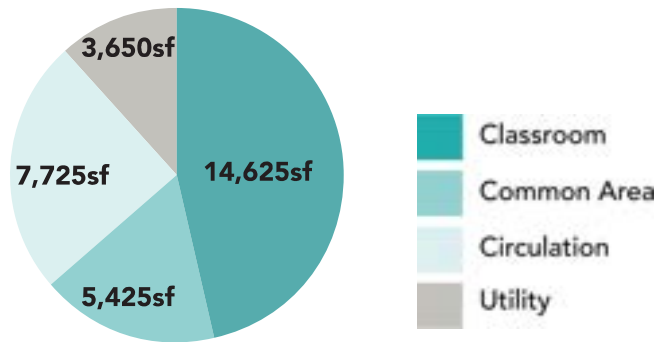
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Above Average
- Retail: Average
- Office: Above Average
- Industrial: Below Average

Market-based Use Recommendations

- Best market for multifamily due to low multifamily vacancy rate and high rents.

Existing Floorplan + Program



31,425 sf net floor area

Structure

- Cast-in-place concrete on brick masonry (1920s)
- Concrete post-and-beam (1950s)

Roof System:

- Built-up roof with mod-bit membrane
- Terra cotta, sheet metal, and limestone copings
- Internal roof drains

Facade:

- Brick with limestone accents

Floor System:

- Cast-in-place concrete

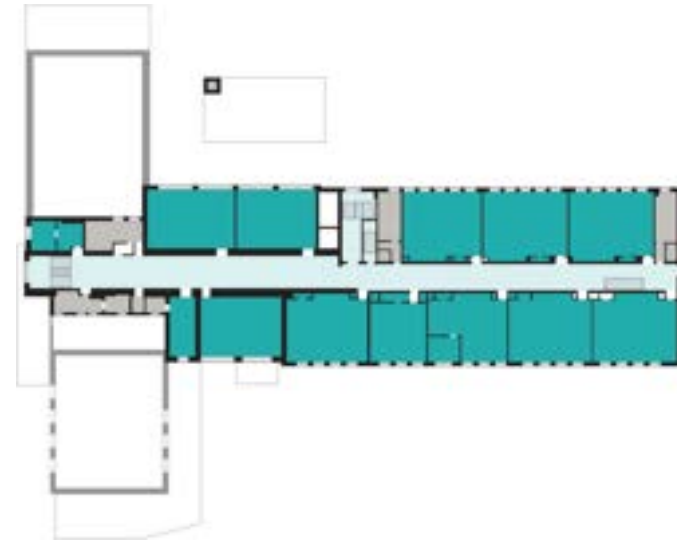
Interior Walls (original unit):

- Plaster/lathe on multi-wythe brick (1920s)
- CMU (1950s)

Windows

- Steel frame (1920s)
- Steel frame + glass block ribbon (1950s)

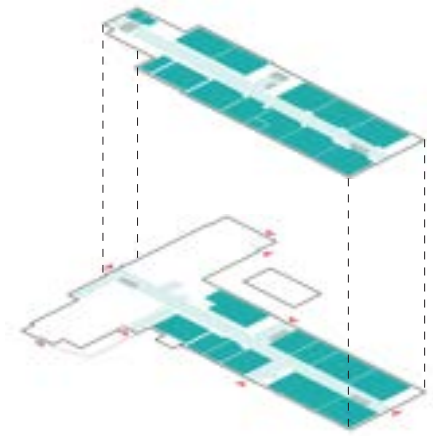
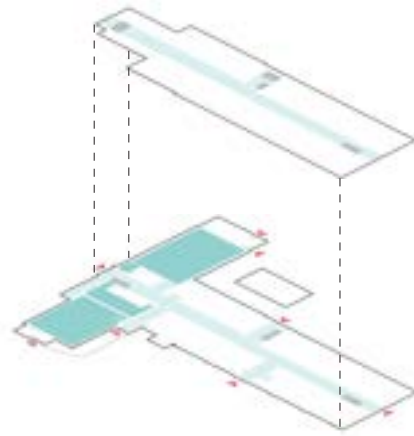
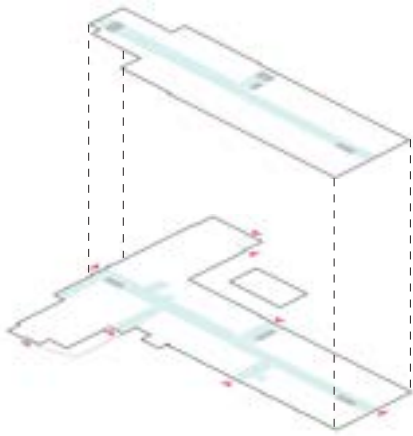
Second Floor



First Floor



Existing Floorplan + Program



Circulation

Both floors of Jemison are organized along a single double-loaded corridor. Jemison has five primary entrances, a large number compared to other schools with similar size and layout. There are two entrances at either end of the main corridor, two in the middle on the west elevation, and one in the middle on the east elevation. The main stairs are located in the center of the corridor.

Common Areas

Jemison’s auditorium and auditorium are located at the north end of the school. They are arranged perpendicular to the main classroom wing, forming the cross-bar of the school’s T-plan. Both spaces are mid-century concrete block construction, with few notable architectural features. The auditorium has its own street entrance with a large canopy. The gym’s windows have been blocked, so there is no natural light.

Classroom Areas

Classroom areas are located on both floors of the main wing, and are double-loaded on either side of the corridor.

Building Distress

Roof

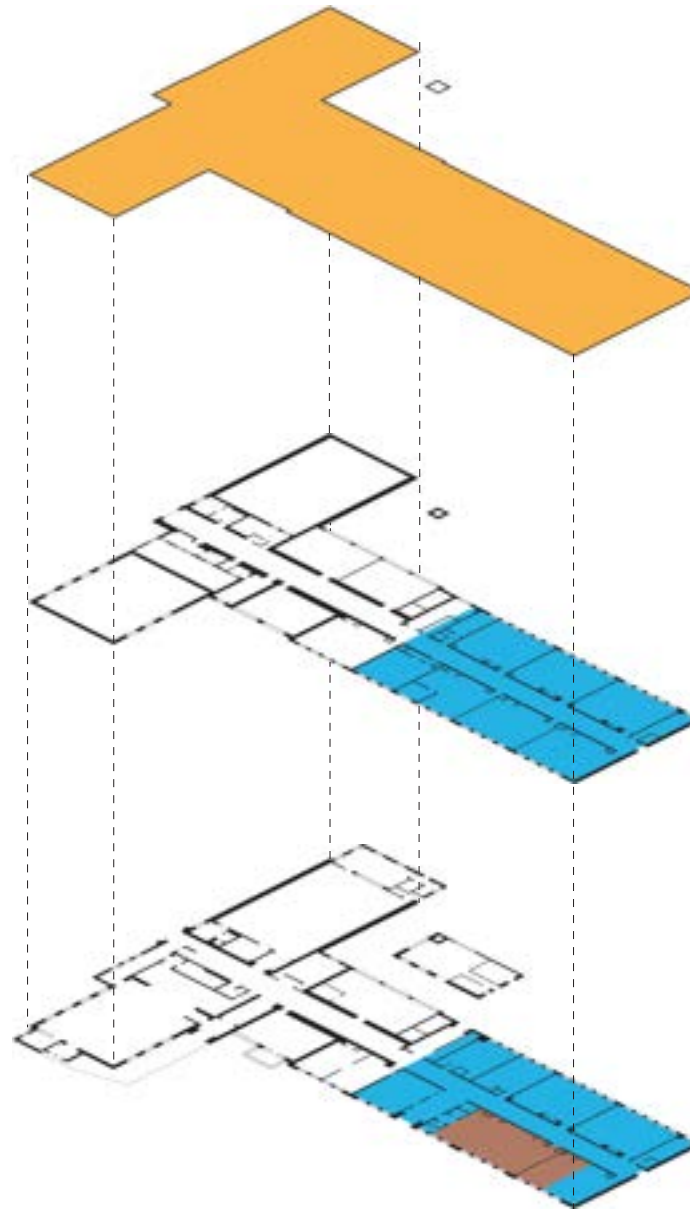
- Roof membrane is severely deteriorated; replace all.
- If mothballing building, install temporary roof immediately to protect structure.
- Replace roof drains and pipes.

Second Floor

- Heavy water infiltration in 1920s section; ceiling collapsed and finishes destroyed.
- 1950s finishes largely intact.
- Windows intact throughout.
- Radiators scrapped.
- Structure is sound throughout.

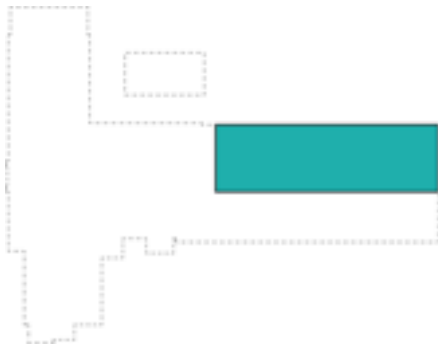
First Floor

- Heavy water infiltration in 1920s section; finishes destroyed.
- Fire damage in kindergarten area; affects finishes only.
- 1950s finishes largely intact.
- Windows intact throughout.
- Radiators scrapped.
- Structure sound throughout.



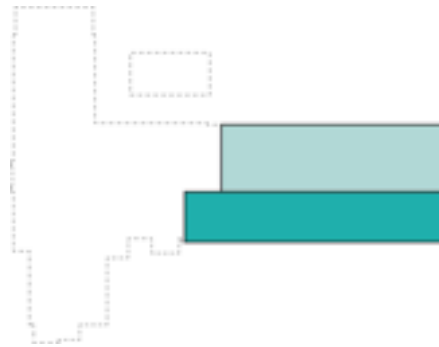
- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage

Building Evolution



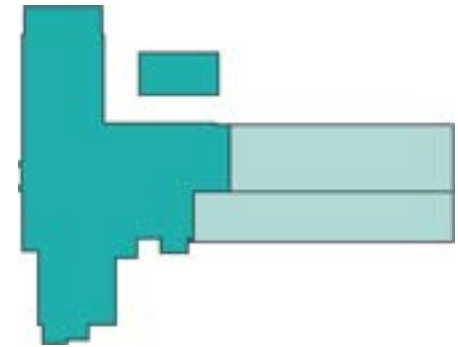
Original Unit - Phase 1 (1924)

Jemison's original unit was constructed in two phases. The first consisted of a two-story single-loaded bar building with six classrooms.



Original Unit - Phase 2 (1925)

The second phase was built parallel to the original unit to create a double-loaded corridor. Six classrooms, a kindergarten, and main office were added.



Second Addition (1951)

The school's T-shaped plan was completed in 1951 with the addition of a gym, auditorium, and four additional classrooms.

School History

Mae C. Jemison Academy (Davy School/ William E. Leslie Elementary)

A one-story, six-room schoolhouse at the site in 1924. At that time, the building was located within Dearborn Township and was known as the Davy School as it faced towards the former Davy Street (currently Plainview Avenue). The school was absorbed by the City of Detroit's school system in 1925. That same year, the Detroit Board of Education erected a new eight-room addition to the original unit's west elevation and renamed the facility as the William E. Leslie Elementary School, after a locally-prominent resident. The new/1925 wing increased the building's capacity to 540, Aerial maps and an historic site plan indicate that the building featured a flat roof at the original unit and a pitched roof at the 1925 wing. Through much of the early 20th century, the school building housed a number of civic uses and adult education/night school classes in addition to its primary/daytime use as an elementary School.

In 1949, Detroiters approved a special millage which provided \$50,000,000 to the Detroit Public School System (DPS) to update and expand its facilities in anticipation of a projected enrollment increase of 40,000 students between 1955 and 1963. During this building

campaign, the DPS erected 119 new school buildings and additions to existing buildings, including a large addition to the Leslie Elementary School in 1951-1952. The second addition was erected at the building's north elevation and housed an art room, science labs, a gym/lunchroom, and an auditorium at the first story and additional classrooms at the second story. A new boiler house was also added to the physical plant during this building campaign.

The DPS closed the Leslie School in 1985. However, in 1992, the school was reopened as the Malcolm X School with an enrollment of 500 students. The new school initially was all boys and focused on offering an African-centered curriculum. The predominantly-white neighborhood within which the building was located reacted negatively towards the school, as evidenced by accounts of racist graffiti having been discovered at the building's exterior walls. In 1996, bullets were fired at the building's exterior walls and windows. Sometime before the school was permanently closed, the Malcolm X Academy was moved to the Ruthruff School at 6311 W. Chicago and the Mae C. Jemison Academy was established within the building.

The DPS closed the school in 2005 and

subsequently sold the property to the City of Detroit in 2015.

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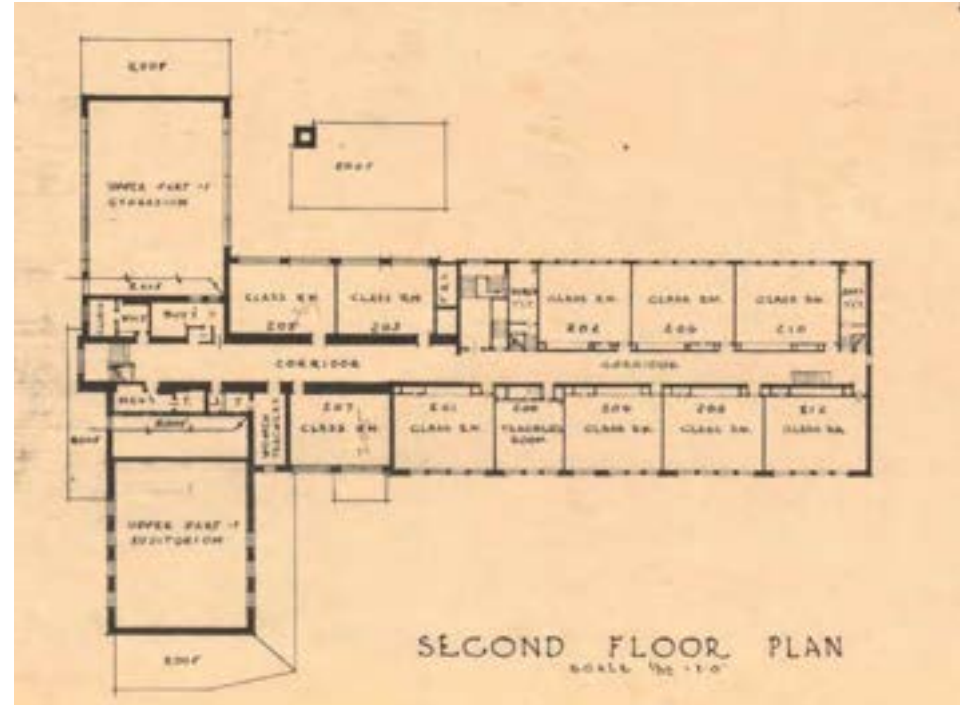
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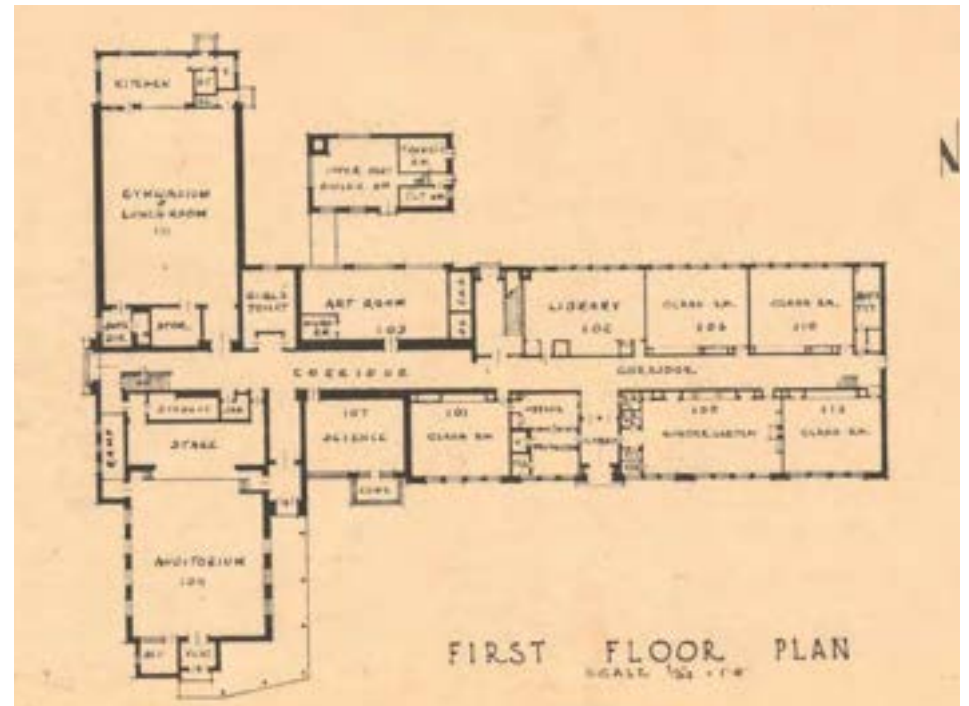
Richardson, Joan. *Detroit Free Press*. School Wants out of Harm's Way. *Detroit: Detroit Free Press*, March 15, 1996, pg. 1B

Floor Plans

Second Floor



First Floor





Exterior viewed from the northwest corner. The 1951 auditorium is visible in the foreground, with the gym located behind (far left of frame). The original 1920s classroom wing is visible on the right.



The 1951 gym is a windowless CMU box. Historic floorplans show that there were originally windows on both the north and south walls (presumably glass block matching the classroom addition). These windows were filled in with brick and CMU at an unknown time.



The auditorium is utilitarian CMU construction with no frills. While it is not a particularly beautiful or impressive space, it is solidly built and in relatively good condition. There is a dedicated entrance with vestibule and covered sidewalk near the street.



Operable steel windows are generally intact throughout the 1920s classroom wing. These likely date to the 1951 update of the building. Water damage is causing the plaster ceiling to sag.



The kindergarten has been heavily damaged by water, fire, and scrapping. Most finishes have been destroyed, but this tile fireplace with prized Pewabic tiles may still be salvaged. Despite the rough appearance, however, the building's structure itself appears to be sound.



Corridors in the original south unit are 10' wide wall to wall, but feel narrower due to locker banks added later. Water infiltration in the south unit has caused the second floor's plaster ceiling to collapse and has caused widespread water damage in classrooms on both floors.

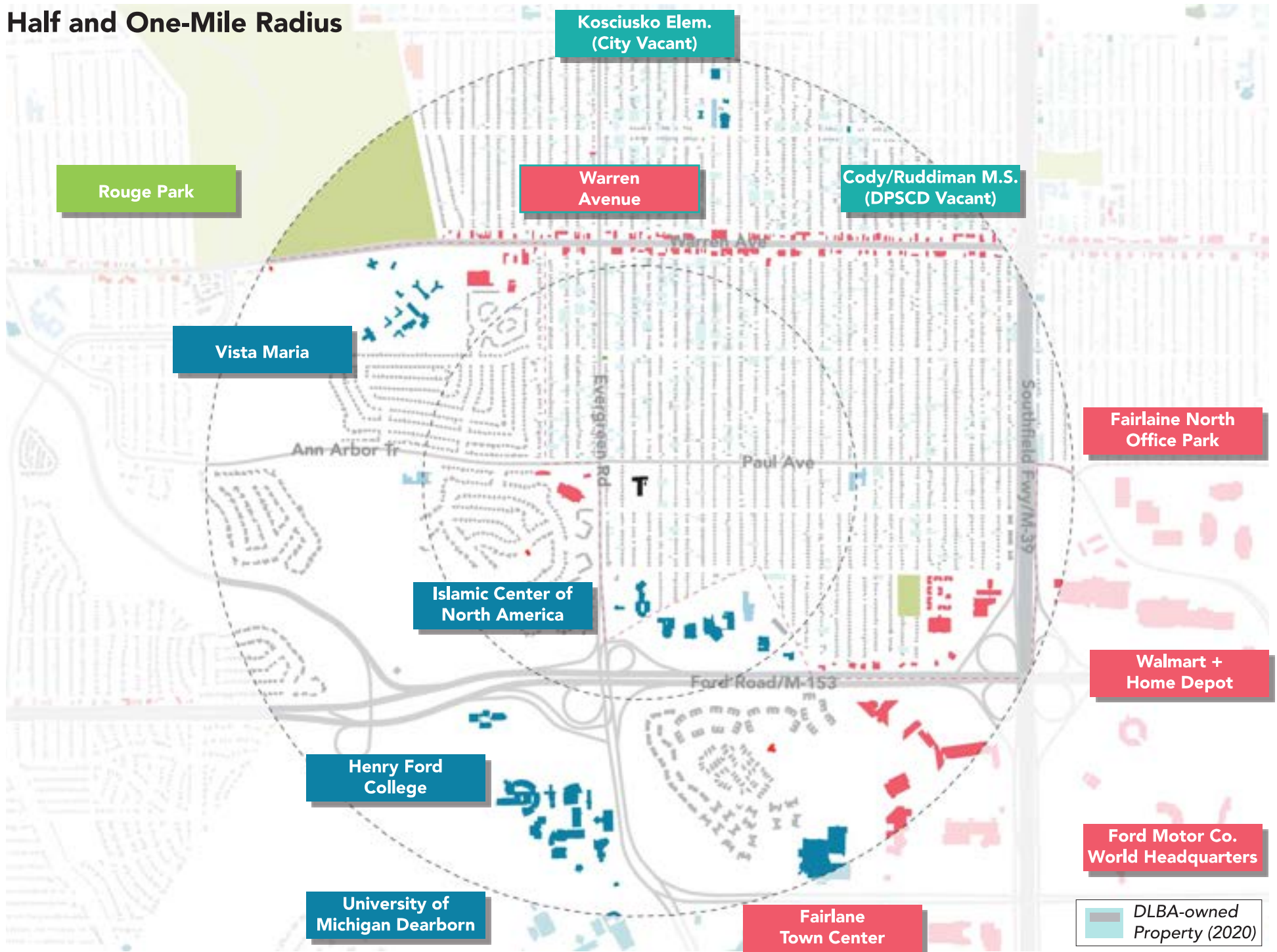


A typical classroom in the 1951 wing, featuring large glass block windows with operable steel frame lites below. The more durable painted CMU finishes in the newer wing are in relatively good shape compared to the moisture-sensitive plaster of the 1920s wing.



Built-in casework and other finishes in the 1951 classrooms are in good overall condition.

Half and One-Mile Radius



Neighborhood By The Numbers

45_{/100}

Walkscore
Car dependent

0.1_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.5_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.6_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

5.2_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.7_{mi}

Library Access
More than 15 minute walk
to nearest public library

14%

Vacant/DLBA Property
Moderately low rate of vacancy
within 0.25 mile radius (2020)

105

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.3%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

Financial Analysis Summary

Mae C. Jemison Academy is in the Warrandale/Cody-Rouge SNF area. The building is located at 6201 Auburn St. in the Warrendale neighborhood in District 7. The area is adjacent to the Dearborn Heights and Dearborn suburbs. It is approximately four miles away from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 15,700. Jemison was the only school across the portfolio to have a positive 2019-2024 projected annual population growth rate, albeit small, at 0.1%. The senior population annual growth rate is projected at 2.3%. According to EMSI, 2019 estimated median household income for the area was \$34,000.

In terms of built environment, Jemison is less dense than other schools in the Vacant School portfolio, with 1.0 million built sf. Permit activity is below average, with approximately 105 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Guyton scored a Walkscore of 45, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to grow marginally at 0.3% annually (EMSI). In terms of multifamily development, the area has one HRD project with 40 units, but over 1.6 million sf of market rate multifamily development according to CoStar. Average market rate rents as recorded by CoStar are relatively higher than the portfolio - \$17 psf or \$1,300 per unit on average. Vacancy rates were average at 8.6%. Jemison also has one 150,000 sf senior building, but it did not record any rent information.

The 1-mile radius area around Jemison contains more slightly less retail sf than other schools in the portfolio, including 3 grocery stores. It records slightly lower average retail rents, \$10 psf, and lower vacancy rates, 0.5% (EMSI / CoStar). Jemison does record a fair amount of retail sales, with \$130 million annually, higher than expected sales, \$120 million according to EMSI's retail gap analysis for the 1-mile radius around the school. This indicates that people travel from outside the 1-mile radius to shop in the neighborhoods around Jemison, a good sign for neighborhood vibrancy and economic activity.

There are 17 buildings categorized as commercial office in Jemison's 1-mile radius according to CoStar, with slightly higher than average rents (\$18 psf). Jemison has no industrial inventory in the 1-mile surrounding area.

From Profile Recommendation: Recommended for Multifamily because low Multifamily vacancy rate and highest Multifamily rent at \$1,291 per unit. Not recommended for Industrial since has no existing Industrial buildings.

Market Information

Jemison 1

Development Type Gross Area (SF)

Rehabilitated Structure	34,906
Demolished Structure	-

High Level Funding Breakdown

Equity	\$1.47	10%
Debt	\$2.59	18%
Gap	\$10.63	72%

Total Project Cost \$14.68

Income (PSF values)

Blended Rental Income	\$10.00
Less Vacancy	\$1.00
Less Expense	\$1.50
2022 NOI (escalated)	\$7.50
Blended Cap Rate	9.0%
Capped NOI	\$83

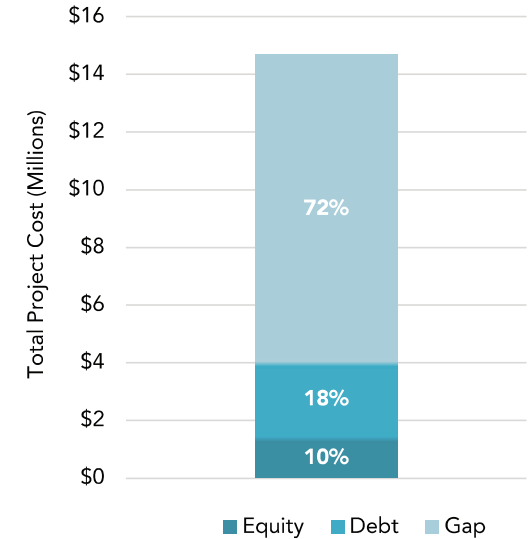
Total Value \$2,900,000

2022 Costs

Total Rehab Cost	\$9,500,000
Total Fit-Out Cost	\$5,200,000

Total Project Cost \$14,700,000

Gap \$ 10,600,000



Jemison 2

Development Type Gross Area (SF)

Rehabilitated Structure	17,367
Demolished Structure	17,539

High Level Funding Breakdown

Equity	\$0.93	10%
Debt	\$2.86	31%
Gap	\$5.53	59%

Total Project Cost \$9.33

Income (PSF values)

Blended Rental Income	\$18.00
Less Vacancy	\$1.50
Less Expense	\$2.00
2022 NOI (escalated)	\$14.50
Blended Cap Rate	8.0%
Capped NOI	\$183

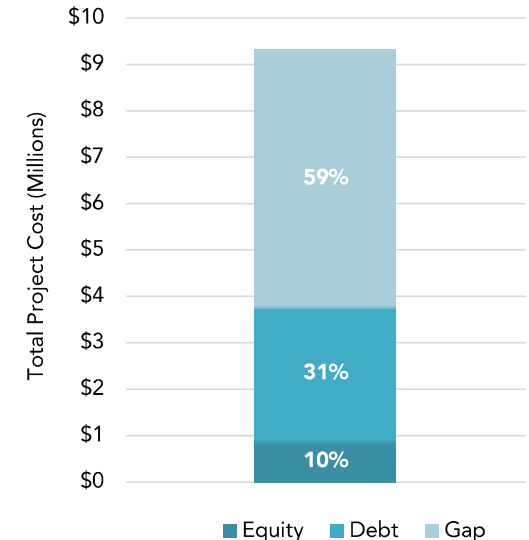
Total Value \$3,200,000

2022 Costs

Total Rehab Cost	\$6,200,000
Total Fit-Out Cost	\$3,200,000

Total Project Cost \$9,300,000

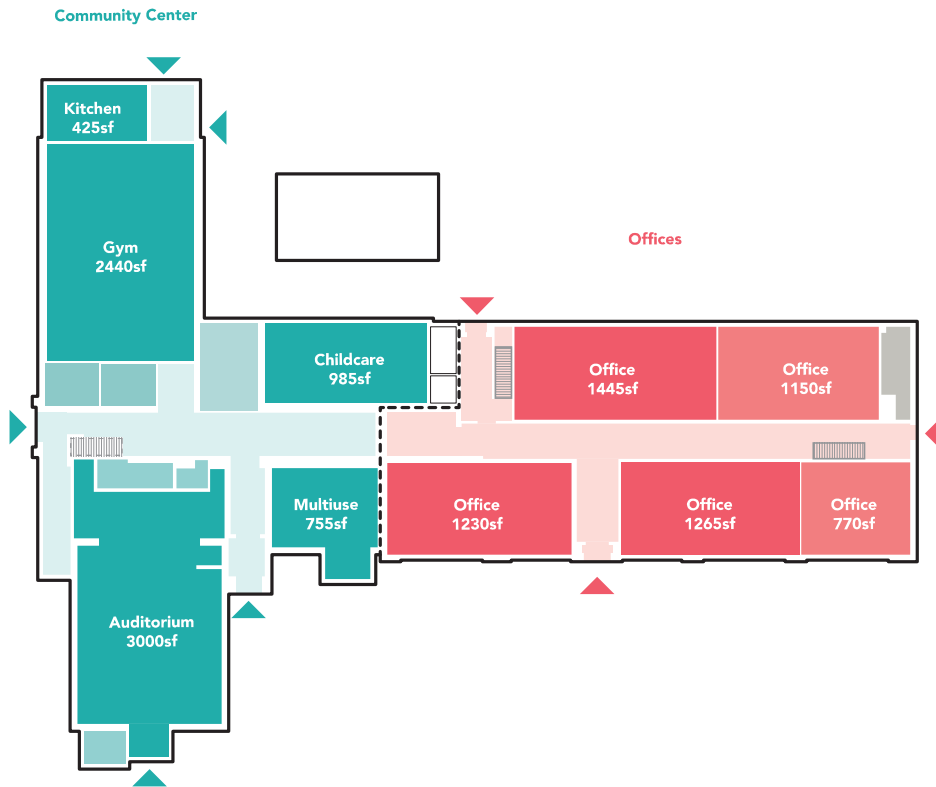
Gap \$ 5,500,000



Scenario 2: Office Space

Split 1920s side offices and 1950s portion community

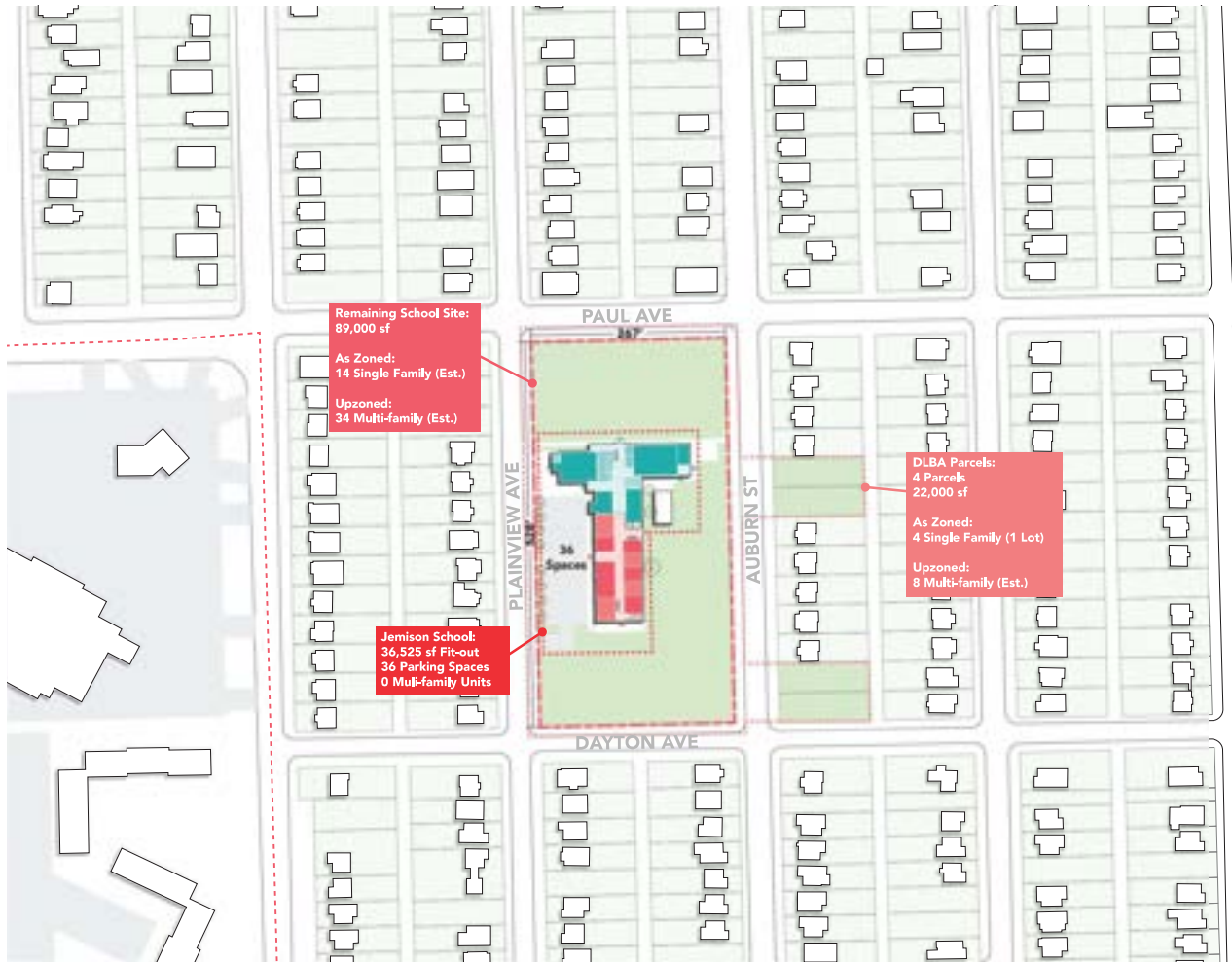
Jemison's straight bar configuration means that classroom bays can be divided in a variety of ways, creating half-bay, full-bay, or multiple-bay spaces to serve different programming needs. This scenario converts classrooms spaces into a mix of large and small office areas, while the gym and auditorium become the focal points of a childcare center that could serve both neighborhood residents and workers in the building.



First Floor



Second Floor

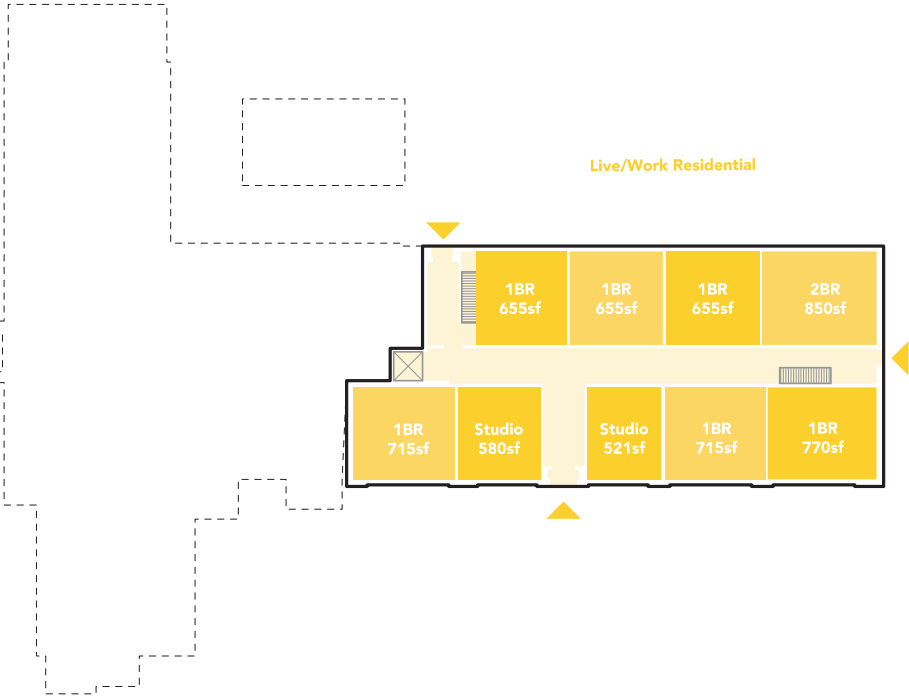


Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Office	Plaster w/ Conc Structure	Contemp	50%	17,618		133 \$	2,343,174.56
Office	CMU w/ Conc Structure	Contemp	15%	5,318		138 \$	733,929.11
Childcare	CMU w/ Conc Structure	Contemp	3%	941		138 \$	129,904.79
Community Center	CMU w/ Conc Structure	Contemp	32%	11,028		138 \$	1,521,930.27
Parking						12000 \$	432,000.00
Developed Area (GFA)				34,906			
Fit-out subtotal							\$ 5,160,938.73
Rehab subtotal							\$9,520,597.23
COST TOTAL							\$ 14,681,535.96

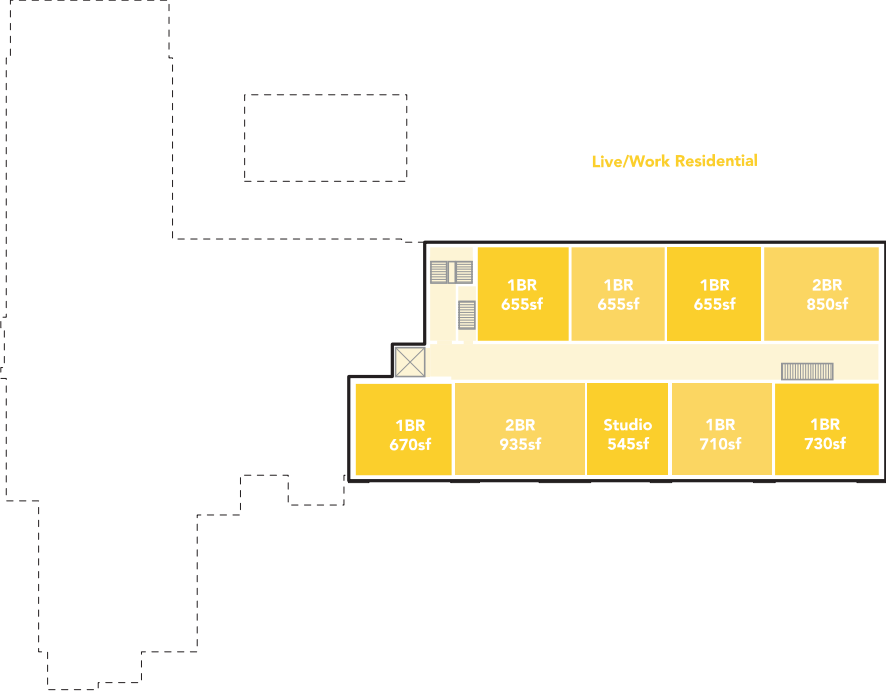
Scenario 2: All Original

Residential in the original 1950s portion

This scenario proposes demolishing the nondescript 1950s addition, and rehabilitating the original 1920s era classroom wing as housing. The result is a simple bar building that leaves ample open space on site available for new multifamily or single-family construction. As the historic finishes inside this older wing have been mostly damaged by water, this development scheme assumes fully contemporary construction and finishes to fit out the units.



First Floor



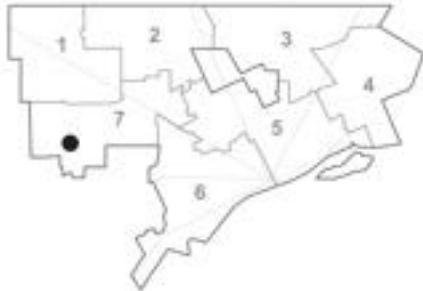
Second Floor



Studio (520sf-580sf)	3
1BR (655sf-770sf)	12
2BR (850-935sf)	3
TOTAL UNITS	18

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Residential - Market	Plaster w/ Conc Structure	Contemp	0.4975	17,367		144 \$	2,500,844.77
Demo			0.5025	17,539	288339.54	0.7 \$	201,837.68
Parking						12000 \$	240,000.00
Elevator						225000 \$	225,000.00
Developed Area (GFA)				17,367			
Fit-out subtotal							\$ 3,167,682.44
Rehab subtotal							\$ 6,160,879.53
COST TOTAL							\$ 9,328,561.97

7 Kosciusko



Address: 20390 Tireman
 Parcel: 22001637-9
 District: 7
 SNF Area: Warrendale/Cody/Rouge
 Owner: City of Detroit
 Site Area: 1.63 ac (3.70 ac w/ city parcel)
 Gross Floor Area: 35,120 sf
 Floors: 2
 Plan Type: L
 School Type: Elementary
 Year Built: 1955
 Zoned: R1
 Base Rehab Cost (est): \$717K
 Total Rehab Cost (est): \$8.1M

Condition Market



History Neighborhood



Building Overview

2-story T-plan with classrooms double-loaded along main corridor.

Modern architecture with wide, continuous ribbon windows throughout, emphasizing horizontality of building.

Mid-century modern auditorium with large windows is a unique and striking space.

Gym is small but lots of natural light from both east and west elevations.

Roofline extends past the facade and wraps around the side of the building, Post-and-beam construction with CMU infill walls.

Large, park-like school yard with several mature trees scattered throughout—unique for a school yard.

Neighborhood Overview

Located in Warrendale neighborhood

Homes directly across from the school yard on both sides have been demolished, creating a very open feel.

Houses facing the school and south of Tireman seem mostly intact, with few vacant lots.

Small apartment buildings on opposite side of Tireman

Five short blocks from Rouge Park, Detroit's largest public park, and home to amenities like a public pool, hiking and walking trails, horse stables, and athletics fields.

Sizeable refugee population, but not well-connected to existing block clubs or other established community activity.

Near Dearborn's Warren Avenue business district, a shopping and dining destination with many Arab-American businesses.

Served by DDOT 47 bus on Warren Ave.

Development Overview

Opportunities:

- Growing immigrant community
- Near Warren Ave commercial corridor in Dearborn.
- Simple building configuration with flexible interior spaces
- Building in excellent condition

Challenges

- Lots of vacancy in surrounding residential neighborhood.

Real Estate Market summary:

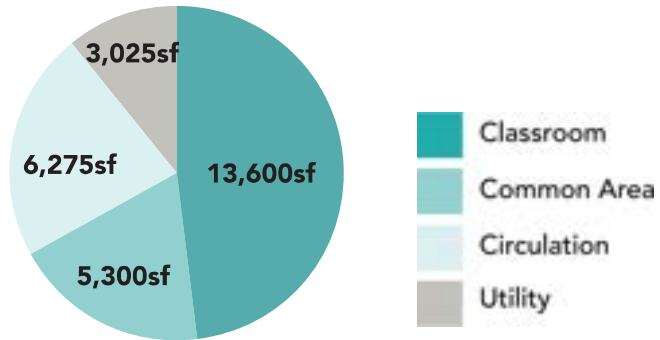
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Average
- Retail: Average
- Office: Below Average
- Industrial: Below Average

Market-based Use Recommendations

- Best market for mixed-use development, including residential with auxiliary commercial or community uses.

Existing Floorplan and Program



28,200 sf net floor area

Structure

- Cast-in-place Concrete

Roof System:

- Concrete deck
- Built-up roof with stone ballast
- Modified bitumen flashing
- Internal drains

Facade:

- Brick
- Limestone, Granite, Concrete accents

Floor System:

- Concrete w/ steel pan joist

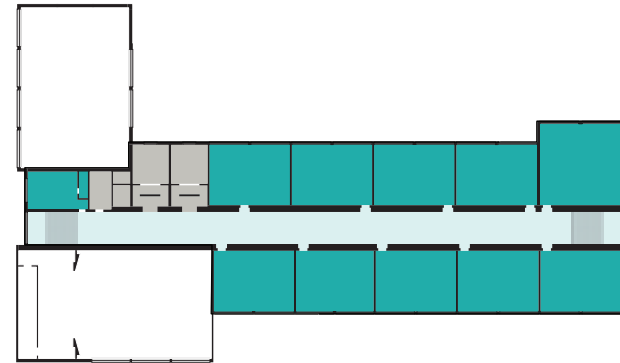
Interior Walls (original unit):

- CMU

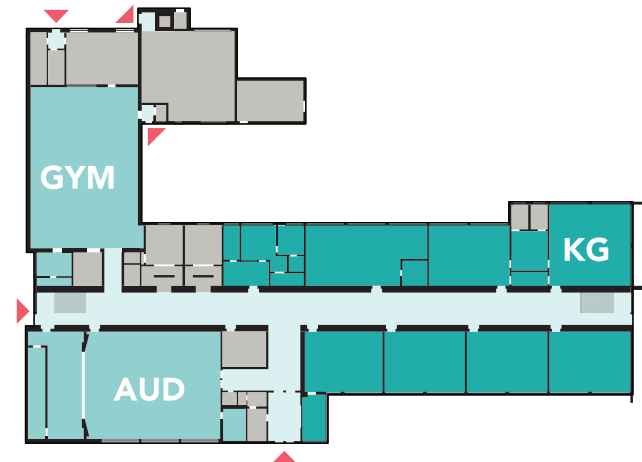
Windows

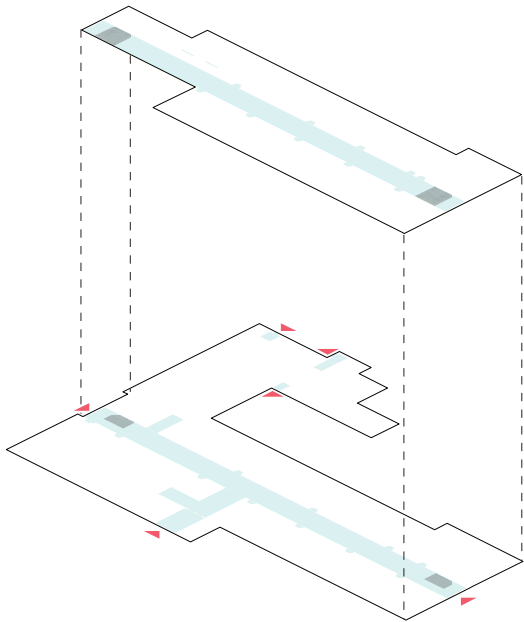
- Aluminum/glass block ribbon

Second Floor



First Floor

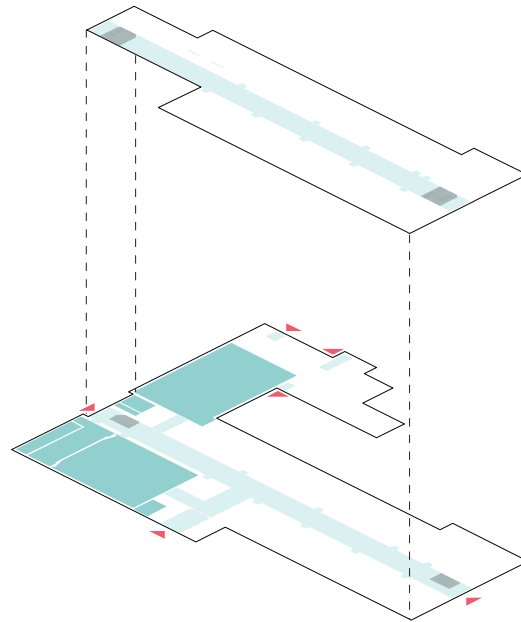




Circulation

Both floors of Kosciusko are organized along one double-loaded corridor. There are three primary entrances: one main entrance in the center of the corridor on the south frontage, and two entrances at the ends of the corridor. Stairways are located at the far ends of the corridor.

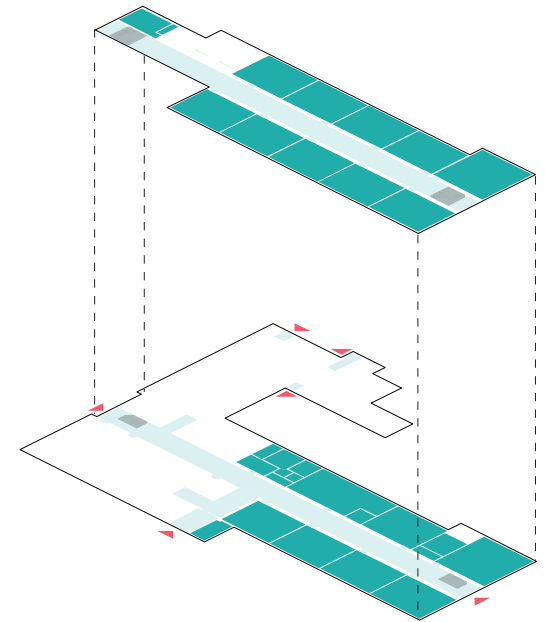
Corridors are 12' wide, with ceiling heights of 11'4" on the first floor and 8'5" on the second.



Common Areas

This school features an auditorium and a multipurpose gym/cafeteria. Both spaces are located at the west end of the building. Neither space has dedicated exterior access.

The auditorium is a striking space with mid-century modern architectural features and tall, south-facing windows. The gym is 40x60' with 19' ceilings and ample natural lighting.



Classroom Areas

Classrooms are located on both levels and are double-loaded along the east wing of the building.

Due to the post-and-beam structural system and continuous band windows, the partition walls between classrooms could be easily reconfigured.

Typical classrooms are 22'6" x 30' with 11' ceilings.

Building Distress

Roof

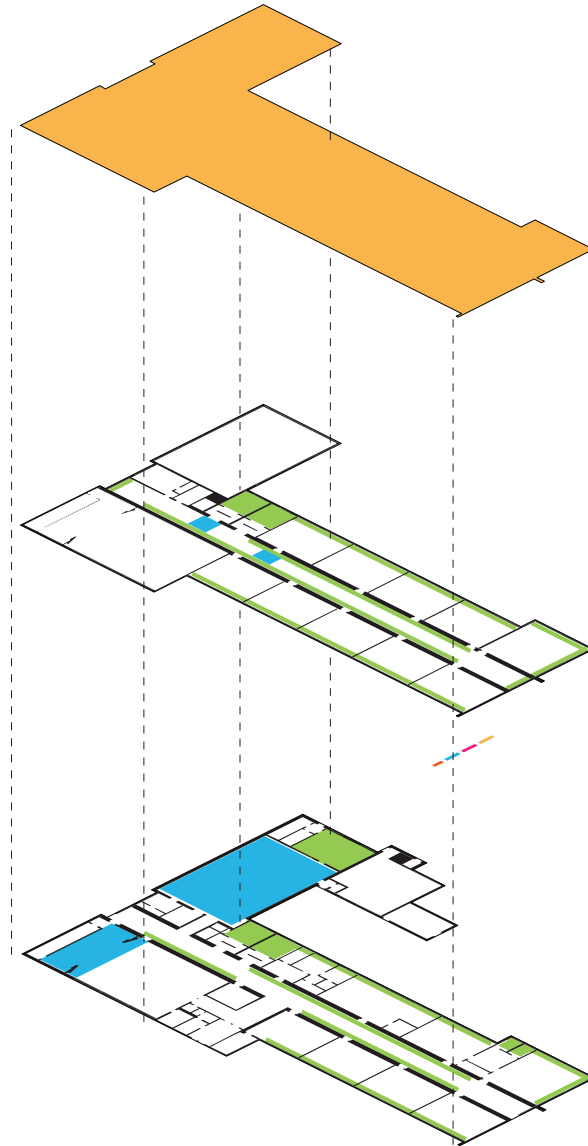
- Roof membrane deteriorated; recommend localized repairs.
- Roof drains failed; replace all.

Second Floor

- Extensive scrapping; aluminum windows, radiators, plumbing, and lockers removed throughout.
- Water infiltration in main corridor walls and at below rooftop vents.

First Floor

- Water infiltration in gym, causing corroded steel ceiling and bowed wood floors.
- Water infiltration over auditorium, causing bowed wood stage.
- Extensive scrapping; aluminum windows, radiators, plumbing, and lockers removed throughout.



- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage

School History

Thaddeus Kosciusko School

The Kosciusko School site was purchased at a cost of \$51,691, and occupied by a temporary structure in 1954 as a kindergarten annex to the Dixon School. The Kosciusko School building, costing \$714,026 and having a capacity of 770 students, was opened in 1956 and housed 758 students in kindergarten through the sixth grade. Sixty-five Special B students continued to use the temporary building.

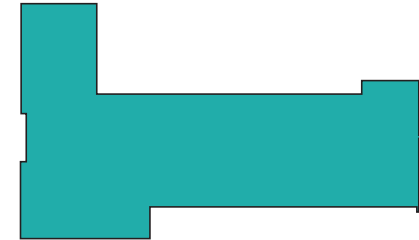
Several years after the building's construction, it was described by the Board of Education as a "beautiful community-centered building." The northern half of the block continued to be owned by the City of Detroit and remained fully wooded. The Board of Education intended to acquire the land for use as a playfield, but these negotiations were not concluded until sometime thereafter. Presently, numerous large trees remain on the site.

The architecture firm of Harley, Ellington & Day (1943-60) designed Kosciusko School. By 1941, that firm took a significant step into the public spotlight with their design for the Horace Rackham

Educational Memorial Building, the third building in Detroit's cultural center. It was later responsible for the south and north additions to the Detroit Institute of Arts. It designed other notable Detroit civic structures, including the City-County Building (1955). The firm continues as Harley Ellis Devereau today.

Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Kosciusko, Thaddeus, School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009)

Building Evolution



Original Unit (1955)

Kosciusko was completed in a single phase in 1955, unlike the majority of Detroit's historic schools that were expanded over time. The result is a building with a unified architecture in both style and structure.



The front elevation viewed from the southeast corner of the building. The main classroom wing is a double-loaded bar featuring continuous glazing along its entire length. The white-columned canopy over the main entrance is visible at the far left.



Koskiusko's main entrance is covered by a concrete canopy with two punched openings.



The gym and boiler house viewed from the north.



The large school yard is a separate City-owned parcel. Unlike typical school yards, it features several mature trees in the middle, giving it a park-like feel. Homes on the residential lots facing the sides of the field have been demolished, making the lot feel even more expansive.



The auditorium features high ceilings, large south-facing windows, geometric masonry, and a striking mid-century modern stage with an angled canopy and wood paneling. The auditorium is not elaborate, but its design sets it apart from the utilitarian boxes often seen in other schools of the same era.



The combination gym and cafeteria is a 40x60' box that features large clerestory windows and 20' ceilings.

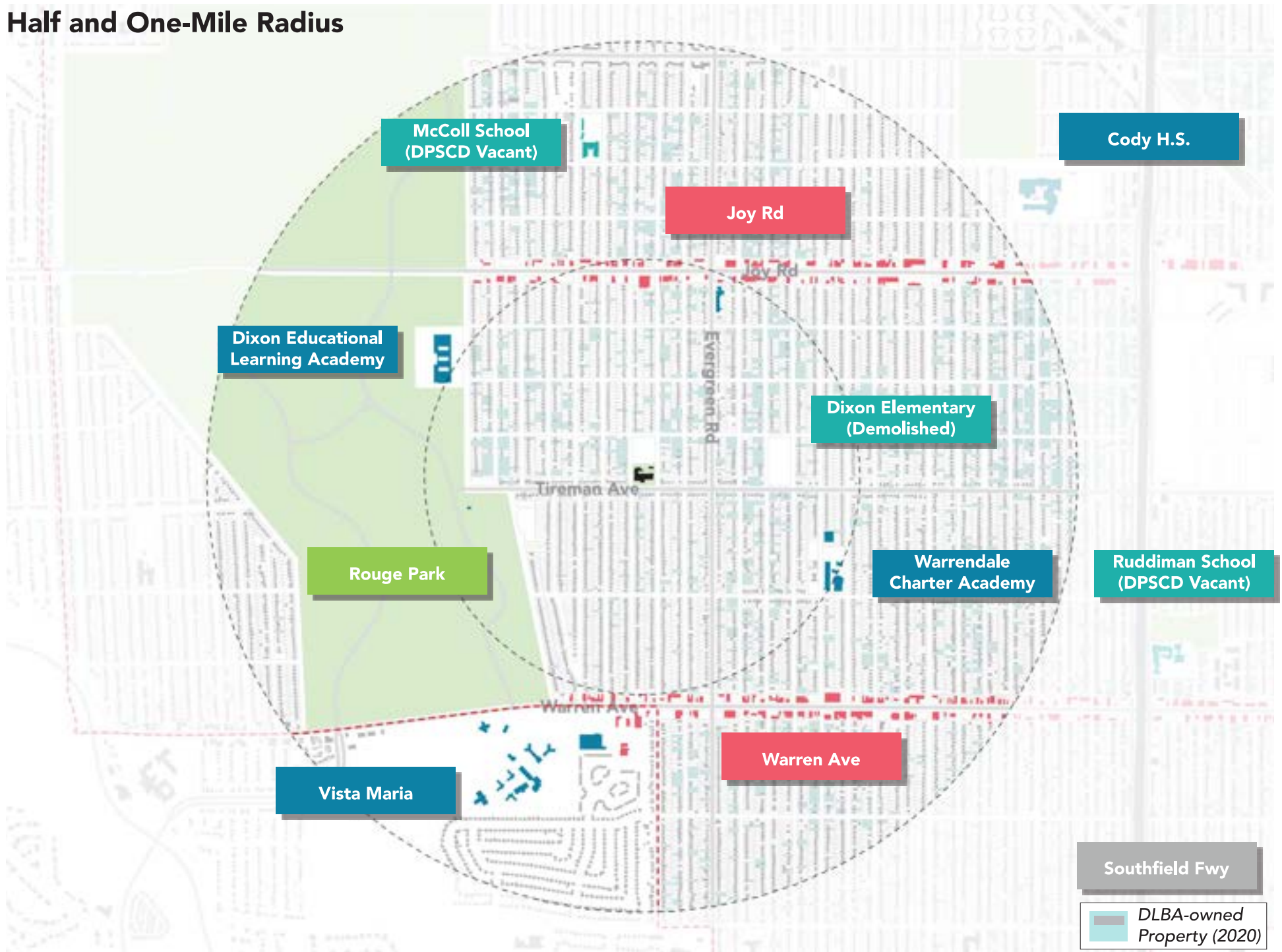


The main corridor on the first floor with lockers removed, but otherwise in good condition. Corridors are 12' wide and double-loaded.



The kindergarten, located at the northeast corner of the building, features continuous glazing on two sides, designed to flood the space with natural light. The school's concrete post and beam structure is clearly visible.

Half and One-Mile Radius



Neighborhood By The Numbers

41_{/100}

Walkscore
Car dependent

0.1_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

1.2_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.3_{mi}

Park Access
5-10 minute walk
to nearest park (1+ acre)

4.2_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.0_{mi}

Library Access
10-15 minute walk
to nearest public library

22%

Vacant/DLBA Property
Moderate rate of vacancy
within 0.25 mile radius (2020)

140

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

2.0%

Senior Population Growth
Moderate projected growth
within 1mi radius (2019-2024)

Financial Analysis Summary

Kosciusko Elementary School is in the Warrandale/Cody-Rouge SNF area. The building is located at 20390 Tireman St. in the Warrendale neighborhood in District 7. As with Jemison, the area is adjacent to the Dearborn Heights and Dearborn suburbs. It is a little less than 5 miles away from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 18,700 and 2019-2024 projected annual population growth rate is -0.3%. The senior population annual growth rate is projected at 2.0%. Kosciusko has 226 HRD units, well below the average of 686 units, but more than the area around Jemison, which is in the same neighborhood. According to EMSI, 2019 estimated median household income for the area was \$33,000.

In terms of built environment, Kosciusko is less dense than other schools in the Vacant School portfolio, with 1.3 million built sf. Permit activity is below average, with approximately 140 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Kosciusko recorded over 300 dismantlement permits over the same time period, an above average value. The school scored a Walkscore of 41, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to remain flat at their current values (EMSI). In terms of multifamily development, Kosciusko is a much smaller market than many of the 1-mile radii around other schools in the portfolio. Its seven market rate multifamily buildings contain 285 units and approximately 200,000 sf (CoStar). There are nine recorded HRD projects with about 230 units. CoStar's vacancy rates are high at

28%, though rents are about average for the portfolio - \$11 psf or \$690 per unit.

The 1-mile radius area around Kosciusko contains slightly less retail sf than other schools in the portfolio, including four grocery stores. It records slightly lower average retail rents, \$10 psf, and lower vacancy rates, 1.3% (EMSI / CoStar). Projected retail sales from EMSI are \$120 million annually, but actual annual sales are only \$75 million according to EMSI's retail gap analysis for the 1-mile radius around the school. This could indicate that more retail sf is needed in the neighborhood, but whether the site receives enough traffic is yet to be determined.

The commercial and industrial market around Kosciusko is small. There are 9 buildings categorized as commercial office in Kosciusko's 1-mile radius according to CoStar, with no recorded rent information. Kosciusko has little industrial inventory in the 1-mile surrounding area, only three buildings and no recorded rent data.

From Profile Recommendation: Surrounded by blocks of single family home, area Retail has low vacancy rates at 1.3% and decent rents. Multifamily vacancy rate is high at 27.9% according to Costar. Recommended for mixed use redevelopment - residential with some auxiliary retail, commercial, or community facility uses.

Market Information

Kosciusko 1

Development Type Gross Area (SF)

Rehabilitated Structure	35,120
Demolished Structure	-

High Level Funding Breakdown

Equity	\$1.43	10%
Debt	\$0.11	1%
Gap	\$12.79	89%

Total Project Cost \$14.34

Income (PSF values)

Blended Rental Income	\$0.50
Less Vacancy	\$0.00
Less Expense	\$0.00
2022 NOI (escalated)	\$0.50
Blended Cap Rate	9.0%
Capped NOI	\$4

Total Value \$100,000

2022 Costs

Total Rehab Cost	\$8,100,000
Total Fit-Out Cost	\$6,200,000

Total Project Cost \$14,300,000

Gap \$ 12,800,000

Kosciusko 2

Development Type Gross Area (SF)

Rehabilitated Structure	35,120
Demolished Structure	-

High Level Funding Breakdown

Equity	\$1.30	10%
Debt	\$0.89	7%
Gap	\$10.85	83%

Total Project Cost \$13.04

Income (PSF values)

Blended Rental Income	\$4.00
Less Vacancy	\$1.00
Less Expense	\$0.50
2022 NOI (escalated)	\$2.50
Blended Cap Rate	8.6%
Capped NOI	\$28

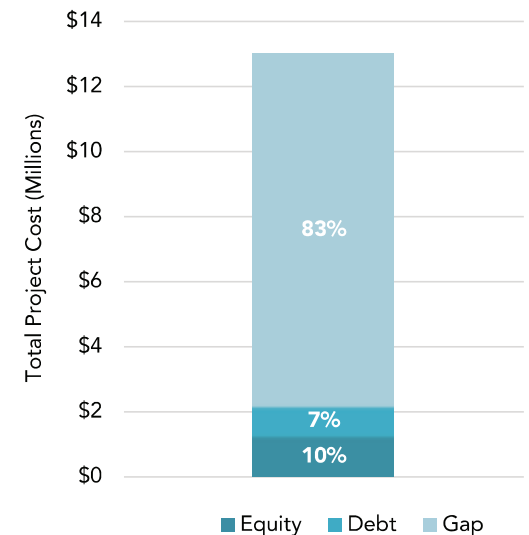
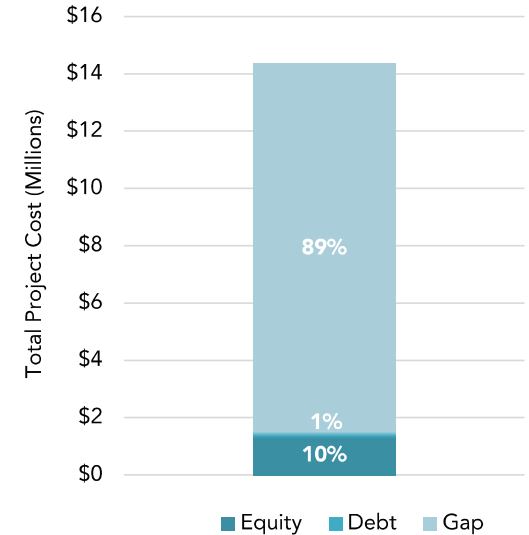
Total Value \$1,000,000

2022 Costs

Total Rehab Cost	\$8,100,000
Total Fit-Out Cost	\$4,900,000

Total Project Cost \$13,000,000

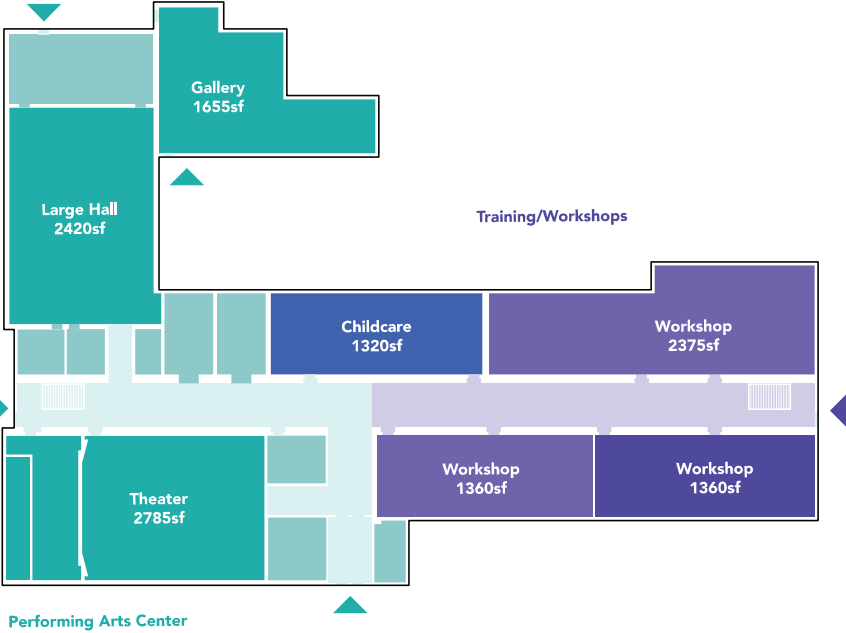
Gap \$ 10,800,000



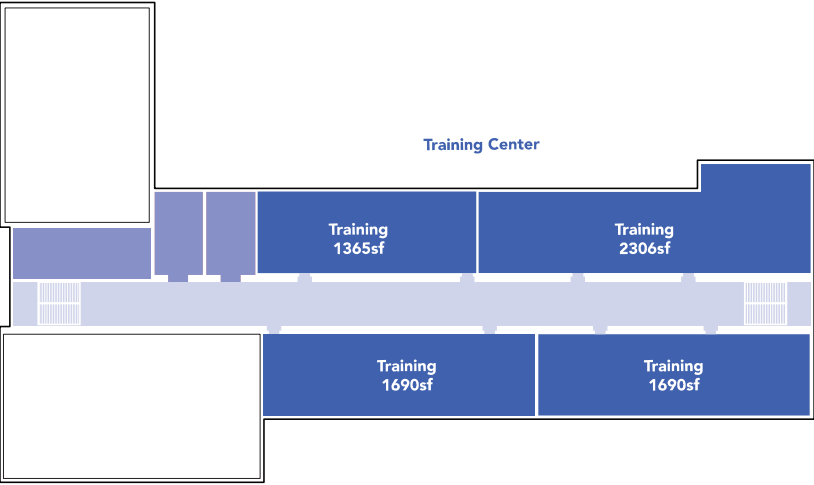
Scenario 1: Training and Performing Arts Center

Split training and theater

With its continuous large windows and flexible column-and-beam construction, Kosciusko's classroom spaces can be opened up into long, brightly-lit spaces suitable for small-scale industrial uses. This scenario proposes a manufacturing or craft-based workshop and training center in the classroom wing, while the large, well-preserved auditorium and gym can serve as a large performing arts center.



First Floor



Second Floor

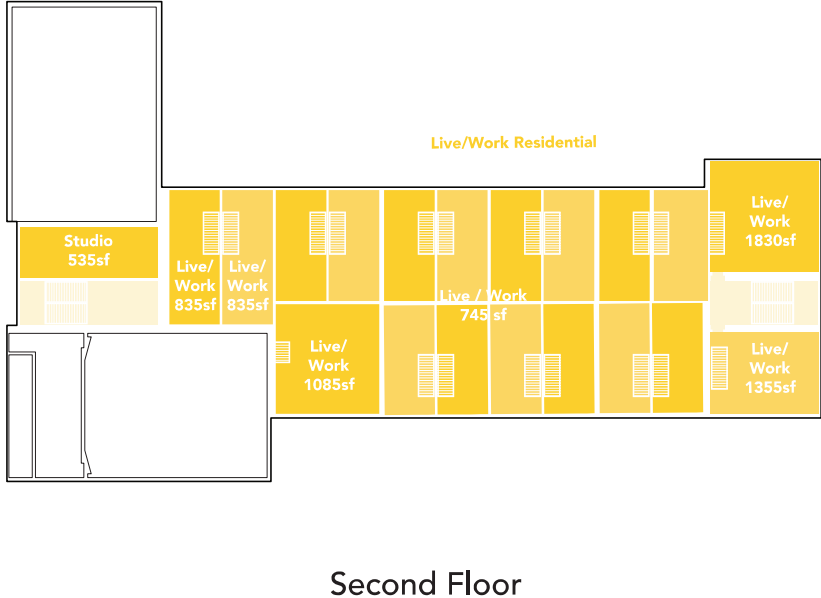
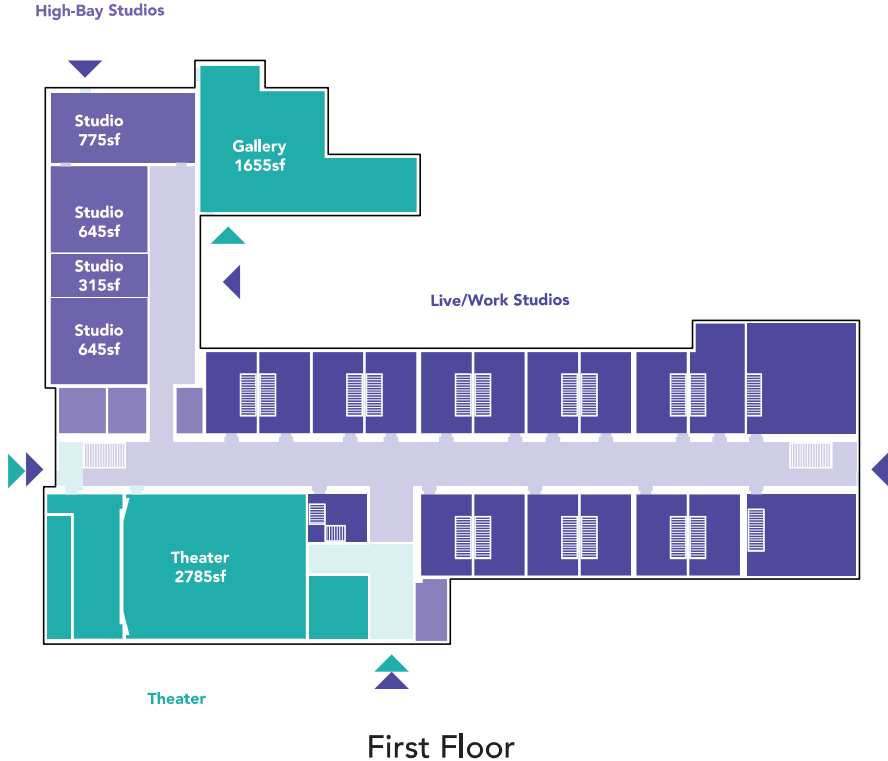


Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Training Center	CMU w/ Conc Structure	Historic	59%	20,769		133 \$	2,762,219.78
Childcare	CMU w/ Conc Structure	Historic	4%	1,353		159 \$	215,148.44
Community Center	CMU w/ Conc Structure	Historic	37%	12,998		159 \$	2,066,728.97
Parking						12000 \$	1,200,000.00
Developed Area (GFA)				35,120			
Fit-out subtotal							\$ 6,244,097.19
Rehab subtotal							\$ 8,093,580.98
COST TOTAL							\$ 14,337,678.16

Scenario 2: Live/Work

Unit spaces above with work access below

This scenario eliminates the original circulation on the second floor, converting the original classrooms into half-bay, two-story live-work artist units with their own internal stairways. The gym and boiler-room are converted into high-bay work and gallery spaces.





Studio (535sf)	1
Live/Work Standard (745sf)	14
Live/Work Medium (835sf)	2
Live/Work Large (1085-1830sf)	3
TOTAL UNITS	20

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Residential - Affordable	CMU w/ Conc Structure	Historic	37%	12,845		159 \$	2,042,280.28
Studio/Workshop	CMU w/ Conc Structure	Raw	51%	17,970		90 \$	1,617,303.68
Community Center	CMU w/ Conc Structure	Historic	12%	4,305		159 \$	684,563.22
Parking						12000 \$	600,000.00
Developed Area (GFA)				35,120			
Fit-out subtotal							\$ 4,944,147.18
Rehab subtotal							\$ 8,093,580.98
COST TOTAL							\$ 13,037,728.16

7 McFarlane



Address: 8900 Cheyenne
 Parcel: 22003208-20
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.30 ac
 Gross Floor Area: 58,000 sf
 Floors: 2
 Plan Type: U
 School Type: Elementary
 Year Built: 1925, 1930, 1953, 1999
 Zoned: R1
 Base Rehab Cost (est): \$1.7M
 Total Rehab Cost (est): \$13.3M

Condition Market



History Neighborhood



Building Overview

Eclectic building started in 1925 with additions from 1930, 1953, and 1999. Each addition has its own style.

Original north wing features a spacious kindergarten space with a large east-facing bay window.

1925 and 1930 units feature plaster and wood finishes in generally good condition.

1953 unit has painted CMU, vinyl flooring, and acoustic tile ceilings; windows were glass block over steel frame lites, but are now missing.

Small gym/cafeteria and auditorium are located on opposite ends of building. Both spaces have simple designs and finishes but are in excellent condition.

Scrapers have taken windows and damaged bathrooms and hallways. Other finishes are in fair condition.

The school is located in the middle of the property, with small playfields to the north and south of the building.

Neighborhood Overview

Located in Barton-McFarland neighborhood, on boundary with Aviation Sub neighborhood.

Surrounding residential neighborhoods have a mix of 1- and 2-story single-family homes with few vacant lots.

South frontage on Joy Road, a major east-west corridor; however, this particular stretch is quiet, with only churches and automotive uses.

One mile north of Dearborn's Warren Avenue commercial corridor, a destination shopping and dining area with a large concentration of Arab-American businesses.

A large industrial area is a quarter mile to the west. Manufacturers include a concrete plant, chemical manufacturers, and metalworking.

Mackenzie Elementary-Middle School is a large new DPSCD school building located less than a mile northwest. The school shares a site with Hammerberg Playfield, a large city park with a track and football stadium.

Development Overview

Opportunities

- Building in good overall condition
- Desirable location
- Frontage on major E-W thoroughfare
- Near Dearborn's Warren Ave business district.

Challenges

- Eclectic building with differing architecture throughout
- Lacks standout features.

Real Estate Market summary:

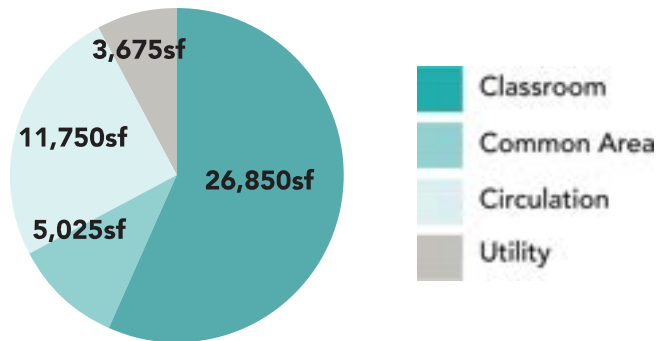
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Best market for multifamily housing, due to below-average multifamily vacancy rate and competitive rent.

Existing Floorplan and Program



47,300 sf net floor area

Structure

- Concrete frame w/ composite masonry walls
- CMU (Auditorium, 1999)

Roof System:

- Concrete tee joist-slab
- Open web steel joist with gypsym deck (Aud.)
- Open web steel joist with metal deck (1999)
- Gravel surfaced, bituminous built-up roof

Floor System:

- Concrete joist and slab

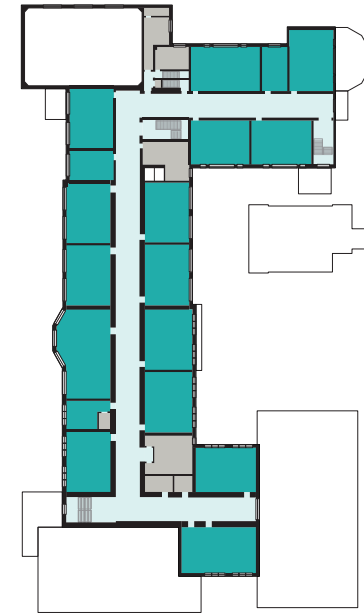
Facade:

- Brick with CMU backup
- Cast stone & limestone accents
- Steel frame windows (aluminum replacements)

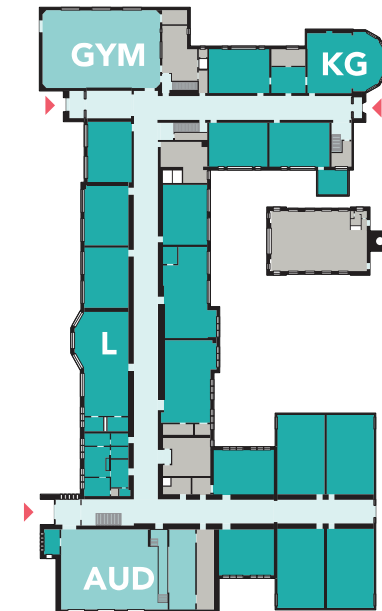
Interior Walls (original unit):

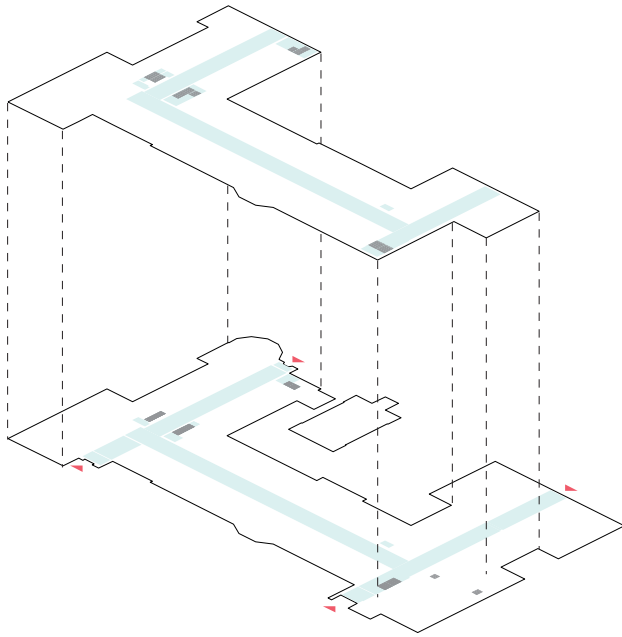
- Plaster (1925, 1931 unit)
- CMU (1951s units)
- Drywall on metal stud (1999)

Second Floor



First Floor

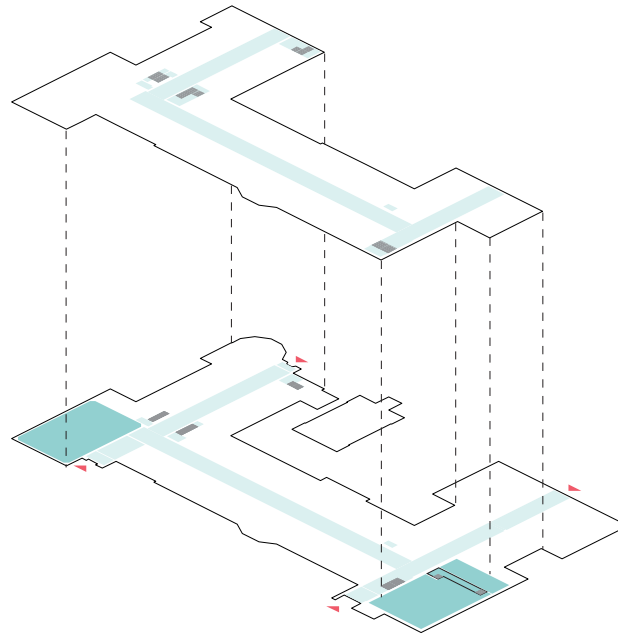




Circulation

McFarlane features a U-shaped layout with double-loaded corridors throughout.

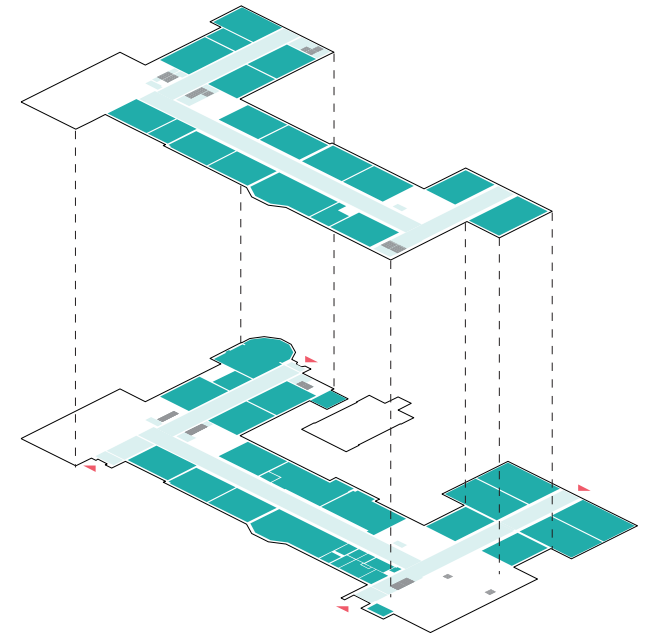
There are four entrances total, with two on the east elevation and two on the west elevation. Main stairs are located at the northeast, northwest, and southwest corners of the building, with an additional set of stairs near the gym serving the 2nd floor PE office and storage room.



Common Areas

The original north unit includes a gym with large windows, 18' ceilings, and a slightly smaller floor area than the typical 40x60' space. Although the gym does not have direct exterior access, it is located near the northwest entrance and could be operated independently from the rest of the school.

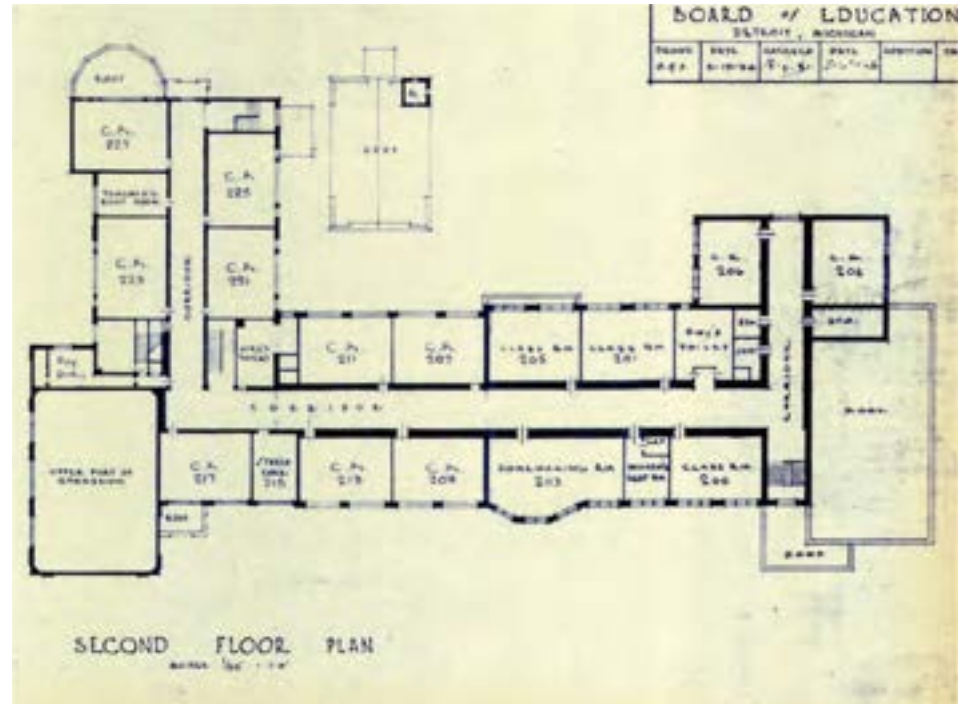
The 1951 addition included similar-sized auditorium with an entrance vestibule.



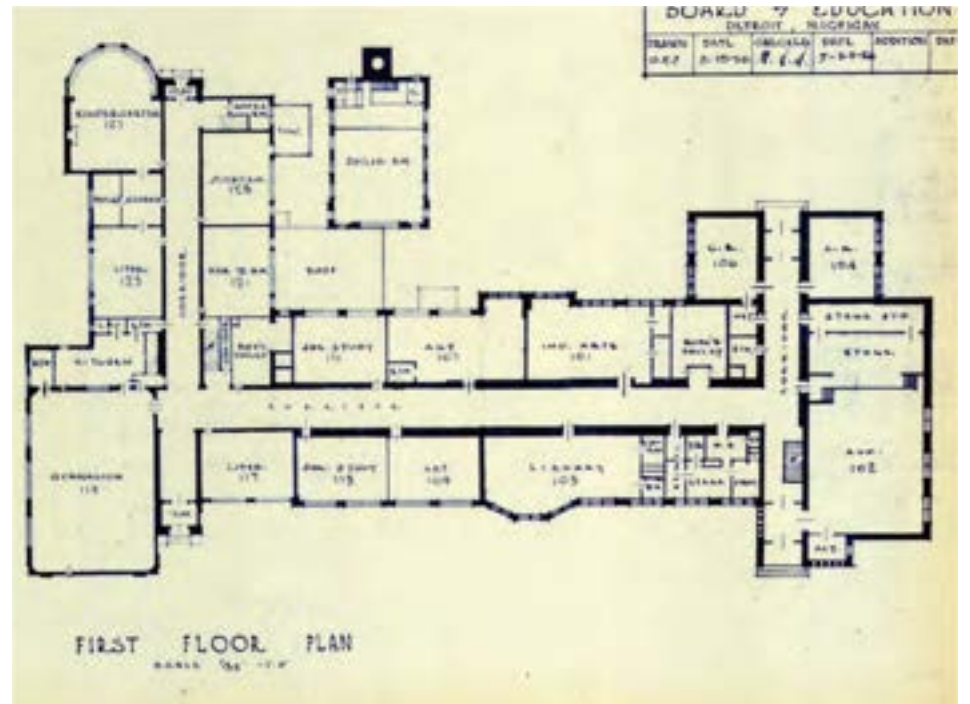
Classroom Areas

There are three double-loaded classroom wings, with 27 standard classrooms. There are also five larger specialty rooms, including a kindergarten, library, and homemaking, art, and industrial arts classrooms. Each of these spaces has some form of bay window or bump-out allowing for additional light and space.

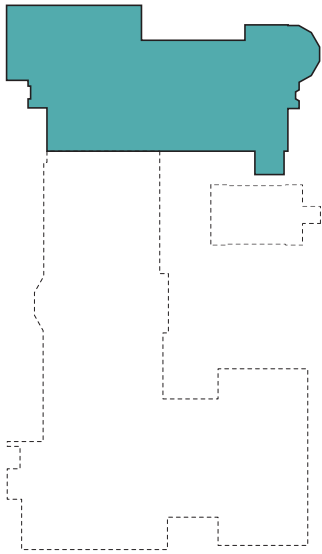
Second Floor



First Floor

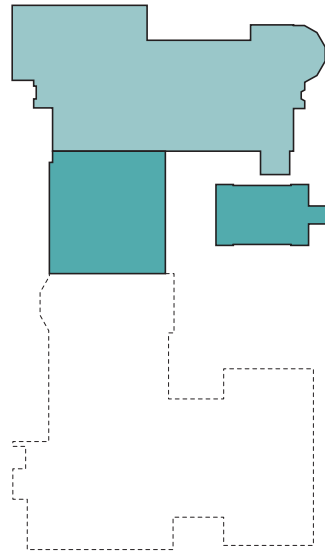


Building Evolution



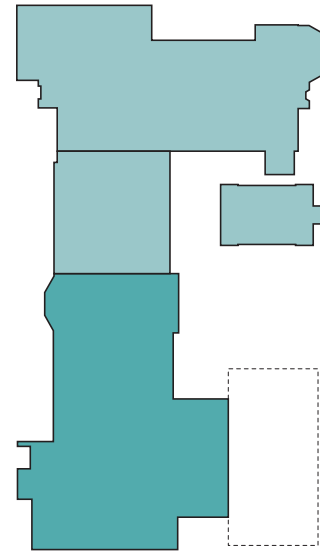
Original Unit (1925)

The north unit is a two-story asymmetrical bar that included a gym/cafeteria, kindergarten, and nine classrooms.



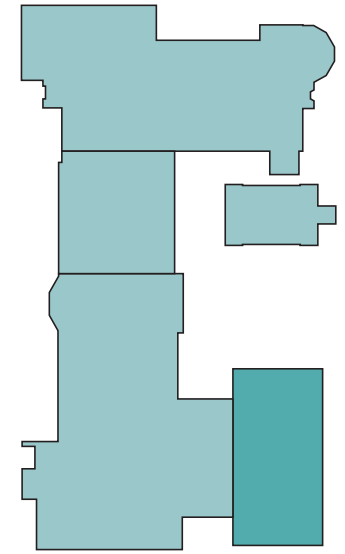
First Addition (1931)

A small eight classroom addition was added in 1931, with four standard rooms on each floor. The external boiler house may have been added at this time.



Second Addition (1951)

A large addition was completed in 1951-52, this time in a modern architectural style that complements the original units. The addition included an auditorium, library, homemaking room, industrial arts room, offices/clinic, and five standard classrooms.



Original Unit (1999)

A one-story classroom wing was added in 1999, with four large classrooms. Although the newest wing is minimalist and uses contemporary construction methods, the red brick and exposed concrete details matches the historic building.

School History

William A. McFarlane School

The William A. McFarlane Elementary School was erected in the Greenfield Township in 1925, with nine rooms, and a capacity of 420 students. It was absorbed by the Detroit school system that same year. During the 1925-1926 school year, the school's enrollment reached 300. However, as the area developed the school soon neared capacity, necessitating the addition of a new wing in 1931. The second addition was erected at a cost of \$87,301 and increased the school's capacity by 320 pupils. The addition allowed for the organization of the schools classes according to a 14-section platoon plan. A post-World War II population boom in west Detroit led the Detroit Board of Education to erect a second addition at the building. The second unit was erected in 1951-1952 for an additional 335 students. A Detroit Board of Education publication declared that new addition's design emphasized "... simplicity of line and attractiveness in a growing community." By 1953, the school saw a total enrollment of 1007 pupils. However, by September 1961, McFarlane's student population fell to 840. The majority of these students were white.

A shift in school's racial makeup began in

1962 with the Detroit Board of Education's announcement of their plan to ease overcrowding at the predominantly black Sherrill Elementary School by bussing 162 of its eighth graders to the predominantly black Clippert Elementary, which was 1 ½ miles away, rather than transferring the children to the nearby Mackenzie High School, which was predominantly white. A group of Sherrill Elementary parents filed a lawsuit against the Detroit Board of Education for the plan, accusing them of 'gerrymandering' district boundaries in order to block black children from attending predominantly white schools. The Detroit Board of Education canceled the plan when the suit was filed. Instead, the Detroit Board of Education announced a new plan which included the cancellation of 7th grade at Sherrill. The students living north of Tireman would be transferred to the all-white McFarlane Elementary School, which was to be converted to a junior high school. After graduation, these children (about 100) would then go on to Mackenzie High School. A group of white parents from McFarlane stridently voiced their opposition to this plan, stating that they did not want the school to be reclassified as a junior high. Also, they stated that the two portable buildings which were to be erected to accommodate the new children would take up too much of the

playground area and would generally put a strain on the school's resources. Despite these detractors, the Detroit Board of Education moved forward with the plan and McFarlane was integrated with the transfer of the Sherrill Elementary children to its premises. By 1969, the student body population consisted of 489 white students and 820 black students.

In 1999, a new addition to was erected and consisted of four new classrooms and two new bathrooms.

The Detroit Public School system, successor to the Detroit Board of Education, permanently closed the school in 2010 and subsequently sold the property to the City of Detroit in 2015.

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Michigan Chronicle. Three Schools Targets Pilot Project. Detroit: Michigan Chronicle (1939-Current); Feb 19, 1966; pg. 3

Wilder, Amos A. Michigan Chronicle. Our Elementary Schools Are A Public Disgrace. Detroit: Michigan Chronicle (1939-Current); Jul 12, 1969; pg. B14



Theater entrance at the southwest corner of the building. This image shows the large 1951 addition, which used a modern architectural style while still matching the overall character of the original building.



The school auditorium is a large, utilitarian box. The auditorium is accessed through a vestibule that can be closed off from the rest of the school. Conditions are generally good, with seating, windows, and finishes largely intact.



The gym was constructed in 1925 as part of the original school, though it has been updated since. It is in generally good condition.



The kindergarten in the original north unit features a large east-facing bay window/play area with intact bench seating.



Classrooms in the older north unit feature plaster walls, built-in cabinetry and wood window frames. The original windows were replaced with modern aluminum windows, but many of those have since been scrapped.



Classrooms in the 1951 addition featured large modern-style windows which formerly held glass block with operable steel-frame lites below. The original materials appear to have been replaced with aluminum frame windows, but those are largely missing.



A corridor in the original 1925 wing, with plaster finishes and built-in lockers.



A corridor in the 1951 wing, with painted CMU, glass block, and built-in lockers.

Half and One-Mile Radius



Neighborhood By The Numbers

49/100

Walkscore
Car dependent

0.0 mi

Transit Access
Immediate access to
DDOT Connect Ten or Key Route

2.2 mi

Freeway Access
10-15 minute drive
to nearest freeway ramp

0.5 mi

Park Access
5-10 minute walk
to nearest park (1+ acre)

2.4 mi

Nearest Recreation Center
No city rec center
within walking distance

2.4 mi

Library Access
No public library
within walking distance

18%

Vacant/DLBA Property
Moderately low rate of vacancy
within 0.25 mile radius (2020)

176

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

1.6%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

7 McKerrow



Address: 4800 Collingwood
 Parcel: 14012629
 District: 7
 SNF Area: Russell Woods/Nardin Park
 Owner: City
 Site Area: 3.15 ac
 Gross Floor Area: 49,900 sf
 Floors: 2
 Plan Type: U
 School Type: Elementary
 Year Built: 1926
 Zoned: R2
 Base Rehab Cost (est): \$1.8M
 Total Rehab Cost (est): \$12.2M

Condition Market



History Neighborhood



Building Overview

2-story symmetrical U-plan

Neo-Romanesque architecture with arched entrances and decorative brick arch motif throughout. Main facade is anchored by a central entrance tower with a pyramid roof.

Classrooms arranged around perimeter of building, with gym and auditorium located on inner courtyard.

32 classrooms, including large kindergarten

Secondary recreation space located above gymnasium; currently used as classrooms.

Inner courtyard is occupied by raised boiler room roof and is not accessible; it functions as a light and ventilation well only.

Wood windows missing throughout.

Significant water infiltration from failed roof drains.

Second floor corridor slab is in need of rehabilitation or replacement.

Neighborhood Overview

Located in Nardin Park neighborhood, in the near West Side.

Located in Russell Woods/Nardin Park planning area.

Surrounding neighborhood is predominantly single-family residential. The neighborhood is highly distressed, with many vacant, DLBA-owned houses and lots, particularly to the south and west.

There is a large, fenced-off vacant lot to the south of the school used as an off-leash dog park.

Near two major commercial corridors: Livernois Ave is less than a half mile to the west, and Grand River Ave is a half mile to the south. Dexter Ave. and Joy Rd are minor commercial corridors located just over a half mile to the east and south, respectively. All four corridors feature DDOT bus service.

There are two K-8 schools within a half mile of McKerrow: Hope Academy, a public charter, and DPSCD Keidan Special Education Center. There is also a Boys & Girls Club branch and a city park with playground, sports courts and a football stadium.

Development Overview

Opportunities

- In SNF area
- Near stable Russell Woods neighborhood
- Potential for bundling large assembly of adjacent DLBA parcels

Challenges

- Below-average building condition
- Distressed neighborhood

Real Estate Market summary:

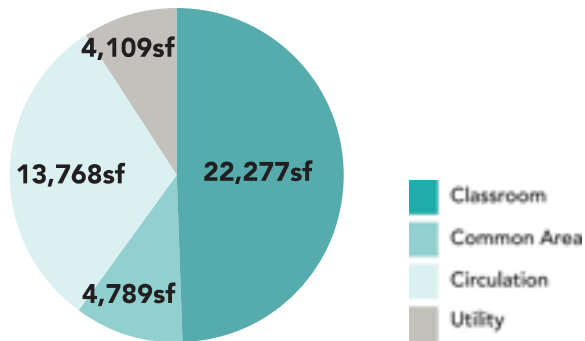
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Average
- Retail: Average
- Office: Below Average
- Industrial: Below Average

Market-based Use Recommendations

- Best market for mixed use with commercial or industrial.
- Large number of existing multifamily units in the area, with high vacancy and below-average rents.

Existing Floorplan + Program



44,950 sf net floor area

Structure

- Concrete frame
- Brick masonry

Roof System:

- Modified bitumen
- Asphalt shingle
- Internal drains

Facade:

- Brick with limestone accents

Floor System:

- Concrete joist and slab

Interior Walls:

- Gypsum block, metal lathe, plaster (corridor)

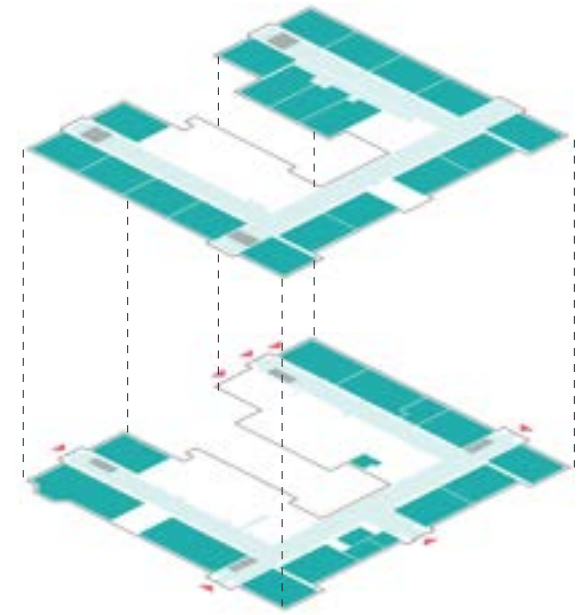
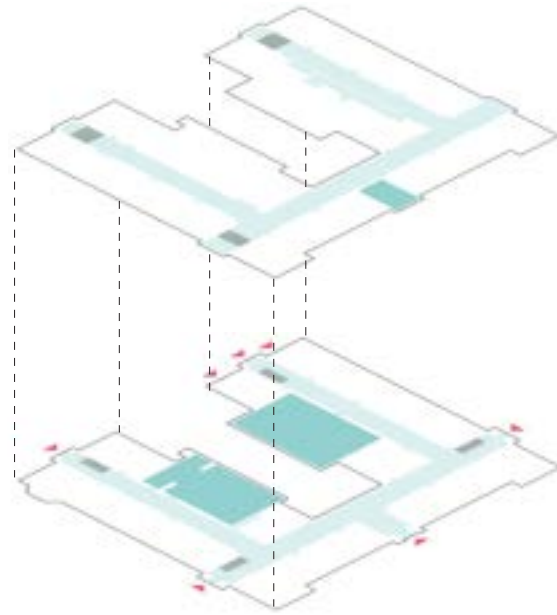
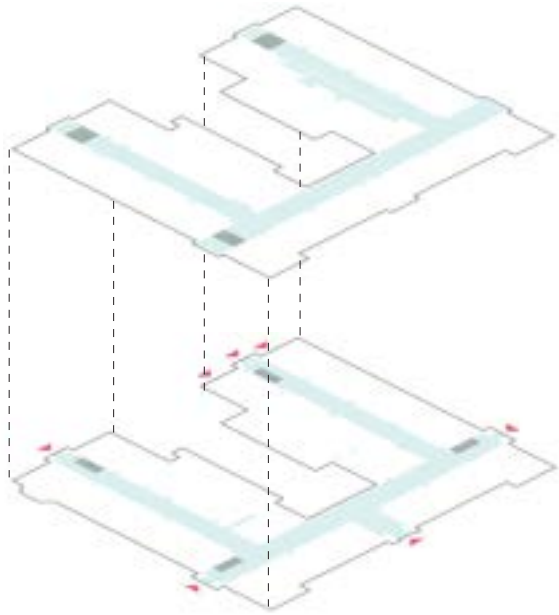
Second Floor



First Floor



Existing Floorplan + Program



Circulation

McKerrow has 3 main corridors arranged in a U. The upper and lower levels share the same layout. There are stairways located at the ends of each corridor.

There are five main entrances to the school building, plus one service entrance.

The south corridors are 14' wide, and east and west corridors are 12' wide. Ceilings are 12' on the first floor and 10' on the second.

Common Areas

McKerrow features a gym/cafeteria and auditorium, located on opposite sides of the inner lightwell/courtyard. Neither space is accessible from the exterior of the building, though the gym/cafeteria has service access from an attached kitchen.

The gym is 40x60', while the auditorium is approximately 35x57'.

Classroom Areas

Classroom areas are distributed throughout all three wings on both floors. Classrooms are typically loaded on the street side of the corridors only, except at the ends of the side wings. There are three long, narrow classrooms on a mezzanine level above the gymnasium.

Typical classrooms are 22x30' with 12' ceilings.

Building Distress

Roof

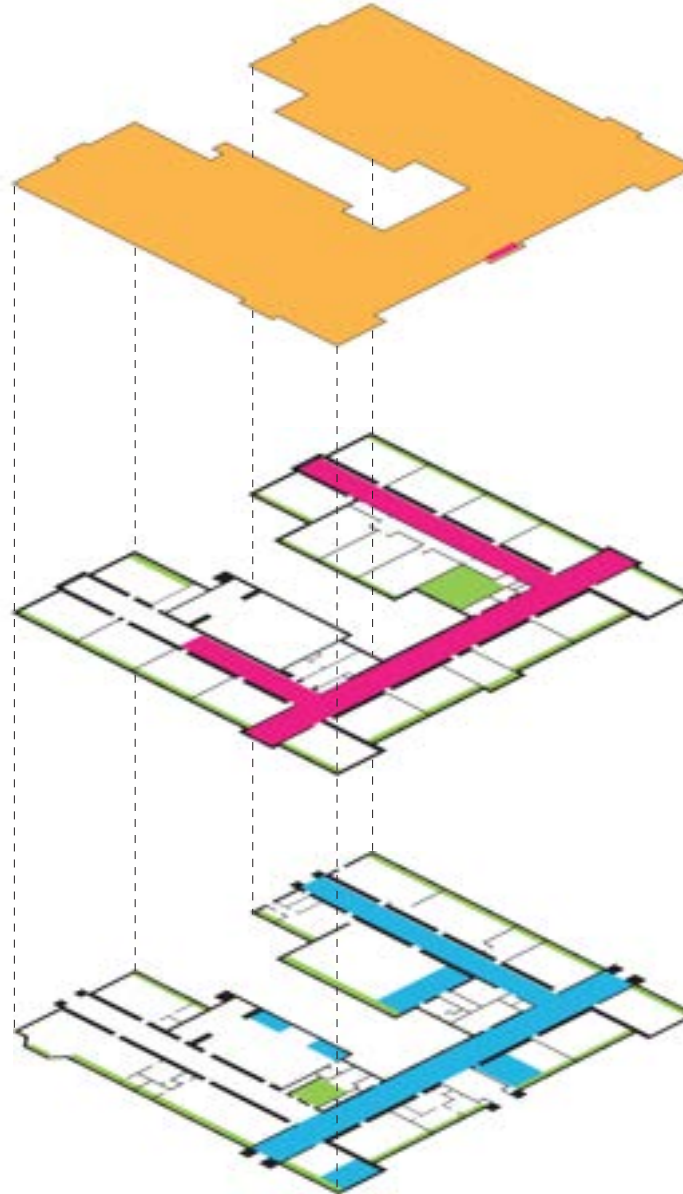
- Recommend repair or replacing entire roof
- Inspect and repair failed roof drains.
- Limestone cornice displaced on south tower over main entrance; stabilize to prevent falling object hazard.

Second Floor

- Corridor floor slabs distressed due to water infiltration; recommend replacement.
- Other structure is in serviceable condition.
- Windows and plumbing scrapped throughout.

First Floor

- Extensive water damage to corridor finishes.
- Localized water damage in classrooms, gym, and auditorium.
- Windows and plumbing scrapped throughout.



- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage

Building Evolution



Original Unit (1926)

McKerrow was completed in a single phase in 1926. The fact that such a large building was built all at once rather than incrementally suggests that the surrounding neighborhood was already well-established by the mid 1920s.

School History

Helen W. McKerrow School (John Deiter Center)

Helen W. McKerrow School opened in September, 1927. It was named after Helen W. McKerrow (1858-1925), a Scottish immigrant who worked for many years as a Detroit teacher and principal. The building was located on land costing \$164,530, and was constructed at a cost of \$372,310. Rather than being constructed in units, the building was built all at once. The school opened in 1927 to an enrollment of 1,750 students in kindergarten through eighth grade until the opening of Tappan and Durfee Intermediate Schools, at which time the seventh and eighth grades were transferred there. The school's enrollment declined to about 800 in 1950, but by 1961 increased to 1,845. Until 1931, this building served as a Detroit Teachers College training school.

McKerrow School was designed in 1926 by Verner, Wilhelm & Molby. William F. Verner resided in Ann Arbor, and partnered with Eugene B. Wilhelm in 1920. Frank Molby, formerly with Albert Kahn, Inc., later joined the firm, which then became Verner, Wilhelm and Molby. Molby began the practice of architecture in Washington, D.C. in 1892 where, for sixteen years, he was in the office of

the supervising architect of the Treasury before arriving in Detroit. The other Detroit schools by Verner, Wilhelm and Molby are Foch and Washington Schools (1924) and Coolidge School (1925). The Redford Theater (1927), listed on the National Register of Historic Places in 1985, and St. Matthias Episcopal Church are two other buildings in Detroit by the firm.

Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). McKerrow, Helen W., School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009)



The southwest and southeast (front) elevations of the school showcase the building's decorative brickwork and distinctive entryways.



The central courtyard viewed from the second floor south corridor. The courtyard allows light and fresh air, but is not accessible from inside or outside the building, due to the raised boiler room roof.



The auditorium features a suspended barrel-vaulted ceiling.



Water damage above the gym has caused the ceiling to collapse. There are three classrooms above this gym.



Water damage on the second floor has contributed to structural deterioration of the floor slab. The corridor floor slabs may need to be replaced.



The first floor corridors are heavily water damaged and scrapped, with no original finishes intact.

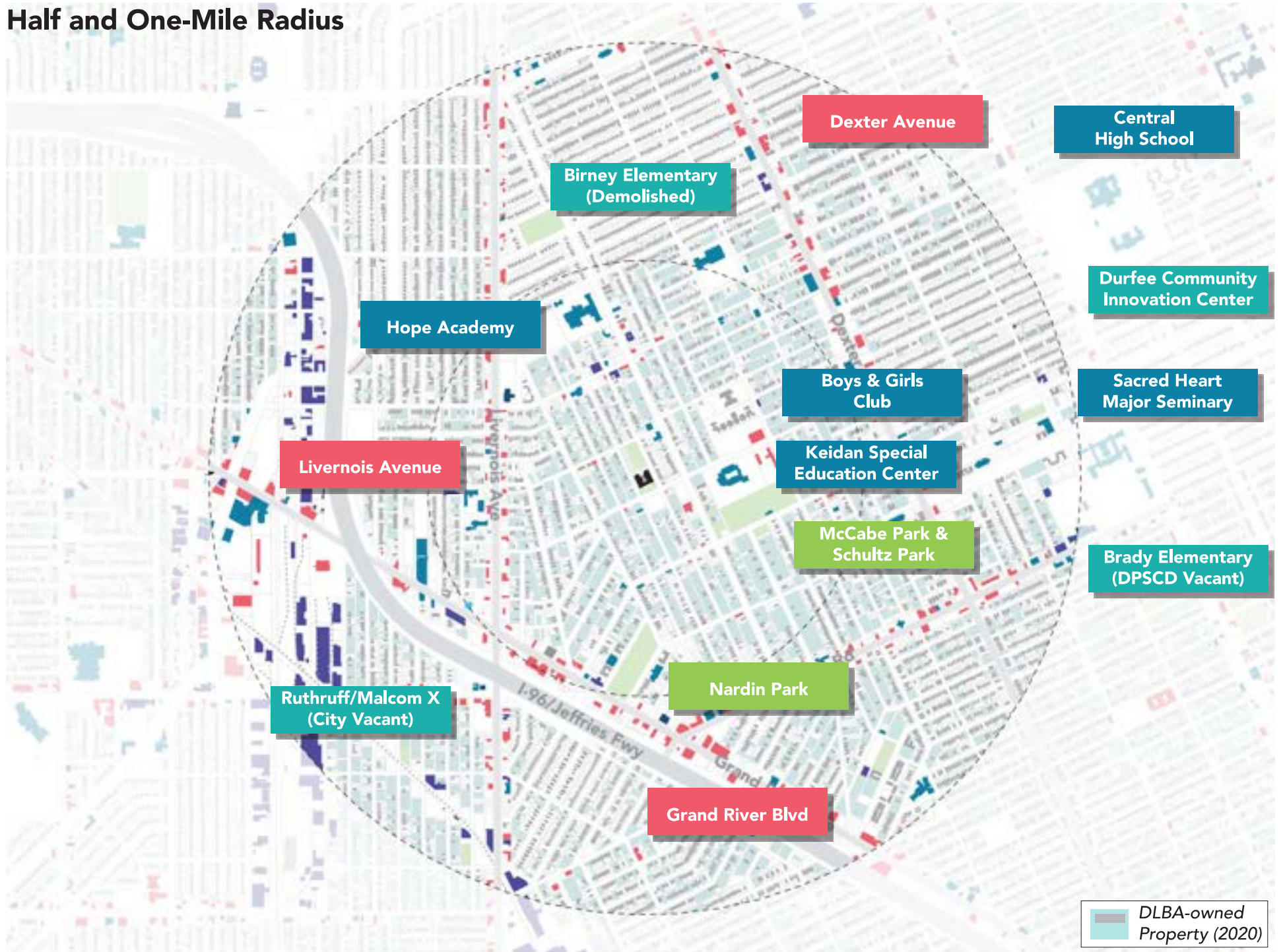


A typical classroom with plaster finishes in fair condition. The original wood-framed windows are missing throughout the school, and wood floors are buckled throughout.



A classroom on the mezzanine level above the gym. This space was likely a second-floor playroom with the same footprint as the gym below, but was later divided into three to create additional classroom space..

Half and One-Mile Radius



Neighborhood By The Numbers

58_{/100}

Walkscore
Somewhat walkable

0.2_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.6_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.2_{mi}

Park Access
Less than 5 minute walk
to nearest park (1+ acre)

1.8_{mi}

Nearest Recreation Center
More than 15 minute walk to
nearest city rec center

1.5_{mi}

Library Access
More than 15 minute walk
to nearest public library

64%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

190

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

1.6%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

Financial Analysis Summary

Detroit Transition School West (McKerrow) is located in the Russell Woods/Nardin Park SNF area. The building is located at 4800 Collingwood St. in the Peto-sky-Otsego neighborhood in District 7. It is less than 1 mile away from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 16,000 and 2019-2024 projected annual population growth rate is -0.8%. The senior population annual growth rate is projected at 1.6%. McKerrow has 1,545 HRD units, well over twice as many as the average number of units across the schools profile. According to EMSI, 2019 estimated median household income for the area was much lower than the other schools in the Vacant School portfolio at \$22,000.

In terms of built conditions, there are approximately 850 buildings in the 1-mile radius around McKerrow, and 190 new construction or alteration building permits, according to City of Detroit data. This is an above average number of permits in 1-mile radius compared to other schools in the Vacant School portfolio, and if viewed as proxy for activity and investment, could indicate positive future trends and other development in the area. McKerrow scored a Walkscore of 58, 'somewhat walkable' – some errands can be accomplished on foot (Walkscore).

Owner-occupied housing units are expected to decrease at -0.2% annually (EMSI). In terms of multifamily development, the area has almost 1 million sf of market rate multifamily development according to CoStar and approximately 1,550 HRD units. Market rate rents as recorded by CoStar are lower than the Vacant School portfolio average, at \$10 psf or \$580 per unit. Average vacancy in the 1-mile radius around

McKerrow was high at 19.0%. McKerrow also has two senior living buildings with approximately 50,000 sf but no recorded rent information.

The 1-mile radius area around McKerrow contains slightly more retail sf than other schools in the portfolio, including five grocery stores. However, it records slightly much lower average retail rents, \$4 psf, and higher vacancy rates, 7% (EMSI / CoStar). Projected retail sales from EMSI are \$115 million annually, but actual annual sales are only \$98 million according to EMSI's retail gap analysis for the 1-mile radius around the school. This could indicate that more retail sf is needed in the neighborhood, but whether the site receives enough traffic is yet to be determined.

There are nine buildings categorized as commercial office in McKerrow's 1-mile radius according to CoStar. The market for industrial real estate is larger - there are 39 buildings categorized as industrial according to CoStar, with no recorded rent information.

From Profile Recommendation: *Recommended for mixed use with Commercial/Industrial because has average number of existing Industrial buildings and low Industrial vacancy rates. Multifamily residential may be challenging because high Multifamily vacancy rate at 19% and below-average Multifamily rent. There are an above average number of Multifamily units in the 1-mile radius, over 1,000.*

Market Information

McKerrow 1

Development Type	Gross Area (SF)
Rehabilitated Structure	17,636
Demolished Structure	-

High Level Funding Breakdown

Equity	\$1.12	10%
Debt	\$1.59	14%
Gap	\$8.50	76%

Total Project Cost \$11.22

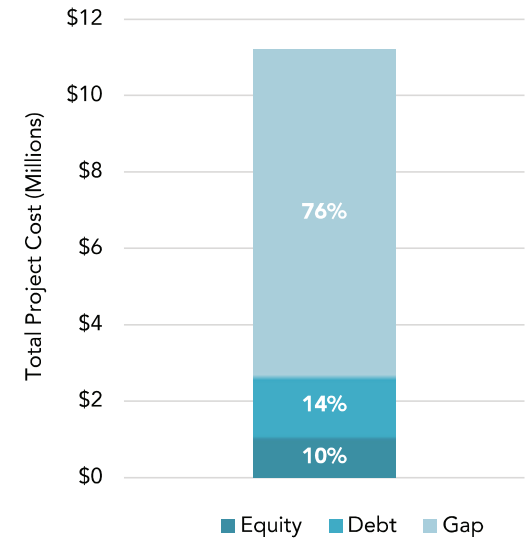
Income (PSF values)

Blended Rental Income	\$11.50
Less Vacancy	\$2.00
Less Expense	\$1.50
2022 NOI (escalated)	\$8.00
Blended Cap Rate	8.0%
Capped NOI	\$101
Total Value	\$1,800,000

2022 Costs

Total Rehab Cost	\$8,300,000
Total Fit-Out Cost	\$2,900,000
Total Project Cost	\$11,200,000

Gap \$ 8,500,000



McKerrow 2

Development Type	Gross Area (SF)
Rehabilitated Structure	49,858
Demolished Structure	-

High Level Funding Breakdown

Equity	\$2.05	10%
Debt	\$3.23	16%
Gap	\$15.19	74%

Total Project Cost \$20.47

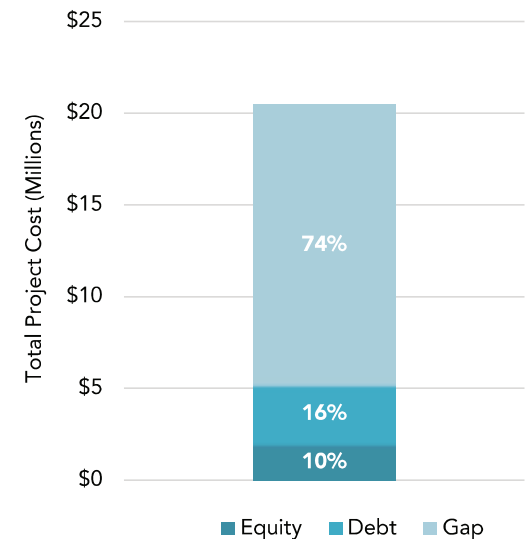
Income (PSF values)

Blended Rental Income	\$8.00
Less Vacancy	\$1.50
Less Expense	\$1.00
2022 NOI (escalated)	\$6.00
Blended Cap Rate	8.0%
Capped NOI	\$72
Total Value	\$3,600,000

2022 Costs

Total Rehab Cost	\$12,200,000
Total Fit-Out Cost	\$8,200,000
Total Project Cost	\$20,500,000

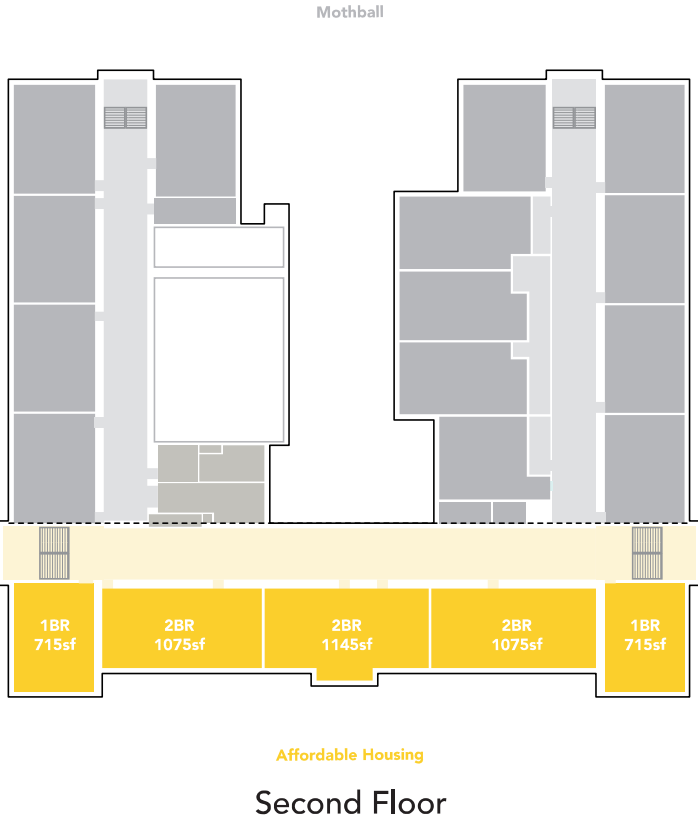
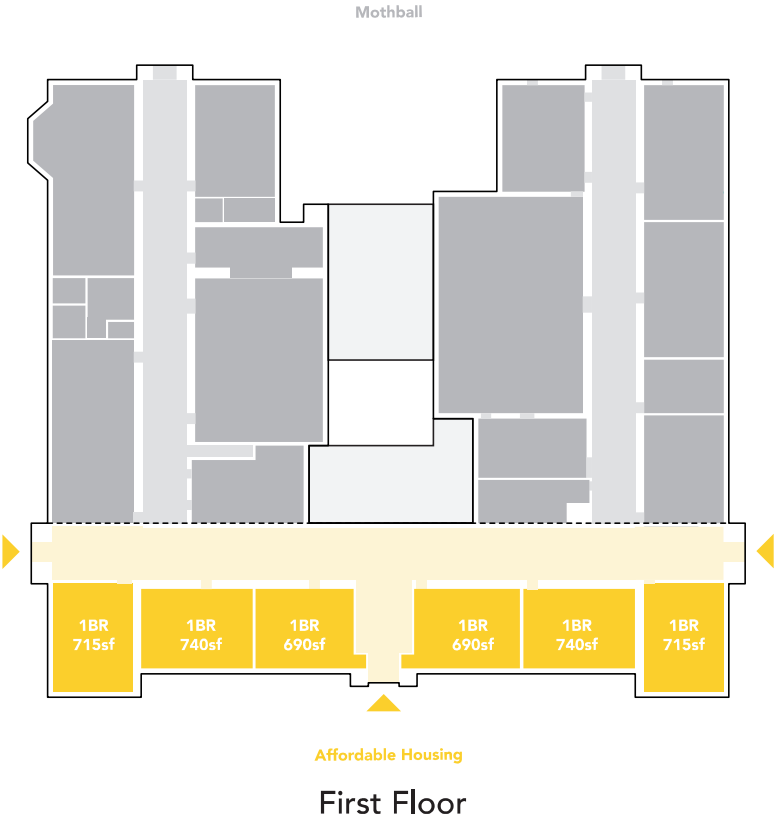
Gap \$ 15,200,000



Scenario 1: Frontage

Housing & mothball

This scenario proposes a tactical activation of McKerrow's front (south) wing. The front corridor is rehabbed as a small multifamily housing development consisting of one- and two-bedroom units. The two northern wings are mothballed for future redevelopment.





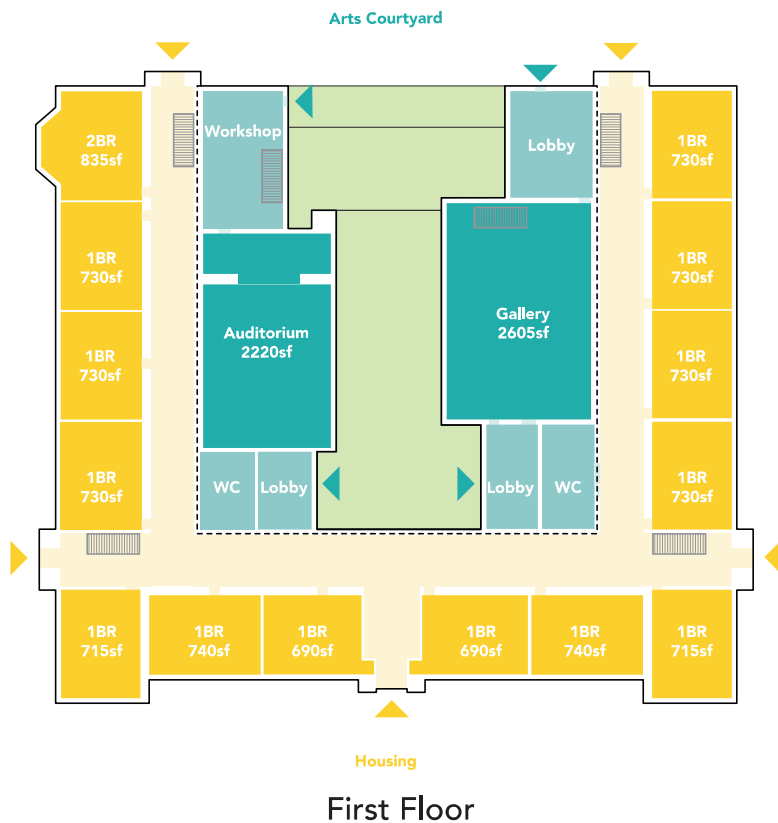
1BR (690-740sf)	8
2BR (1075-1145sf)	3
TOTAL UNITS	11

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Affordable Housing	Plaster w/Conc Structure	Historic	35%	17,636		153 \$	2,698,308.37
Mothball			65%	32,222		0 \$	-
Parking						12000 \$	168,000.00
Developed Area (GFA)				17,636			
Fit-out subtotal							\$ 2,866,308.37
Rehab subtotal							\$ 8,348,721.92
COST TOTAL							\$ 11,215,030.29

Scenario 2: Arts Courtyard

Art courtyard with residential units streetside

McKerrow's classrooms are arranged around the perimeter of the building, while its large common areas form an interior core around the central light well. This scenario splits these two types of space into independently-functioning zones. The original corridors and entrances serve residential units facing the streets. The inner courtyard is activated by constructing green roofs over the raised boiler rooms and providing new access from the interior spaces. The new occupiable courtyard serves two separate arts spaces.

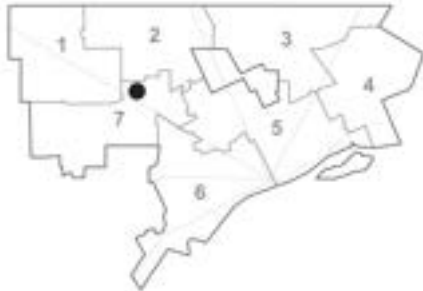




1BR (690-740sf)	23
2BR (835-1145sf)	4
TOTAL UNITS	27

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Affordable Housing	Plaster w/Conc Structure	Historic	70%	35,105		153 \$	5,371,025.89
Community Art Space	Plaster w/Conc Structure	Historic	30%	14,753		153 \$	2,257,248.11
Parking						12000 \$	600,000.00
Developed Area (GFA)				49,858			
Fit-out subtotal							\$ 8,228,274.00
Rehab subtotal							\$12,241,423.52
COST TOTAL							\$ 20,469,697.52

7 Monnier

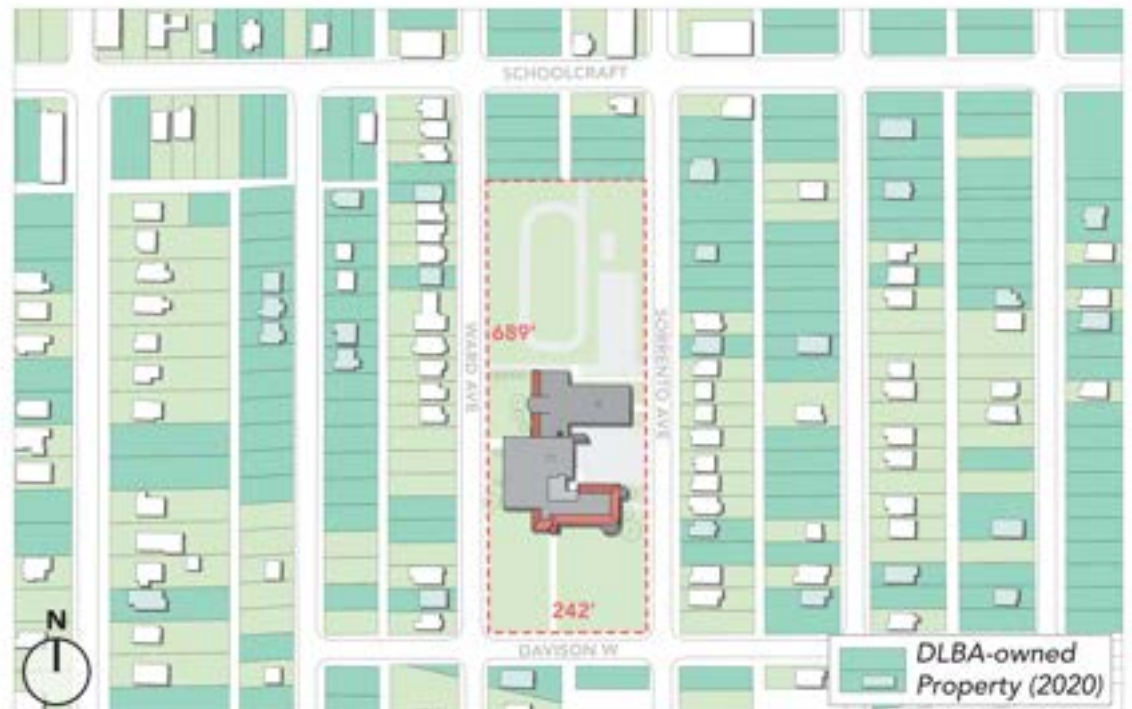


Address: 13600 Ward
 Parcel: 22024233
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.88 ac
 Gross Floor Area: 57,200 sf
 Floors: 2
 Plan Type: U
 School Type: Elementary
 Year Built: 1923 (1973 - demolished 1990s)
 Zoned: R2
 Base Rehab Cost (est): \$1.6M
 Total Rehab Cost (est): \$13.0M

Condition Market



History Neighborhood



Building Overview

The building has an irregular U-shaped layout. A double-loaded corridor with classrooms forms an asymmetrical U around a central parking lot, and a combined gym/auditorium extends off the bottom of the U.

Classrooms are 22x30' boxes, with a single large window on the long side.

The unique gymnasium has elevated stadium-style bleachers forming a horseshoe around three sides of the space, and a stage on the fourth side. The gym also features large semicircular windows.

The science room has intact glass conservatory with a cone-shaped glass canopy.

Water infiltration at roof causing damage along main corridors

Classroom finishes in wings in fair condition.

Neighborhood Overview

Located in Grand River/I-96 neighborhood, on boundary with Happy Homes neighborhood.

DON reports strong neighborhood groups in the area and residents keep watch over the school.

Neighborhood is a mix of 1-2 story single family homes, with a large number of vacant homes and lots.

Car-oriented commercial cluster on Schaefer Hwy between Schoolcraft and Grand River a quarter mile to the west.

Small neighborhood commercial cluster at Schoolcraft and Meyers Rd a quarter mile to the northeast.

Supermarket on Grand River a quarter-mile walk due south, but the route involves crossing I-96 via a 550-foot-long pedestrian bridge that is very exposed.

There is easy car access to I-96. The half-mile-square neighborhood is cut off from surrounding areas by the I-96 freeway immediately south of the school, and by an industrial band which wraps around the west and north.

Development Overview

Opportunities

- Unique gym
- Good freeway access
- Potential for bundling adjacent DLBA parcels

Challenges

- Secluded location
- Depopulated neighborhood

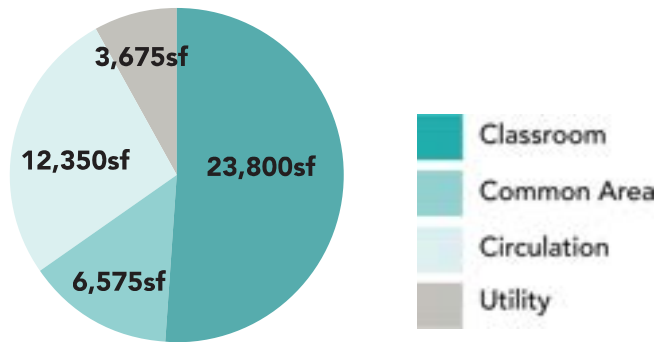
Real Estate Market summary: (1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Below Average
- Industrial: Above Average

Market-based Use Recommendations

- Best market for industrial due to proximity to freeway access and industrial corridor with low vacancy and competitive rents.

Existing Floorplan and Program



56,400 sf net floor area

Structure

- Concrete column and Beam
- Brick masonry bearing walls (stairs)
- Steel columns (gym)

Roof System:

- Concrete tee-joint and slab (low slope)
- Gravel-surface bituminous BUR (low slope)
- Internal drains (low slope)
- Wood frame and deck (sloped)
- Asphalt shingle (sloped)
- Gutters/downspouts (sloped)

Facade:

- Multi-wythe brick
- Limestone/cast stone accents
- Wood window frames w/ aluminum covers

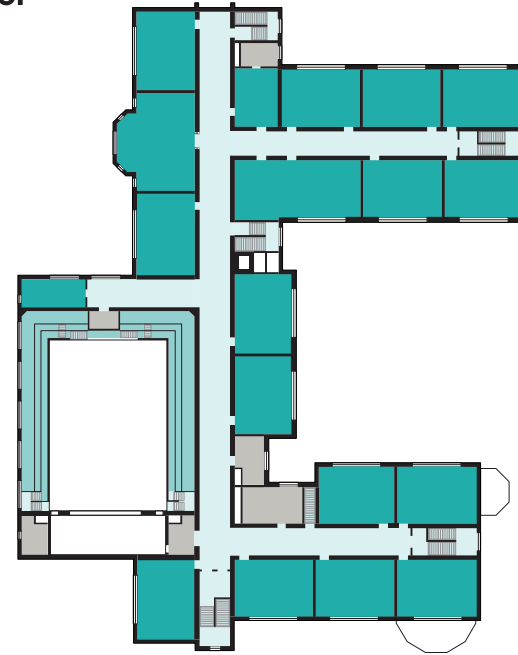
Floor System:

- Concrete tee-joint and slab

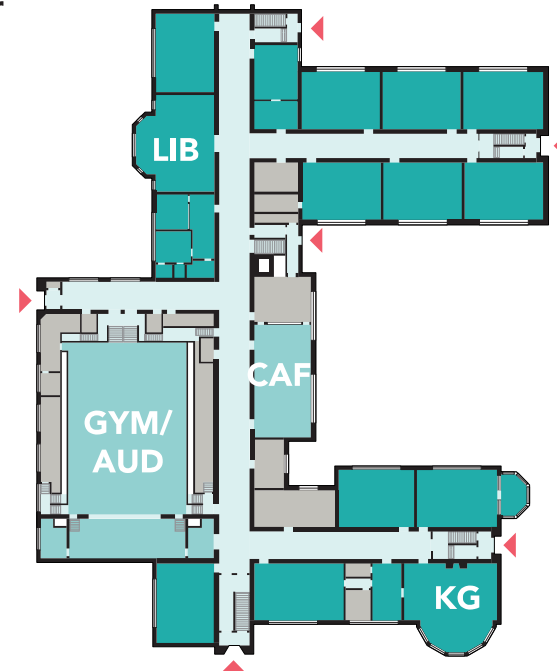
Interior Walls (original unit):

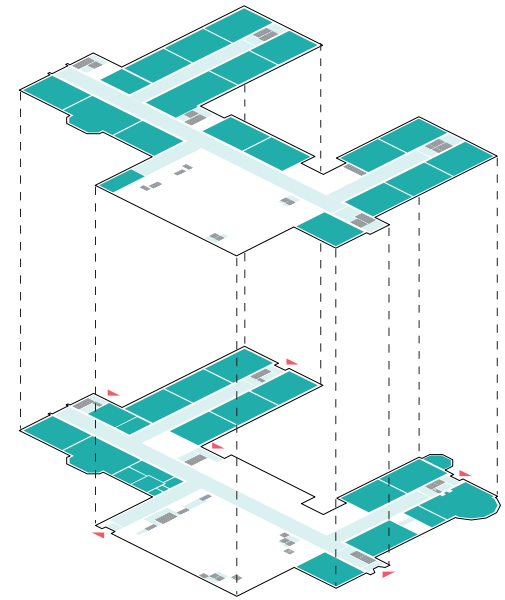
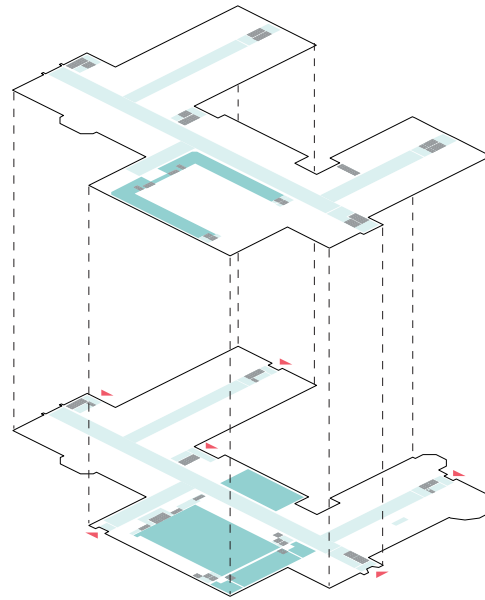
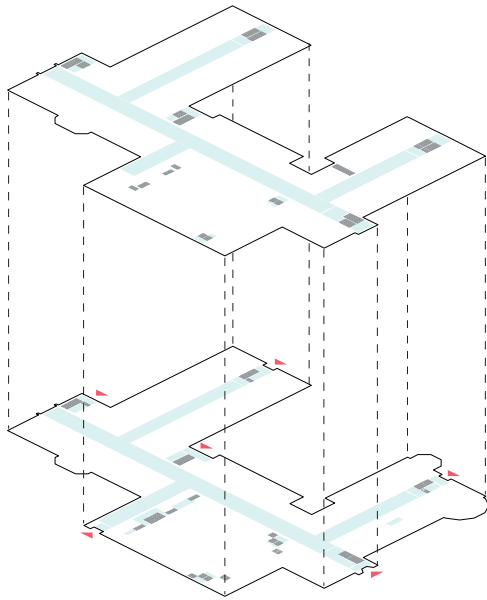
- Plaster

Second Floor



First Floor





Circulation

Monnier is arranged in an irregular U-shape. The double-loaded north-south corridor forms the main axis on both floors. Double-loaded corridors on the northeast and southeast ends of the building comprise the main classroom wings. The main school entrance, as well as the entrance to the gym/auditorium, is located on a single-loaded corridor which extends toward Ward St on the west side of the building.

Common Areas

This school features a combined gym and auditorium with an unusual horseshoe-shaped seating area on the second floor. The gym floor is 45'5" x 66' with 25'8" ceilings. The entire gym/auditorium space including the seating area and stage is nearly 80x100'.

There is a separate cafeteria with kitchen located across the main hall from the gym.

Classroom Areas

Classrooms are located on both levels and form two distinct clusters in the north and south wings.

Typical classrooms are 22x30'3" with 12' ceilings on the first floor and 11' ceilings on the second.

School History

Peter C. Monnier Elementary

The Greenfield Township School District initiated the construction of the Peter C. Monnier Elementary School in 1923. The Detroit Board of Education gained ownership of the property (due to the area's annexation in 1924) prior the building's completion. The Detroit Board of Education continued the project and the completed the building for its initial opening in September, 1924. The school boasted a capacity of 1360 pupils and included 28 rooms. However, the school remained under capacity for decades. During this period, the Detroit Board of Education transferred students from nearby overcrowded schools to Monnier, taking advantage of its underutilization. From its initial construction through the 1950s, Monnier School served an all-white student body. This trend began to shift, beginning in October 1960, when the Detroit Board of Education determined that they would bus 314, 3rd and 4th graders from two overcrowded, predominantly black schools (McKerrow and Brady) to three nearby predominantly white schools (Guest, Monnier, and Noble) which were located in neighborhoods that were declining in population due to "white flight" to the suburbs. Newspaper articles report that Monnier, Guest, and Noble had empty seats and classrooms

throughout the 1959-1960 school year while Brady and McKerrow's student population had grown by 6% from the year before. Black parents decried the over-crowded, under-resourced conditions at these schools and demanded a positive change. Thus, the school board's plan to relieve overcrowded conditions for the children at Brady and McKerrow by transferring them to Guest, Monnier, and Noble. A group of white parents, known as the Northwest Parents Association, initiated a three-day boycott at the three white schools Guest, Monnier, and Noble to express their anger towards the Detroit Board of Education's plan. They rallied against the school board, charging them with "integrating" their neighborhoods with the plan. The school board denied the white parents' charges, stating that they were merely bussing students from overcrowded conditions to emptier nearby schools, regardless of race. The Mayor at the time, Louis C. Miriani, supported the school board's effort. On October 31, 1960, the first day of the boycott, a dozen white parents protested at the front of Monnier and hurled insults at reporters and the black students who arrived at the campus that day. A mother of one of the black children involved was later interviewed about a contentious meeting she had attended with the white residents on November 1, 1960, the

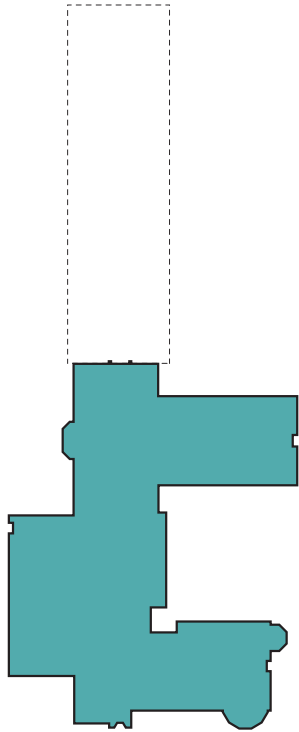
second day of the boycott. She reported that she left the meeting wondering if she was "...in Little Rock or Detroit."

In 1973, a north wing was added to the building's south elevation. The wing was subsequently demolished sometime between 1983 and 1997 as per aerial maps, and the building's plan returned to that of the original footprint. The school was permanently closed in 2007 and sold to the City of Detroit in 2015.

References

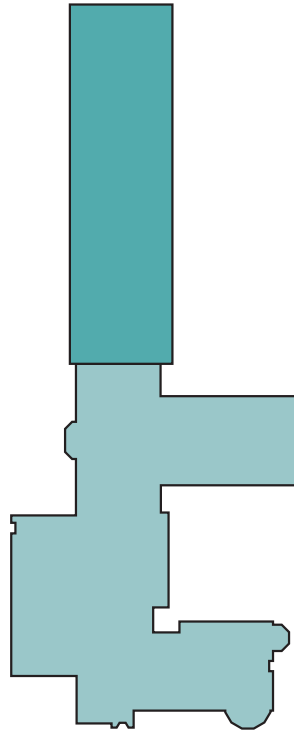
- Detroit, City of, Board of Education. Annual Reports. Detroit: Board of Education, 1924*
- Detroit, City of, Board of Education, Architectural Planning Department. Monnier Elementary School Floor Plans and Site Plan. Detroit: Board of Education, 1964*
- Detroit, City of, Board of Education. Histories of the Public Schools of Detroit. Detroit: Board of Education, 1967.*
- Detroit Free Press.*
- New School and Church in Grand River District. Detroit: Detroit Free Press; Sep 28, 1924; pg. 90*
- Students Shifted, Tensions Eased. Detroit; Detroit Free Press; Nov 1, 1960; pg.1*
- School Bids Fail to Satisfy Board. Detroit: Detroit Free Press; Nov 25, 1924; pg. 5*
- Grover, John and Yvette van der Velde. A School District In Crisis, Detroit Public Schools 1842-2015. <https://land-grid.com/reports/schools> Loveland Technologies, 2016*
- Michigan Chronicle. White Parents Continue Racist Boycott of Schools. Detroit: Michigan Chronicle (1939-CURRENT); Nov 5, 1960; pg. 2*

Building Evolution



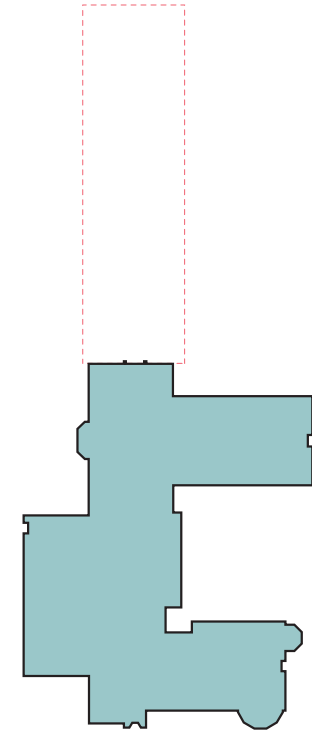
Original Unit (1925)

Monnier's original building included 28 rooms and a large gym/auditorium.



First Addition (1973)

A large classroom wing was added to the north, taking up most of the school yard. Based on site plans and aerial photos from this time, the addition was a single-story double-loaded wing.



Demolition (ca. 1991)

The 1973 wing was demolished between 1990 and 1992 (according to Sanborn maps), leaving the original building standing.



South elevation, with kindergarten bay window visible on the right side.



North elevation viewed from the school's asphalt track. The blank facade on the right of the image is where a 1973 addition once connected to the original building; the addition was demolished in 1991 or 92, according to Sanborn maps.



The gym/auditorium area features unique raised bleachers on three sides of the space, and large arched windows, suggesting a small stadium or arena.



View of the gymnasium/auditorium and stage area from the second-floor projector room. Severe water damage to the wood-framed partition wall between the bleachers and main corridor is visible at the far left of the frame.



The small lunch room is longer but narrower than a typical classroom. There is a small attached kitchen with a serving window on the north wall (not pictured above).



Water infiltration has damaged interior finishes in the second floor main corridor.

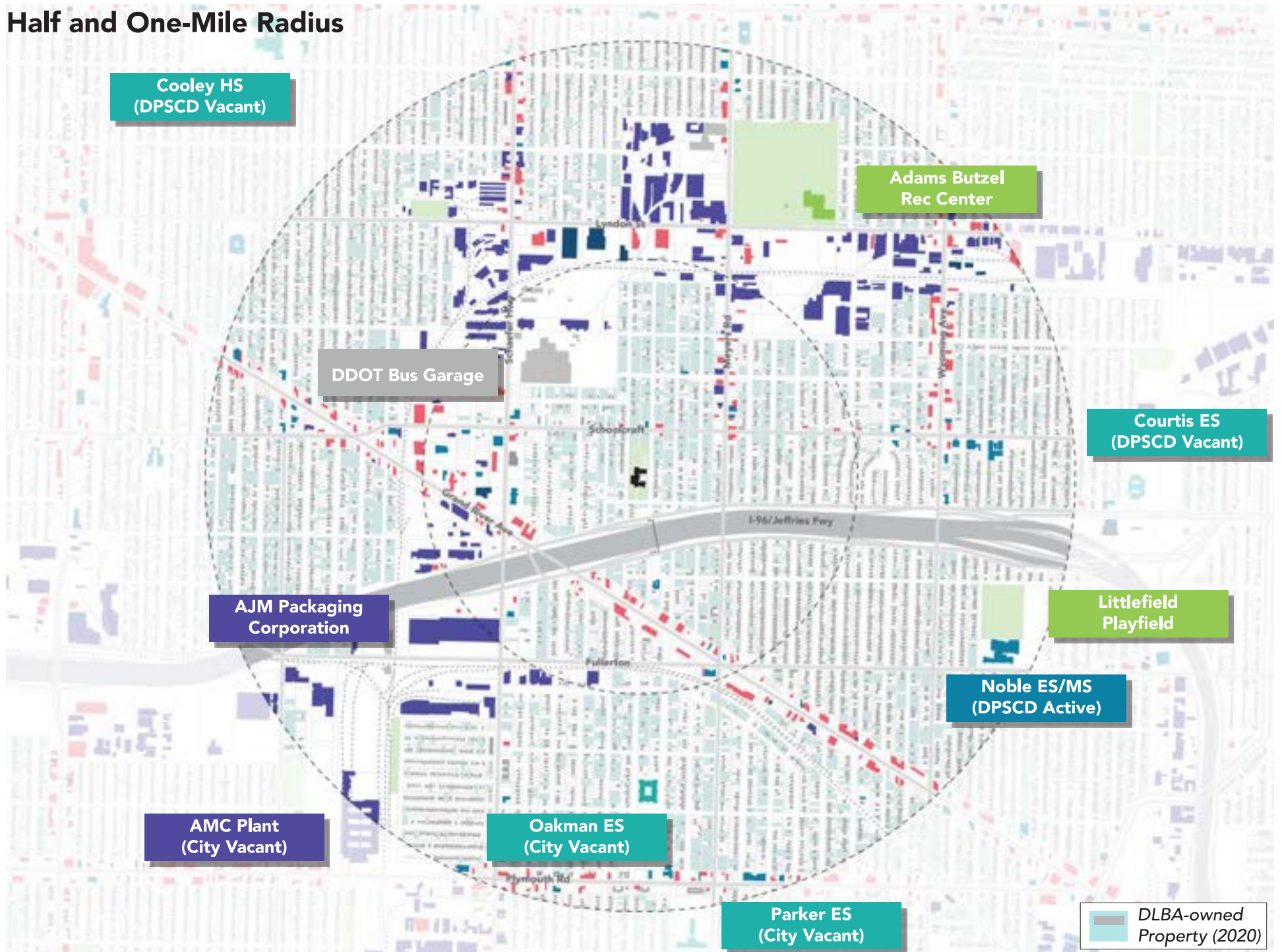


A typical classroom showing finishes in relatively good condition (and a smiling Coleman Young). Windows have been scrapped throughout much of the building.



The kindergarten features a large bay window. The original wood benches and radiators have been scrapped, and water is entering from the roof where the bay window attaches to the main building.

Half and One-Mile Radius



Neighborhood By The Numbers

44/100

Walkscore
Car dependent

0.2_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.3_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.5_{mi}

Park Access
10-15 minute walk
to nearest park (1+ acre)

0.6_{mi}

Nearest Recreation Center
10-15 minute walk
to nearest city rec center

1.7_{mi}

Library Access
More than 15 minute walk
to nearest public library

62%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

102

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

1.0%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

7 Oakman

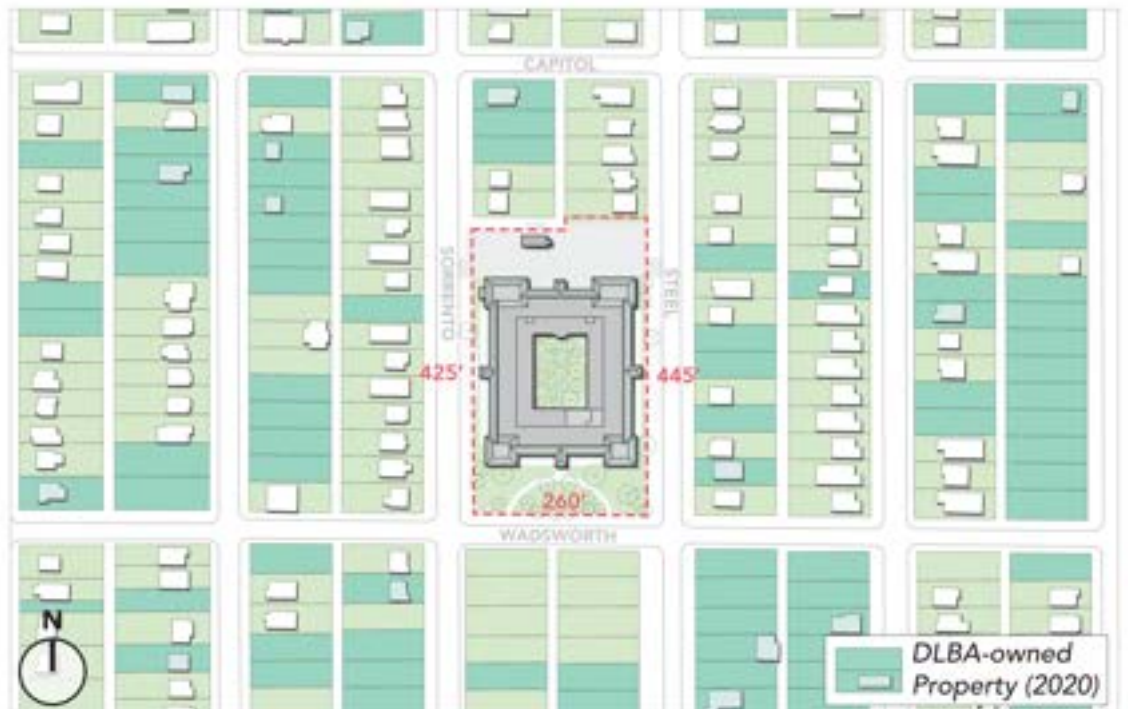


Address: 12920 Wadsworth
 Parcel: 22023094
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 2.60 ac
 Gross Floor Area: 47,500 sf
 Floors: 1
 Plan Type: O
 School Type: Elementary
 Year Built: 1929
 Zoned: R1
 Base Rehab Cost (est): \$1.8M
 Total Rehab Cost (est): \$11.9M

Condition Market



History Neighborhood



Building Overview

Single story, double-loaded square ring with central courtyard.

Originally designed as a school for disabled children, with all spaces fully accessible.

Brick exterior with stone details and large stone porticoes over primary entrances.

Interior features terrazzo flooring and extensive use of glazed block on walls, including rounded corbel details framing windows.

Corners are anchored by four large communal spaces with their own entrances: gym, auditorium, cafeteria, and “cot room.”

Street-facing classrooms have individual access to exterior terraces.

Main interior facing classrooms have individual access to courtyard.

The school site is small and lacks open play space (thought unnecessary for disabled students).

Building exhibited water and fire damage, but appeared to be in stable condition.

Neighborhood Overview

Located in Pride Area Community

Large number of vacant residential lots in surrounding area

Located one block north of Plymouth Road, a major east-west corridor. The nearest section includes churches and small apartment buildings, but no businesses.

The school is located a quarter mile south of Grand River Ave, one of the City’s major radial corridors.

The nearest section includes a small supermarket, small restaurants, and chain discount stores.

Parker School, another City-owned vacant school in this study, is located two blocks south of Oakman.

Third New Hope Baptist Church, advertising a “community center coming soon” in the large vacant lot south of the school.

Adjacent to Kendall Homes, a 2006 low-income housing development comprised of 38 detached units. Some homes are located facing the school on east and west sides.

Development Overview

Opportunities

- Each classroom designed with individual access from exterior terrace—ideal for housing units or retail.
- Accessible design could support senior or disabled housing.
- Corner spaces have separate access and could be used independently from the rest of the building.
- Architecturally significant building includes beautiful finishes and details.

Challenges

- Distressed neighborhood with high vacancy
- Small lot, with no room for new construction.

Real Estate Market summary:

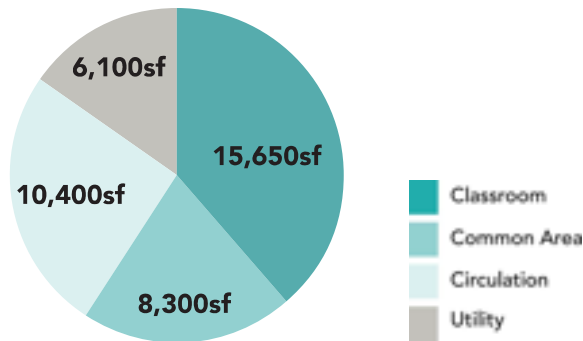
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Average
- Office: Below Average
- Industrial: Above Average

Market-based Use Recommendations

- Best market for retail due to high retail rents in area; however, location in residential neighborhood is challenging.

Existing Floorplan + Program



40,450 sf net floor area
8,700 sf enclosed courtyard

Structure

- CMU bearing walls or CMU-encased concrete frame

Roof System:

- Steel frame and gypsum deck with slate shingles, exterior drains (sloped)
- Concrete slab/beam with mod-bit membrane, interior drain (low-slope)

Floor System:

- Concrete slab

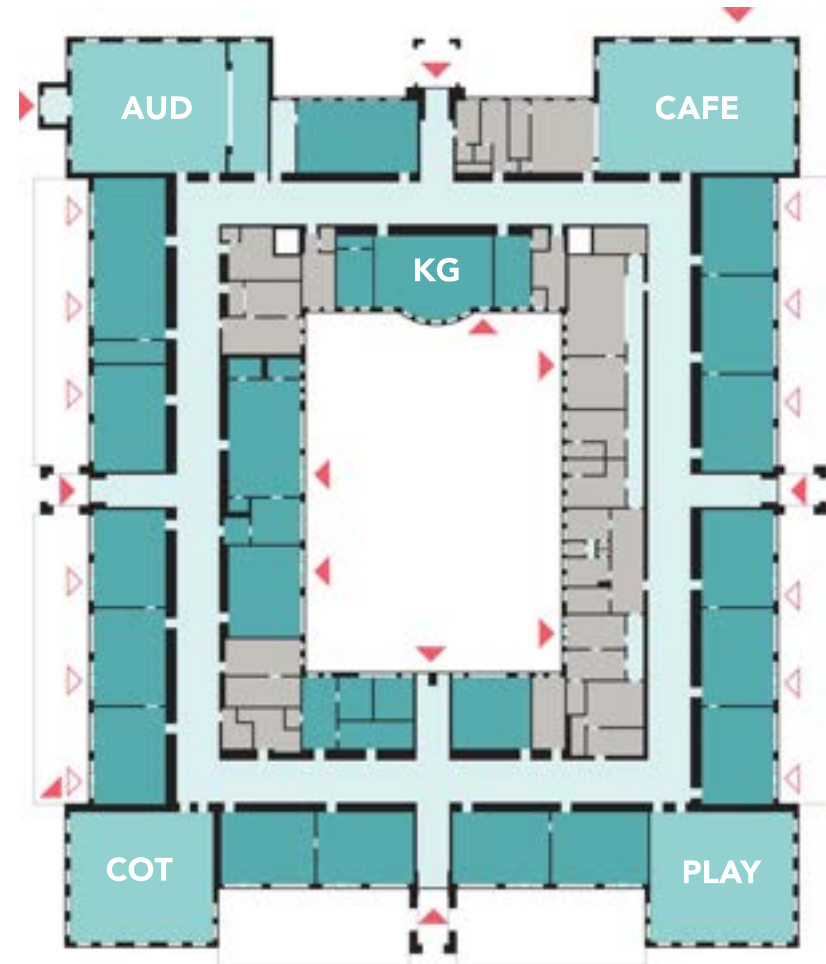
Facade:

- Brick masonry with CMU backup
- Decorative stone, steel, and cast-iron accents

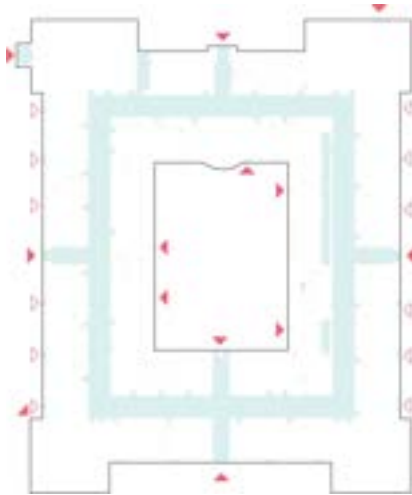
Interior Finishes:

- CMU and glazed-tile walls
- Terrazo and VCT floors
- Aluminum-frame replacement windows

First Floor



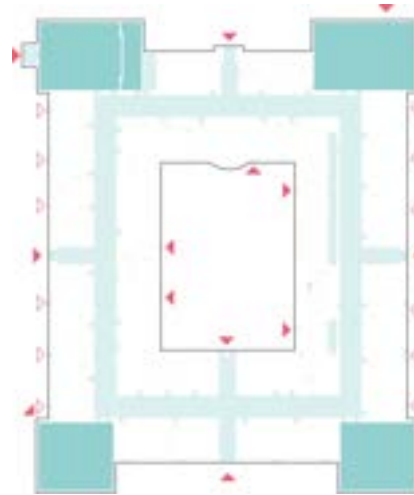
Existing Floorplan + Program



Circulation

Oakman has a rectangular courtyard layout, with a double-loaded main corridor forming a single ring. The four main corridors are 13' wide with 10'3" ceilings. Entrance corridors are 10' wide.

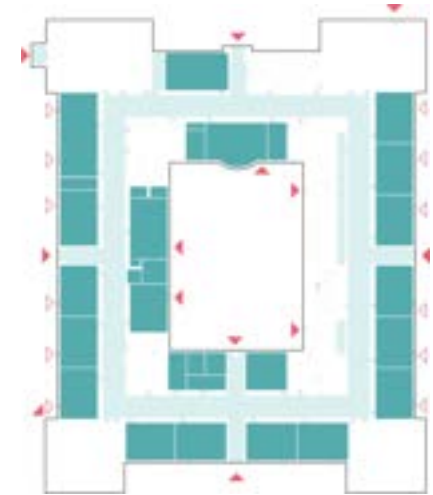
There are four main entrances in the center of each elevation; the primary entrance is to the south. Each of the large corner spaces and exterior classrooms also has their own entrances.



Common Areas

Oakman features a unique corner-anchor arrangement of its common areas. The school features separate playroom/gym, auditorium, cafeteria, and "cot room" each located in the corner of the building, and each with exterior access.

The auditorium and lunch room at the north corners are 40x60'm while the cot and play rooms in the south are 40x44'. The spaces have sloped ceilings between 15-19' high.



Classroom Areas

Classroom areas are located on all four sides of the building, with the majority of classrooms facing the three street frontages. Each street-facing classroom formerly had a doorway that opened onto shared terraces. Courtyard-facing classrooms have direct access to the large central courtyard. Classrooms are typically arranged in blocks of two or three conjoined rooms. Typical classrooms are 22x29'9" with 12' ceilings.

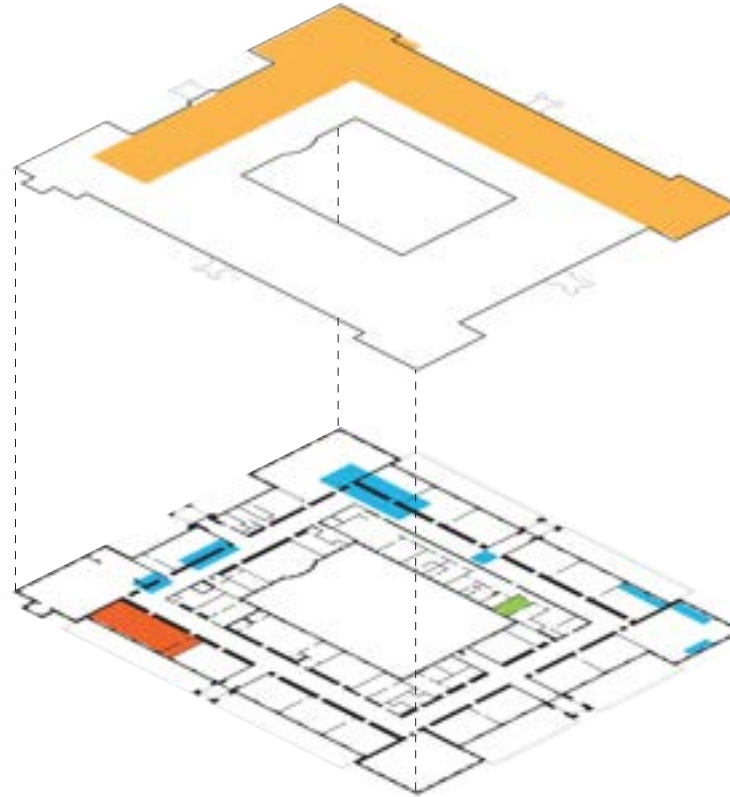
Building Distress

Roof

- Structural deterioration of roof deck over auditorium and gymnasium.
- Slate tiles have fallen from sloped roof sections and require replacement/repair; extent of damage difficult to assess due to snow cover at time of visit.
- Inspect and repair clogged roof drains.

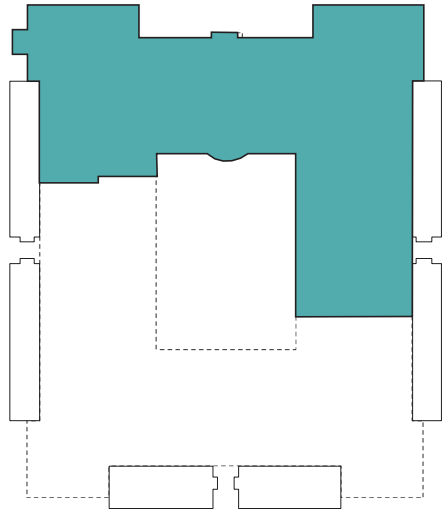
First Floor

- Overall good condition, with most finishes and windows intact.
- Water infiltration in classrooms on east side of building.
- Fire damage in classrooms in northwest corner of building.
- Metal windows are intact around exterior of building, but have been scrapped from courtyard-facing rooms.



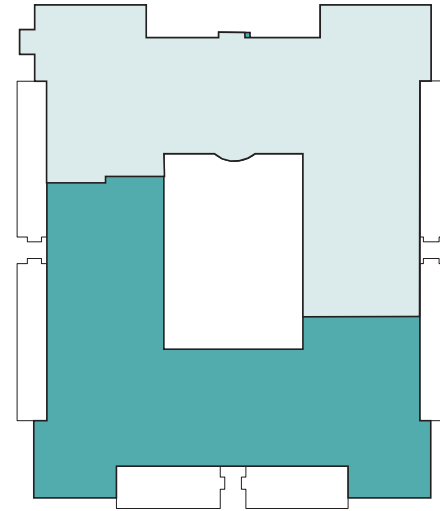
- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage

Building Evolution



Original Unit - North (1929)

Site plans for Oakman show the building in two sections, north and south. The north unit is labeled "First Unit 1929", while the south unit is unlabeled.



Original Unit - South (1929)

Records show that the south unit was also completed in 1929, though it is drawn without dates or labels on the 1929 site plans. The south half of the school may have been designed as a separate unit to provide the option to construct the school in phases instead of all at once.

School History

Oakman, Dr. Charles H., School for Crippled Children (Dr. Charles H. Oakman, Elementary Orthopedic School)

Prior to around 1920, students with special needs were often restricted to an education that was substandard in quality. Although the doctrine of compulsory education prevented these students from being excluded altogether, they were often educated at home or forced to relocate to remote facilities operated by the state. The city of Detroit, with its greater population and tax base, had the resources to be at the forefront of a Progressive Era movement to bring equal opportunities in education to formerly marginalized segments of the child population.

The first class in the Detroit school system dedicated to children with physical disabilities was organized in 1910. The first school devoted exclusively to such students was the Nellie Leland School for Crippled Children, established in 1919. Over the next decade the education of students with physical disabilities, formerly excluded from public education, became more commonplace. In 1929 a second facility was opened, named after Dr. Charles H. Oakman, a dentist, oral surgeon, and member of the Detroit Board of Health and the Detroit House of Correction Board.

During his career, Oakman worked to increase the availability of dental care to the city's children. He successfully lobbied for the

creation of publicly funded dental clinics for children. Oakman also worked to improve the living conditions endured by inmates in the Wayne County prison system.

Oakman School was built on land recently annexed from Greenfield Township as the City of Detroit continued to grow in population and expand its boundaries to the northwest. Constructed at a cost of \$586,412, it was designed to accommodate 450 students. It's site was chosen for its proximity to Grand River Avenue, enabling the school to more easily receive students commuting from other areas of the city. It was located on the city's northwest side to complement the location of Nellie Leland School on the near east side. The two schools continued to share some administrative functions and were supervised by a common principal until 1955, at which time the schools began to operate independently of each other.

Smith, Hinchman & Grylls, the architectural firm that designed Oakman School, also designed Nolan Intermediate (1926), MacKenzie High (1928), Denby High (1928), Pershing High (1929), and Osborn High (1957) Schools. Founded in 1853, it is one of the oldest architectural firms in the United States, as well as (presently known as the SmithGroup) one of the largest. Although the firm was not especially well-known for its school buildings, it was one of the most prolific firms in Detroit, perhaps second only to Albert Kahn & Associates. It is especially well-known for many monumental structures

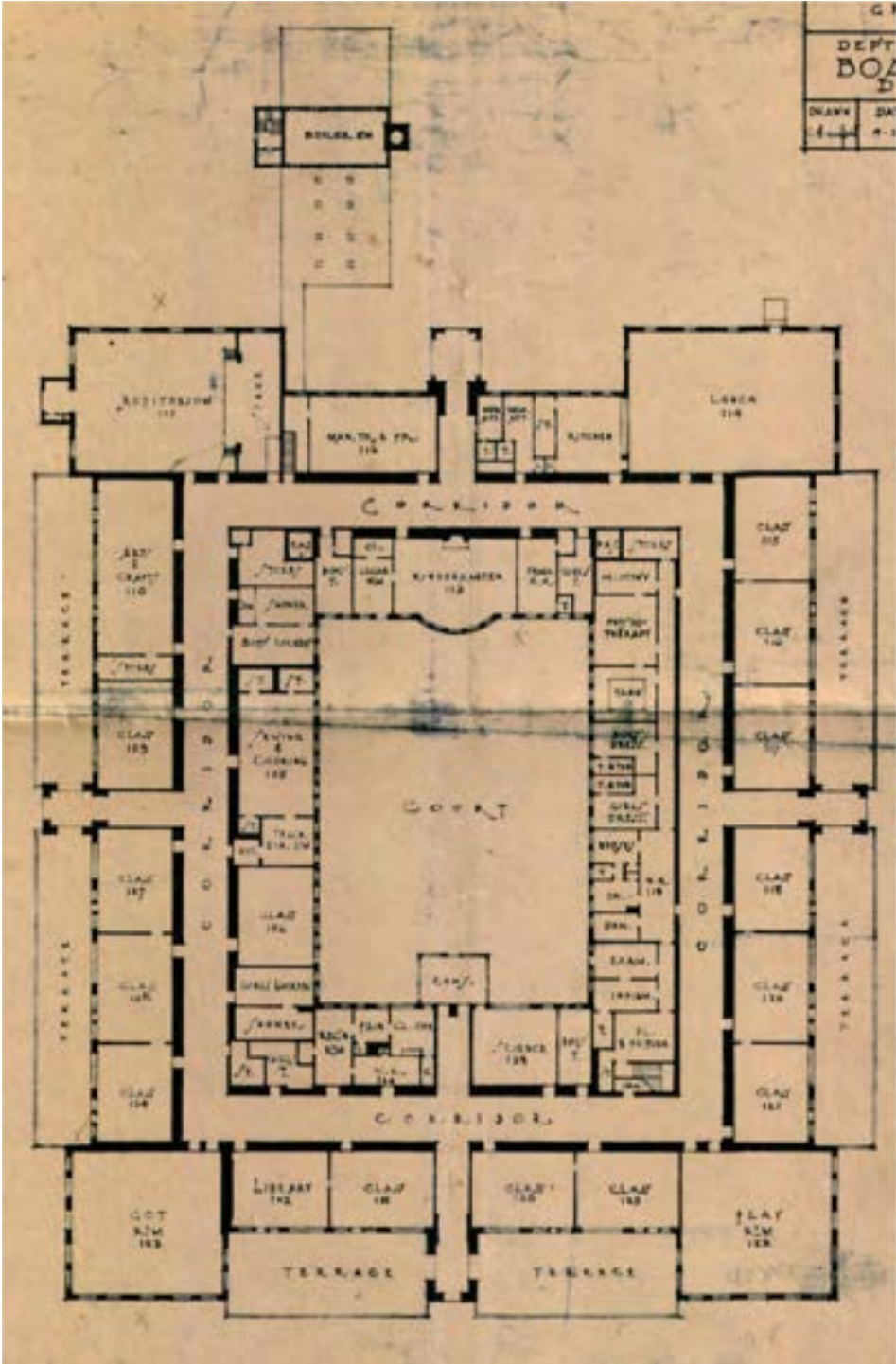
built from 1922 to 1930, when Wirt Rowland was its head designer. These include the Guardian, Penobscot, and Buhl Buildings in downtown Detroit, among many others. The exterior stonework on Oakman School was designed by Corrado Parducci, to whom Rowland frequently turned for architectural sculpture. Parducci (1900-1981), an Italian immigrant, resided and worked in Detroit from 1924 until the end of his career.

Built with concrete block and reinforced concrete slab floors, Oakman School is a single-story building with a rectangular footprint, arranged around a central courtyard. The building's design allowed classrooms, a library, and an arts and crafts room to open inward, permitting students to easily access the courtyard space. The building also included offices, a conservatory, solarium, auditorium, and playroom. The school also contained showers and medical and dental facilities to accommodate the needs of the student population. The equipment for dental care was donated by the family of Charles Oakman. The corridors were equipped with handrails for student use, and frequent mirrors, thought to encourage the development of healthy posture.

Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Oakman, Dr. Charles H., School for Crippled Children. Boscarino, T., City of Detroit Historic Designation Advisory Board (2009)

Floor Plans

First Floor





Oakman's west elevation viewed from the northwest corner. The nearest visible entrance on the left leads to the auditorium. One of the four primary school entrances is visible in the center of the building, marked by a stone portico.



The inner courtyard viewed from a small roof deck. The courtyard is accessible from classrooms on all four sides. The rooms on the right of this image are part of the former physical therapy wing, which is made up of many small rooms and offices that served the school's disabled students.



Oakman has exterior terraces on the south, east, and west sides. Classrooms around the outside of the building once had access to these terraces, but the doors are now gone. The brick infill where a door once stood is visible beneath the second window from the right (bottom right corner of photo)



Typical classroom windows are modern aluminum-frame replacements. The wood shelf visible in the bottom right of the image is filling in the opening where there was once a door leading to the exterior terrace.



The school's corners are anchored by four large spaces with similar dimensions. The auditorium is distinguished from the other three spaces by its extended stage, a mezzanine projector room, and a dedicated street entrance with vestibule. It also has fewer windows than the other corner rooms.



The play room/gymnasium anchors the southeast corner. It is surrounded by tall windows and was brightly lit even with its windows covered in plywood. This image highlights the extensive use of rounded glazed block throughout the building.

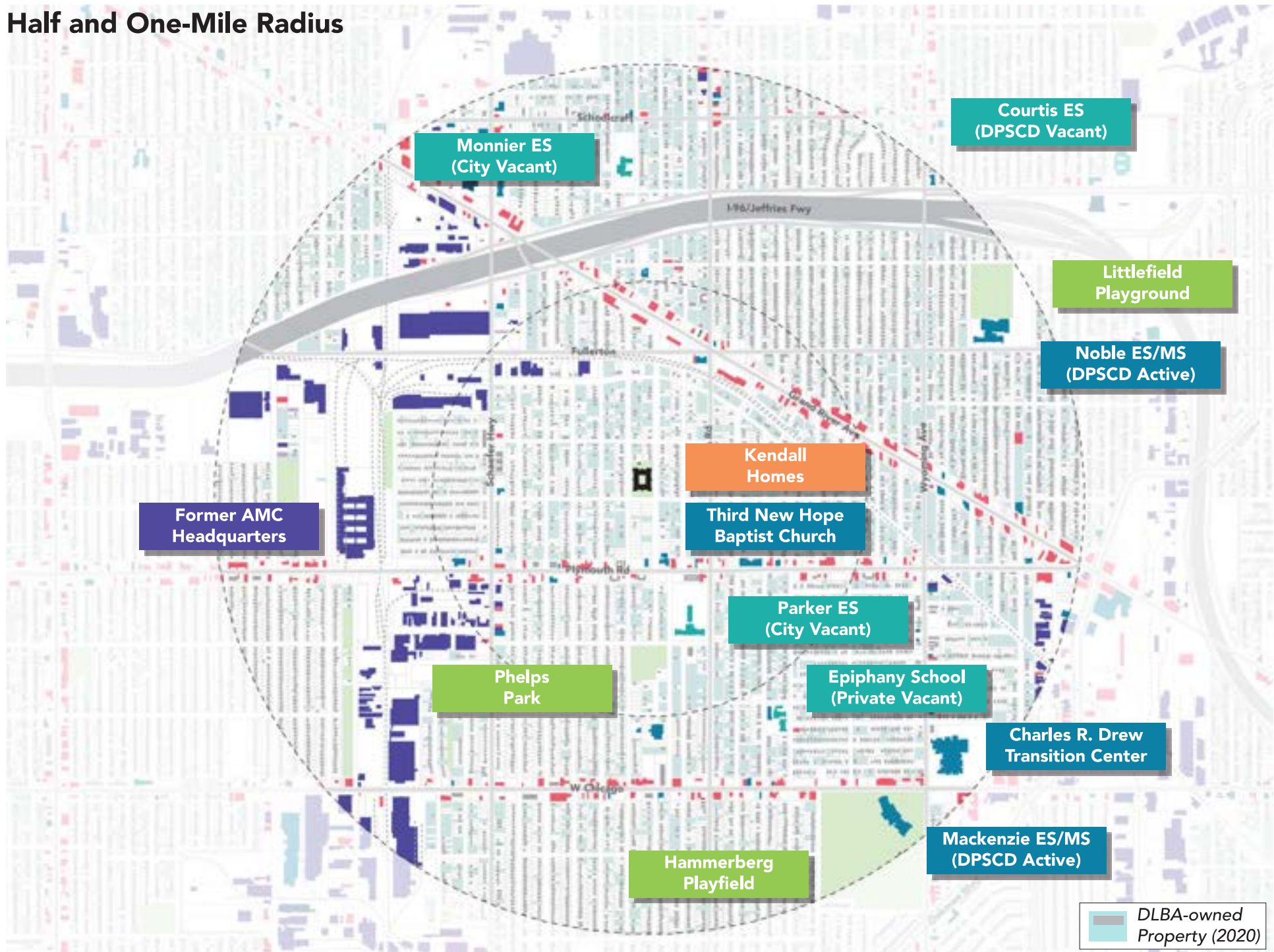


The "sewing & cooking" room is an example of a courtyard-facing classroom. Classrooms facing the interior have tall windows and direct access to the large courtyards. The durable concrete and glazed block finishes are in good condition.



The kindergarten features a shallow bay window that extend into the central courtyard. This space also has direct access to the courtyard play area.

Half and One-Mile Radius



Neighborhood By The Numbers

14_{/100}

Walkscore
Car dependent

0.2_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.7_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.3_{mi}

Park Access
Less than 5 minute walk
to nearest park (1+ acre)

1.3_{mi}

Nearest Recreation Center
More than 15 minute walk to
nearest city rec center

2.1_{mi}

Library Access
No public library
within walking distance

51%

Vacant/DLBA Property
High rate of vacancy
within 0.25 mile radius (2020)

130

Building Alteration Permits
Moderate construction activity
within 1mi radius (2016-2018)

1.3%

Senior Population Growth
Low projected growth
within 1mi radius (2019-2024)

7 Parker

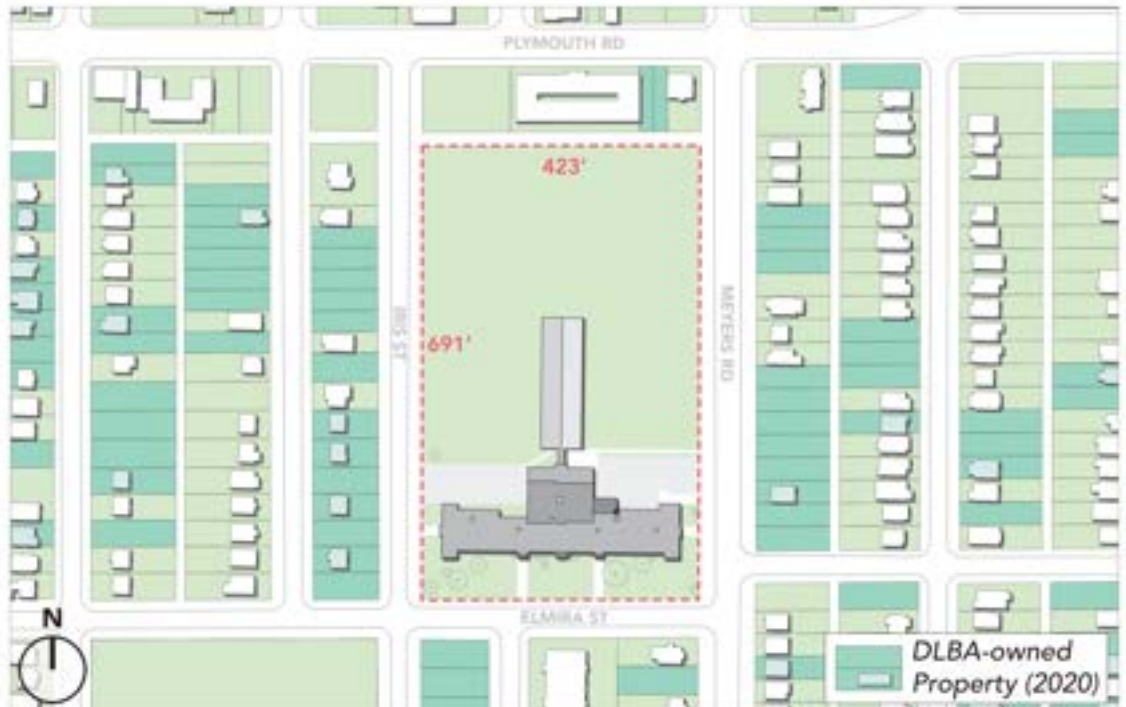


Address: 12744 Elmira
 Parcel: 22020616
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 6.72 ac
 Gross Floor Area: 55,400 sf
 Floors: 2
 Plan Type: T
 School Type: Elementary
 Year Built: 1927, 1973
 Zoned: R1
 Base Rehab Cost (est): \$1.8M
 Total Rehab Cost (est): \$13.0M

Condition Market



History Neighborhood



Building Overview

Symmetrical 2-story T-plan with long primary wing.

Imposing gothic-style facade with a castle-like tower over the central entrance.

Classrooms double-loaded along primary south wing; gym, auditorium, and cafeteria clustered to north.

Typical classrooms are 22x30' with 12' ceilings and two 11x9' windows.

Common areas include 40x60' gym and auditorium with 19' ceilings, plus four adjacent auxiliary rooms, including play room, cafeteria, kitchen, and specialty room (23x40', 12' ceilings)

1-story steel-frame addition extends off the rear of the building. The addition has been completely scrapped, leaving only the roof and steel frame.

Extensive interior damage from water infiltration and scrapping; most damage located on first floor southwest wing. Open holes in roof.

Very large site. Building is sited at the southern edge, leaving a huge open field to the north.

Neighborhood Overview

Located in Barton-McFarland neighborhood, near boundary with Pride Area Community.

Residential neighborhood includes both single-family homes and small apartment buildings.

Single-family areas to the north and south have high levels of vacancy and open lots. Neighborhoods to the east and west appear more intact.

Plymouth Rd north of site is a commercial and transit corridor, but stretch near the school is predominantly residential buildings and churches.

Phelps Park is a recently-upgraded city park kitty-corner to the school site.

Oakman School, another City-owned vacant school in this study, is located two blocks north of Parker.

Possible private school rehab project at vacant Epiphany School site to the southeast.

Development Overview

Opportunities

- Large, grand structure
- Symmetrical layout and double-loaded
- Rear addition resembles an open-air market shed; could be reused or demolished.
- Large site with plenty of open space.

Challenges

- Quiet residential neighborhood—not close to any commercial activity of note.

Real Estate Market summary:

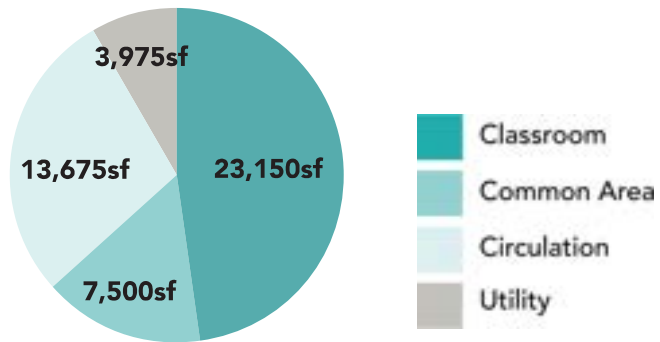
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- Multifamily: Below Average
- Retail: Above Average
- Office: Average
- Industrial: Average

Market-based Use Recommendations

- Best market for mixed-use development including residential and retail.
- Currently little existing retail activity in area, but low vacancy and high rents.

Existing Floorplan and Program



48,385 sf net floor area
(does not include 1973 addition)

Structure

- Concrete column and beam
- Brick masonry bearing walls (gym/auditorium)
- Steel frame (addition)

Roof System:

- Concrete tee-joint and slab
- Steel truss with wood plank (gym/auditorium)
- Gravel-surface bituminous BUR
- Internal drains

Facade:

- Multi-wythe brick
- Limestone/cast stone accents
- Wood window frames

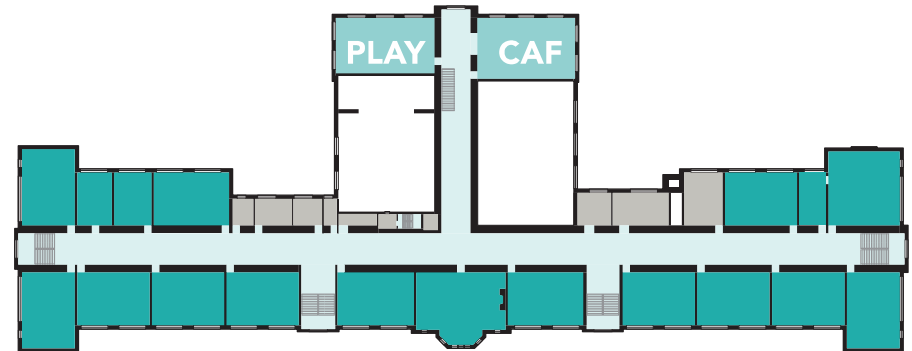
Floor System:

- Concrete tee-joint and slab

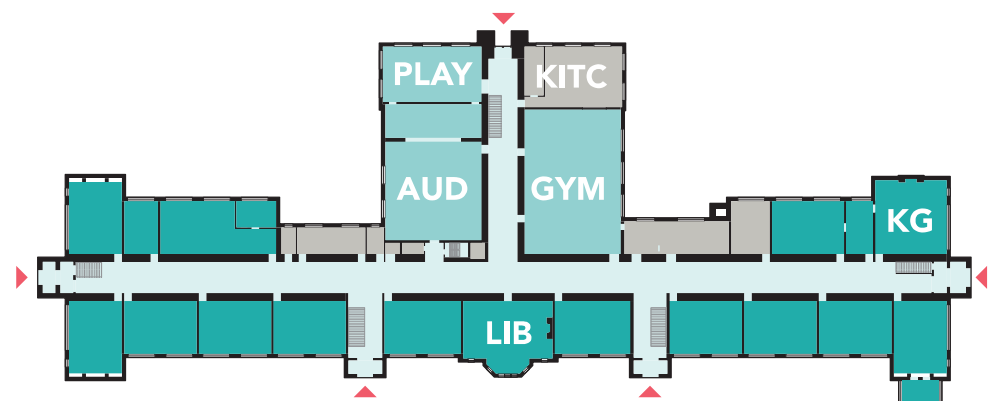
Interior Walls:

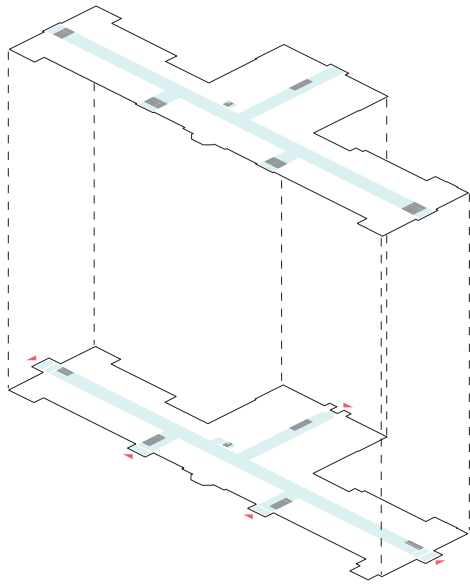
- Plaster/metal lathe on gypsum block

Second Floor



First Floor

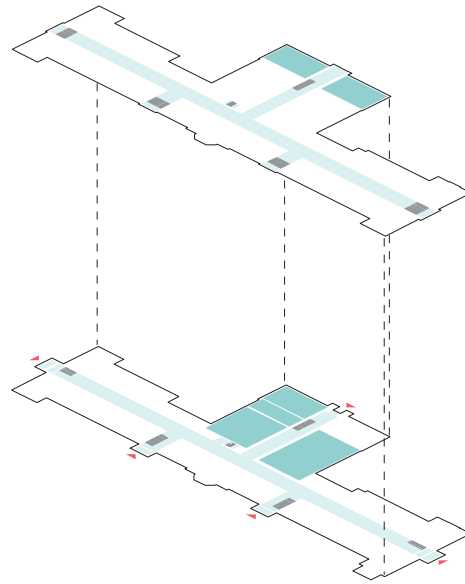




Circulation

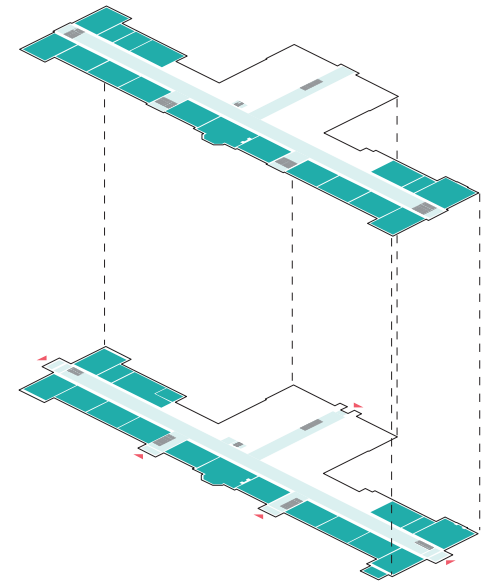
Parker has a symmetrical T-plan, consisting of a long double-loaded south wing, and a short double-loaded wing for large shared spaces. There are two main entrances in the center of the south wing, and three additional entrances at the ends of each wing. A stairwell is located near each entrance.

Corridors are 13' wide.



Common Areas

This school features a cluster of large common areas in the north wing. Both the gym and auditorium are 40x60' spaces with 19' ceilings. There are four 40x23' auxiliary spaces behind the gym/auditorium, 2 on each floor. These include kitchen, cafeteria, and two multipurpose rooms.



Classroom Areas

Classrooms are located on both levels and are spread along the length of the south wing. The majority of the classrooms face south, with a small number on the far east and west corners facing north.

Typical classrooms are 22x30' with 12' ceilings.

School History

George E. Parker Elementary School

In the 1926-1927 school year approximately 220,000 students were enrolled in Detroit’s public schools. The Detroit Board of Education planned for the erection of five new school buildings that year in order to accommodate overcrowded conditions within many of the system’s schools. The George E. Parker Elementary School was one of these five new school buildings. Newspaper accounts from the day note that the area was served by four, two-room “temporary wooden buildings” on the of 6.3-acre site prior to the erection of the permanent structure. The permanent school building was completed in November 1927 and designed by architects McGrath, Dohmen and Page. The school had a capacity of 1400 and was arranged according to a 24-platoon plan, with 32 classrooms, a gymnasium and an auditorium. The school’s initial enrollment was 1095 and housed grades one through eight.

In 1973, a one-story, gabled-roof wing was added to the building’s north elevation. Sometime between 2013 and 2017, the addition’s exterior cladding was removed and the wing currently stands as a detached, open, steel-frame structure.

The Detroit Public Schools system, successor to the Detroit Board of Education, closed the building in 2012 and subsequently sold the property to the City of Detroit in 2015.

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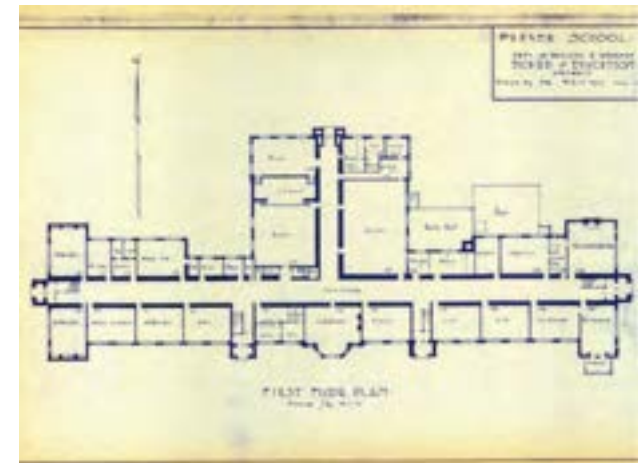
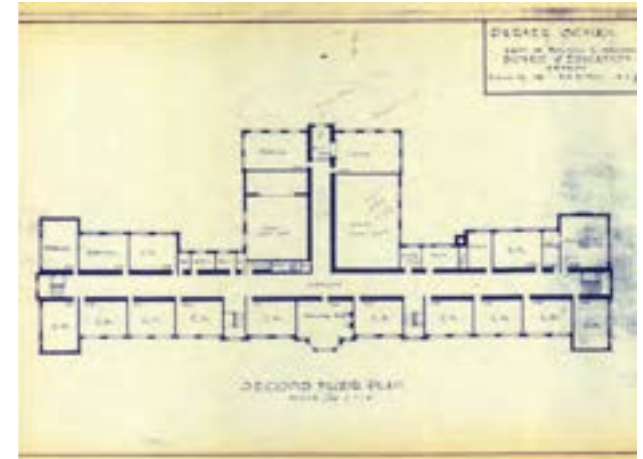
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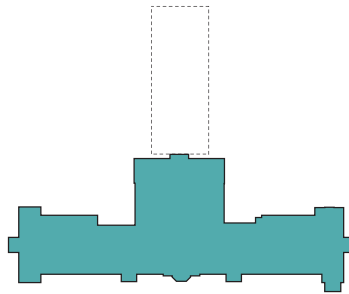
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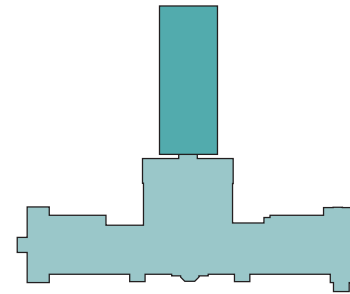


Building Evolution



Original Unit (1927)

Unlike many other Detroit public schools, the large, historic Parker building was built in a single phase in 1927. The school opened with a capacity of 1400 students.



First Addition (1973)

A large, single-story double-loaded classroom wing was added to the north. The wing was a prefabricated steel-frame building attached to the rear door of the school. Only the structure and roof still stand; walls, windows, mechanicals, and other materials have all been stripped away.



View of the front (south) elevation from Elmira St. The majority of classrooms are arranged along the south elevation.



A long prefab classroom wing was added to the rear (north) side of the school. Only the structure and roof remain. This image also shows a portion of the unusually large school yard behind the school.



The gym is a mass-masonry brick box with tall arched windows. The wood roof deck has deteriorated, resulting in water damage to the ceiling and floors.



A view of the auditorium. A large section of the ceiling had collapsed due to water infiltration.



A typical classroom with finishes in good condition. Many other classrooms have suffered from water damage.



A special classroom (formerly "teacher rest") located on the second floor in the center of the main wing. This room and the library below both feature a bay window and fireplace.



The "play room" is a large auxiliary space located behind the auditorium. Parker has four such spaces clustered in the north wing.



The interior has suffered from a great deal of water infiltration on both floors. The first floor main corridor shown above has had major deterioration of its plaster finishes; gypsum block non-bearing walls are also vulnerable to water.

Half and One-Mile Radius

