

Neighborhood By The Numbers

26/100

Walkscore
Car dependent

0.1 mi

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

1.0 mi

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.0 mi

Park Access
Adjacent to park
(1+ acre)

1.6 mi

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

2.4 mi

Library Access
No public library
within walking distance

47%

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

149

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

1.4%

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

7 Parkman



Address: 15000 Mackenzie
 Parcel: 22044630
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.75 ac
 Gross Floor Area: 40,800 sf
 Floors: 2
 Plan Type: U
 School Type: Elementary
 Year Built: 1940, 1947, 1953
 Zoned: R1
 Base Rehab Cost (est): \$1.3M
 Total Rehab Cost (est): \$9.9M

Condition Market



History Neighborhood



Building Overview

2-story U-shaped plan

Streamline moderne style of architecture, with rounded corners

Built in three phases, all in same style.

Typical classrooms are 22x30' with two large windows with 4x5 metal grid frames.

Interior finishes are simple—painted CMU with glazed block accents, and simple wood cabinetry in classrooms.

Building is in generally good condition. Some damage due to scapping and water infiltration, but finishes, windows, furniture are mostly intact.

Neighborhood Overview

Located in Fiskhorn Neighborhood

DON reports that the neighborhood is strong.

Census shows that in recent years, the area's population both grown and gotten younger.

Joy Rd, one block north, is a major east-west corridor, but this stretch does not have many businesses.

There is a general lack of businesses that serve the local community.

Joyland Plaza is a large shopping center with a supermarket at Joy and Greenfield, approximately half a mile to the northwest.

The school is located about one mile north of Warren Ave, one of the main business corridors in Dearborn, and home to a large number of middle eastern restaurants and other businesses.

The school is located about 2 miles from the nearest freeway access.

Development Overview

Opportunities

- Strong, growing neighborhood
- Building in good condition, with distinctive architecture.
- Gym and auditorium configuration allows both spaces to be combined or used as one.

Challenges

- Nondescript interior

Real Estate Market summary:

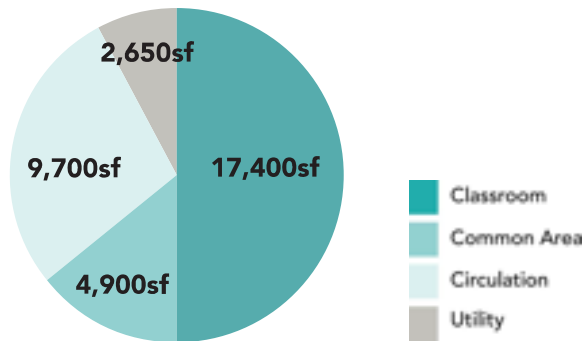
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily housing due to low multifamily vacancy rate, average rents, and high walkscore.

Existing Floorplan + Program



34,650 sf net floor area

Structure

- Concrete or concrete-encased steel frame
- Concrete masonry walls

Roof System:

- Concrete flat-slab and tee-joint slab
- Steel beams and deck (gym/auditorium)
- Modified bitumen membrane
- Internal drains and hanging gutters

Floor System:

- Concrete flat-slab and tee-joint slab

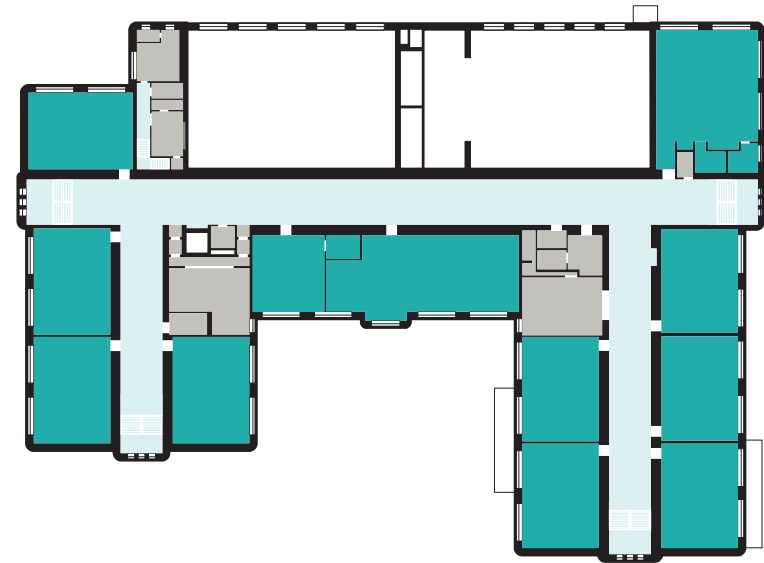
Facade:

- Multi-wythe clay masonry with CMU backup
- Limestone accents
- Steel frame windows (originals intact)

Interior Walls (original unit):

- Painted CMU

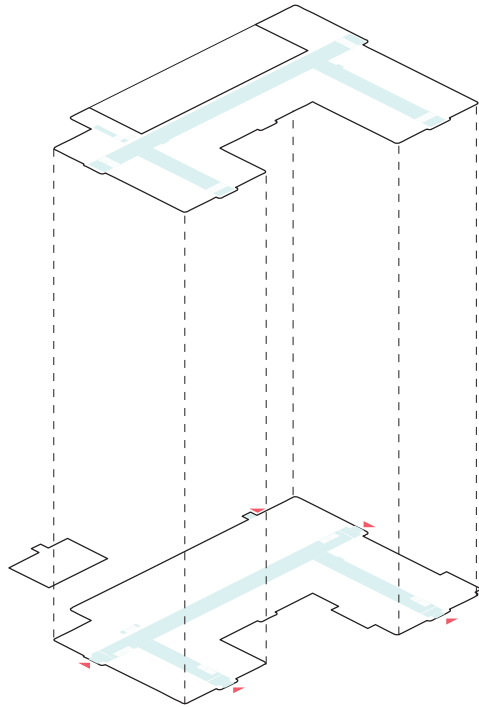
Second Floor



First Floor



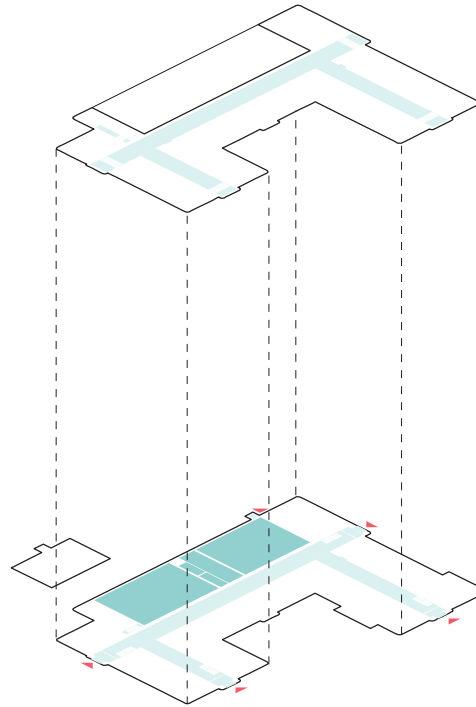
Existing Floorplan + Program



Circulation

Parkman's circulation has a double-loaded U configuration, with one long main east-west corridor and two short wings to the south. There are entrances and stairwells at either end of the main corridor and at the southern ends of each short wing.

Corridors are 12-13' wide with 9' ceilings.

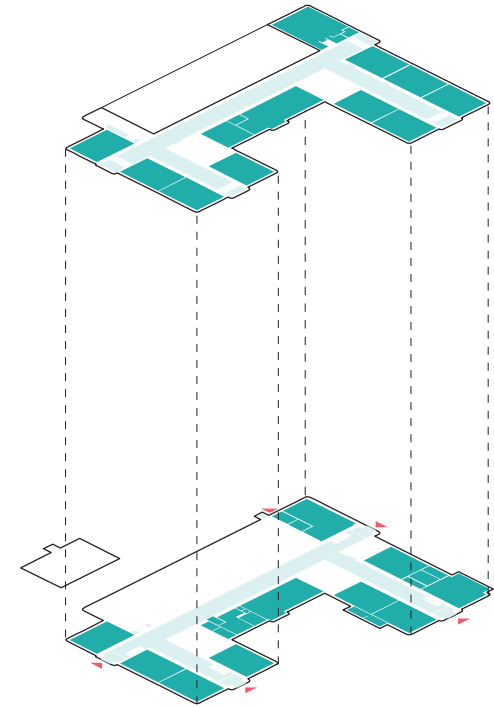


Common Areas

Parkman features a adjoining gym/cafeteria and auditorium lining the north elevation of the building. The gym and auditorium's backstage area are connected via a shared storage area.

The gym/cafeteria is 40x60' with 20' ceilings, while the auditorium is 40x52' with 16-18' ceilings.

The auditorium has a small exterior entrance at the northwest corner.



Classroom Areas

Classrooms are located in all wings on both floors. The 15 standard classrooms (22x30') and kindergarten are located in the two double-loaded south wings, and face either the street or a grassy semi-enclosed courtyard. Larger specialty classrooms are located on the central axis and face the courtyard; there are also two larger specialty classrooms at the northwest corner of the building. Ceiling heights are 12' throughout. All rooms have large original steel-frame windows.

School History

Francis Parkman School

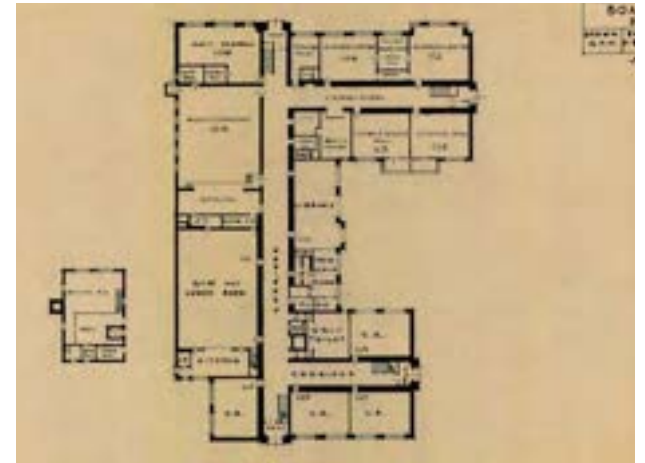
This school was named after the American historian Francis Parkman (1823-1893). It opened in 1930 in a temporary, portable classroom building located on the present site, and another was added the following year. The first unit of the permanent building, consisting of three classrooms, was completed in 1941. The temporary buildings continued to exist for some time thereafter.

By 1947 the school became quite crowded, with 359 students. To accommodate this growth, a second unit, consisting of seven classrooms and a gymnasium, was added in 1948. Charles J. Sullivan served as supervising architect for this addition. A third unit was constructed in 1954 at a cost of \$494,506. It added an auditorium and eleven classrooms, including two science rooms. At this time the school was organized into eighteen sections, with one self-contained class. In 1960 the school was reorganized into fourteen sections with four self-contained rooms.

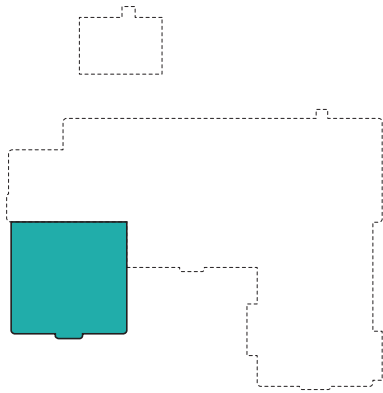
An entry in the Proceedings of the Board of Education provides a list of supervising architects for all Detroit schools scheduled to be constructed during the 1940-1941 school year. Alfred A. Smith was identified

as the contractor for the architectural work. The plans for this building may have been devised by the staff of the Board of Education's Department of Buildings and Grounds with Smith supervising the work. The name on the blueprints for construction of the building was O'Brien & Williamson Metal Products Company. From the turn of the nineteenth century, school building design in the region was wholly dominated by classical and historical revival styles. More forward-looking, yet still ornate, Art Deco designs began to appear around 1928. Parkman School, however, marked a sharp break from both of these traditions. With its use of the Streamline Moderne style, Parkman School, with its crisp lines, graceful curves, and minimum of exterior ornamentation, set the stage for the widespread building of International Style school buildings in the postwar years.

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

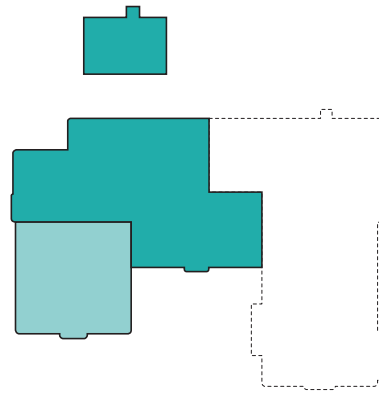


Building Evolution



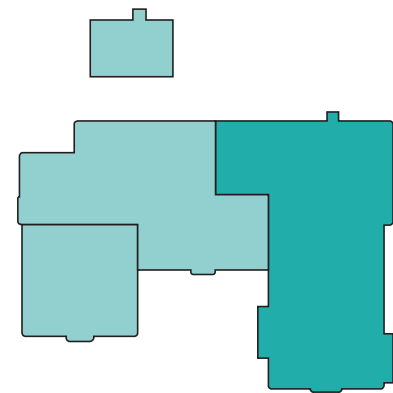
Original Unit (1940)

The original school building consisted of a small box with four rooms on the ground floor, and four rooms on the second floor.



Second Unit (1948)

The second unit added a gymnasium/cafeteria, library, a large home-ec classroom, two small classrooms, and a main office. This addition more than doubled the size of the original school.



Third Unit (1952)

The school nearly doubled in size again with the completion of the east classroom wing. This addition included the auditorium, five standard classrooms, four specialty classrooms, and a kindergarten. This final addition also created a courtyard in the front of the building.

All three building units were constructed in matching architectural style.



Parkman's original southwest unit, completed in 1940. The rest of the school was completed in 1948-1952. This image shows the school's streamlined moderne style of architecture, with unique rounded corners, horizontal bands of stone and brick details, and striking vertical slit windows at the entrances.



The three wings of the school wrap around a south-facing grassy courtyard with small trees. There is no direct access to the courtyard from inside the school, but the courtyard is open to the primary street frontage and flanked by the two main entrances.



The auditorium, added in 1952, is a simple CMU box. Original wood seating and steel-frame windows are still intact.



The gym doubled as a cafeteria, and includes an attached kitchen with wide serving window and dining tables that fold out from the walls. A row of high steel-frame clerestory windows provide natural light.



Classrooms feature large double windows consisting of a 4x5 steel-frame grid. Most of the original windows at Parkman remain intact.



Classrooms feature simple and durable finishes: CMU walls, acoustic tile ceilings, VCT floors, and simple wood cabinetry.

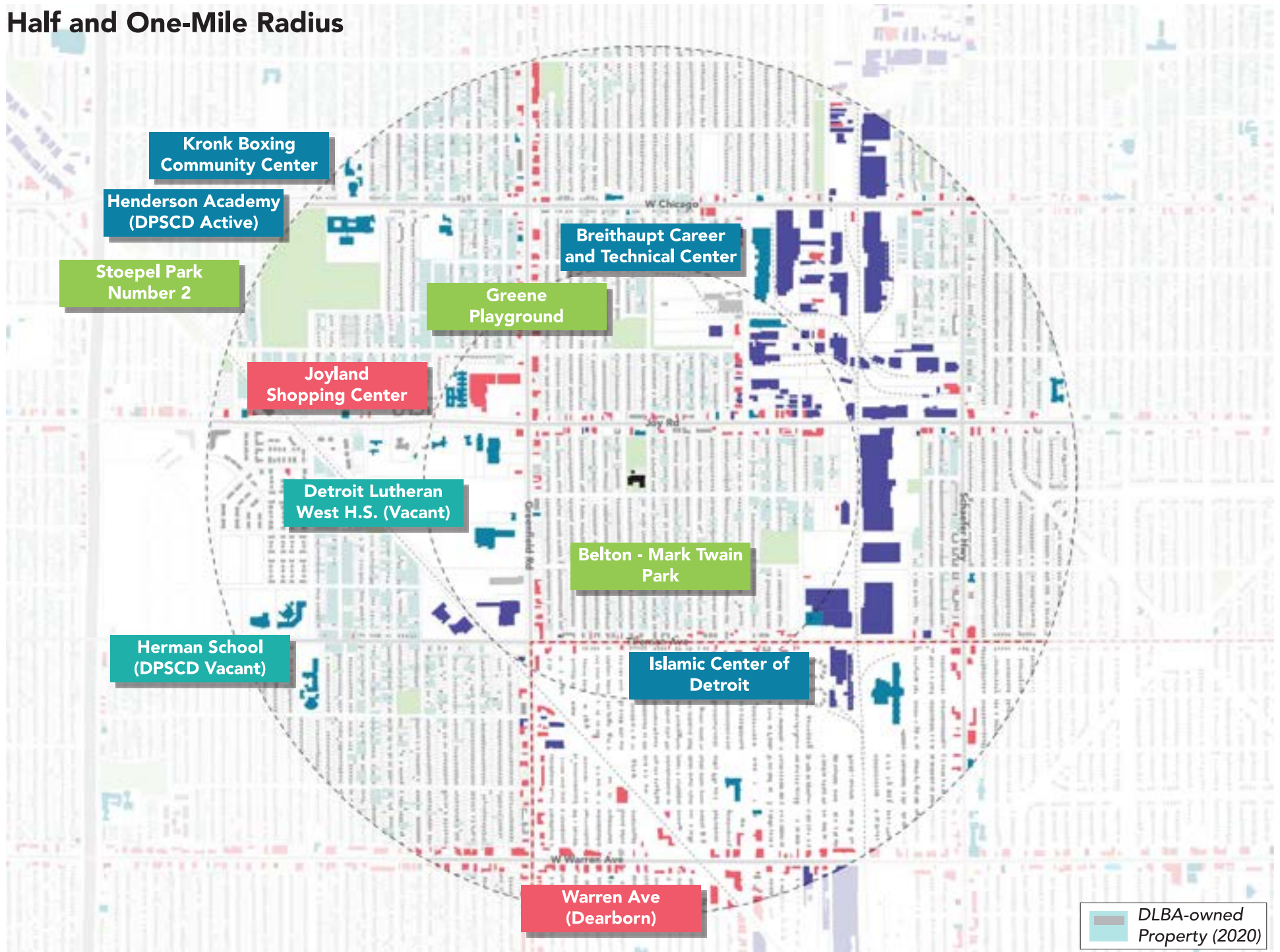


The kindergarten space dispenses with the deep 5-sided bay window that is a hallmark of Detroit elementary schools constructed during the 1920s and 30s. Instead, there is a rectangular alcove with a large central window and wrap-around corner windows.



Interiors are simple and sturdy masonry construction, with glazed block accents. Arched alcoves once housed drinking fountains, which have been taken. The corridors do not receive much natural light; the only sources are narrow slit windows in the stairwells at the ends of each corridor.

Half and One-Mile Radius



Neighborhood By The Numbers

59_{/100}

Walkscore
Somewhat walkable

0.0_{mi}

Transit Access
Immediate access to
DDOT Connect Ten or Key Route

1.2_{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)

2.9_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.4_{mi}

Library Access
More than 15 minute walk
to nearest public library

18%

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

132

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

2.1%

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

7 Weatherby



Address: 12099 Fielding
 Parcel: 22103299.002
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 2.98 ac
 Gross Floor Area: 27,400 sf
 Floors: 2
 Plan Type: L
 School Type: Elementary
 Year Built: 1956
 Zoned: R1
 Base Rehab Cost (est): \$428K
 Total Rehab Cost (est): \$6.6M



Condition Market



History Neighborhood



Building Overview

2-story L-plan

Modern international style architecture, with glass block ribbon windows running along the north and south elevations of the classroom wing.

Classrooms double-loaded along east wing, while gym, kitchen, and boiler house form the north wing. Auditorium forms a hinge point.

Gym and auditorium can both be accessed independently.

Small school with six general classrooms on second floor, and three specialized classrooms on first floor.

Post-and-beam construction with CMU infill walls.

Interior finishes primarily painted CMU and green glazed concrete block.

Building generally in excellent condition; lowest overall distress rating in study.

Lockers, metal fixtures, and plumbing has been scrapped throughout

Fire damage in the first floor art room.

Neighborhood Overview

Located in Weatherby neighborhood

Surrounding residential neighborhood comprised of small 1 and 1.5-story single-family homes, with relatively few vacant properties.

Large number of kids in neighborhood who reportedly use school yard as playground.

Near Rouge Park Golf Course, Brennan Pool House, and basketball courts.

Located one block north of Plymouth Road commercial corridor, a major east-west artery.

Located one block south of industrial park, including Sherwood Foods distribution center a metal finishing plant.

Other large industrial complexes, including Gateway Industrial Center, located within one mile.

Near freeway access at I-96 and Evergreen Rd.

Neighbors have strong interest in redeveloping school.

Development Overview

Opportunities:

- Building in excellent condition
- Near active commercial corridor
- Good freeway access
- Near Rouge Park and Brennan Pool

Challenges

- Secluded location in low-density residential neighborhood.

Real Estate Market summary:

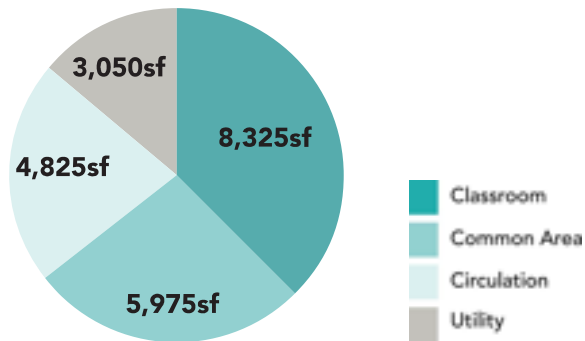
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for senior housing due to limited existing supply, high senior housing rent, and above-average projected senior population growth.

Existing Floorplan + Program



22,175 sf net floor area

Structure

- Concrete beam and column

Roof System:

- Concrete flat slab
- Concrete-encased steel beams with metal deck (gym/auditorium)
- Gravel surfaced built-up roof system
- Internal drains

Floor System:

- Concrete tee-joint slab with metal deck

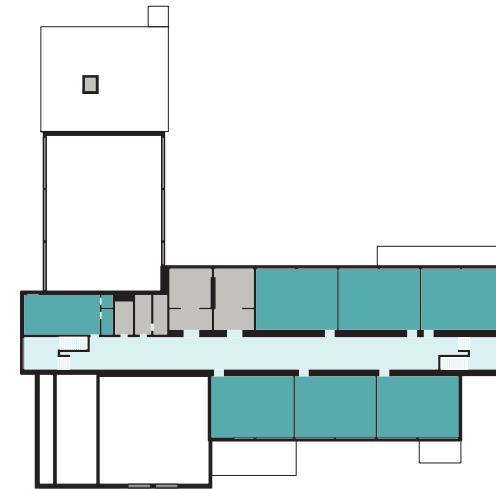
Facade:

- Brick veneer on CMU backup
- Limestone accents
- Glass block ribbon windows over steel-frame operable lites

Interior Walls:

- Painted CMU
- Glazed concrete block

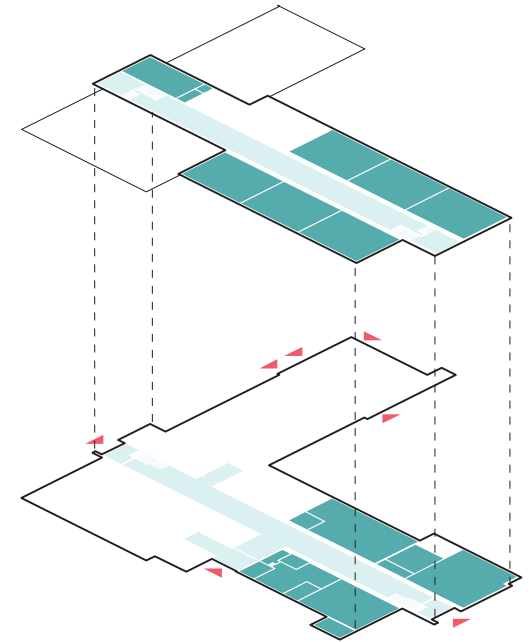
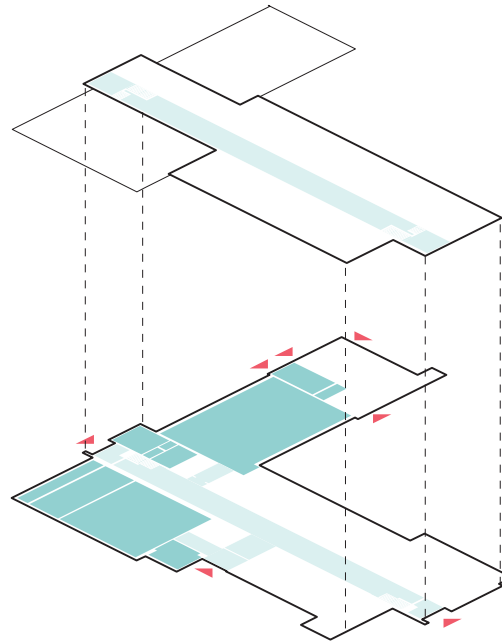
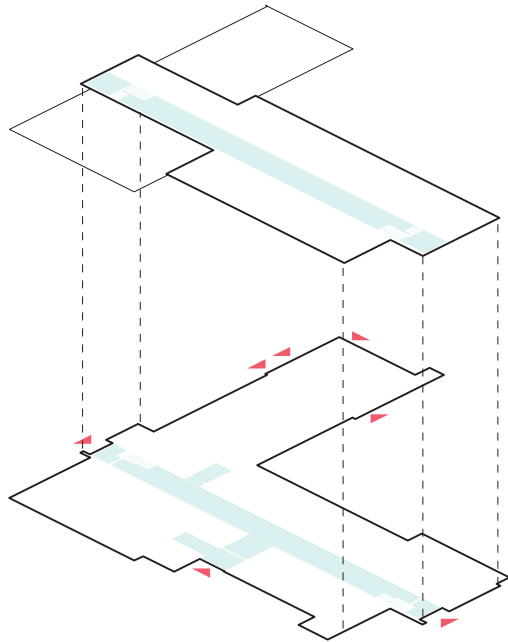
Second Floor



First Floor



Existing Floorplan + Program



Circulation

Weatherby's circulation is comprised of one double-loaded corridor on each floor. There are three main entrances: the main entrance in the center of the corridor, and one on each end.

The main corridors are 12' wide, with a ceiling height of 10'6" on the first floor and 8' on the second.

Common Areas

Weatherby has an auditorium and a small multipurpose cafeteria/gym. The gym can be accessed from the exterior and parking lot via kitchen service entrances, but primary access is from the school interior.

The gym and auditorium (including stage) are both 40x60' spaces; both have variable ceiling heights ranging from 15' to 19'.

Classroom Areas

Classrooms are double-loaded along the east wing of the building. Regular classrooms are on the second floor, while specialty rooms like the kindergarten, art room, and science rooms, are on the first floor.

Typical classrooms are 22'5" x 30' with 10'5" ceilings on the first floor and 10'9" ceilings on the second.

School History

H. Emmett Weatherby Elementary

The H. Emmett Weatherby Elementary School began with the Detroit Board of Education's Board's location of a two-room portable building at the site in 1955. The school building was completed in 1957 at a cost of \$586,794 and included nine classrooms, an auditorium, an office, and a multipurpose room. The Detroit Board of Education had projected a citywide enrollment of 295,000 children for the 1957-1958 school year, up 7965 students from the year before. With the completion of Weatherby, in addition to the erection of the Dow and Edmonson Schools that year, the Detroit Board of Education sought to address the City's need to accommodate its elementary-age children. In 1958, the enrollment at the Weatherby School had reached over 400 and by 2005, the population had decreased to 144.

The Detroit Public School System, successor to the Detroit Board of Education, permanently closed the school in 2005 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, 1958 and 1958
Detroit, City of, Board of Education, Architectural Planning Department. *Weatherby 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.

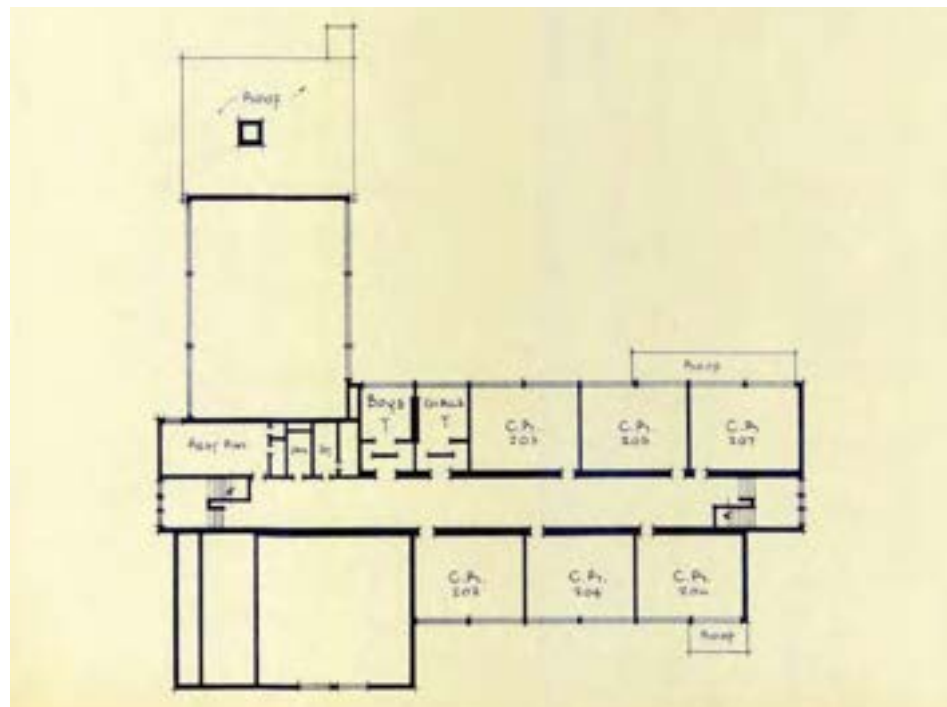
School Bell Rings Wednesday for 285,000. Detroit: Detroit Free Press; Sep 1, 1957; pg. 3

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

Floor Plans

Second Floor



First Floor





The main (south) facade of the school, showing continuous bands of glass block extending along the entire classroom wing. The windows are largely intact.



The gym is small but brightly lit, thanks to east and west-facing glass block clerestory windows. The slightly peaked ceiling makes the space feel taller and more open.



The auditorium is small, with a low stage and a flat sunken floor. The space is a simple box with painted CMU and green glazed tile matching the corridors.



The kindergarten is a large space that features a wide bump-out with windows on three sides.



Classrooms are typical of 1950s-era schools, with concrete block construction, and wall-to-wall ribbon windows comprised of glass block over steel-framed operable lites.



Classroom finishes are simple, including simple wood cabinetry, VCT floors, and an exposed-structure ceiling that incorporates fluorescent tube lights in between the joists.

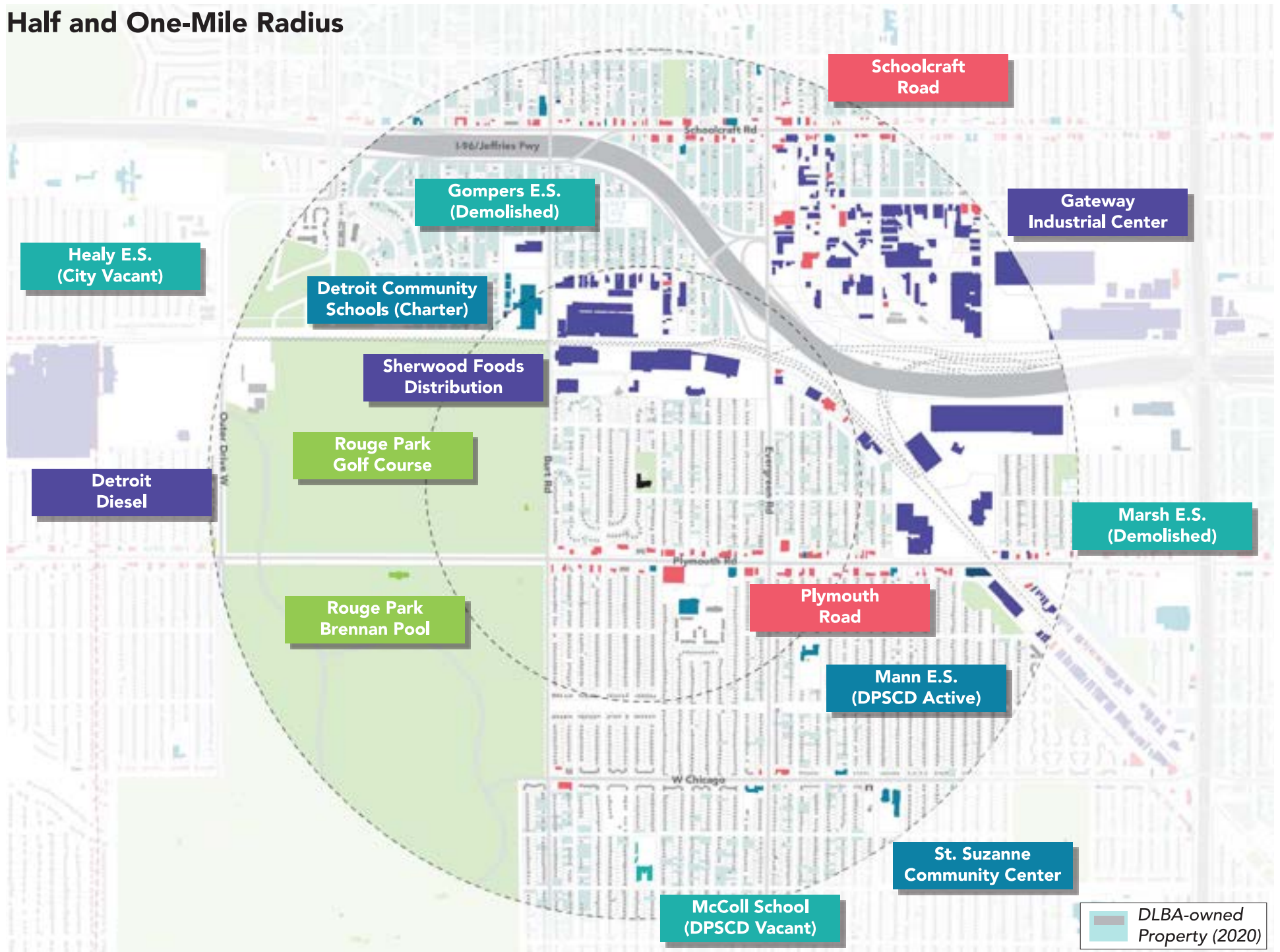


The building has been extensively scrapped, but finishes and structure remain in relatively good condition. The school's corridors feature glazed block finishes with a unique shade of jade green.



This stairwell features a spacious landing with large steel-framed windows that would have provided ample natural light and views to both first and second-floor corridors.

Half and One-Mile Radius



Neighborhood By The Numbers

57 /100

Walkscore
Somewhat walkable

0.2_{mi}

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

0.8_{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)

2.5_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.5_{mi}

Library Access
More than 15 minute walk
to nearest public library

27%

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

92

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

2.5%

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

7 Courtis



Address: 8100 W Davison
District: 7
SNF Area: n/a
Owner: DPSCD
Gross Floor Area: 68,537 sf
Site Area: 5.6 ac
Floors: 2
Plan Type: 8
School Type: Elementary
Year Built: 1965
Zoning: R2
Base Rehab Cost (est): \$525K
Total Rehab Cost (est): \$12.6M



Building Overview

Double-courtyard building with 2-story wings at north and south ends, and 1-story east, west, and central wings.

Steel frame structure with CMU walls and open-web steel joist and steel deck roof. Facade is brown brick veneer and precast concrete panels.

Large auditorium and gym located in east wing, with exterior access to rear parking lot.

Standard classrooms located in north, south wings on second floor. Specialty classrooms located on ground floor in north, south, and central wings. Typical classrooms have two small aluminum-frame windows in corners, simple painted CMU finish, and no built-in furniture.

Minimal distress observed on interior beyond minor scrapping and vandalism. Basement is flooded.

Single-glazed aluminum windows are intact and in serviceable condition, but damaged by installation of security panels. Recommend replacing with more efficient systems.

Facade requires localized repair of masonry, mortar, and sealant.

Neighborhood Overview

Located in Davison-Schoolcraft Neighborhood.

Residential neighborhood to west of school consists of an eclectic mix of one and two-story detached homes. Approximately 1/3 of properties are vacant.

East and immediately north of site are vacant industrial brownfields. A larger industrial corridor stretches along Lyndon Street three blocks to the north.

School is located on a six-lane divided stretch of Davison Street between Wyoming and Livernois that is mostly empty and exists primarily as a service drive for I-96. A half-mile to the east at Livernois, Davison becomes an important commercial corridor.

Immediate access to I-96 freeway.

Development Overview

Opportunities:

- Building in excellent condition
- Easy freeway access
- Near large vacant parcels

Challenges

- Weak real estate market indicators
- Isolated neighborhood with few amenities

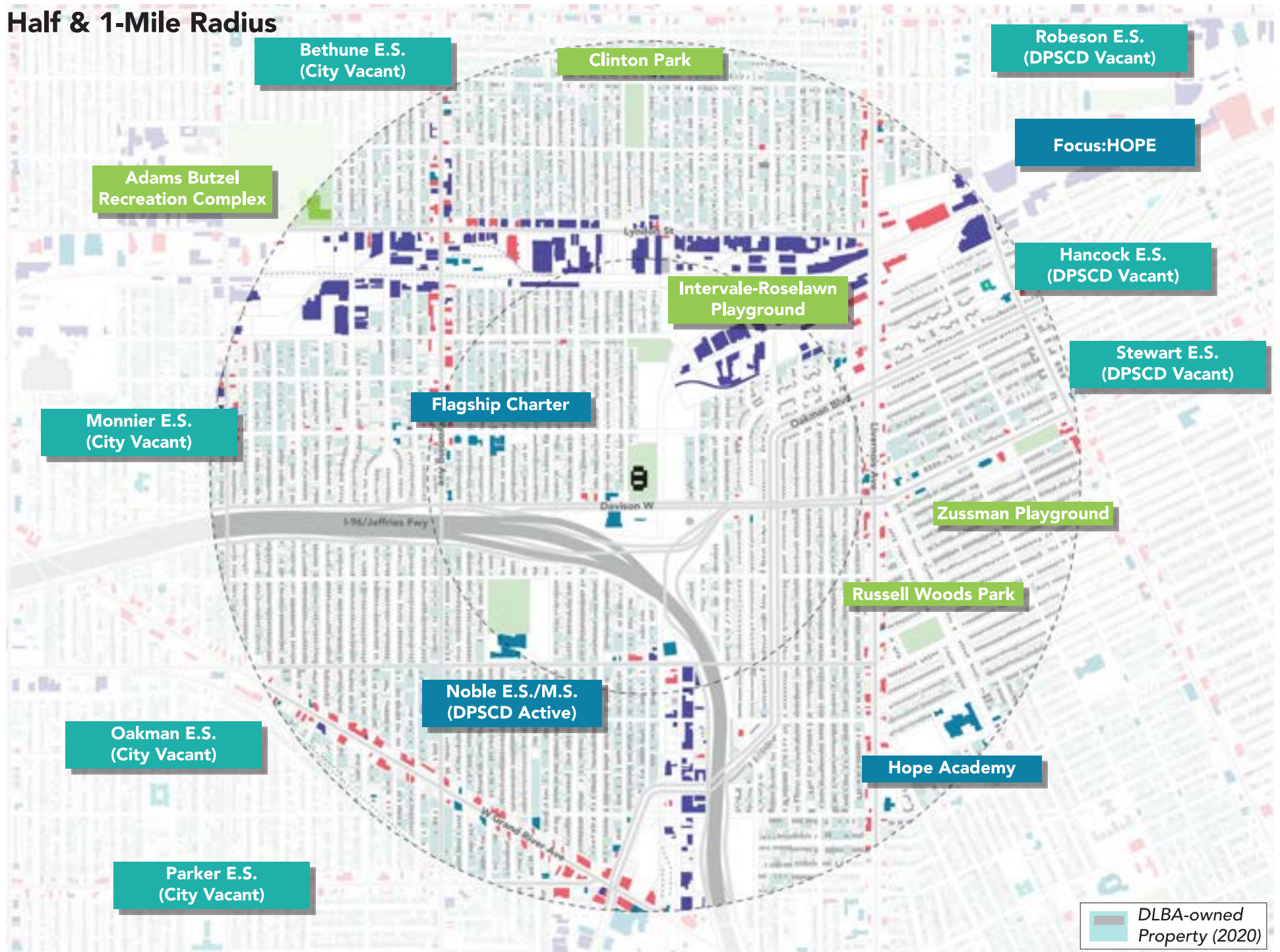
Real Estate Market summary:
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for retail, due to low retail vacancy rates, above average rents, and good transportation connectivity.
- Large vacant parcels may provide opportunity for large assemblies.
- Site has potential for large commercial or industrial development.

Half & 1-Mile Radius



By the Numbers

41_{/100}

Walkscore
Car-dependent

0.5_{mi}

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

0.2_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.2_{mi}

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

0.9_{mi}

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

1.3_{mi}

Library Access
More than 15 minute walk to
nearest public library

34%

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

203

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

1.3%

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



South elevation with small play field in foreground, showing a 2-story classroom wing.



The auditorium is a large square space measuring 45x45' not including the stage area. There is a flat carpeted floor and no fixed seating.



The main hallway is 17' wide with 8' ceilings and lockers lining the wall. The corridor forms a central axis between the main entrance and a decorative glazed tile art wall at the opposite end.



Courty contains two internal green courtyards. North-south corridors are single-loaded with classrooms on the outside, and windows to the courtyards on the inside.



A typical 2nd classroom on the south wing. Instead of the wood built-in storage units found in most other schools, this school has a folding plastic curtain concealing a storage alcove.



A large specialty classroom on the west (front) side of the school, featuring tall ceilings and floor-to-ceiling windows.



A typical first-floor classroom with aluminum frame windows in each corner.

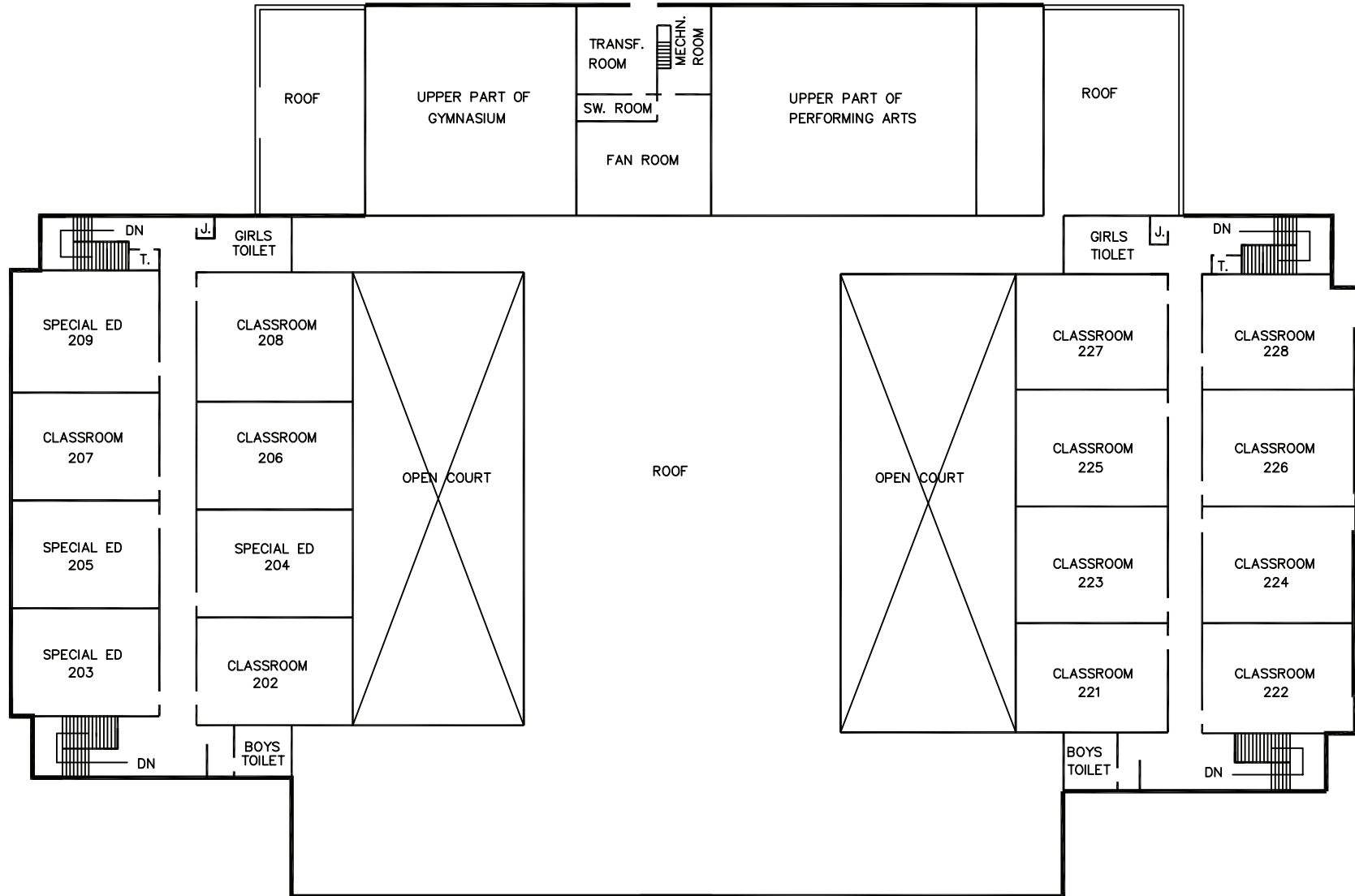


The gym is a windowless space with painted CMU walls and an open-web steel joist ceiling. The space is 45x70' with 20' ceilings.

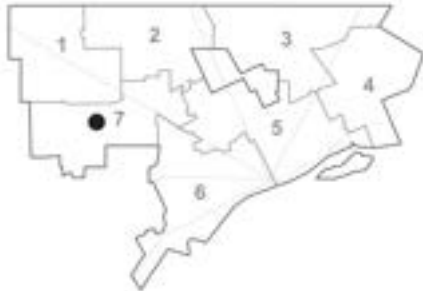
1st Floor



2nd Floor



7 Henderson



Address: 9600 Mettetal
 District: 7
 SNF Area: n/a
 Owner: DPSCD
 Gross Floor Area: 26,762 sf
 Site Area: 1.6 ac
 Floors: 2
 Plan Type: L
 School Type: Elementary
 Year Built: 1946
 Zoning: R1
 Base Rehab Cost (est): \$433K
 Total Rehab Cost (est): \$6.5M



Building Overview

Small two-story L-plan, formed by long double-loaded classroom wing and a gym/auditorium.

Facade is red brick with a row of small decorative brick arches around the parapet, and decorative stonework at entrances.

Classroom window openings were originally large, but have been filled in with stucco panels and replaced with small aluminum sliding windows.

Gym features large stage, full-size basketball court, and balcony seating. Original arched windows are bricked.

Exterior in excellent condition; very little distress on facade.

Northernmost classrooms appear to be a later addition; addition possibly improperly joined, causing shifting and separation of ceiling and floor slabs at the expansion joint. Localized water infiltration on first and second floors at this location.

Interior in generally excellent condition, with very little distress, vandalism, or scrapping. Minor scrapping in bathrooms only.

Neighborhood Overview

Located in Joy Community

Surrounding houses are small, single-family brick homes. Most in good condition with scattered vacancies, and at least one under construction for rehab.

Former Catholic School, operated by DPS until 2013. Church and other buildings are all operational and owned by other parties. Neighbors include: church, Kronk boxing gym (in church basement), assisted living residences (in rectory).

Henderson Academy, a large active DPSCD elementary/middle school, located on next block, across Chicago Ave.

Located across street from Stoepel Park Number 2, a large park with recent improvements.

Within half mile of Plymouth and Greenfield Roads, two major thoroughfares with modest commercial activity.

Development Overview

Opportunities:

- Building in excellent condition
- Located near large park and public school
- Good freeway access

Challenges

- Windows have been altered; need replacement

Real Estate Market summary:

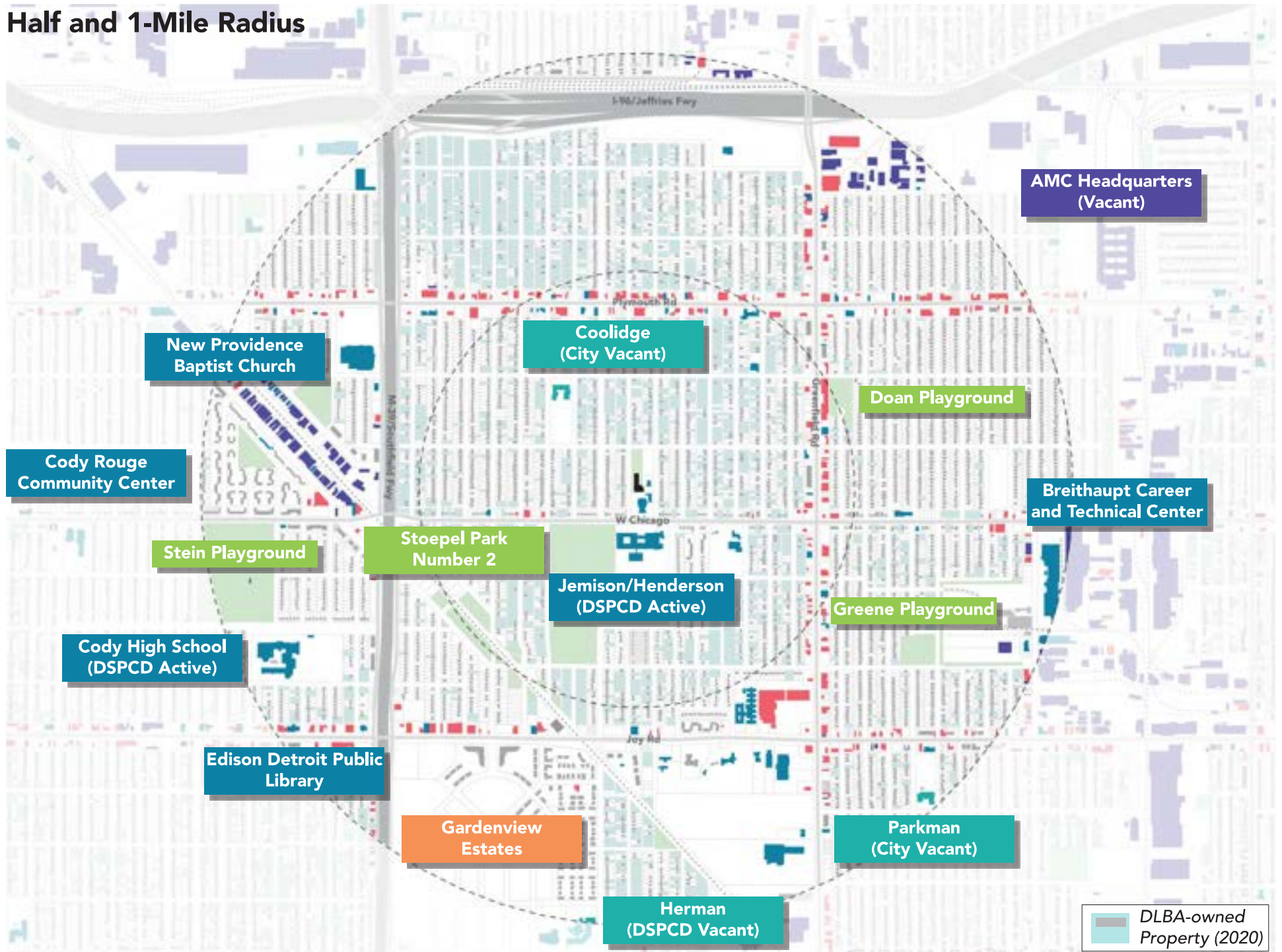
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Recommended for multifamily residential due to high walkscore and proximity to other residential buildings.

Half and 1-Mile Radius



By the Numbers

52_{/100}

Walkscore
Somewhat walkable

0.3_{mi}

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

0.9_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.1_{mi}

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

2.8_{mi}

Nearest Recreation Center
Not within walking distance to
nearest city rec center

0.9_{mi}

Library Access
10-15 minute walk to
nearest public library

43%

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

150

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

2.1%

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



West (front) elevation with main entrance. This school's design give away its origins as a Catholic school, from the cross ardoning the rooftop to the use of Romanesque arch motifs and stained glass windows.



The large gymnasium wing viewed from southwest. The original arched window openings have been covered up with the same stucco panels as the classroom windows.



The former St. Charles Church, now restored and operating as Body of Christ International, with the famed Kronk Boxing Gym operating out of the basement.



Former school yard and neighborhood houses, viewed from second floor. The grass yard is owned by church and is not part of the school building's parcel.



The second floor main corridor is a simple double-loaded hallway with painted CMU and glazed block walls. This hallway did not originally contain lockers; instead, students stored their coats and belongings inside the classrooms.



Typical classroom, view of back wall with coat/storage alcove. Note drastically reduced-size window to the right. Green painted area shows the size of the original window opening.

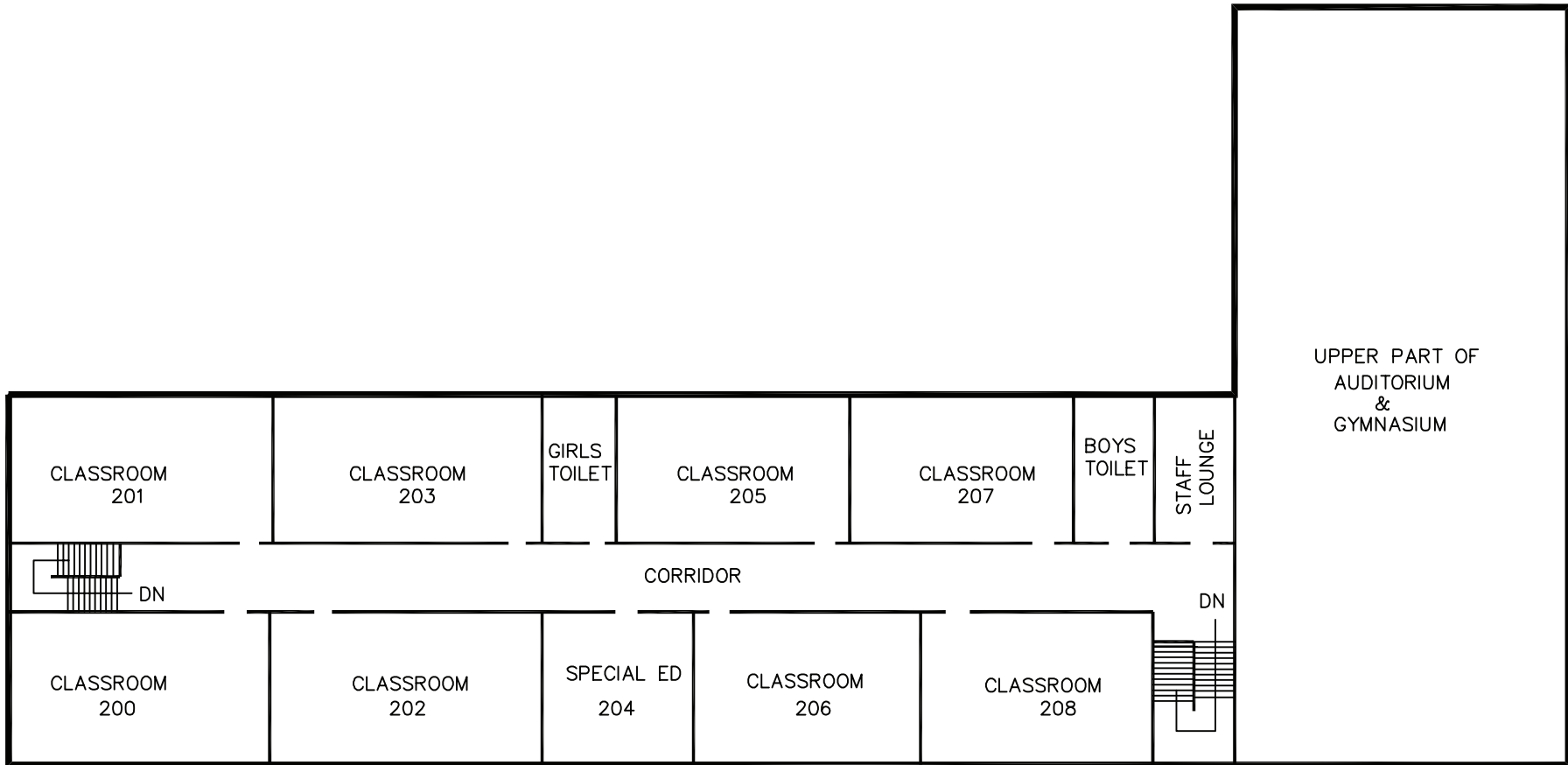


Gymnasium viewed from stage, showing balcony seating area (behind basketball hoop) with kitchen and storage areas below.

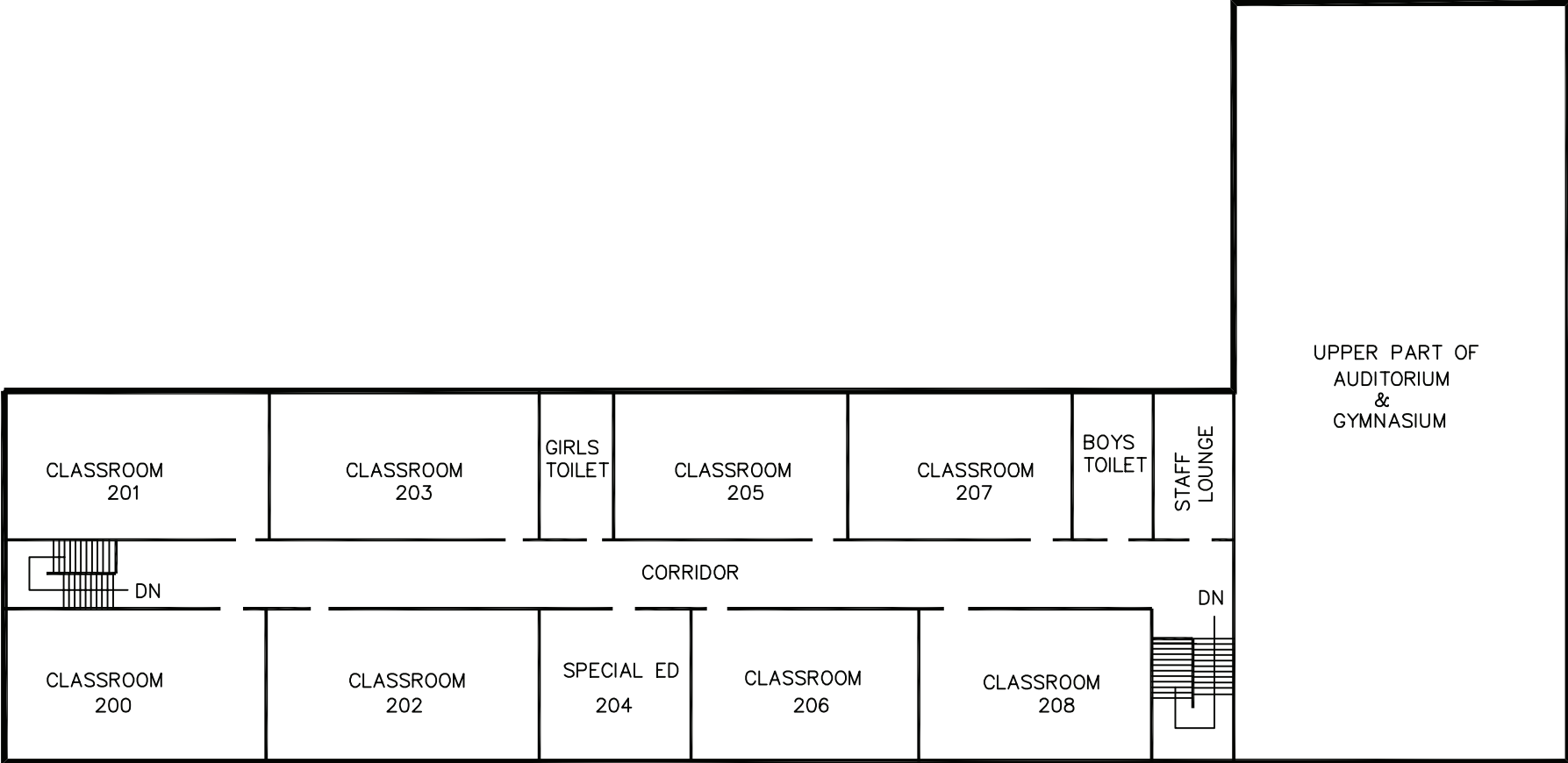


Gym and stage viewed from balcony seating. The gym's exterior wall was originally lined with pairs of tall arched windows, which were later filled in with CMU. These windows could be restored to flood this currently dark space with natural light.

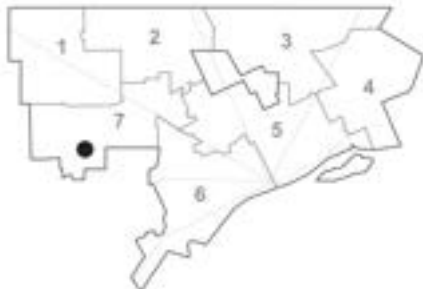
1st Floor



2nd Floor



7 Herman



Address: 16400 Tireman
 District: 7
 SNF Area: Warrendale/Cody/Rouge
 Owner: DPSCD
 Gross Floor Area: 106,482 sf
 Site Area: 3.8 ac
 Floors: 2
 Plan Type: Irregular
 School Type: Elementary
 Year Built: 1942, 1943, 1948, 1954, 1997
 Zoning: R5
 Base Rehab Cost (est): \$3.2M
 Total Rehab Cost (est): \$22.1M



Condition Market



History Neighborhood



Building Overview

2-story, irregular plan with two oblique wings wrapping around a gym and auditorium complex.

1942 unit contains 90x60' gym with full-size basketball court, plus locker rooms, and four large general-purpose rooms. Auditorium added in 1954. Gym and auditorium in good condition, but rest of building shows masonry and roof deterioration, with water infiltration throughout.

Classroom building is moderne-style clad in tan brick with red brick and stone accents.

Interior is CMU construction with concrete frame/slab. Finishes are simple glazed block, and wood built-in cabinetry. Floors are mostly VCT with some wood in classrooms.

Original 4-over-4 wood-frame windows are intact but damaged by security measures.

Facade in good condition, but roof deteriorating, with water ponding on up to 75% of surface and water infiltrating second floor.

Building is minimally scrapped with relatively little vandalism.

Neighborhood Overview

Located in Garden View neighborhood.

Adjacent to large Gardenvue Estates housing development—new urbanism style townhouses currently being constructed on former Herman Gardens site. Development appears to be about 50% complete with high occupancy, remainder is vacant land. Expect growing population here; likely to appeal to families.

Next door to large new (~2007) Boys & Girls club facility with NFL Youth Education Town.

Across the street from former St. Christopher Catholic school, now operating as Detroit Premier Academy charter.

Easy access to Southfield Freeway (M-39), less than half mile to west.

Development Overview

Opportunities:

- Large, historically significant building
- Zoned R5
- Located next to new housing development

Challenges

- Widespread roof and window repairs may be costly.

Real Estate Market summary:

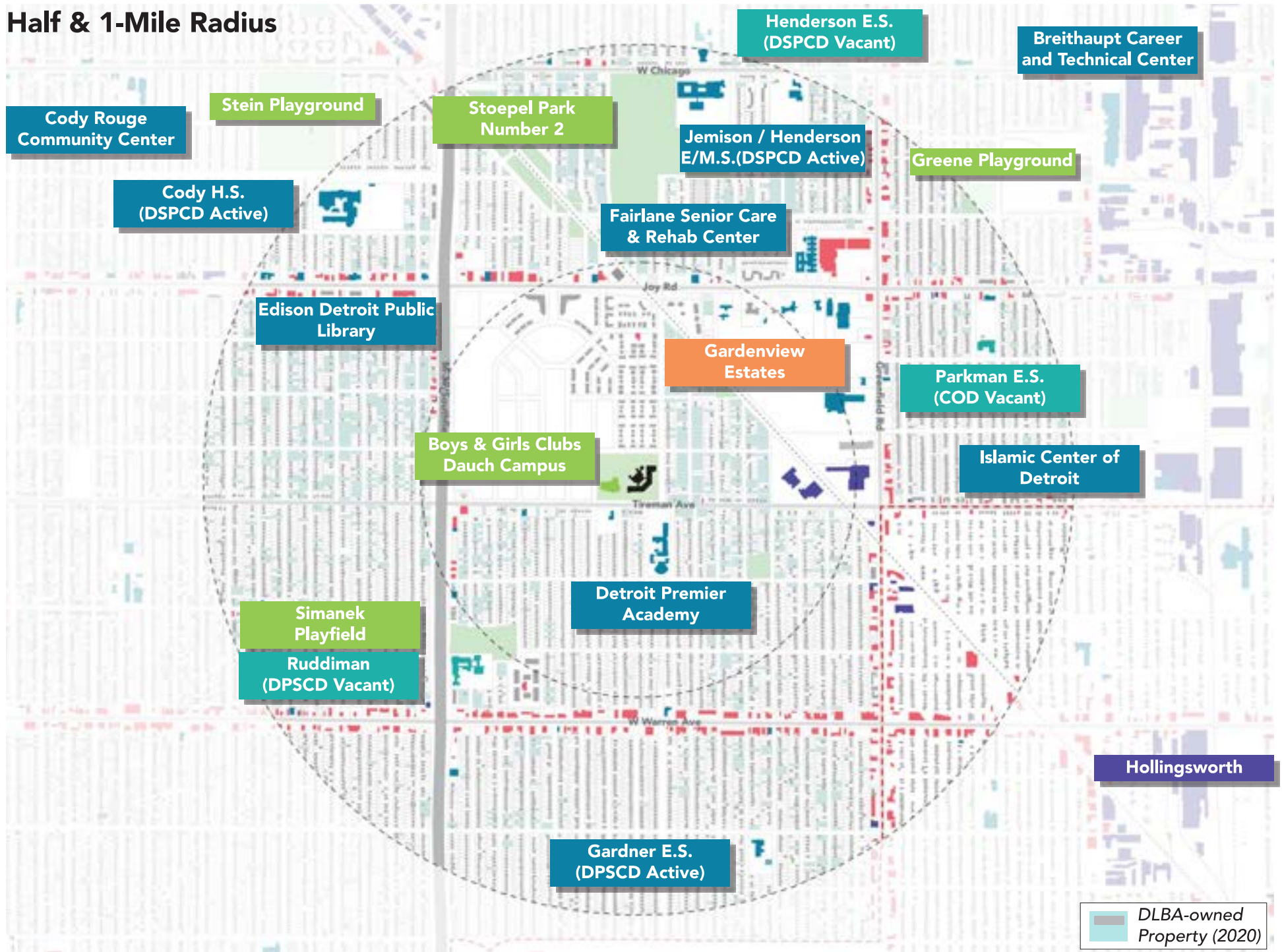
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for residential due to high walkscore and existing development.

Half & 1-Mile Radius



By the Numbers

53_{/100}

Walkscore
Somewhat walkable

0.38_{mi}

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

0.95_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.24_{mi}

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

3.63_{mi}

Nearest Recreation Center
Not within walking distance to
nearest city rec center

0.75_{mi}

Library Access
10-15 minute walk to
nearest public library

35%

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

142

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

2.0%

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



Front facade (southeast elevation) and main entrance towers, showcasing Herman's unusual geometric detailing. The school is set back at an angle from the intersection of Tireman and Asbury Park, creating a large field in front of the school.



The red brick building which houses the school gym, is actually the 1942 community building for the Herman Gardens housing development. The building was later connected with the main classroom wing (tan brick).



Interior courtyard between main school building and auditorium, with kindergarten bay window visible at right.



New townhouses of Gardenvue Estates development north of the school. Gardenvue Estates replaces the demolished Herman Gardens public housing projects, which Herman school was built to serve.



Second floor main corridor. showing finishes in relatively good condition.



First floor "practical arts" classroom with intact windows and wood cabinetry.

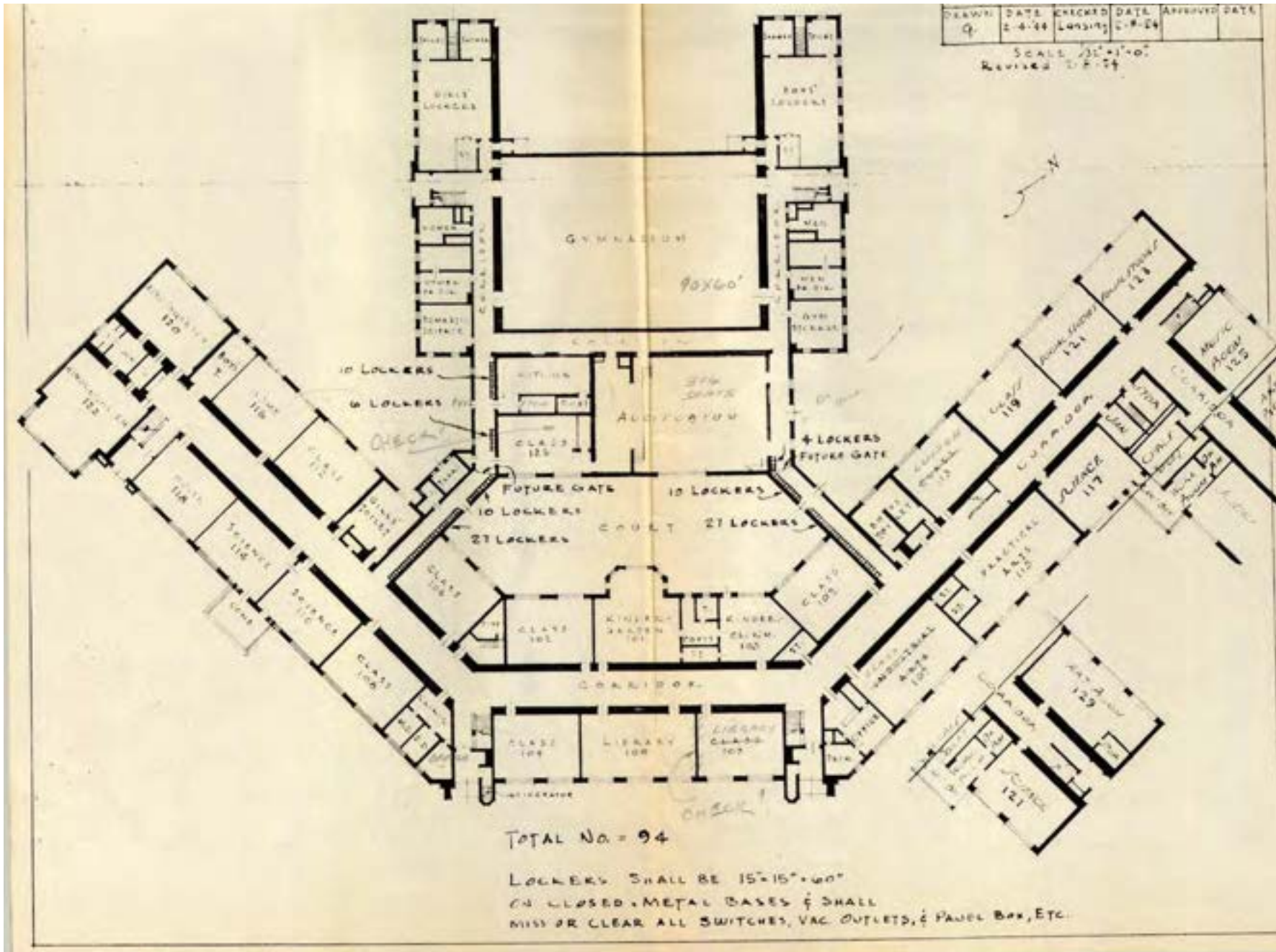


Auditorium main floor and balcony viewed from stage. The space receives most of its light from one large glass block window.

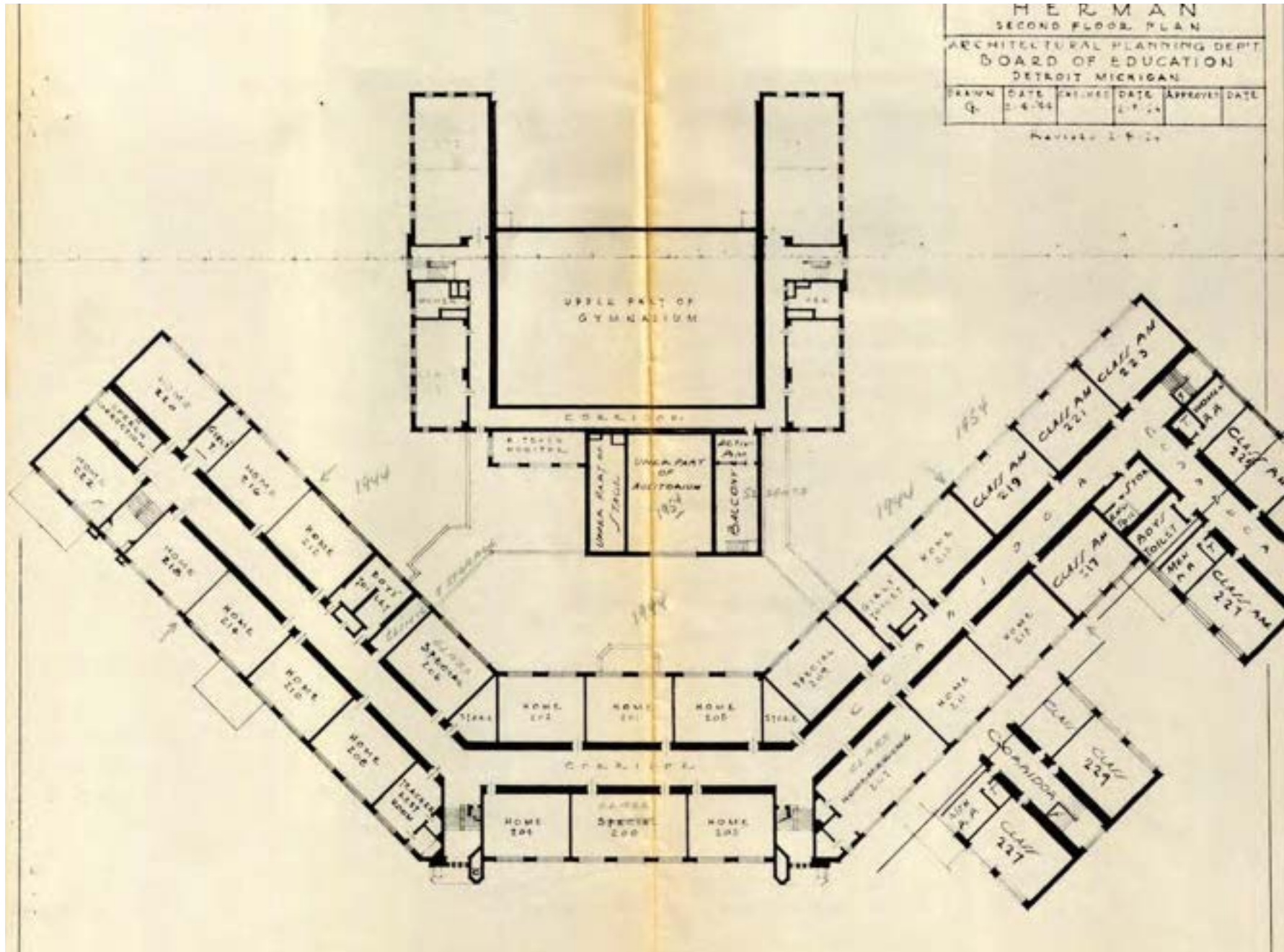


The 60x90' gymnasium is in relatively good condition. It is lit by glass block clerestory windows on the northwest and southeast elevations.

1st Floor



2nd Floor



7 McColl



Address: 20550 Cathedral St
 District: 7
 SNF Area: Warrendale/Cody/Rouge
 Owner: DPSCD
 Gross Floor Area: 28,505 sf
 Site Area: 3.8 ac
 Floors: 1
 Plan Type: U
 School Type: Elementary
 Year Built: 1949
 Zoning: R1
 Base Rehab Cost (est): \$1.6M
 Total Rehab Cost (est): \$8.8M



Building Overview

1-story symmetrical U-plan. East and west double-loaded classroom wings with 7 rooms each (mix of single and double-length spaces), joined by north wing with auditorium, gym, and offices. Front semi-enclosed courtyard with trees.

Moderne exterior, with large steel grid windows separated by concrete columns, and painted stucco finish. Color appears to change regularly; currently painted light grey with dark blue accents; previously was tan with brown accents. Original color unknown.

All-concrete construction. Appears to be entirely CMU with reinforced concrete headers at doors and windows. Unclear if other framing system exists. Roof slab is a proprietary system of post-tensioned concrete “planks” made of rows of CMU bound together.

Interior finishes mostly stripped, but were likely minimal to begin with. Lockers and built-in furniture have been removed, leaving open voids in corridor/classroom walls. Steel windows are still intact, but need repair. Little evidence of building distress on main level. Interior was dry with no water stains, no masonry cracking, and exterior stucco was in good condition.

Basement flooded with deep water. Source unknown.

Overall, a simple building in good condition.

Neighborhood Overview

Located in Franklin Park Neighborhood.

Surrounding neighborhood is small, 1-story detached homes. Homes west of the school are brick, occupied and well-maintained; homes east of the school are wood, also in good condition but a few boarded up.

Community seems active and engaged. Many people out and about, including groups of youth walking, biking and socializing near the school.

Neighbors on the west side of school reported that they take responsibility for cutting down trees and brush at the school and on surrounding blocks, in order to keep the area safe and looking good.

Small vegetable garden on southwest corner.

Walking distance to Rouge Park.

Located 2 blocks north of Joy Road, a major east-west corridor. Nearest segment includes a small supermarket and several restaurants and local businesses.

Development Overview

Opportunities:

- Building in very good condition
- Located near Rouge Park
- 1-story handicap-accessible building

Challenges

- ?

Real Estate Market summary:

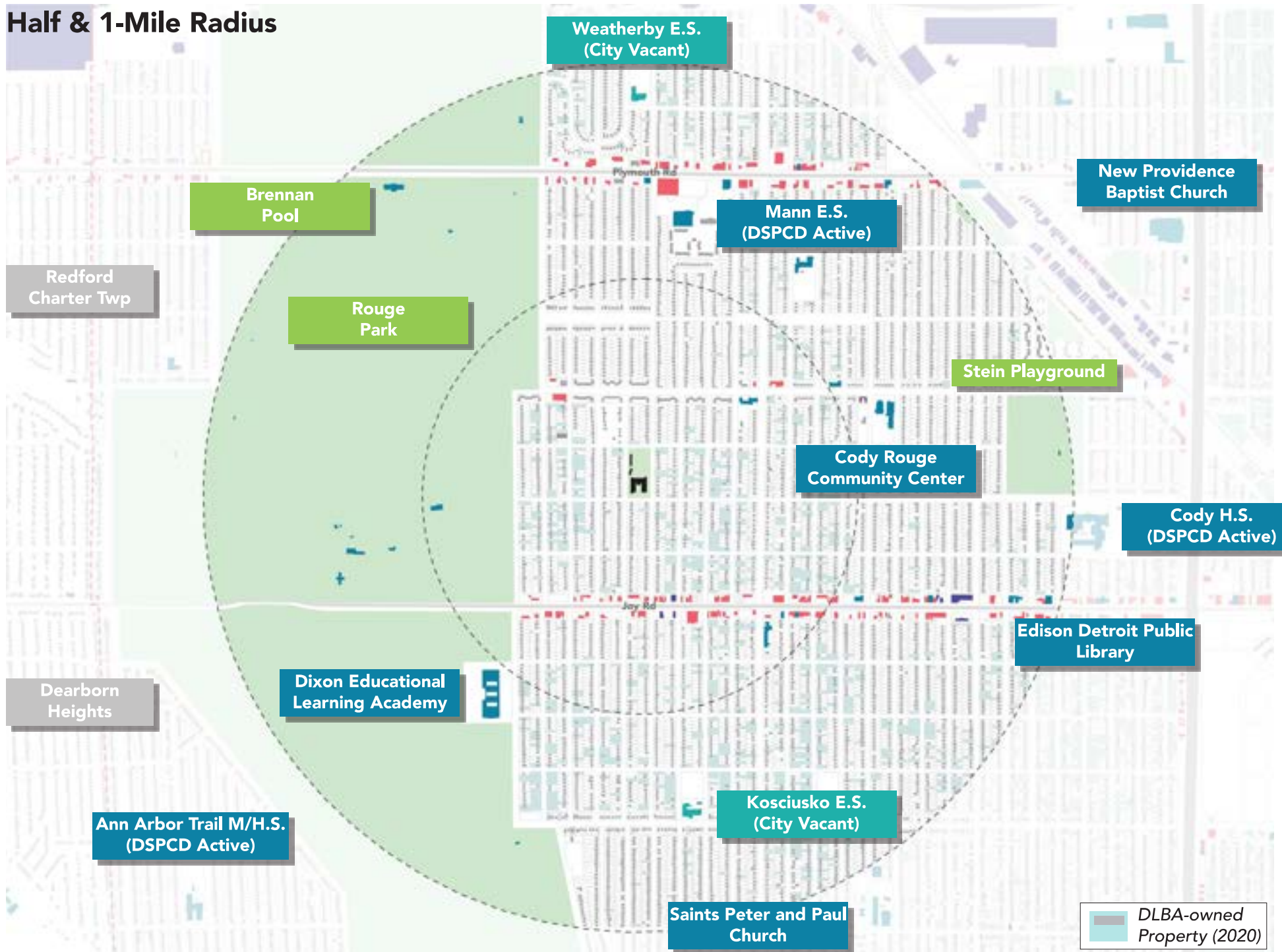
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Recommended for senior housing due to limited existing supply with below average vacancy and high rent. Area has above-average projected senior population growth.

Half & 1-Mile Radius



By the Numbers

50_{/100}

Walkscore
Somewhat walkable

0.3_{mi}

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

1.3_{mi}

Freeway Access
5-10 min drive to nearest freeway ramp

0.3_{mi}

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

3.4_{mi}

Nearest Recreation Center
Not within walking distance to
nearest city rec center

1.1_{mi}

Library Access
More than 15 minute walk to
nearest public library

21%

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

140

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

2.4%

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



East elevation showing repeating steel-frame grid windows and concrete columns. The school's modern style is quite different from other schools built in Detroit, even others in same era. This school appears to barely predate the shift to International Style architecture circa 1950.



The southeast entrance facing Cathedral Street is a non-descript door with no embellishment. The single-story school is built on grade and has all accessible entrances.



The science room includes a shallow bay with windows on three sides, in lieu of the full conservatory commonly found at other schools.



Corridor in the east classroom wing with concrete block structure visible where locker banks have been removed.



The small auditorium has a low and wide stage area and a flat floor. Its finishes are simple painted concrete.



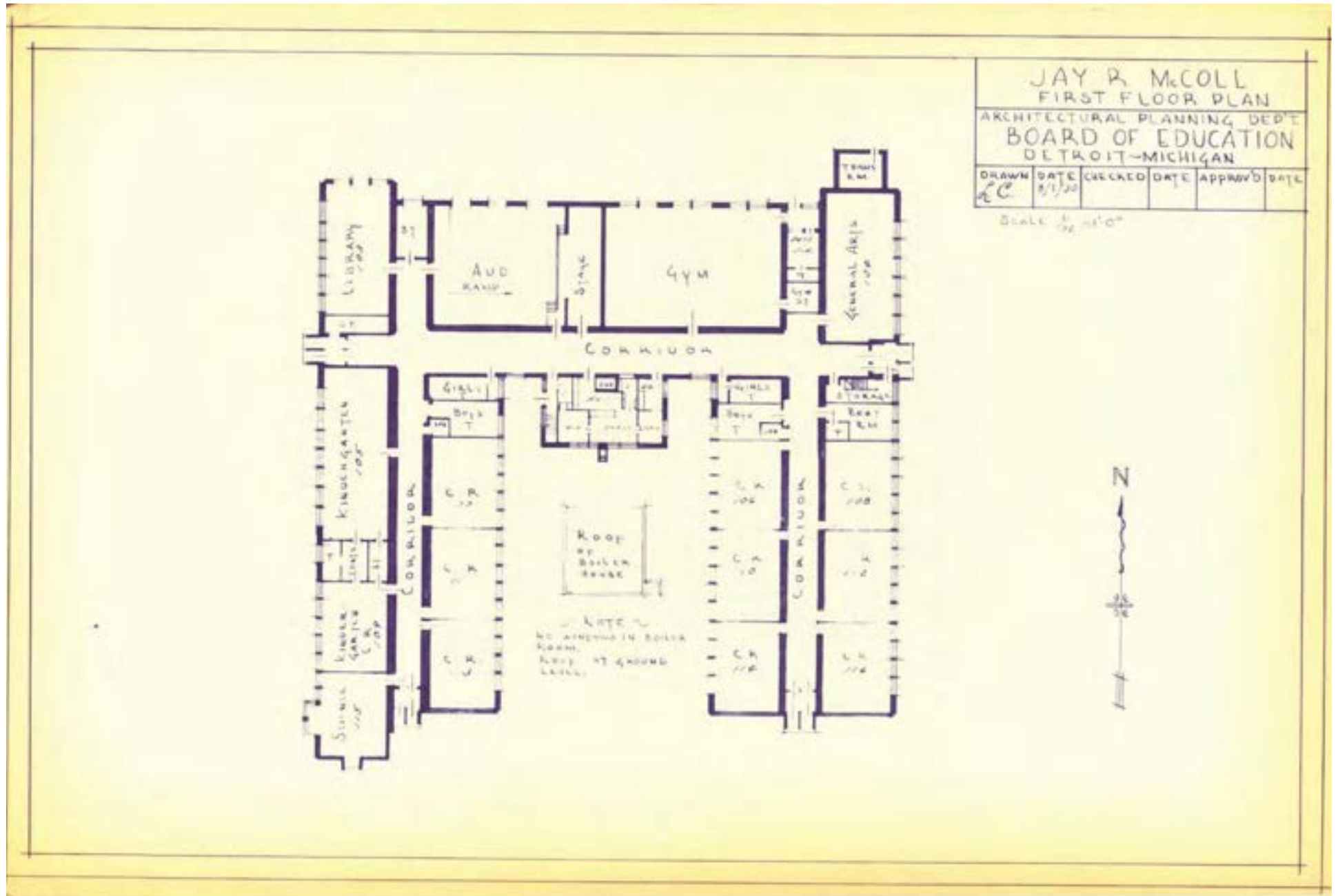
The library features the same steel-frame grid windows as the rest of the school, but they have been shifted higher to accommodate bookshelves below. The shelving in the foreground has been tipped over, but some standing units are visible at far right.



The main kindergarten space consists of two conjoined classrooms separated by a folding partition. There is no bay window, a common kindergarten feature in other historic elementary schools.



The gym is a simple concrete box with large steel-frame windows. Although there are lunch tables built into the walls, indicating the space's use as a cafeteria, the school does not have a kitchen or food serving area.



7 Ruddiman



Address: 7350 Southfield
 District: 7
 SNF Area: Warrendale/Cody/Rouge
 Owner: DPSCD
 Gross Floor Area: 85,814 sf
 Site Area: 5.2 ac
 Floors: 2
 Plan Type: Irregular
 School Type: Middle
 Year Built: 1922, 1923, 1924, 1955, 1962
 Zoning: R1
 Base Rehab Cost (est): \$3.6M
 Total Rehab Cost (est): \$19.7M



Building Overview

1922-24 unit is red brick mass masonry construction. 2-story 'barbell' plan, with 14 classrooms, no specialty spaces.

1920s finishes are wood and plaster with concrete ceilings. Multiple tall wood-framed window openings.

Original wing has fire damage in two second floor north classrooms. Water damage in two central classrooms from opening in roof. Exterior masonry displacement observed.

1955 unit is large International Style 2-story U plan, with two classroom wings plus gym/cafeteria.

1955 finishes are CMU and glazed block walls, wood or VCT floors, steel pan ceiling system, and built-in wood furniture. Wood floors bowed. Steel ceiling pans corroded. Fire damage in first floor library.

1955 auditorium has lobby facing Southfield and large windows facing park. Brick walls with wood seats intact. 60x40 gym has CMU and glazed block walls, clerestory windows, steel pan joist ceiling with corrosion. Wood floor bowed.

1963 unit has irregular 1-story plan around 2 courtyards. CMU construction with tan brick exterior cladding and deep concrete T-beam roof. Contains a large cafeteria and two workshops. Structurally sound condition.

Extensive, destructive scrapping throughout building, including most windows and plumbing; restroom walls partly demolished. Coping gone from 1955 unit north and west parapets.

Neighborhood Overview

Located in Warren Ave Community neighborhood, in Warrendale Cody Rouge SNF area.

Several vacant, blighted homes on Longacre nearest school; however, surrounding neighborhoods looked highly intact and well-maintained.

Adjacent to Simanek Park—large playfield with walking course and playground. Park amenities are located at east end of park, farthest from school.

Located on busy Southfield Fwy Service Drive, with freeway entrance directly in front of main entrance. A good deal of traffic on the service drive, including many semi trucks; traffic tends to accelerate into the ramp. Difficult to stop for loading/unloading on Southfield near ramp, and no room for parking. Freeway is very noisy. Windows should be sound insulated.

Parking lot in rear; difficult access from Southfield due to traffic issues. Main entrance from Longacre, which can be difficult to find.

Park and school site are connected to neighborhood across Southfield Fwy by pedestrian bridge. The bridge feels exposed and is not pleasant to walk over. Ramps are steep—looks greater than 1:12. Original ramp handrails are gone and replaced by chain-link fence with temporary rails.

One block north of Warren Ave, a major east-west commercial corridor.

Massive oak tree in front of original building, beside central entrance.

Development Overview

Opportunities:

- High traffic location
- In SNF area
- Dense neighborhood
- Adjacent to park with planned improvements. 1963 unit could be reused as community facility.

Challenges

- Large building with inconsistent architecture/construction styles.
- Much of building in poor condition, requires costly repairs.
- Recommend demolishing 1955 unit.

Real Estate Market summary:

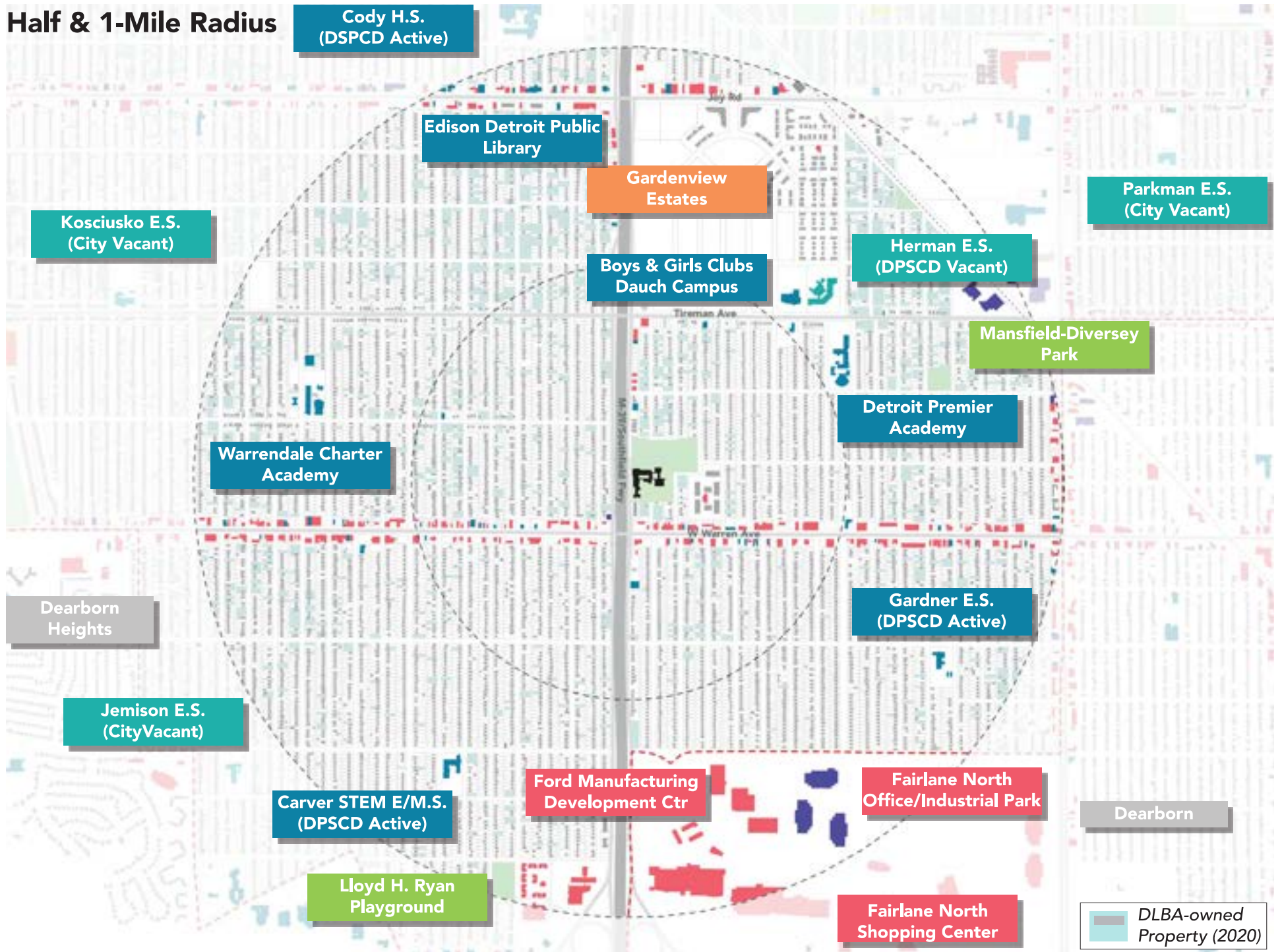
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily housing due to low vacancy rate and above-average rent.
- Recommend partial or full demolition and redeveloping site.

Half & 1-Mile Radius



By the Numbers

63_{/100}

Walkscore
Somewhat walkable

0.07_{mi}

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

0.08_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.0_{mi}

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

4.23_{mi}

Nearest Recreation Center
Not within walking distance to
nearest city rec center

0.89_{mi}

Library Access
10-15 minute walk to
nearest public library

18%

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

171

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

1.9%

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



East (rear) elevation of original 1924 unit viewed from parking lot. Two large classrooms occupy the east wing. The front elevation has a similar appearance, with repeating window openings and arch accents.



North elevation of the 1955 unit, viewed from Simanek Playfield. Strong horizontal lines typical of 1950s-era International Style school architecture. Smoke damage from first floor fire is visible at right.



East elevation of 1963 unit viewed from Simanek Playfield. Large volume on left is the multipurpose cafeteria. Low volume to right is a connector corridor which provides a link to the workshop spaces and frames an interior courtyard.



Typical classroom in 1924 unit, with plaster walls and wood floors. Aluminum replacement windows are partly intact.



Typical 1955 classroom with concrete block walls, wood floors, and wood built-in cabinets. Note corrosion on steel ceiling system.



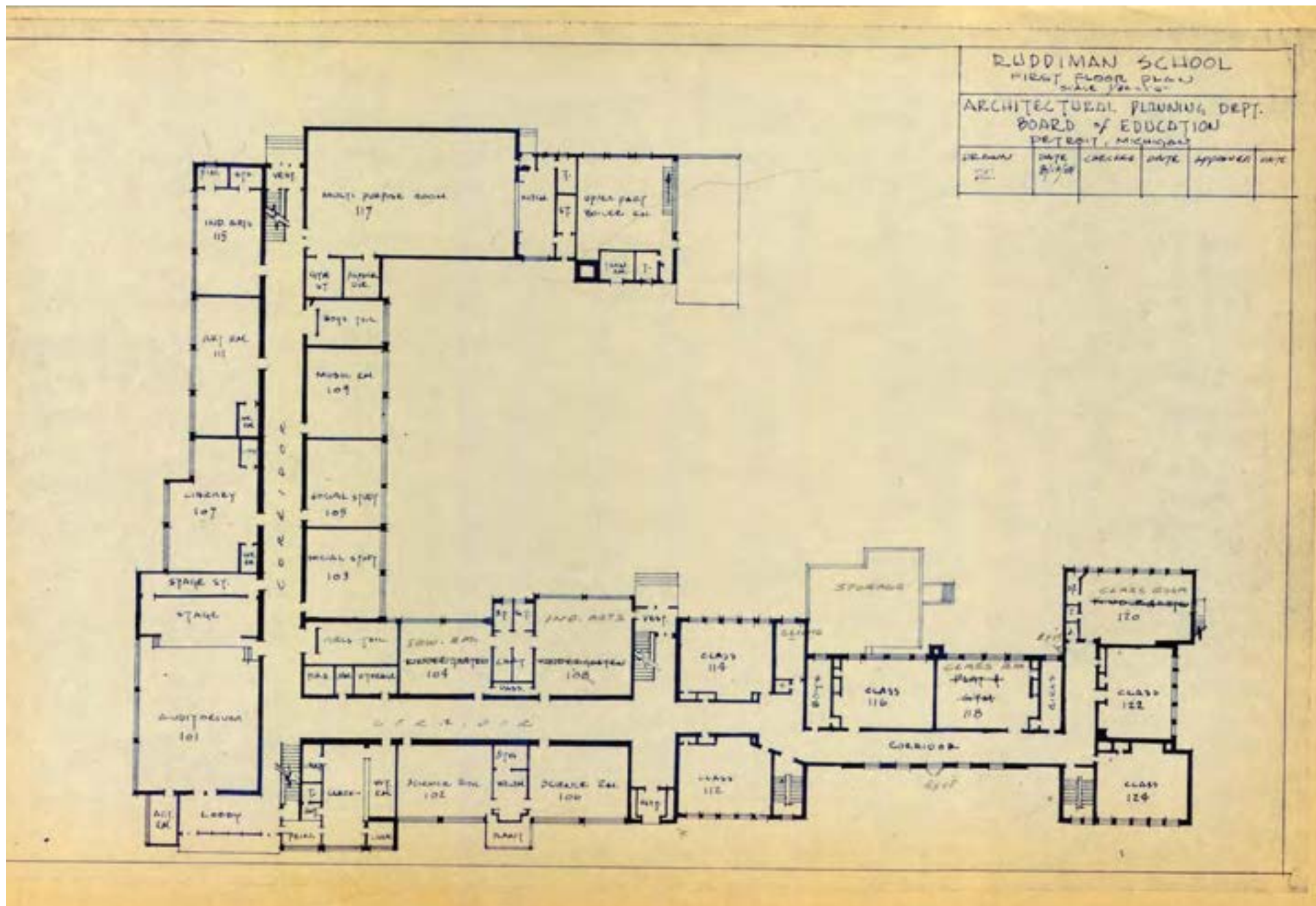
Brick auditorium in 1955 unit is in serviceable condition. Large grid of aluminum windows provides views to park; original design was presumably glass block.



1955 gymnasium features large clerestory windows facing east and west; windows are missing but were likely glass block.



Cafeteria in 1963 unit is a spacious column-free area with long-span concrete roof.



2nd Floor

