

# 1 Lodge



Address: 17450 Lenore  
 District: 1  
 SNF Area: n/a  
 Owner: DPSCD  
 Gross Floor Area: 21,350 sf  
 Site Area: 6.04 ac  
 Floors: 2  
 Plan Type: I  
 School Type: Elementary  
 Year Built: 1950, 1957  
 Zoning: R1  
 Base Rehab Cost (est): \$620k  
 Total Rehab Cost (est): \$6.1M



## Building Overview

Small 2-story box with single double-loaded classroom wing.

School initially built as first unit of a multi-phase project; later units were not built.

Modern International Style architecture featuring glass block ribbon windows over operable steel-frame lites with concrete surrounds.

School includes undersized 30x45' gym with 12' ceilings; gym was likely meant to serve as a temporary space until full-size gym could be added.

Small 30x45' auditorium located on second floor above gym. Space includes a raised stage, with flat floor and 14' ceilings.

Concrete frame structure with CMU walls. Interior finishes are painted concrete.

Water infiltration observed at western wall of the building on both first and second floors; water damage to both interior and exterior brick veneer. Localized water damage in other locations; assume roof membrane requires replacement.

Windows and plumbing scrapped throughout.

Generally structure and finishes are in good, serviceable condition.

## Neighborhood Overview

Located in The Eye neighborhood, near city border with Redford Township.

Adjacent to Edward G Heckel Park. School parcel and park form a continuous open green space occupying the equivalent of two full blocks. School building occupies far northwest corner of the site.

Surrounding residential neighborhood consists of primarily small 1-story detached homes. Housing stock appears in good condition with few vacancies.

Located 2 blocks west of Telegraph Road, between McNichols and Grand River Avenue. There are some businesses along these corridors, though these major thoroughfares are predominantly car-oriented.

One mile west of Old Redford neighborhood at intersections of Grand River, McNichols, and Lahser. This area has retained a walkable main street feel, with a popular historic theater, a number of local shops, restaurants, and arts organizations. Recent development and investment is continuing to revitalize this area.

Approximately 0.5 mile northwest of north end of Rouge Valley Parkway, linking into Eliza Howell Park and Rouge Park.

## Development Overview

### Opportunities:

- Compact building in very good condition
- Large open site adjacent to city park; potential to combine parcels for bigger development
- Lacks large gym and auditorium volumes, which can be difficult to repurpose.
- Stable, desirable neighborhood near Old Redford

### Challenges

- 

### Real Estate Market summary:

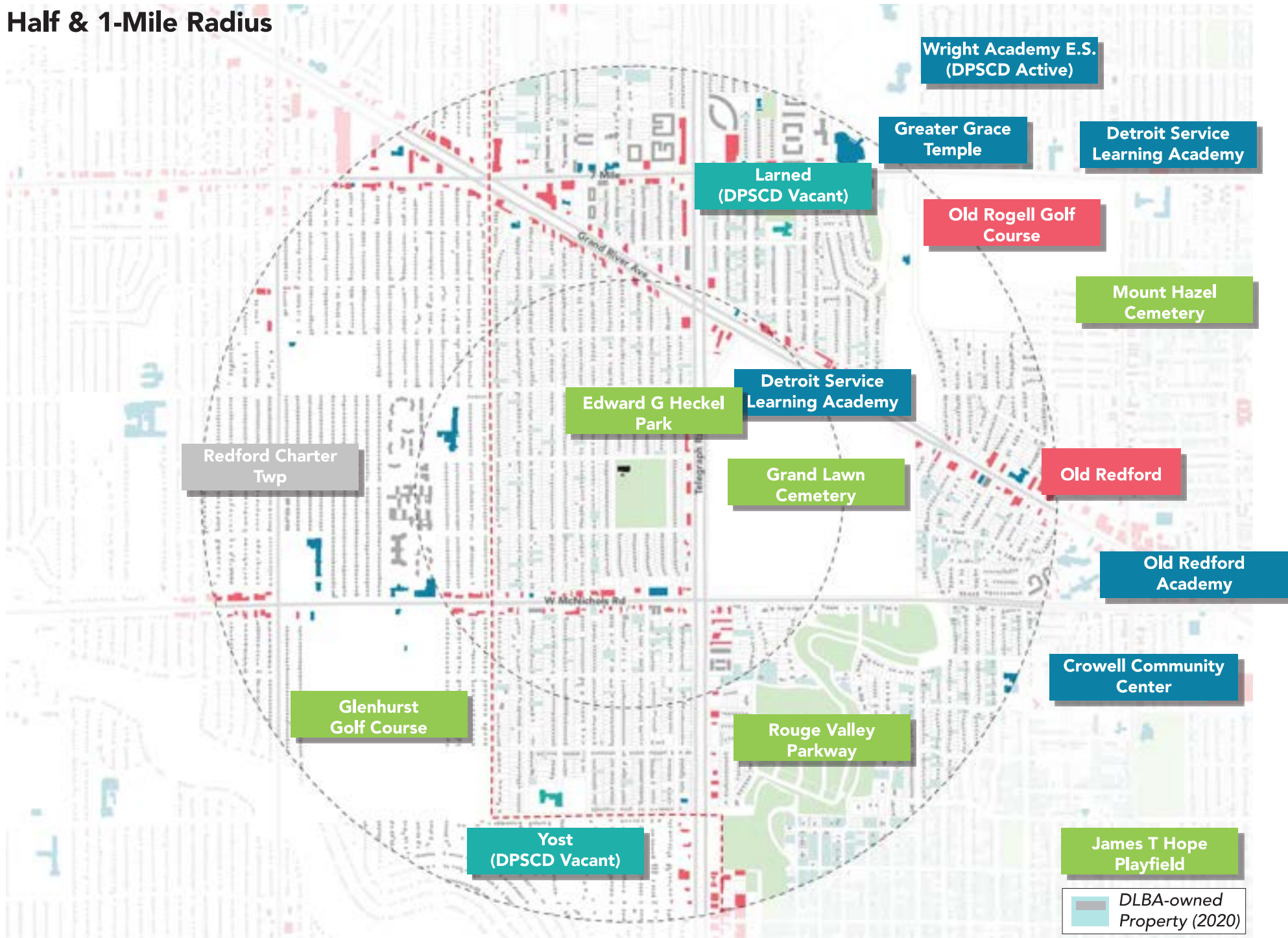
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

### Market-based Use Recommendations

- Best market for senior housing; market has 2 existing buildings with low vacancy and high rents. High projected senior population growth.

# Half & 1-Mile Radius



## By the Numbers

n/a

**Walkscore**  
Not available

0.22<sub>mi</sub>

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

2.19<sub>mi</sub>

**Freeway Access**  
More than 10 minute drive  
to nearest freeway ramp

0.0<sub>mi</sub>

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

1.24<sub>mi</sub>

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

1.59<sub>mi</sub>

**Library Access**  
More than 15 minute walk to  
nearest public library

9%

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

106

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

3.6%

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



Main north elevation is green and pleasant with mature trees. Steel security panels cover continuous bands of glass block above visible windows.



The large kindergarten, located on the northwest corner of the building, features a square bay with windows on three sides.



The eastern facade is blank except for small windows at the ends of the first and second floor corridors. A planned addition would have been attached here but was never built.



The double-loaded first floor corridor, featuring simple, durable finishes in good condition. Walls are painted CMU with glazed block; floors are terrazzo.



A typical classroom with simple painted CMU walls, large glass block windows over operable lites, and wood floors. Wood floors are



At 30x45' with 12' ceilings, this gym is smaller than a typical 40x60' elementary school gym. This space was likely meant to serve as a gym only until a larger gym could be built as part of a later construction phase.

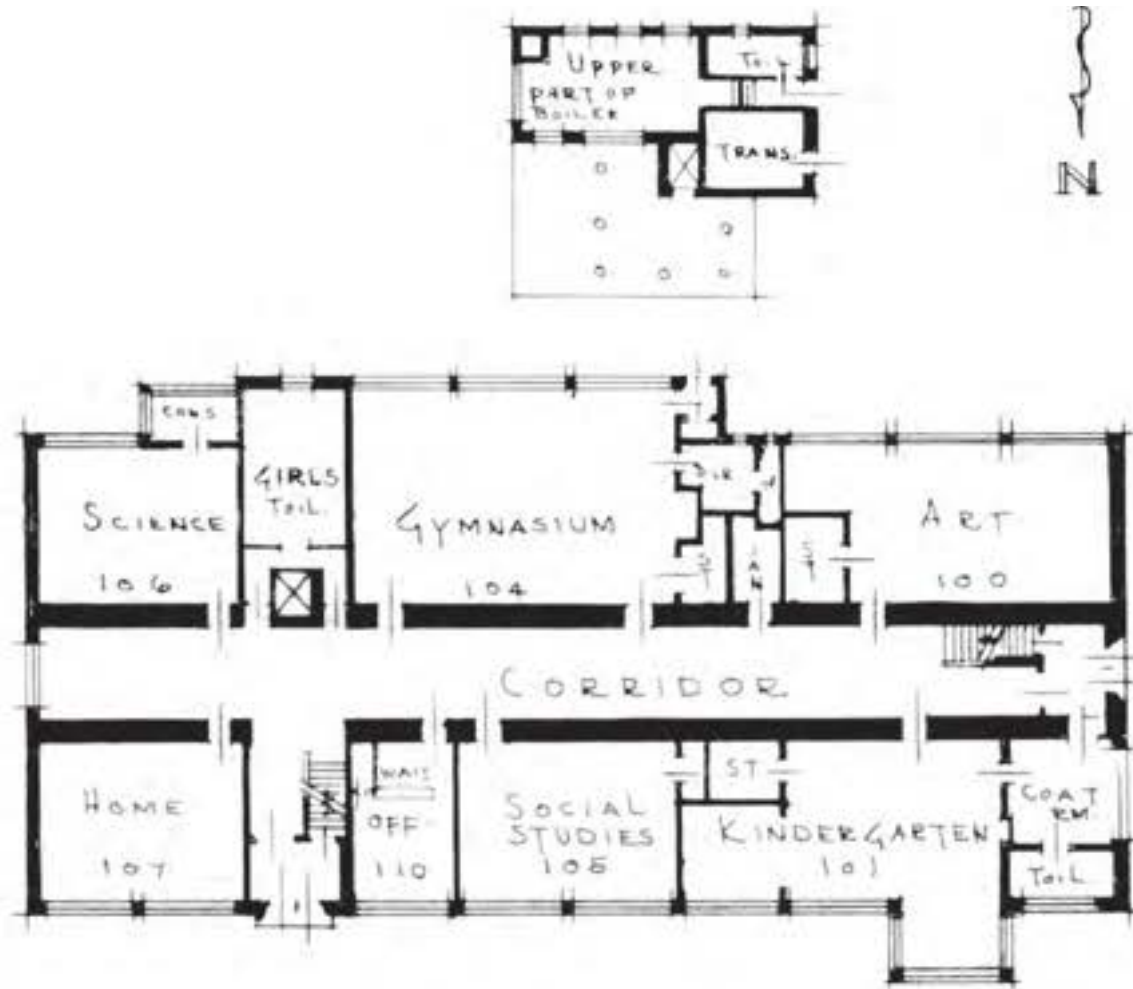


The small auditorium is finished with painted concrete and glazed block like the rest of the school, but features blocks with a decorative diamond pattern instead of plain CMU.



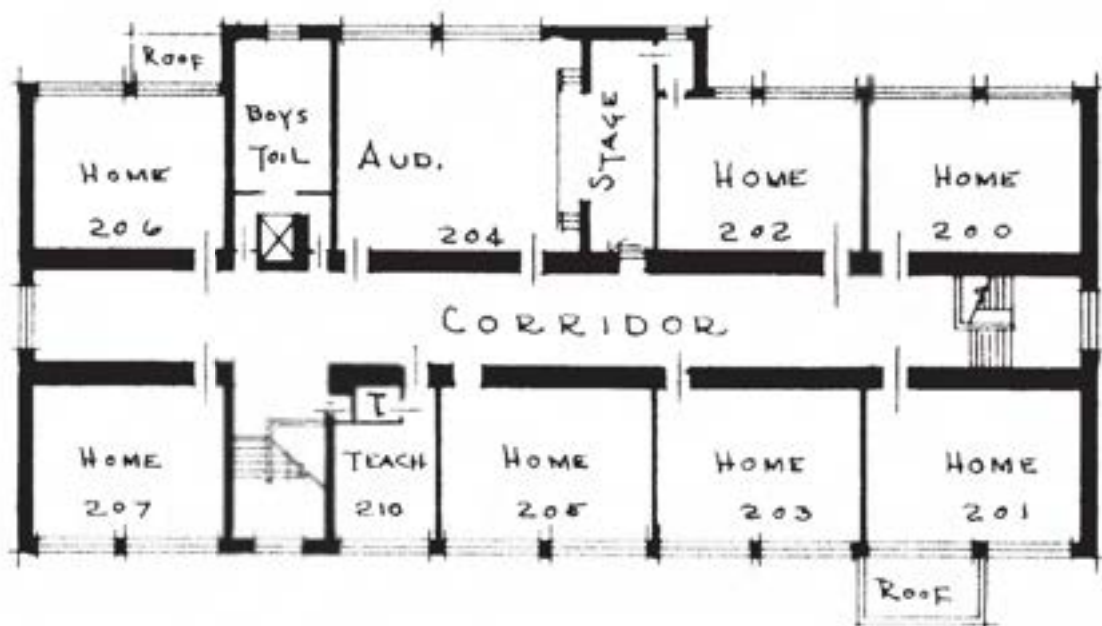
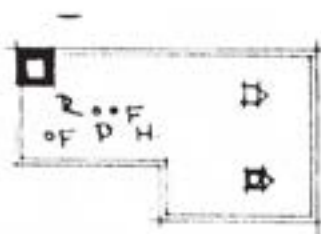
The science room features a south-facing conservatory with a sloping glass roof. This conservatory is more solidly built than those seen at other schools, and feels more directly part of the classroom itself.

1st Floor



N

2nd Floor





# 1 Murphy



Address: 23901 Fenkell  
 District: 1  
 SNF Area: n/a  
 Owner: DPSCD  
 Gross Floor Area: 103,825 sf  
 Site Area: 7.57  
 Floors: 1  
 Plan Type: Irregular  
 School Type: Junior High  
 Year Built: 1963  
 Zoning: R1  
 Base Rehab Cost (est): \$3.8M  
 Total Rehab Cost (est): \$22.7M



## Building Overview

Large 1-story irregular courtyard building built in 1963.

West portion houses community areas, including the main entrance, gym, cafetorium, and music rooms.

Central portion is organized around two enclosed courtyards and houses larger specialty classrooms. Most have direct access to courtyards or the south school yard.

East portion consists of three identical classroom wings separated by open courtyards. Each wing is a double-loaded bar with eight total classrooms.

Construction throughout is steel frame with CMU infill. Roof is open web steel joist with steel deck.

Original aluminum framed windows are intact throughout.

Primary spaces are in generally excellent condition; restrooms and exposed plumbing have been scrapped.

Localized water damage.

Small school yard with basketball court and two playgrounds.

## Neighborhood Overview

Located in Brightmoor neighborhood at city boundary with Redford Twp.

School site is in the northwest corner of Eliza Howell Park, part of the Rouge River chain of parks. The park is fenced off from the school and overgrown by shrubs and trees, but narrow clearings provide direct access.

A light industrial/warehouse district separates the school from Telegraph. A boat repair and storage yard is immediately adjacent to the school yard. Automotive uses and scrap yards make up the majority of businesses on this stretch of Telegraph.

A medium-sized apartment complex and three small, vacant commercial buildings sit across from the main entrances of the school, on Fenkell.

The intersection of Fenkell and Telegraph has a gas station, a dollar store, a coffee shop, and three fast food restaurants.

## Development Overview

Opportunities:

- Building in excellent condition
- Located near large City park
- Suited for tactical preservation
- Many spaces with exterior access
- Accessible design

Challenges

- Presume poor energy efficiency due to large single-glazed areas and large roof area.

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.

# 1-Mile Radius



## By the Numbers

46/100

**Walkscore**  
Car-dependent

1.0 mi

**Transit Access**  
More than 15 minute walk to  
DDOT Connect Ten or Key Route

0.9 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)

1.1 mi

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

1.6 mi

**Library Access**  
More than 15 minute walk to  
nearest public library

67%

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

45

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

3.0%

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



North (main) elevation, showing the folded roof and glass box of the main entrance lobby.



Gymnasium exterior viewed from central courtyard. The gymnasium has a unique folded roof echoing that of the main entrance area.



Glass box entrance lobby. Large single-glazed window wall provides ample natural light and creates an airy feel; however, it may also be susceptible to solar gain in summer and heat loss in winter.



Cafetorium with rear partition open to hallway. A stage area is to the right, not visible in the photo.



Full-size gym with divider curtain closed. The gym receives diffuse natural light from its large diamond-shaped fiberglass panels.



Large special-ed classroom with exit to south school yard.



Small special-ed classroom with view to interior courtyard.



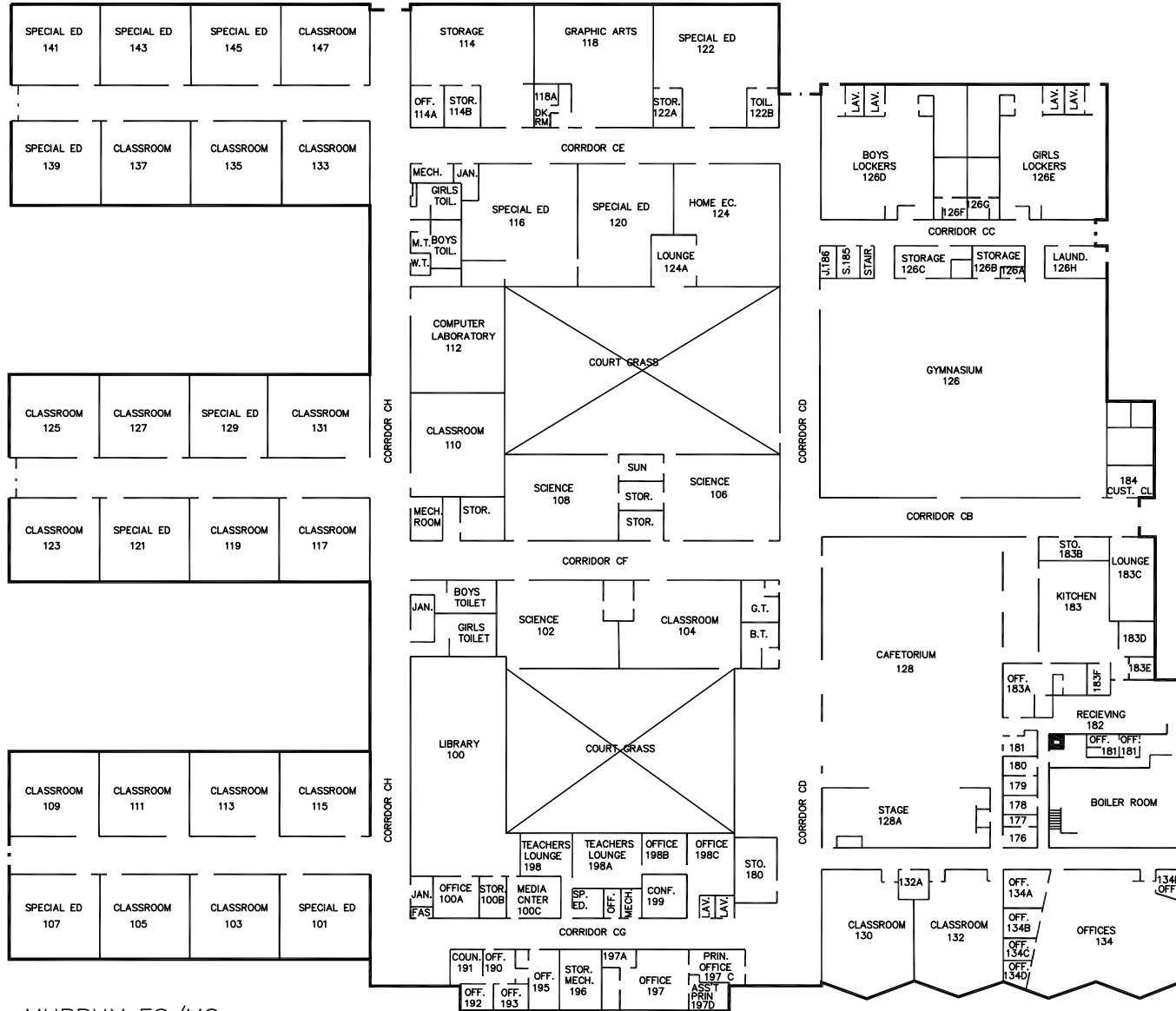
Standard classroom in good condition.

1st Floor  
**1 Murphy (23901 Fenkell)**  
 1st Floor

E

S

W



MURPHY ES/MS  
 FIRST FLOOR

23901 FENKELL STREET  
 NOT TO SCALE



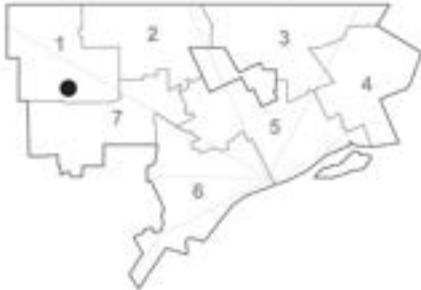
N

UPDATED JULY 2006





# 1 Vetal



Address: 14200 Westwood  
 District: 1  
 SNF Area: Northwest/Grand River  
 Owner: DPSCD  
 Gross Floor Area: 63,350 sf  
 Site Area: 4.70 ac  
 Floors: 2  
 Plan Type: Irregular E  
 School Type: Elementary  
 Year Built: 1926, 1930, 1942, 1948, 1955  
 Zoning: R1  
 Base Rehab Cost (est): \$660k  
 Total Rehab Cost (est): \$12.1M



## Building Overview

\*Did not access interior during site visit

Hodge-podge building with different construction and architectural styles.

1955 classroom wing is built in International style, with continuous horizontal bands of glass block over groups of three operable windows with deep concrete surrounds. Interiors are CMU with VCT floors, concrete ceilings with acoustic tile, and simple built-in wood cabinets.

1920s-40s wings are simple red-brick boxes with large window openings with grids of steel-framed operable windows. 1940s units' interiors are CMU, wood floors, concrete ceiling with acoustic tile, and simple built-in wood cabinets. Older units have plaster walls.

Contemporary wing is a steel framed shed with brick exterior cladding and stud/drywall partitions and drop ceilings inside. Each classroom has two 4x4' aluminum sliding windows.

Windows appear intact.

Fire damage in auditorium.

Little visible distress on interior.

## Neighborhood Overview

Located in Westwood Park neighborhood, which transitions between the very stable and desirable Rosedale Park and Grandmont neighborhoods to the east and the highly distressed Brightmoor neighborhood to the west.

Surrounding neighborhood was extremely active—many families with small children, young adults socializing in front of houses, and cars constantly coming and going from driveways.

Blocks west of the school appeared somewhat distressed, with approximately half of properties vacant or empty lots. Blocks east of the school are largely intact. Grandville (east side of school property) appears to be the dividing line.

School located two blocks south of Stoepel Park—large park with recently updated amenities. Looked very nice.

## Development Overview

Opportunities:

- Adjacent to stable neighborhoods
- Community support to rehab.

Challenges

- Eclectic, irregular building

Real Estate Market summary:

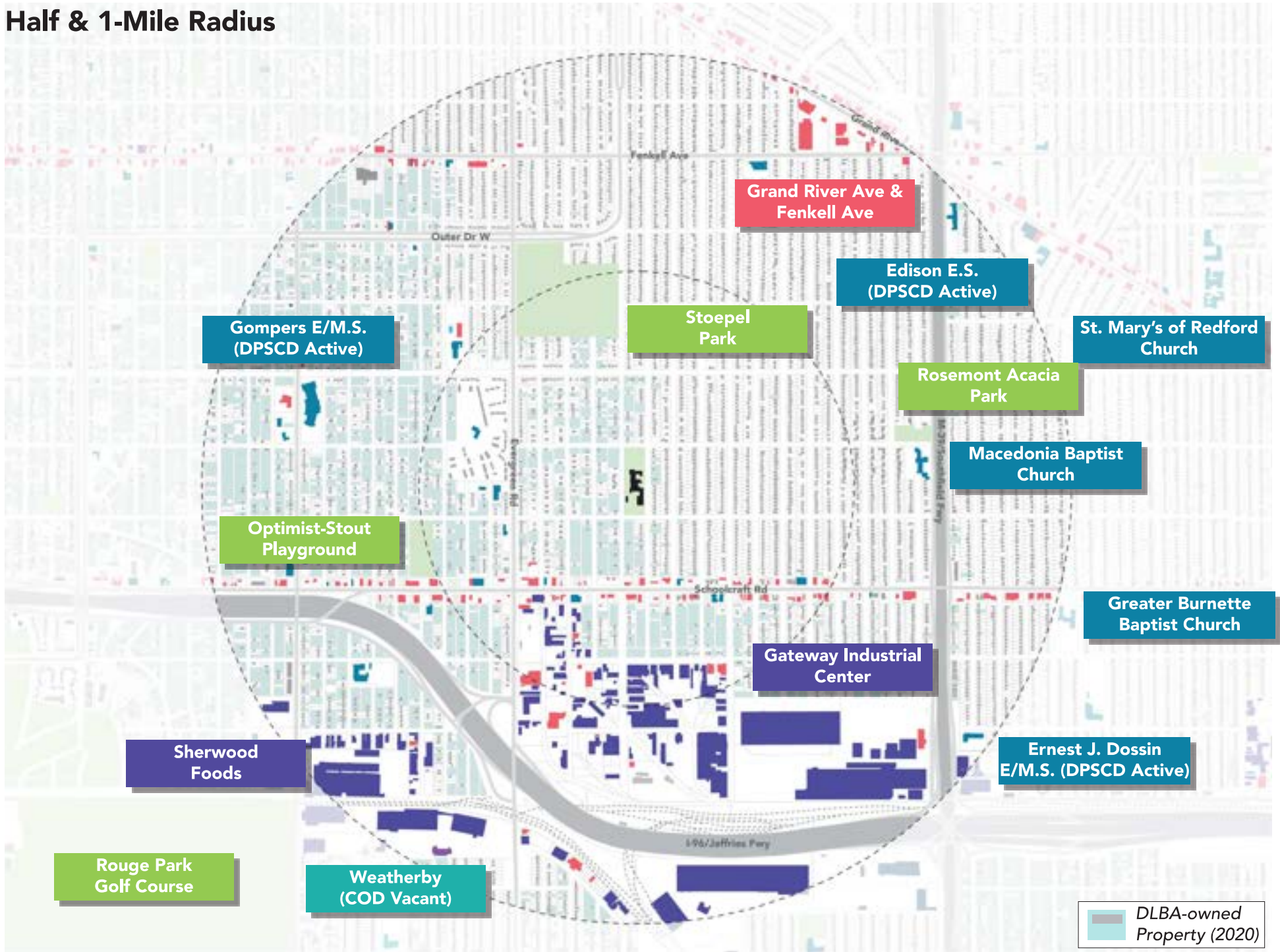
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Retail vacancy rates are below average, with above average rents.
- Relatively high multifamily vacancy rate and below average rents.
- Recommended for mixed-use residential, due to residential neighborhood context and relative proximity to larger commercial area.

# Half & 1-Mile Radius



## By the Numbers

26/100

**Walkscore**  
Car-dependent

0.25<sub>mi</sub>

**Transit Access**  
More than 15 minute walk to  
DDOT Connect Ten or Key Route

0.67<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.26<sub>mi</sub>

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

1.86<sub>mi</sub>

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

1.35<sub>mi</sub>

**Library Access**  
More than 15 minute walk to  
nearest public library

36%

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

246

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

2.8%

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



Main West elevation showing 1930 and 1942 additions. The 1942 auditorium and entrance are visible to the left of the frame.



North elevation showing 1942 auditorium (left) and 1955 classroom addition (right). Playfield and basketball court are visible in foreground.



A single-story classroom addition was attached to the southeast corner of the building in an unknown year. The steel-frame, gable-roofed, double-loaded structure appears similar to other 1970s era additions observed in this study.



The south playground still contains playground equipment but is overgrown with weeds. The school building is sited in the middle of the block, creating two separate playfield areas.



A classroom in the 1930s unit appears to be in very good condition, with painted concrete walls, vinyl tile floors, and acoustic tile ceilings with very few signs of distress.



A classroom in the 1955 unit appears to be in very good condition, with few signs of distress to the finishes. This room appears to be storing the wood seating from the auditorium.

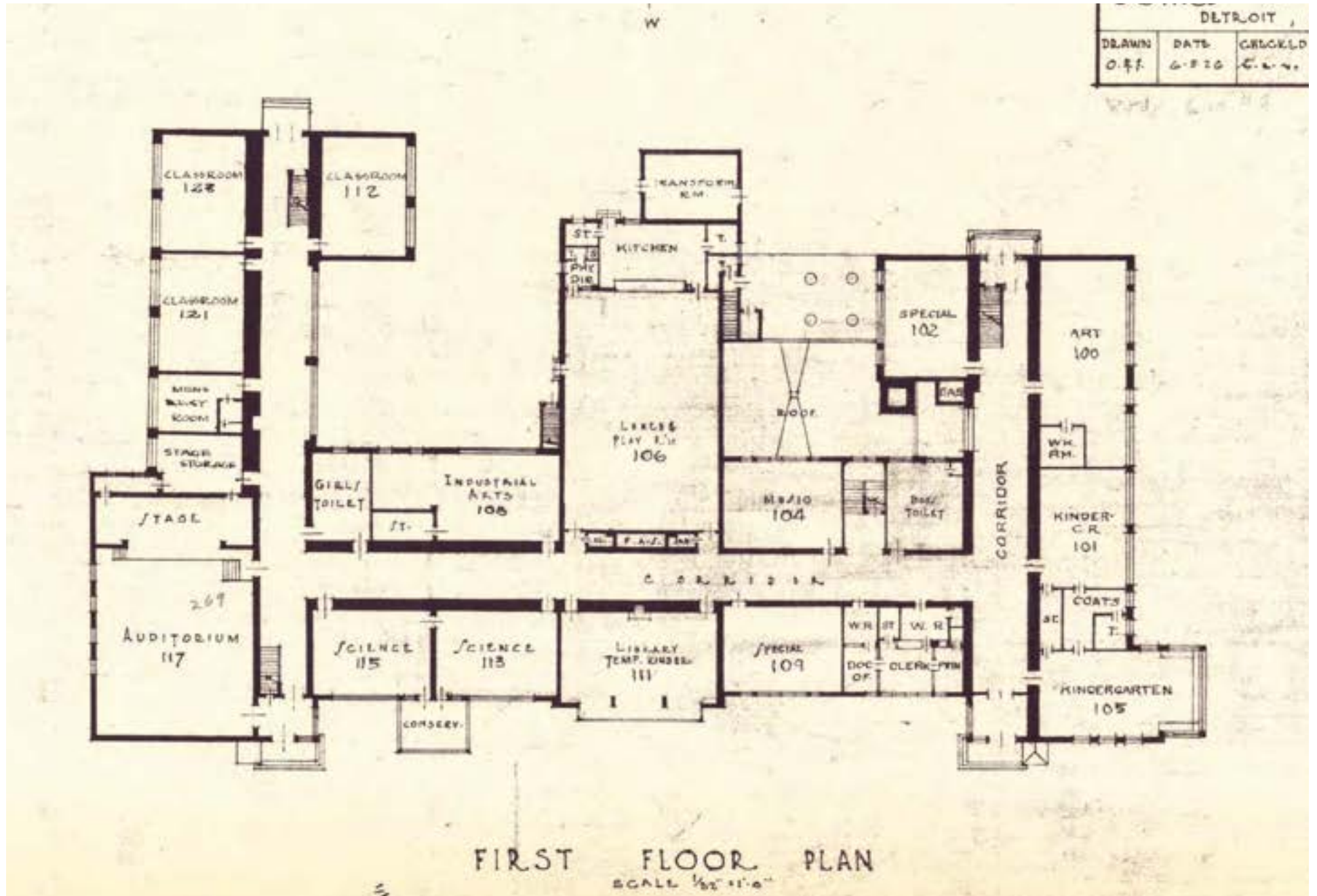


The auditorium exhibits smoke damage from a fire (location unknown, but potentially in the stage area). The white area on the wall suggests that there was either an attempt to clean the damage.

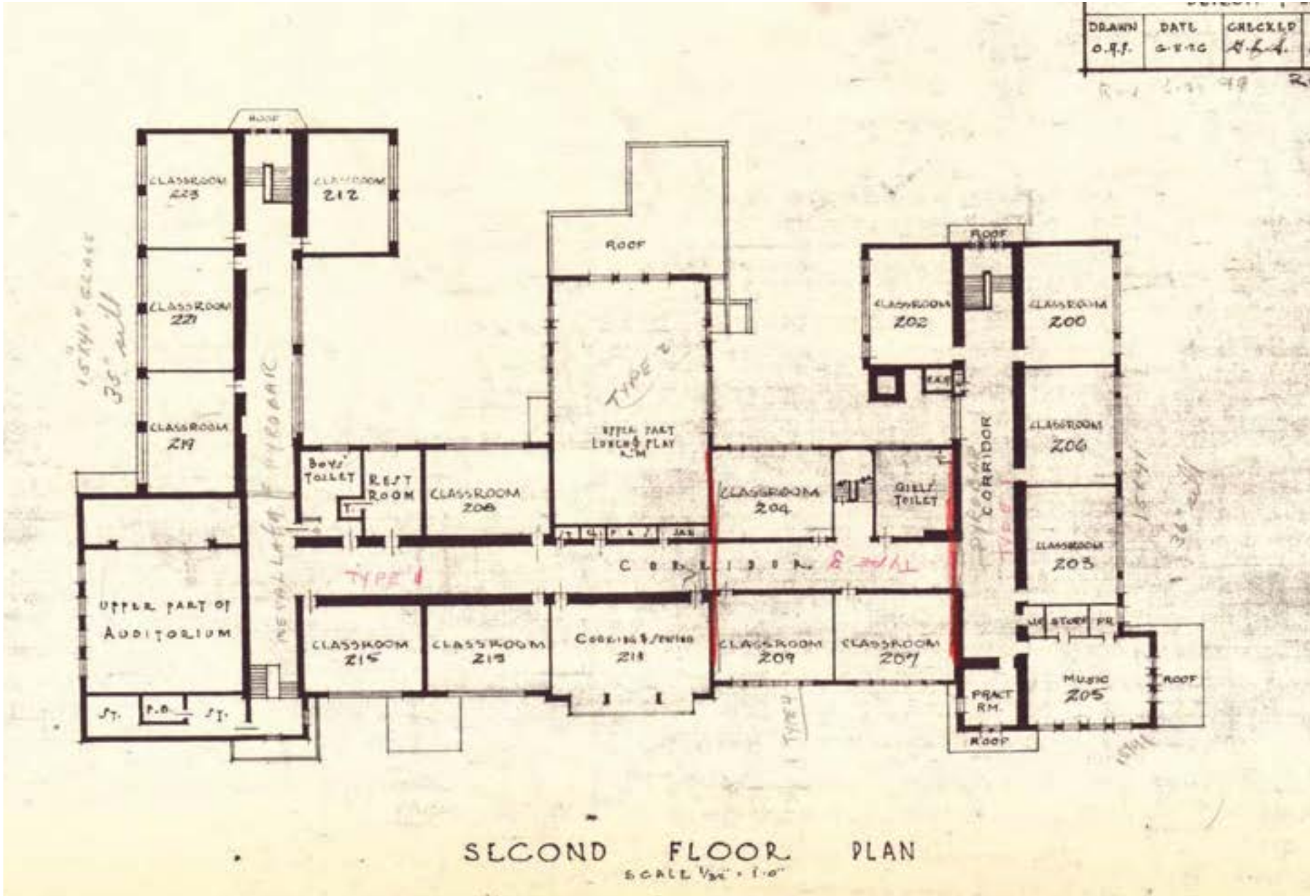


The 1948 kindergarten includes a rectangular bay window and wooden bench. Like other classrooms spaces viewed from the outside, this room appeared to be in very good condition, with few signs of distress.

1st Floor



2nd Floor





# 1 Yost



Address: 16161 Winston  
 District: 1  
 SNF Area: n/a  
 Owner: DPSCD  
 Gross Floor Area: 32,725 sf  
 Site Area: 6.40 ac  
 Floors: 1  
 Plan Type: Irregular  
 School Type: Elementary  
 Year Built: 1925, 1961  
 Zoning: R1  
 Base Rehab Cost (est): \$2.0M  
 Total Rehab Cost (est): \$10.0M



## Building Overview

1-story building with irregular U-plan.

Original 1925 unit consists of 2-room kindergarten and 2 additional classrooms. Original construction is brick masonry.

1925 finishes are plaster walls and ceilings, wood floors, and wood frame windows. Original wood windows remain in two classrooms, but are in poor condition. Recent vinyl replacements in kindergarten are in serviceable shape.

Majority of building built in 1961 in modern style. Structure is steel frame with open-web steel joist and steel deck roof, and CMU walls.

1961 classrooms feature wall-to-wall windows with aluminum frame operable lites. Corridor wall features wood cabinetry with narrow clerestory band above, allowing natural light into corridors. Security boards have been fastened directly to windows, resulting in damage to frames. Recommend replacing with higher-efficiency system.

Combination gym/cafeteria/auditorium, with stage at one end and kitchen on the other.

Roofing over 1961 portion is in poor condition, with water infiltration and corrosion to roof deck and structure.

## Neighborhood Overview

Located in South of Six Neighborhood, near city boundary with Redford Charter Twp.

Intact residential neighborhood with primarily small 1-story detached homes.

Located 3 blocks west of Telegraph Rd, a major north-south highway. Little nearby commercial activity and strictly car-oriented.

Located 3 blocks south of McNichols/6 Mile, a major east-west corridor, with some small business activity.

Near north end of Rouge Valley Parkway and Eliza Howell Park, a large wooded park system.

Approximately 1 mile west of Old Redford commercial district, a historic main street area with a popular theater, multiple small businesses and arts organizations, and recent development.

## Development Overview

Opportunities:

- Located in stable neighborhood
- Near desirable Old Redford area and Northwest/Grand River SNF area

Challenges

- Building requires costly repairs to roof and windows.
- Secluded location in center of single-family neighborhood

Real Estate Market summary:

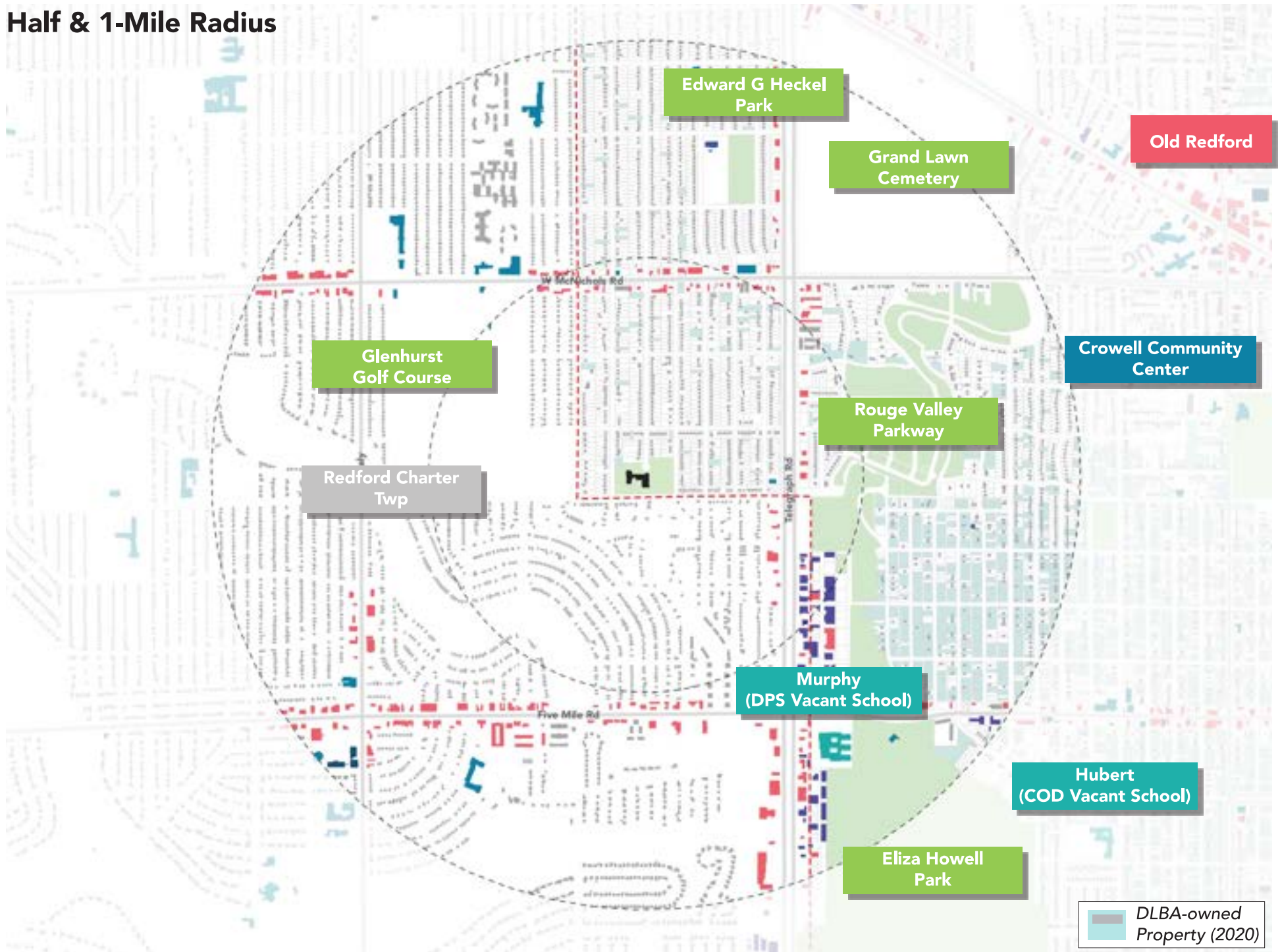
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for senior housing, due to high rents and high projected senior population growth. Good fit for residential context.

# Half & 1-Mile Radius



## By the Numbers

28<sub>/100</sub>

**Walkscore**  
Car-dependent

0.5<sub>mi</sub>

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

1.8<sub>mi</sub>

**Freeway Access**  
5-10 minute drive  
to nearest freeway ramp

0.3<sub>mi</sub>

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

1.3<sub>mi</sub>

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

1.7<sub>mi</sub>

**Library Access**  
More than 15 minute walk to  
nearest public library

8%

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

47

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

3.2%

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



North (main) entrance in 1961 addition. The entrance area is located on a cul-de-sack with a turnaround drop-off area.



1925 kindergarten bay window at left with 1961 addition behind. Although the 1961 addition uses a modern architecture style and different construction methods, care was taken to match the scale and material palette of the original.



South elevation of the 1925 unit, the original main entrance to the school.



The 1925 kindergarten features a large bay window, typical of historic kindergartens. The windows and floors were recently replaced with modern materials.



A typical 1961 classroom features wall-to-wall operable aluminum windows. Many of the glass lites have been replaced with plexiglass. Although these windows are in serviceable condition, full replacement with efficient windows is recommended rather than repairing.



Typical 1961 classroom featuring wood cabinets and coat hanging area, and clerestory window to hallway, allowing natural light. Finishes are simple with painted CMU walls, vinyl tile flooring, and acoustic drop ceiling.

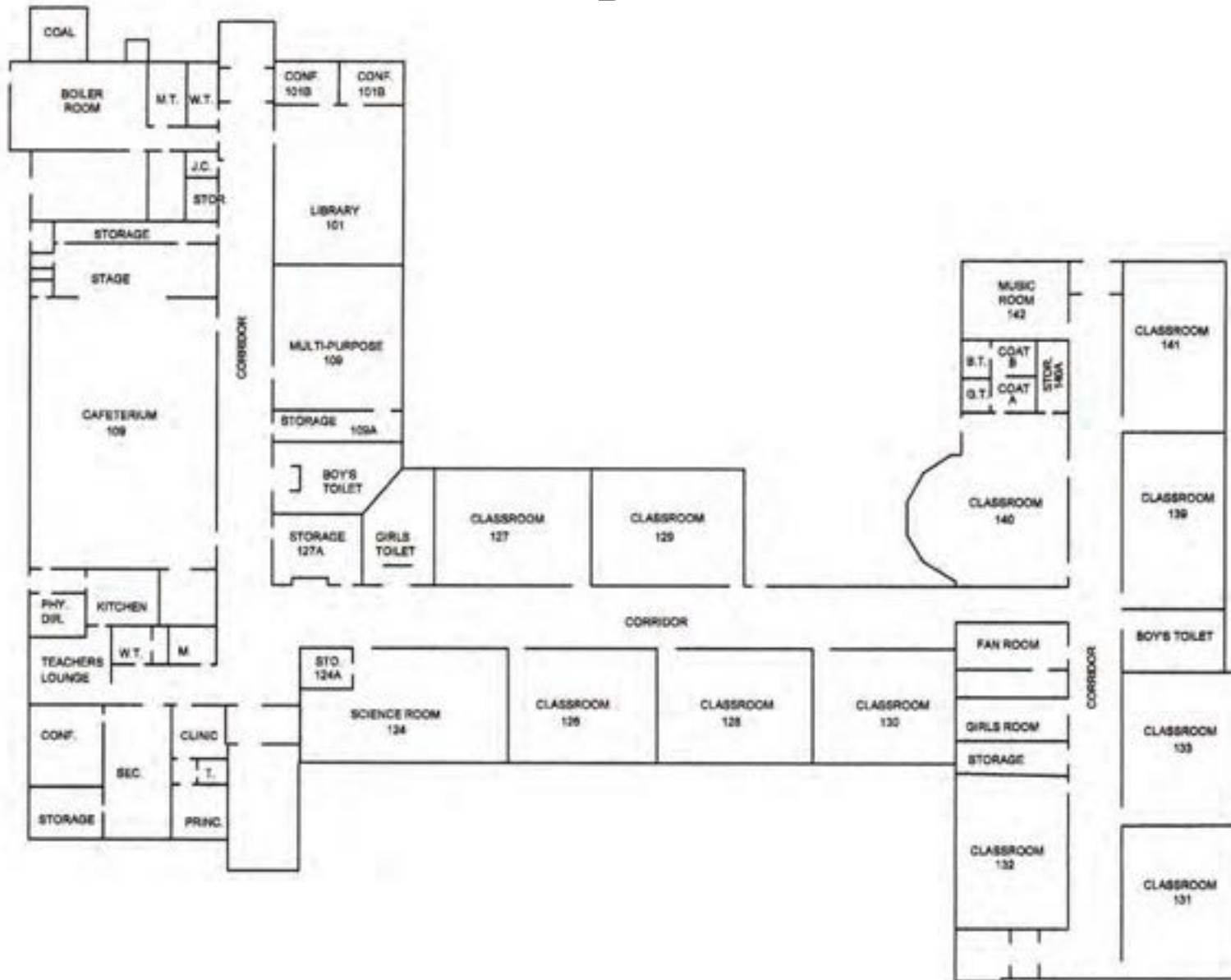


A corridor in the 1961 unit showing measures to allow natural light. Finishes are in good condition.



The large multipurpose gym in the east wing also includes a raised stage and an attached kitchen (opposite wall, not pictured).

1st Floor









# District 2 Overview

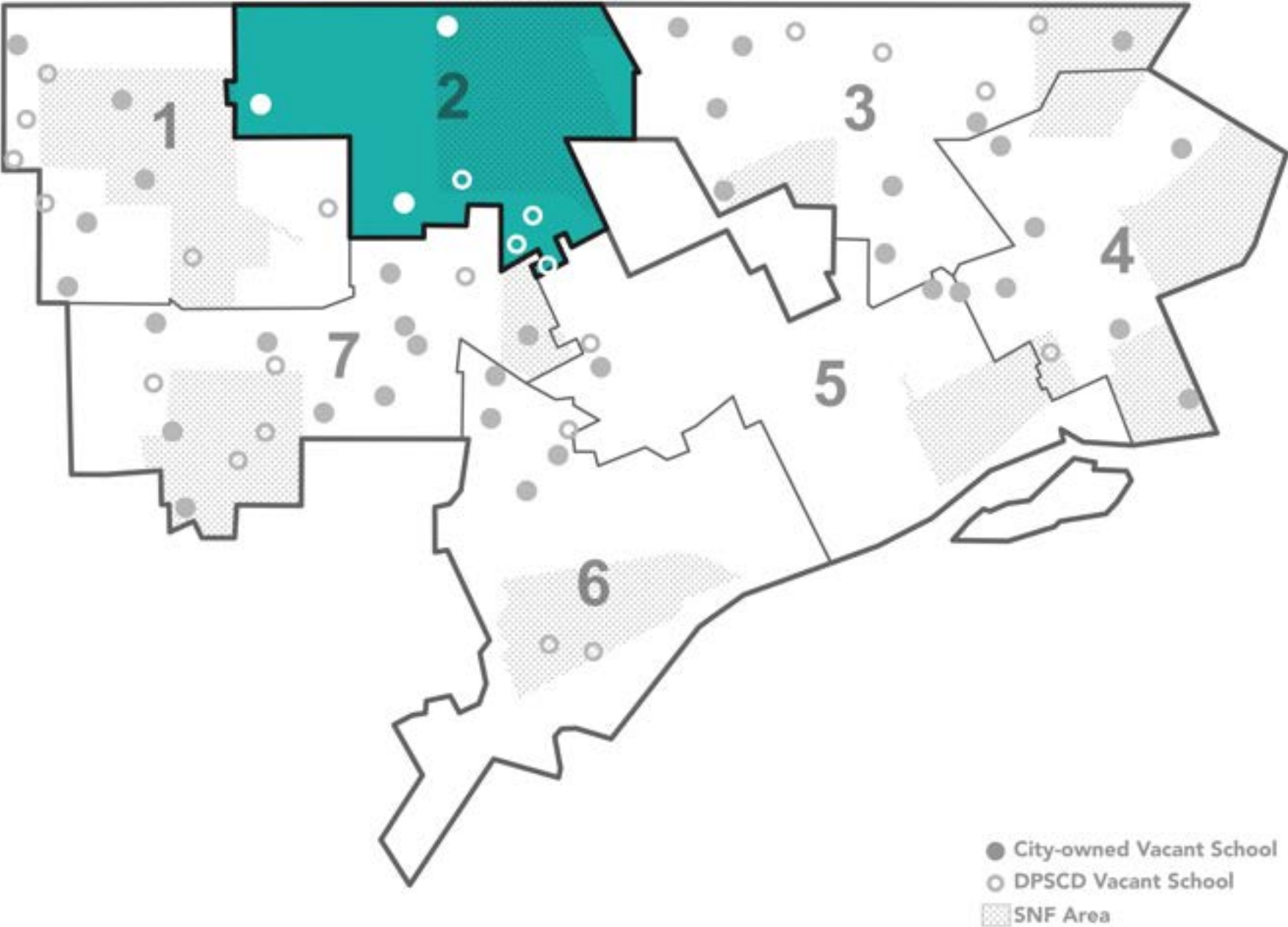
## City of Detroit Schools:

**Bethune**  
**Coffey**  
**Higginbotham**

## DPSCD Schools:

**Hancock**  
**Post**  
**Robeson**  
**Stewart**

# District 2



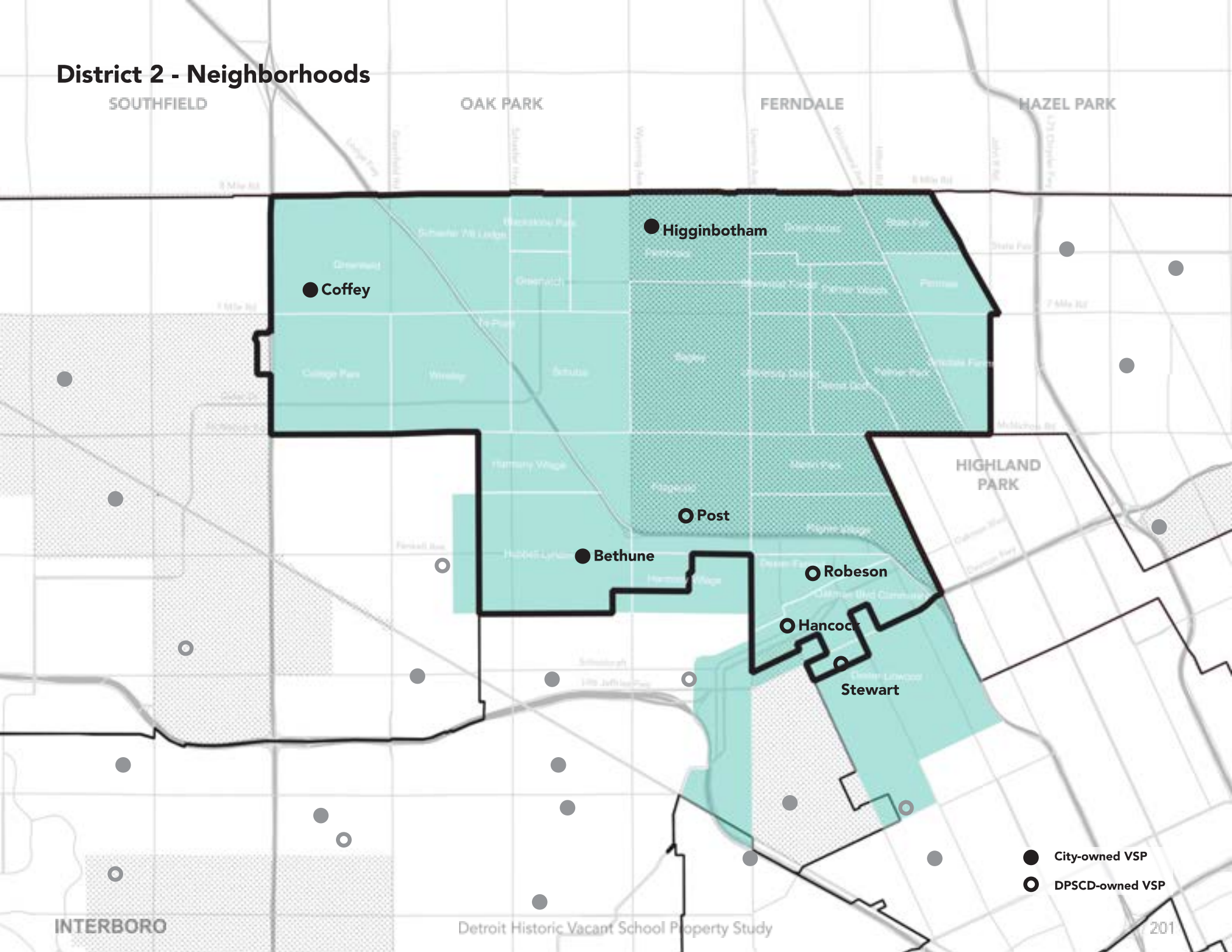
# District 2 - Neighborhoods

SOUTHFIELD

OAK PARK

FERNDALE

HAZEL PARK



● Coffey

● Higginbotham

○ Post

● Bethune

○ Robeson

○ Hancock

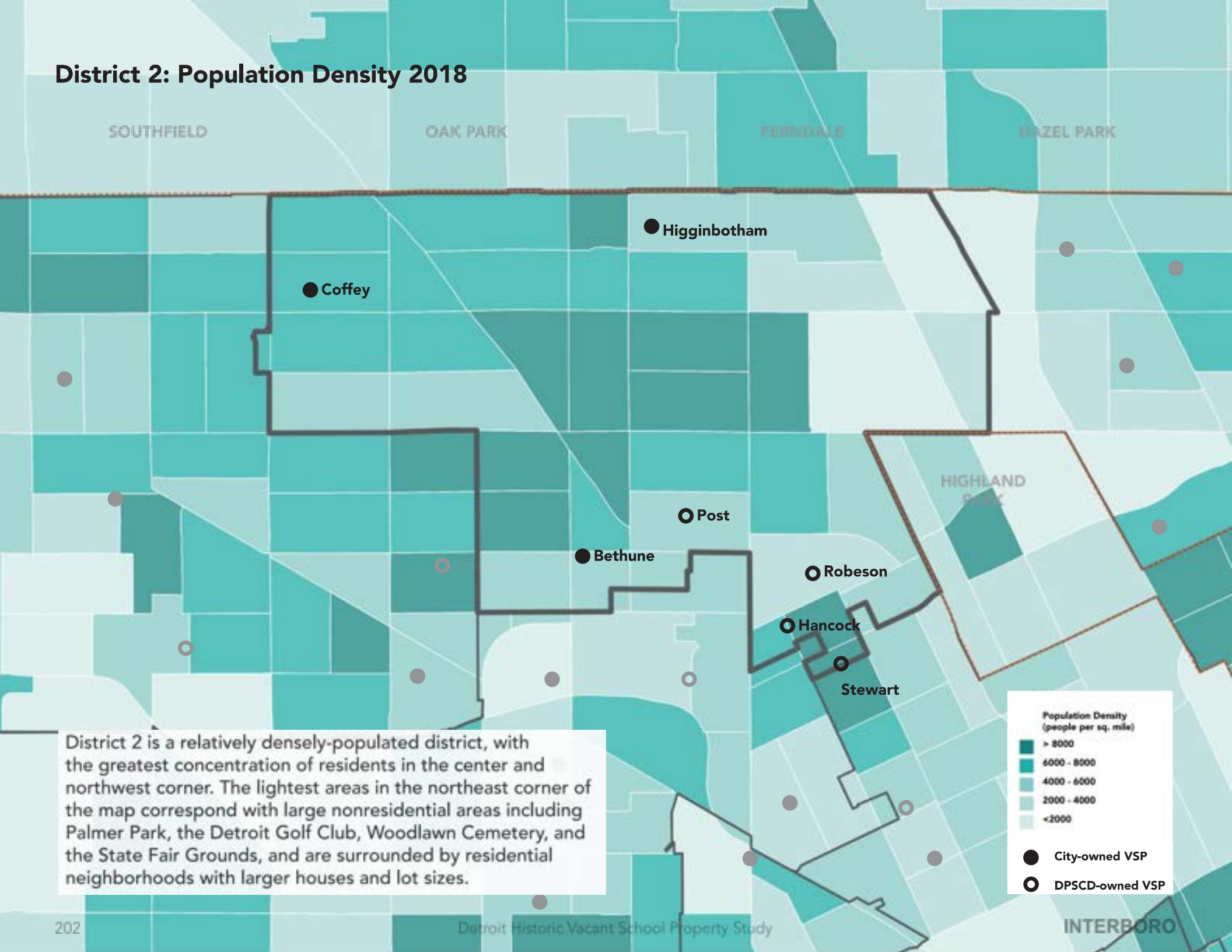
○ Stewart

● City-owned VSP

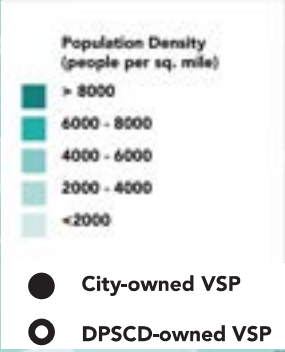
○ DPSCD-owned VSP

INTERBORO

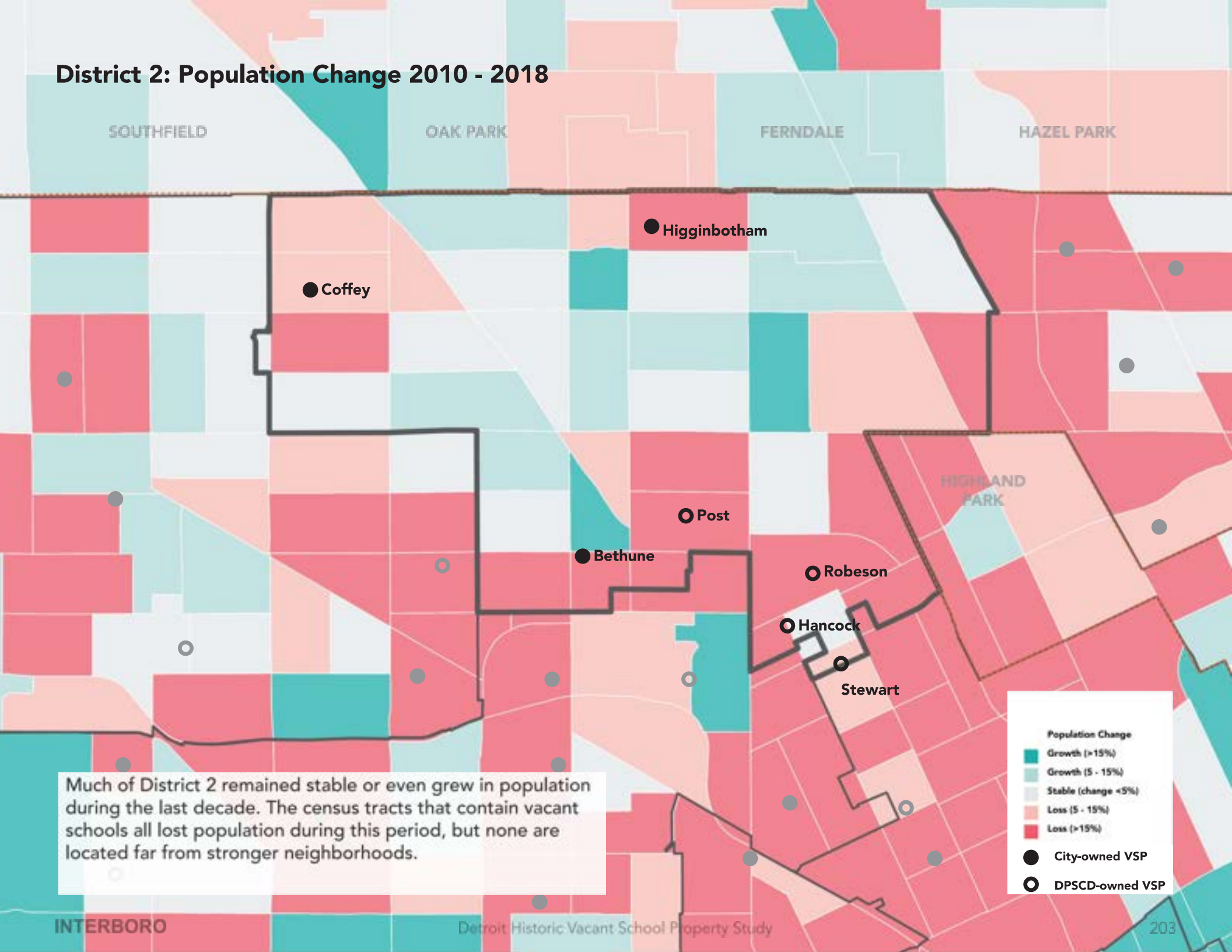
## District 2: Population Density 2018



District 2 is a relatively densely-populated district, with the greatest concentration of residents in the center and northwest corner. The lightest areas in the northeast corner of the map correspond with large nonresidential areas including Palmer Park, the Detroit Golf Club, Woodlawn Cemetery, and the State Fair Grounds, and are surrounded by residential neighborhoods with larger houses and lot sizes.



# District 2: Population Change 2010 - 2018



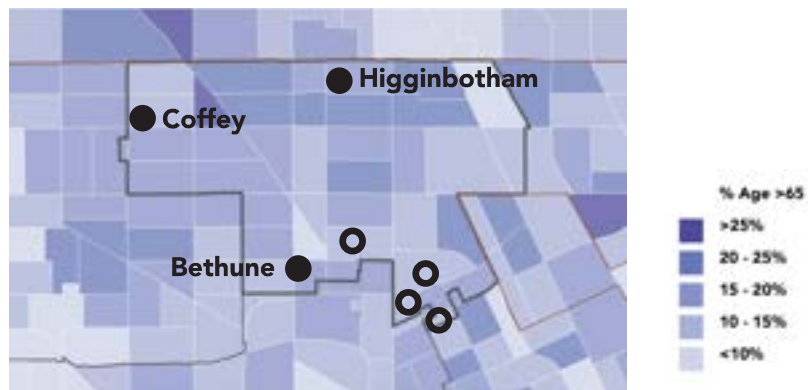
Much of District 2 remained stable or even grew in population during the last decade. The census tracts that contain vacant schools all lost population during this period, but none are located far from stronger neighborhoods.

## District 2: Age



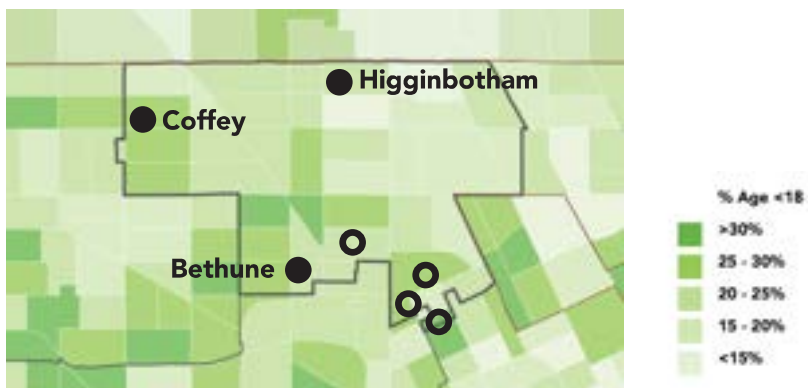
### Median Age - 2018

Bethune, Coffey, and Higginbotham are all located in areas with varying median ages. Higginbotham is in a tract with a median age comparable to the national median, but is surrounded by some of the oldest tracts in the city. Bethune is on the border of one of the oldest and one of the youngest tracts in the city.



### Population Age 65 and Older - 2018

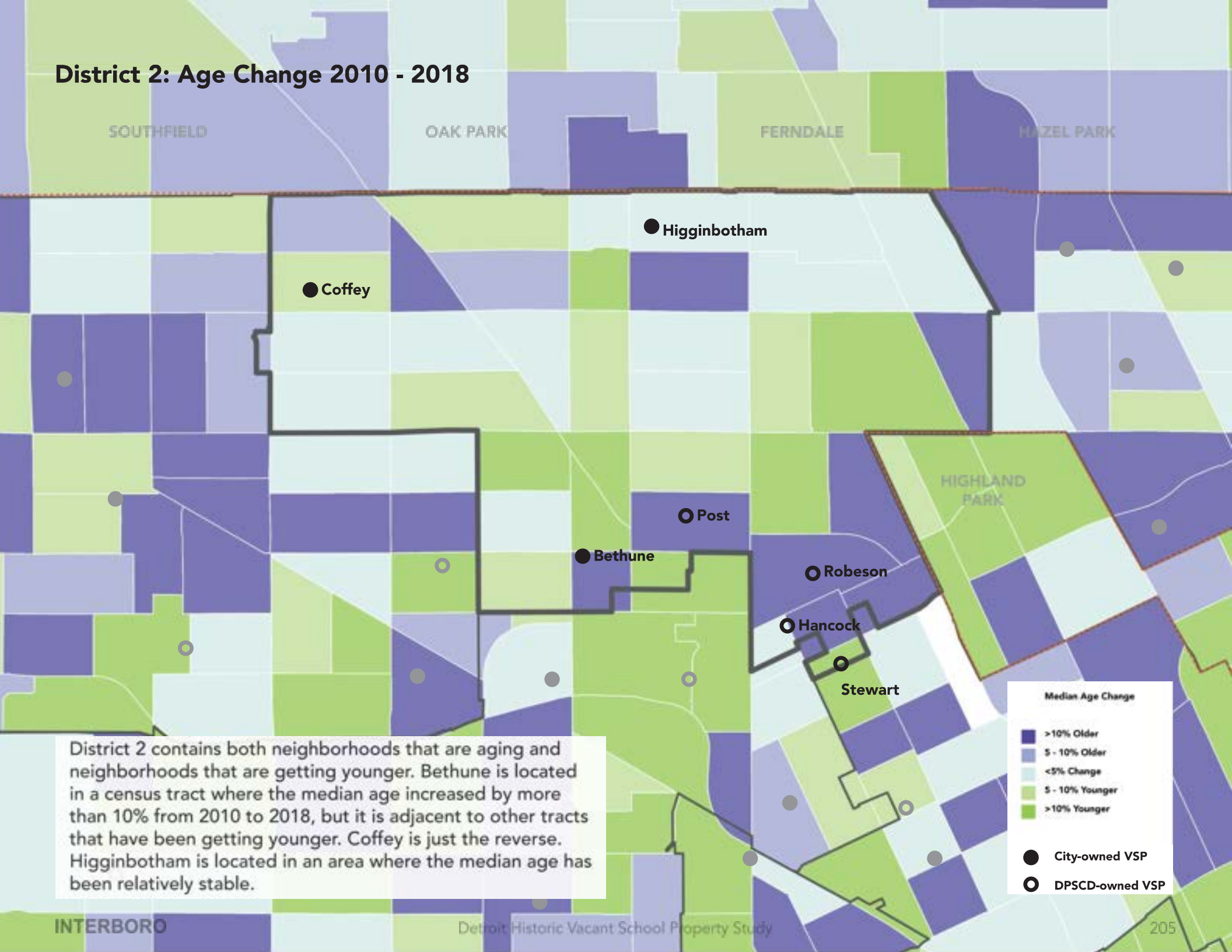
There is a large concentration of senior residents in the neighborhoods in the north of the district, between 7 Mile and 8 Mile roads. Higginbotham school is located in a band of neighborhoods with a relatively high percentage of senior residents. Coffey itself is in a relatively young area, but is near a tract where more than 1 in 4 residents is over age 65.



### Population Age 18 and Younger - 2018

District 2 has higher concentrations of youth in its southern and western neighborhoods. Bethune and Coffey are both located in areas with relatively large youth populations compared with the rest of the district.

## District 2: Age Change 2010 - 2018



District 2 contains both neighborhoods that are aging and neighborhoods that are getting younger. Bethune is located in a census tract where the median age increased by more than 10% from 2010 to 2018, but it is adjacent to other tracts that have been getting younger. Coffey is just the reverse. Higginbotham is located in an area where the median age has been relatively stable.

**Median Age Change**

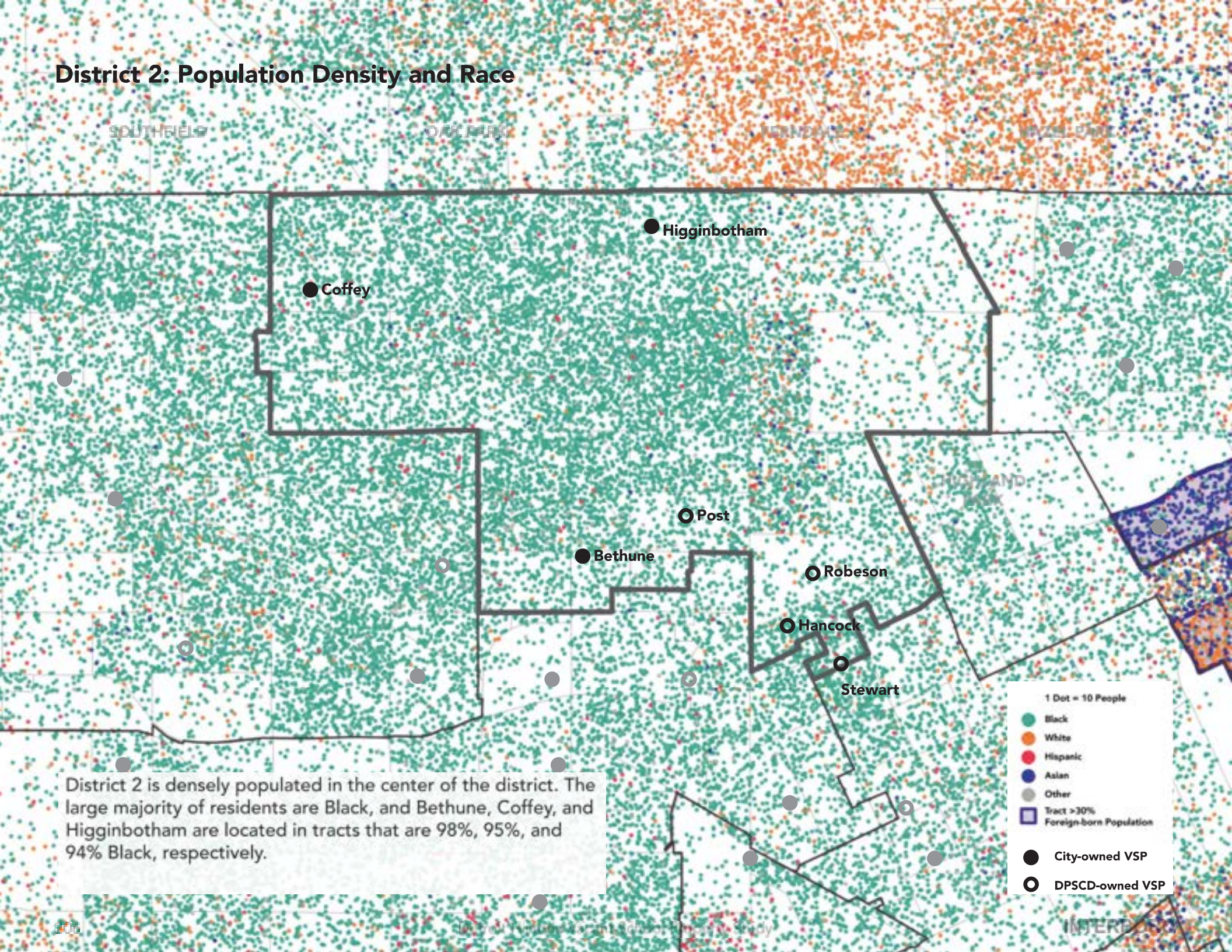
- >10% Older
- 5 - 10% Older
- <5% Change
- 5 - 10% Younger
- >10% Younger

● City-owned VSP

○ DPSCD-owned VSP



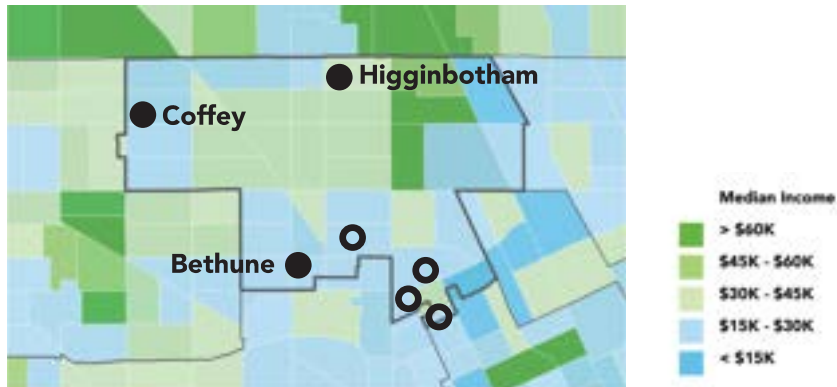
## District 2: Population Density and Race



District 2 is densely populated in the center of the district. The large majority of residents are Black, and Bethune, Coffey, and Higginbotham are located in tracts that are 98%, 95%, and 94% Black, respectively.

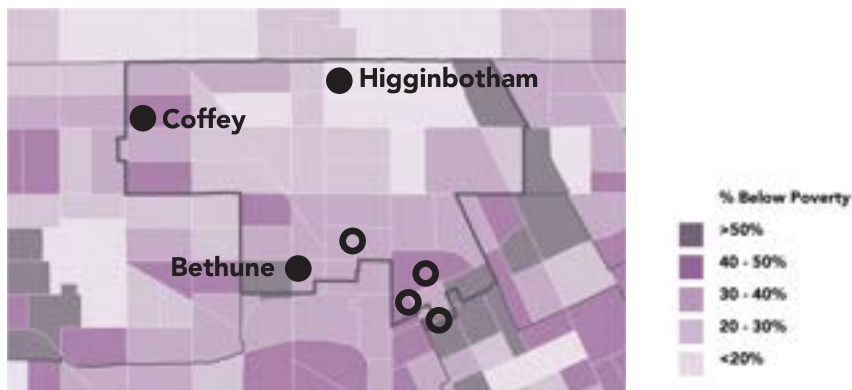
- 1 Dot = 10 People
- Black
- White
- Hispanic
- Asian
- Other
- Tract >30% Foreign-born Population
- City-owned VSP
- DPSCD-owned VSP

## District 2: Income and Wealth



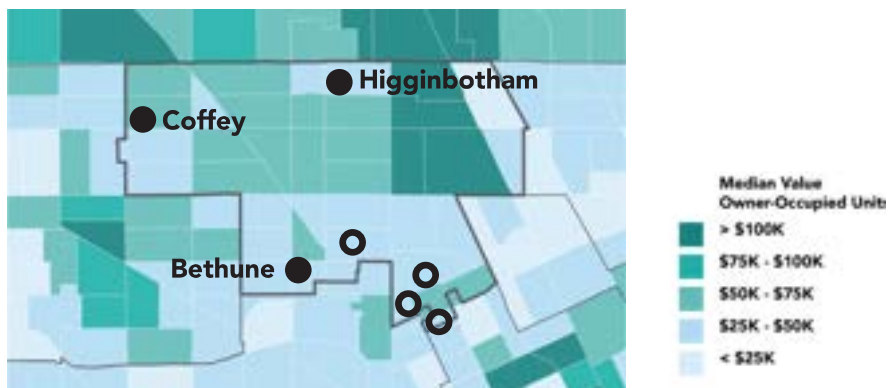
### Median Household Income (2018)

District 2 includes neighborhoods that span a wide range of incomes, both well above and well below the citywide median of about \$31,000. Higginbotham is the only school located in a neighborhood with a median income greater than 100% of the citywide median, and is located near some of the most affluent neighborhoods in the city.



### % Population Below Poverty Line (2018)

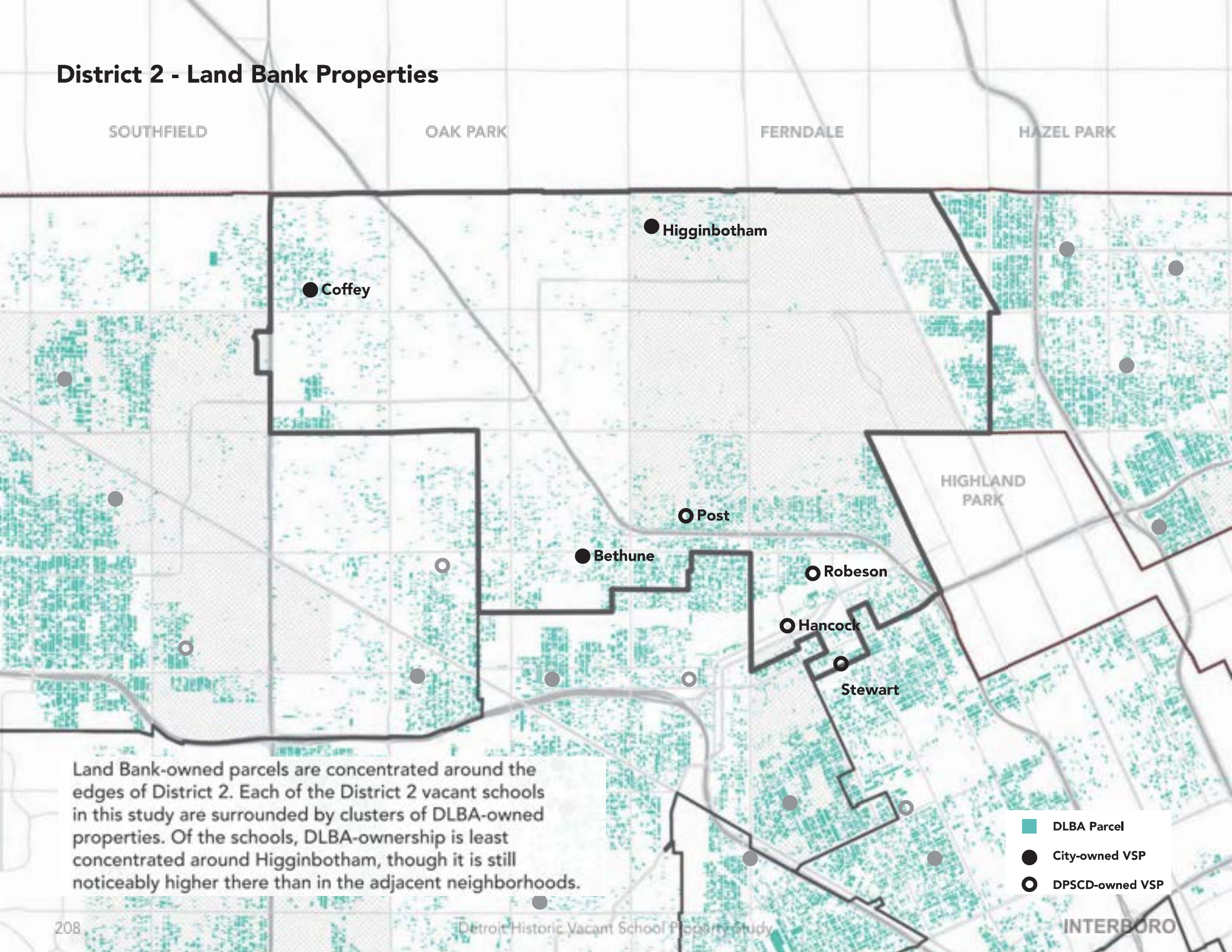
Residents in poverty are concentrated in tracts around the east, south, and west edges of the district. Bethune is adjacent to a neighborhood where more than half of all residents are below the poverty line. At least 40% of residents living near Coffey are below the poverty line.



### Median Value, Owner Occupied Units (2018)

District 2 includes the grand neighborhoods of Palmer Woods, Palmer Park, and Sherwood Forest, which have some of the highest home values in the city. However, median home values around Higginbotham school, located just 1 mile to the west, are below \$50,000. Home values near Bethune and Coffey also hover around \$50,000 or less.

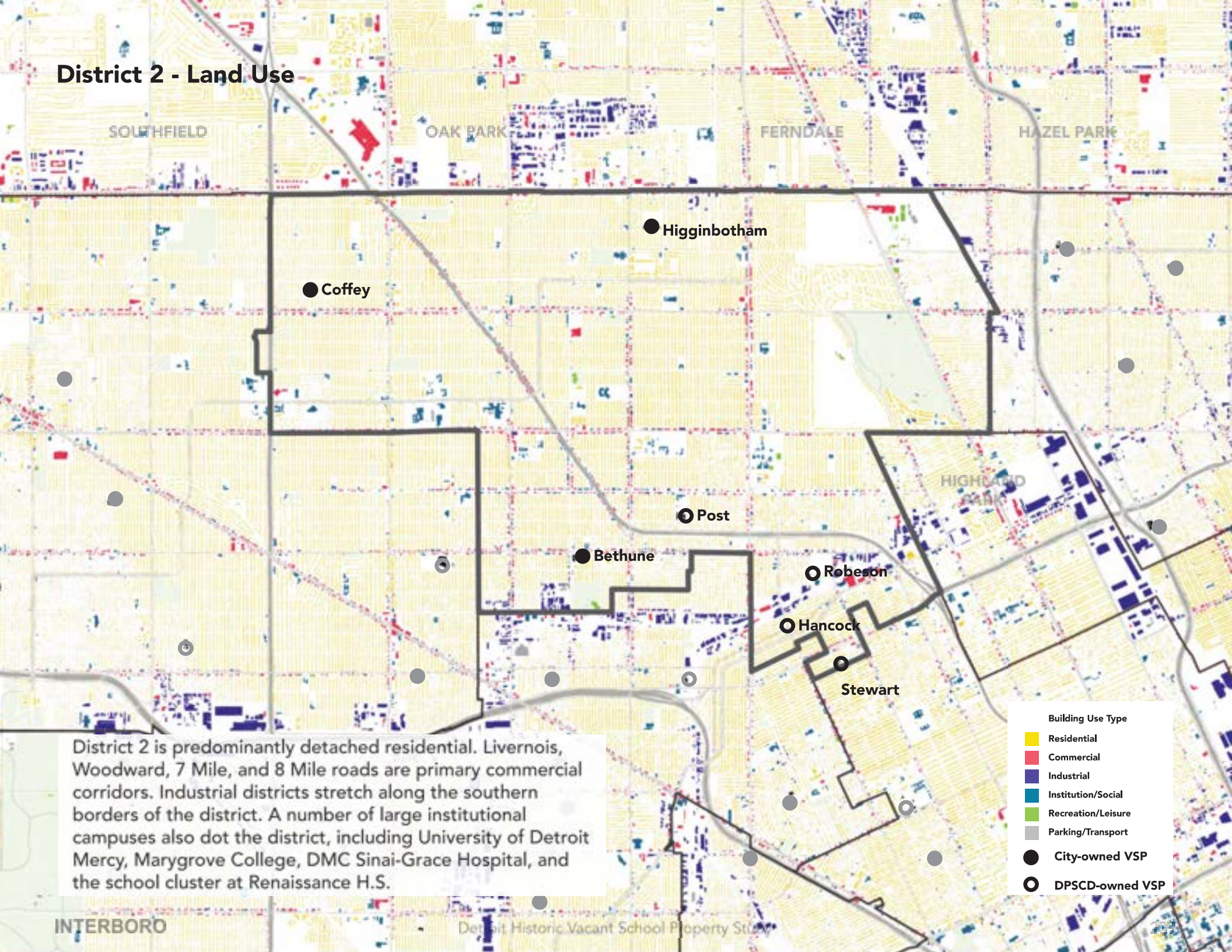
## District 2 - Land Bank Properties



Land Bank-owned parcels are concentrated around the edges of District 2. Each of the District 2 vacant schools in this study are surrounded by clusters of DLBA-owned properties. Of the schools, DLBA-ownership is least concentrated around Higginbotham, though it is still noticeably higher there than in the adjacent neighborhoods.

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

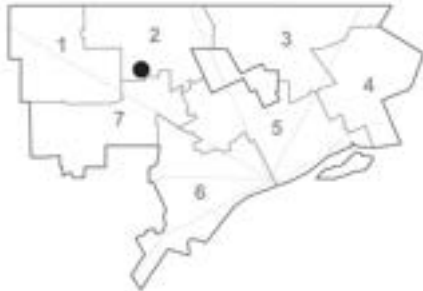
# District 2 - Land Use



District 2 is predominantly detached residential. Livernois, Woodward, 7 Mile, and 8 Mile roads are primary commercial corridors. Industrial districts stretch along the southern borders of the district. A number of large institutional campuses also dot the district, including University of Detroit Mercy, Marygrove College, DMC Sinai-Grace Hospital, and the school cluster at Renaissance H.S.

Building Use Type	
Yellow	Residential
Red	Commercial
Blue	Industrial
Teal	Institution/Social
Green	Recreation/Leisure
Grey	Parking/Transport
Black dot	City-owned VSP
White circle	DPSCD-owned VSP

# 2 Bethune



Address: 10763 Fenkell  
 Parcel: 16007087  
 District: 2  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 2.56 ac  
 Gross Floor Area: 67,600 sf  
 Floors: 2  
 Plan Type: O  
 School Type: Elementary  
 Year Built: 1925, 1929, 1931  
 Zoned: R1  
 Base Rehab Cost (est): \$2.5M  
 Total Rehab Cost (est): \$15.4M

Condition Market



History Neighborhood



## Building Overview

2-story single courtyard building

Highly symmetrical, uniform design; later additions complement the design of the original structure.

Main classrooms face exterior, with large windows.

Central gymnasium with airy double-height space and large skylight.

Central auditorium space with balcony seating; stage has been removed and balcony walled off.

Naturally-lit corridors in newer south additions

Original classrooms feature unique built-in cabinetry, including continuous coat closets running along walls.

Interior finishes are in generally good condition.

## Neighborhood Overview

Located in Bethune Community Zoned residential, but located at intersection of two commercial streets.

Fenkell (north/primary frontage) is a major east-west corridor but is underdeveloped. The stretch near Bethune has limited offerings: most common are churches and automotive uses.

Meyers (west frontage) is a minor commercial street with a row of churches and childcare centers.

The surrounding residential neighborhoods are physically intact with small but high-quality brick housing stock. DON reports that good appearance belies high vacancy rates and other challenges.

School is located one block north of Adams Butzel Recreation Complex, a large public rec center with pool, ice rink, gym, community space, and outdoor athletics.

Easy access to Lodge (M-10) and Jeffries (I-96) freeways. Lodge access is a quarter-mile to the east at Fenkell and Wyoming; I-96 access is about a half-mile to the south.

## Development Overview

Opportunities:

- Building location on major commercial corridor with easy freeway access is a major opportunity.
- Compact footprint and consistent classroom layout is conducive to reuse as housing.
- Soaring gym space with natural light has great potential as an event hall or large gathering space.
- Space available for on-site parking.

Challenges

- Common spaces (gym, auditorium) are in center of building and lack their own exterior access.
- Fewer tactical preservation options due to compact layout?

Real Estate Market summary:

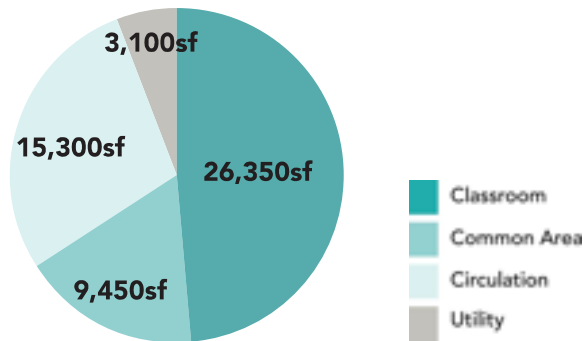
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for commercial redevelopment due to low commercial vacancy rates, higher rents, and location on commercial corridor with good walkscore.

## Existing Floorplan + Program



54,200 sf usable floor area

### Structure

- Concrete frame
- Load-bearing masonry

### Roof System:

- Concrete joist and slab
- Modified bitumen membrane
- Internal drains
- Steel-framed skylight over gym

### Facade:

- Brick with limestone/cast stone accents

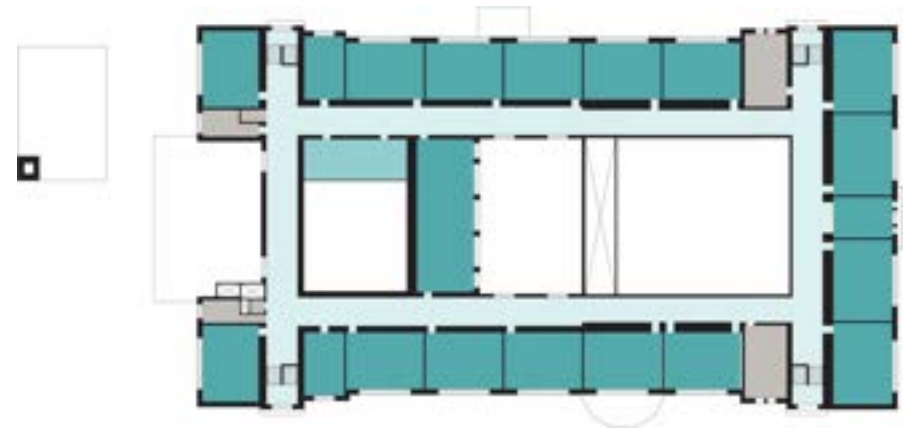
### Floor System:

- Concrete joist and slab

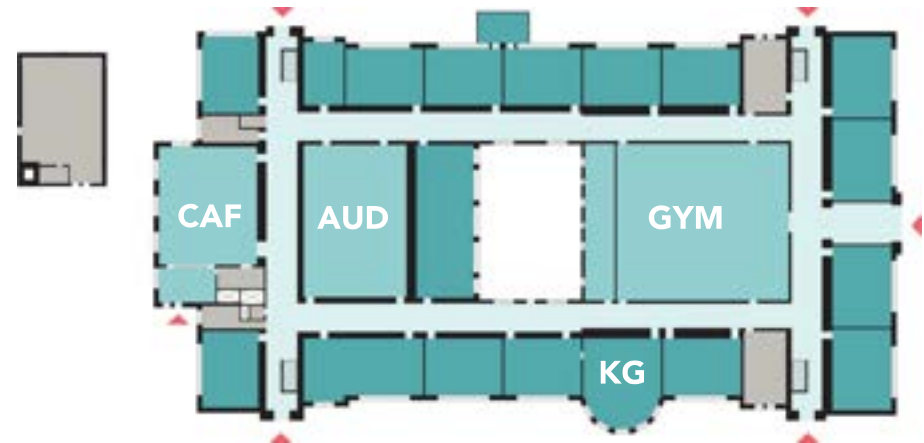
### Interior Walls:

- Varies—brick, clay tile, gypsum block, CMU
- Plaster and brick finish

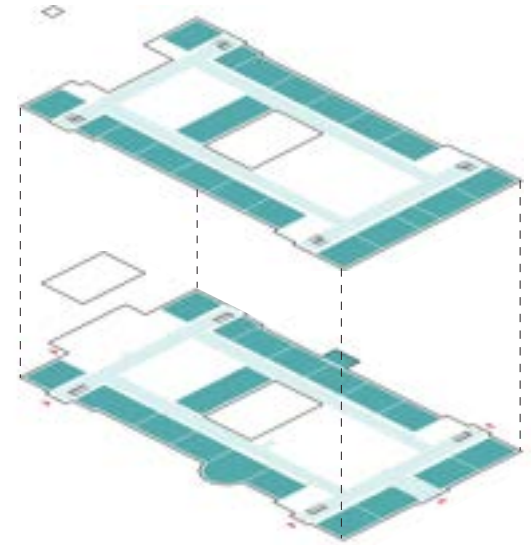
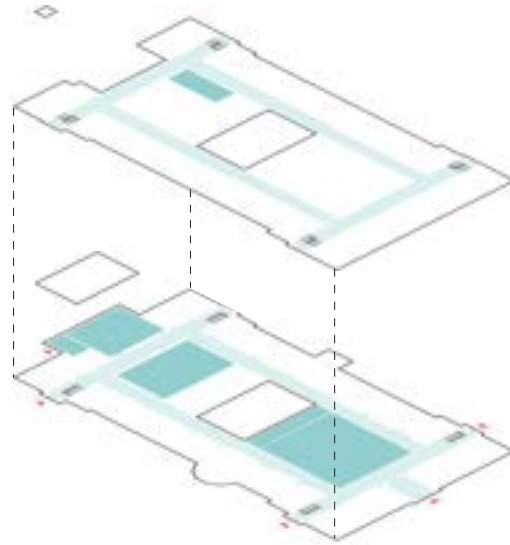
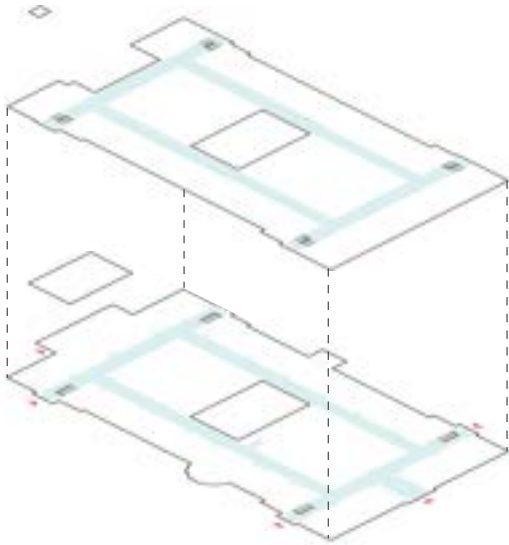
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

Bethune has 4 main corridors per floor arranged in a rectangle. The upper and lower levels share the same layout. There are stairways located in each of the corners of the building.

There are five main entrances to the school building, plus one service entrance off the kitchen.

### Common Areas

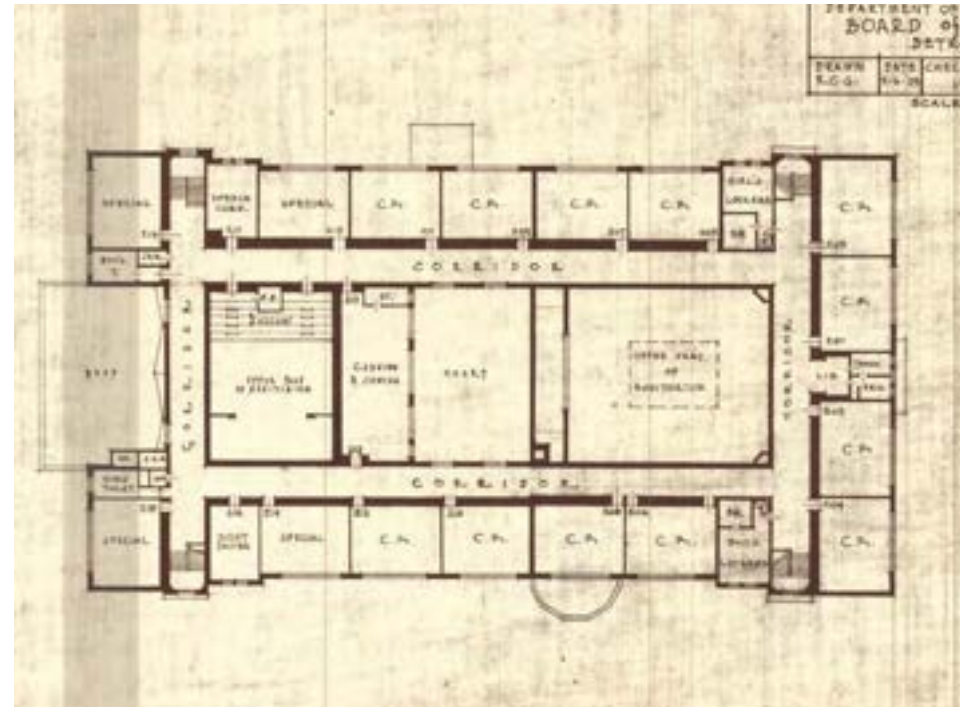
Bethune features a gym, auditorium, cafeteria, and central courtyard arranged down the central axis of the building. The gym, auditorium, and courtyard are double-height spaces which form the core of the building; they are only accessible from the interior corridors. The gym is easily accessible from the main entrance and two side entrances nearest to Fenkell.

### Classroom Areas

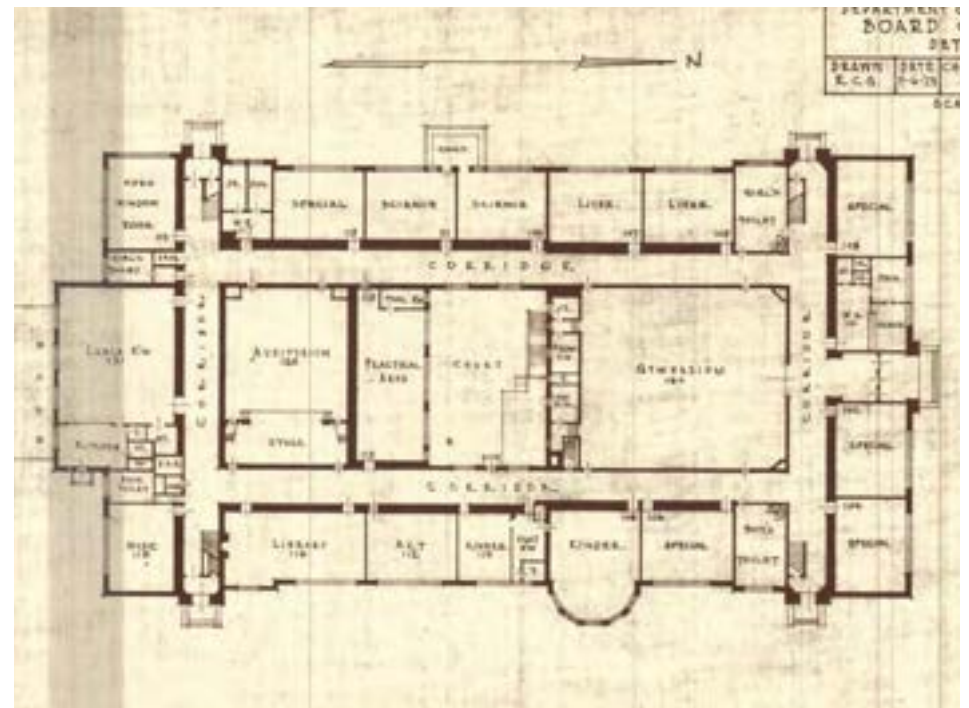
Classrooms form a single ring around the exterior of the building, following the same layout on the first and second floors. Each floor also features a double-length classroom overlooking the central courtyard; this classroom forms a bridge between the long corridors on the east and west sides of the building.



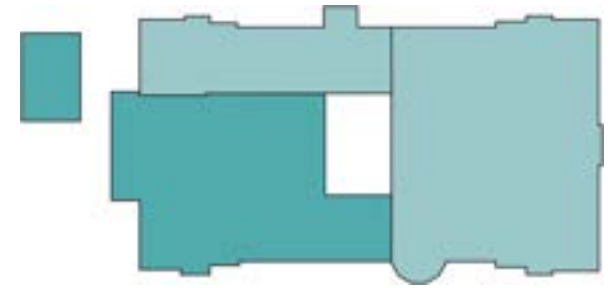
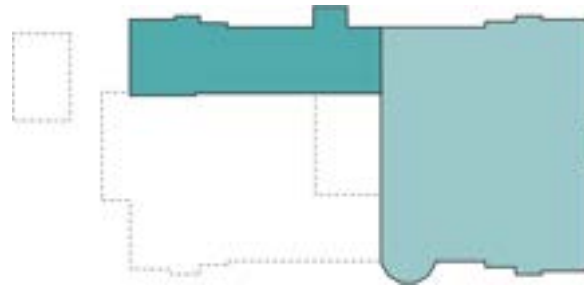
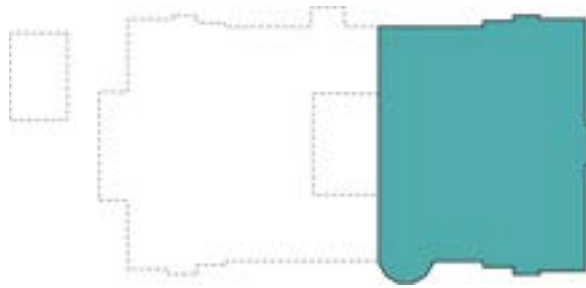
## Second Floor



## Second Floor



# Building Evolution



## Original Unit

Northern portion including kindergarten, gym, and 13 classrooms built in 1922. Original unit has rectangular footprint with U-shaped circulation plan.

## First Addition (1930)

Expansion first phase adds a single-loaded classroom wing with eight classrooms to the southwest.

## Second Addition (1931)

Expansion second phase adds cafeteria, auditorium, library, and seven classrooms. The circulation loop around a central courtyard is complete. A separate boiler house is added to the school grounds.

## School History

Mary M. Bethune School (Edgar A. Guest Elementary)

The Greenfield Township School District #2 erected the Edgar A. Guest Elementary School in 1922. The original unit included eight classrooms and a gym. In 1924, the school property was annexed to the City of Detroit and the property was transferred to Detroit Board of Education ownership. In 1925, the Detroit Board of Education purchased additional land along Meyers Road in anticipation of a future need to expand the school.

The Detroit Board of Education launched a \$4,393,090 building campaign in 1929-1930 in order to accommodate 8,000 new pupils. As a result of this campaign, the Guest School parcel was expanded a second time to support the erection of a new eight-room addition. The wing was erected at a cost of \$101,105 in 1930 and provided capacity for an additional 320 pupils. In 1931, a detached powerhouse and a third unit was added to the school building at a cost of \$184,966.78. This new addition featured nine new classrooms, an auditorium, and a lunchroom. At this time the enrollment was 1500. Additional playground areas were established within the parcel in 1950.

From its initial construction through

the 1950s, the Edgar Guest Elementary 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 elementary 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. 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 dissatisfaction towards the Detroit Board of Education's plan. They railed against the Detroit Board of Education, charging them with "integrating" their neighborhoods with the plan. The Detroit Board of Education 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 Detroit Board of Education's effort. On October 31, 1960, the first day of the boycott, 60% of the students at Guest were absent, while white parents and black counter-protestors picketed outside of the school. The black children were able to enter the school that day amongst the jeers of the white protestors. 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."

By 1969, the school had an enrollment of 3500 pupils, 60% of whom were African American. At that time a contingent of the school's black parents had advocated for "community control" of the school. Community control was a wider movement within the City which involved black parents' desire to guide the curriculum towards black history and culture. These parents also sought greater control over the hiring and firing of staff. At Guest, in 1969, the parents demanded that the white principal Beatrice Wade, be replaced with a black principal and that school's name changed to the "Marcus

**Garvey School." Ms. Wade was ultimately removed and replaced with the school's first black principal, Robert F. Crison. In December 1977, the school was renamed as the "Mary McLeod Bethune School," after a prominent black educator.**

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Southwest wing viewed from Meyers Road. The southern addition was part of a large expansion in 1930-1931, but care was taken to match the style of the original building.



The main entrance faces Fenkell Ave to the north. There is a single double-wide entrance under a grand arch with elaborate stonework.



The gymnasium is located in the center of the building and is lit naturally by a single large skylight. The effect is a soaring, airy space that is unique among elementary school gyms.



The auditorium is located in the core of the building and lacks windows for natural light. The auditorium has a tall stage and a balcony, suggesting a grand original space. However, the balcony has been walled off and converted to offices, and raised stage is gone.



The "open window room" is a second-floor corner classroom with both south and west-facing windows for maximum sunlight.



Wooden cabinetry and coat closets in classrooms in the original north unit. These coat closets allowed students to store belongings in the classrooms instead of in hallway lockers. Newer classrooms lack this feature, with metal lockers were incorporated into the hallway design instead.

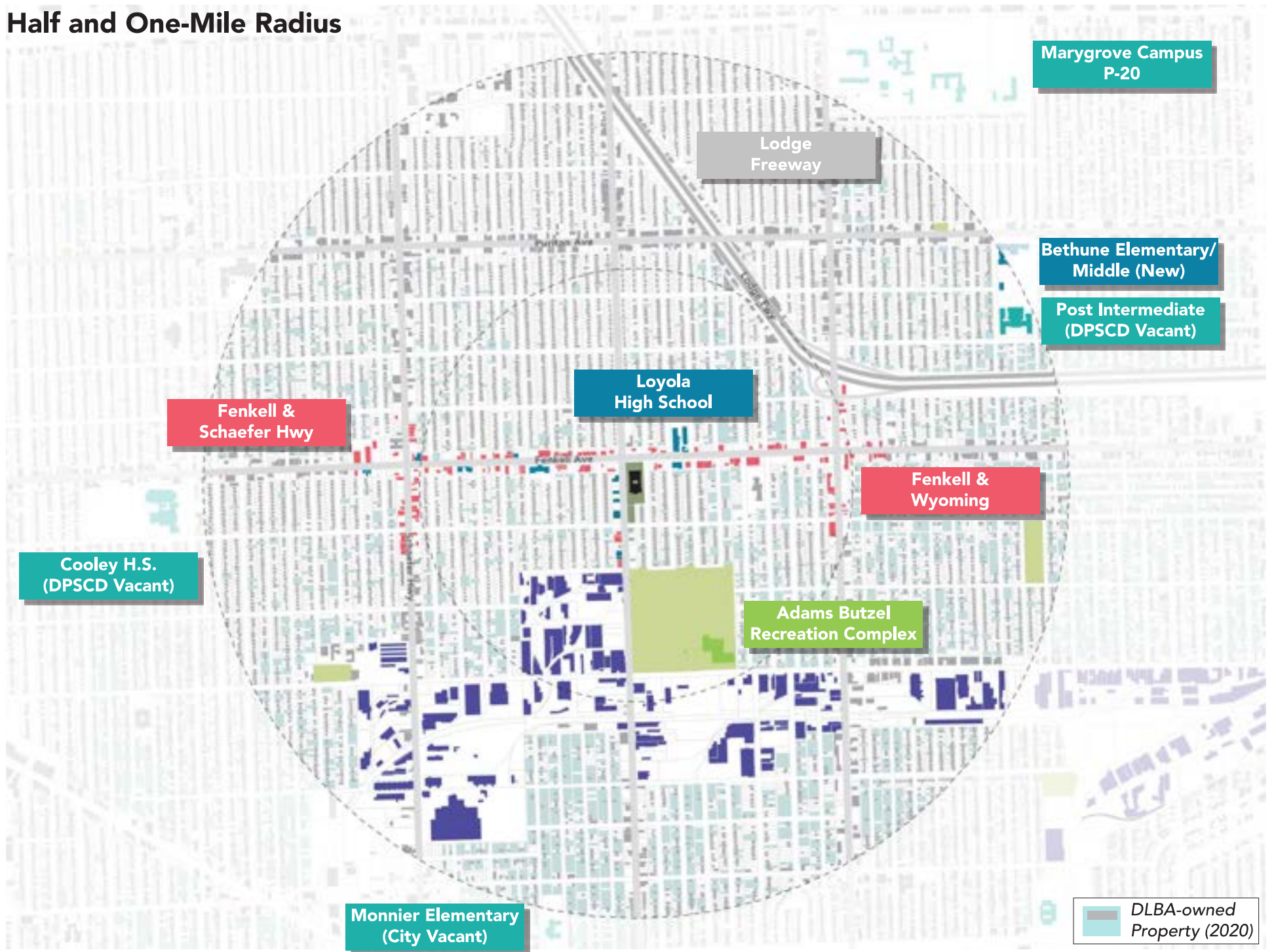


The library is slightly larger than a typical classroom and features built-in wood shelving around the perimeter. Finishes are in fair condition.



The east and west hallways are single-loaded, with classrooms to the outside, and windows overlooking interior courtyards on the inside.

# Half and One-Mile Radius



## Neighborhood By The Numbers

54<sub>/100</sub>

**Walkscore**  
Somewhat walkable

1.0<sub>mi</sub>

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

0.6<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.1<sub>mi</sub>

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

0.4<sub>mi</sub>

**Nearest Recreation Center**  
5-10 minute walk  
to nearest City Rec Center

1.0<sub>mi</sub>

**Library Access**  
10-15 minute walk  
to nearest public library

26%

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

163

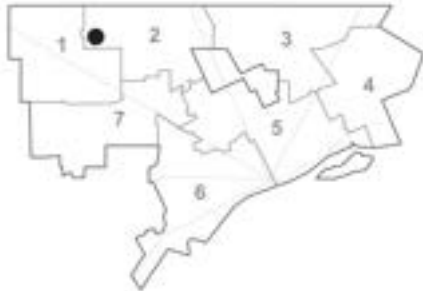
**Building Alteration Permits**  
Moderate construction activity  
within 1mi radius (2016-2018)

1.4%

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



# 2 Coffey



Address: 19300 Lindsay  
 Parcel: 22066937-9  
 District: 2  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 3.11 ac  
 Gross Floor Area: 49,000 sf  
 Floors: 2  
 Plan Type: U  
 School Type:  
 Year Built: 1925, 1956  
 Zoned: R1  
 Base Rehab Cost (est): \$1.3M  
 Total Rehab Cost (est): \$11.2M

Condition Market



History Neighborhood



## Building Overview

Original 1925 school was just the single-story north wing, including a large kindergarten room with bay window.

The school was greatly expanded in 1954, with the addition of the modern-style 2-story east and south wings.

Halls and classroom spaces in the new wing are utilitarian, with concrete block construction and simple design.

The newer addition features continuous ribbon windows that were primarily glass block, with small operable portions below. Most of the windows are gone.

The school has been damaged by extensive scrapping.

One second-floor classroom in the south wing has been damaged by fire.

## Neighborhood Overview

Located in the Greenfield neighborhood.

Immediately surrounding blocks are all single-family homes, with clusters of vacant lots.

Community is mostly older homeowners.

Located one block north of 7 Mile, a major east-west artery and commercial corridor.

Easy access to Southfield Freeway at 7 Mile

DON reports few active block clubs in the area.

Families would like to let their children play here, but the vacant school building is threatening.

Perception that other neighborhood parks are too far away.

## Development Overview

Opportunities:

- Large playfield could serve as neighborhood park.
- Potential for tactical preservation that activates individual wings.

Challenges:

- Lack of interest in reusing the building.
- Residents say they want the school demolished.
- Low priority for DON
- Huge windows are difficult to secure against trespass.

Real Estate Market summary:

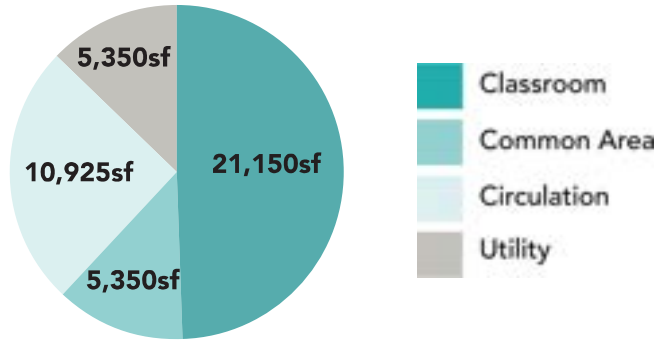
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily or senior housing, due to low vacancy rates, high rents, and high walkscore.

## Existing Floorplan and Program



42,775 sf net floor area

### Structure

- Steel frame (1925 unit)
- Concrete frame (1954 unit)

### Roof System:

- Wood deck and joists (1925)
- Metal deck-formed concrete tee-joist & slab (1954)
- Bituminous built-up roof
- Internal drains

### Facade:

- Multi-wythe brick masonry (1925)
- Steel frame windows (1925)
- Brick veneer on CMU backup (1954)
- Glass block + operable steel ribbon windows (1954)
- Limestone and cast stone accents

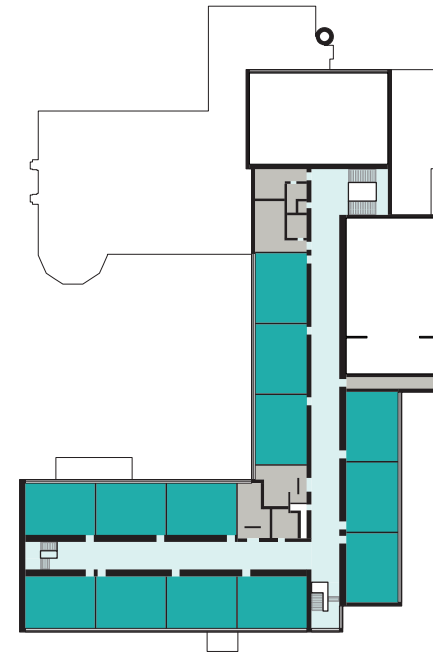
### Floor System:

- Concrete joist and slab

### Interior Walls:

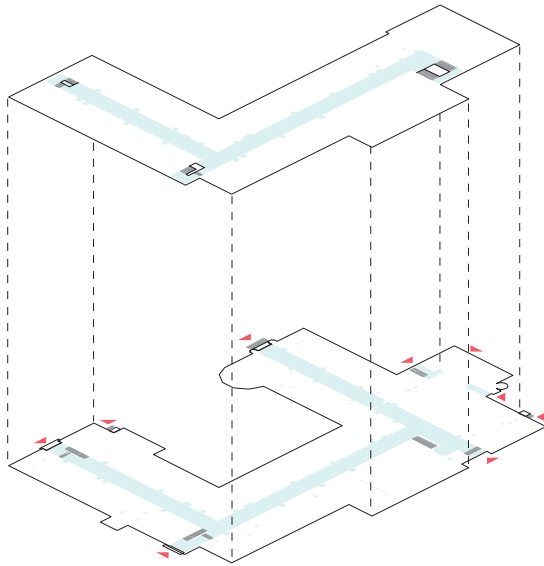
- Plaster (1925)
- Painted CMU & glazed tile (1954)

## Second Floor



## First Floor

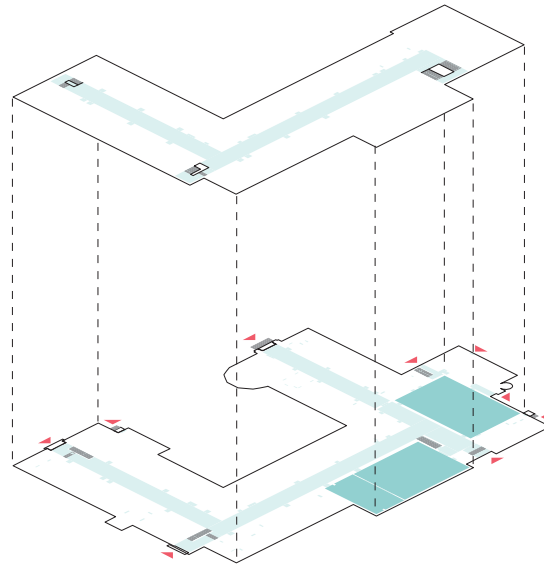




### Circulation

Coffey has 3 main corridors arranged in a U on the first floor, and a 2 corridor "L" on the second floor.

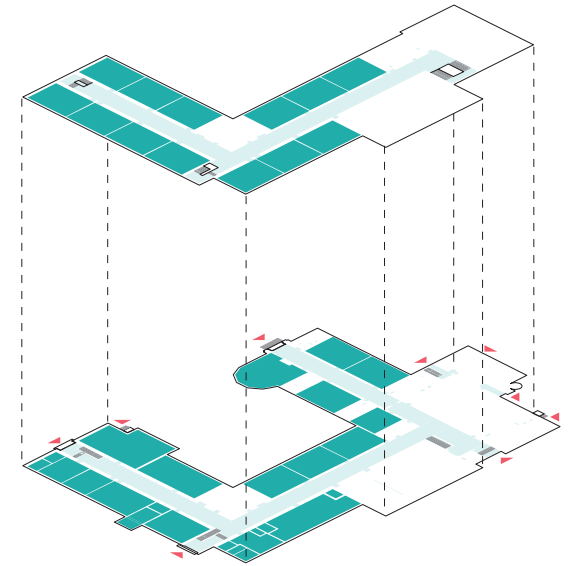
There are four main entrances to the school building, plus entrance directly into a classroom from the courtyard, and two service entrances.



### Common Areas

Coffey features a multipurpose gym/cafeteria and an auditorium. Although neither has direct access from the exterior, both are served by the northeast school entrance, which could be closed off from the classroom wings.

Coffey also features a large wooded, semi-enclosed courtyard that is open to the street its west side.



### 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.

## School History

### Wilford Coffey Elementary School

The Redford Union School District erected the Wilford Coffey Elementary School in 1925 as an annex for the nearby Newton School. The four-room building had a capacity of 180 students and served students in kindergarten through grade three. The school was one of three small elementary schools that the Redford Union School District had erected that year. In 1926, the school was absorbed by the Detroit Public School system when the City of Detroit annexed the neighborhood. Due to low student enrollment and funding shortfalls, the school was closed from 1933 to 1936 and its 35 students were transferred to the Newton School. When the school was reopened, one room was dedicated to the instruction of pupils while the remaining three rooms housed sewing and manual arts classes for students of surrounding schools. By the early 1940s, the neighborhood's population boomed, necessitating the erection of a new portable building in 1942. A second portable building was erected in 1953 to respond to increasing enrollment. A second unit was erected in 1955-1956 at a cost of \$937,717. The addition, which was two stories in height and had a capacity of 875 students, housed 11 classrooms, two social studies rooms, two science rooms, a conservatory, an art room, a

homemaking room, an auditorium, and a combination gymnasium and lunchroom with kitchen. The project also included the remodeling of the original kindergarten and associated cloakroom/restroom area. With the addition of the second unit, the school boasted a capacity of 1,085. By 1956, the enrollment had reached 1,246. The Detroit Board of Education erected an additional portable building on the site in 1957 in order to address the school's overcrowded conditions.

For three days in September 1969, students at several schools in northwest Detroit, including Coffey, protested the death sentence that was given to Cleveland black revolutionary Fred Evans. Then Detroit Mayor Jerome P. Cavanaugh blamed the trouble on "black militants," declaring that '...these pied pipers of separatism must be stopped.' However, newspaper accounts noted that the "disturbances" at Coffey merely amounted to '...some skirmishing' and rock throwing between black and white students. Black students at the high schools also waved the flag of the Republic of New Africa, which was a Detroit-based group that advocated the creation of an independent black nation out of several southern states, as a means to display their displeasure of Evans' conviction and sentence.

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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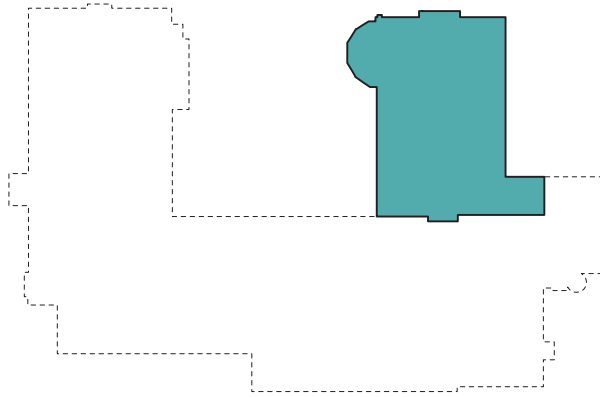
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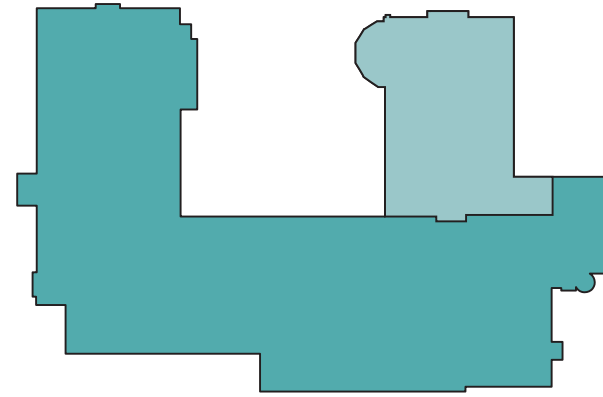
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## Building Evolution



### Original Unit (1925)

Coffey originally consisted of only three classrooms and a kindergarten, housed in a single-story wood-framed building.



### Addition (1956)

The school's floor area was greatly expanded in the 1950s with the addition of a 2-story L-shaped building. In contrast to the Gothic Revival-style original unit, the new addition features a completely modern design.



1954 south and east wings viewed from Cambridge and Gilchrist Streets. Long ribbon windows—once filled with glass block—run along the length of these elevations.



The original 1-story 1925 unit viewed from the west.



The original 1925 north wing features a kindergarten with a large bay window and a fireplace—a common feature of Detroit schools from this era.



Classrooms in the 1954 addition feature wall-to-wall windows once filled with glass block. This image shows room 101, the “homemaking room,” which looks across a tree-filled central courtyard to the kindergarten.



The multipurpose gym/cafeteria features a north-facing glass-block clerestory window. The gym and nearby auditorium can be accessed from the outside via the east school entrance, and could potentially be used independently of the rest of the building.



The auditorium is a plain CMU box with large glass block windows.



The 1954 unit's corridors are double-loaded and windowless. Pictured above is the first floor main corridor. Corridors are finished with glazed block around the lockers, and painted CMU above.



The north landing of the 1954 unit is unusually spacious and receives ample natural light from a large window in the stairwell (to right of frame).



# Half and One-Mile Radius



## Neighborhood By The Numbers

76<sub>/100</sub>

**Walkscore**  
Very Walkable

0.1<sub>mi</sub>

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

0.4<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.3<sub>mi</sub>

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

2.7<sub>mi</sub>

**Nearest Recreation Center**  
No City Rec Center  
within walking distance

0.3<sub>mi</sub>

**Library Access**  
5-10 minute walk  
to nearest public library

28%

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

229

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

1.9%

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

# 2 Higginbotham



Address: 8730 Chippewa (20119 Wisconsin)  
 Parcel: 16035808  
 District: 2  
 SNF Area: Livernois/McNichols  
 Owner: City of Detroit  
 Site Area: 2.55 ac  
 Gross Floor Area: 48,300sf  
 Floors: 2  
 Plan Type: U  
 School Type: Elementary  
 Year Built: 1927, 1945, 1946, 1948  
 Zoned: R1  
 Base Rehab Cost (est): \$1.1M  
 Total Rehab Cost (est): \$10.8M

Condition Market



History Neighborhood



## Building Overview

48,200sf 2-story U-plan

East wing built in 1927 while the matching west wing, including gym and auditorium, added in the late 1940s.

Building has been vacant for approximately 5 years

Most of building is in very good condition, with minimal damage from water infiltration and scrapping.

Library has been damaged by fire; all finishes have been lost but structure can be repaired.

Auditorium has balcony area and dedicated entrance.

Central courtyard accessible from rear parking lot, but partly obstructed by boiler house. Courtyard is accessible from interior via kitchen service door.

## Neighborhood Overview

Located in Garden Homes neighborhood in northwest Detroit.

Surrounding neighborhood is relatively intact, and mainly comprised of small single-family homes.

Adjacent to Joe Louis Park and the former Johnson Rec Center.

Located two blocks south of 8 Mile Rd, and about a half mile west of Livernois—both important commercial corridors.

There is a Kroger supermarket located directly north of the school on 8 Mile Rd, within easy walking distance.

U of D Jesuit High School, a prominent all-boys Catholic school, is located approximately half a mile south of Higginbotham.

Bates Academy, a public K-8 school with a gifted & talented program, is located approximately 3 blocks to the southwest.

## Development Overview

### Opportunities

- Located in the Livernois-McNichols planning area and SNF zone.
- UD Jesuit H.S. plans to re-open Johnson rec center and construct new athletics fields on adjacent city park land.
- Building in good condition; finishes largely intact and does not need major repairs.

### Challenges

- Not included in Johnson Rec/Joe Louis project.

### Real Estate Market summary:

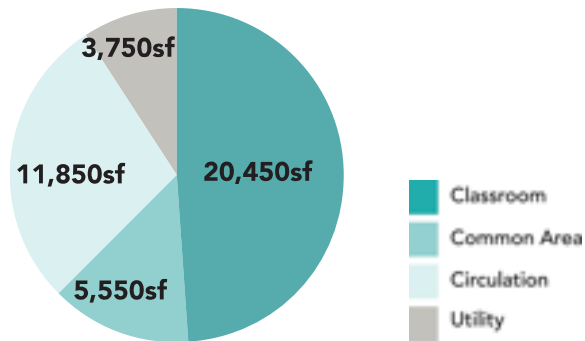
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

### Market-based Use Recommendations

- Best market for multifamily residential due to below-average vacancy rates, above-average rents, and decent walkscore.

## Existing Floorplan + Program



41,600 sf usable floor area

### Structure

- Concrete frame (1927 unit)
- Concrete and steel frame (1940s units)

### Roof System:

- Concrete beams and deck
- Clay/precast tile sloped sections
- Modified bitumen membrane low-sloped sections

### Facade:

- Brick with limestone accents

### Floor System:

- Concrete joist and slab

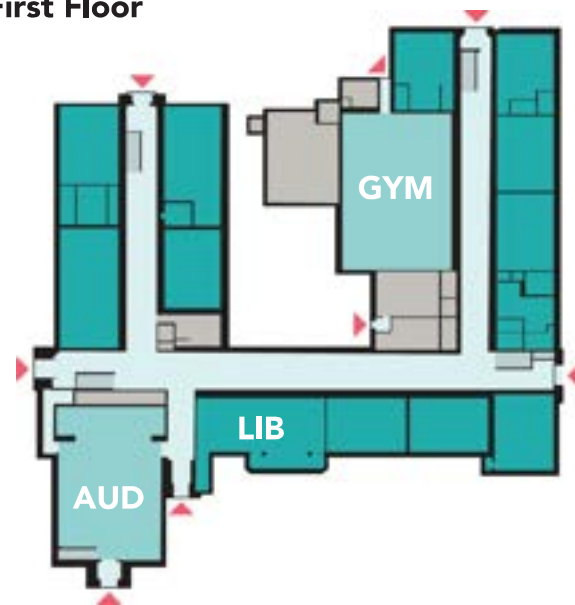
### Interior Walls (original unit):

- Brick (1927 unit)
- CMU (1940s units)
- Gypsum block, metal lathe, plaster (corridor)

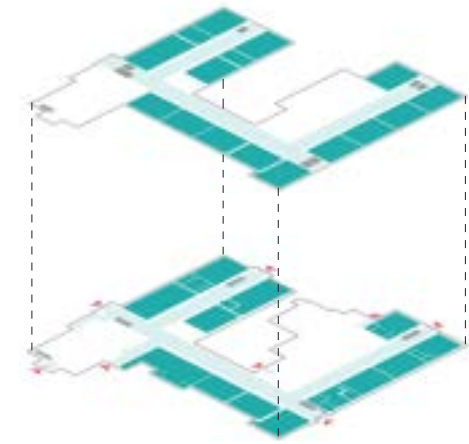
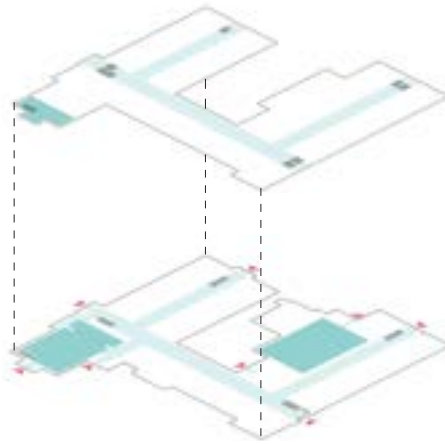
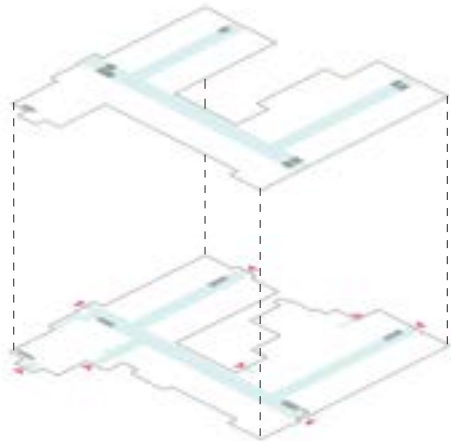
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

Higginbotham has 3 main corridors arranged in a U on each level. There are five main entrances to the school building, plus one auditorium entrance and two service entrances.

The main southern corridors are 14' wide, with 14' and 12' high ceilings on the first and second floors, respectively. The east and west corridors are 12' wide with 12-13' high ceilings.

### Common Areas

Higginbotham features a gym and auditorium, each with their own entrances. The gym currently has service access from the school parking lot to the north and from the central courtyard. The auditorium is located on the southwest corner of the building close to two street frontages; it has its own dedicated visitor entrance to the south, plus secondary access through the main school doors.

### Classroom Areas

Classroom areas are distributed throughout all three wings on both floors. In the east and south wings, classrooms are loaded on the street side of the corridors only. In the west wing, classrooms face both the street and the central courtyard.

Typical classrooms are 22x30' with 12'3" ceilings.

# Building Distress

## Roof

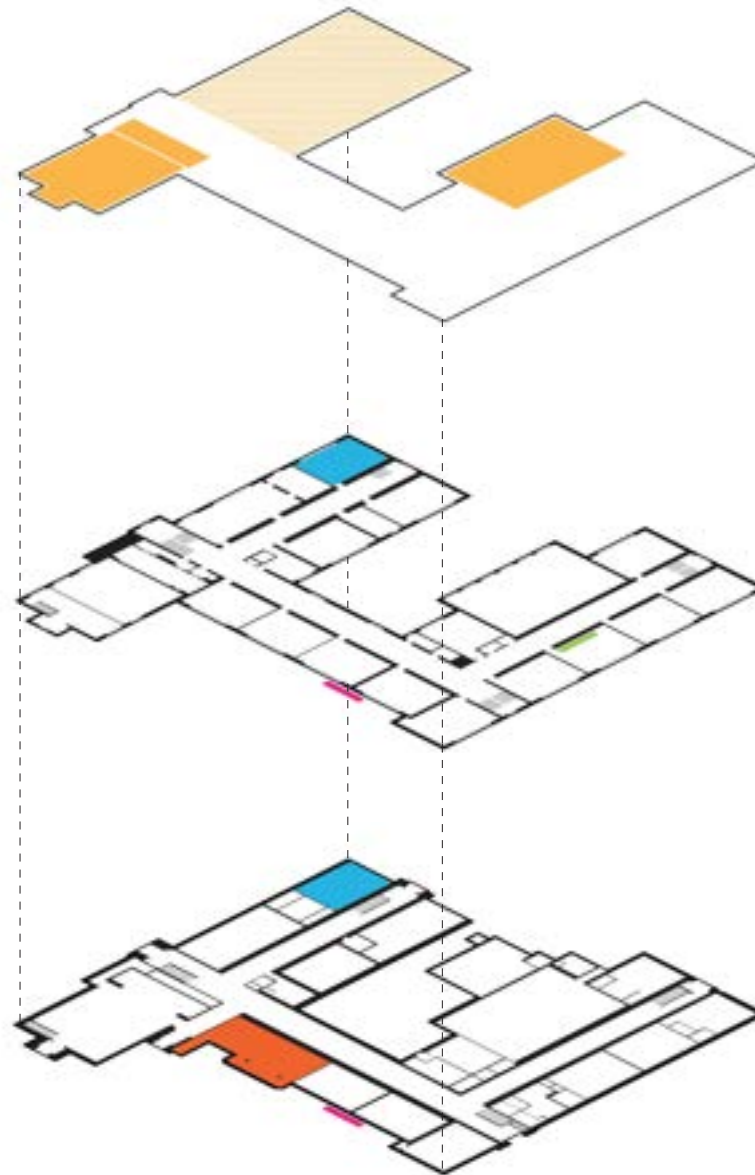
- Structural deterioration of roof deck over auditorium and gymnasium.
- Recommend repair or replacing entire roof, including low-slope and sloped tile sections.
- Inspect and repair clogged roof drains.

## Second Floor

- Overall good condition, with most finishes and windows intact.
- Large vertical crack observed on south facade requires diagnosis and repair.
- Water infiltration observed in northwest corner.
- Localized damage to walls from scrapping attempt.

## First Floor

- Overall good condition, with most finishes and windows intact.
- Library gutted by fire; structure appears intact, but all finishes are lost.
- Water infiltration observed in northwest corner.
- Extensive bowing of gym floors.



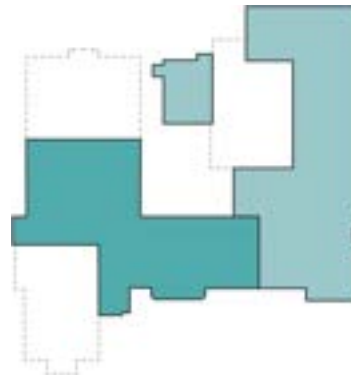
- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage

# Building Evolution



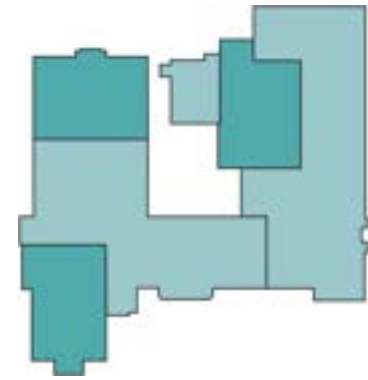
## Original Unit (1928)

Higginbotham originally consisted of a single two-story bar on the east edge of the property. The original unit consisted of 14 classroom spaces and no large common spaces.



## First Addition (1946)

A two-phase addition was completed to the south and east in the late 1940s. In 1946, three classrooms, two large specialty classrooms, and a library were added.



## Second Addition (1948)

In 1948, three more classrooms, one large specialty classroom, gym, and auditorium were added. The completed addition created an asymmetrical U-shaped plan around a central courtyard.



## School History

William E. Higginbotham School (High School of Commerce)

Higginbotham School was built on approximately four and one-half acres of land just two blocks south of Eight Mile Road, the city's northern boundary, in 1927 with a capacity for 580 pupils. It began as a kindergarten through eighth grade school, but after 1934, the eighth graders were sent to Post Intermediate School, resulting in a drop in enrollment to about 350.

In 1934, a nursery school was established in the building by the Federal Emergency Relief Administration (F.E.R.A.), the first New Deal program instituted to help the needy and unemployed. A year later, F.E.R.A. was incorporated into the Works Progress Administration (W.P.A), the largest New Deal Agency created by executive order by President Franklin Delano Roosevelt to stem the tide of the Depression.

A third unit to Higginbotham School was constructed in 1946 as the population of the area swelled with families of returning World War II veterans. A gymnasium, auditorium, homemaking rooms, six classrooms and an additional kindergarten were added. Temporary housing was located in the area of Higginbotham School by the federal government, and a

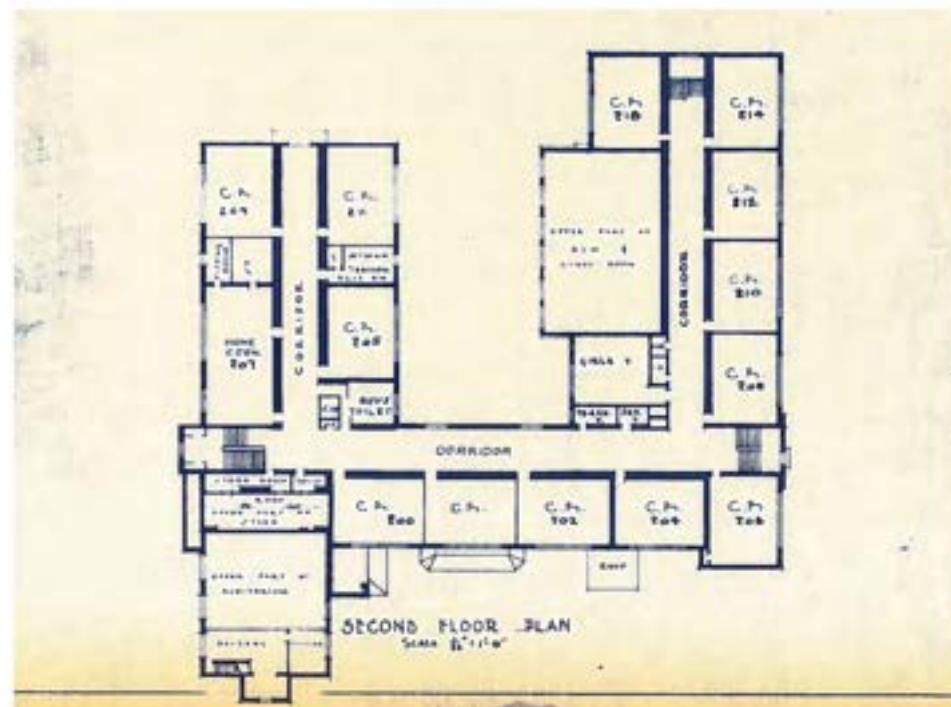
three-room annex was added. By 1952, the temporary housing was removed, the school population declined, and the annex was finally vacated in 1955.

William E. Higginbotham School was named after one of the partners in Malcomson & Higginbotham, the architectural firm selected by the Detroit Board of Education as its architect for thirty years, 1893-1923. N. Charles Sorensen, the architect of Higginbotham School, worked for Malcomson and Higginbotham briefly in the mid-1920s before forming his own company. Afterwards, he went on to design school buildings in several different styles for the Board of Education under his own moniker.

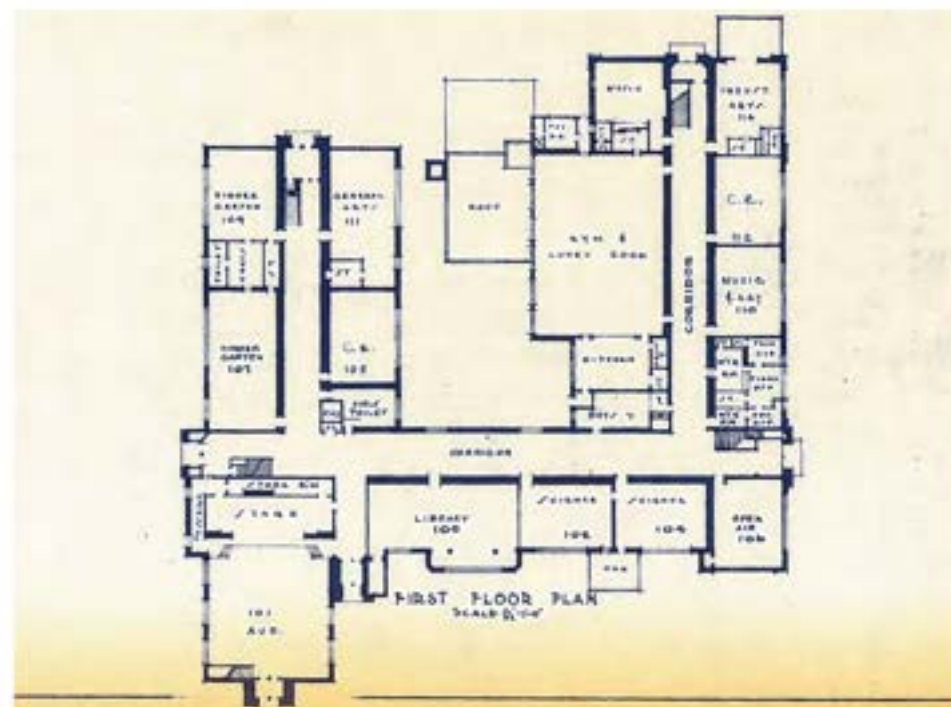
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Higginbotham, William E., School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009).

# Floor Plans

## Second Floor



## First Floor





West facade featuring decorative archway over the entrance, and unique decorative brick work. This image shows the 1940s addition, which included a 2-story classroom wing and auditorium (visible at far right). The additions match the architectural style and detailing of the original unit.



The auditorium seen from the stage. The auditorium is naturally lit by large windows on both the east and west sides. The balcony has been converted into a small classroom. The auditorium has a dedicated entrance that allows the space to be accessed independently from the rest of the building.



The gymnasium/cafeteria is in good condition, though the floors have begun to bow.



A typical classroom with intact windows and furniture. Higginbotham has been largely spared from looting, vandalism, and scrapping. Many of the original windows are still intact, and interior finishes are in generally good condition.



A 1940s era classroom featuring high ceiling with visible cast concrete structure left exposed. Walls are simple painted CMU, in good condition.



Classroom windows are typically intact and in repairable condition. Modern emergency escape windows have been added in each classroom, though the majority of the windows are original wood frames.

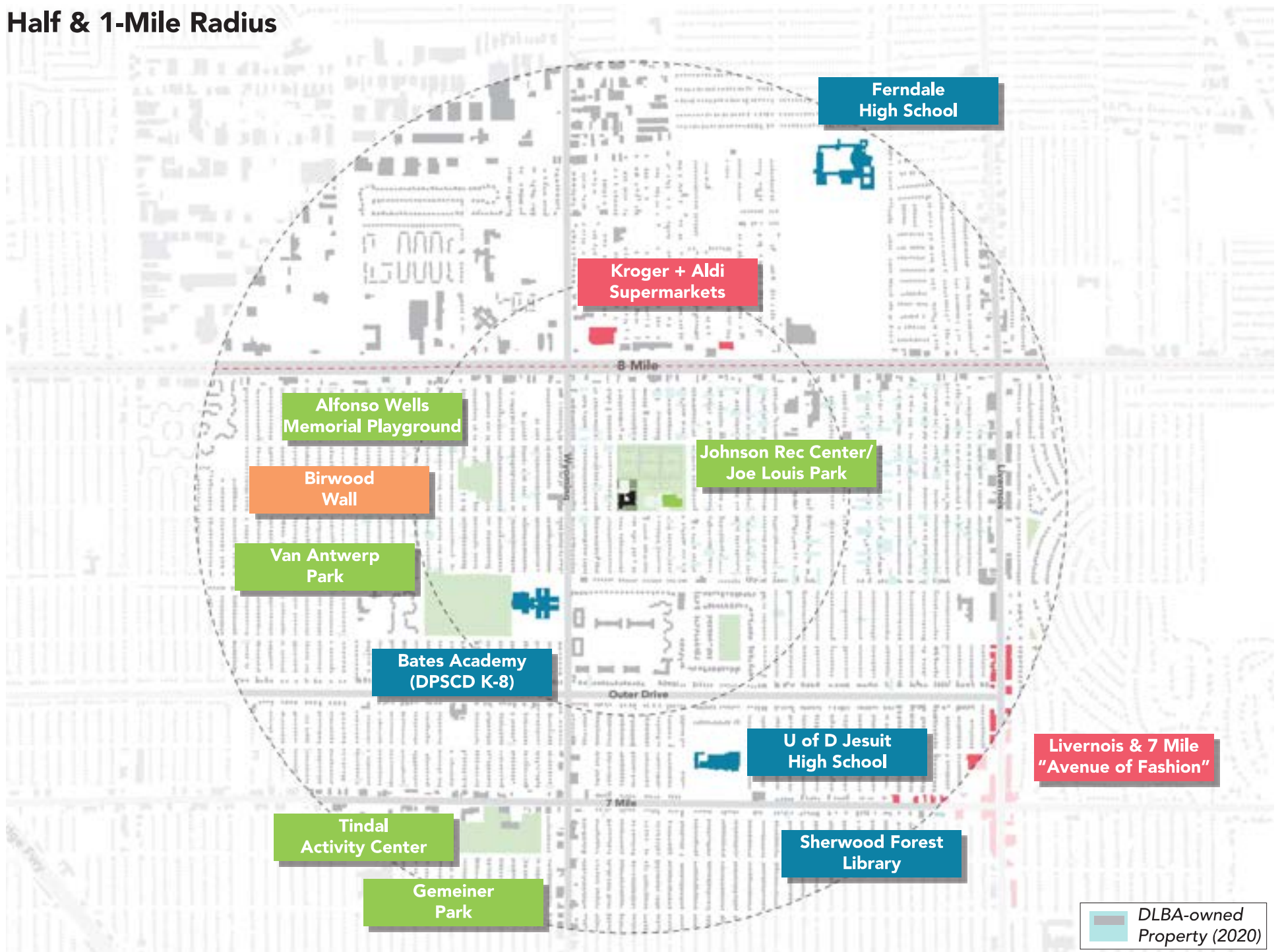


The south corridor is single-loaded, with classrooms facing the street, and windows facing into a central courtyard. Lockers and interior finishes are still in good condition.



The main south corridor on the first floor is oversized at 14' wide and 14' high. This view shows the transition from 1928 plaster finish (foreground) to 1948 concrete finishes (background)

# Half & 1-Mile Radius



## By the Numbers

44/100

**Walkscore**  
Car-dependent

0.2<sub>mi</sub>

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

2.1<sub>mi</sub>

**Freeway Access**  
More than 10 minute drive  
to nearest freeway ramp

0.3<sub>mi</sub>

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

3.2<sub>mi</sub>

**Nearest Recreation Center**  
No city rec center  
within walking distance

1.0<sub>mi</sub>

**Library Access**  
10-15 minute walk to  
nearest public library

14%

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

257

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

1.5%

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

## Financial Analysis Summary

Higginbotham/Commerce High School is in the Livernois/McNichols SNF area. The building is located at 20119 Wisconsin St. in the Eight-Mile and Wyoming neighborhood in District 2. It is less than 1 mile from the JLG but not near a commercial corridor. Total residential population in 2019 was approximately 18,000 and 2019-2024 projected annual population growth rate is -0.1%. The senior population annual growth rate is projected at 1.5%. According to EMSI, 2019 estimated median household income for the area was \$37,000.

Higginbotham's built environment is slightly less dense than other schools in the Vacant School portfolio, with 3.0 million sf. However, permit activity is above average, with approximately 260 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Permit data if viewed as proxy for activity and investment, could indicate positive future trends and other development in the area. Fisher scored a Walkscore of 44, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to grow marginally at 0.4% annually (EMSI). In terms of multifamily development, the area has over 1 million sf of market rate multifamily development according to CoStar and approximately 450 HRD units. Market rate rents as recorded by CoStar are relatively higher than the Vacant School portfolio average, at \$10 psf or \$800 per unit. Average vacancy in the 1-mile radius around Higginbotham was 5.5%. Higginbotham also has two senior living buildings with 240,000 sf, with averages of \$16 psf or \$660 per unit rents and 8.0% vacancy.

The 1-mile radius area around Higginbotham contains more slightly more retail sf than other schools in the portfolio, including 8 grocery stores, average retail rents, \$12 psf, and lower vacancy rates, 0.7% (EMSI / CoStar). Higginbotham records a fair amount of retail sales, with \$182 million annually, higher than expected sales, \$171 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 Higginbotham, a good sign for neighborhood vibrancy and economic activity.

There are 18 buildings categorized as commercial office in Holcomb's 1-mile radius according to CoStar, with average rents (\$16 psf). The market for industrial real estate is much larger. There are 80 buildings categorized as industrial according to CoStar, with slightly higher than average rents (\$5 psf). Vacancy averages approximately 7%.

***From Profile Recommendation:*** Recommended for Multifamily because below-average Multifamily vacancy rates, above average Multifamily rents, and decent Walkscore. Do not recommend for Industrial because has almost two times the average existing Industrial buildings and above-average Industrial vacancy rates.

# Market Information

## Higginbotham 1

Development Type	Gross Area (SF)
Rehabilitated Structure	48,338
Demolished Structure	-

### Income (PSF values)

Blended Rental Income	\$4.00
Less Vacancy	\$0.00
Less Expense	\$0.50
2022 NOI (escalated)	\$3.50
Blended Cap Rate	8.0%
Capped NOI	\$43
<b>Total Value</b>	<b>\$2,000,000</b>

### High Level Funding Breakdown

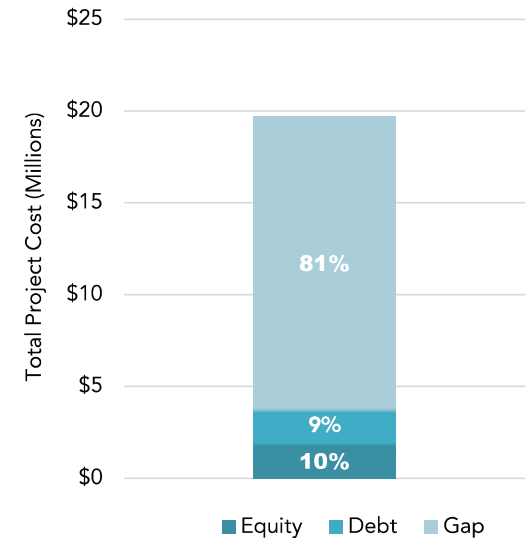
Equity	\$1.97	10%
Debt	\$1.84	9%
Gap	\$15.90	81%

**Total Project Cost \$19.71**

### 2022 Costs

Total Rehab Cost	\$10,800,000
Total Fit-Out Cost	\$8,900,000
<b>Total Project Cost</b>	<b>\$19,700,000</b>

**Gap \$ 15,900,000**



## Higginbotham 2

Development Type	Gross Area (SF)
Rehabilitated Structure	48,338
Demolished Structure	-

### Income (PSF values)

Blended Rental Income	\$3.50
Less Vacancy	\$0.00
Less Expense	\$0.50
2022 NOI (escalated)	\$3.00
Blended Cap Rate	9.0%
Capped NOI	\$32
<b>Total Value</b>	<b>\$1,500,000</b>

### High Level Funding Breakdown

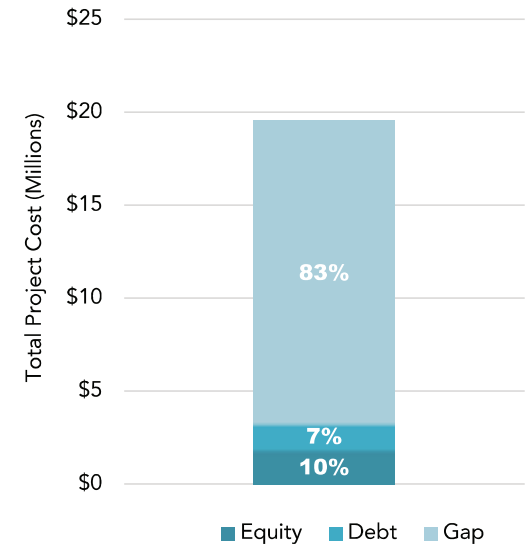
Equity	\$1.96	10%
Debt	\$1.37	7%
Gap	\$16.24	83%

**Total Project Cost \$19.56**

### 2022 Costs

Total Rehab Cost	\$10,800,000
Total Fit-Out Cost	\$8,800,000
<b>Total Project Cost</b>	<b>\$19,600,000</b>

**Gap \$ 16,200,000**

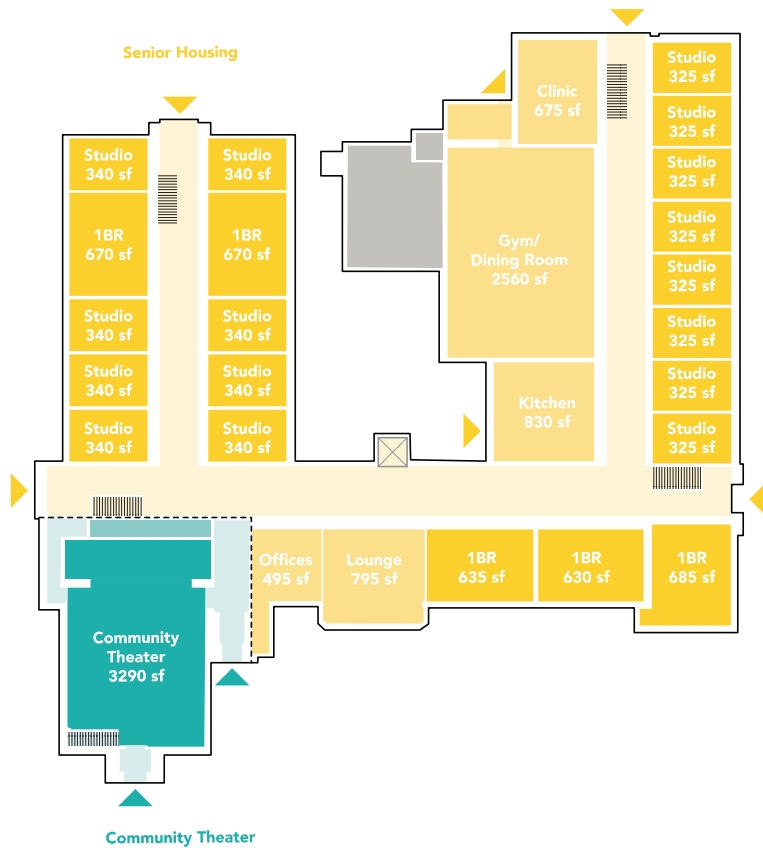




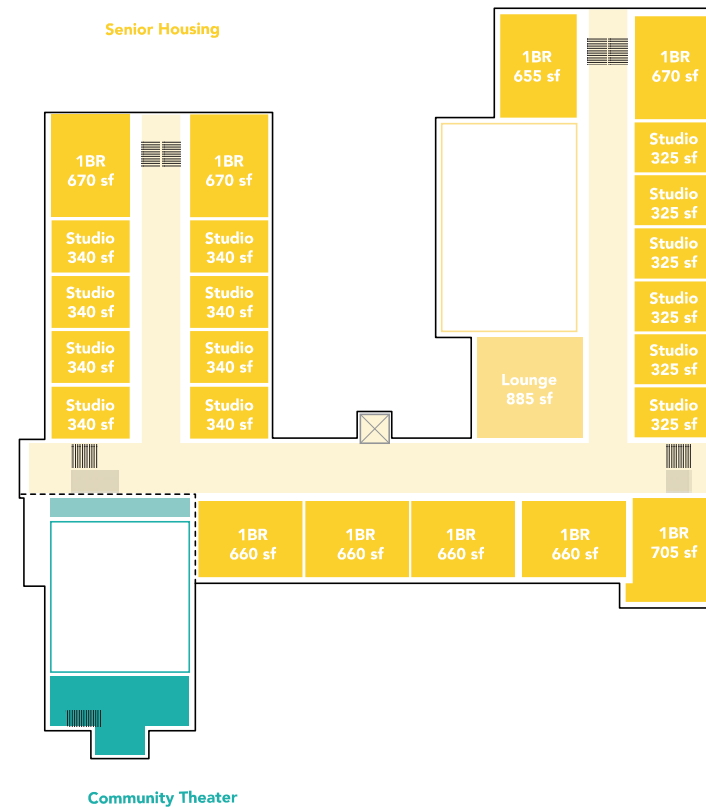
# Scenario 1: Senior Housing & Community Corner

## Residential activation and street facing theater

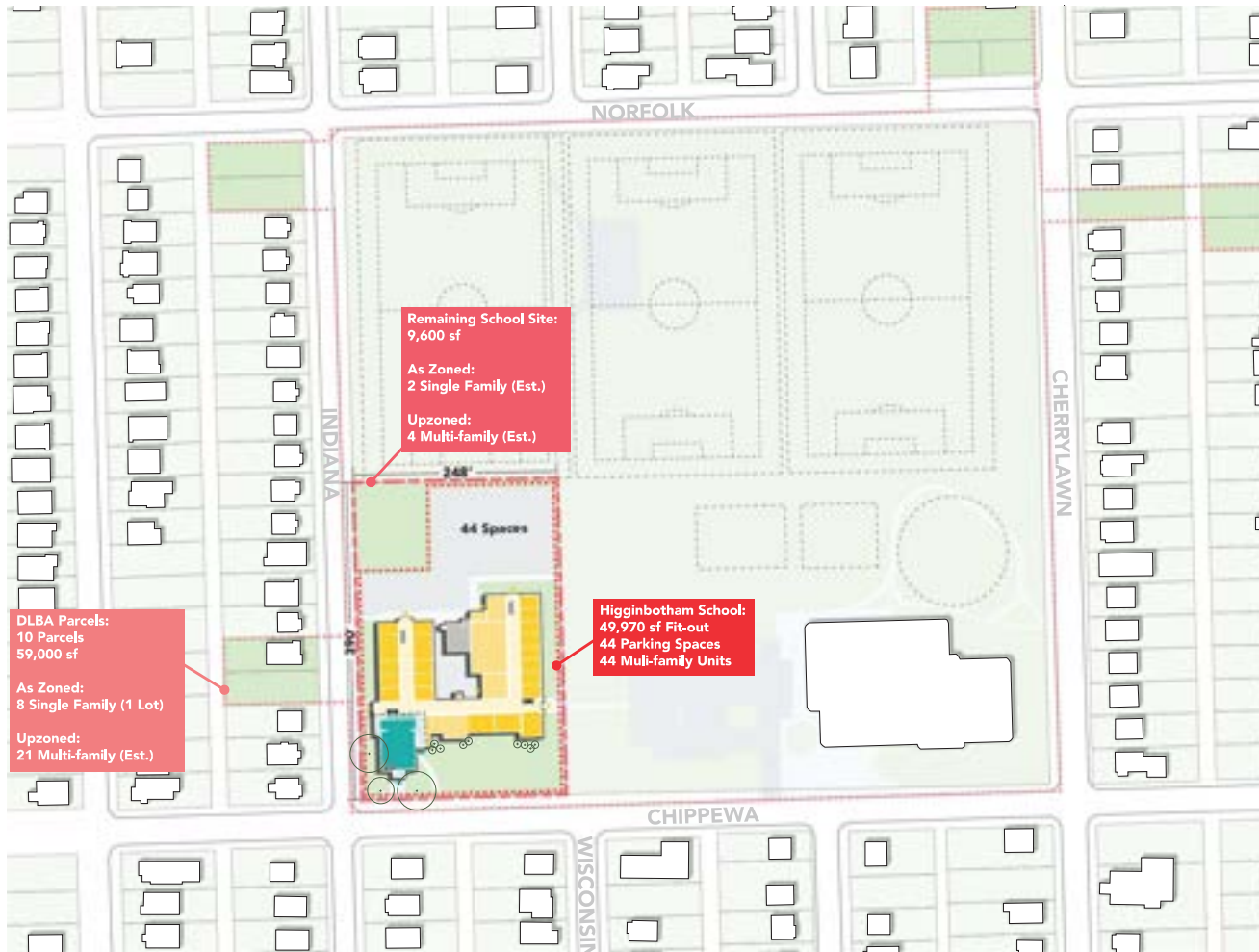
Higginbotham features a protruding theater with a dedicated street entrance and vestibule. This theater can be operated independently from the rest of the building, serving as a community theater or cinema. The remaining historic building is converted into senior housing, with classroom spaces halved into small studios, and the wide original hallways preserved. An external elevator shaft is added in the courtyard for accessibility. The gym and kitchen become the communal dining hall.



First Floor



Second Floor



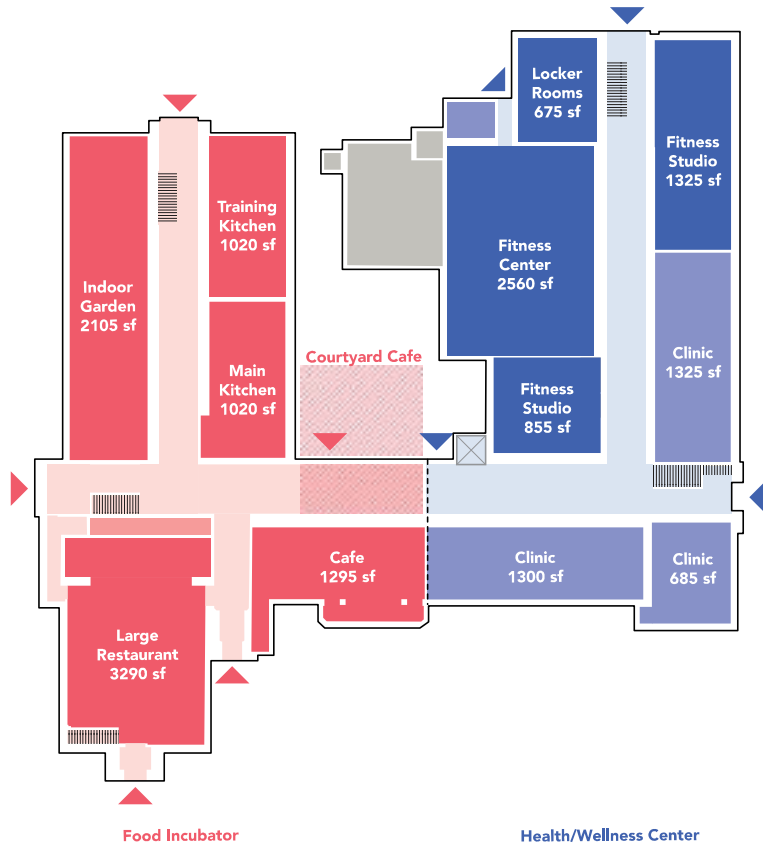
Studio (325-340sf)	30
1BR (630-705sf)	14
<b>TOTAL UNITS</b>	<b>44</b>

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Senior Housing	Plaster w/ Conc Structure	Historic	38%	18,249		166 \$	3,029,313.54
Senior Housing	CMU w/ Conc Structure	Historic	53%	25,581		173 \$	4,425,567.84
Community Center	CMU w/ Conc Structure	Historic	9%	4,508		159 \$	716,741.20
Elevator						225000 \$	225,000.00
Parking						12000 \$	528,000.00
<b>Developed Area (GFA)</b>				<b>48,338</b>			
<b>Fit-out subtotal</b>							<b>\$ 8,924,622.57</b>
<b>Rehab subtotal</b>							<b>\$10,790,051.64</b>
<b>COST TOTAL</b>							<b>\$19,714,674.21</b>

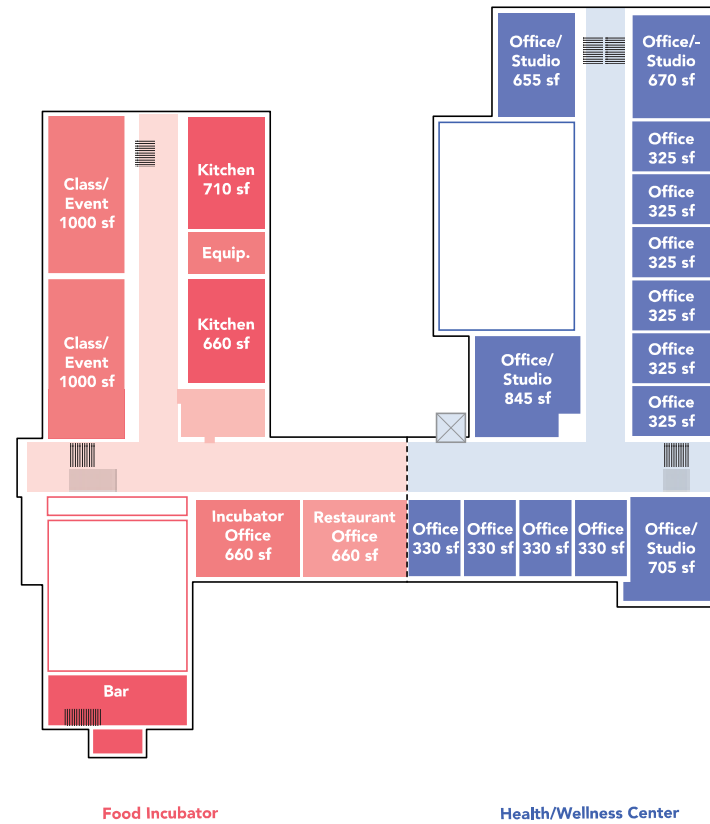
# Scenario 2: Health Hub

## Split restaurant and fitness center

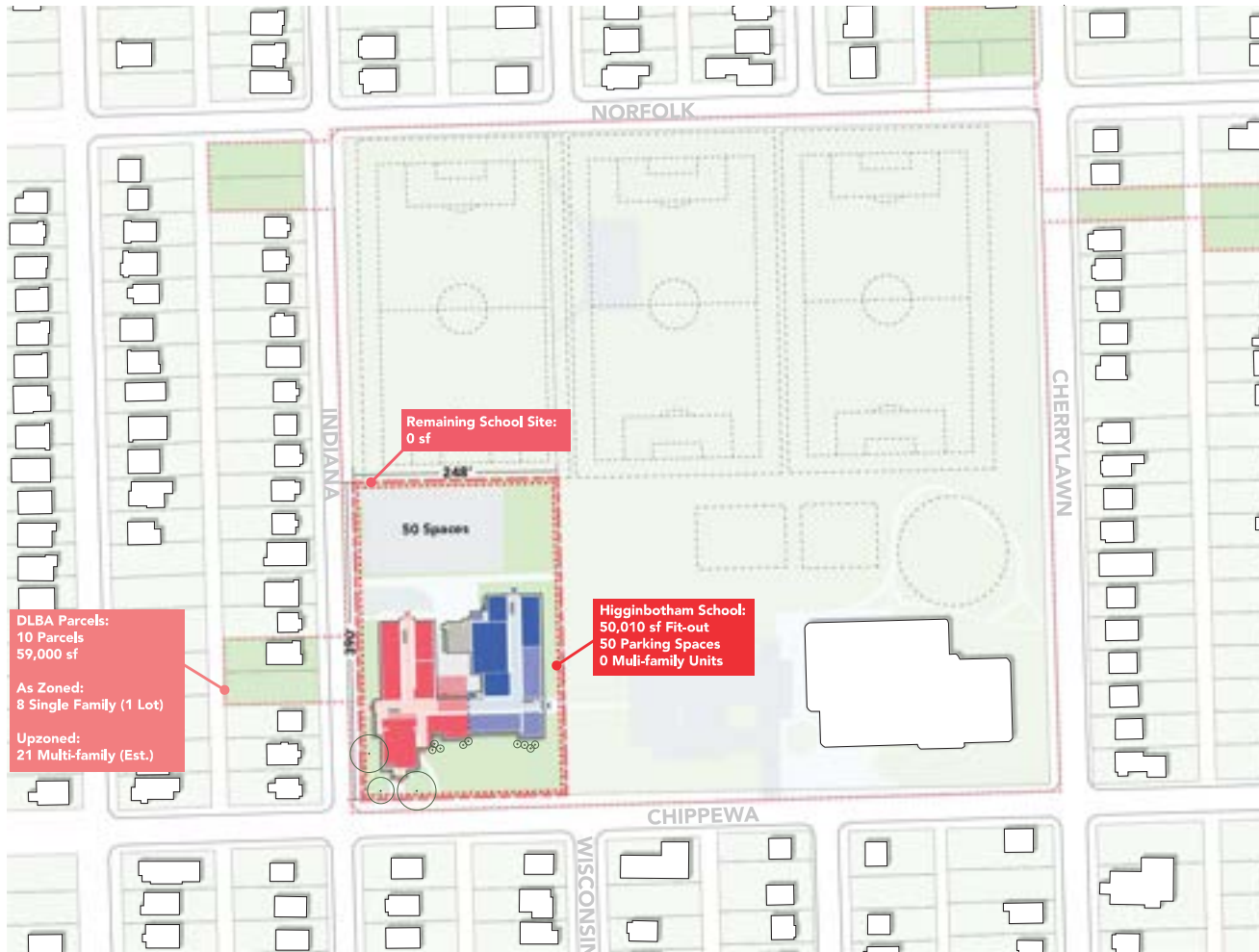
Higginbotham can be divided into two halves with independent circulation and egress points. This scenario imagines the eastern half has a health and fitness center with larger fitness studios and clinic areas on the ground floor, and small medical offices/wellness studios on the upper floor. This area has easy access to the planned recreation facilities adjacent to the school site. The western half become a restaurant incubator which could support new businesses along the nearby Livernois/McNichols corridors. The theater becomes a large restaurant space with a balcony bar, the library and courtyard become cafe space; and former classrooms are converted into training kitchens and grow space.



First Floor



Second Floor



Small Medical/Wellness (325-330 sf)	10
Medium Medical/Wellness (655-705sf)	5
Large Medical/Wellness (1300-1325 sf)	3
<b>TOTAL UNITS</b>	<b>18</b>

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Training Center (food incl)	CMU w/ Conc Structure	Historic	25%	12,043		133 \$	1,601,774.98
Restaurant	CMU w/ Conc Structure	Historic	12%	6,027		147 \$	885,901.86
Commercial Kitchen	CMU w/ Conc Structure	Contemp	7%	3,296		380 \$	1,252,477.11
Indoor Agriculture	CMU w/ Conc Structure	Raw	4%	2,035		140 \$	284,847.20
Healthcare	CMU w/ Conc Structure	Contemp	14%	6,703		161 \$	1,079,205.54
Healthcare	Plaster w/ Conc Structure	Contemp	38%	18,234		156 \$	2,844,547.76
Elevator						225000 \$	225,000.00
Parking						12000 \$	600,000.00
<b>Developed Area (GFA)</b>				<b>48,338</b>			
<b>Fit-out subtotal</b>							<b>\$ 8,773,754.46</b>
<b>Rehab subtotal</b>							<b>\$10,790,051.64</b>
<b>COST TOTAL</b>							<b>\$ 19,563,806.10</b>

## 2 Hancock



Address: 2220 Ewald Circle  
 District: 2  
 SNF Area: n/a  
 Owner: DPSCD  
 Gross Floor Area: 16,725 sf  
 Site Area: 2.27 ac  
 Floors: 1  
 Plan Type: O  
 School Type: Elementary  
 Year Built: 1963  
 Zoning: R2  
 Base Rehab Cost (est): \$300k  
 Total Rehab Cost (est): \$4.8M



## Building Overview

Single-story square plan around a small central courtyard; modern design.

Building in excellent condition and appears move-in ready. Very little interior distress.

Had power and water as of July 2020 visit; many fixtures still work, though many need repair/replacement after disuse.

Corridors are single-loaded, with steel and glass curtain wall providing views and natural light via inner courtyard.

7 identical classrooms with north or south-facing windows; one larger classroom with windows on three sides.

35x40' gym/multipurpose room with 15'7" ceilings. Natural light provided via clerestory windows on east side. Glass block slits form a geometric pattern on west wall, but have been painted over.

Small kitchen adjacent to multipurpose, with vent hood and prep area (appliances gone).

Interior finishes are CMU walls, VCT floors, acoustic tile ceiling. Classrooms feature wood/laminate built-in cabinets with sinks. Aluminum/steel frame single-glazed windows.

Radiators below all windows, and baseboard heaters in classrooms. Ventilation along corridor wall.

Exterior brick veneer separating from building near windows; requires repair

Windows need re-sealing; frames have holes drilled in, presumably from previous board-up.

## Neighborhood Overview

Located in Oakman Boulevard Community

At busy intersection of Dexter and Ewald. Plenty of traffic, but only business is a liquor store kitty-corner to the school. Other two corners have a fire department and a vacant lot.

Located near multiple bus stops (corner of Dexter and Ewald)

Less than half mile from Livernois Ave (to west) and Davison St (to south), both major business and transit corridors.

Surrounding residential neighborhoods have mix of single-family homes and medium apartment buildings. Apartments along Ewald look well-maintained and recently updated. Many people out and kids playing in single-family neighborhood along Kendall.

Small, separate school yards to east and west of building. West yard surrounded by trees, feels very enclosed and private. Entire site is fenced in.

No neighborhood park within immediate area; closest park is within half mile, but must walk along Dexter Ave and cross three major roads to get there. School site is safest green space for neighborhood families.

Easy freeway access to Lodge Freeway and I-96

Near future Joe Louis Greenway Route

## Development Overview

Opportunities:

- Building in excellent condition
- Accessible site located at busy intersection; good transit and freeway access.
- Building can easily be made ADA accessible.
- Developable land available

Challenges

- Existing building not suited for residential uses.

Real Estate Market summary:

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

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

Market-based Use Recommendations

- Best market for commercial redevelopment due to lower than average retail vacancy and above average rents.
- Potential for residential development, though area multifamily vacancy rate is high.

# 1-Mile Radius



## By the Numbers

67 /100

**Walkscore**  
Somewhat walkable

0.01 mi

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

0.82 mi

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.33 mi

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

1.51 mi

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

0.38 mi

**Library Access**  
5-10 minute walk to  
nearest public library

18%

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

212

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

2.1%

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





East elevation viewed near intersection of Dexter/Ewald. School is positioned in center of parcel, leaving open green spaces to the east and west. East green space is partly fenced in, but not a particularly safe area for children to play, due to proximity to busy intersection.



Main entrance located at southeast corner of building (off Ewald Cir). At front right, two larger classroom spaces protrude from the otherwise square footprint of the building.



The corridors of the school wrap around a planted central courtyard, which provides natural light and ventilation throughout the building. The courtyard is accessible from the main hallway.



The large southeast classroom is brightly lit thanks to large windows on three elevations.



Typical classrooms feature two corner windows facing either north or south. Finishes are simple: painted concrete, acoustic tile ceiling, and vinyl tile floors. Other than minor water staining, there is very little visible distress.



The interior wall of a typical classroom features alcoves with tall storage closets and a sink area.

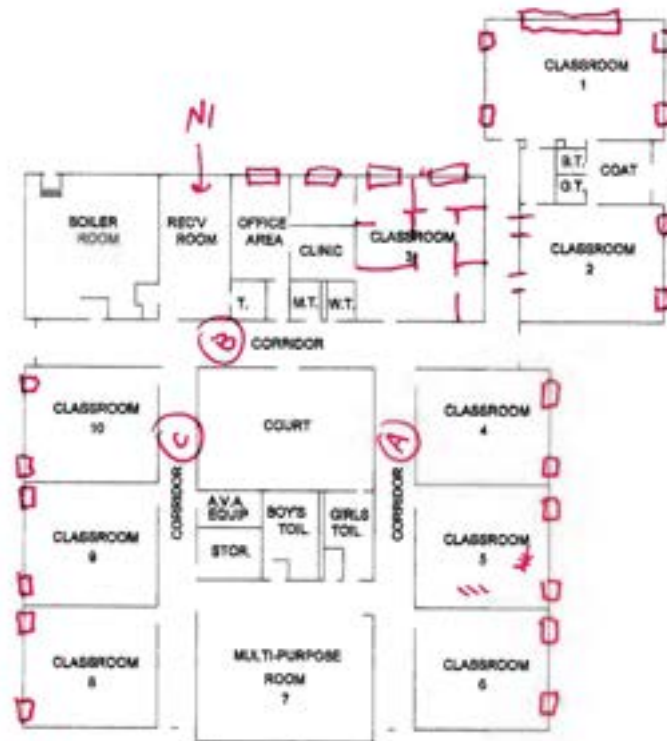


A small gym/multipurpose room is located at the west end of the building. The stage was likely added by the previous tenants, a church. Although windows are covered, natural light can be provided via clerestory windows on the east wall (top left) and glass block slot windows (far right).



A storage room was converted into a small kitchen with commercial sinks and vent hood. The kitchen is adjacent to the multipurpose room.

1st Floor



FIRST FLOOR



School Code: 342



**Hancock Alternative Ed**  
formerly Arts in Academics Academy  
originally Joffe Elementary



# 2 Post



Address: 8200 Midland  
District: 2  
SNF Area: Livernois/McNichols  
Owner: DPSCD  
Gross Floor Area: 122,350 sf  
Site Area: 12.08 ac  
Floors: 2  
Plan Type: Irregular E  
School Type: Junior High  
Year Built: 1930, 1955  
Zoning: R5  
Base Rehab Cost (est): \$4.7M  
Total Rehab Cost (est): \$26.9M



## Building Overview

2-story H plan built in 1930; gym and pool wing added to rear in 1955. Art Deco style—red brick with large geometric stone elements between second floor windows.

Huge, ornate auditorium with balcony. Four large holes in the roof—three where vent covers have been removed, and one at the east parapet where coping stones have fallen through the roof.

Full-size gym with regulation-size basketball court. Tall wood folding panel pulls out of wall to divide gym in half. 25-yard, 5-lane swimming pool added in 1955. Gym and pool connected to boys and girls locker rooms.

Typical classrooms are small: 22x26' rather than the usual 22x30'. Non-load-bearing walls can be removed to create 1.5x and 2x-sized classrooms.

Classrooms have plaster finishes, wood floors, wood double-hung windows, and wood built-in furniture. Radiators are integrated into the wall/sill beneath windows. Original windows are mostly intact. Plaster is deteriorating, especially at corridor wall, where water infiltration is a problem.

Extensive scrapping throughout, including roof, locker/shower rooms, pool, hallways.

2nd floor corridors damaged by water infiltration. Vent covers have been removed, leaving large open holes in roof.

Basement is flooded. The basement connects via tunnel to a detached power house shared with Bethune Elementary/Middle (f.k.a. Fitzgerald School), on the same site.

## Neighborhood Overview

Located in Fitzgerald/Marygrove neighborhood.

Located in southern portion of Livernois-McNichols SNF area.

Located adjacent to Fitzgerald Revitalization Project/Fitz Forward area, a \$12-15M initiative launched in 2017 that aims to rehab 76 homes by 2024.

Post school shares a site with active DPSCD Bethune Elementary/Middle (formerly Fitzgerald School).

Surrounding neighborhood has many vacant lots and abandoned and burnt homes. There are a few small clusters of well-maintained, occupied single-family homes, but about half of nearby properties are vacant.

There are two former corner stores on Midland adjacent to the school site, including one directly in front of the main entrance.

School is located near Lodge Fwy service drive, with easy freeway access.

Near Livernois, a major north-south commercial corridor. Growing business activity on "Avenue of Fashion" section, more than 1mi to north.

Located two blocks south of historic former Marygrove College campus, recently being repurposed as "Marygrove P-20," a new type of all-ages educational partnership.

Less than one mile from University of Detroit Mercy campus.

## Development Overview

Opportunities:

- Large, historically significant building
- Located in SNF area and near other revitalization/investment initiatives
- Located near UDM and Marygrove campuses

Challenges

- Extensive scrapping, roof damage, and water infiltration will be costly to repair.
- Shares parcel and boiler house with active public school.

Real Estate Market summary:

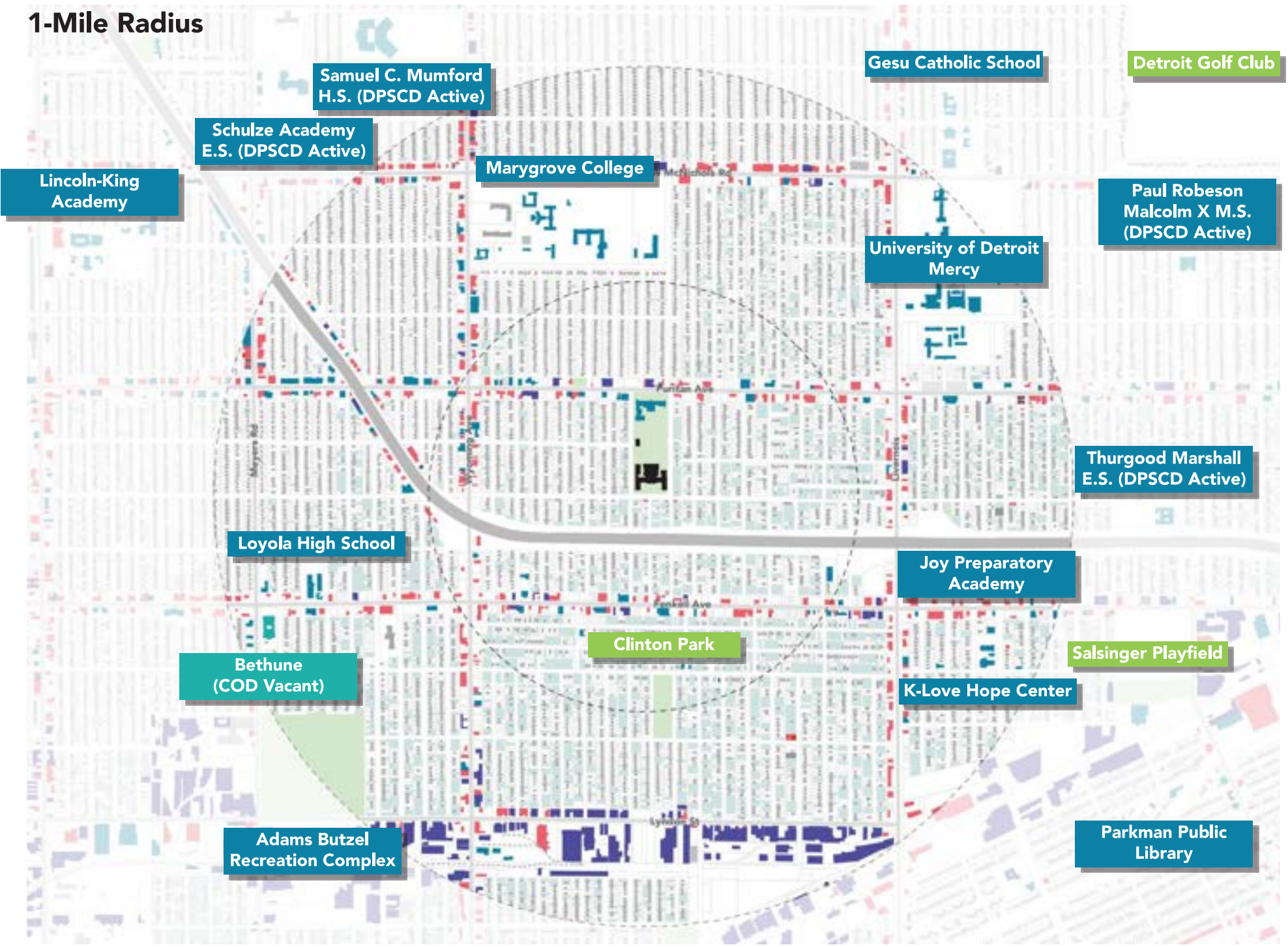
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Challenging site due to high projected rehab costs.
- 1-mile retail market is stronger, though this is driven by business concentrated on Livernois; school site is located many blocks away.
- Average multifamily residential market, but still challenged.

# 1-Mile Radius



## By the Numbers

46<sub>/100</sub>

**Walkscore**  
Car-dependent

0.51<sub>mi</sub>

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

0.43<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.42<sub>mi</sub>

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

1.01<sub>mi</sub>

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

1.14<sub>mi</sub>

**Library Access**  
10-15 minute walk to  
nearest public library

34%

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

209

**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)





West elevation of the original school building looking south. The 1-story 1955 addition is just visible to the left of the frame, obscured by bushes.



The northwest courtyard formed by the 1955 wings. The gym, pool, and locker room complex is to the left, and has courtyard access. A specialty classroom and workshop wing is to the right, while the original school building is in the background.



Scrapers have damaged the roof and parapet in multiple locations, leading to widespread water damage inside the building. This image shows a damaged parapet on the northeast wing of the original unit.



The large auditorium features a unique Spanish/Moorish motif with rich colors and geometric patterns. The stage and balcony area are water damaged and have open holes in the roof caused by scraping activity.



A specialty classroom in the original wing featuring a large wood built-in storage unit.



Original frescos with academic themes line an arched gallery outside the main administrative offices.

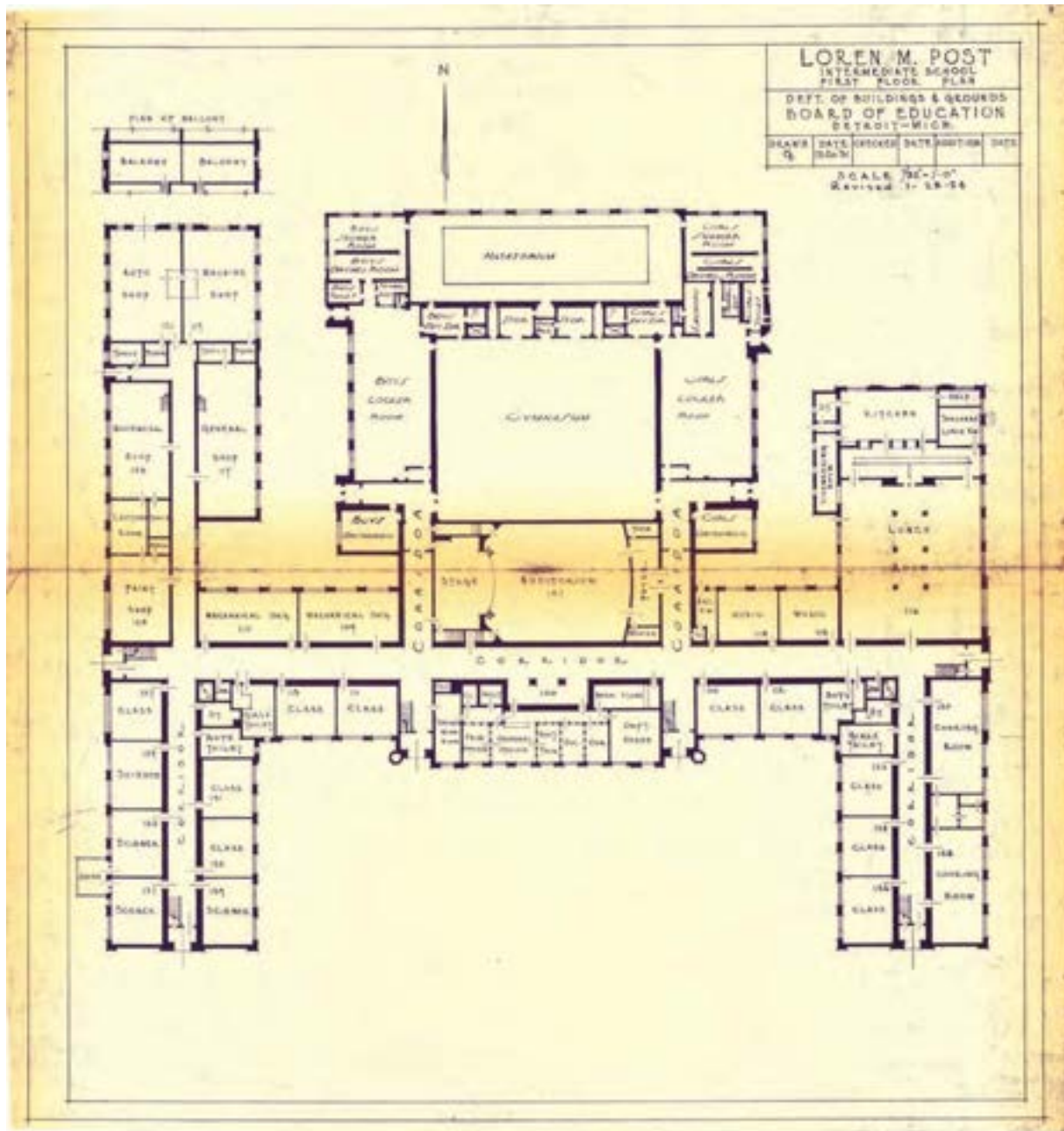


The 1955 gymnasium is large, featuring a full-size basketball court. The gym can be divided into two halves using a sliding wood partition. The wood floor is heavily bowed, and there is prominent step-cracking visible on the masonry wall where the gym joins the original school building.

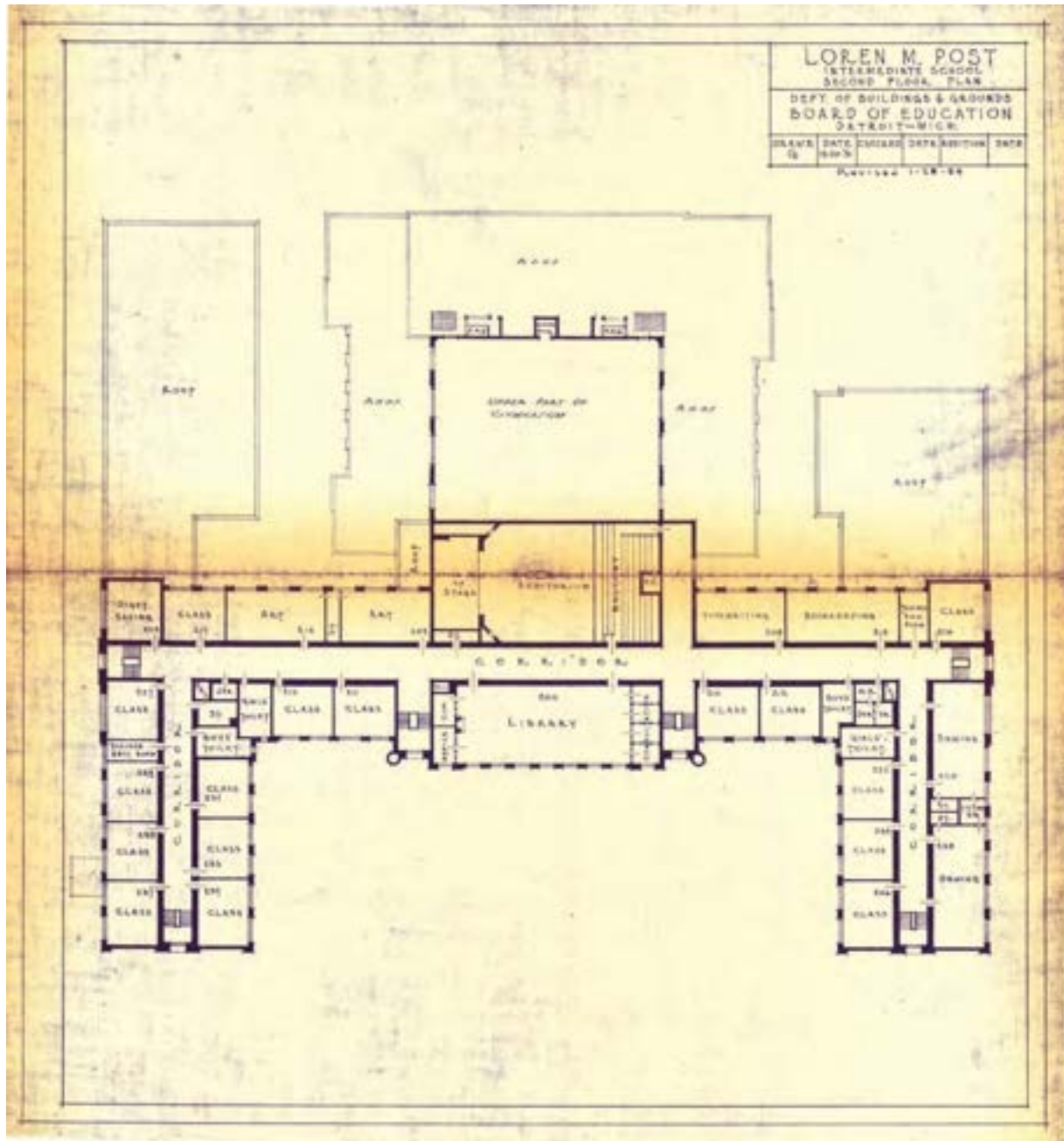


Post has a regulation-size 25-yard pool with two 8' deep ends. The pool can be divided into a boys and girls half via a sliding partition.

1st Floor



2nd Floor



## 2 Robeson



Address: 14900 Parkside  
District: 2  
SNF Area: n/a  
Owner: DPSCD  
Gross Floor Area: 18,175 sf  
Site Area: 1.07 ac  
Floors: 1  
Plan Type: I  
School Type: Elementary  
Year Built: 1968  
Zoning: R2  
Base Rehab Cost (est): \$880k  
Total Rehab Cost (est): \$6.1M



## Building Overview

Small, single-story building with irregular I-configuration. One double-loaded central corridor with 90-degree jogs.

Each room has its own pyramid hip roof covered with asphalt shingles, with flat sections in between classrooms and over corridor. Pyramids are framed with steel girders. Classroom ceilings are sloped like the roof, with ~9' ceilings at walls sloping up to ~14' in the center. The slope is more pronounced in the gym, which has a central peak of more than 18' high. This gives each room a tent-like feel.

Classrooms and multipurpose room are constructed from CMU, with VCT floor and acoustic tile ceiling. Single-glazed sliding aluminum windows sit at the exterior corner of each classroom.

School has been extensively scrapped, although the scrap metal has been piled up in the corridors and not carted away. There is water infiltration throughout the building, in the valleys between pyramid roofs.

Eye-popping orange, cylindrical chimney on roof—a cool 1960s touch.

Cheap building, with a weird design and not much architectural significance. Not much structural distress, but needs a lot of repair to roof and scrapped portions.

## Neighborhood Overview

Located in Dexter-Fenkell neighborhood.

Parkside street has many vacant lots, but remaining houses are occupied. Neighborhood appears highly active, with many neighbors out doing yard work and cleanup. There is a large urban garden with a freshly-painted sign announcing “welcome to Hope Village.”

Site immediately adjacent to large Salsinger Playfield, which hosts youth sports on its baseball and football fields. School building effectively cuts off access to park from residential neighborhoods immediately to the west.

Adjacent to large DPSCD-owned vacant site of former Paul Robeson Academy, which was destroyed in a fire. This is a significant potential development site.

Located one block south of Fenkell Ave, an important east-west corridor. The nearby stretch does not have much commercial activity.

Easy access to Lodge Freeway

Near Focus: HOPE campus, a well-established non-profit education and workforce training center.

## Development Overview

Opportunities:

- Building in good condition
- Adjacent to park and very large plot of vacant land with potential as major development site.
- Site can serve as western gateway to Salsinger Playfield.

Challenges

- Strange architecture and low build quality. Building quality may not justify the cost of repairs vs. new construction.

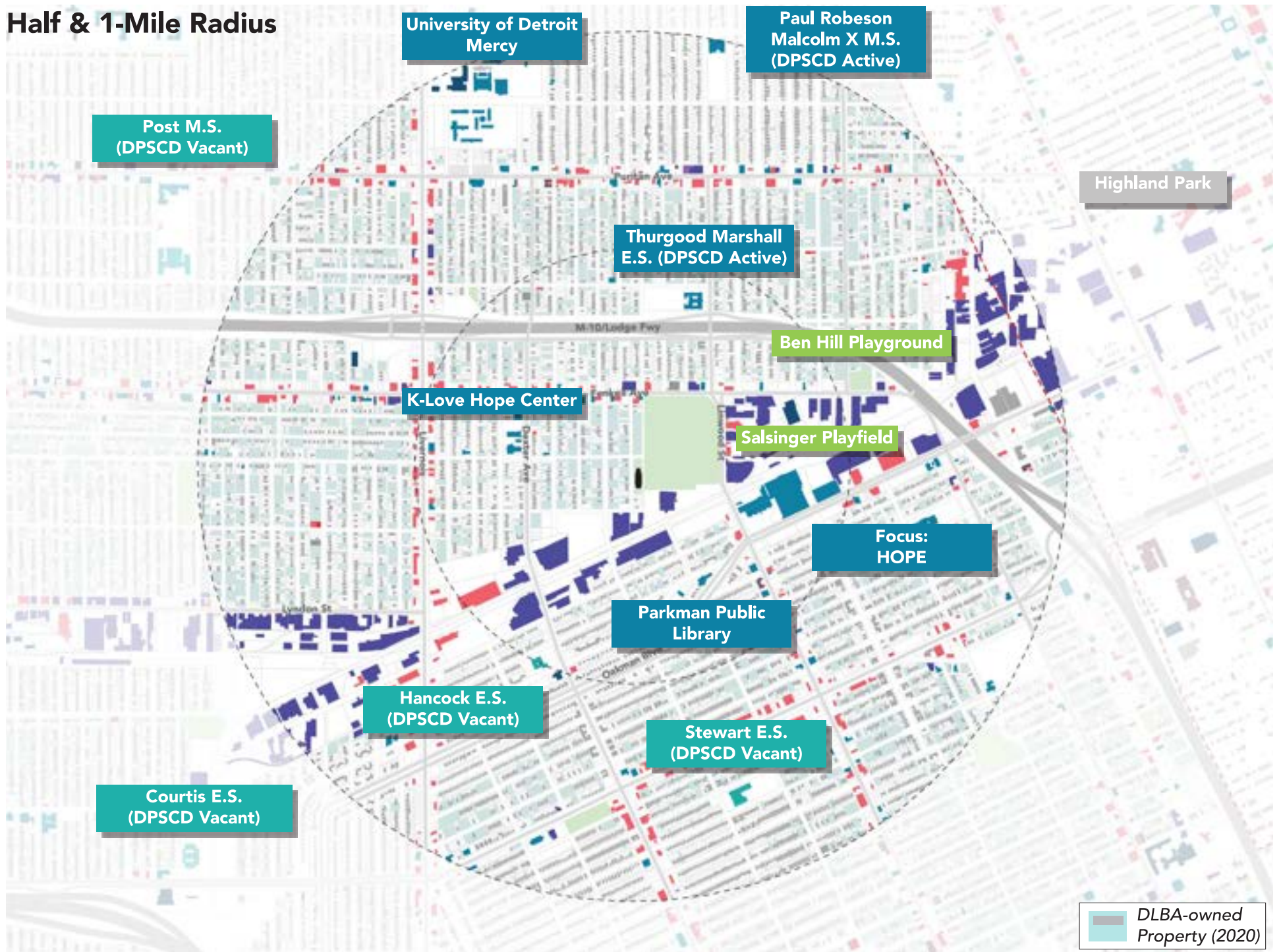
Real Estate Market summary:  
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for retail due to below-average retail vacancy rate and above-average retail rent.
- Site itself is better suited for residential or community use.

# Half & 1-Mile Radius



DLBA-owned Property (2020)

## By the Numbers

53<sub>/100</sub>

**Walkscore**  
Somewhat walkable

0.25<sub>mi</sub>

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

0.48<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.0<sub>mi</sub>

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

1.79<sub>mi</sub>

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

0.24<sub>mi</sub>

**Library Access**  
Less than 5 minute walk to  
nearest public library

49%

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

198

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

2.2%

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





East (rear) elevation viewed from Salsinger Playfield. School has multiple exits leading to park, including from the multipurpose room (gym/cafeteria) visible beneath the larger pyramid roof.



South elevation, from south parking lot. South end of school includes the boiler room and receiving areas. The bright orange smokestack is a notable feature in an otherwise drab school.



North specialty classroom featuring an extension area with restrooms, storage, and sink area. This classroom is the only one that features its own exit, which leads to Salsinger Park.



Multipurpose room, featuring a large pyramid roof, similar to the smaller classroom spaces. This space served as gym, cafeteria, and auditorium. There are two exits to Salsinger Playfield.



A typical classroom, featuring the school's trademark pyramid roof and aluminum-framed corner windows.



A typical classroom with laminate furniture.

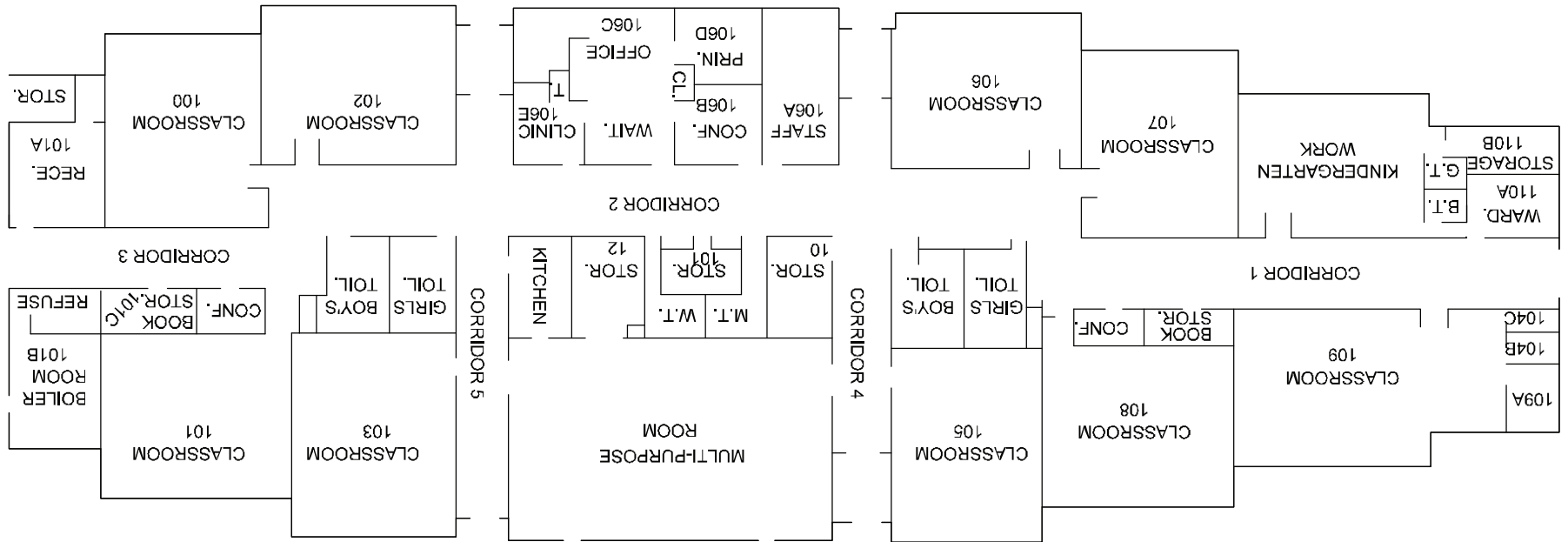


Classrooms at the south end of the building are separated by movable partition walls, which allows for the creation of larger spaces.



The main hallway's drop ceiling has been torn apart and scrapped. Other finishes are durable and could be cleaned/repared.

# 1st Floor





# 2 Stewart



Address: 13120 Wildemere  
District: 2  
SNF Area: n/a  
Owner: DPSCD  
Gross Floor Area: 63,100 sf  
Site Area: 3.82 ac  
Floors: 2  
Plan Type:  
School Type: Elementary  
Year Built: 1925, 1930  
Zoning: R2  
Base Rehab Cost (est): \$950k  
Total Rehab Cost (est): \$12.6M



Condition Market



History Neighborhood

## Building Overview

2-story asymmetrical U-plan similar to other Detroit schools, including Higginbotham and Wilkins).

Small auditorium in excellent condition with a flat floor, vaulted ceiling, and ornamental plasterwork around a wooden stage. Secondary classroom-sized auditorium adjacent to the main auditorium.

Gym is 40x60' with brick walls and wood floors in good condition.

Cafeteria and kitchen located on mezzanine level above the gym. All kitchen equipment still present. Has dumbwaiter.

Kindergarten in 1930 unit converted to a front office. The space features two green Pewabic tile elements: a fireplace with 'Dutch girl' tiles (damaged) and a fountain (good condition). Main kindergarten has a simple fireplace, but no special features.

Classrooms are standard 22x30 rooms with plaster walls, wood floors, and wood built-in cabinets, all in good condition.

Locker doors, accessible plumbing and metal windows scrapped.

Localized water damage in southwest corner, mainly above the corridor. The source appears to be a shifted rooftop vent unit.

Exterior masonry distress, especially over windows. Steel lintels located above stone window surrounds, which are hung rather than supported by the steel. Steel corrosion is causing stone above windows to deflect downward and separate from brick above.

## Neighborhood Overview

Located in Dexter-Linwood Neighborhood.

Medium-density residential neighborhood, with 2-3 story historic apartment buildings on the adjacent corner lots and 2.5-story brick duplexes lining the streets. The apartments are a mix of occupied and vacant; the duplexes are mostly occupied and in good condition.

A row of duplexes on the west end of Tyler directly across from the school's original unit are burnt and abandoned; the corner lot is the site of an apartment building that was demolished after a fire.

There are several abandoned historic apartment buildings along Lawton, including one adjacent to the school yard, and on many of the corners to the south. The buildings look beautiful and architecturally significant, but many are fire damaged.

Formerly known as MacCulloch School, the building most recently housed two charter schools, Stewart Academy and Murphy Academy; these appear to have been operating in the building as recently as 2018.

Located one block south of Davison St, between Dexter and Linwood; an active commercial corridor.

Located less than one mile from Focus:HOPE, a well-established education and workforce training nonprofit.

Located less than one mile from Durfee Innovation Society, a recently rehabbed historic school that includes social impact organizations, coworking, art space, and more.

## Development Overview

Opportunities:

- Historic building in good condition
- Proximity to major commercial corridors
- Near Russell Woods neighborhood and SNF area.

Challenges

- Large number of vacant multifamily buildings in area; potential destabilizing factor, unless rehabbed.

Real Estate Market summary:

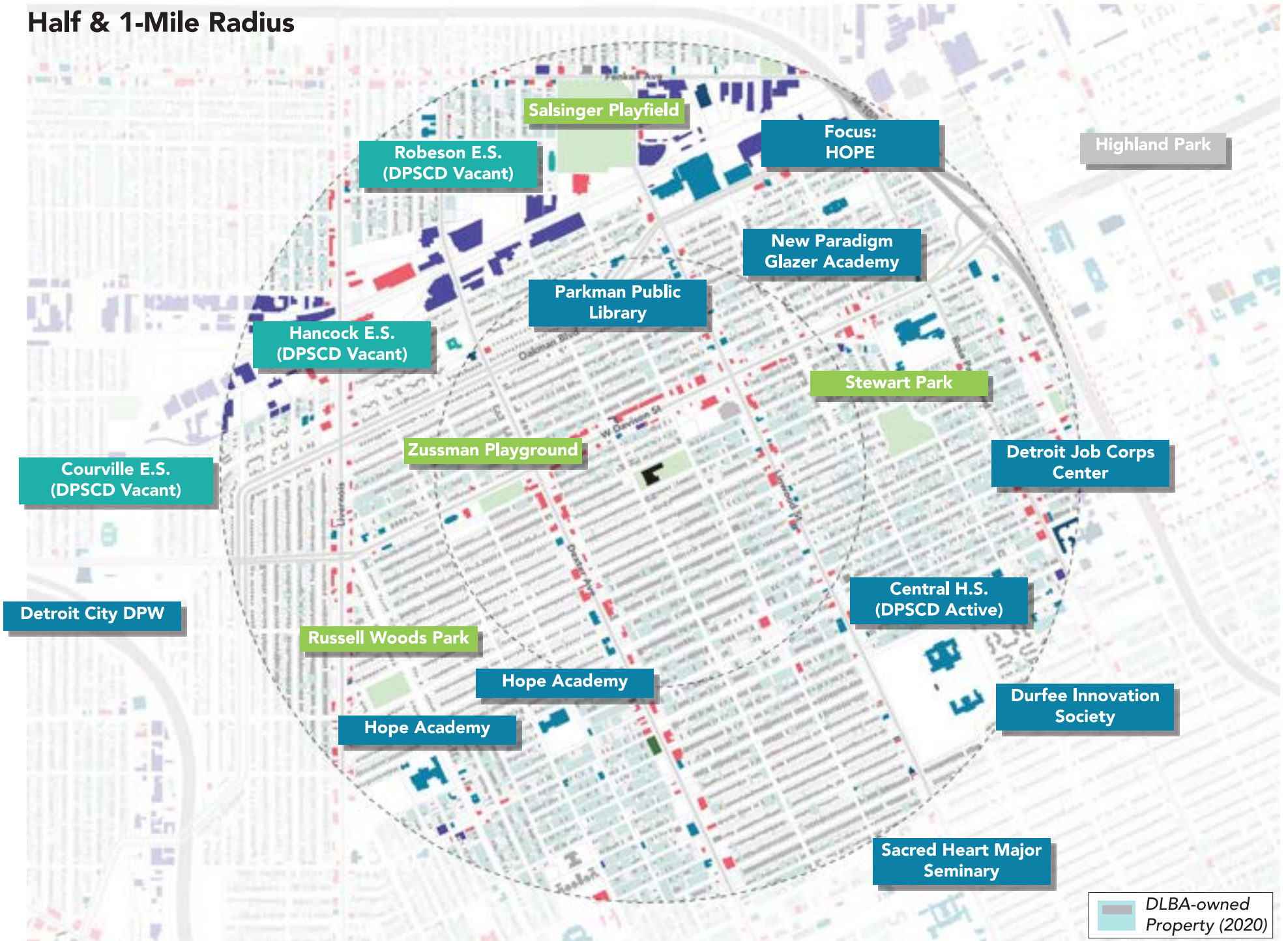
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for retail due to proximity to Davison commercial corridor, a large concentration of retail with low vacancy and above average rent.

# Half & 1-Mile Radius



## By the Numbers

66/100

**Walkscore**  
Somewhat walkable

0.20<sub>mi</sub>

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

0.78<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.25<sub>mi</sub>

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

1.92<sub>mi</sub>

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

0.46<sub>mi</sub>

**Library Access**  
5-10 minute walk to  
nearest public library

33%

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

228

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

1.9%

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





The west (front) elevation.



North elevation, with dual kindergarten bay windows visible flanking the side entrance.



A small secondary auditorium occupies the space of a typical 22x30' classroom, with a miniature stage inside.



North first floor hallway, showing glazed block and plaster finishes in good condition. Other hallways exhibit some water damage and scragging damage.



This classroom, perhaps a former art room, features a large amount of original built-in wood cabinetry and shelving, including a large high cupboard area.



The gym has large, low windows for lots of natural light. The space is in generally good condition, except for vandalism of the floor.

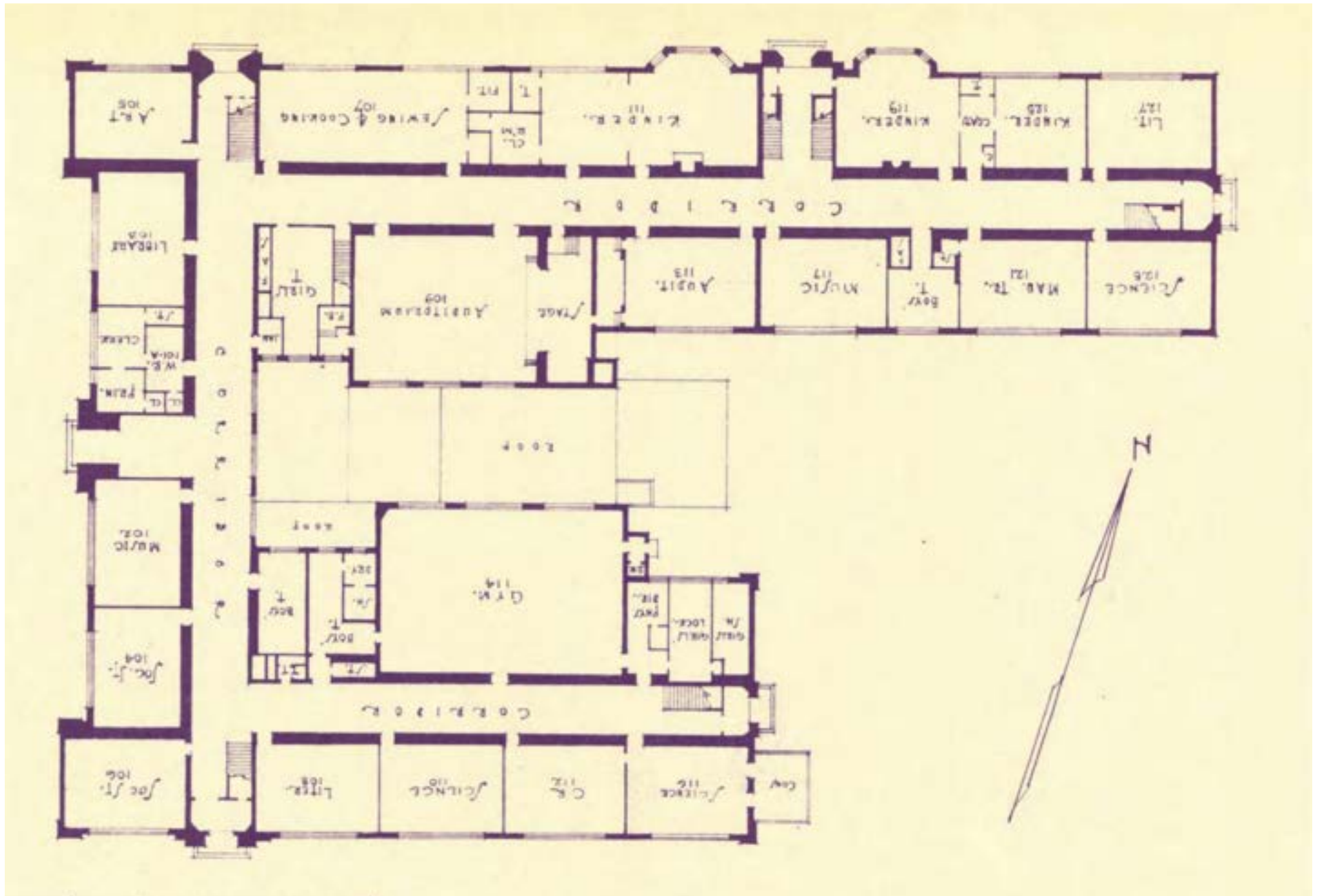


The main auditorium is a flat-floored box with a barrel-vaulted ceiling and large windows facing the central light-well. The plastered finishes are in excellent condition and appear to have been restored and painted recently.

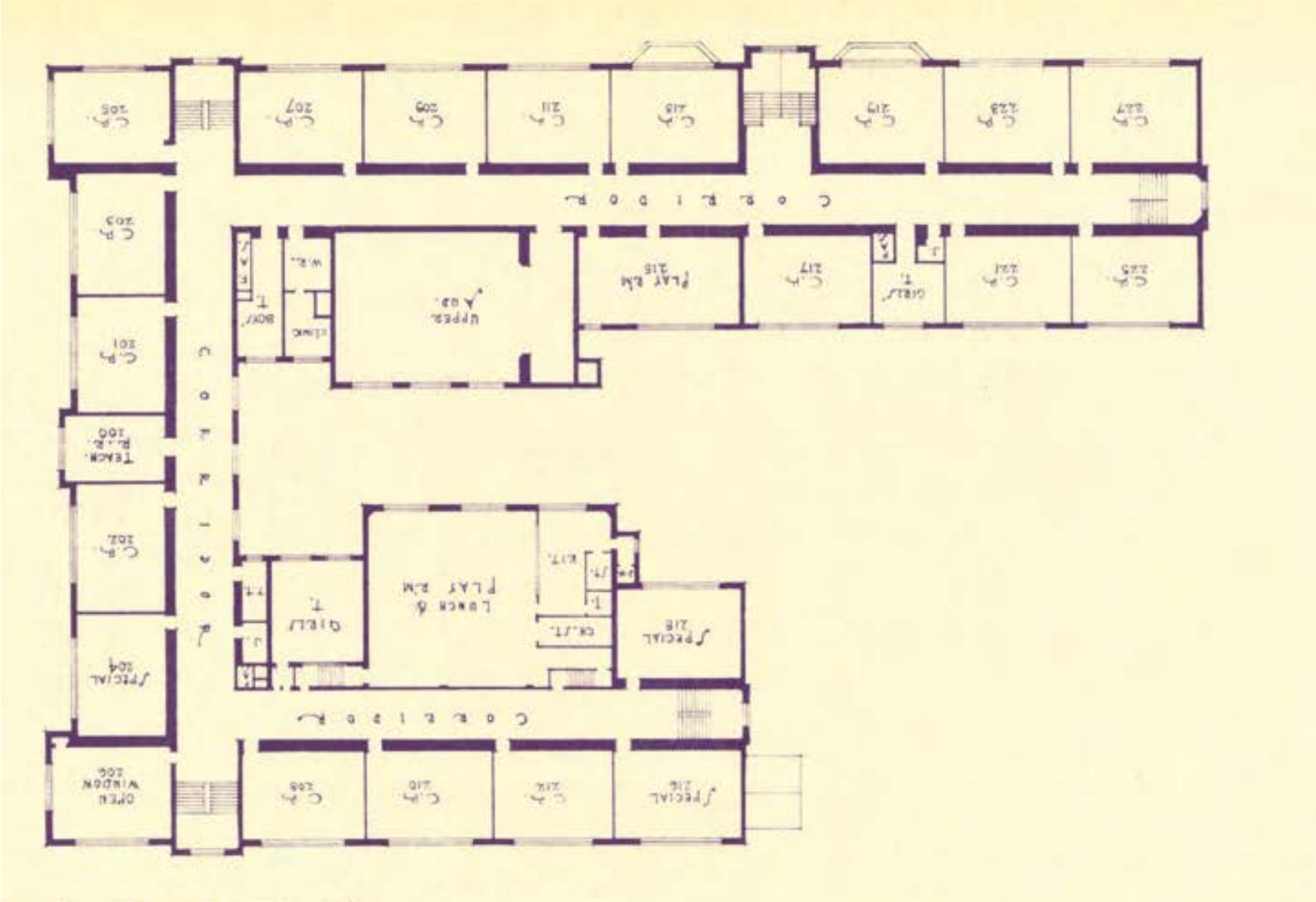


The cafeteria and kitchen are located on the second floor above the gym. The kitchen is served by a dumbwaiter with access to the rear parking lot.

1st Floor



2nd Floor





# District 3 Overview

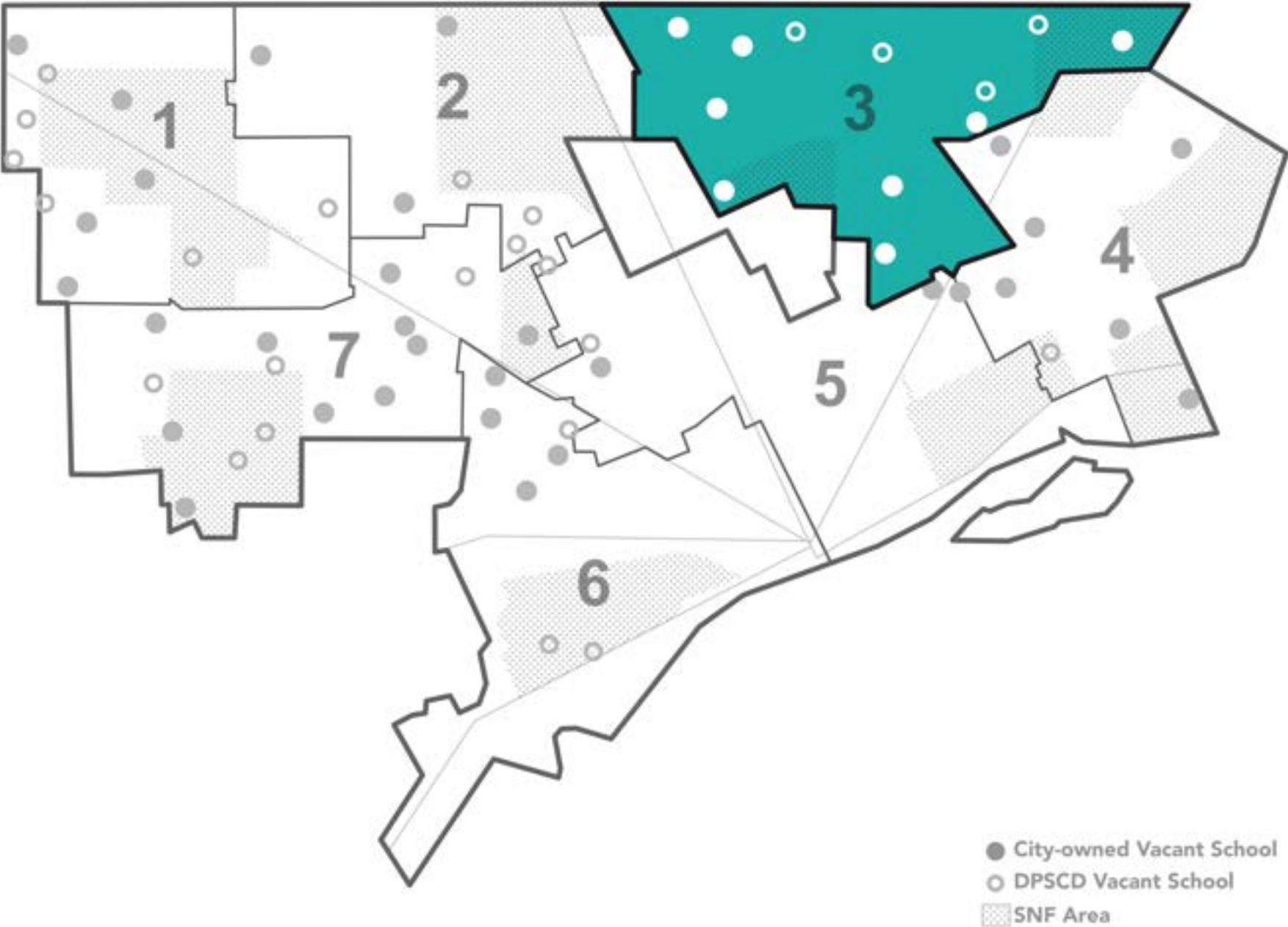
## City of Detroit Schools:

**Burbank**  
**Courville**  
**Crockett**  
**Lynch**  
**Marshall**  
**Mason**  
**New**  
**Washington**

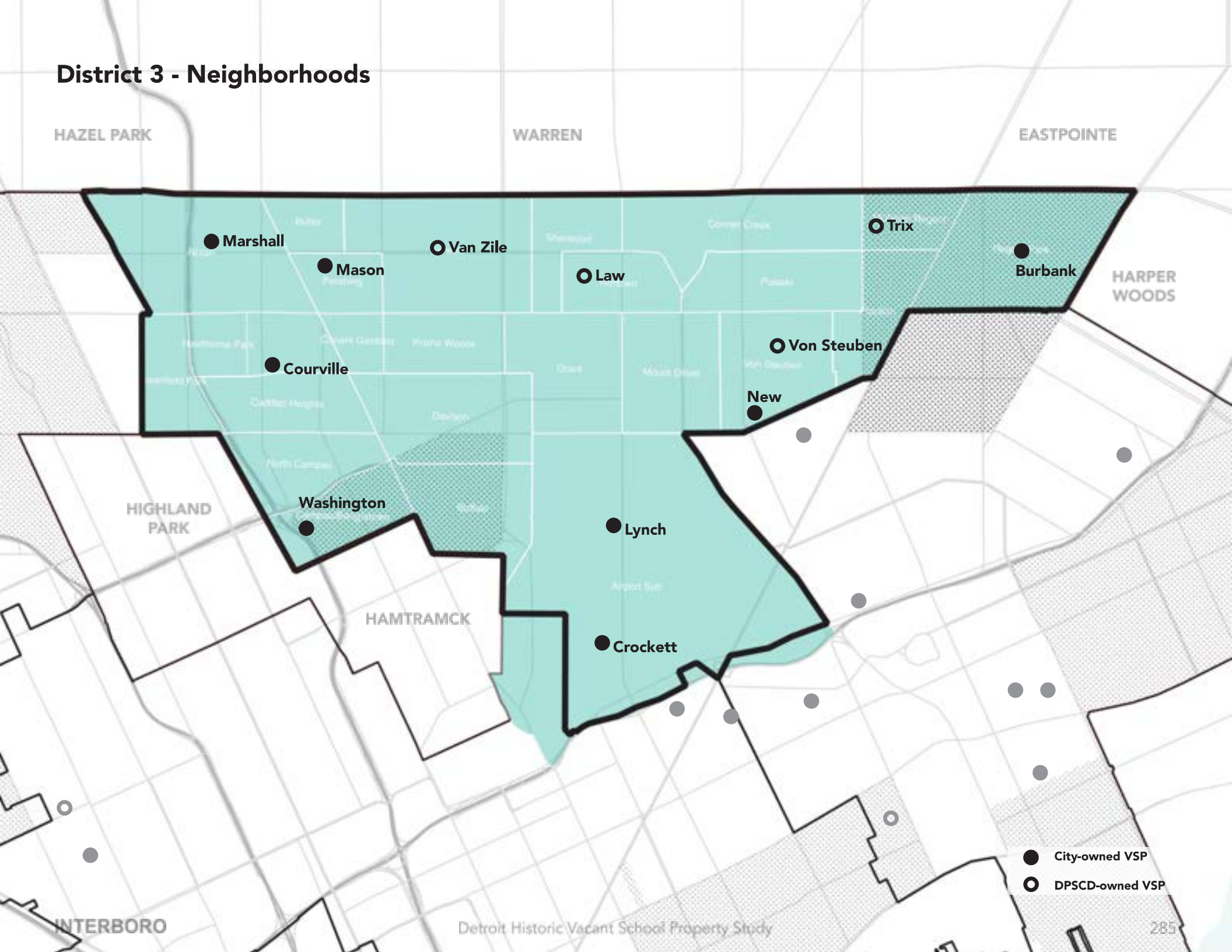
## DPSCD Schools:

**Law**  
**Trix**  
**Van Zile**  
**Von Steuben**

# District 3



# District 3 - Neighborhoods



HAZEL PARK

WARREN

EASTPOINTE

● Marshall

○ Van Zile

○ Trix

● Mason

○ Law

● Burbank

HARPER WOODS

● Courville

○ Von Steuben

● New

● Washington

● Lynch

HIGHLAND PARK

HAMTRAMCK

● Crockett

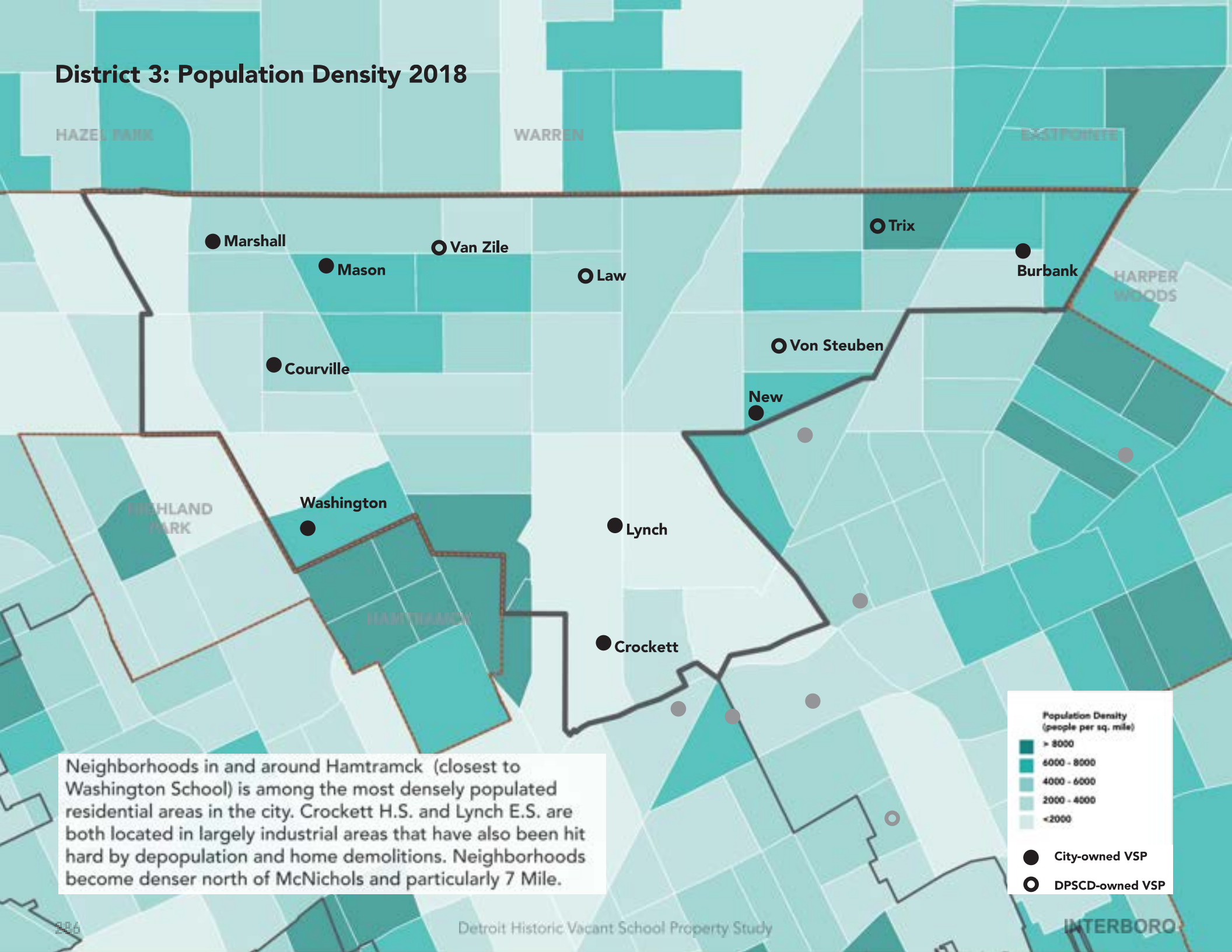
● City-owned VSP

○ DPSCD-owned VSP

INTERBORO



# District 3: Population Density 2018



Neighborhoods in and around Hamtramck (closest to Washington School) is among the most densely populated residential areas in the city. Crockett H.S. and Lynch E.S. are both located in largely industrial areas that have also been hit hard by depopulation and home demolitions. Neighborhoods become denser north of McNichols and particularly 7 Mile.

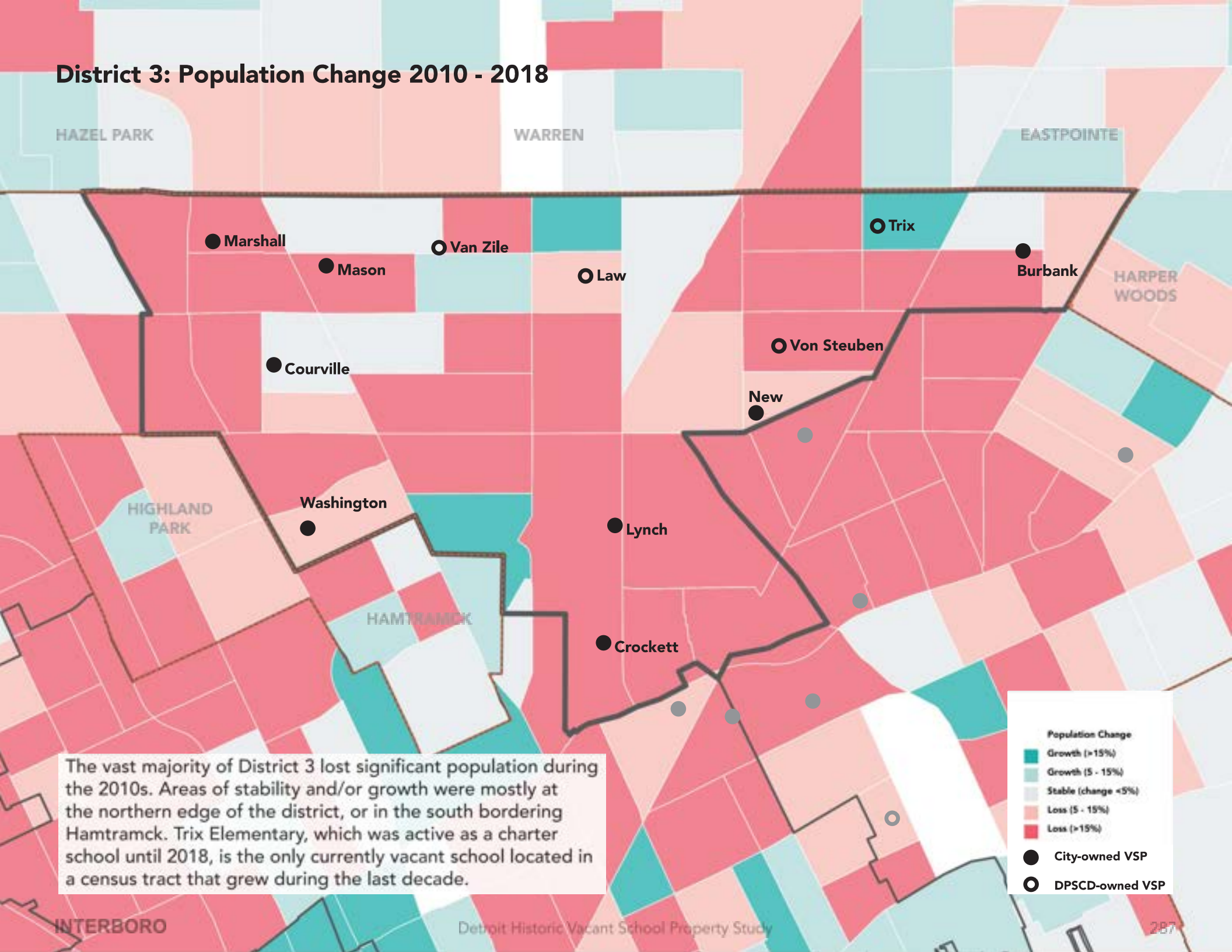
Population Density (people per sq. mile)

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

● City-owned VSP

○ DPSCD-owned VSP

# District 3: Population Change 2010 - 2018



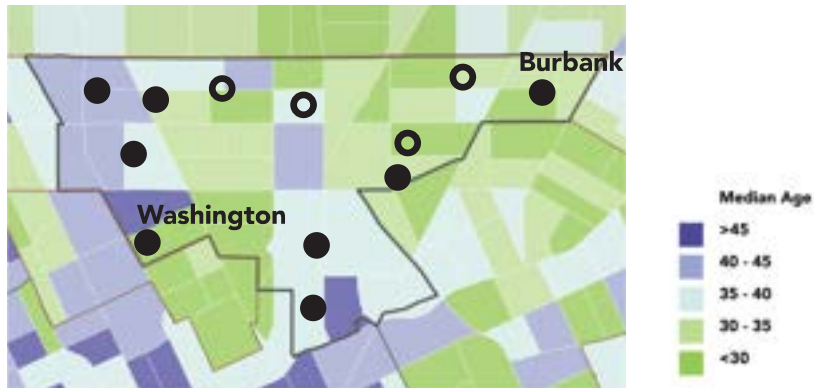
The vast majority of District 3 lost significant population during the 2010s. Areas of stability and/or growth were mostly at the northern edge of the district, or in the south bordering Hamtramck. Trix Elementary, which was active as a charter school until 2018, is the only currently vacant school located in a census tract that grew during the last decade.

**Population Change**

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

● City-owned VSP  
○ DPSCD-owned VSP

## District 3: Age



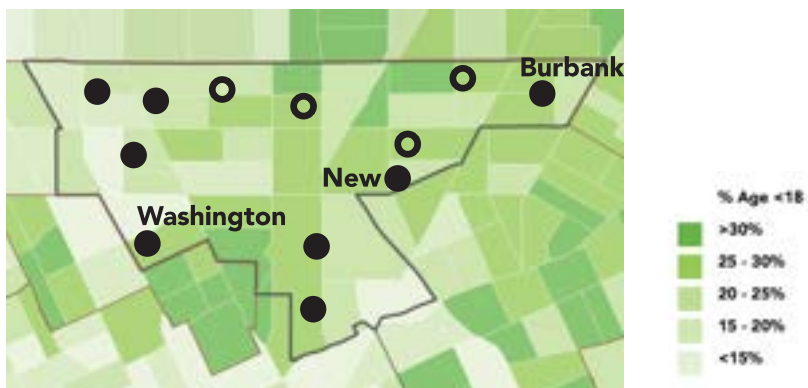
### Median Age - 2018

Washington and Burbank, both located in SNF areas, are in relatively young neighborhoods, with median ages below 30 years old.



### Population Age 65 and Older - 2018

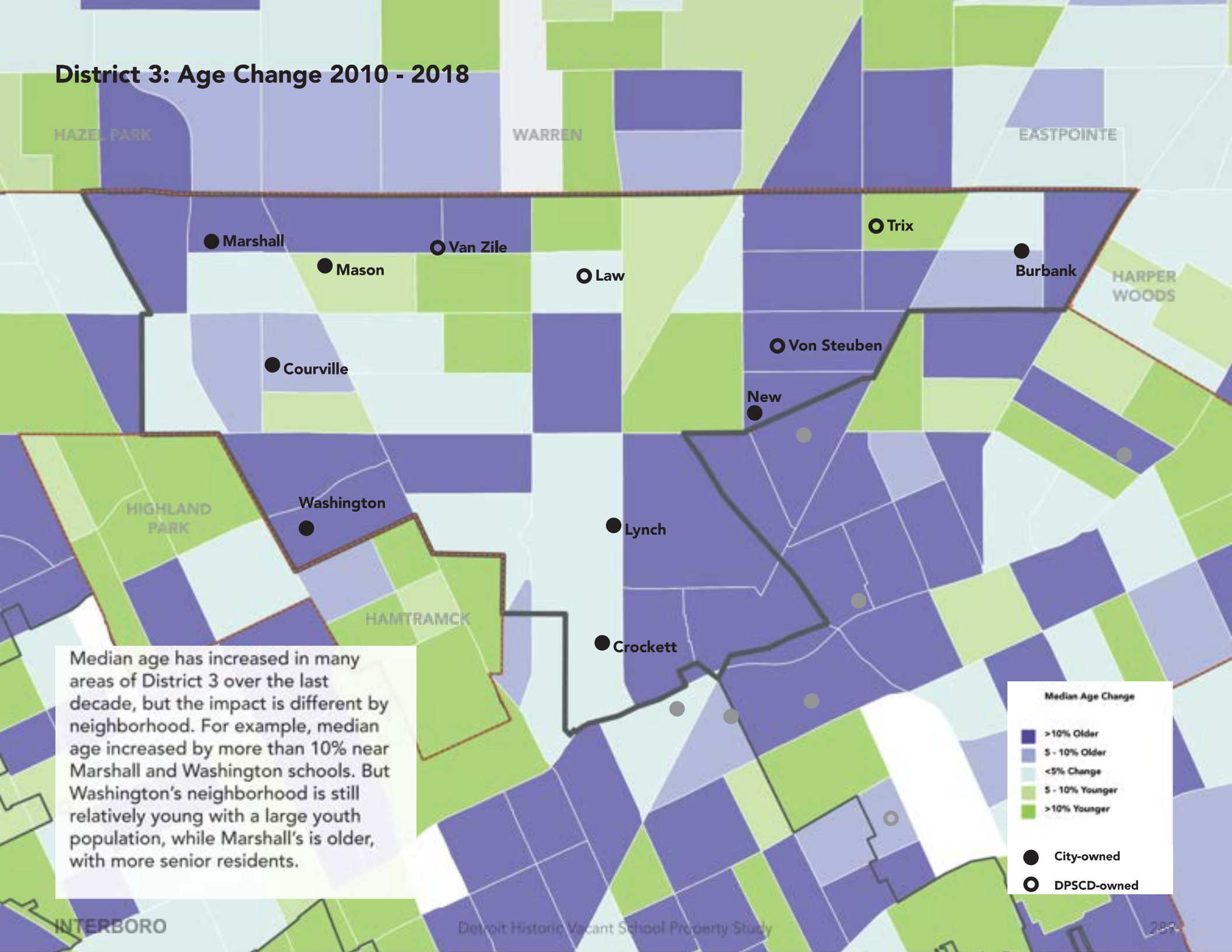
The western portion of District 3 has pockets with high concentrations of elderly residents. Marshall and Washington are adjacent to areas where more than 20% of the population is over age 65.



### Population Age 18 and Younger - 2018

There is a large concentration of youth in and around the city of Hamtramck, including the Campau/Davison/Banglatown SNF area and Washington School. There are fewer youth in the northwest neighborhoods of the district, which include Marshall, Mason, and Courville schools.

# District 3: Age Change 2010 - 2018



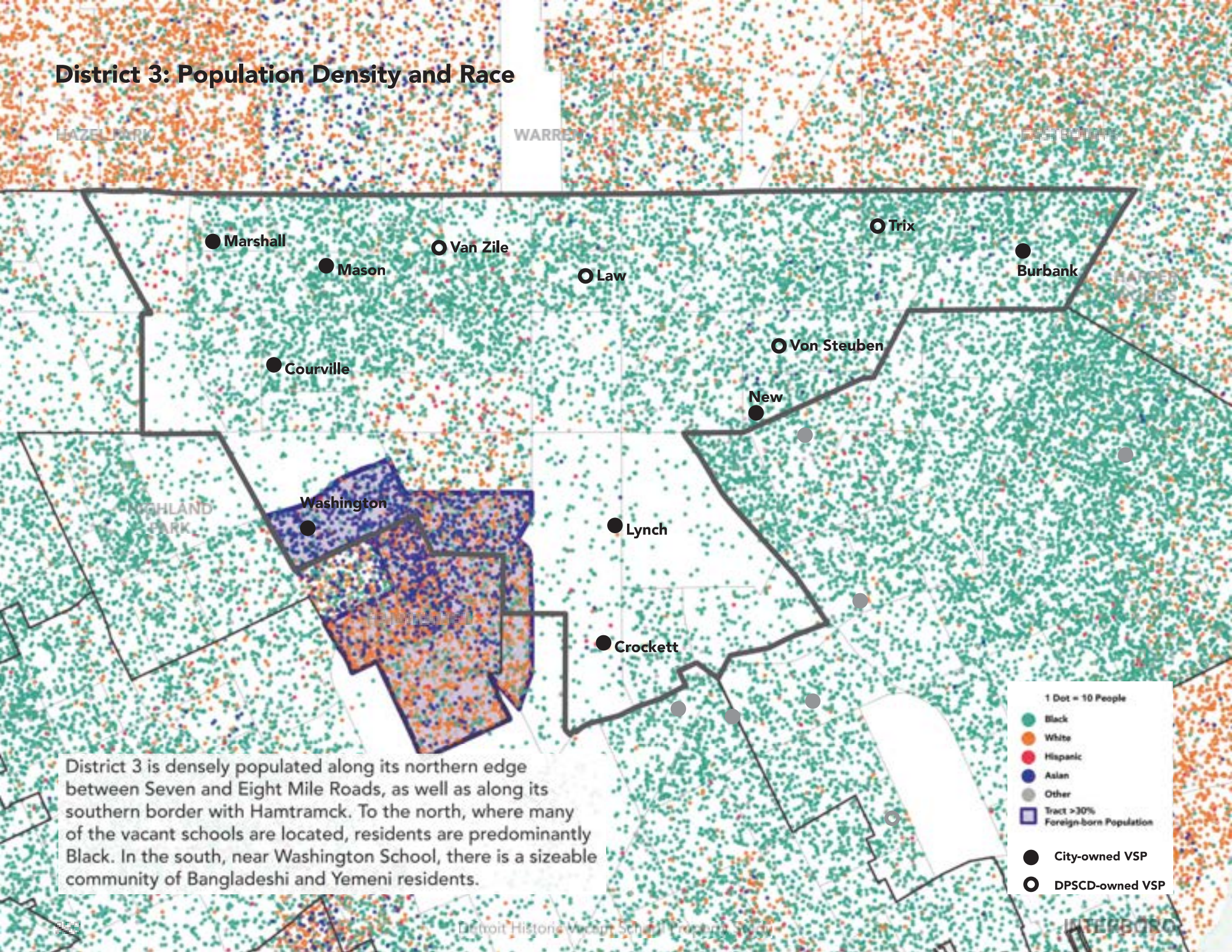
Median age has increased in many areas of District 3 over the last decade, but the impact is different by neighborhood. For example, median age increased by more than 10% near Marshall and Washington schools. But Washington's neighborhood is still relatively young with a large youth population, while Marshall's is older, with more senior residents.

**Median Age Change**

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

- City-owned
- DPSCD-owned

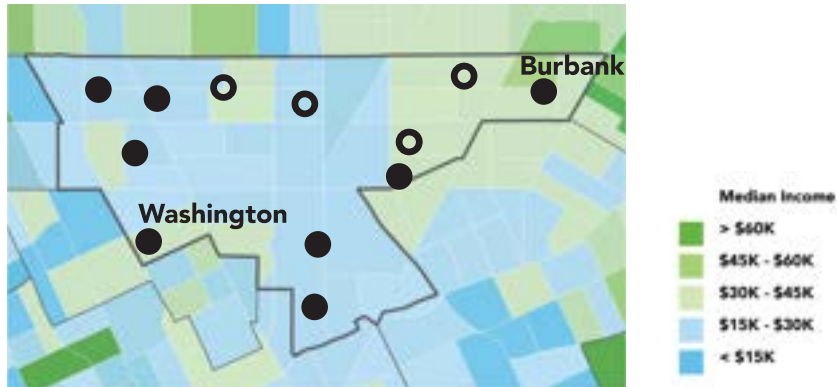
# District 3: Population Density and Race



District 3 is densely populated along its northern edge between Seven and Eight Mile Roads, as well as along its southern border with Hamtramck. To the north, where many of the vacant schools are located, residents are predominantly Black. In the south, near Washington School, there is a sizeable community of Bangladeshi and Yemeni residents.

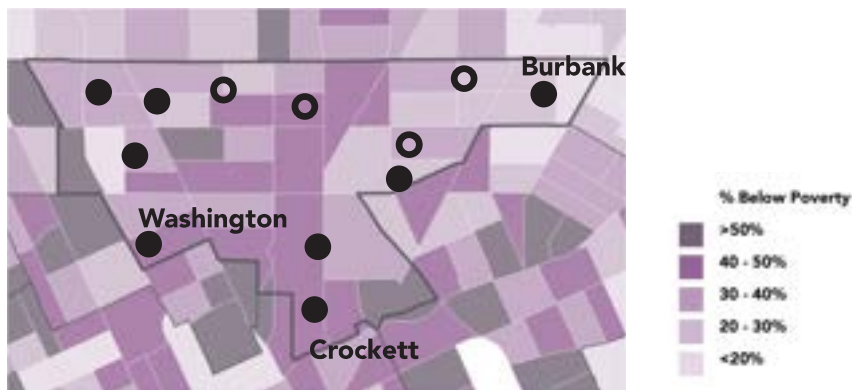
- 1 Dot = 10 People
- Black
- White
- Hispanic
- Asian
- Other
- Tract >30% Foreign-born Population
- City-owned VSP
- DPSCD-owned VSP

## District 3: Income and Wealth



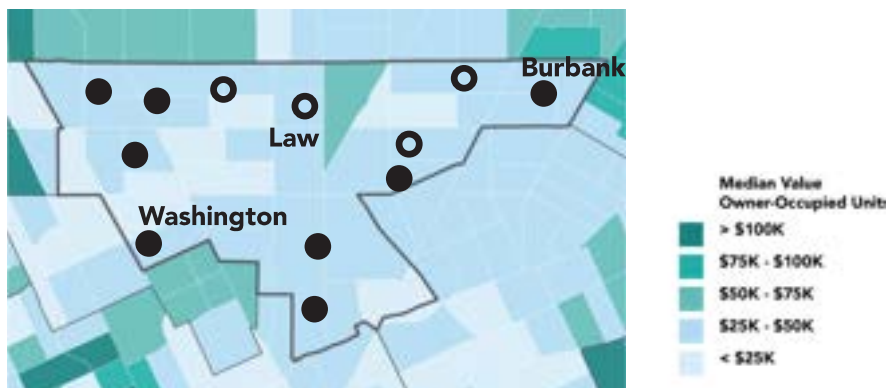
### Median Household Income (2018)

Household incomes in District 3 tracts mostly fall at or below the Citywide median. Income is highest near Burbank School, part of the Gratiot/7 Mile SNF area.



### % Population Below Poverty Line (2018)

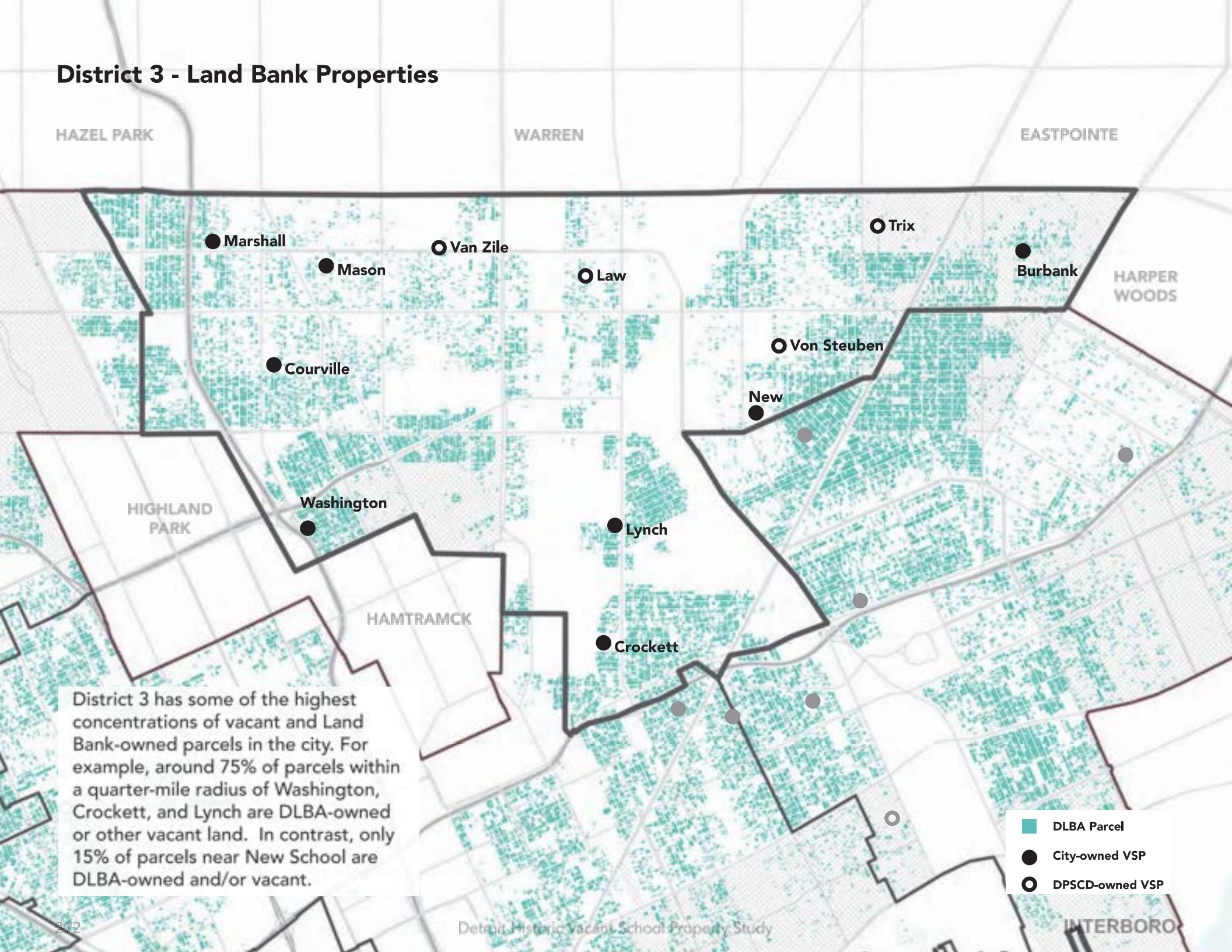
The central part of District 3 has higher rates of poverty than the Citywide median. Burbank is located in the neighborhood with the least poverty, at around 20%.



### Median Value, Owner Occupied Units (2018)

All but one of District 3's census tracts have median home values below \$50,000, and all vacant schools are located in areas with home values below the citywide median.

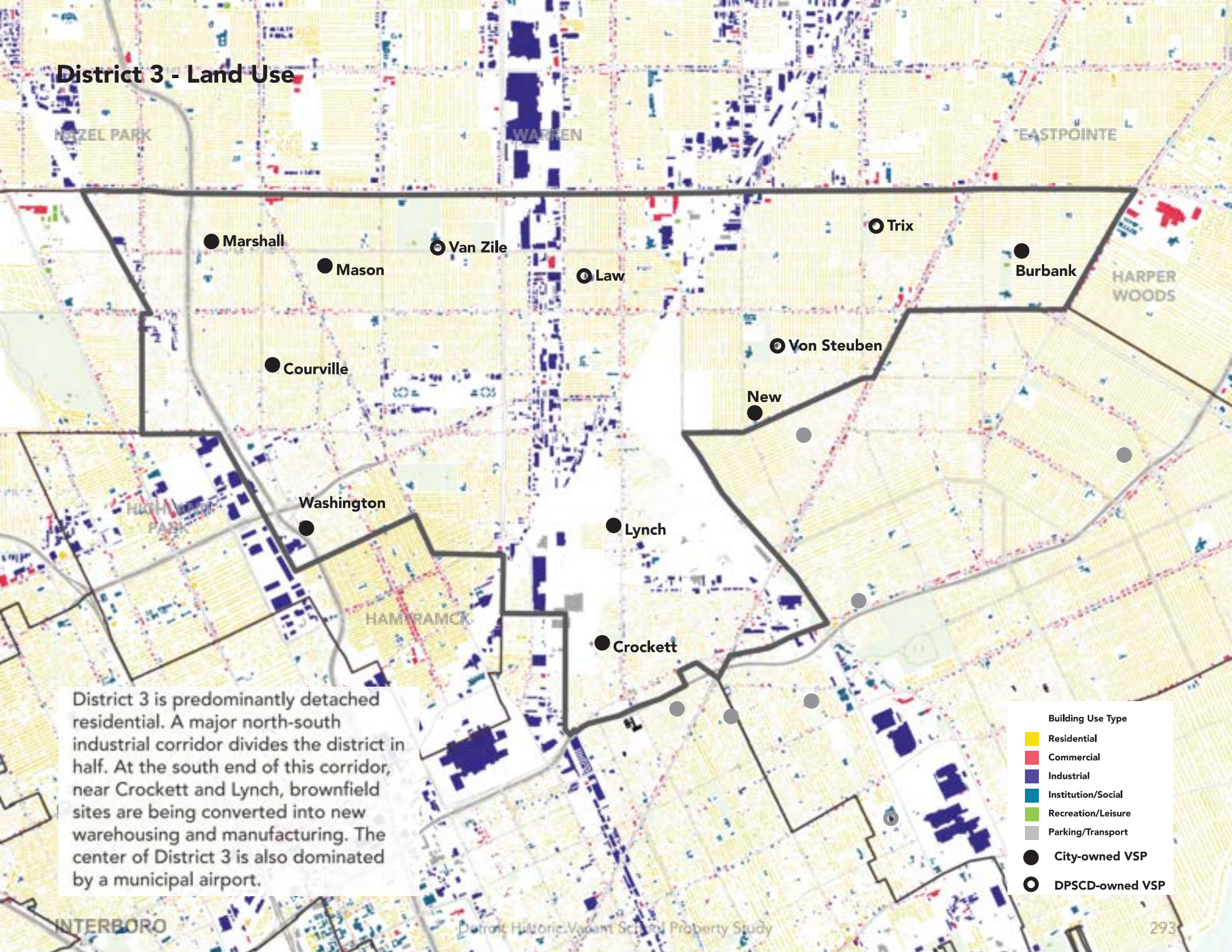
# District 3 - Land Bank Properties



District 3 has some of the highest concentrations of vacant and Land Bank-owned parcels in the city. For example, around 75% of parcels within a quarter-mile radius of Washington, Crockett, and Lynch are DLBA-owned or other vacant land. In contrast, only 15% of parcels near New School are DLBA-owned and/or vacant.

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

# District 3 - Land Use



District 3 is predominantly detached residential. A major north-south industrial corridor divides the district in half. At the south end of this corridor, near Crockett and Lynch, brownfield sites are being converted into new warehousing and manufacturing. The center of District 3 is also dominated by a municipal airport.

- Building Use Type**
- Residential
  - Commercial
  - Industrial
  - Institution/Social
  - Recreation/Leisure
  - Parking/Transport
- Vacant Sites (VSP)**
- City-owned VSP
  - DPSCD-owned VSP



# 3 Burbank



Address: 15600 E State Fair  
 Parcel: 21024028.001  
 District: 3  
 SNF Area: Gratiot/7 Mile  
 Owner: City of Detroit  
 Site Area: 3.80 ac  
 Gross Floor Area: 86,300 sf  
 Floors: 2  
 Plan Type: U + Irregular  
 School Type: Elementary/Middle  
 Year Built: 1931, 1943, 1946, 1948, 1992  
 Zoned: R1  
 Base Rehab Cost (est): \$2.6M  
 Total Rehab Cost (est): \$18.2M

Condition Market



History Neighborhood



## Building Overview

Original school is 2-story U-plan constructed in 1930s-1940s.

Original 1931 wing is concrete frame/slab with gypsum block infill with plaster finishes.

1940s units are concrete frame with painted CMU infill.

Original steel frame windows and lockers are present throughout historic school building. Plumbing and radiators have been scrapped throughout.

Original gym/kitchen was converted into classrooms. Drop ceiling, steel stud and gyp-board walls can be removed to restore the original volume.

Original auditorium still usable, with wood seating intact. Features raked floor and balcony.

1992 unit is steel frame with open-web joist roof and CMU infill.

New unit features full-size gym, cafeteria/stage, kitchen, music rooms, and office.

New unit detachable from original.

## Neighborhood Overview

Key site in the Gratiot/7 Mile SNF area

Adjacent to the recently-built Fisher Magnet Academy schools, Heilmann Community Center, and Ford Resource Engagement Center.

Surrounding single-family residential neighborhoods are a mix of stable and distressed blocks. Areas near Burbank and the Fisher/Heilmann campus have seen a rise in home rehab activity.

Fisher Magnet Academy is a major source of traffic during school pick-up/drop-off times. The school lacks sufficient loading space, causing congestion on nearby streets.

Community shows strong interest in redevelopment on this site.

Senior housing and healthcare are needs in the neighborhood.

## Development Overview

Opportunities:

- SNF Area
- Building in excellent condition
- Neighborhood on rise, with major community/civic campus: newly constructed schools, community center, and park.
- Engaged community with strong interest in activating this site.

Challenges

- Historic and modern buildings are completely different character.
- Modern unit not suitable for residential or office use.
- Existing buildings occupy most of the parcel; little room for on-site parking or additional new construction.

Real Estate Market summary:

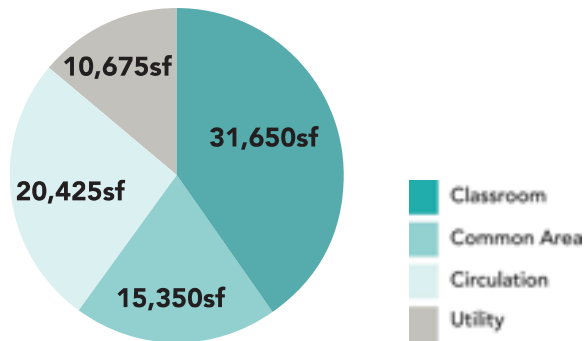
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for mixed-use residential due to proximity to school and park; low retail vacancy rates and high retail rents.

## Existing Floorplan + Program



78,100 sf net floor area

### Structure

- Concrete frame (1930s-40s)
- Load-bearing CMU walls (1992)

### Roof System:

- Concrete tee joist-slabs (1930s-40s)
- Modified bitumen surface (1930s-40s)
- Metal deck on open web steel joists (1992)
- Internal drains

### Floor System:

- Concrete joist and slab

### Facade:

- Brick with limestone and terra cotta (1930s-40s)
- Steel frame windows (1930s-40s)
- Brick with cast stone (1992)

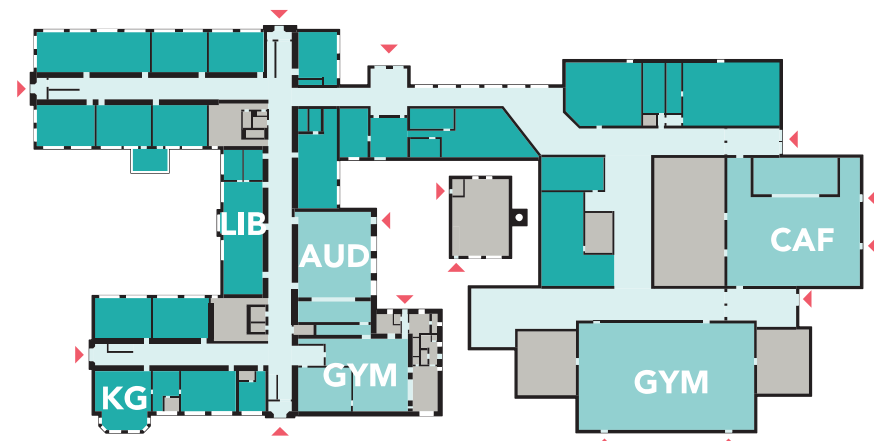
### Interior Walls (original unit):

- Plaster and CMU (1930s-40s)
- CMU (1940s units)
- Gypsum block, metal lathe, plaster (corridor)

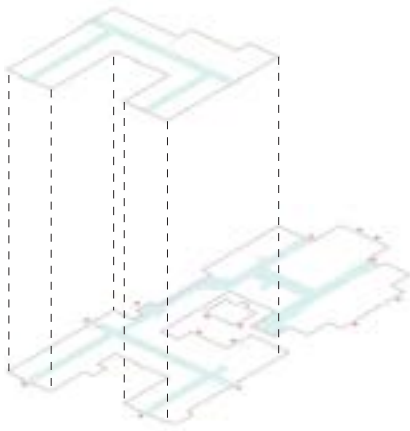
## Second Floor



## First Floor



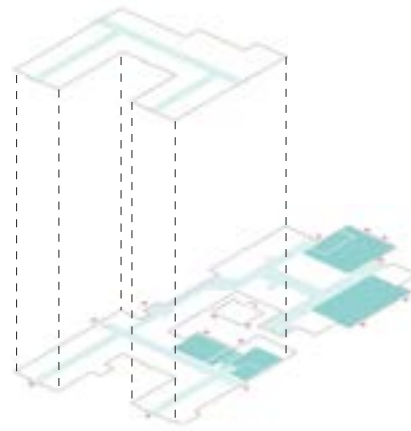
## Existing Floorplan + Program



### Circulation

The original 1930s-40s school building has a double-loaded U-shaped circulation plan with stairs and entrances at all ends. The north and south corridors are 12' wide, while the longer east corridor is 13' wide.

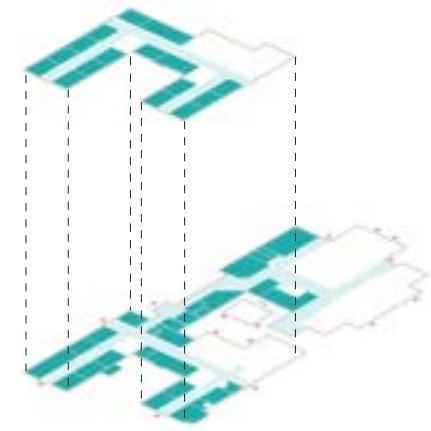
The 1992 addition has an H-plan layout, with wide corridors. The central north-south connector is 20' wide, and could function as a lobby space for the gym and auditorium.



### Common Areas

In the historic unit, a gym and auditorium form a cluster in the southeast corner. Both spaces are approximately 40x60' with 20' ceilings. The auditorium includes a small balcony area. The gym has been converted into classroom space.

The 1992 addition includes a large gym, nearly 60x100' with 21' ceilings and attached locker rooms. There is also a large auditorium/cafeteria measuring 70x72' but with low 11' ceilings.



### Classroom Areas

Classroom areas are primarily concentrated in the historic building, with specialty rooms and administrative spaces in the 1992 addition.

The historic building has 30 classrooms, mostly 22x30' boxes with 12' ceilings on the second floor, and 11' ceilings on the first floor. Classrooms are arranged around both the perimeter of the building and facing the landscaped central courtyard.

# Building Distress

## Roof

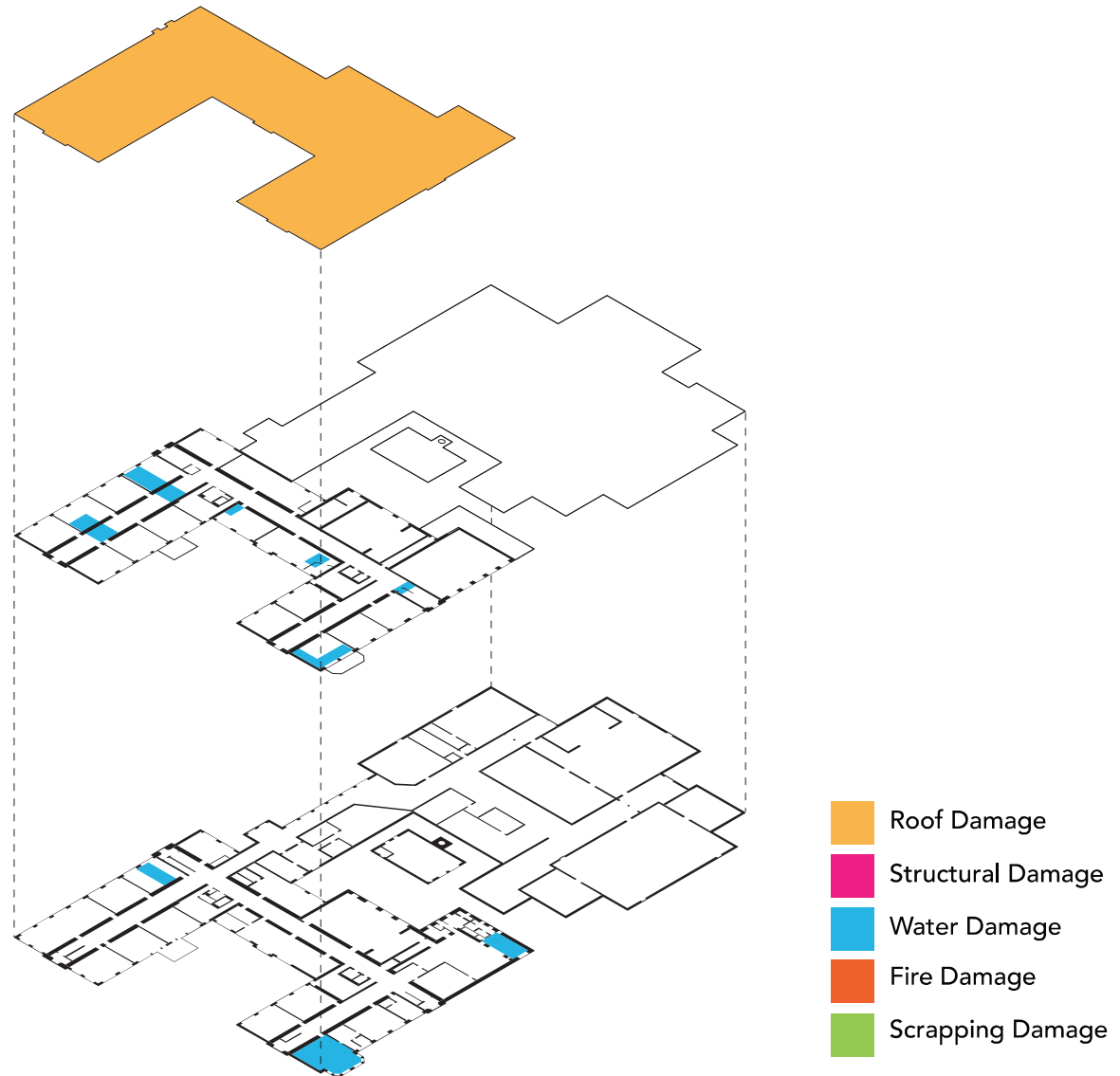
- Roofing over 1930s-40s unit is deteriorated and requires replacement.
- Coping and flashings require repair/ replacement.
- Internal drain systems require replacement.

## Second Floor

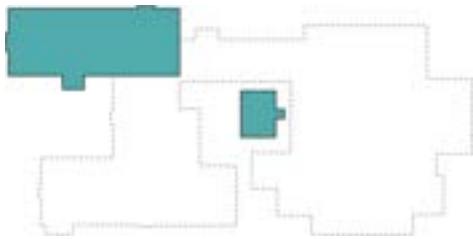
- Localized water damage due to uncovered roof vents and failed roof drains.

## First Floor

- Localized water damage due to uncovered roof vents and failed roof drains.
- Scrapping of exposed plumbing and easily accessible wiring throughout.

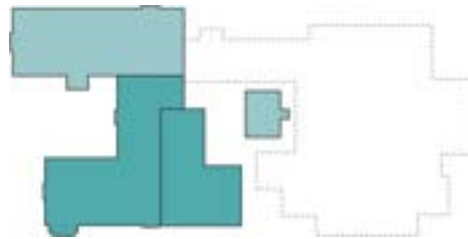


## Building Evolution



### Original Unit (1931)

The original 2-story school occupied the northwest corner of the site. A separate boilerhouse was connected via underground tunnel.



### First Additions (1943-48)

A series of phased additions were completed throughout the mid-1940s. A single-story classroom addition was built in 1943 to form a U-plan with a front-facing courtyard. A second story was added in 1946. Finally, the gym/cafeteria and auditorium were added in 1948.



### Second Addition - 1992

A large one-story addition was added in 1992, doubling the total floor area of the school. The new structure contains a full-size gym and locker rooms, new cafeteria/auditorium/kitchen, music rooms, and offices. The new structure is a modern steel-frame construction with few windows; it does not match the architecture of the original building.

## School History

Luther Burbank School (Dorothy Fisher Magnet Middle School)

Burbank school was established in 1930, in a temporary structure which was replaced by the current building in 1931, at a cost of \$130,253. The school was named for horticulturalist Luther Burbank (born 1849). By 1938, Burbank was an eight-section platoon with 379 students through the eighth grade. Due to residential development in the surrounding area, a one story addition was opened in 1944, containing six more classrooms, a library, industrial arts and practical arts rooms, and a kindergarten, at a cost of \$85,530. The school was forced to operate half-day sessions prior to the construction of this addition, and again soon thereafter, in order to accommodate a growing population.

Completed in 1948, a second story erected atop the earlier single-story addition added eight new classrooms, a music room, a speech room, a staff rest room, and a homemaking room, the latter among the first in the city to contain unit kitchens.

In 1949, an auditorium and a health education room were added, costing \$587,184. The health education room contained folding tables built into the

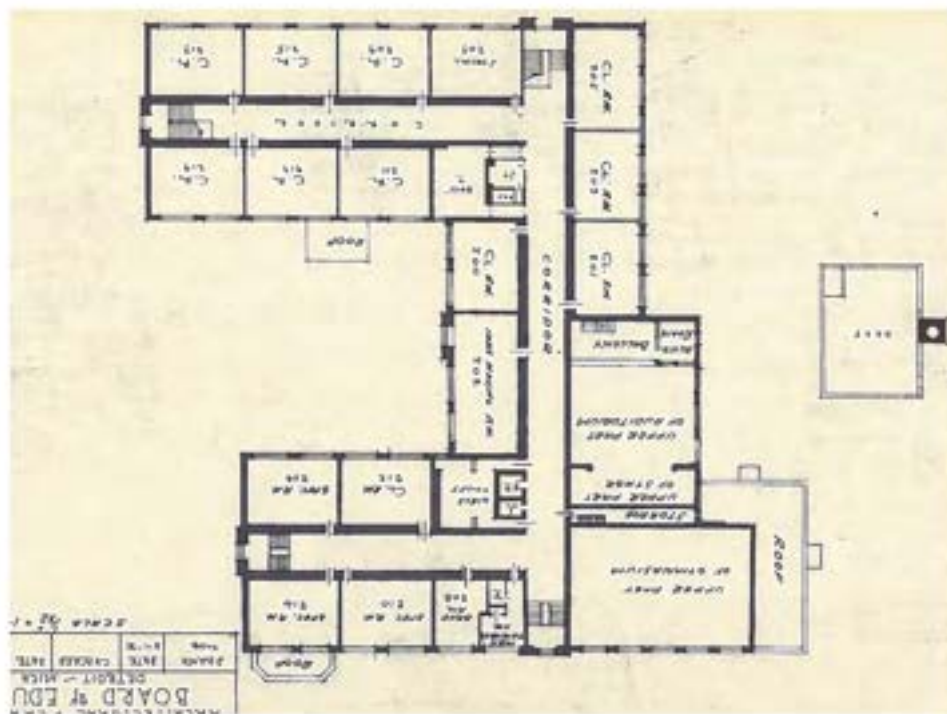
walls, enabling it to serve as a gymnasium and lunchroom.

In 1961, a junior high school was added to the formerly K-8 building, relieving Denby High School of its ninth grade. A large, one-story addition, more than doubling its size, was built in 1992, and a middle school, Heilmann, was built across the street to its west in 2002.

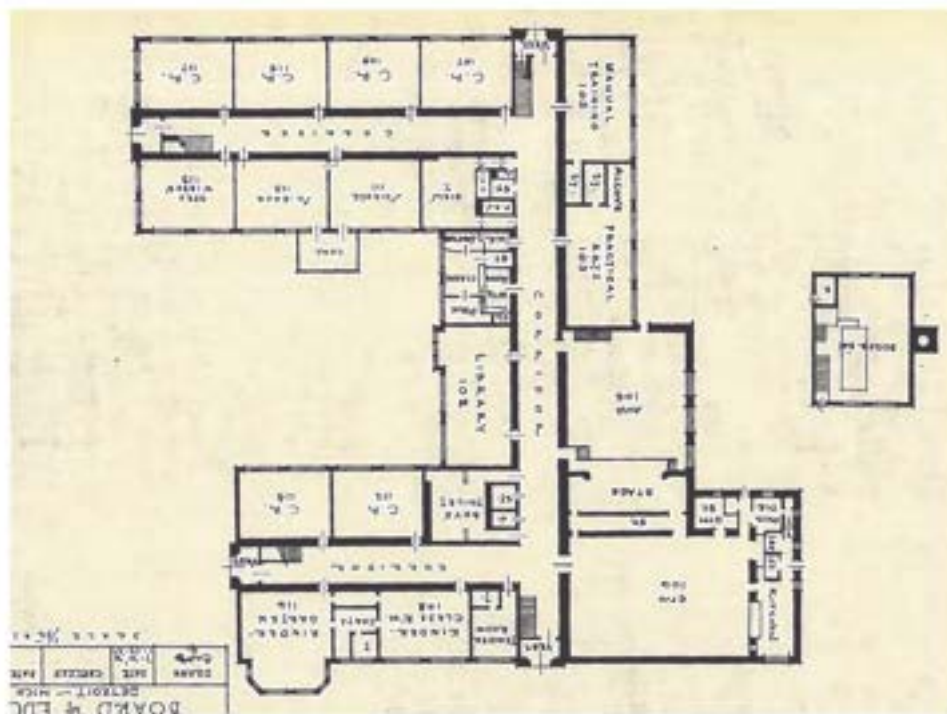
The relief work above the building's main entrance is the work of Corrado Parducci, and appears to have been carved in-situ. Parducci (1900-1981), an Italian American sculptor, resided and worked in Detroit from 1924 until the end of his career. His work, often combining elements of Classical and Art Deco design, adorns many notable Detroit structures, such as the city's Guardian Building, Penobscot Building, and Fisher Building.

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

## Second Floor (Original Unit)



## First Floor (Original Unit)







The west elevation of the original 1931 unit, featuring decorative brickwork and limestone and terra cotta embellishments, in an art deco style.



The U-shaped historic building encloses a pleasant landscaped courtyard. There is no direct entry to the courtyard from the interior spaces surrounding it, though it can be accessed from the main west entrances and street.



The 1940s-era auditorium is in excellent condition, with wood seats and curtains still intact.



The original gym in the 1940s unit was converted into a science or art room, presumably after the larger gym was added in 1992. There is evidence that the entire upper half of the space was concealed behind a massive drop ceiling (now gone).



Operable steel-framed windows in the historic school building are largely intact, but in need of repair. Classroom construction is simple concrete block.



The 1992 gym is more than double the size of the original gym, which was typical for historic elementary schools. The new gym has a full-size basketball court, pull-out bleachers, and attached boys' and girls' locker rooms.

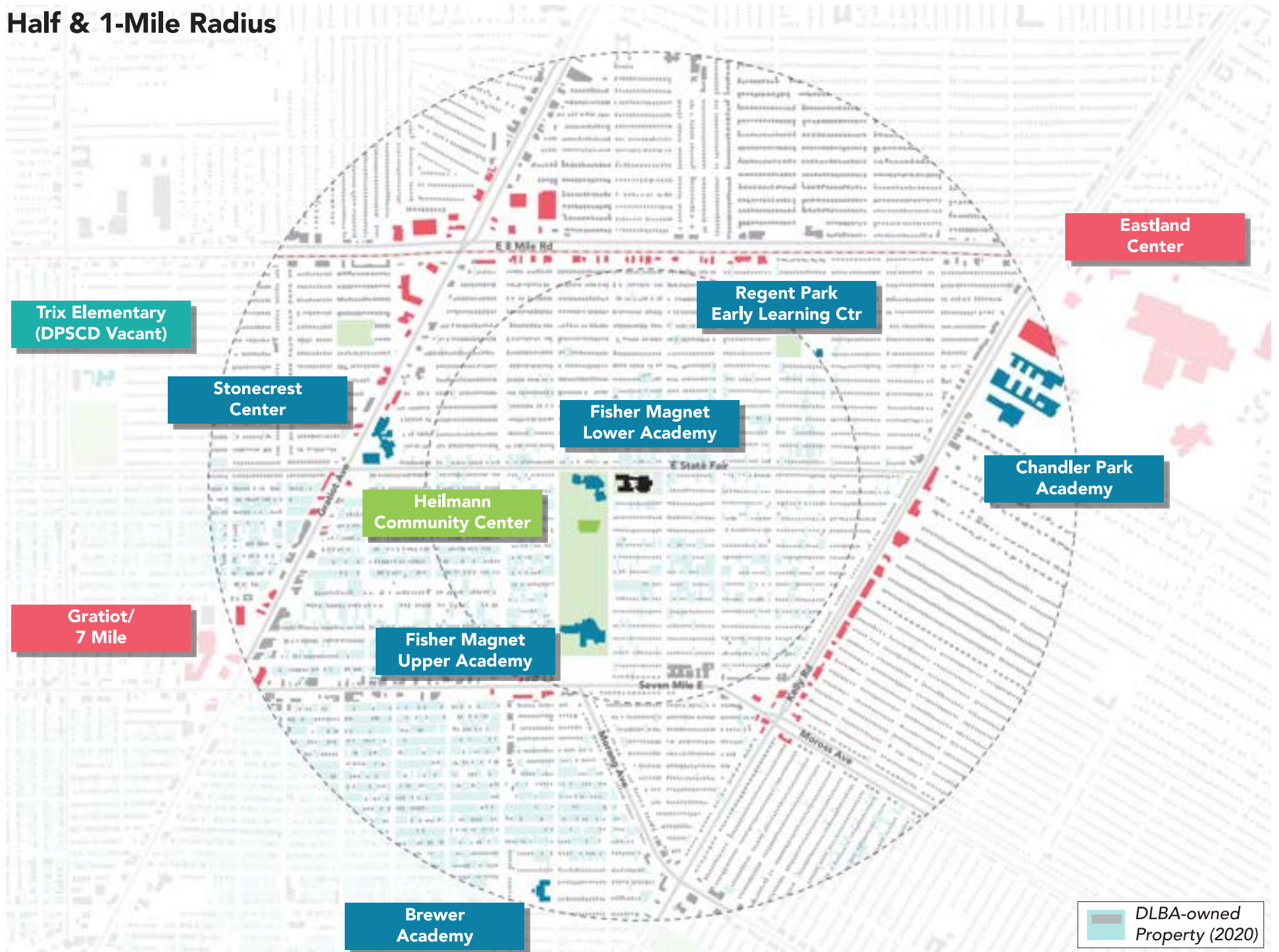


The original unit and 1992 addition are linked by a 120-foot-long connector hallway which also served as the new main entrance. Windows on the left side face the street; spaces on the right side contained offices.



The 1992 unit has hallways up to 20' wide, ideal for accommodating large groups of people attending events in the gym or auditorium/cafeteria. Hallways have no natural light except from the entrances.

# Half & 1-Mile Radius



## By the Numbers

37 /100

**Walkscore**  
Car-dependent

0.3 mi

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

2.1 mi

**Freeway Access**  
More than 10 minute drive  
to nearest freeway ramp

0.0 mi

**Park Access**  
Adjacent to park  
(1+ acre)

0.2 mi

**Nearest Recreation Center**  
Less than 5 minute walk to  
nearest city rec center

1.6 mi

**Library Access**  
More than 15 minute walk to  
nearest public library

31%

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

169

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

3.2%

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

## Financial Analysis Summary

Burbank/Fisher Magnet School is in the Gratiot/Seven-Mile SNF area. The building is located at 15600 E. State Fair St. in the Regent Park neighborhood in District 3. It is approximately six miles from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 21,500 and 2019-2024 projected annual population growth rate is -0.3%. However, the senior population annual growth rate is projected at 3.2%. According to EMSI, 2019 estimated median household income for the area was \$38,000.

Burbank's built environment is less dense than other schools in the Vacant School portfolio, with 1.6 million sf. Permit activity is slightly above average, with approximately 170 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Permit data if viewed as proxy for activity and investment, could indicate positive future trends and other development in the area. Fisher scored a Walkscore of 37, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to decrease marginally at -0.1% annually (EMSI). In terms of multifamily development, the area has a below average number of HRD units – 20 in one building, and only 100,000 sf of market rate multifamily residential according to CoStar. Burbank has below average market rate rents as recorded by CoStar - \$10 psf or \$500 per unit on average. Vacancy rates were relatively low at 7%. As mentioned above, Burbank's senior population is projected to grow, but there are no senior living buildings in the area, though there are two health care buildings. This could be one potential redevelopment

use for seniors looking to continue to age in the neighborhood.

The 1-mile radius area around Burbank contains more retail sf than other schools in the portfolio, including 10 grocery stores, and slightly higher average retail rents, \$16 psf, and vacancy rates, 5% (EMSI / CoStar). Burt records a fair amount of retail sales, with \$140 million annually, but expected sales are \$163 million according to EMSI's retail gap analysis for the 1-mile radius around the school. This indicates that there is some potential to create more retail space in this area, but whether there is a enough foot traffic on the Burbank site is yet to be determined.

There are 30 buildings categorized as commercial office in the 1-mile radius according to CoStar, with slightly lower than average rents (\$15 psf). Burbank has little industrial inventory in the 1-mile surrounding area, only twelve buildings and no recorded rent data.

***From Profile Recommendation:*** *Surrounded by a relatively dense single family home blocks and an adjacent school, recommended for mixed use residential with some retail development because of the large number of existing Retail buildings with average Retail vacancy rates and high Retail rents at \$15.74. Do not recommend for Industrial or Office because very high vacancy rate of 29% for Industrial and 21.6% for Office.*

# Market Information

## Fisher 1

### Development Type      Gross Area (SF)

Rehabilitated Structure	85,473
Demolished Structure	4,523

### Income (PSF values)

Blended Rental Income	\$8.00
Less Vacancy	\$1.50
Less Expense	\$1.00
2022 NOI (escalated)	\$5.50
Blended Cap Rate	8.6%
Capped NOI	\$65

**Total Value      \$5,500,000**

### 2022 Costs

Total Rehab Cost	\$18,200,000
Total Fit-Out Cost	\$13,000,000

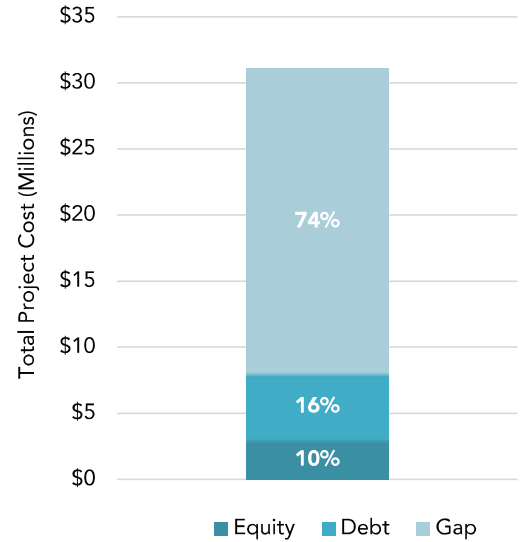
**Total Project Cost      \$31,100,000**

**Gap      \$ 23,100,000**

### High Level Funding Breakdown

Equity	\$3.11	10%
Debt	\$4.95	16%
Gap	\$23.09	74%

**Total Project Cost      \$31.15**



## Fisher 2

### Development Type      Gross Area (SF)

Rehabilitated Structure	86,346
Demolished Structure	-

### Income (PSF values)

Blended Rental Income	\$5.50
Less Vacancy	\$0.50
Less Expense	\$1.00
2022 NOI (escalated)	\$4.00
Blended Cap Rate	8.5%
Capped NOI	\$48

**Total Value      \$4,100,000**

### 2022 Costs

Total Rehab Cost	\$18,200,000
Total Fit-Out Cost	\$13,000,000

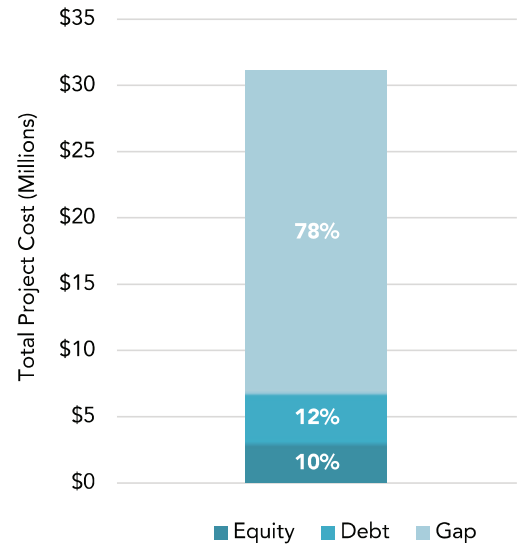
**Total Project Cost      \$31,100,000**

**Gap      \$ 24,300,000**

### High Level Funding Breakdown

Equity	\$3.11	10%
Debt	\$3.70	12%
Gap	\$24.33	78%

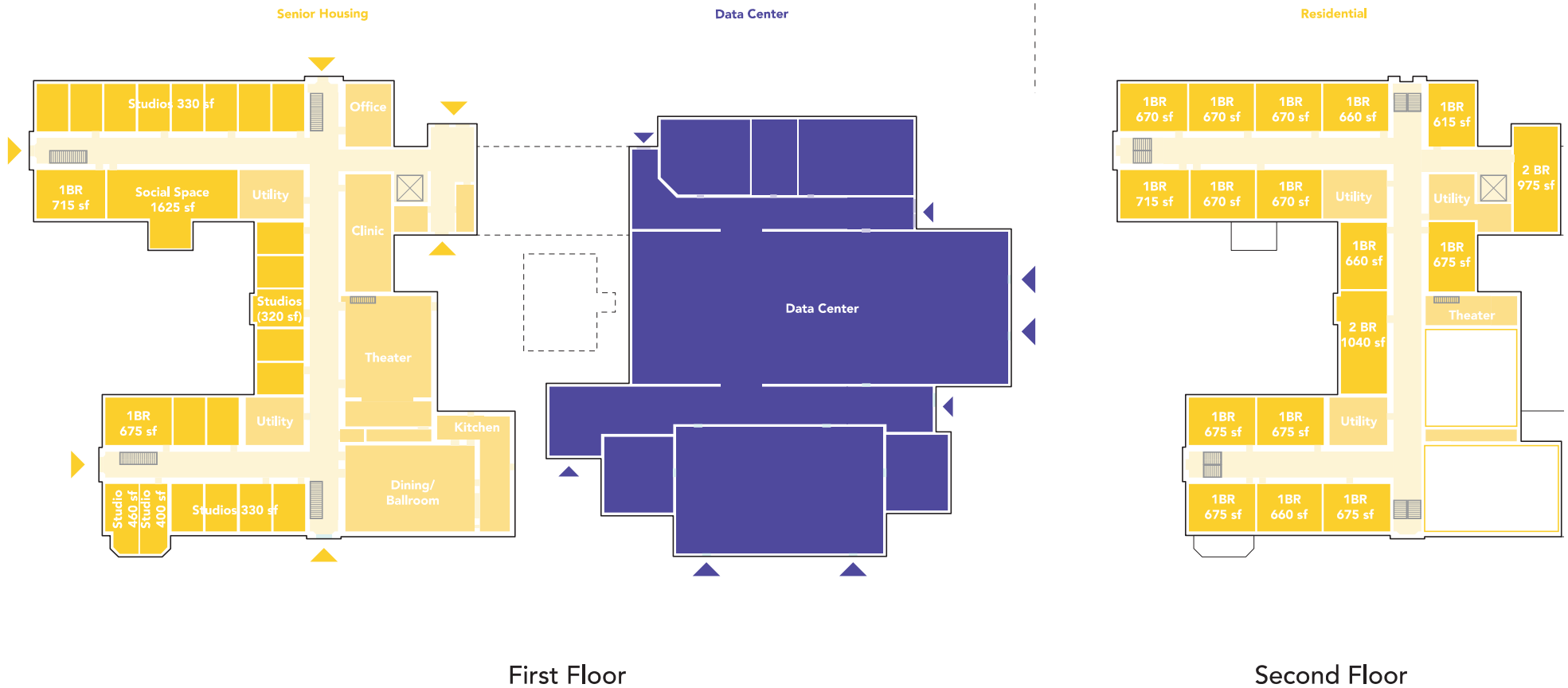
**Total Project Cost      \$31.15**

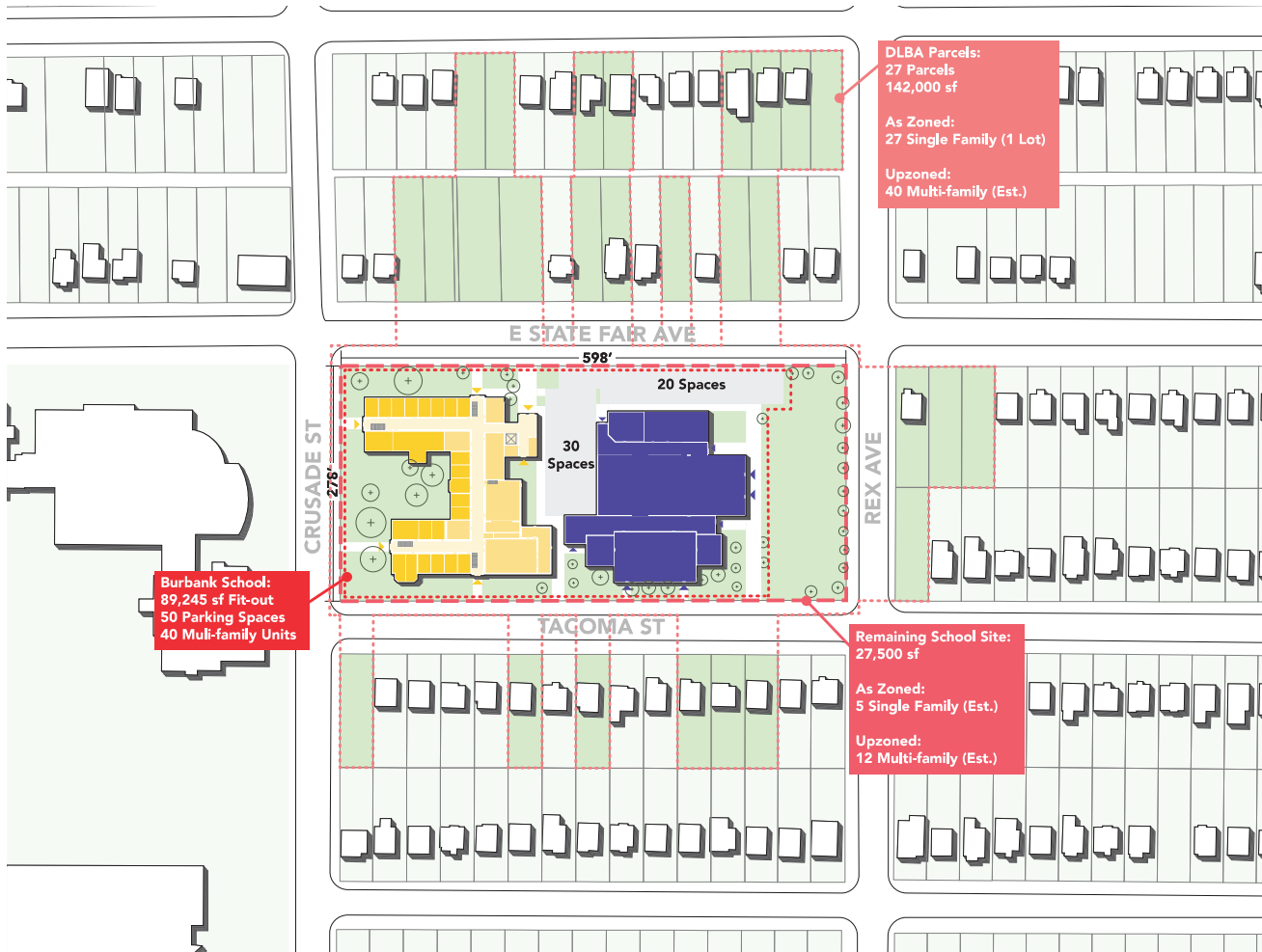


# Scenario 1: Split Personality

## Split the historic and modern buildings

Burbank consists of two buildings with completely different character. The historic building is well-suited for housing; this scenario proposes the addition of a new main lobby and elevator in order to create ADA-accessible senior housing with a mix of small studios and larger apartments. The eastern portion of the historic building serves as communal space. The 1990s addition, with its lack of windows, large column-free spaces, and high bay areas could serve a low-impact industrial user, such as a secure data center/server farm.





Studio (320-330sf)	19
Studio (400-460 sf)	2
1BR (660-715sf)	17
2BR (975-1040sf)	2
<b>TOTAL UNITS</b>	<b>40</b>

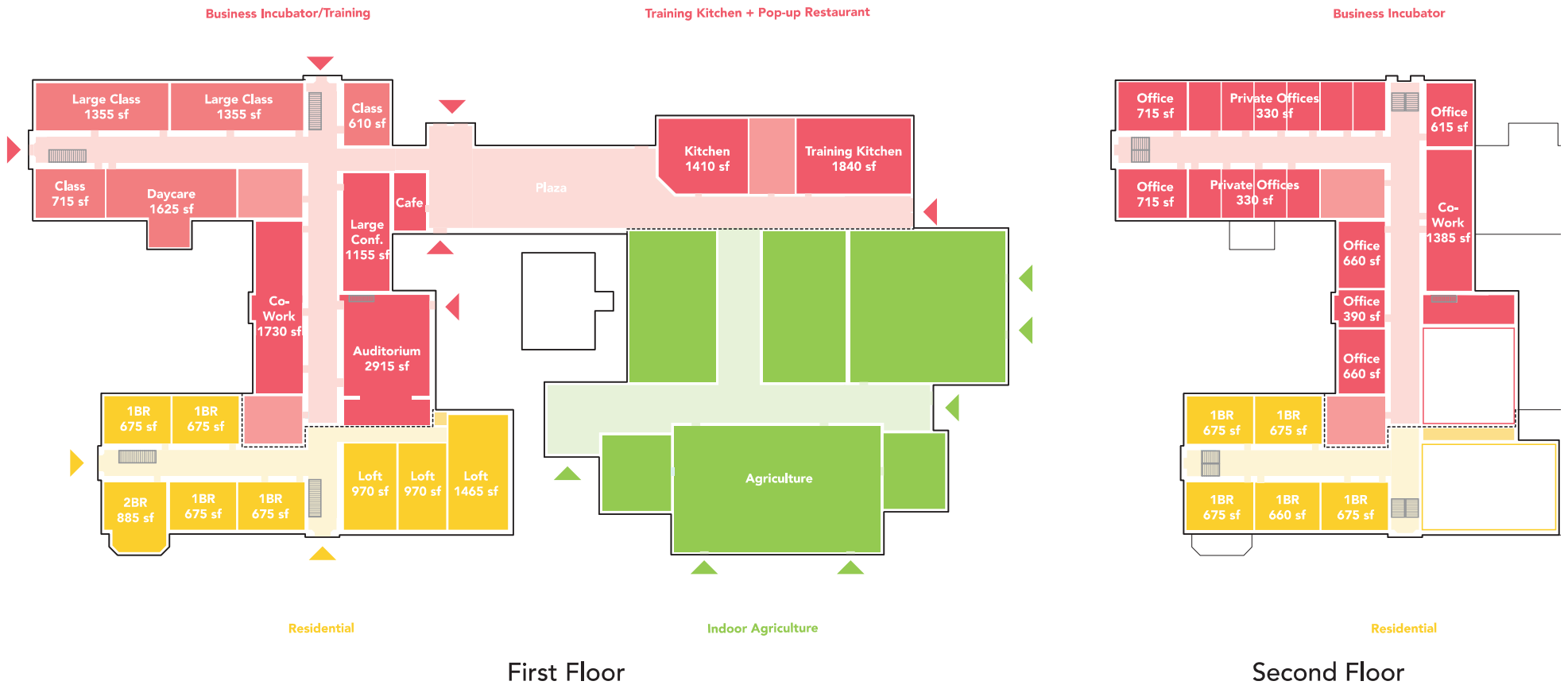
Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Senior Housing	Plaster w/ Conc Structure	Historic	23%	19,692		166 \$	3,268,887.28
Senior Housing	CMU w/ Conc Structure	Historic	36%	31,402		173 \$	5,432,579.80
Data Center	CMU w/ Steel Frame	Raw	36%	30,728		90 \$	2,765,544.03
Demolition			5%	4,523	47320	0.7 \$	33,124.00
New Construction				3,650		175 \$	638,750.00
Elevator						225000 \$	225,000.00
Parking						12000 \$	600,000.00
<b>Developed Area (GFA)</b>				<b>85,473</b>			
<b>Fit-out subtotal</b>							<b>\$ 12,963,885.11</b>
<b>Rehab subtotal</b>							<b>\$18,181,344.72</b>
<b>COST TOTAL</b>							<b>\$ 31,145,229.83</b>

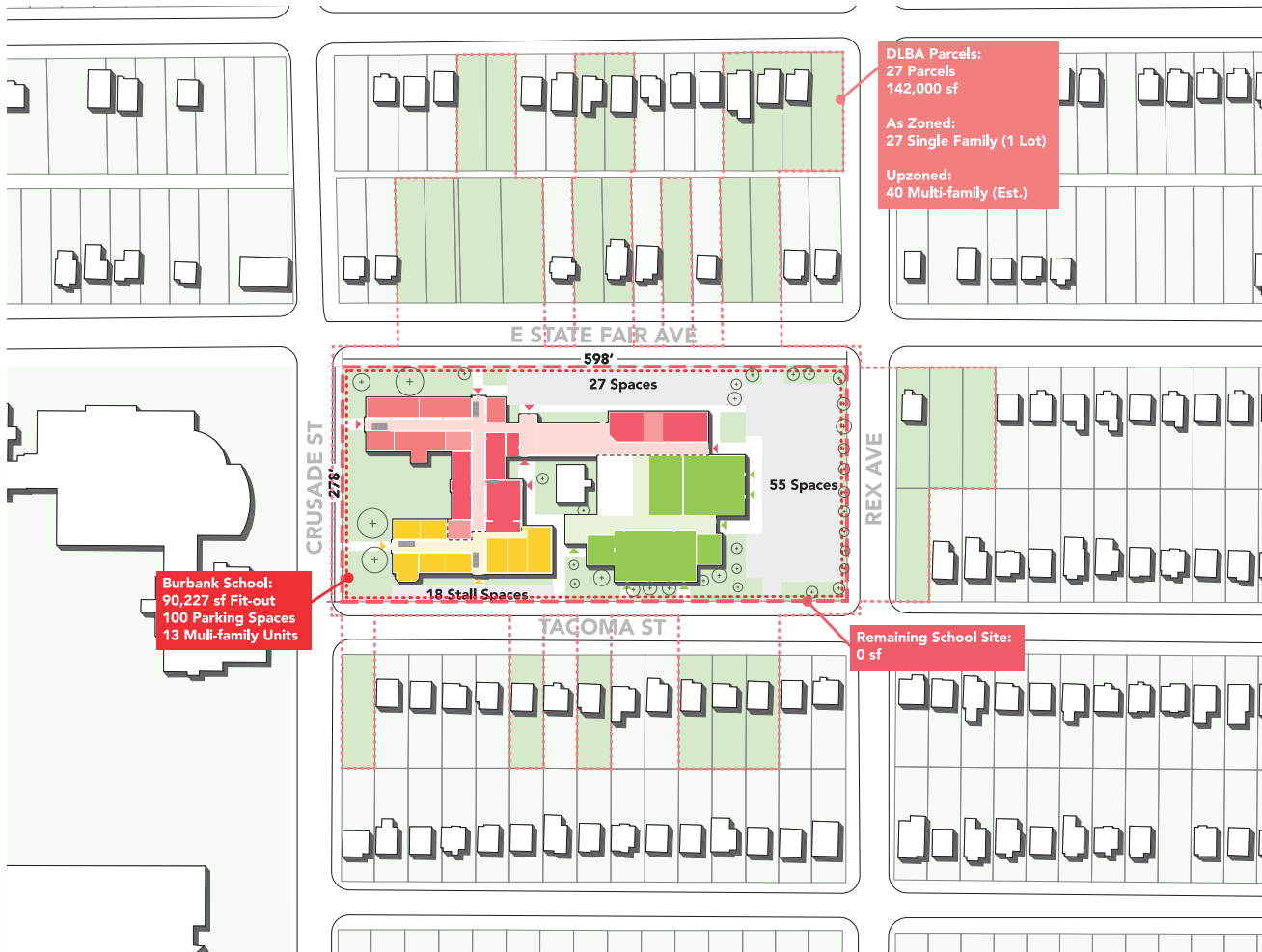


# Scenario 2: Training Center

Create a unified center for learning, working, and living

This scenario imagines Burbank as an interconnected live/work center that offers housing, job training, childcare, office space, and food production under a single roof. The large column-free high-bay spaces of the 1992 addition can be converted to a large indoor agriculture center. A pop-up restaurant space and kitchen area occupies the connector between the two halves of the school. The historic portion of the building, with its smaller classroom spaces, can be converted into a mix of large and small offices and residential units. This scenario could provide adult job training and work space, complementing the educational and recreational uses at the adjacent school/park campus.



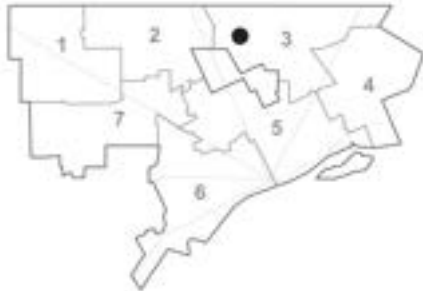


Studio (320-330sf)	19
Studio (400-460 sf)	2
1BR (660-715sf)	17
2BR (975-1040sf)	2
<b>TOTAL UNITS</b>	<b>40</b>

Small Office (330-390sf)	11
Medium Office (615-715sf)	5
Large Office/Cowork (1385-1730sf)	2
<b>TOTAL UNITS</b>	<b>18</b>

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CUFT)	Unit Cost	Subtotal Cost
Indoor Agriculture	CMU w/ Steel Frame	Raw	28%	24,202		120 \$	2,904,261.93
Commercial Kitchen	CMU w/ Steel Frame	Contemp	5%	4,306		340 \$	1,464,188.99
Restaurant	CMU w/ Steel Frame	Raw	8%	6,790		95 \$	645,032.67
Childcare	Plaster w/ Conc Structure	Contemp	2%	1,555		133 \$	206,828.66
Training Center	Plaster w/ Conc Structure	Contemp	10%	8,404		110 \$	924,467.87
Office/Incubator	Plaster w/ Conc Structure	Contemp	11%	9,680		133 \$	1,287,428.84
Office/Incubator	CMU w/ Conc Structure	Contemp	17%	14,833		138 \$	2,046,993.63
Affordable Housing	CMU w/ Conc Structure	Contemp	19%	16,575		138 \$	2,287,350.30
Parking						12000 \$	1,200,000.00
<b>Developed Area (GFA)</b>				<b>86,346</b>			
<b>Fit-out subtotal</b>							<b>\$ 12,966,552.88</b>
<b>Rehab subtotal</b>							<b>\$18,181,344.72</b>
<b>COST TOTAL</b>							<b>\$ 31,147,897.60</b>

# 3 Courville



Address: 18040 St Aubin  
 Parcel: 09015735  
 District: 3  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 5.18 ac  
 Gross Floor Area: 83,400 sf  
 Floors: 2  
 Plan Type: Irregular E  
 School Type:  
 Year Built: 1922, 1926, 1929  
 Zoned: R1  
 Base Rehab Cost (est): \$1.5M  
 Total Rehab Cost (est): \$15.8M

Condition Market



History Neighborhood



## Building Overview

2-story irregular E plan

Distinctive Collegiate Gothic style exterior with gabled roofs and faced with buff brick. Unified architectural style across all additions.

Large elementary with 45 classrooms, auditorium, and two gymnasiums, and two large multipurpose rooms.

Original gym and auditorium form a central node flanked by two front entrances. Separate classroom wings extend on either side.

Auditorium has a flat floor with no fixed seating, and a small mezzanine level.

Both gyms are double-level, with 17-18' ceiling basketball courts below, and 12-15' high multipurpose spaces above.

Overall above-average condition, with localized water damage due to roof leaks and severed roof drains; windows and metal scrapped throughout.

5+ acre lot with two modern playgrounds and basketball court in need of repair.

## Neighborhood Overview

Located in the Grixdale neighborhood (a.k.a. Northeast Central District)

Surrounding single-family residential neighborhoods are in mixed condition. Nevada Ave (south frontage of school property) is a dividing line: areas to the north of Nevada are intact, while areas south are high vacancy and high Land Bank ownership.

Conant & 7 Mile is a major commercial intersection, with a concentration of restaurants, neighborhood shopping.

Active public schools within 1 Mile include Pershing High School and Nolan Elementary-Middle School.

Two small neighborhood parks located within walking distance; two large city parks with recreation centers (Farwell and Lasky) are located approximately 1.5 miles to the northeast and southeast, respectively.

## Development Overview

Opportunities:

- Beautiful architecture with high degree of historic integrity
- Above-average condition
- Five 40x60' column-free common areas
- Near Conant and 7 Mile, both active commercial corridors

Challenges

- Neighborhood has a mix of stable and highly distressed areas.

Real Estate Market summary:

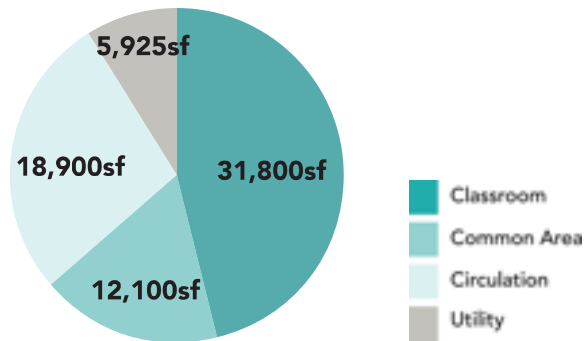
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Recommended for mixed use redevelopment due to primarily residential neighborhood with low retail vacancy rate in the surrounding 1-mile radius.
- Not recommended for industrial/manufacturing, due to residential context and distance from truck routes.

## Existing Floorplan + Program



68,725sf net floor area

### Structure

- Concrete frame
- Brick Masonry
- Steel

### Roof System:

- Steel frame with wood deck and asphalt shingle (steep slope)
- Concrete deck with built-up roof (low-slope)

### Facade:

- Brick with limestone accents
- Aluminum frame windows (replacement)

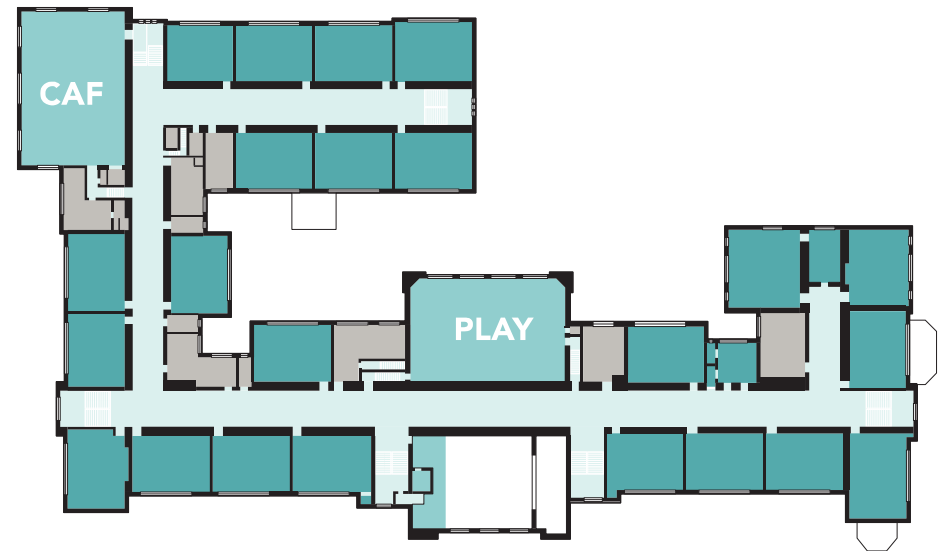
### Floor System:

- Concrete joist and slab

### Interior Walls (original unit):

- Gypsum block with plaster finish
- Painted brick

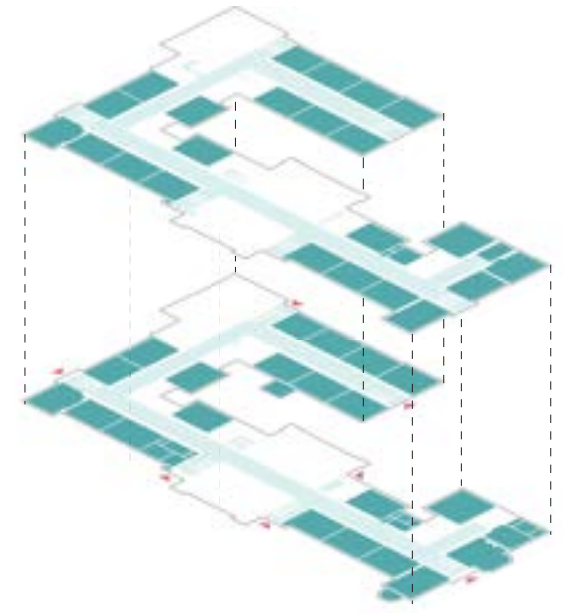
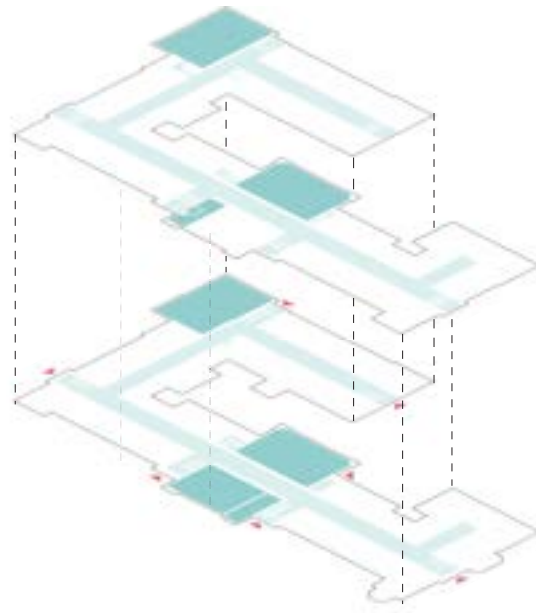
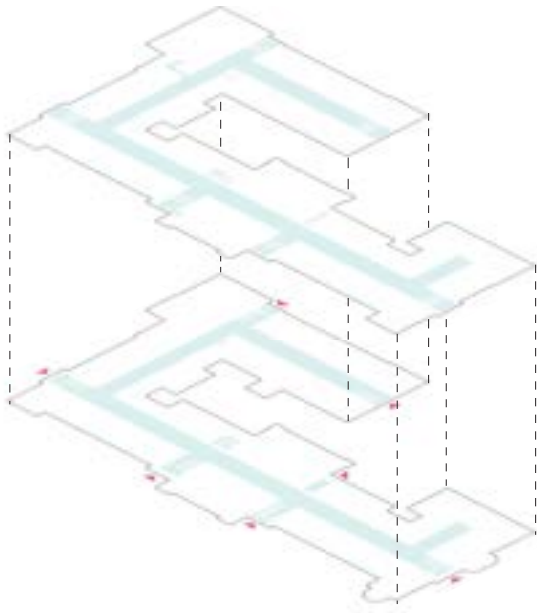
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

Corridors are double-loaded throughout. a pair of main entrances are located in the center of the long main corridor. Additional entrances and stairways are located at the ends of each wing.

### Common Areas

Courville has a large amount of large common space, featuring an auditorium with balcony, and two separate two-level gymnasiums. Courville's original gym and auditorium form a cluster in the center of the school, on either side of the main corridor, and served by the school's two main entrances; this configuration occurs in one other school in this study, Guyton.

### Classroom Areas

Due to the central configuration of Courville's original common areas, classroom spaces occupy the two far ends of the building. The classroom areas may be conceived as two completely separate units that can be reactivated individually.

## School History

Elizabeth Courville Elementary School Erected in 1922-1923 at a cost of \$137,979, the Elizabeth Courville Elementary School served children in the Conant Gardens neighborhood. Malcomson, Higginbotham and Palmer Architects provided the building's design. The school's original unit housed 11 rooms and accommodated a capacity of 500 pupils.

The Detroit Board of Education's 1925-1926 building construction program included the erection of four elementary school additions, including a new wing at the Courville School. The wing, which was built at a cost of \$292,692, added a capacity of 740 students and housed 22 rooms. The Courville School's second unit was opened for use in December, 1926. The final wing, which housed 14-rooms and boasted a capacity of 640, was erected in 1929 at a cost of \$182,753.

In late 1943, Mr. and Mrs. Collin J. Reynolds, an African-American couple, purchased a home at 17927 St. Aubin Street, which was one block south of the Courville School. At that time, the area was all white due to restrictive covenants which barred blacks from residing within the neighborhood. Upon the family's occupation of the home, a white mob gathered in front of the

property in a bid to drive the family from the neighborhood. Soon thereafter, the white residents held a mass meeting at the Courville School at which they organized an effort to court action to force the family out of the home. In 1947, a decision of the Michigan State Supreme Court forced the family to leave the home. However, after the United State Supreme Court determined that enforcement of restrictive covenants by state or federal courts was a violation of the 14th amendment in 1948, the Reynolds family moved back to their home.

The Courville school's population hit a peak in 1953, with an enrollment of 1,809 pupils. Due to being overcapacity, in 1956 the seventh and eighth grades were transferred to the nearby Nolan and Cleveland Junior High Schools. The student population increased steadily during the early 1960s, concurrent with the demolition of a nearby public housing facility and its replacement with new, single-family homes.

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

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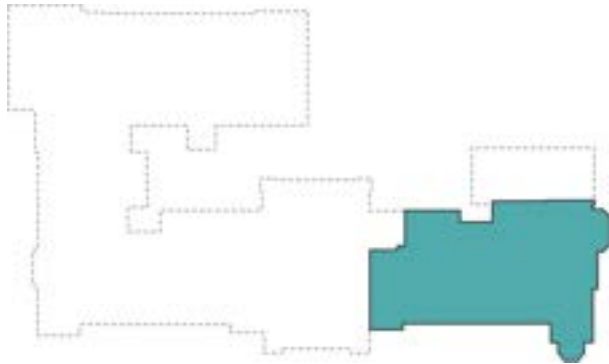
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## Building Evolution



### Original Unit (1922)

The original two-story unit included a kindergarten and 11 other classrooms, but no large common spaces.



### First and Second Additions (1926)

The school size was more than doubled in 1926, with the addition of 118 additional classrooms, a large auditorium, and a double-decker gym. The existing kindergarten was also expanded at this time.



### Third Addition (1930)

Courville was significantly expanded in 1930, with another 14 classrooms and a second double-decker gym. The upper level of the new gym served as a multipurpose lunch and playroom, with a dedicated kitchen. A dumbwaiter brought supplies to the second floor.





Courville's west elevation is anchored by a central auditorium with high gabled roof. The school features a beautiful gothic-style exterior with decorative brick and stone details throughout.



The school site has a spacious yard ringed by trees. There are two playground areas and a basketball court in need of repair.



The auditorium is a tall space that is brightly lit by three sets of large windows. The stage is surrounded by decorative plaster work. There is a flat-floored main seating area as well as a balcony seating area (not shown).



Courville has two gyms. The original gym is located across from the auditorium, in the middle of the west wing. The space is a high brick box with large arched windows on the east elevation.



A second gym was added as part of the 1930 expansion. This space, located on the northeast corner of the school, is brightly lit thanks to windows on the north, east, and west elevations.



The 1930 expansion also added a dedicated cafeteria and kitchen space, located on the second floor above the new gym.

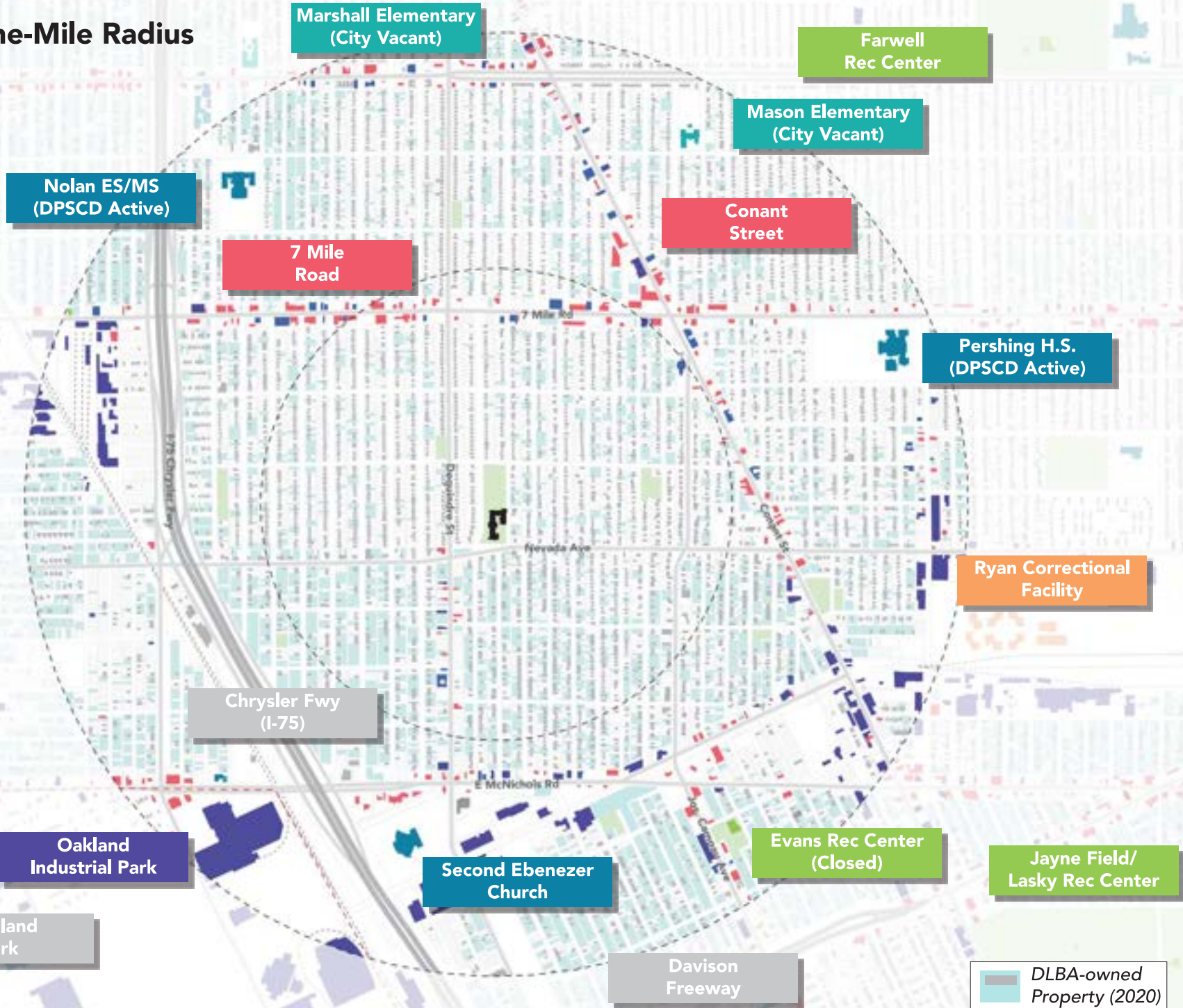


This classroom shows the original window configuration (though the original assemblies have been replaced with modern metal frames). The plaster and wood finishes shown here are typical, though in better quality than many other classrooms that have been damaged by water infiltration.



Typical built-in cabinetry in classrooms. This example is in good condition. A closet with wooden ladder leading to a roof hatch is visible in the far right corner.

# Half and One-Mile Radius



## Neighborhood By The Numbers

47 /100

**Walkscore**  
Car-dependent

0.3 mi

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

0.8 mi

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.3 mi

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

1.4 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

40%

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

126

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

1.7%

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

# 3 Crockett



Address: 8950 St Cyril  
 Parcel: 15006844.001  
 District: 3  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 4.38 ac (17.08ac w/adjacent parcel)  
 Gross Floor Area: 108,500 sf  
 Floors: 2  
 Plan Type: E  
 School Type: High School  
 Year Built: 1925  
 Zoned: R2  
 Base Rehab Cost (est): \$1.8M  
 Total Rehab Cost (est): \$19.9M

Condition Market



History Neighborhood



## Building Overview

2-story E-plan with small 3rd level over gyms

Collegiate Gothic style with dark brick facade and stone accents.

48 classrooms, including double- and triple-length spaces for workshops and libraries. Former woodworking, machine, and auto shops on south wing feature extra-thick wood floors.

Two 50x80' conjoined gyms with mezzanine viewing areas and large locker rooms.

60' swimming pool

Large auditorium with balcony seating

Overall fair to good condition, although full rehab may be expensive due to the large size of the building.

Windows and plumbin scrapped.

Localized water damage due to damaged roof drains or roofing deterioration.

Steel trusses over pool and gym deteriorated; needs further inspection.

## Neighborhood Overview

Located in southwest Airport Sub neighborhood.

Crockett faces I-94 Industrial Park to the west. A \$160M Flex-N-Gate plant opened in 2018 directly across St. Cyril St. Other nearby industrial developments include two newly-built logistics facilities and the ArcelorMittal Tailored Blanks plant, a 300,000sf historic rehab project.

Several other major industrial sites sit within a 1-mile radius of Crockett, including GM Detroit-Hamtramck Assembly, Dakkota Integrated Systems plant at former Kettering H.S. site, the former Packard Plant site, Detroit City Airport, and numerous small/medium-scale manufacturers.

Behind the school is an approximately 12-acre former park, currently owned by the City.

The areas east of St. Cyril (north, south, and east of the school) are single-family residential with a large number of vacant lots.

There is a small cluster of businesses near Van Dyke/Harper/I-94, including a handful of restaurants and Alkebu-lan Village, an Afro-centric youth center.

## Development Overview

Opportunities:

- 17-acre city-controlled vacant site
- Located near major new industrial developments
- On truck route with nearby freeway access
- Large building in good structural condition.

Challenges

- Large building expensive to rehab

Real Estate Market summary:

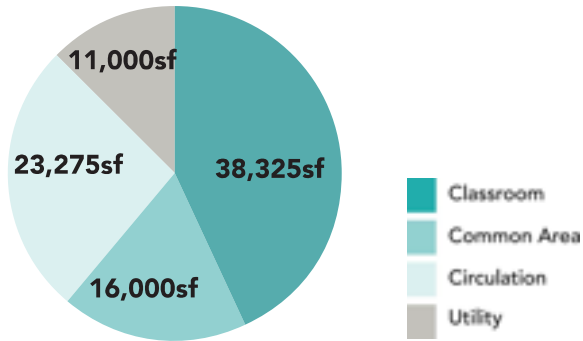
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for industrial use due to large number of existing Industrial buildings and high Industrial rents.

# Existing Floorplan + Program



88,600sf net floor area

## Structure

- Concrete frame
- Brick Masonry

## Roof System:

- Concrete deck
- Gypsum plank over auditorium)
- Built-up roof
- Internal drains

## Facade:

- Brick with limestone accents
- Wood-framed windows (aluminum repl.)

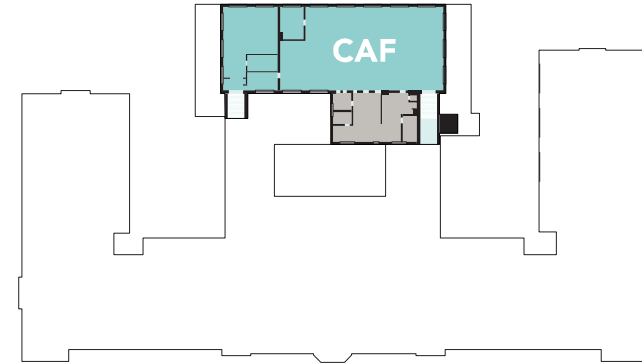
## Floor System:

- Concrete joist and slab

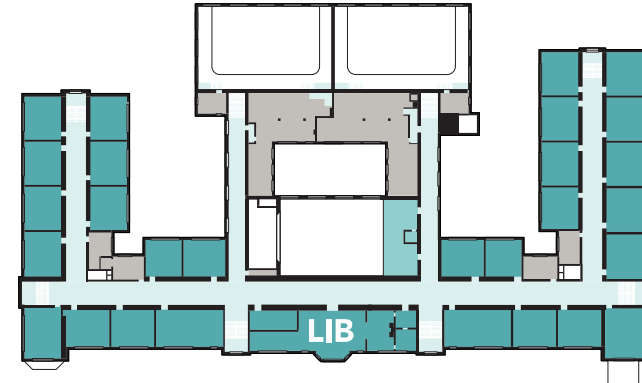
## Interior Walls:

- Gypsum block with plaster finish

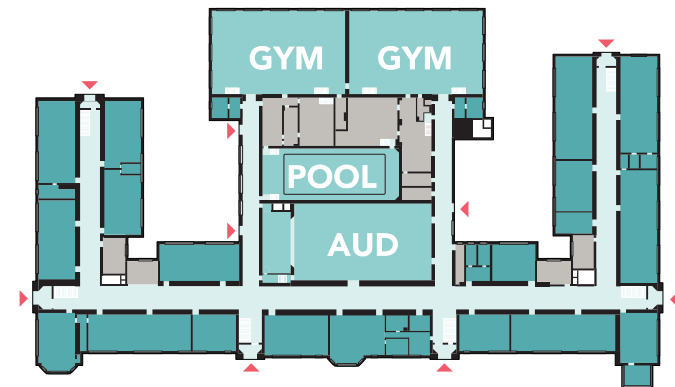
## Third Floor



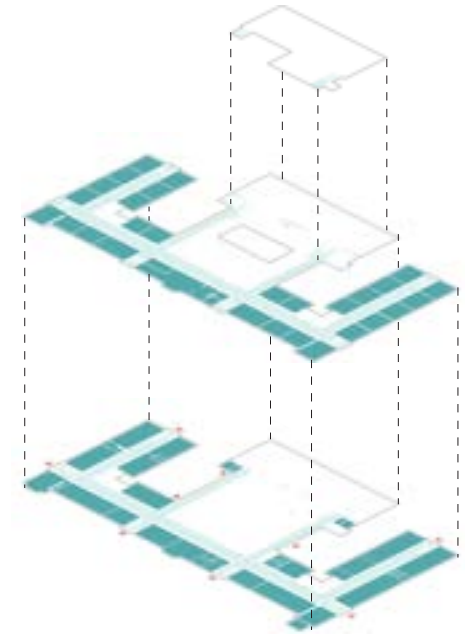
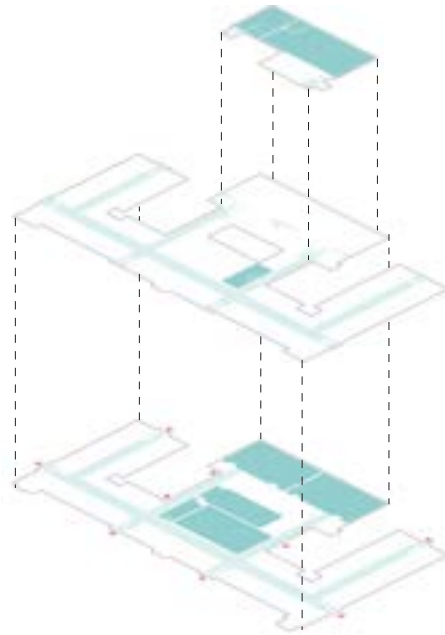
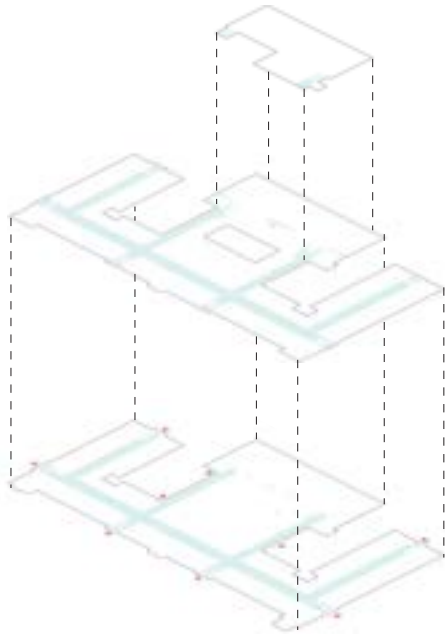
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

Each floor has a double-loaded front corridor with four shorter corridors accessing the east wings of the school. Stairwells are located at the ends of each corridor. The main entrances are located in the center of the building facing St. Cyril St.

### Common Areas

The auditorium, pool, gymnasiums, locker rooms, and cafeteria all occupy the center rear wing of the school. There are exterior access points from the rear courtyards.

### Classroom Areas

Classroom spaces are arranged in a double-loaded U wrapped which brackets the central cluster of large common spaces. Classroom partitions are flexible, and room configurations include one-, two-, and three-bay spaces.



## School History

### Crockett Technical School (Burroughs Intermediate School)

Planning for the Burroughs Intermediate School began in 1923, when the Detroit Board of Education earmarked funding for the erection of the facility in order to relieve overcrowded conditions at elementary schools on Detroit's eastside, north of Gratiot, west of the railway, and east of Hamtramck. In 1923 only five public schools were extant within this district, and they were all over capacity due to the booming development within the area. However, the need for a new school was questioned and the Detroit Board of Education was accused of overspending on building construction over the six previous years. In June 1924, a plan for the building which was developed by architects Malcomson and Higginbotham was rejected because it was judged to be too "extravagant." The Detroit Board of Education therefore commissioned the design firm of Smith, Hynchman, and Grylls to provide a more modest design for the building. Malcomson and Higginbotham protested the move as they had collaborated with school system staff on the development of the design. They also noted that they had expended a significant amount of resources on the project. The Detroit Board of Education ultimately selected

Malcomson and Higginbotham to develop the school's final design.

The Detroit Board of Education erected the Burroughs School in 1925-1926, directly adjacent to the Lodge Playground. The building was one of two intermediate schools that the Detroit Board of Education built that year within the city. At the time of the school's construction, the Detroit Board of Education noted that Burroughs represented "...the best features of junior high instructional needs..." and marked "...a departure from the three-story type... of intermediate school..." which had been previously erected within the city." The Burroughs school's programming replicated that of the extant three-story intermediate school type, but the building more closely replicated the Detroit Board of Education's elementary school buildings in plan due to its two story height. Also, the Burroughs School had one pool, versus the district's earlier intermediate schools, which were typically built with two (one for each grade).

Burroughs was erected at a cost of \$850,000. When completed in 1926, the building boasted a capacity of 1800 pupils and included 30 recitation rooms, two mechanical drawing rooms, one typewriting room, two art rooms, two

sewing rooms, two domestic science labs, four science rooms, a general shop, a print shop, a machine shop, a wood-turning shop, two gyms, two orthopedic rooms, a swimming pool, a library, a restroom for teachers, an auditorium, an office, and a large cafeteria. By 1939, 2300 students attended Burroughs. The school's population expanded steadily, due to development of adjacent neighborhoods such as Eastwood Gardens and Halfwood Gardens and the nearby location of the Chrysler Corporation and Parke-Davis plants. It was noted by the Detroit Board of Education the neighborhood surrounding the school was "stable" and was occupied by a number of white/European ethnic families during this period.

By the early 1960s, the school's catchment area witnessed the beginnings of a shift in its ethnic makeup as African-American families began to locate to the neighborhood. Relations between the neighborhood's existing population and its new residents were initially strained as evidenced by a number of racially-charged incidents, to include the discovery of epithets which had been spray painted on Burroughs's exterior doors in 1964. By 1969, two-thirds of the school's teachers were black.

Aerial maps indicate that a new wing was added to the north of the original school building sometime between 1967 and 1972. The addition, which was one story in height and housed 13,240 square feet, was known as the "Burroughs Annex." The Burroughs school was closed in 2003 and its 800 students were transferred to three nearby schools. The Burroughs Annex was demolished in 2004 and, in 2006, the building was reopened with the location of the Crockett School within its interior space. The Crockett School, which was a college preparatory program that was initially founded in 1980 as the Crockett Technical Center, was named after a prominent local physician, Dr. Ethelene Crockett.

The Detroit Public School system, successor to the Board of Education, permanently closed the building in 2012 and subsequently sold the property to the City of Detroit in 2015.

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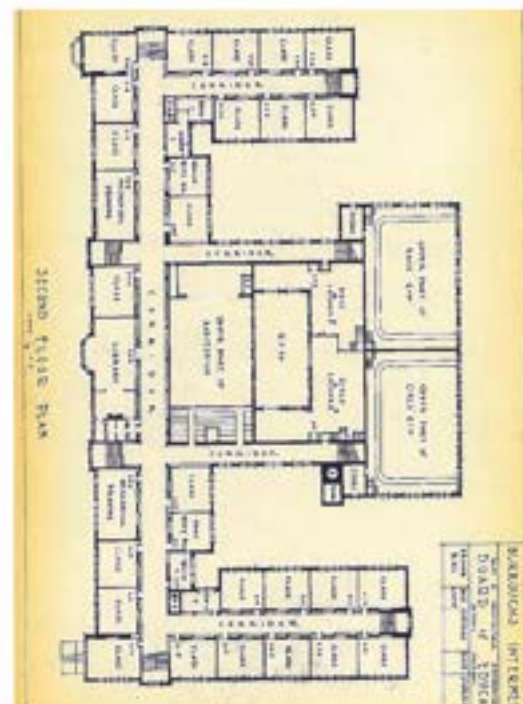
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The front (west) elevation, with one of the main entrances visible on the right, and bay window of the main offices and library to the left.



Exterior viewed from the rear (east elevation). The 3-story structure to the left houses the gymnasiums and cafeteria. The 2-story classroom wing is visible on the right. The photo is taken from the adjacent City-owned parcel that was formerly a public park.



The large auditorium and stage viewed from the balcony seating area.



This school has two adjoining full-sized gymnasiums, one for boys and one for girls, each with a mezzanine bleacher area wrapping three sides of the basketball court. Each gym is attached to a large locker room.



A cafeteria with a large dedicated kitchen sits on top of the two gymnasiums. With windows on all four elevations, this space would have been brightly lit and with sweeping views of the school and adjacent park.



There is a 60' swimming pool in the center of the building. The pool is shorter and shallower than a regulation lap pool.

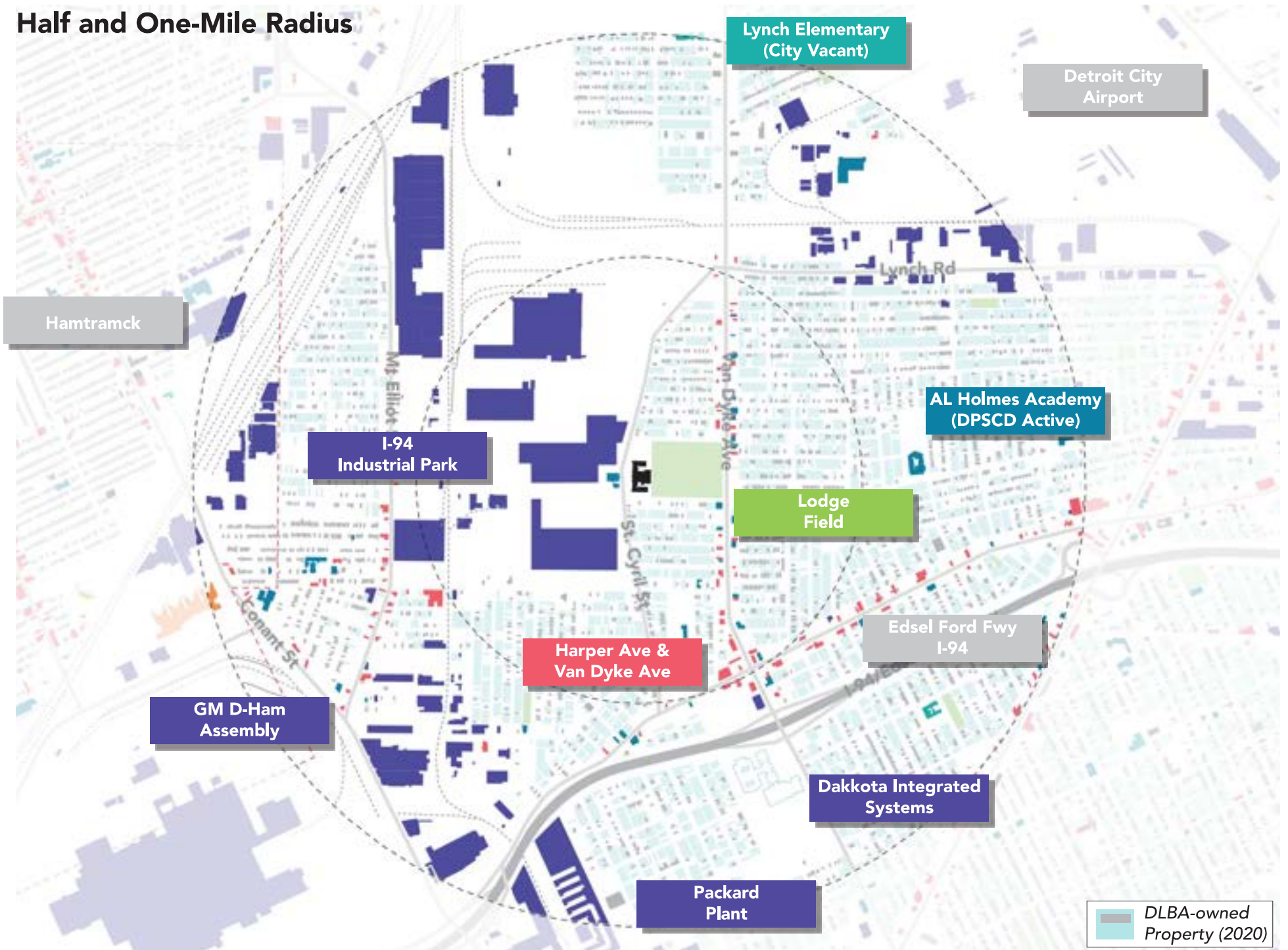


The library occupies the space of two conjoined classrooms, separated by a decorative arch. Walls are lined with wood shelves and decorative paneling, and a marble fireplace is visible at the far wall. A large bay window facing the front of the school is just visible on the far right.



As a former vocational school, Crockett has a number of double-length classroom spaces that were used as workshops and training rooms. On the first floor, many of these large rooms also have extra-thick wood floors, meant to stand up to operating machinery and heavy wear and tear.

# Half and One-Mile Radius



## Neighborhood By The Numbers

36/100

**Walkscore**  
Car-dependent

0.1 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

0.0 mi

**Park Access**  
Adjacent to park (1+ acre)

1.9 mi

**Nearest Recreation Center**  
No City Rec Center  
within walking distance

2.2 mi

**Library Access**  
No public library  
within walking distance

73%

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

67

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

2.1%

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

# 3 Lynch



Address: 7575 Palmetto  
 Parcel: 15002942-3068  
 District: 3  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 1.62 ac  
 Gross Floor Area: 41,200 sf  
 Floors: 2  
 Plan Type: I  
 School Type: Elementary  
 Year Built: 1914, 1922, 1975  
 Zoned: R2  
 Base Rehab Cost (est): \$1.2M  
 Total Rehab Cost (est): \$9.9M



## Building Overview

Unusual school that combines three distinct school buildings in one.

East 1914 building features Arts and Crafts style architecture, with mass-masonry brick walls and wood framing.

1914 unit has 3 levels and a large unfinished wood attic/storage area. Building is raised half a level above grade on a tall fenestrated basement.

Central 1922 building is simplified Collegiate Gothic Style, with concrete frame and slabs.

1922 unit has 2 levels built at grade; connects to original unit via a split-level passageway.

1975 unit is single-story, modern CMU construction, with open web steel joist roof and few windows. Includes combination gym/cafeteria/auditorium.

1914 unit in fair condition, with original windows and finishes in repairable condition.

1922 unit heavily water damaged inside, with roof in poor condition, and facade distressed in spots.

Narrow site, with little open space.

## Neighborhood Overview

Located in Airport Sub neighborhood.

Lynch is in a distinct, compact cluster of 8 square blocks surrounded by open space and industrial; feels like a self-contained village or island.

Many new (ca. 2008) single-family homes built on four blocks southwest of the school: Palmetto, Milton, Tappan, and Arcola streets.

Residential blocks directly south and west of the school have very high number of vacant lots and DLBA-owned properties.

Forest Lawn Cemetery, a large green space, located directly north.

Steps from Van Dyke Ave, a major north-south artery and truck route. Although zoned for commercial and industrial, there is very little economic activity along this stretch of Van Dyke.

Located within one mile of major industrial corridors, including the I-94 Industrial Park, where Flex-N-Gate, ArcelorMittal, and two logistics companies have opened large new facilities. Dozens of smaller manufacturers of all kinds are located nearby.

## Development Overview

Opportunities:

- Original school building is rare 100+ year old building in good condition.
- 1975 building is in good condition and flexible
- Located near manufacturing jobs

Challenges

- Space is fragmented across three conjoined but architecturally distinct buildings
- 1914 building is not ADA accessible
- 1922 building needs extensive repairs to envelope and interior
- 1975 building lacks distinctive character

Real Estate Market summary:

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

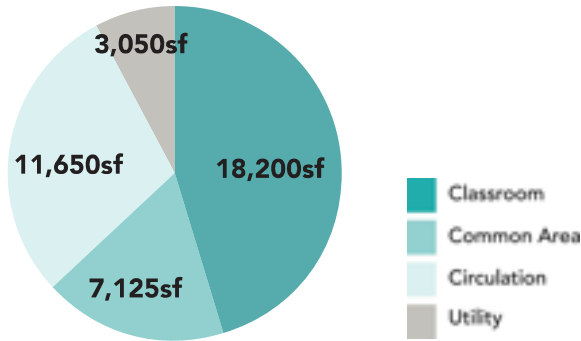
- Multifamily: Below Average
- Retail: Average
- Office: Below Average
- Industrial: Above Average

Market-based Use Recommendations

- Best market for industrial use due to high industrial rents and proximity to truck route and other large industrial zones.



# Existing Floorplan + Program



33,350 sf net floor area

## Structure

- Brick masonry with wood joists (1914)
- Concrete frame and slab (1922)
- CMU bearing walls with steel joist (1975)

## Roof System:

- Wood-framed hip roof (1914)
- Concrete deck with mod-bit (1922)
- Steel deck with mod-bit (1975)

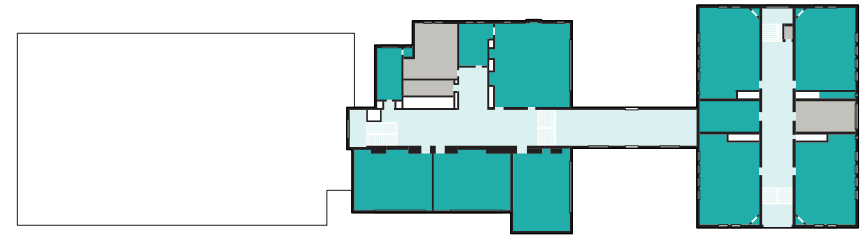
## Facade:

- Brick - architectural style varies
- Wood-framed windows (1914+1922)

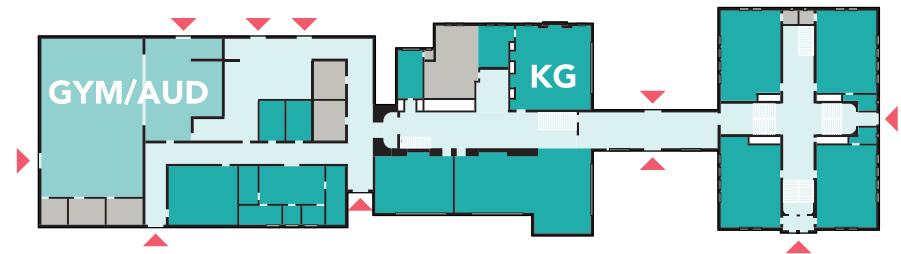
## Floor System:

- Wood joist and deck (1914)
- Concrete joist and slab (1922)
- Plaster walls (1914, 1922)

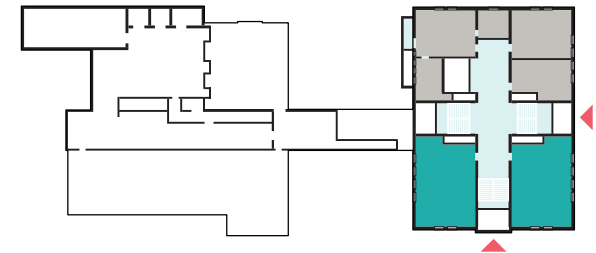
## Second Floor



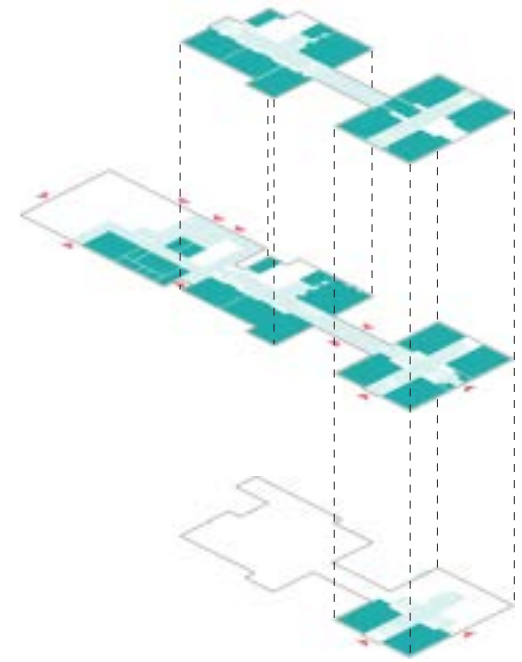
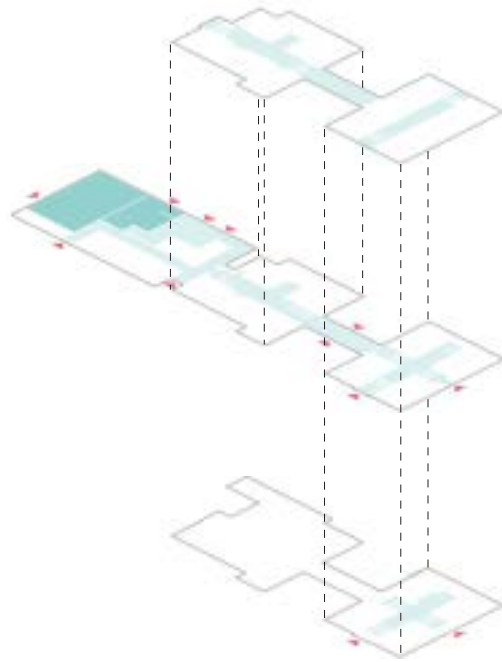
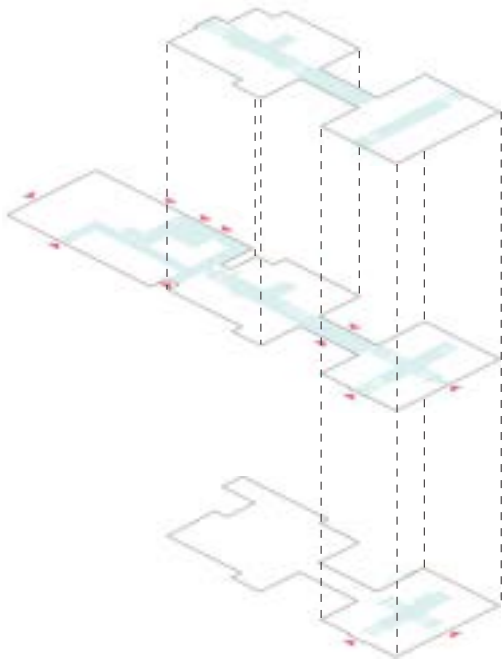
## First Floor



## Basement



## Existing Floorplan + Program



### Circulation

The original unit features a cross-shaped circulation plan, with stairs at all four sides. Because the original building sits on a tall fenestrated basement, all entrances require a half-flight of stairs up or down; the unit is not wheelchair accessible.

The middle unit has a short double-loaded corridor.

The 1975 unit has an irregular circulation plan that loops around the building.

### Common Areas

The original 1914 unit did not feature any large common spaces.

The 1922 unit added a roughly 30x30' auditorium, but the stage has since been removed and the space converted into a library.

The 1975 unit added a 40x60' gym with an attached cafeteria and stage area. The spaces are merged in an L-shape, and can be partitioned via a divider curtain.

### Classroom Areas

The original unit features has a four-square layout with one classroom per corner; each classroom features windows on two elevations.

The 1922 unit features six standard 22x30' classrooms and two larger spaces.

The 1975 unit has two standard-sized classroom spaces, as well as smaller interior spaces.

## School History

### John Lynch School

Named after Hamtramck Township Treasurer John Lynch, this building originally contained eight classrooms. It was constructed in 1914, and was annexed by Detroit from the Hamtramck school district in 1917. The building was expanded in 1921 with an addition containing six more rooms, along with a kindergarten. In the 1930s, Lynch School was organized into a sixteen-section platoon, serving about 650 children in kindergarten through the sixth grade.

Two portable classroom buildings were erected on the site in 1928 and used through the 1930s, but were destroyed by fire in the 1940s. By this time, enrollment was in a state of gradual decline, and thus these portable buildings were not replaced. Into the 1960s, the student body at this school included a large number of Polish-American students.

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

# Building Evolution



## Original Unit (1914)

The original 1914 Arts and Crafts-style school has ten classrooms on three levels, including a fenestrated basement. The building has load-bearing brick walls, wood joists, and a steep-sloped timber-framed roof.

## First Addition (1922)

The small two-story 1922 addition includes six additional classrooms, a kindergarten, and a small, square auditorium. The addition is concrete frame and slab, and is designed in a different architectural style. Unlike the original, it was built at grade; it is connected via a two-level passageway with via half-flights of stairs to the original school's basement and first floor.

## Second Addition (1975)

The third unit is a single-story modern brick box which extends off the west entrance of the 1922 unit. This unit added a gym with attached cafeteria/stage area, administrative offices, and one classroom. The building features CMU bearing walls with open web steel joists.



Original 1914 unit east facade (formerly main entrance).



Classrooms in the 1914 unit are in generally good condition, with many original plaster and wood finishes intact and in repairable condition. All classrooms in this building are located in corners, allowing for windows on two exposures.



The 1914 building features a tall wood-framed attic beneath the hip roof. The attic is unfinished and was used for textbook storage before the school closed. It could be converted into an interesting space.



The 1922 addition included a kindergarten space with a brick and tile fireplace flanked by wood cubbies. The kindergarten does not have a bay window, a feature that was commonly incorporated in Detroit kindergartens from the mid-1920s into the 1950s.



Historic floorplans show that the 1922 addition contained a small auditorium and stage on the second floor. The space, shown above, was converted into a large classroom or possibly library, and no features from the original auditorium remain.



The 1922 unit is heavily water damaged due to a deteriorated roof. Interior walls are primarily gypsum block and plaster, and not in salvageable condition. However, the concrete frame structure may still be serviceable.

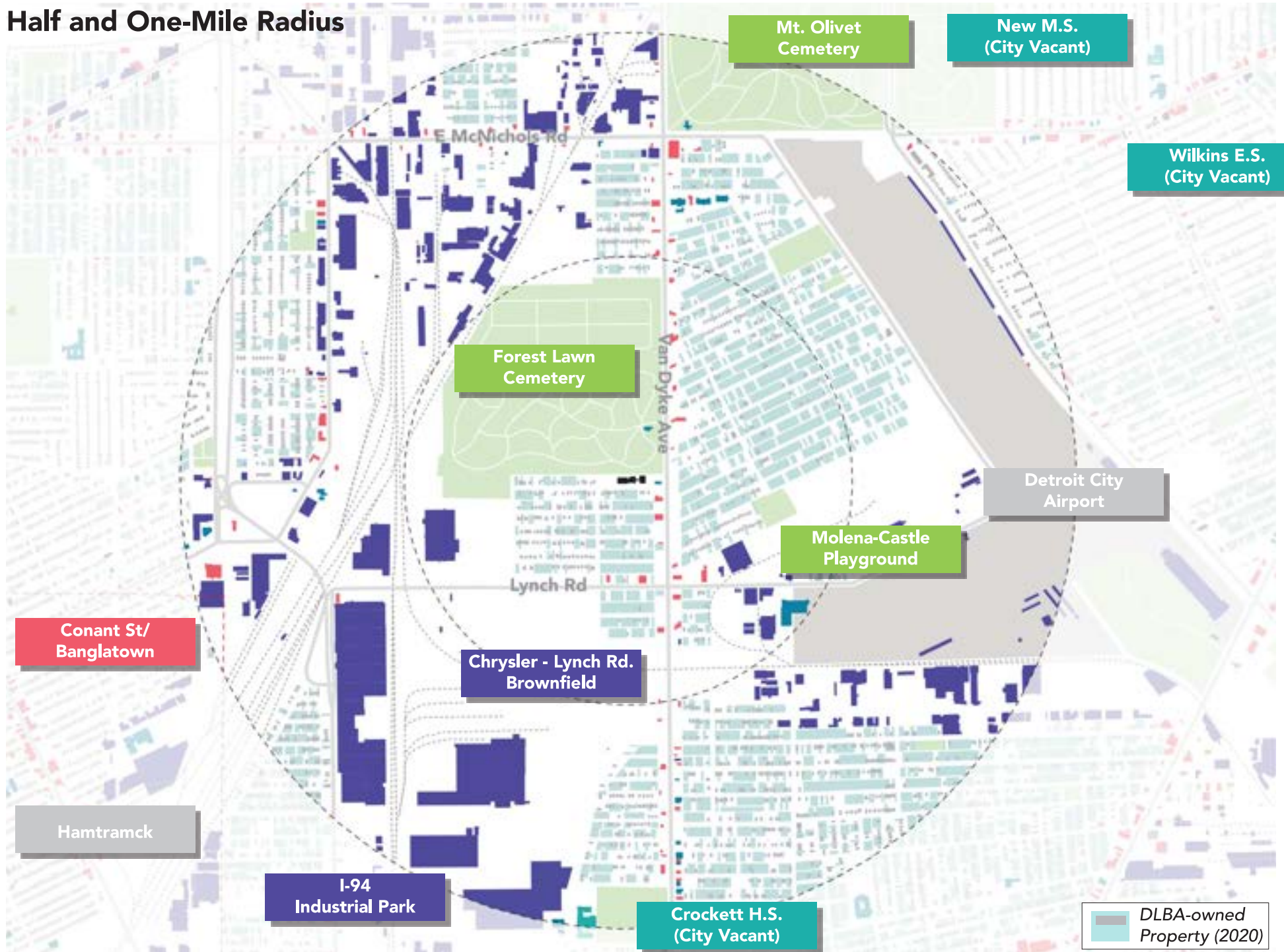


Lynch lacked a gymnasium until the 1975 expansion. The gym is a windowless CMU box with a steel open-web joist roof. The gym is part of a larger L-shaped multipurpose space that also includes a cafeteria and auditorium (pictured above right).



A multipurpose cafeteria/auditorium space was added in 1975. The space intersects the gym (see above left) at a right angle, forming a large L-shaped space. The two areas can be separated from each other using a moveable partition wall.

# Half and One-Mile Radius



## Neighborhood By The Numbers

18<sub>/100</sub>

**Walkscore**  
Car-dependent

0.1<sub>mi</sub>

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

1.6<sub>mi</sub>

**Freeway Access**  
5-10 minute drive  
to nearest freeway ramp

0.2<sub>mi</sub>

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

1.4<sub>mi</sub>

**Nearest Recreation Center**  
No City Rec Center  
within walking distance

1.7<sub>mi</sub>

**Library Access**  
No public library  
within walking distance

73%

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

49

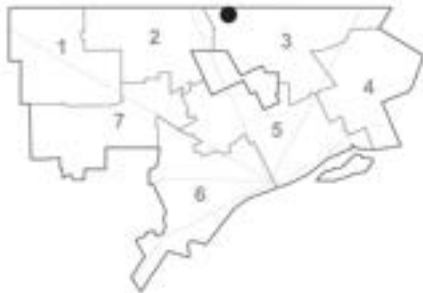
**Building Alteration Permits**  
Low construction activity  
within 1mi radius (2016-2018)

2.3%

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



# 3 Marshall



Address: 1255 E State Fair  
 Parcel: 09008111-2  
 District: 3  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 2.71 ac  
 Gross Floor Area: 63,000 sf  
 Floors: 2  
 Plan Type: U  
 School Type: Elementary  
 Year Built: 1928, 1930  
 Zoned: R2  
 Base Rehab Cost (est): \$2.0M  
 Total Rehab Cost (est): \$14.4M

Condition Market



History Neighborhood



## Building Overview

2-story asymmetrical U-plan

Beautiful facade featuring multicolored decorative tile inlays and cast stone details.

Gym and auditorium with interior access only.

Accessible rear courtyard

Much of the building is in excellent condition, but roof/parapet breaches due to scrapping are causing water damage.

Copper flashing taken from roof; coping stones pushed onto wood roof deck and fallen through in some locations.

## Neighborhood Overview

Located in Nolan neighborhood.

Mix of vacant lots and single-family homes facing school.

Neighborhoods to the west have large numbers of vacant lots and DLBA ownership. To the east is largely intact.

South frontage faces State Fair Ave, a commercial corridor with a small amount of commercial activity.

Located halfway between 7 Mile and 8 Mile Roads, two major east-west commercial arteries; Conant and John R Streets, respectively a half mile to the east and west, are also active commercial corridors.

Two blocks east of I-75 freeway, with access at 7 Mile and 8 Mile.

Two blocks north of Nolan Elementary-Middle, an active DPSCD K-8 school.

Approximately 1 mile east of former State Fair Grounds, future site of a new Amazon fulfillment center and major source of new jobs. State Fair Grounds also includes a large Meijer supermarket and shopping center.

Vacant catholic school across the street

## Development Overview

Opportunities:

- Building in good overall condition
- Located on commercial corridor near freeway access

Challenges

- Envelope needs immediate securing, or else building conditions will deteriorate.

Real Estate Market summary:

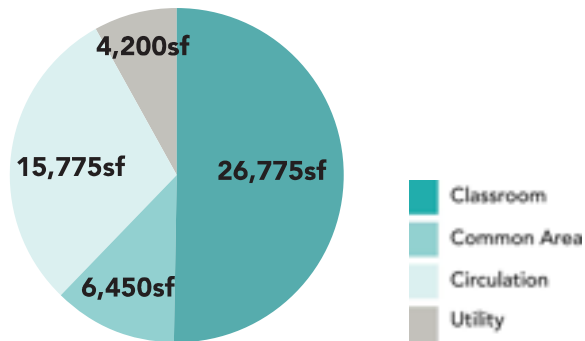
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Recommended for senior housing or healthcare due to above average area rent and projected senior population growth, high walkscore, and good transit access.

## Existing Floorplan + Program



53,200 sf net floor area

### Structure

- Concrete frame
- CMU
- Brick Masonry

### Roof System:

- Concrete beam and deck
- Steel beams with wood deck (gym/auditorium)
- Built-up roof

### Facade:

- Brick with limestone and glazed tile accents
- Aluminum replacement windows

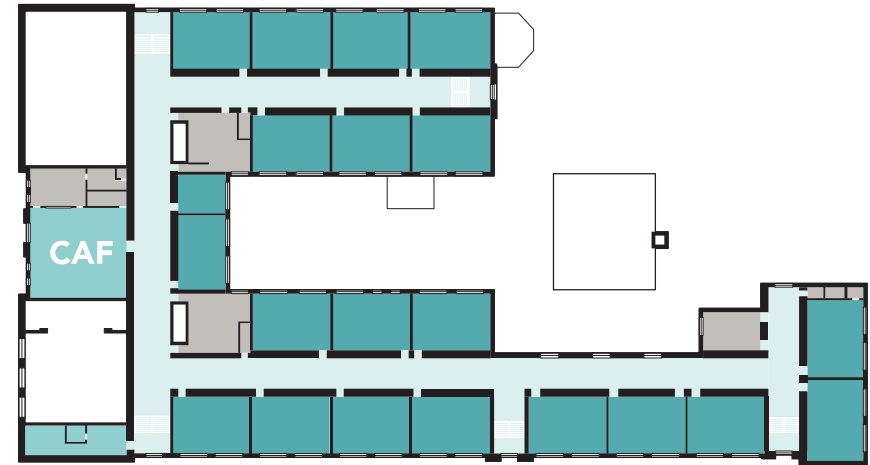
### Floor System:

- Concrete joist and slab

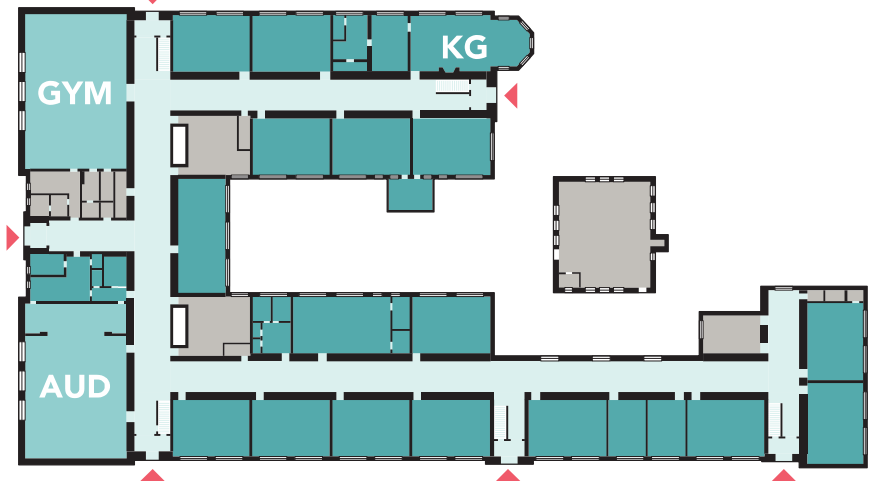
### Interior Walls:

- Painted CMU (original unit)
- Plaster (addition)

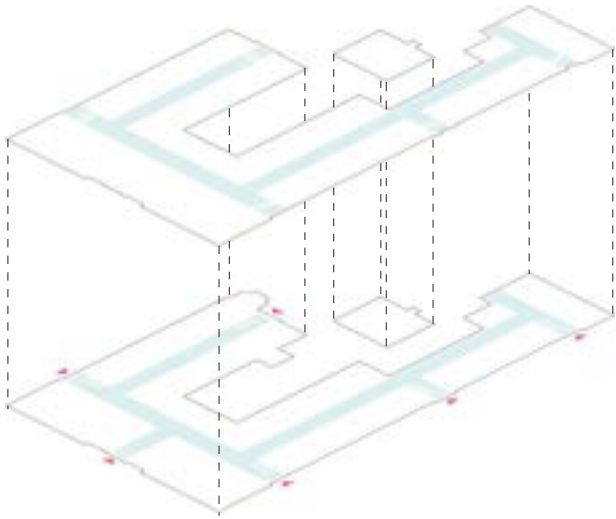
## Second Floor



## First Floor



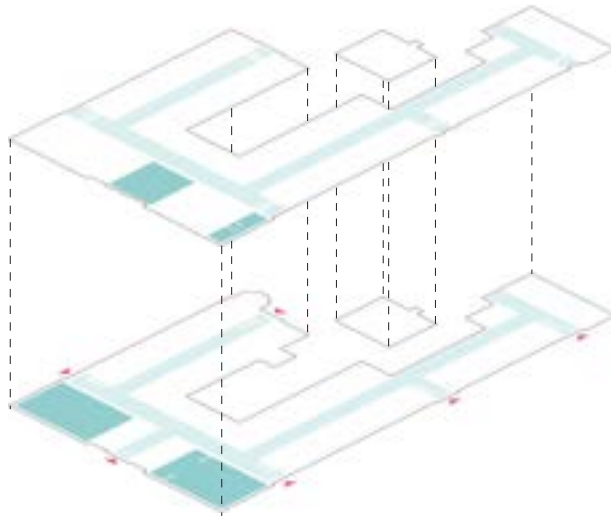
## Existing Floorplan + Program



### Circulation

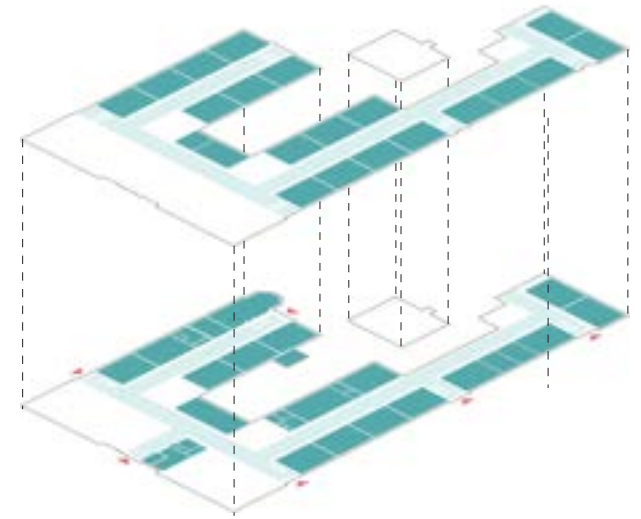
The school's original circulation consisted of three double-loaded corridors forming a U-plan. A later addition added a single-loaded corridor (double-loading prevented by the location of the boiler house).

The main south corridors are 14' wide, and side wing corridors are 12' wide. Ceilings are 12' on the first floor, and 9'4" and the second floor.



### Common Areas

A gym and auditorium are located in the southern corners of the building, flanking the main entrance. Both are 40x60' boxes with approximately 17' ceilings. Neither space has direct access to the exterior, though adjacent side entrances could be closed off to serve only the common areas. A small cafeteria with attached kitchen is on the second floor over the main entrance.



### Classroom Areas

Classrooms are primarily located in the two side wings. The rooms face both the street and the inner courtyard.

Typical classroom dimensions are 22x30', with ceiling heights ranging from 12' to 12'9".

## School History

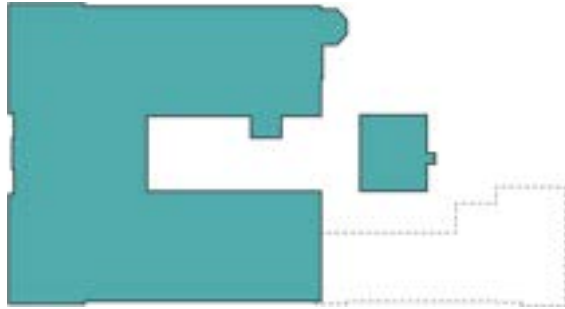
### John C. Marshall School

Marshall School was built in a time of enormous growth of the City of Detroit in both land area and population. Eighty new elementary schools were built between 1920 and 1931 by the Detroit Board of Education, and John Marshall School was one of them, opening in 1929. An addition was constructed two years later to accommodate a growing enrollment, bringing the building's capacity to 1,750 students.

The building was named after the Revolutionary War Captain, and later first Chief Justice of the Supreme Court, John Marshall (1755-1835). Marshall School was designed by architecture firm McGrath, Dohmen & Page. Previously known as McGrath & Dohmen, the firm designed at least eleven schools in this period. All are in medieval Gothic styles, with Collegiate Gothic a favorite. Among their schools in this period designed for the Detroit Board of Education are the Tudor Revival Ruthruff (1925) and Newberry (1928) Schools, the Collegiate Gothic Logan (1926) and Stellwagen Schools (1927), and the Art Deco-Gothic Post Intermediate School (1930). The firm was also responsible for many additions to existing schools.

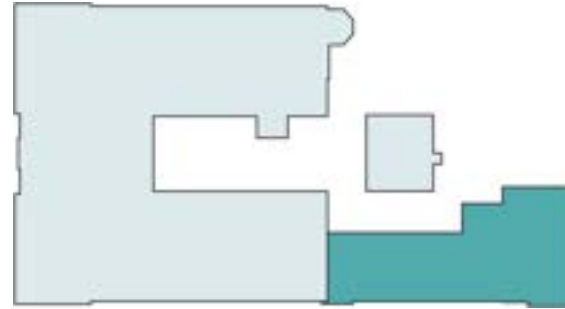
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Marshall, John C., School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009).

## Building Evolution



### Original Unit (1929)

The original school building was a two-story symmetrical U-plan. The building featured 24 standard classrooms, and four larger specialty classrooms, including kindergarten and library. The original building also included a gym, auditorium, and lunch room.



### First Addition (1931)

The east wing of the school was extended to accommodate ten additional classrooms.



Exterior viewed from southwest corner.



Polychromatic brickwork and decorative tiles on exterior of original wing



Auditorium viewed from mezzanine projector room. The space is constructed of CMU, but with cast-concrete and plaster decorative elements. A modern wheelchair lift has been added to the left of the stage.



Hole in gymnasium roof caused by falling coping stone.



Long kindergarten space with Pewabic tile basin facing bay window. Brick fireplace visible in right foreground. Contemporary aluminum windows are all intact.



Detail of decorative tile basin in kindergarten.



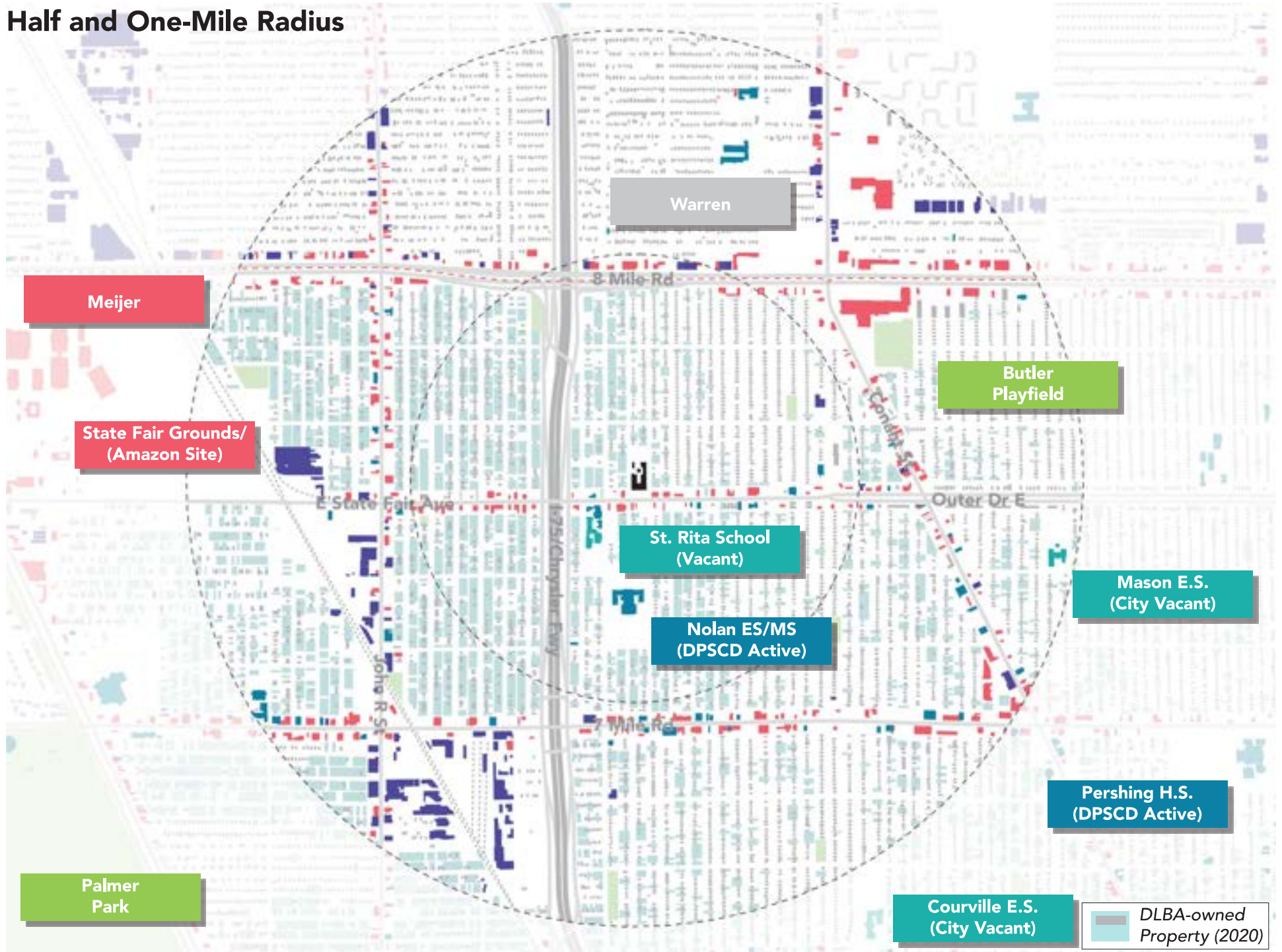
Typical classroom with CMU walls. Wood finishes are in excellent condition and contemporary aluminum windows are intact. Note mold/water staining on ceiling.



Hallway with CMU and glazed-block walls, and intact lockers.



# Half and One-Mile Radius



## Neighborhood By The Numbers

52<sub>/100</sub>

**Walkscore**  
Somewhat walkable

0.4<sub>mi</sub>

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

0.5<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.3<sub>mi</sub>

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

1.7<sub>mi</sub>

**Nearest Recreation Center**  
More than 15 minute walk  
to nearest City Rec Center

2.4<sub>mi</sub>

**Library Access**  
No public library  
within walking distance

48%

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

118

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

2.4%

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

# 3 Mason



Address: 19635 Mitchell  
 Parcel: 13024055  
 District: 3  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 3.87 ac  
 Gross Floor Area: 48,000 sf  
 Floors: 2  
 Plan Type: H  
 School Type: Elementary  
 Year Built: 1931, 1946, 1951  
 Zoned: R1  
 Base Rehab Cost (est): \$2.0M  
 Total Rehab Cost (est): \$12.3M

Condition Market



History Neighborhood



## Building Overview

Beautiful art deco-style exterior with golden brick and intricate cast stone details.

Original unit built in 1931, but the majority of the school was built in 1946 and 1951. The new additions' exteriors match the original wing, but use different construction styles.

24 standard classrooms plus 5 larger classrooms.

Auditorium and gym have direct exterior access. These spaces are located on opposite corners of the building.

Interior is solid but utilitarian; primarily CMU in newer portions of the building. Interior finishes generally in good condition throughout.

Coping removed from some areas of the roof, leaving walls vulnerable to water damage.

Lush green front courtyard; overgrown, but a pleasant space.

Building located at far south end of site; large open area remains at northern end.

## Neighborhood Overview

Located in Pershing Neighborhood.

Surrounding residential blocks are largely intact, with mostly 1 and 1.5-story single-family detached homes. There are relatively few Land Bank-owned properties here.

The Pershing, Conant Gardens, and Farwell neighborhoods are relatively dense compared to surrounding areas, though they have experienced population loss in recent years.

There are no public parks within a half mile of Mason; the school yard is the only large open green space in the area. However, Farwell Recreation Center is located within a mile.

The intersection of Conant St and 7 Mile Rd, less than a half-mile south of Mason, is an active commercial node. 8 Mile Rd, less than a mile north, is another major commercial and transit corridor.

There are three public schools within a mile of Mason: Pershing HS, Nolan ES/MS (PK-8), and Mason Academy (PK-8).

## Development Overview

Opportunities:

- Building in excellent condition
- Large lot with large amount of open space.
- Relatively stable neighborhood
- Near multiple major commercial and transit corridors.
- Schools and civic amenities nearby

Challenges

- Not in SNF priority development area

Real Estate Market summary:

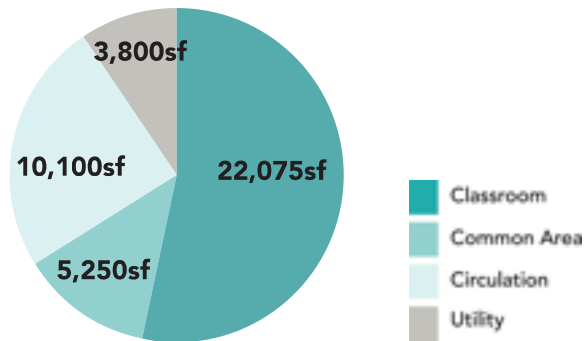
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Recommended for multifamily housing, due to low residential vacancy rates, above-average rents, and residential context.

## Existing Floorplan + Program



41,225 sf net floor area

### Structure

- Concrete frame
- CMU

### Roof System:

- Concrete beam
- Built-up roof
- Internal drains

### Facade:

- Brick with limestone accents
- Wood and glass block windows

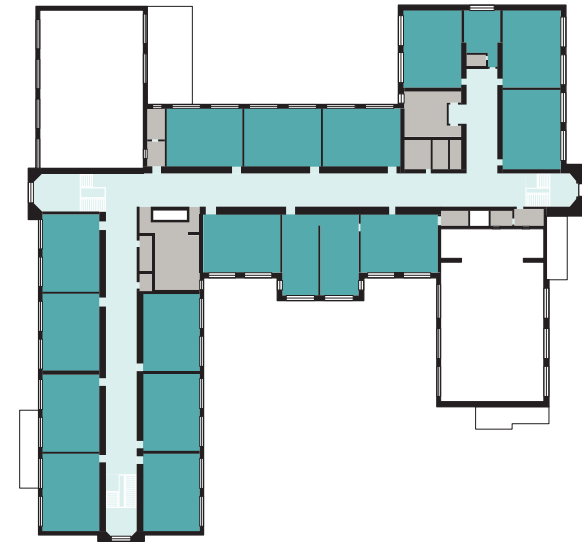
### Floor System:

- Concrete joist and slab

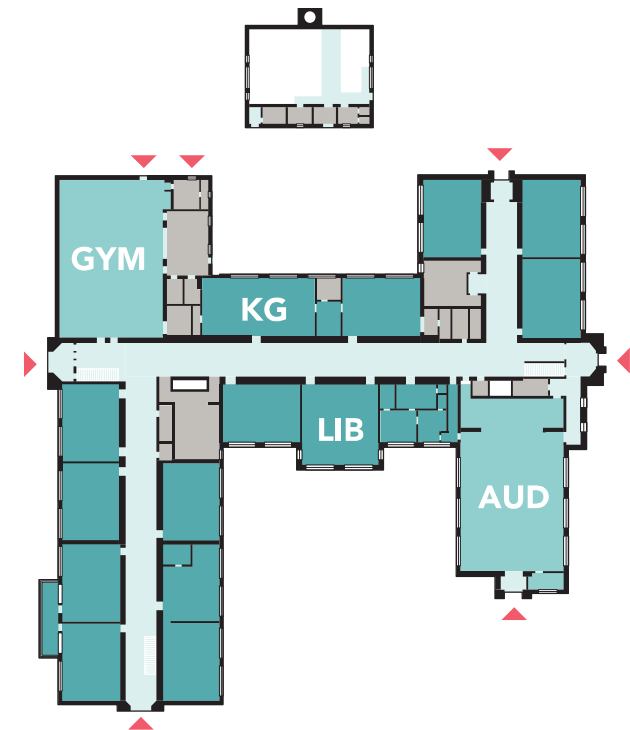
### Interior Walls:

- Painted CMU (original unit)

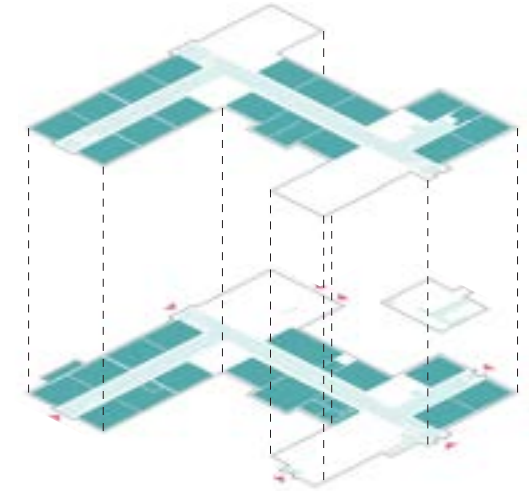
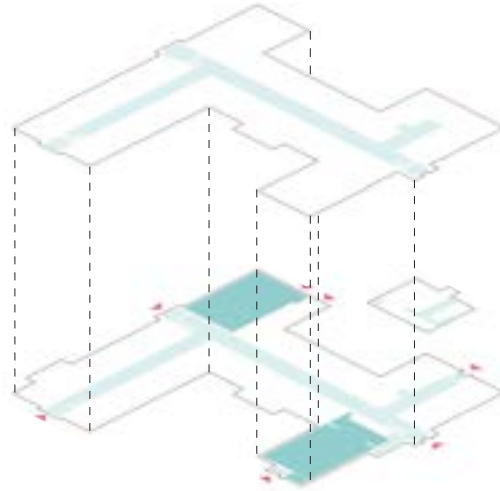
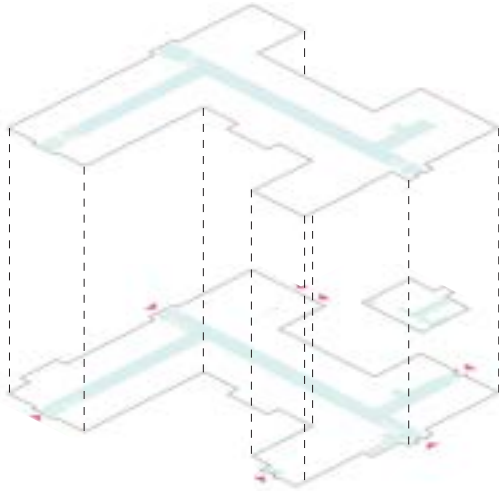
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

Circulation consists of a long central corridor with two shorter spurs, forming a Z. All corridors are double-loaded. There are only three stairwells: two at either end of the main corridor, and one at the southwest wing. The northeast corridor does not have its own stairs.

The central corridors are 13'2" wide and north and south wings are 12' wide. Ceiling heights are 12'8" on the first floor and 10' on the second.

### Common Areas

A gym and auditorium are located in opposite wings of the building. The 60x40' gym occupies the northwest wing, while a similar-sized auditorium occupies the southeast wing. Both are served by the main central corridor, and both have dedicated exterior access. The auditorium has a small vestibule.

### Classroom Areas

Classroom areas are concentrated in three double-loaded blocks: in the southwest wing, the center wing, and the northeast wing. Classroom areas face in all four directions, including views to the street and to front and back courtyards.

Typical classrooms are 30x22'6" with 13' ceilings.

# School History

## Stevens T. Mason Elementary

The Stevens T. Mason Elementary School site was first established in 1927 when the Detroit Board of Education erected a temporary building within the parcel bounded by Outer Drive, Harned, Lantz, and Mitchell. The building served as an annex for pupils from the nearby Grayling school. A second temporary building was located at the site in 1929. The Detroit Board of Education erected the first permanent school building in 1931 at a cost of \$104,602. Three hundred children were enrolled at the school during its first semester. By 1941, the population of the school increased slightly to 350 as it served as it opened its door to children from nearby overcrowded schools such as John Marshall.

A new unit which was added to the building in 1945 included 10 rooms and an office. Upon its construction, the addition was said to be the first building in the city to include fluorescent lighting and acoustical tile ceilings. Landscaping, to include an extensive garden, was added at this time. Newspaper articles from the day noted that the garden was one of many which the City of Detroit, Department of Parks and Recreation sponsored at recreation centers and schools within the city in order to teach children "... the practical job of planting and cultivating flowers and vegetable gardens." A second unit was erected in 1951-1952 at a cost of \$663,696 and accommodated an additional 595 pupils. It consisted of a gym, auditorium, homerooms, science, and art classrooms.

The 1951 wing was heavily damaged by a fire which occurred in 1969 which caused \$250,000 in damage and destroyed nearly 50% of the wing. The school was temporarily closed as a result of the fire damage and its 400 students were transferred to other schools.

Also in 1969, Mrs. Beulah Brew, the Detroit Public School system's first African American principal, was hired to lead Mason Elementary and an African-American research center was established in the school.

In 1976, as a result of a court order arising from the Miliken v. Bradley lawsuit, the DSB 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). Mason Elementary, whose student body was 87% black at the time, was slated to receive students from the nearby Fleming Elementary, which was 90% white.

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

### References

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Detroit, City of, Board of Education, Architectural Planning Department. *Mason 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*:  
*City Will Build 4 New Schools*. Detroit: Detroit Free Press; Jun 3, 1938; pg. 1

*Steven T. Mason School*. Detroit: Detroit Free Press; May 11, 1929; pg. 26

*Big Increase Made in School System*. Detroit: Detroit Free Press (Detroit, Michigan); Apr 6, 1930; pg. 69

*Young City Farmers Reap the Rewards from Garden Projects*. Detroit: Detroit Free Press; Aug 21, 1949; pg. 8

*Arson Suspected in School Fire*. Detroit: Detroit Free Press; Sep 4, 1969; pg. 3  
*Term Ends*,

*School Strike Ends in Flight to Classroom*. Detroit: Detroit Free Press; Sep 11, 1941; pg. 4

*Bussing Runs Smoothly; Absenteeism is High*. Detroit: Detroit Free Press; Jan 27, 1976; pg. 6

*School Budget is Cut \$824,777*. Detroit: Detroit Free Press; Dec 24, 1930; pg. 2

*Absentee Rate is Halved*. Detroit: Detroit Free Press; Jan 28, 1973; pg. 3

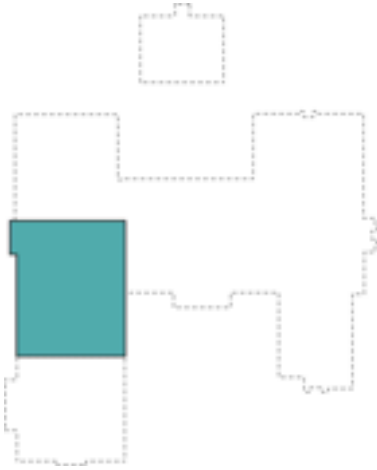
Grover, John and Yvette van der Velde. *A School District In Crisis, Detroit Public Schools 1842-2015*. <https://land-grid.com/reports/schools> Loveland Technologies, 2016

*Michigan Chronicle*:  
*Afro Centers Open at Two Schools*. Detroit: Michigan Chronicle (1939-Current); May 17, 1969; pg. B12

*Launch Project One in 3 High Schools*. Detroit: Michigan Chronicle (1939-Current); Mar 5, 1966; pg. 13

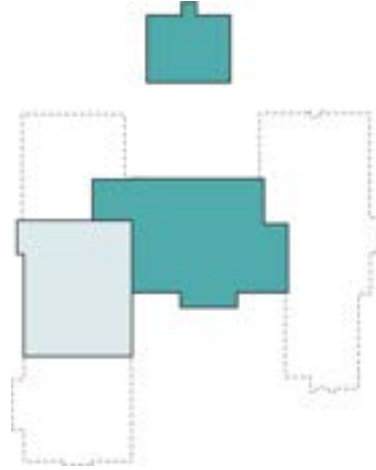
Ratcliffe, Evelyn. *Michigan Chronicle*. *Evelyn's Chatter*. Detroit: Michigan Chronicle (1939-Current); Aug 31, 1963; pg. B6

# Building Evolution



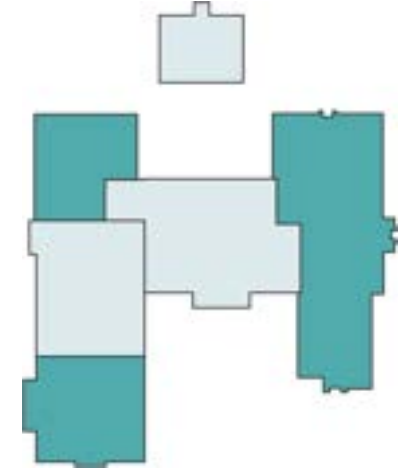
## Original Unit (1931)

The original school building was a small two-story box consisting of just six classrooms and a restroom on each floor.



## First Addition (1946)

Six more classrooms, two larger specialty rooms, administrative offices, and a large kindergarten were added fifteen years later. An external boiler house was also added north of the school building.



## Second Additions (1951)

Three separate additions were completed in 1951. The original classroom wing was extended to the south and a new wing added to the northeast, totaling 13 new classrooms and two new restrooms. An auditorium and gym were also added to the corners of the building.





East elevation with vertical brick details and decorative stone details. This wing was constructed as part of the second addition in 1951.



Cast stone details on the parapet above an entrance, including gargoyles, sunflower, and student with book.



Auditorium is plain, but in good condition.



Gym/cafeteria with high ceilings and glass-block windows facing east and west.



A classroom in the 1931 unit, featuring plaster walls, wood window frames (scrapped), and original wood cupboards beneath the windows.



Typical classrooms in the 1946 and 1951 additions are plain, with CMU walls, exposed concrete beams, and extra-high ceilings.

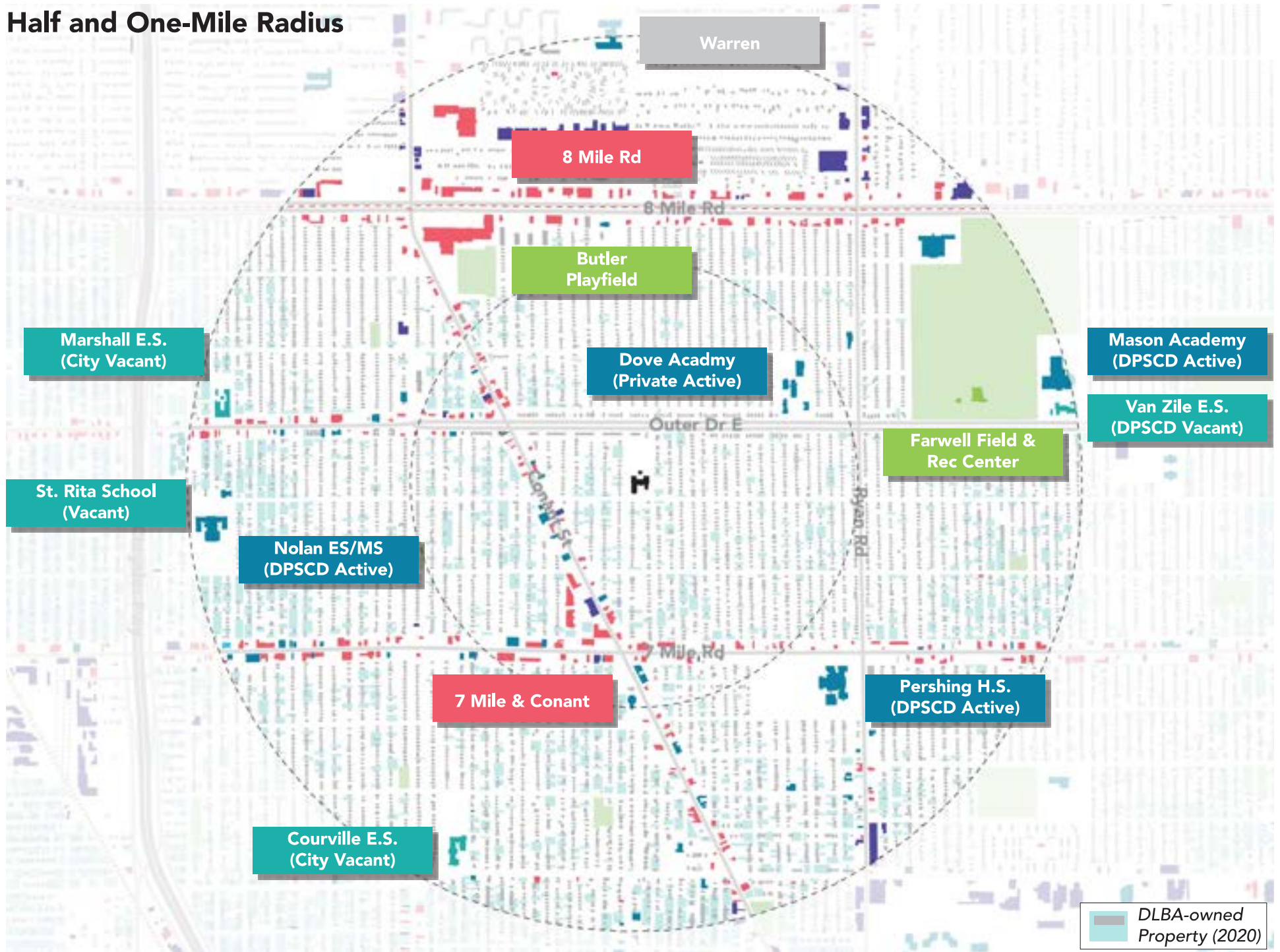


Classroom corridor in excellent condition. CMU and glazed block wall construction with intact lockers and arched drinking fountain alcoves.



Coping stones pushed onto the roof by scappers; metal flashing has been taken, leaving wall construction exposed.

# Half and One-Mile Radius



## Neighborhood By The Numbers

60<sub>/100</sub>

**Walkscore**  
Somewhat walkable

0.4<sub>mi</sub>

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

1.4<sub>mi</sub>

**Freeway Access**  
5-10 minute drive  
to nearest freeway ramp

0.4<sub>mi</sub>

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

0.8<sub>mi</sub>

**Nearest Recreation Center**  
10-15 minute walk  
to nearest City Rec Center

1.7<sub>mi</sub>

**Library Access**  
More than 15 minute walk  
to nearest public library

18%

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

186

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

2.3%

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

# 3 New



Address: 17142 Rowe  
 Parcel: 21035720-3  
 District: 3  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 4.68 ac  
 Gross Floor Area: 53,000 sf  
 Floors: 2  
 Plan Type: Irregular  
 School Type: Elementary/Middle School  
 Year Built: 1936, 1938, 1949  
 Zoned: R1  
 Base Rehab Cost (est): \$1.9M  
 Total Rehab Cost (est): \$12.6M

Condition Market



History Neighborhood



## Building Overview

2-story irregular floorplan.

Former Catholic school for Our Lady of Good Counsel Parish; school shares its parcel with a large 1950s-era church and two residential buildings. One of the residential buildings is currently occupied by Holy Cross Children's Services and used as a residential treatment center for teenage girls.

School building consists of two classroom units and a semi-detached gym/auditorium unit.

Original classroom building is in good condition. Roof requires minor repairs. Original steel frame windows are intact, but replacement is likely more cost effective than repair. Plumbing and radiators have been scrapped.

Classroom addition roof is deteriorated and requires repair.

Additions are on a higher grade than original building; first floor is not barrier-free.

Gym/auditorium is a large space with its own main entrance facing Sauer St. It is connected to the original school at only one point, and can be operated separately from the rest of the school.

## Neighborhood Overview

Located in Von Steuben neighborhood.

Located in the larger Osborn community, served by the Osborn Neighborhood Association and Osborn Business Association.

Surrounding residential blocks appear intact and stable, with very few vacancies.

Southern edge of the parcel (occupied by church building) fronts on E. McNichols Rd, which features a neighborhood park, a small grocery store and other active small businesses.

A large public school campus is located directly to the north within walk/bike distance. DPSCD Brenda Scott Academy (PK-8) is a half mile to the north, and Osborn High School is one mile north. The campus also includes Turning Point Academy (K-12 special needs), sprawling athletics fields, and the vacant Von Steuben Elementary building.

## Development Overview

Opportunities:

- Overall good condition
- Original art deco school building in excellent condition with good historic integrity.
- Large gym/auditorium can be operated separately
- Stable residential neighborhood
- Walking distance to public PK-12 and special-ed schools.
- Property abuts commercial corridor

Challenges

- First classroom addition requires roof replacement and repairs; consider demolition.
- Parcel includes other non-vacant buildings; condition and tenant status unknown.

Real Estate Market summary:

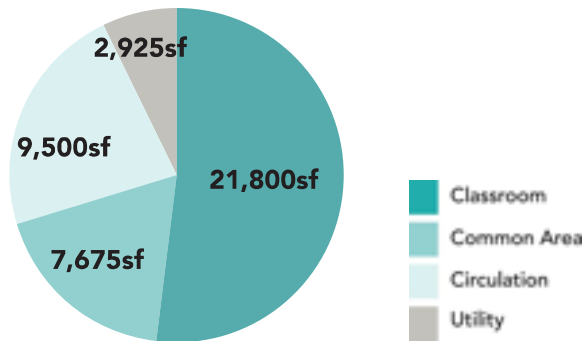
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Weak overall real estate market. Consider community or institutional use.

## Existing Floorplan + Program



41,900 sf net floor area

### Structure

- Concrete frame

### Roof System:

- Precast concrete plank to steel beam (original)
- Metal deck with open-web steel joist (addition)

### Facade:

- Brick with limestone/cast stone accents

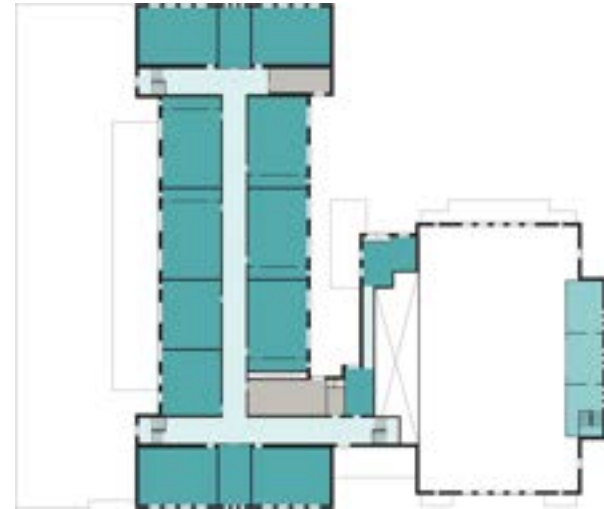
### Floor System:

- Concrete joist and slab

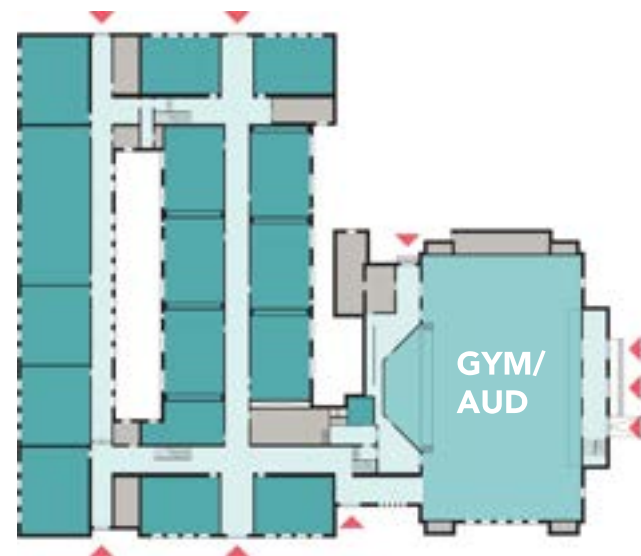
### Interior Walls:

- CMU (original unit and gym)
- CMU + Brick (addition 1)

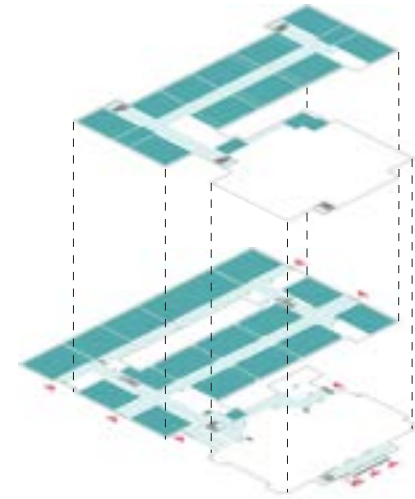
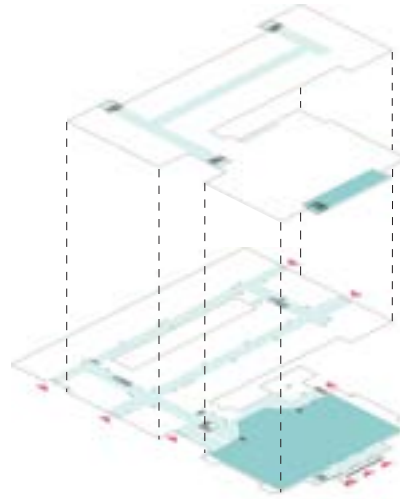
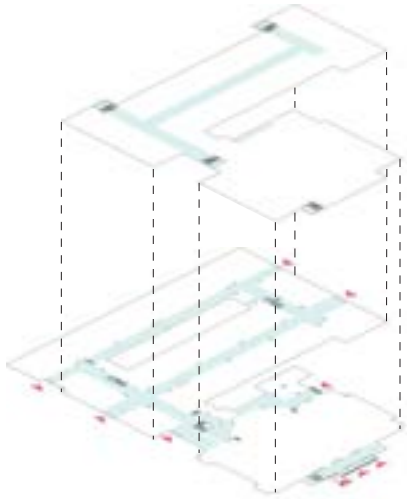
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

New School has an irregular circulation pattern due to its multiple additions. The original (central) classroom building has one double-loaded corridor with circulation and entrances at the ends. The 1-story classroom addition has a single-loaded corridor.

### Common Areas

New School features one large gym/auditorium in its own wing. While this space is accessible where it attaches to the school's front entrance, the primary public access is from the north, opposite the stage, where there is a grand formal entrance. Since this auditorium was originally used for church services, it can be sealed off from the rest of the school building.

### Classroom Areas

Classrooms in both units have a compact arrangement. There is a clear separation between the classroom portions of the building and the public areas of the building.



# School History

## Our Lady of Good Counsel

The Our Lady of Good Counsel Parish was founded in 1928 at 17142 Rowe Street. In 1936, three Catholic parishes in the Detroit-Hamtramck area completed construction of new schools, including Our Lady of Good Counsel, St. Peter Claver (which built the first Catholic school for Black children in the Michigan), and Immaculate Conception (which built the first Catholic school for Ukrainian children in the Michigan). During the 1936-1937 school year, 104,000 students attended parochial primary and high schools in Detroit.

The Our Lady of Good Counsel Parish school building was erected at a cost of \$34,000 and was first opened for classes in the fall of 1936. The school hosted grades one through eight and, in its inaugural semester, included 226 pupils in attendance. Tuition was \$2 a month and five Sisters from the Immaculate Heart of Mary staffed the school. By 1938, the parish added a new wing to the school building in order to accommodate increasing enrollment numbers. In the years immediately following World War II, the school's student population greatly expanded, necessitating the erection of a second addition, which included a new auditorium. The existing historic church's

interior space was also converted into six new classrooms while mass was held within the school's new auditorium. By 1950, classes were offered in half-day sessions due to booming enrollment numbers and by the early 1960s, approximately 1,200 pupils attended the Our Lady of Good Counsel Parish school. The school also included 27 instructors, including 18 Sisters and nine lay staff. In 1957, the parish had erected a new church building at the site. Enrollment dropped by 300 pupils by 1970, due to the school's efforts to reduce the overcrowded conditions. The 1970 passage of Proposal C, which banned public aid to private schools, led to increases in tuition and further decline in enrollment. The school was eventually shuttered and, in June 2011, the church was closed when Our Lady of Good Counsel Parish was merged with the nearby St. Raymond parish. The Detroit Public School system subsequently gained ownership of the property and sold it to the City of Detroit in 2015.

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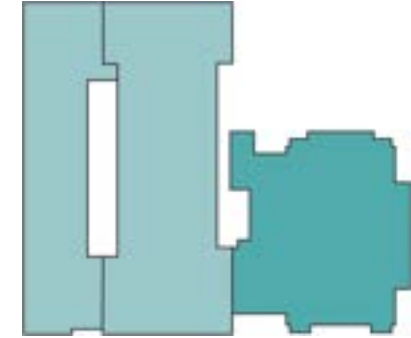
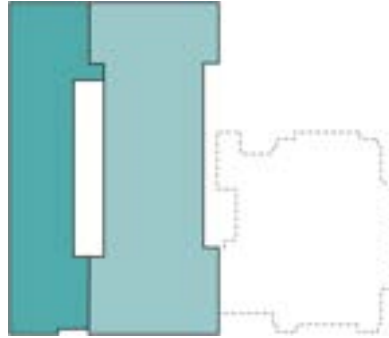
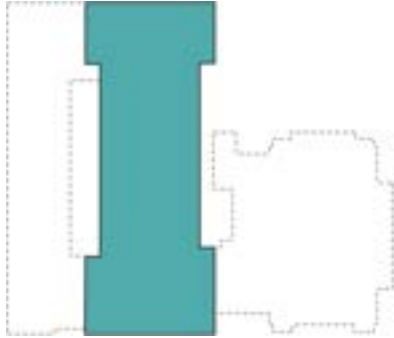
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# Building Evolution



## Original Unit (1936)

The original school building was a 2-story building with an I-shaped layout. Each floor had a double-loaded main corridor with six rooms each, with two additional classrooms on either end.

## First Addition (1938)

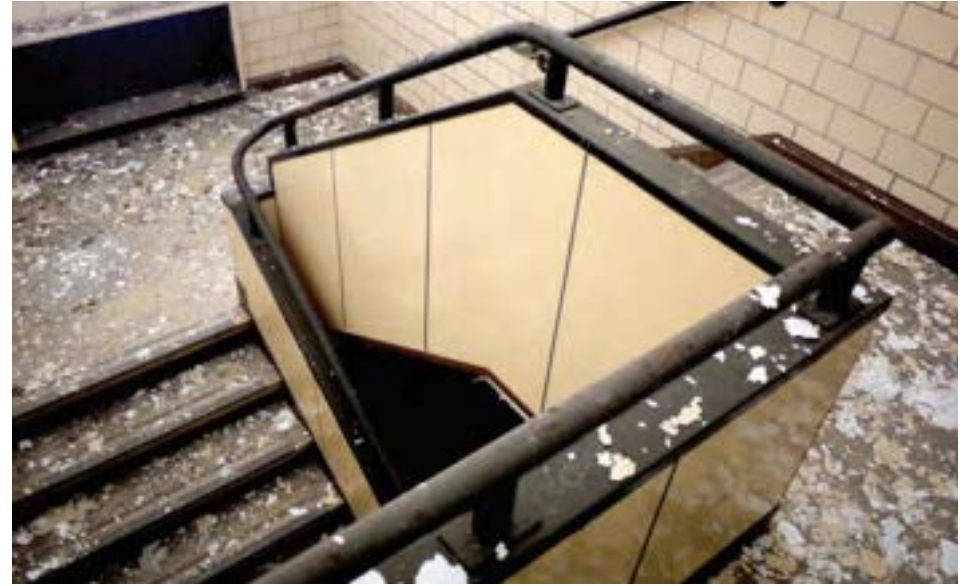
The parish and school population rapidly grew, and the original school quickly reached capacity. A single-story 8-classroom addition was added just 2 years after the school opened. The new addition was a single-loaded corridor with classrooms on one side and windows into a narrow courtyard on the other.

## Second Addition (1949)

A large combination gym and auditorium was added in 1949. Sunday mass was also held in this space until a new church building could be built on site.



The facade is red brick with geometric cast stone elements in an art deco style. Tall, narrow windows and articulations in the facade emphasize the verticality of the building.



Stairwells are well-preserved with original 1930s finishes and a striking cream-and-black handrail.



The large gym/auditorium accommodates a full-size basketball court, pull-out bleachers, and a large stage area. Windows are all glass-block; skylights in the ceiling have been covered.



The large stage sits along the side of the gymnasium.



Classrooms in the original unit are simple painted concrete block. There is no built-in furniture like typical DPS-built schools, but classrooms feature walk-in storage/coat areas behind the rear chalkboard wall.



Original steel-frame windows with a large irregular grid are intact throughout.



Each of the original classrooms features a walk-in locker/storage area behind the rear wall.



The corridors in the original classroom wings are tall and narrow. Students originally stored their belongings in the classrooms, but banks of freestanding lockers were eventually added to the hall, making it more crowded. Small glass-block windows allow some natural light to filter in from the classrooms.

# Half and One-Mile Radius



## Neighborhood By The Numbers

57 /100

**Walkscore**  
Somewhat Walkable

0.1 mi

**Transit Access**  
Adjacent to DDOT  
Connect Ten or Key Route

2.0 mi

**Freeway Access**  
More than 10-minute drive  
to nearest freeway ramp

0.1 mi

**Park Access**  
Adjacent to  
park (1+ acre)

2.4 mi

**Nearest Recreation Center**  
No City Rec Center  
within walking distance

1.0 mi

**Library Access**  
10-15 minute walk  
to nearest public library

15%

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

131

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

2.6%

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

# 3 Washington



Address: 13000 Dequindre  
 Parcel: 09016187-220  
 District: 3  
 SNF Area: Campau/Davison/Banglatown  
 Owner: City of Detroit  
 Site Area: 5.46 ac  
 Gross Floor Area: 87,000 sf  
 Floors: 1  
 Plan Type: 8  
 School Type:  
 Year Built: 1924, 1970s  
 Zoned: R2  
 Base Rehab Cost (est): \$3.5M  
 Total Rehab Cost (est): \$19.8M

Condition Market



History Neighborhood



## Building Overview

1-story courtyard building with symmetrical plan.

Originally designed around six courtyards; three have been filled in and converted to interior space, including two high bays.

Main entrance corridor runs parallel to Dequindre St/I-75; includes offices, double-library, and two auditoriums at the corners.

Two gym-like spaces (boys and girls?), on opposite ends of the building. Both gyms have a locker-room located on a second-floor mezzanine. South gym has been converted to machine shop.

Four long, parallel, double-loaded classroom wings extend off the front corridor. The wings are joined in the center by a transverse corridor.

Kindergarten with a large semi-circular bay window faces an interior courtyard.

Roof deck has been damaged by water infiltration; roof requires replacement.

Windows and interior have been extensively scrapped. Exterior masonry requires repair.

## Neighborhood Overview

Located in Campau/Davison/Banglatown SNF area.

Surrounding East Davison Village neighborhood has extremely high vacancy rates, with a great deal of vacant home demolition in recent years. Nearly two-thirds of parcels are owned by the Land Bank, and nearly 75% of parcels are vacant land.

East Davison Village area targeted for Land Bank pilot program to encourage land-based work/live on bundled vacant lots.

Adjacent to Banglatown neighborhood and Hamtramck, two areas with dense populations, large immigrant communities, stable commercial corridors, and attractive to artists and young residents.

Davison Elementary/Middle is a high-performing, active DPSCD school that is popular among area residents. Located 0.5 miles away at Joseph Campau.

Joe Louis Greenway bike route will pass within 0.5 miles, on Joseph Campau Ave.

## Development Overview

Opportunities:

- In SNF area
- Building design suited for tactical preservation, phased development, or cooperative models.
- Opportunity to bundle DLBA-owned vacant land.
- Multiple large, column-free spaces.

Challenges

- Large roof area may be costly to repair and maintain.
- More facade to repair than more compact buildings.

Real Estate Market summary:

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

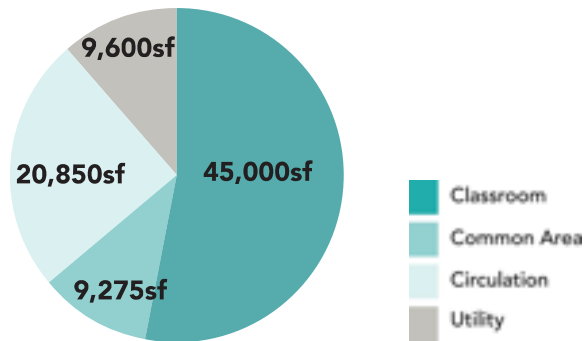
- Multifamily: Average
- Retail: Average
- Office: Below Average
- Industrial: Above Average

Market-based Use Recommendations

- Best market for industrial use due to large number of existing Industrial buildings and high Industrial rents.



## Existing Floorplan + Program



84,725 sf usable floor area

### Structure

- Steel frame

### Roof System:

- Steel frame
- Gypsum deck (low-slope areas)
- Precast concrete plank (sloped areas)
- Asphalt shingle (sloped areas; low-slope unknown)

### Facade:

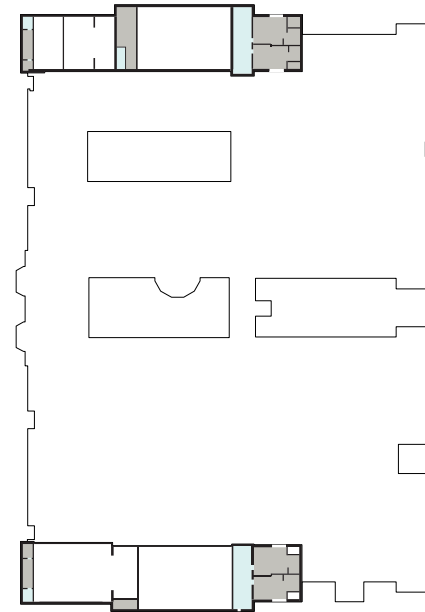
- Brick with limestone/cast-stone accents
- Wood-frame windows

### Floor System:

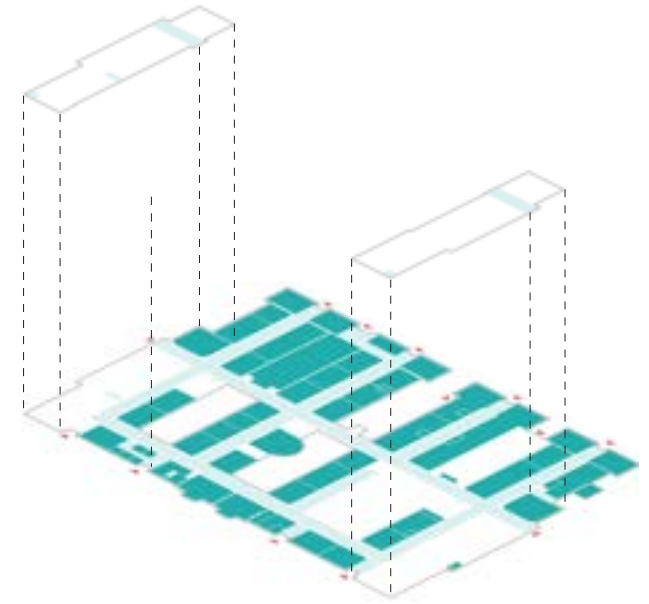
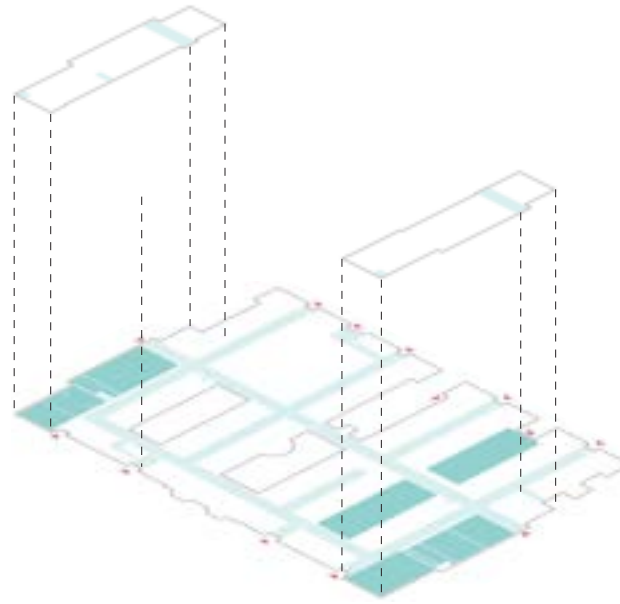
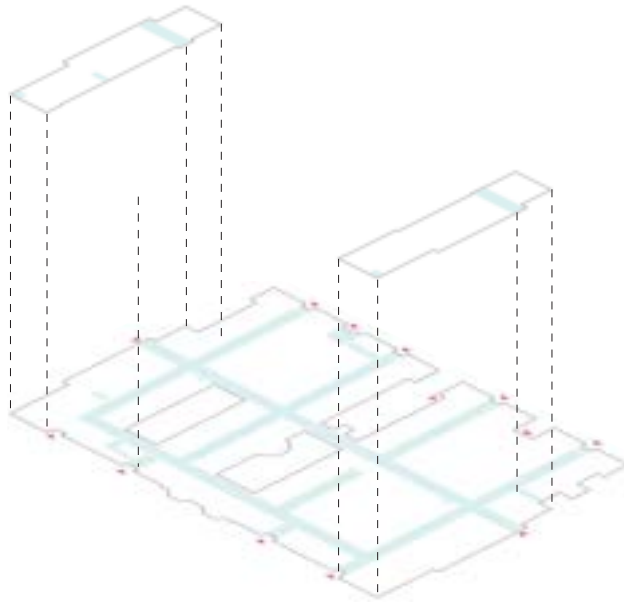
- Concrete slab on grade

### Interior Walls:

- Plaster
- Brick



## Existing Floorplan + Program



### Circulation

Primary circulation consists of one single-loaded main corridor (bottom left), four double-loaded classroom corridors, and one connector corridor tying the classroom wings together in the center. With the exception of the mezzanine-level locker rooms, the entire school is stair-free.

All corridors are 12' wide and 10' tall.

### Common Areas

Washington School originally had twin sets of gyms and auditoriums located in the western corners of the building. Today, the north auditorium has been divided in half, though the stage and projection room remain; the south gym was used as a machine shop and also divided, though there is a locker/shower room above it. Enclosed courtyards also provide large column-free spaces. The southwest courtyard is a cafeteria and the southeast is a high-bay workspace.

### Classroom Areas

Classrooms are arranged along the four parallel wings. The original floorplan located conventional classrooms in the northern two wings, and vocational classrooms in the southern two wings. Libraries, offices, and specialty classrooms were located along the front (west) of the school.

Typical classrooms are 22x30' with 12' ceilings.

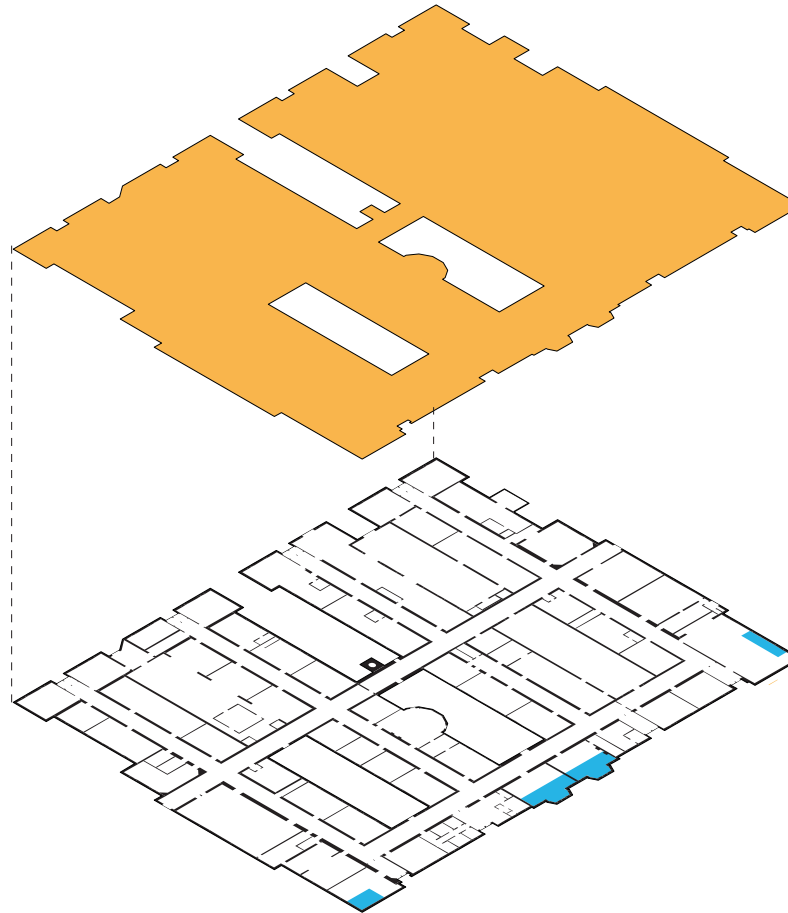
# Building Condition

## Roof

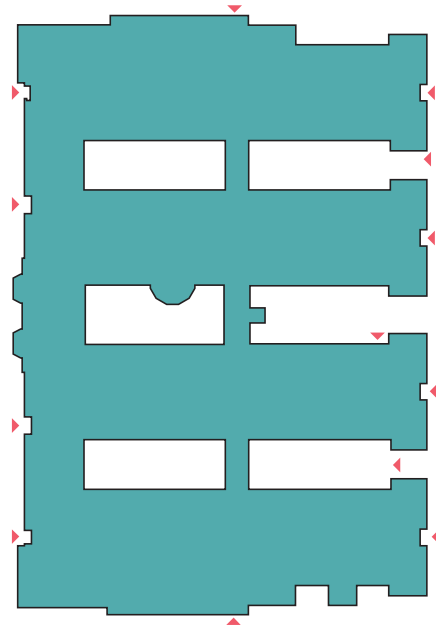
- Sloped roof areas in poor condition. Temporary coverings have been placed over some areas but exposed portions and aerial photos reveal large areas of missing shingles.
- Low-slope roofs not accessible, but water infiltration visible on underside. Gypsum and wood roof deck. vulnerable to water.

## First Floor

- Structure in serviceable condition.
- Facade exhibits widespread distress, including masonry cracking where contacting steel roof members, spalling of cast stone sills/headers, and damage to limestone accent pieces at top of the walls.
- Localized areas of water damage, primarily on west end of building.
- Windows scrapped throughout.
- Scrapping of exposed plumbing and easy-to-access materials throughout.
- Vandalism throughout.

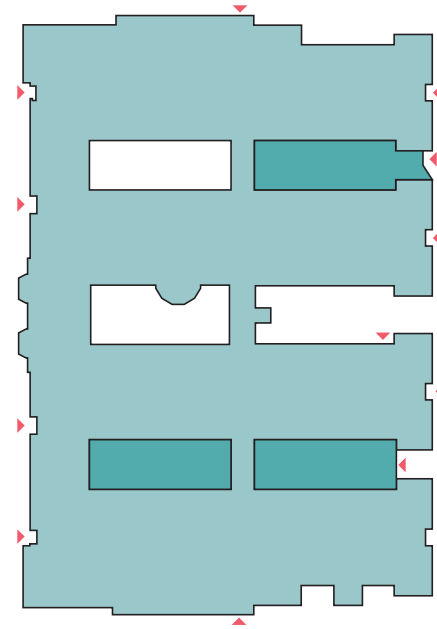


- Roof Damage
- Structural Damage
- Water Damage
- Fire Damage
- Scrapping Damage



### Original Unit (1924)

Washington School's unique four-bar floor plan was constructed all at once, rather than in phases. As a result, the original architecture and floorplan show a high degree of coherence and symmetry. The school originally had six courtyards: three completely enclosed, and three open to the rear schoolyard.



### Courtyard Infill (unknown date)

At various points in Washington's history, courtyards were converted to interior space. The northeast courtyard was converted into childcare/special education space. The southwest courtyard became a new cafeteria. The southeast courtyard—once an open-air automotive shop—became an indoor shop.

## School History

Detroit Transitions East (George Washington Elementary School; Washington Trade School; Washington Vocational School)

Detroit witnessed unprecedented population expansion during the 1920s, largely driven by the growth of industrial production within the City. The population of Detroit's school-aged children, too, grew apace during this period. Specifically, during the 1924-1925 school year, the Detroit Board of Education's enrollment increased by 11,000 children, reaching a total of 117,000 in 1925. During that same year, approximately 11,000 pupils were assigned to school on a part-time basis in order to accommodate the system's rising enrollment numbers. The Detroit Board of Education also appropriated \$5,000,000 to fund the erection of five new buildings and five new additions to existing buildings in a bid to address the school system's expanding student population. The George Washington Elementary School was constructed in 1925 as a result of this building campaign. The school was erected at a cost of \$750,000 and was designed by architects Verner, Wilhelm and Molby. At the time the school was built, the Detroit Free Press touted Washington Elementary as "...the City's first public school to be constructed on a one-floor plan, thus

eliminating the necessity for stairways and fire escapes." Similarly, the Detroit Board of Education noted that the building was a "...new experiment in school building..." and "...the first of its type in Detroit," as its interior space was arranged according to a "...48-section, one-story...", two-platoon plan. Washington Elementary was the third new elementary school that the DSB built specifically to accommodate a platoon organization. The earliest platoon-plan elementary schools, Pattengill Elementary (erected in 1921) and Duffield Elementary (erected in 1923), were both two-stories in height, while the Washington Elementary School was one story. During the 1925-1926 school year, the school housed 2240 pupils, both boys and girls.

Detroit was transformed as a result of World War II, beginning with the outbreak of the war in Europe in 1939, which fueled an unprecedented expansion of industrial production within the City. As billions of dollars of military equipment rolled off Detroit assembly lines, the Detroit area emerged as the nation's "Arsenal of Democracy." Beginning in 1940, the Detroit Board of Education's Department of Vocational Education directed a major portion of the school curriculum and programming to assist with the war effort. The Department of Vocational

Education war training program had enrolled 320,000 adult students in over 800 courses between 1940-1945. By the end of the war the Detroit Board of Education boasted of having trained more men and women in the American defense industry than any other school district in the country. In 1941, the Department of Vocational Education established a training unit for adult war production workers within the school which was known as the "Washington Trade School." The unit was one of only three schools (Washington Trade, Southfield Trade, and Aero Mechanics High) that the Detroit Board of Education established as a direct result of World War II. Between 1941 and 1944, 17,605 workers were trained within the Washington School's war production unit. A review of floor plans from 1942 indicates that the north-easternmost, rear open courtyard was enclosed when its interior space was reconfigured to accommodate an automobile shop.

When the need for war training for adults began to diminish in 1944, the Detroit Board of Education oriented the Washington Trade School toward providing a vocational education for children. Classes within the new unit began on January 31, 1944 with an enrollment of 140 students (all boys). The school offered a two-year certificate and

provided a curriculum which offered both industrial training and academic classes to its pupils. With the conclusion of World War II, the building also hosted a trade school for veterans. By 1947, the school had reached maximum capacity.

In 1954, the auditorium received "... a long-needed facelift" with the addition of new "plastic windows", as well as new seating and new stage curtains. By 1969 the school was still all male and mainly provided vocational instruction to pupils with behavior or academic issues. A review of historic aerial maps indicate that the southwestern and northeastern courtyards were enclosed sometime between 1972 and 1976. The former northeastern courtyard enclosure featured rooms which were used for cosmetology while the former northeastern courtyard enclosure accommodated a new cafeteria.

At the time of the building's closure in 2010, the school was known as the Detroit Transitions East. The Detroit School System, successor to the Detroit School Board, transferred ownership of the building to the City of Detroit in 2015.

#### References

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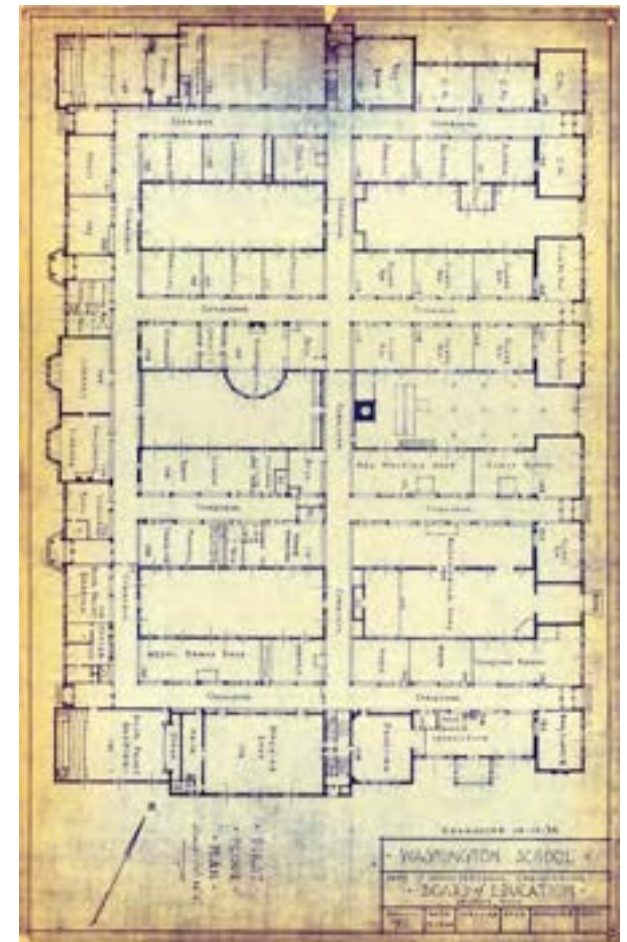
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*Row on Slash in School Fund*. Detroit: *Detroit Free Press*; Jul 22, 1924; pg. 2

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1st Floor Plan  
(not to scale)



Exterior viewed from the northeast corner. Although the school is a single-story building, the gable roofs and sequenced massing of the gym and auditorium space create variety and visual interest.



Inside the former kindergarten bay window, looking into one of the two remaining interior courtyards.



The automotive shop was formerly an open courtyard with a ramp to the rear parking lot. A steel joist roof and garage door were added to close off the space.



The northeastern courtyard was also converted to interior space and divided into a number of smaller spaces. The adjacent classrooms were reconfigured to open into the former courtyard.



The northwest gym is a simple brick box with high windows and 18' ceilings. There is an identical space on the southwest corner of the building that was formerly a gym converted into high-ceilinged classrooms.



The library consists of two identical, side-by-side rooms, each with a large bay window that faces Dequindre Street. The original 16'4" high ceilings and the tops of the bay windows were concealed by a drop ceiling.



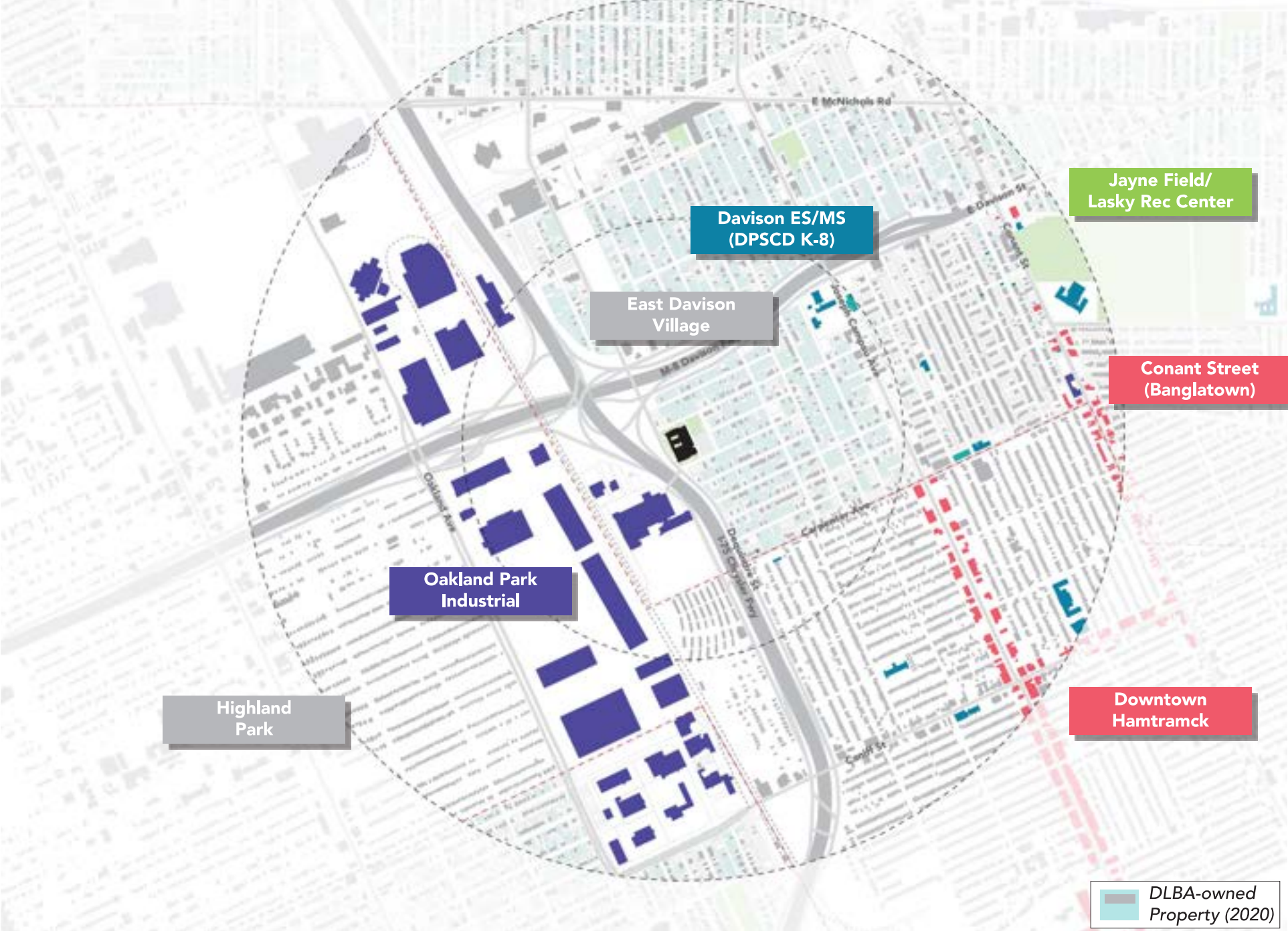
The southwestern courtyard was given a roof and converted into a large, windowless cafeteria.



The southwest auditorium is mostly intact, though covered in graffiti. The drop ceiling conceals the original barrel vaulted ceiling more than 21' high. There is a 'twin' auditorium at the northwest corner that was divided into two classrooms; however, the stage, vaulted ceiling, and projection box remain.



# Half and One-Mile Radius



## Neighborhood By The Numbers

34<sub>/100</sub>

**Walkscore**  
Car-dependent

0.7<sub>mi</sub>

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

0.7<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.6<sub>mi</sub>

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

1.2<sub>mi</sub>

**Nearest Recreation Center**  
More than 15-minute walk  
to nearest City Rec Center

0.9<sub>mi</sub>

**Library Access**  
10-15 minute walk  
to nearest public library

76%

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

n/a

**Building Alteration Permits**  
No data for construction activity  
within 1mi radius (2016-2018)

2.3%

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

## Financial Analysis Summary

Detroit Transition School East (Washington) is in the Campau/Banglatown SNF area. The building is located at 13000 Dequindre St. in the Campau/Banglatown neighborhood in District 3. It is approximately four miles away from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 17,100 and 2019-2024 projected annual population growth rate is -0.2%. The senior population annual growth rate is projected at 2.3%. According to EMSI, 2019 estimated median household income for the area was \$28,000.

In terms of built environment, Washington is less dense than other schools in the Vacant School portfolio, with 2.9 million built sf. Washington scored a Walkscore of 34, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to increase marginally at 0.2% annually (EMSI). In terms of multifamily development, Washington is a much smaller market than many of the 1-mile radii around other schools in the portfolio. It's three market rate multifamily buildings contain 130 units and only 80,000 sf (CoStar). There is no information available for HRD projects. CoStar's market rate rents and vacancy rates are average at approximately \$12 psf or \$670 per unit and 9%, respectively. The area around Washington school does not contain any senior living facilities.

The 1-mile radius area around Washington contains more slightly more retail sf than other schools in the portfolio. This radius picks up 18 grocery stores, some of which are likely the specialty stores on Conant Street that cater to Bangladeshi and other ethnic pop-

ulations in the neighborhood. It records slightly lower average retail rents, \$11 psf, and lower vacancy rates, 3% (EMSI / CoStar). Washington does record a fair amount of retail sales, with \$112 million annually, higher than expected sales, \$104 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 Washington, a good sign for neighborhood vibrancy and economic activity.

There are 11 buildings categorized as commercial office in Washington's 1-mile radius according to CoStar, with slightly lower than average rents (\$14 psf). The market for industrial real estate is much larger, due to the proximity to American Axle and other industrial companies. There are 64 buildings categorized as industrial according to CoStar, with slightly higher than average rents (\$8 psf). Vacancy averages approximately 5%.

**From Profile Recommendation:** *Recommended for Industrial because has a large number of existing Industrial buildings and high Industrial rents at \$8.42. Do not recommend for Residential or Retail because low Walkscore.*

# Market Information

## Washington 1

Development Type	Gross Area (SF)
Rehabilitated Structure	86,113
Demolished Structure	813

### High Level Funding Breakdown

Equity	\$1.13	10%
Debt	\$1.22	11%
Gap	\$8.97	79%

**Total Project Cost \$11.32**

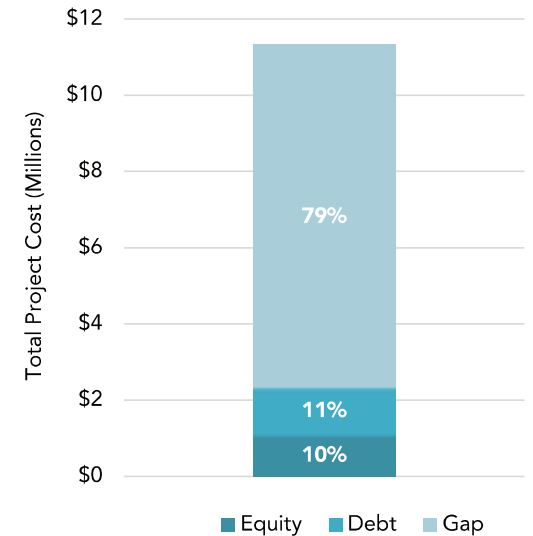
### Income (PSF values)

Blended Rental Income	\$2.00
Less Vacancy	\$0.50
Less Expense	\$0.50
2022 NOI (escalated)	\$1.50
Blended Cap Rate	9.0%
Capped NOI	\$16
<b>Total Value</b>	<b>\$1,400,000</b>

### 2022 Costs

Total Rehab Cost	\$10,300,000
Total Fit-Out Cost	\$1,000,000
<b>Total Project Cost</b>	<b>\$11,300,000</b>

**Gap \$ 9,000,000**



## Washington 2

Development Type	Gross Area (SF)
Rehabilitated Structure	85,631
Demolished Structure	1,295

### High Level Funding Breakdown

Equity	\$2.95	10%
Debt	\$4.46	15%
Gap	\$22.08	75%

**Total Project Cost \$29.49**

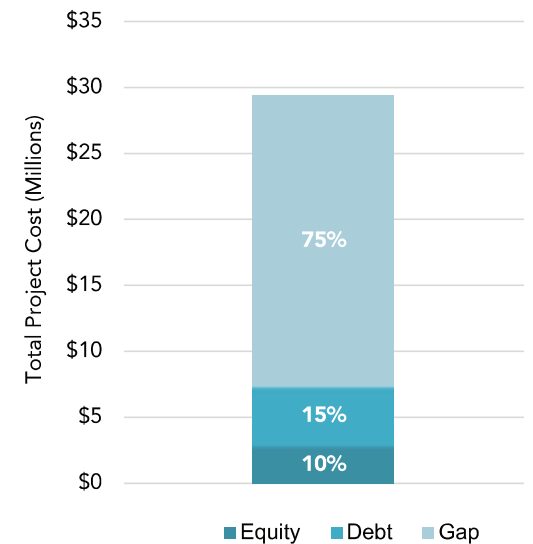
### Income (PSF values)

Blended Rental Income	\$6.00
Less Vacancy	\$0.50
Less Expense	\$1.00
2022 NOI (escalated)	\$5.00
Blended Cap Rate	8.2%
Capped NOI	\$58
<b>Total Value</b>	<b>\$5,000,000</b>

### 2022 Costs

Total Rehab Cost	\$19,800,000
Total Fit-Out Cost	\$9,700,000
<b>Total Project Cost</b>	<b>\$29,500,000</b>

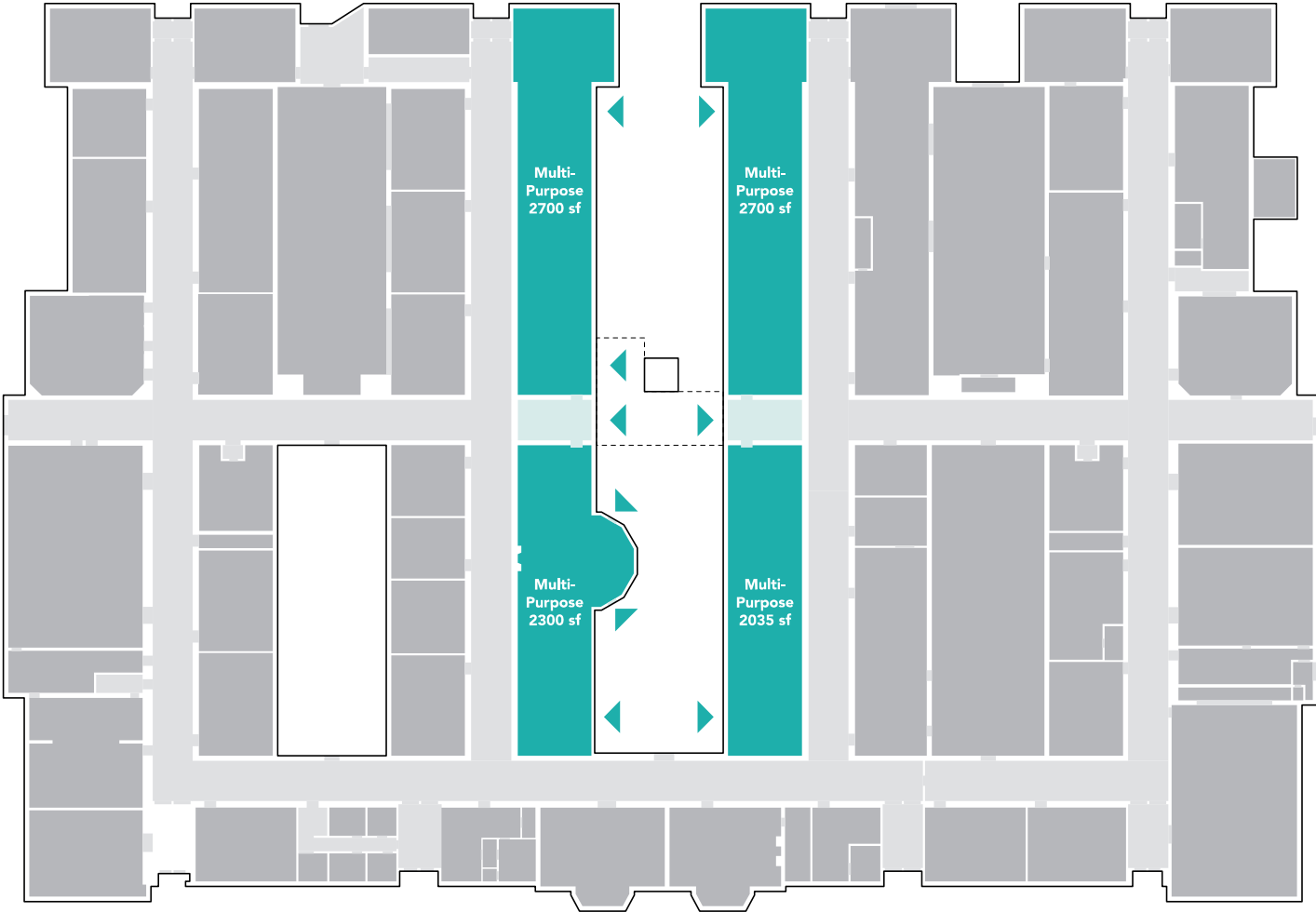
**Gap \$ 22,100,000**



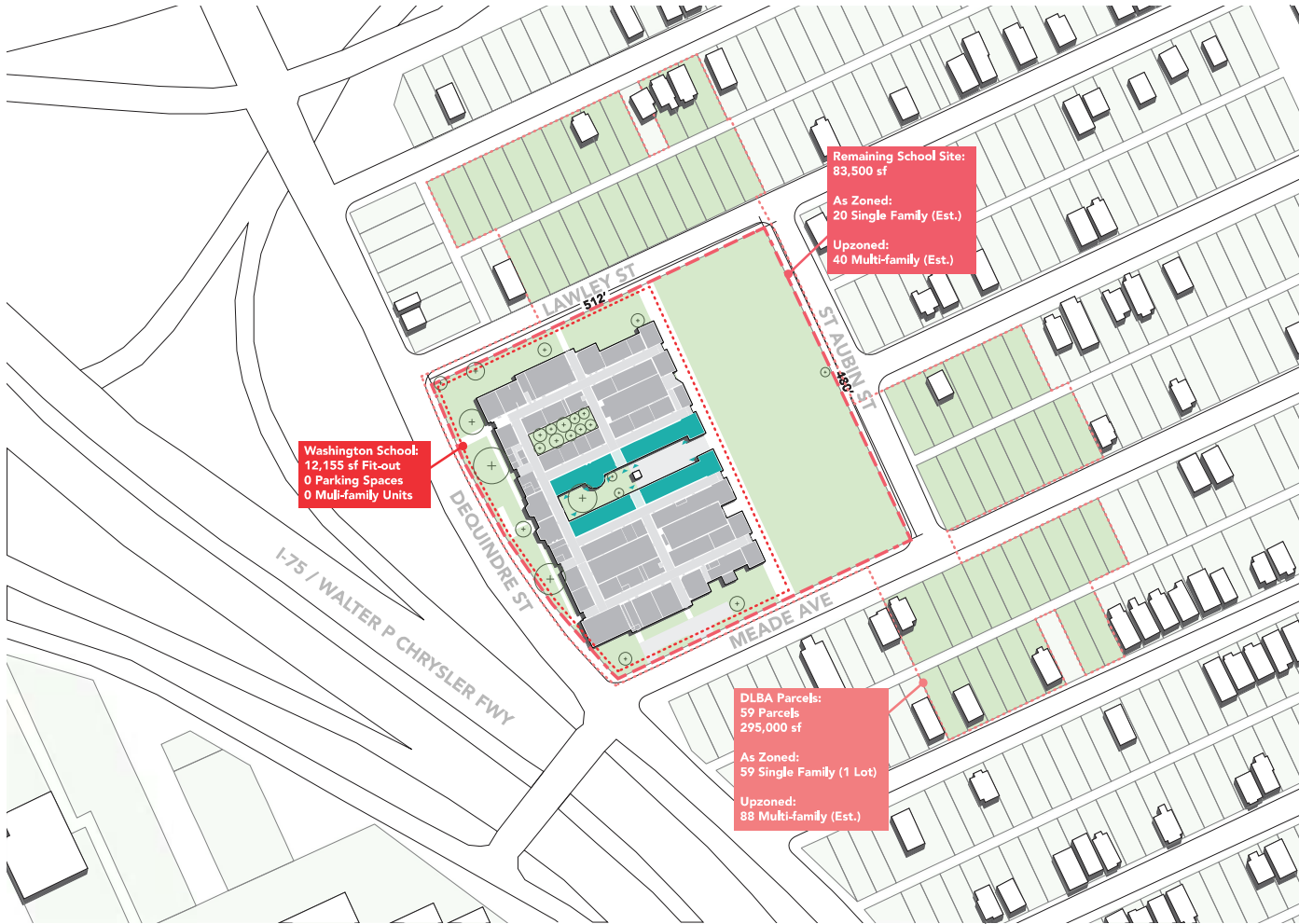
# Scenario 1: Arts Courtyard

Create large multipurpose spaces for art and mothball the rest

Washington is a large building that will be expensive to fully rehabilitate. In order to activate this large building in the near term, the central courtyard could be stabilized, cleaned, and opened to serve as multiuse space for a variety of uses, including art galleries, farmers markets, concerts, pop-up retail, and special gatherings. Activating the building in the near-term can help stabilize and engage the surrounding neighborhood and generate developer interest in the larger building.



First Floor

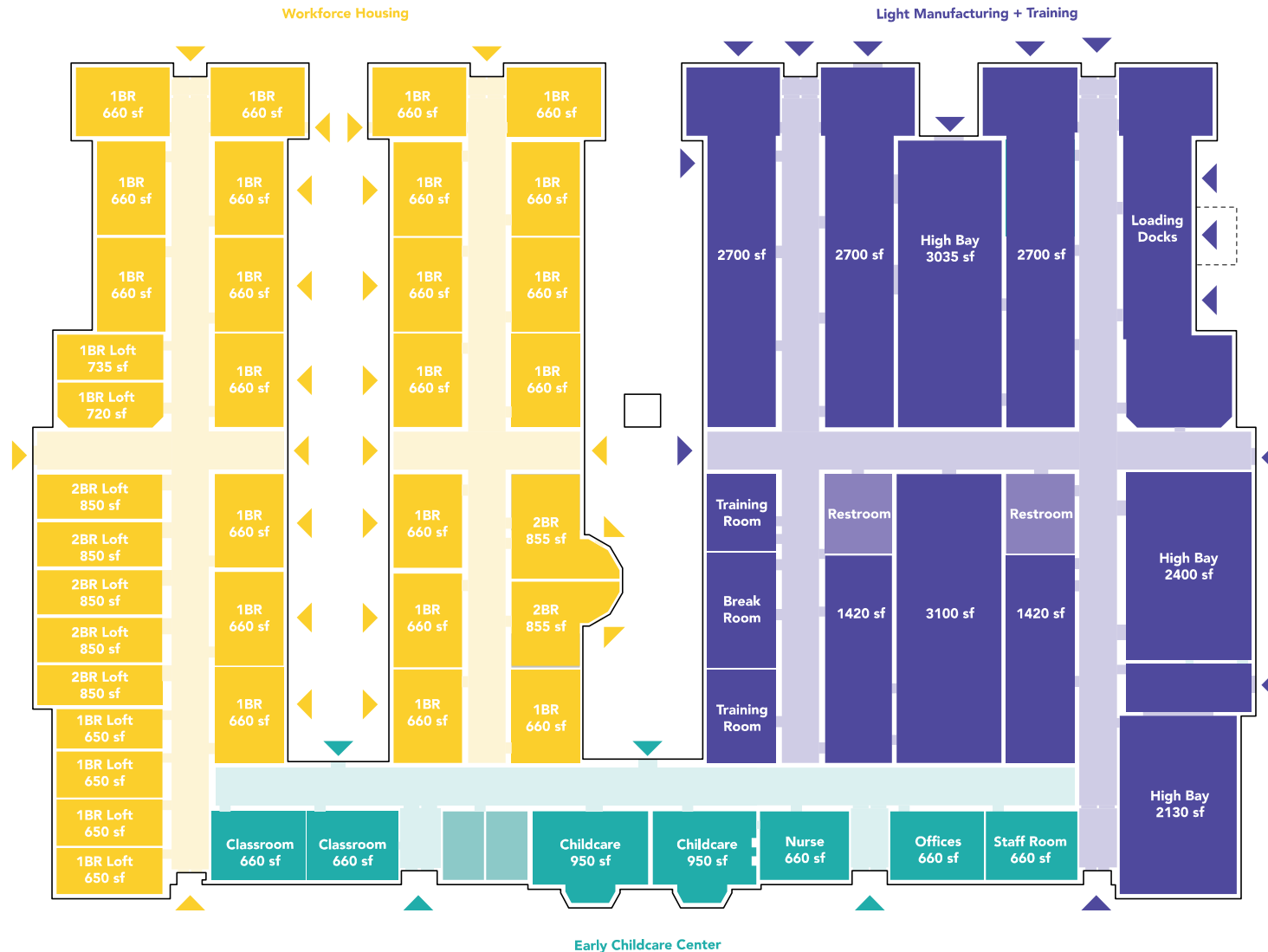


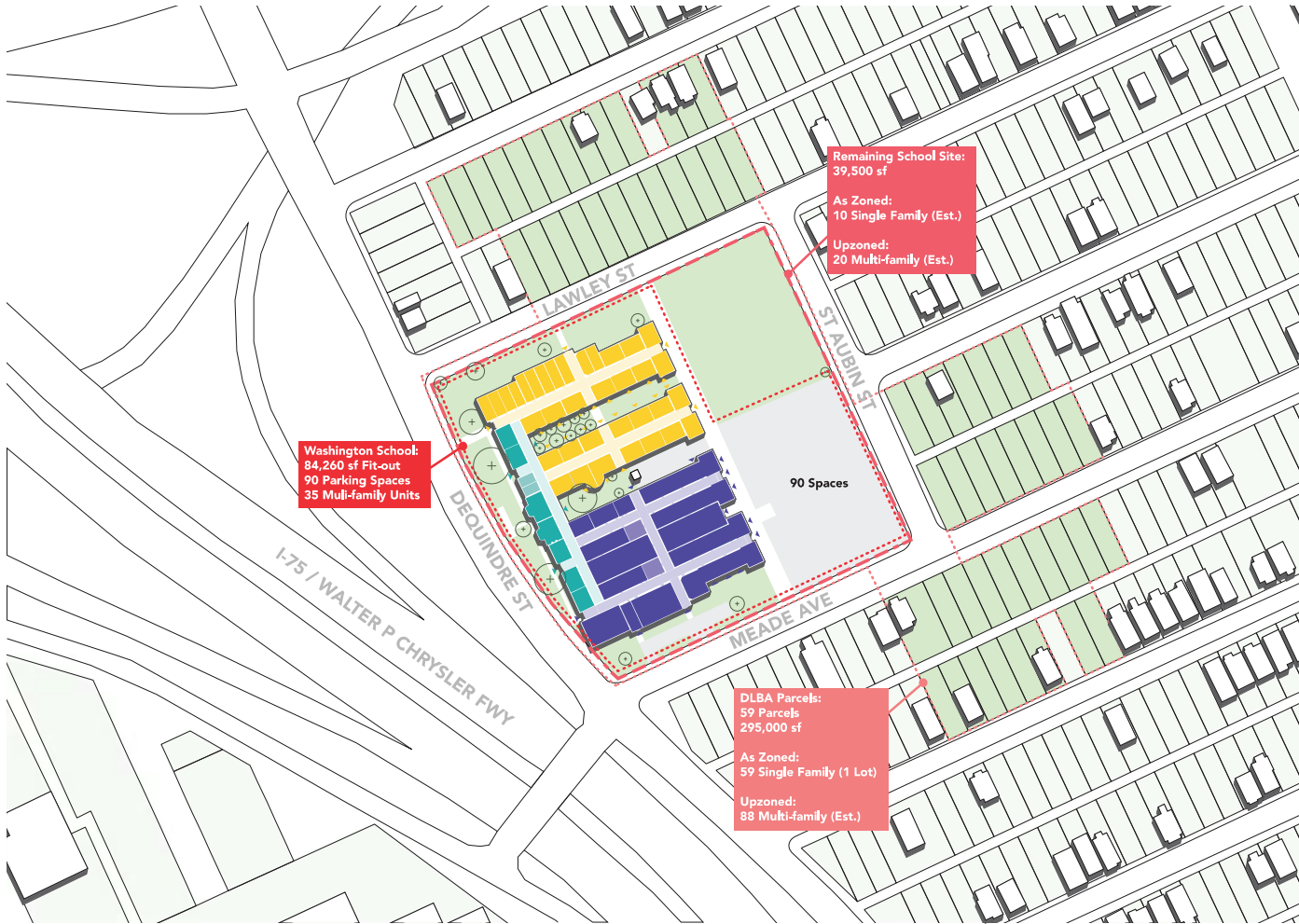
Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Studio/Workshop	Plaster w/ Conc Structure	Raw	14%	11,853		85 \$	1,007,524.99
Mothball			85%	74,259		0 \$	-
Demolition			1%	813	8340	0.7 \$	5,838.00
<b>Developed Area (GFA)</b>				<b>86,113</b>			
<b>Fit-out subtotal</b>							<b>\$ 1,013,362.99</b>
<b>Rehab subtotal</b>							<b>\$10,304,739.12</b>
<b>COST TOTAL</b>							<b>\$ 11,318,102.11</b>

## Scenario 2: Training Center

### Activate 3 Wings

Washington's unique multiple-bar layout makes it easier to accommodate disparate programs under the same roof. The southern portion of the building includes multiple large, column-free high-bay spaces that could be used for light manufacturing and industrial training. This portion of the school is located near a freeway service drive, limiting the amount of truck traffic entering the residential neighborhood. The northwestern portion becomes courtyard housing, including 2-story lofts in the former gym and auditorium. The western bar is an early childhood center that can serve both residents and workers.





1BR (660sf)	22
1BR Loft (650-735sf)	6
2BR (855 sf)	2
2BR Loft (850 sf)	5
<b>TOTAL UNITS</b>	<b>35</b>

Manufacturing	Plaster w/ Conc Structure	Raw	47%	40,600		85	\$	3,451,013.22
Childcare/Early Learning	Plaster w/ Conc Structure	Historic	13%	11,016		153	\$	1,685,511.14
Demolition			1%	1,295	12740	0.7	\$	8,918.00
Parking						12000	\$	1,080,000.00
<b>Developed Area (GFA)</b>				<b>85,631</b>				
<b>Fit-out subtotal</b>								<b>\$ 9,669,397.25</b>
<b>Rehab subtotal</b>								<b>\$19,815,610.32</b>
<b>COST TOTAL</b>								<b>\$29,485,007.57</b>



# 3 Law



Address: 19490 Carrie  
 District: 3  
 SNF Area: n/a  
 Owner: DPSCD  
 Gross Floor Area: 36,600 sf  
 Site Area: 5.38 ac  
 Floors: 2  
 Plan Type: T  
 School Type: Elementary  
 Year Built: 1924, 1944, 1955  
 Zoning: R2  
 Base Rehab Cost (est): \$517K  
 Total Rehab Cost (est): \$7.9M



## Building Overview

\*building sealed; did not access interior during site visit.

2-story T-plan

Building shares parcel with new Marion Law Academy (active, recently-constructed DPSCD K-8)

Coping missing from some parapets

1st-floor classrooms appear to be in good condition; some minor vandalism and scapping but little water damage.

Some water damage observed in school office.

Building appears to be in overall good condition based on exterior assessment.

## Neighborhood Overview

Located in Nortown Neighborhood.

Surrounding neighborhood appears relatively intact, but long stretch of vacant properties directly facing school.

Located three blocks east of major industrial corridor along Mt. Elliott and Mound Rd, anchored by FCA/Stellantis Warren Truck Assembly Plant and Mt. Elliot Tool & Die Plant.

Located walking distance to Seven Mile Rd and Van Dyke Ave, two important commercial corridors with a concentration of restaurants, local businesses, and a small supermarket.

Located near SAY Detroit Play Center, a respected nonprofit youth education and recreation center .

## Development Overview

Opportunities:

- Building in excellent condition
- Strong neighborhood with established community institutions
- Near major manufacturing job node

Challenges

- Shares tight parcel with active DPSCD school.

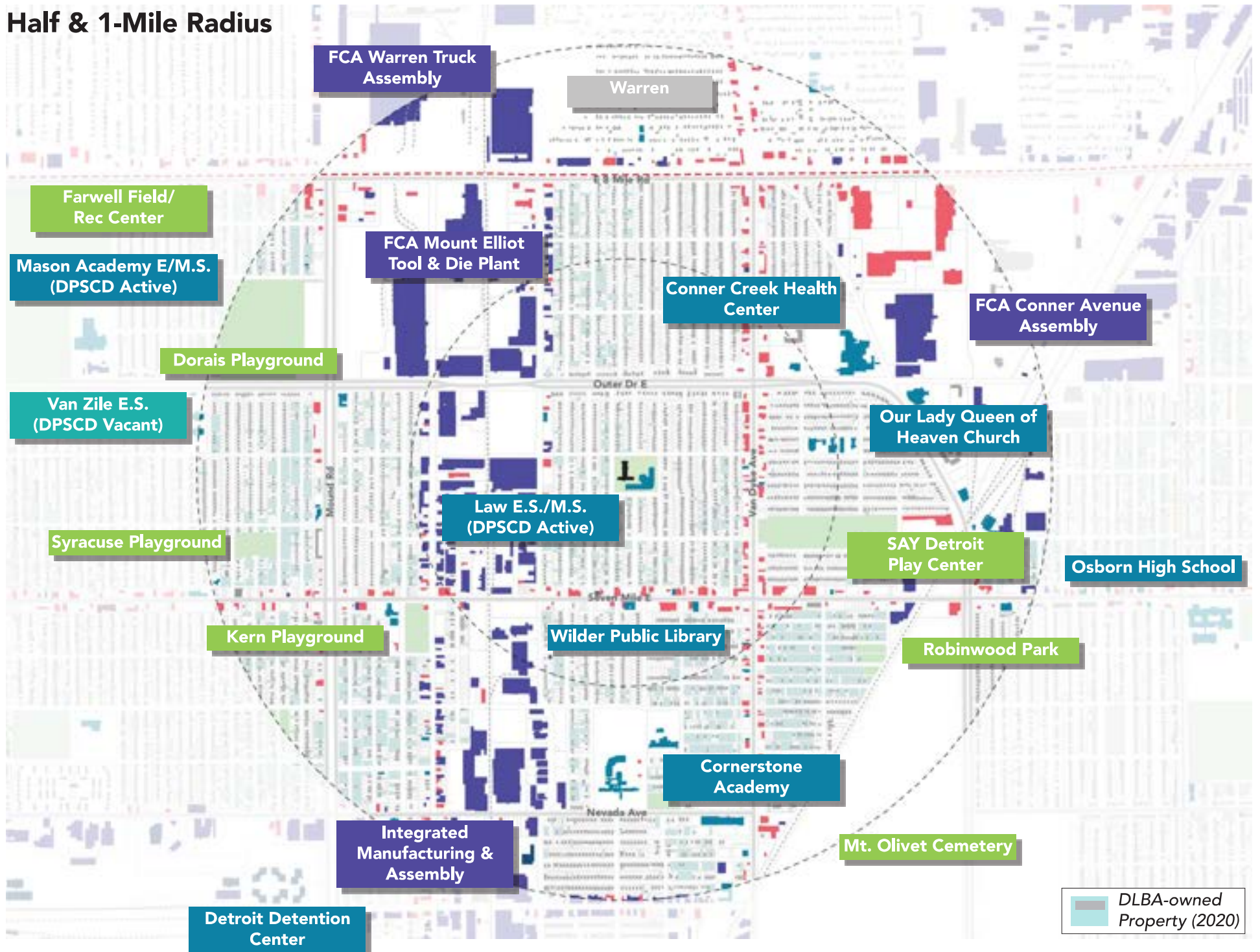
Real Estate Market summary:  
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Strong industrial market, but site is not suitable for manufacturing. Potential use as workforce training center serving nearby manufacturers.

# Half & 1-Mile Radius



## By the Numbers

59<sub>/100</sub>

**Walkscore**  
Somewhat walkable

0.22<sub>mi</sub>

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

2.75<sub>mi</sub>

**Freeway Access**  
More than 10 minute drive  
to nearest freeway ramp

0.24<sub>mi</sub>

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

1.40<sub>mi</sub>

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

0.26<sub>mi</sub>

**Library Access**  
10-15 minute walk to  
nearest public library

25%

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

148

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

2.9%

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



West (main) elevation, showing newer addition. Original 1921 unit is visible behind tower in background.



East elevation, showing gym and boiler room, and roofline of new Marion Law Academy school.



West school yard.



Classroom in 1921 unit, showing plaster walls (observed from outside)



Classroom in addition, showing concrete frame and CMU walls (observed from outside)



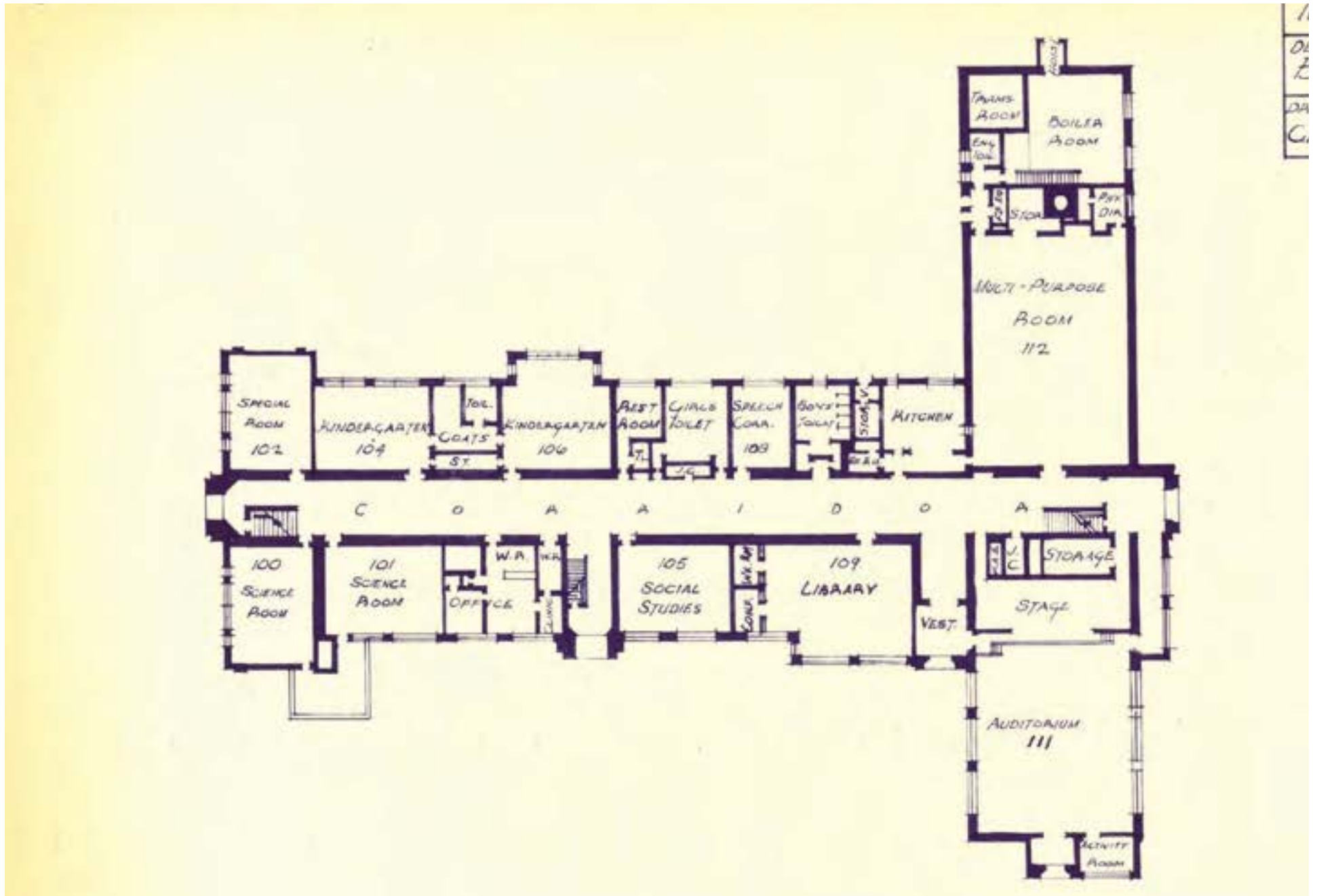
Library (observed from outside)



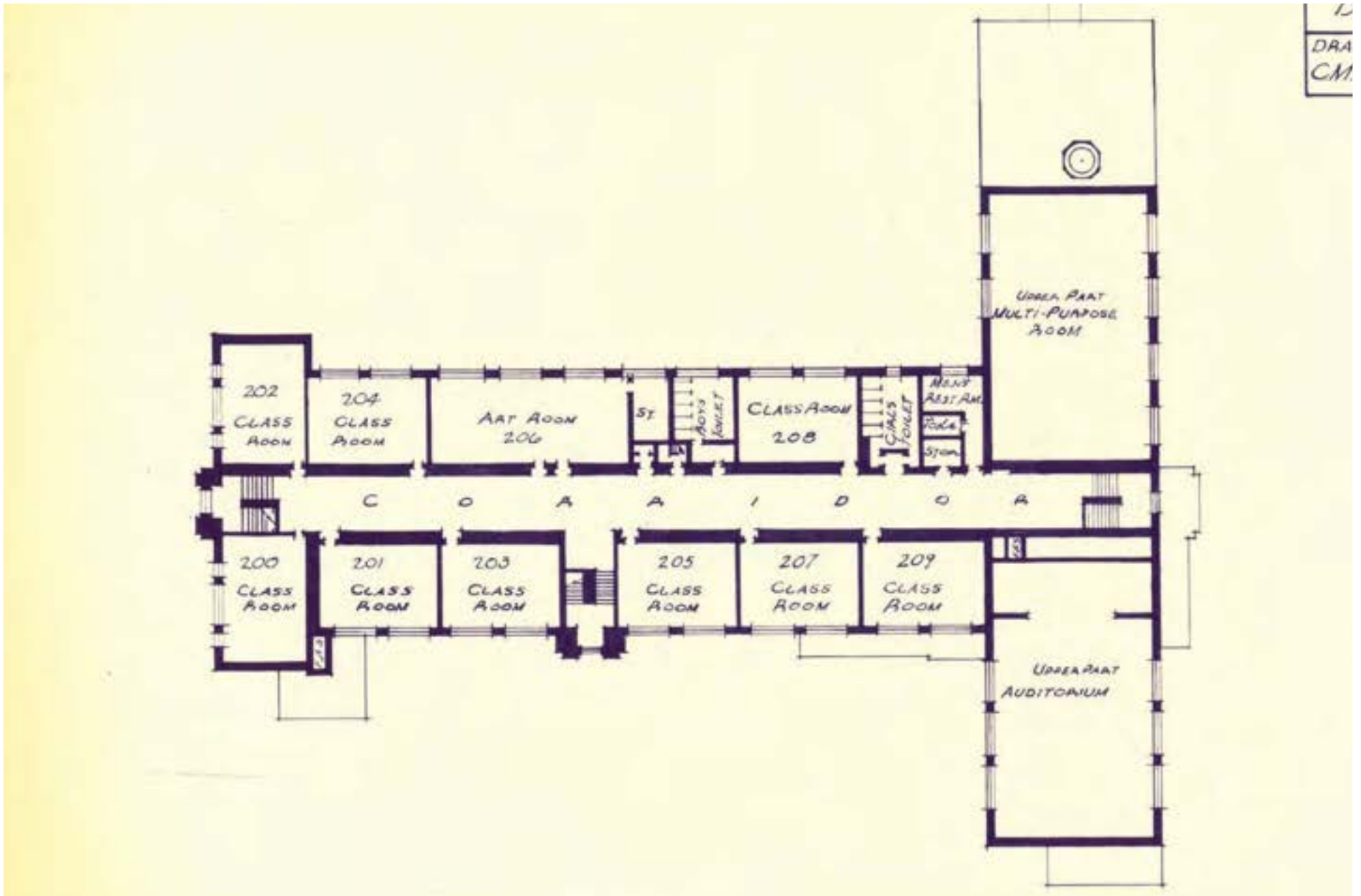
Office with water staining (observed from outside)



Kindergarten (observed from outside)



2nd Floor





# 3 Trix



Address: 13700 Bringard  
 District: 3  
 SNF Area: n/a  
 Owner: DPSCD  
 Gross Floor Area: 39,000 sf  
 Site Area: 4.94  
 Floors: 2  
 Plan Type: J  
 School Type: Elementary  
 Year Built: 1946, 1950  
 Zoning: R1  
 Base Rehab Cost (est): \$715K  
 Total Rehab Cost (est): \$8.6M



## Building Overview

2-story J plan

Building in use as school recently as 2018. Building housed Trix Academy charter school and in-school Boys & Girls Club program.

Concrete frame and CMU construction.

Original wood-frame windows intact and in good condition.

Features 40x60' gym/cafeteria with 18' ceilings. Wood floors are bowed but other finishes are in good condition.

40x60' auditorium with 17' ceilings. Excellent condition except for minor vandalism.

Typical classrooms are 22x30' with 12' ceilings, painted CMU/glazed block walls, wood floors, and original wood windows.

Water infiltration from roof in main corridor. 1 inch of standing water pooled in main corridor.

Many radiators and exposed plumbing have been scrapped; small exploratory holes opened in walls throughout.

## Neighborhood Overview

Located in Mohican Regent Neighborhood.

On north edge of Wish Egan Field, a city park with a well-used walking path.

Immediately adjacent to former Boys & Girls Club building (vacant).

Surrounding neighborhood appears intact, with 1.5-story detached brick houses in good condition.

Located walking distance from 8-Mile Rd, a major commercial corridor.

## Development Overview

Opportunities:

- Building in excellent condition
- Adjacent to large city park with recent investment
- Strong residential neighborhood

Challenges

- Nearly 4 miles from nearest freeway access.

Real Estate Market summary:

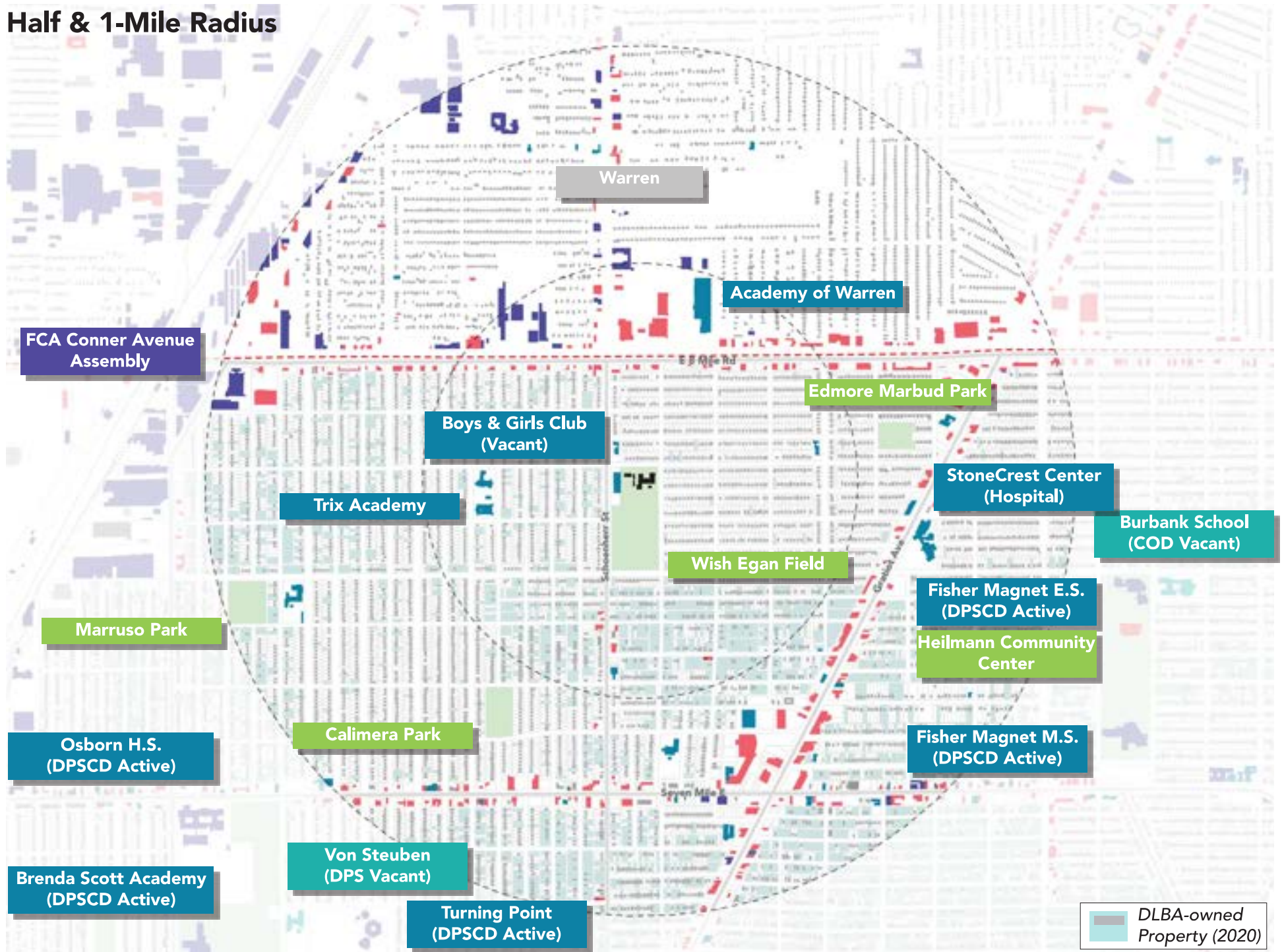
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for retail/commercial, due to proximity to major commercial corridors, below average vacancy, and high rent.
- Recommended for mixed-use residential with neighborhood-oriented commercial, due to location in single-family residential neighborhood.

# Half & 1-Mile Radius



## By the Numbers

46/100

**Walkscore**  
Car-dependent

0.24<sub>mi</sub>

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

3.67<sub>mi</sub>

**Freeway Access**  
More than 10 minute drive  
to nearest freeway ramp

0.0<sub>mi</sub>

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

1.20<sub>mi</sub>

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

1.20<sub>mi</sub>

**Library Access**  
10-15 minute walk to  
nearest public library

19%

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

142

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

3.2%

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



North elevation showing main entrance portico and open courtyard



School yard facing south toward Egan Wish Field. Trix playground equipment is in excellent shape. School grounds also include a paved walking path, raised garden beds, two temporary classrooms, and a brick out-building.



Kindergarten with original windows and furniture in excellent condition.



Typical classroom



Main corridor on first floor



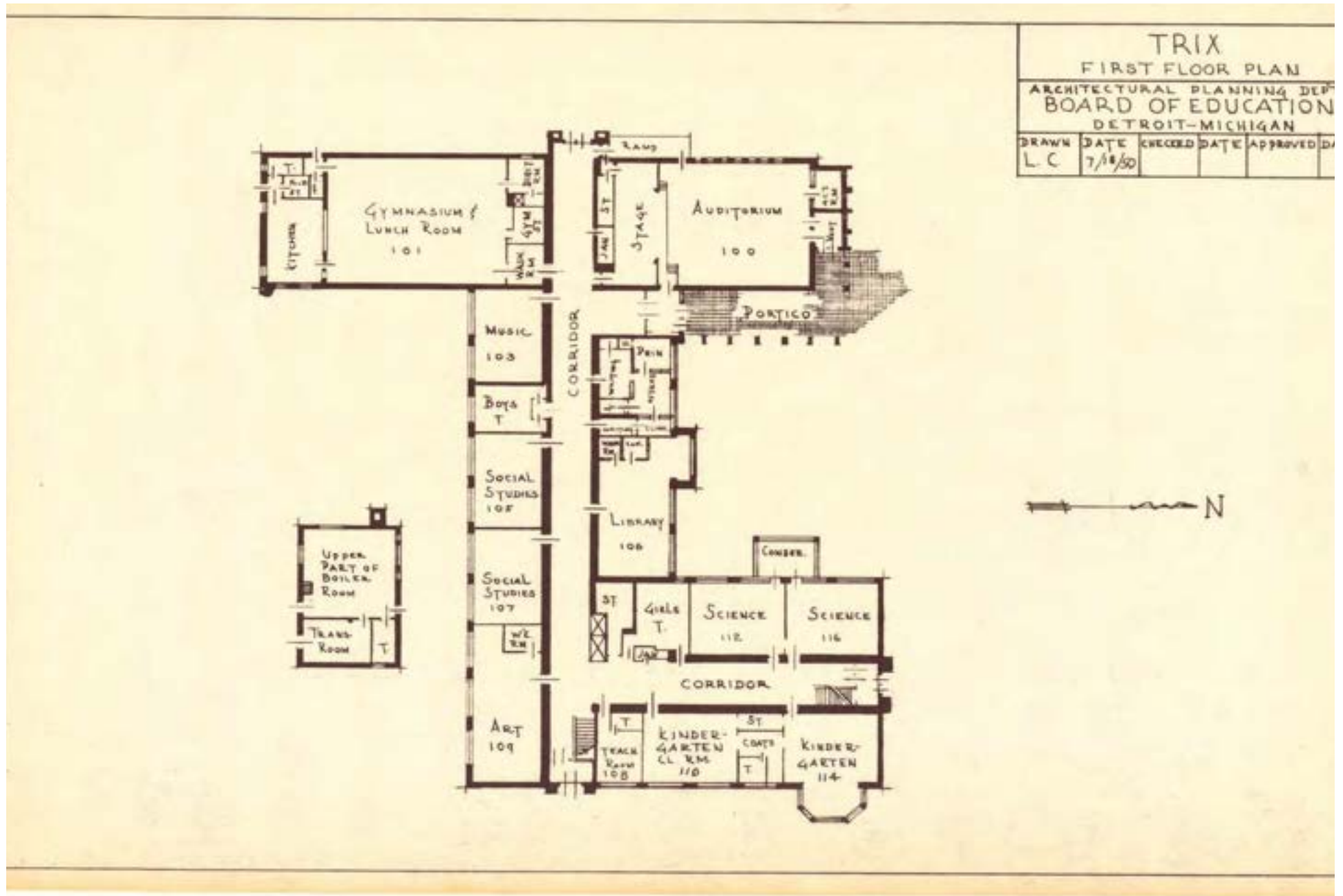
Library



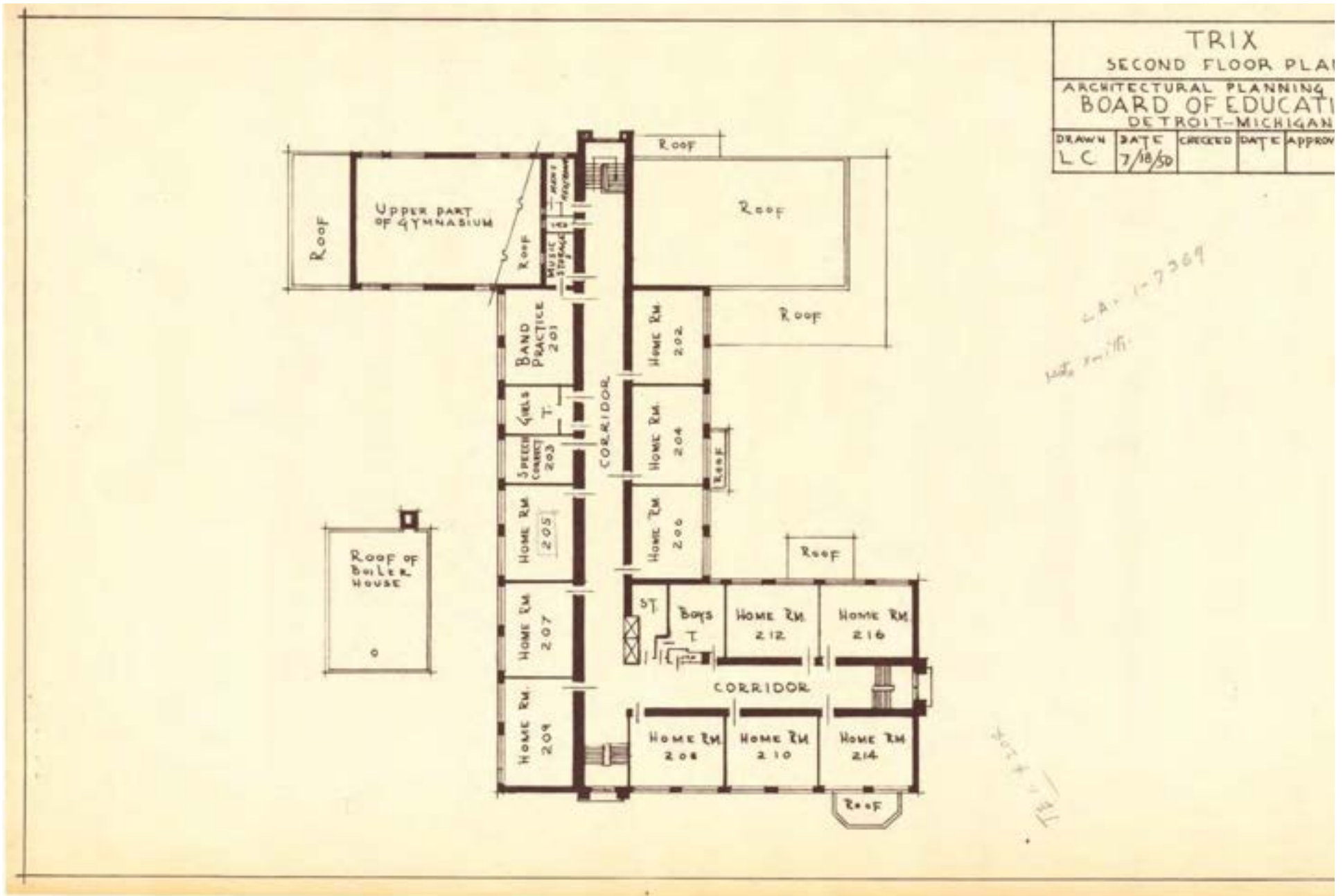
Auditorium



Gym and kitchen

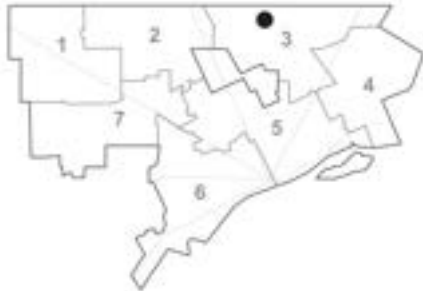


2nd Floor

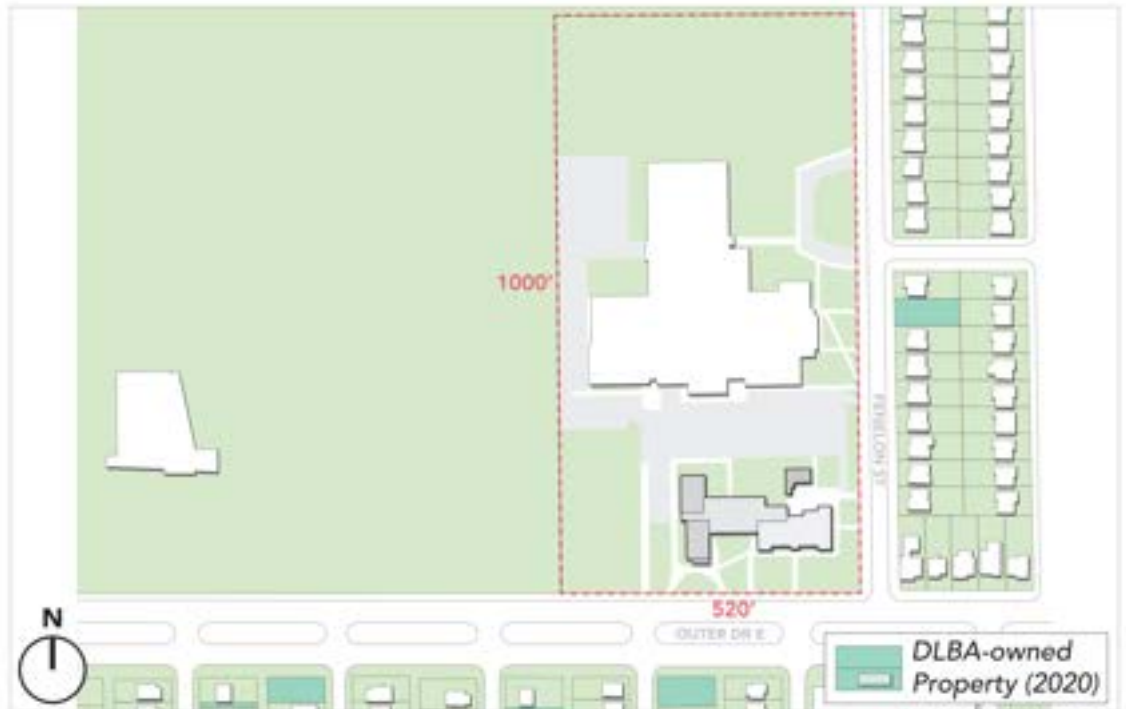




# 3 Van Zile



Address: 2915 E Outer Drive  
District: 3  
SNF Area: n/a  
Owner: DPSCD  
Gross Floor Area: 43,500 sf  
Site Area: 11.94 ac  
Floors: 2+  
Plan Type: T  
School Type: Elementary  
Year Built: 1921, 1950  
Zoning: R1  
Base Rehab Cost (est): \$1.9M  
Total Rehab Cost (est): \$11.3M



## Building Overview

2-story irregular T-plan

1921 and 1950 wings form two distinct halves, with different architecture.

1921 unit features masonry structure with concrete decks and wood roof.

1950 unit is concrete frame and slabs with CMU infill walls.

1921 unit features a fenestrated basement with five classrooms; first and second floor are raised a half level above those in the 1950 unit.

1921 unit is not ADA accessible from entrances, nor at connection with 1950 unit.

All windows except 1950s glass block have been replaced with modern metal-frame, operable windows. Windows intact but need some repair.

Water infiltration at roof of 1950s unit, near join with 1921 unit; three 2nd-floor classrooms show water damage.

Other interior finishes largely intact, with minimal scrapping, vandalism, or deterioration.

Some masonry cracking on facade.

## Neighborhood Overview

Located in Farwell Neighborhood, in southeast corner of Farwell Park, near Farwell Rec Center.

Immediately adjacent to Mason Academy (active DPSCD K-8).

Sidewalks along Outer Drive are being repaved (summer 2020).

New speed humps installed on Fenelon.

Neighborhood made up of small postwar single-story detached homes, primarily brick.

Nearby housing stock is intact, and in good repair with very few vacant lots.

Within 0.5 miles of Dorais Playground/velodrome (Detroit Thunderdrome) and FCA Mt. Elliot tool and die plant (idled).

## Development Overview

Opportunities:

- Stronger neighborhood
- Adjacent to large city park and rec center

Challenges

- Eclectic building with different architectural styles/construction.
- Not ADA accessible
- Far from freeway

Real Estate Market summary:

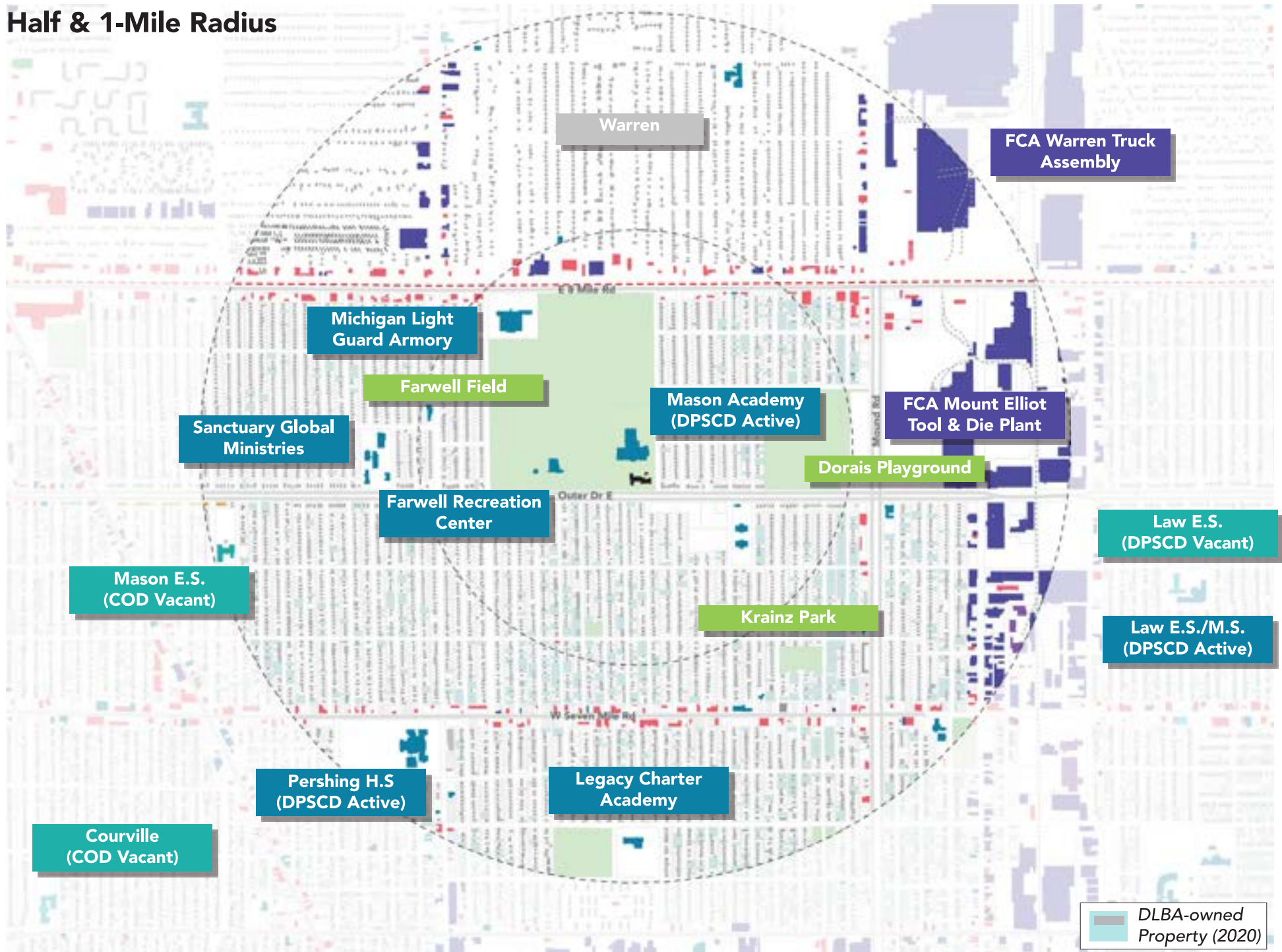
(1-mi radius, compared against 63 City/DPSCD-owned vacant schools)

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

Market-based Use Recommendations

- Best market for industrial, due to large number of existing industrial buildings with low vacancy and above average rent. However, existing building not particularly suited for industrial uses.

# Half & 1-Mile Radius



## By the Numbers

40<sub>/100</sub>

**Walkscore**  
Car-dependent

0.27<sub>mi</sub>

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

2.22<sub>mi</sub>

**Freeway Access**  
More than 10 minute drive  
to nearest freeway ramp

0.0<sub>mi</sub>

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

0.12<sub>mi</sub>

**Nearest Recreation Center**  
less than 5 minute walk to  
nearest city rec center

1.33<sub>mi</sub>

**Library Access**  
More than 15 minute walk to  
nearest public library

18%

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

154

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

2.8%

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



South facade of original 1921 unit, facing Outer Drive



School yard facing west, toward Farwell Park and Rec Center (building visible in distant background)



Gym/Cafeteria. Original glass block windows have been mostly covered (brick over exterior) and replaced with small lites



Auditorium with original seating intact. Replacement windows in good condition.



Typical 1921 classroom in good condition, including intact aluminum replacement windows.



Typical 1950 classroom in good condition. Glass block windows have been retained, but original steel frame lites below have been replaced with more efficient aluminum windows.

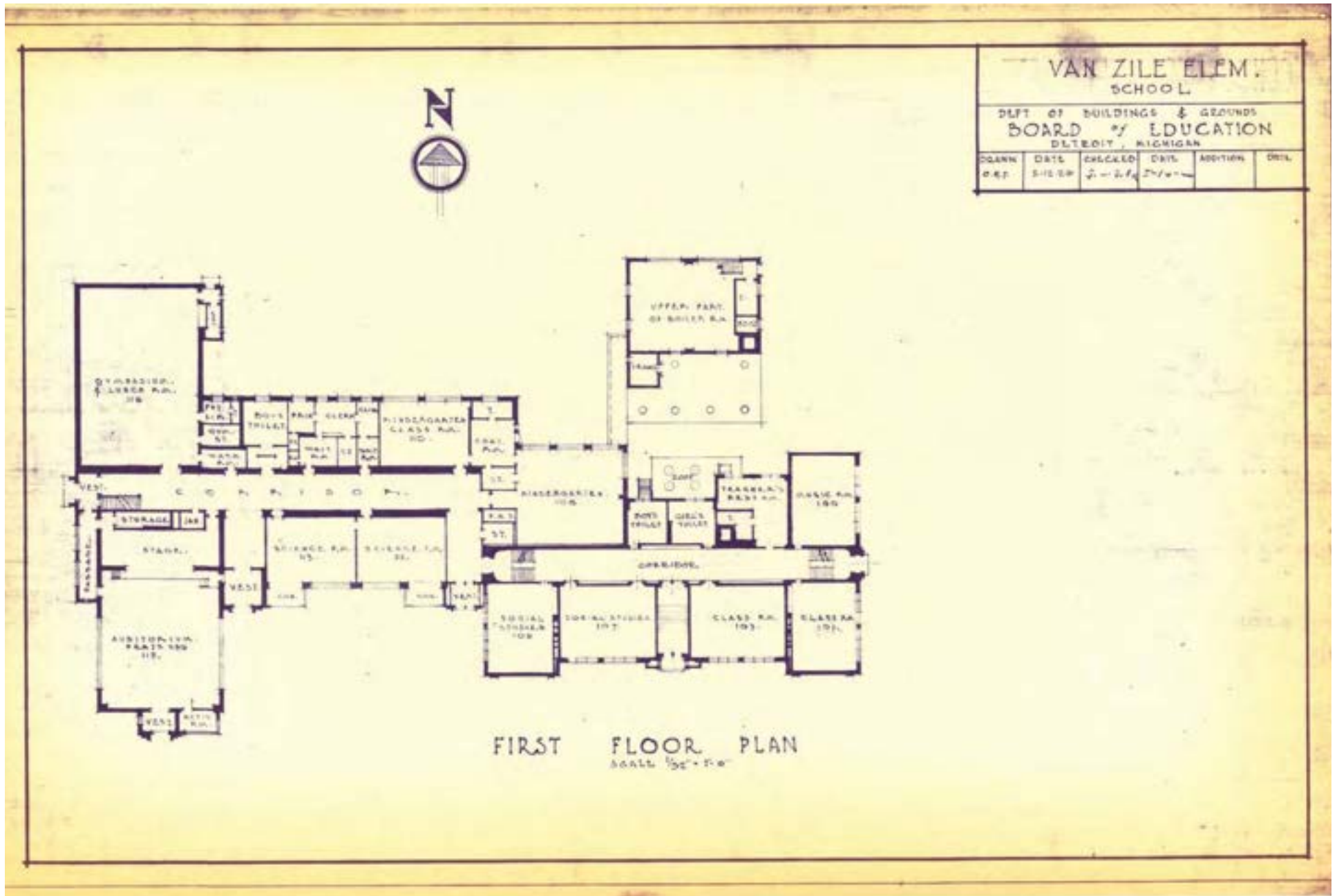


Split-level view at connection between 1921 and 1950 unit. View is from 2nd floor of 1950 unit looking up to 2nd floor and down to 1st floor of 1921 unit. Due to level changes, this school is not handicap accessible.

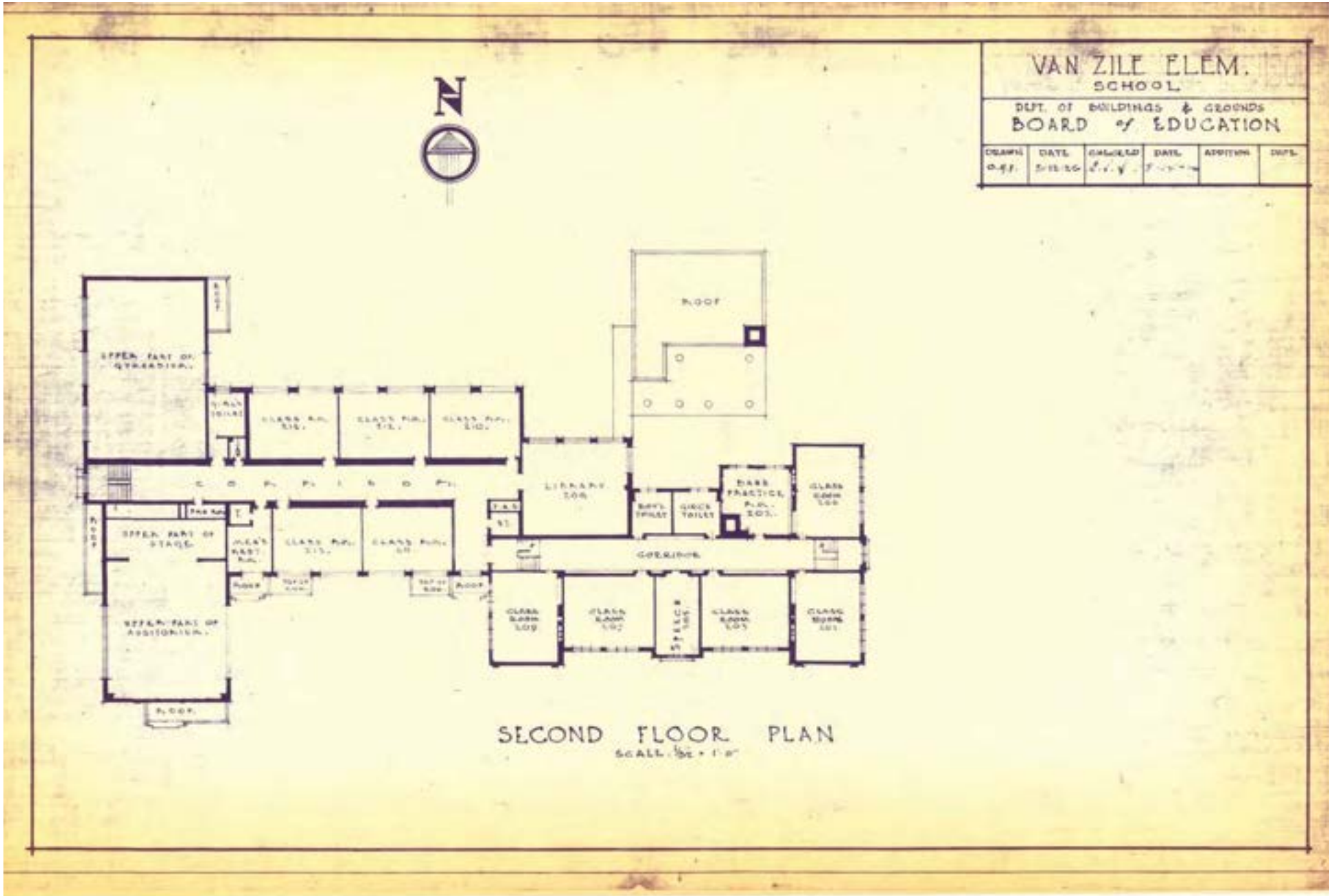


Large cooking classroom in basement of 1921 unit. Cabinetry is intact, but plumbing and fixtures have been taken.

1st Floor

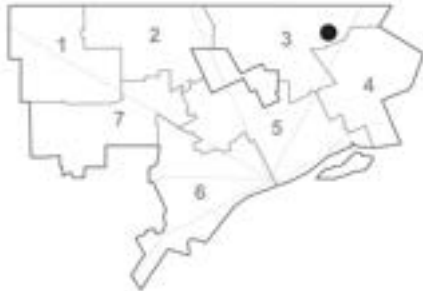


2nd Floor





# 3 Von Steuben



Address: 12300 Linnhurst  
 District: 3  
 SNF Area: n/a  
 Owner: DPSCD  
 Gross Floor Area: 53,350 sf  
 Site Area: 3.4 ac  
 Floors: 2  
 Plan Type: H  
 School Type: Elementary  
 Year Built: 1929, 1931, 1944, 1959  
 Zoning: R1  
 Base Rehab Cost (est): \$1.4M  
 Total Rehab Cost (est): \$12.1M



## Building Overview

2-story H-plan

Art deco-style building with white brick forming geometric patterns and decorative cast stone elements.

Concrete structure with CMU walls.

Classrooms feature large square window openings, wood floors, wood built-in cabinetry, and painted CMU walls.

Gym and Auditorium located on opposite corners of building, each with own exterior access.

Auditorium features mezzanine seating and dedicated vestibule with walkway to Linnhurst St.

Modern aluminum replacement windows intact throughout, though damaged by installation of security panels.

Minimal distress observed on interior, and very little scrapping activity. School appears to be in excellent condition.

## Neighborhood Overview

Located in Von Steuben Neighborhood.

Immediate neighborhoods is mostly 1-story detached homes.

Neighborhoods to the north and southwest appear mostly intact with few vacancies; high vacancy areas to the east.

Part of a sprawling school and park complex that includes three other active schools: Osborne High School, Brenda Scott Academy (elementary/middle), and Turning Point Academy (special education). Schools are separated by large open grass fields.

Located 2 blocks south of Seven Mile Rd, a major east-west corridor with a number of neighborhood small businesses.

## Development Overview

Opportunities:

- Attractive, historically significant building
- Excellent Condition
- Surrounded by large park and school campus

Challenges

- Low traffic area
- Weak real estate market indicators

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

- Best market for retail, due to above average concentration of existing retail buildings and below average vacancy.
- Building and site well-suited for multifamily residential.
- Recommended for mixed-use residential with neighborhood-oriented commercial component.

# Half & 1-Mile Radius



## By the Numbers

40/100

**Walkscore**  
Car-dependent

0.3 mi

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

2.7 mi

**Freeway Access**  
More than 10 minute drive  
to nearest freeway ramp

0.0 mi

**Park Access**  
Adjacent to park  
(1+ acre)

2.0 mi

**Nearest Recreation Center**  
Now within walking distance to  
nearest city rec center

0.8 mi

**Library Access**  
10-15 minute walk to  
nearest public library

30%

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

159

**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)



Northeast entrance featuring distinctive art deco-style geometric arch, cast stone school name frieze, and decorative brick work.



The library is larger than a normal classroom and features wood shelving around three walls. The fourth wall forms a rectangular bay window with windows on three elevations.



The Northeast wing and front courtyard area. Art deco-style cast stone elements and decorative stack bond bricks are visible between the large square windows.



Typical corridor in good condition. Corridor finishes are painted CMU and glazed block, with vinyl tile floors.



The stage area viewed from the auditorium's balcony seating area. The auditorium is constructed of CMU, but includes decorative geometric elements that echo the exterior design.



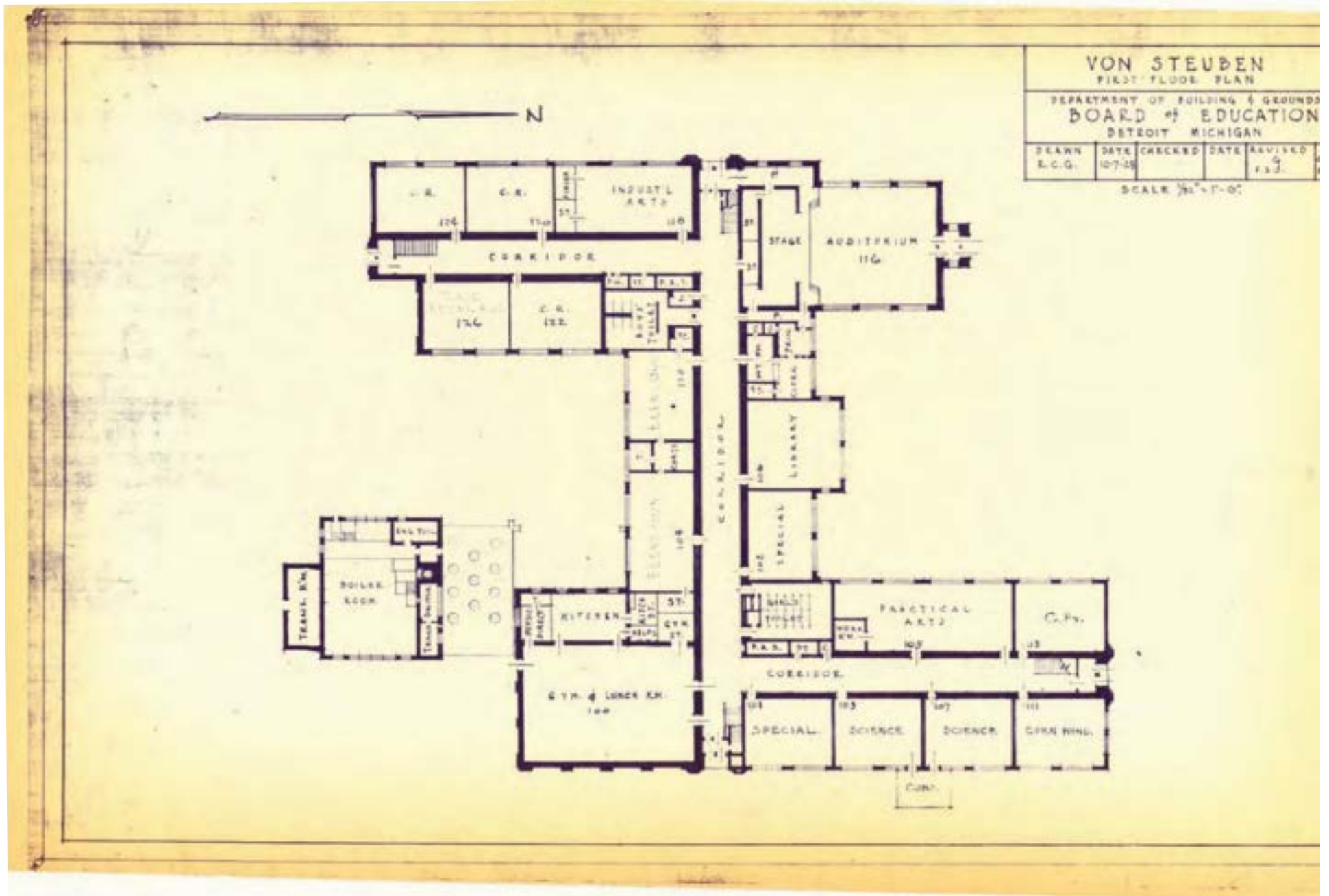
The art room features extra built-in cabinets.



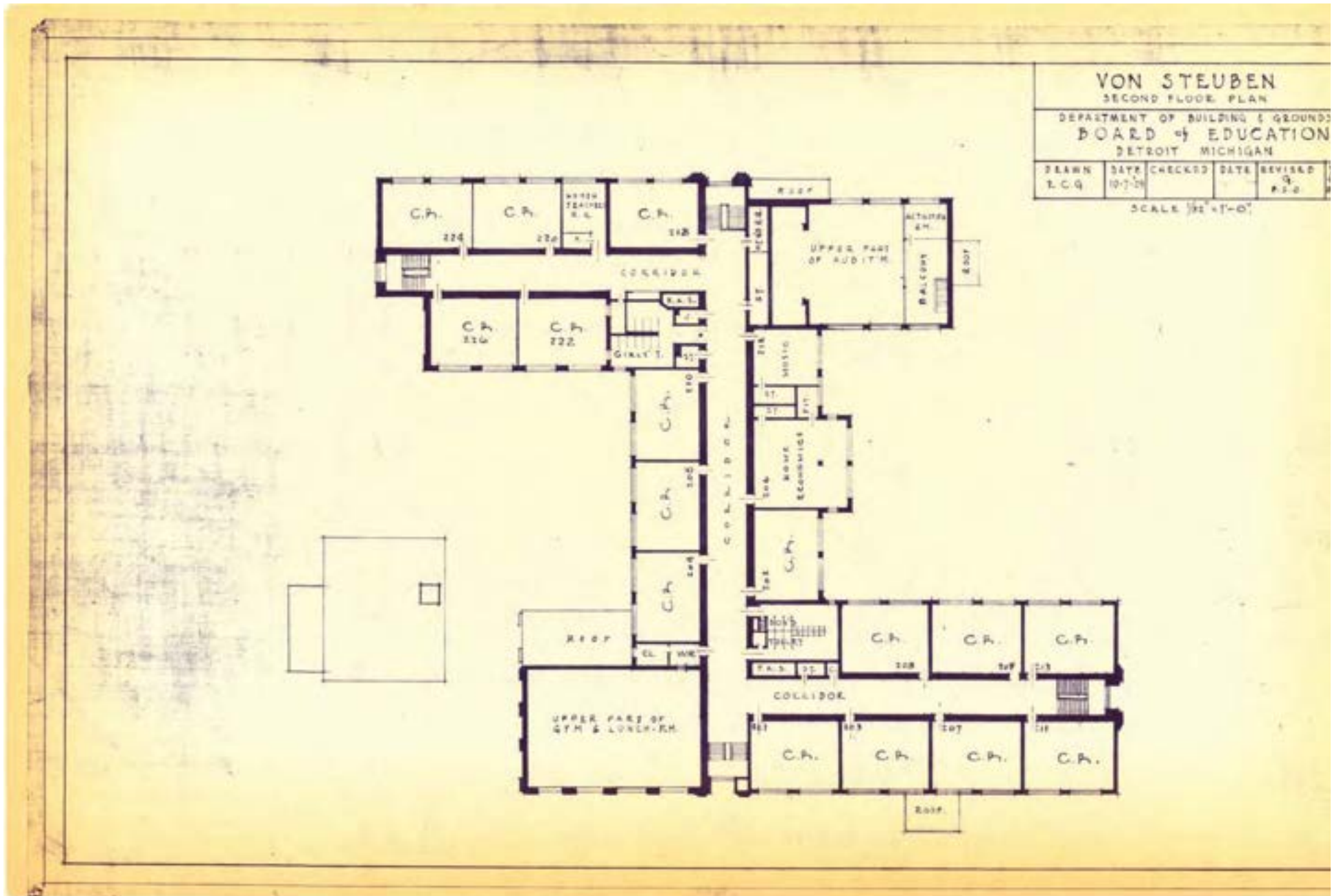
This school includes one "open window" classroom, a feature often found in 1920s era and older schools. This corner classroom features large windows on two elevations, for natural light and cross ventilation. The aluminum-frame windows are modern replacements.



The combination gym/cafeteria is in excellent condition and features a vinyl floor.



2nd Floor







# District 4 Overview

## City of Detroit Schools:

Arthur

Carstens

Guyton

Hutchinson

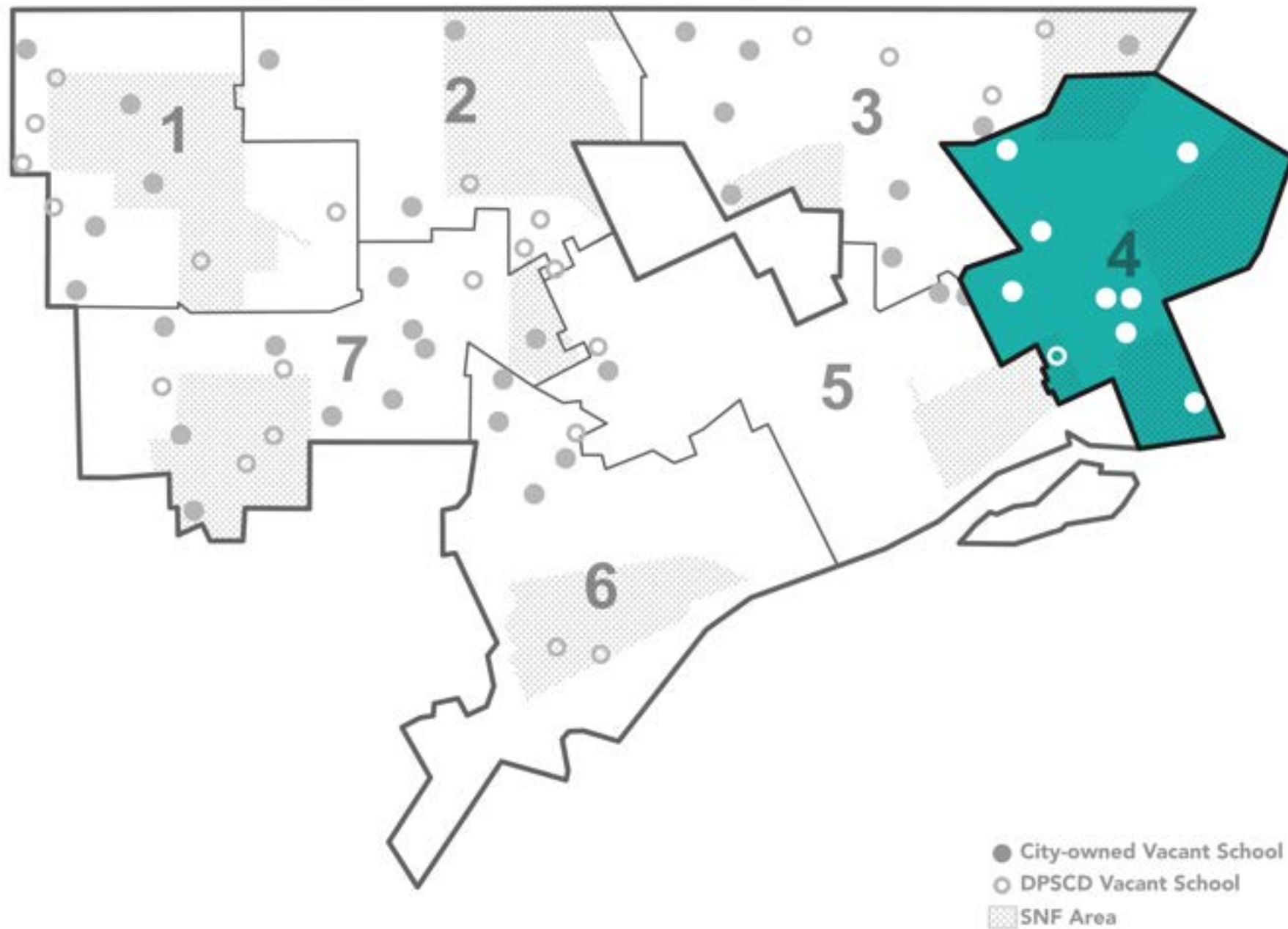
Macomb

Wilkins

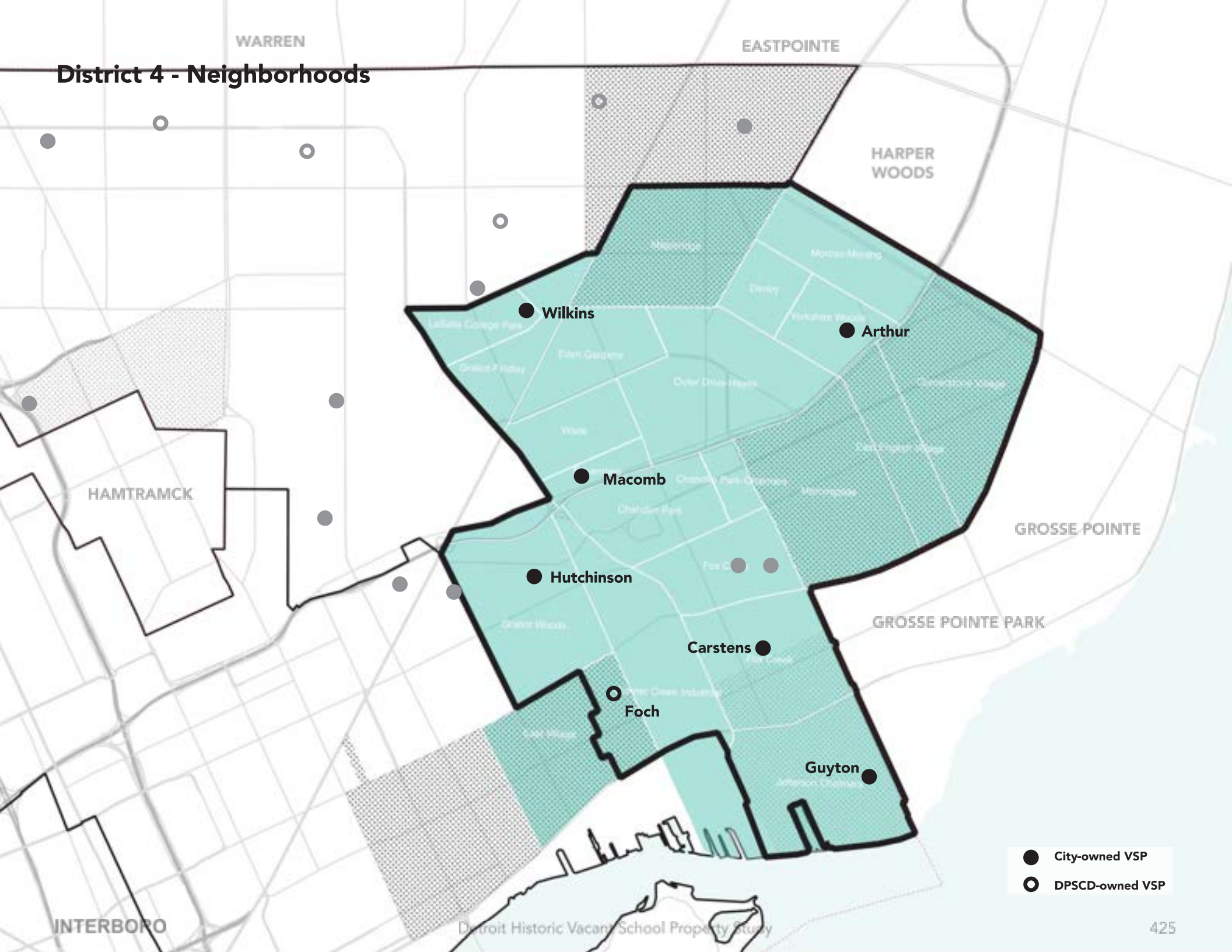
## DPSCD Schools:

Foch

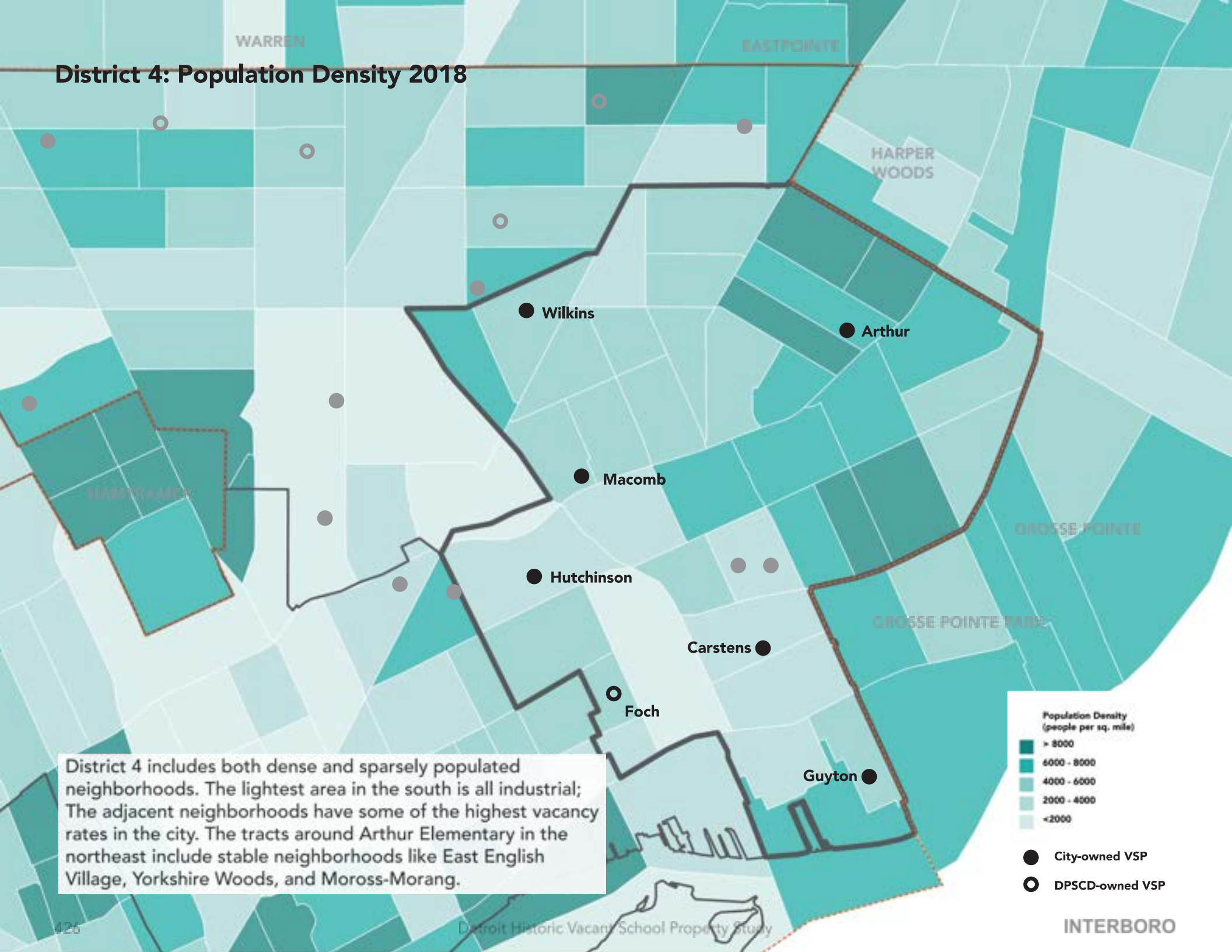
# District 4



# District 4 - Neighborhoods



# District 4: Population Density 2018



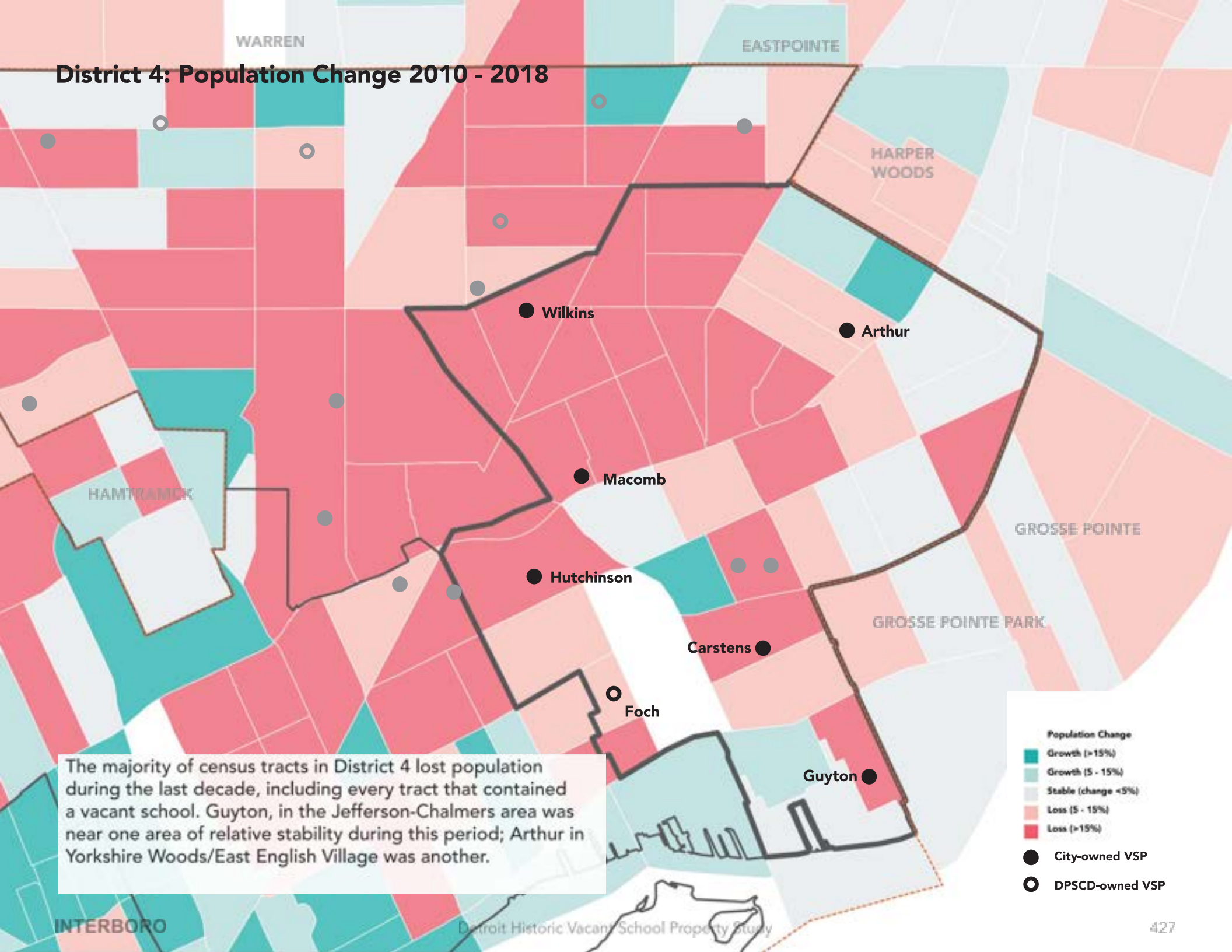
District 4 includes both dense and sparsely populated neighborhoods. The lightest area in the south is all industrial; The adjacent neighborhoods have some of the highest vacancy rates in the city. The tracts around Arthur Elementary in the northeast include stable neighborhoods like East English Village, Yorkshire Woods, and Moross-Morang.

**Population Density (people per sq. mile)**

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

● City-owned VSP  
○ DPSCD-owned VSP

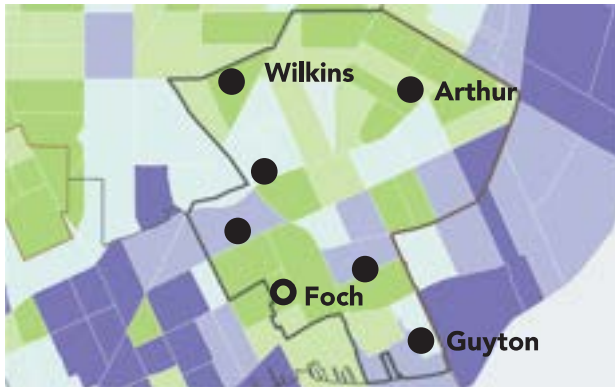
# District 4: Population Change 2010 - 2018



The majority of census tracts in District 4 lost population during the last decade, including every tract that contained a vacant school. Guyton, in the Jefferson-Chalmers area was near one area of relative stability during this period; Arthur in Yorkshire Woods/East English Village was another.

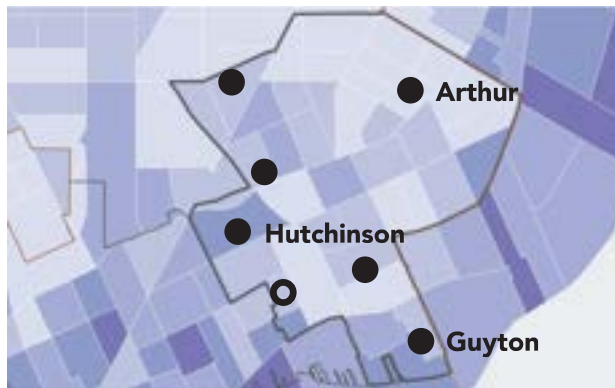
- Population Change**
- Growth (>15%)
  - Growth (5 - 15%)
  - Stable (change <5%)
  - Loss (5 - 15%)
  - Loss (>15%)
- City-owned VSP** ●
- DPSCD-owned VSP** ○

## District 4: Age



### Median Age - 2018

District 4 tends to be younger than much of the city; most neighborhoods have median populations below 35 years old, and many are below 30 years old. Arthur, Wilkins, and Foch are in young neighborhoods.



### Population Age 65 and Older - 2018

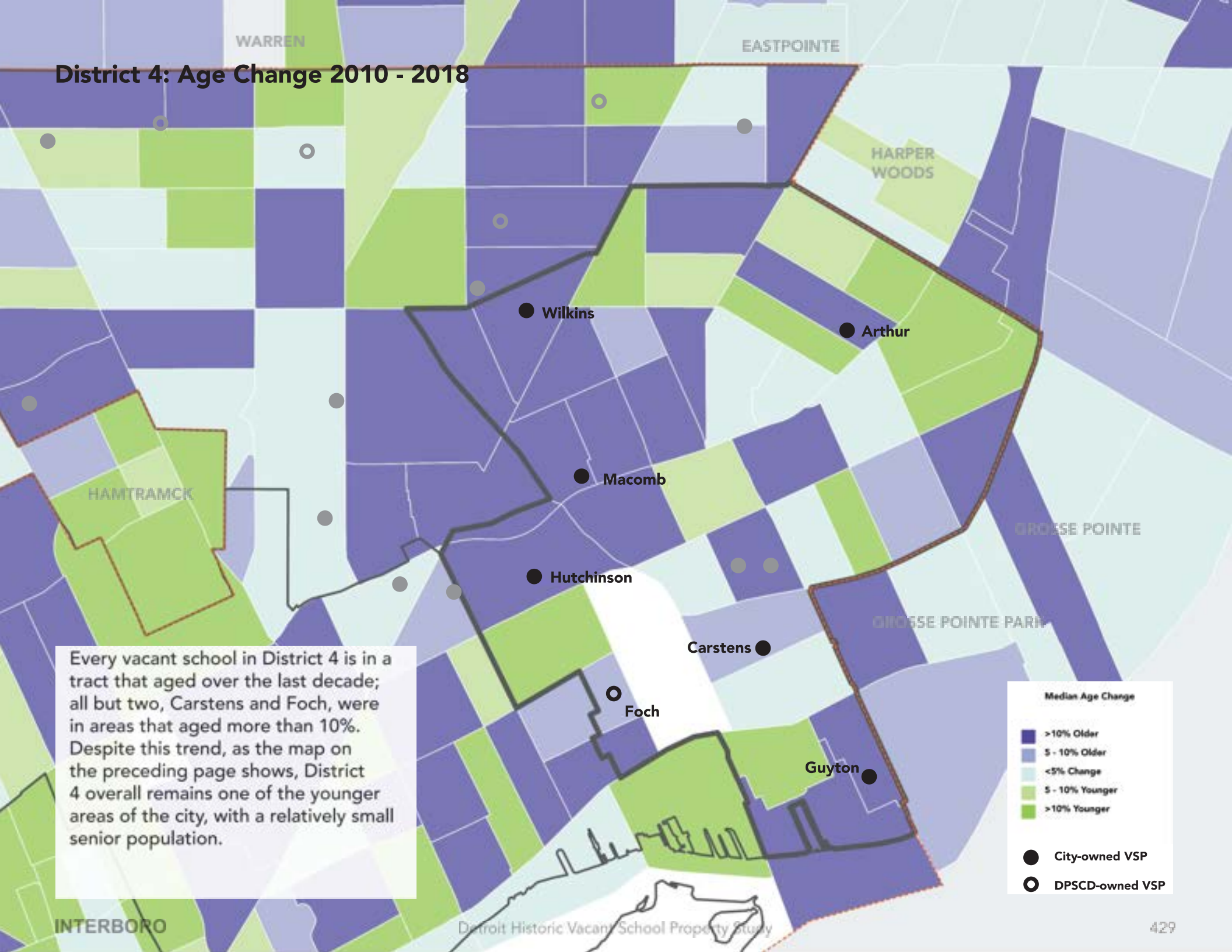
District 4 has few neighborhoods with large elderly populations. A large band along the north, including Arthur, has fewer than 10% senior residents. Hutchinson is located in the oldest neighborhood, with more than 20% senior residents.



### Population Age 18 and Younger - 2018

District 4 has pockets with large numbers of youth, including near Arthur and between Carstens and Guyton. Hutchinson is located in the tract with one of the smallest youth populations.

# District 4: Age Change 2010 - 2018



Every vacant school in District 4 is in a tract that aged over the last decade; all but two, Carstens and Foch, were in areas that aged more than 10%. Despite this trend, as the map on the preceding page shows, District 4 overall remains one of the younger areas of the city, with a relatively small senior population.

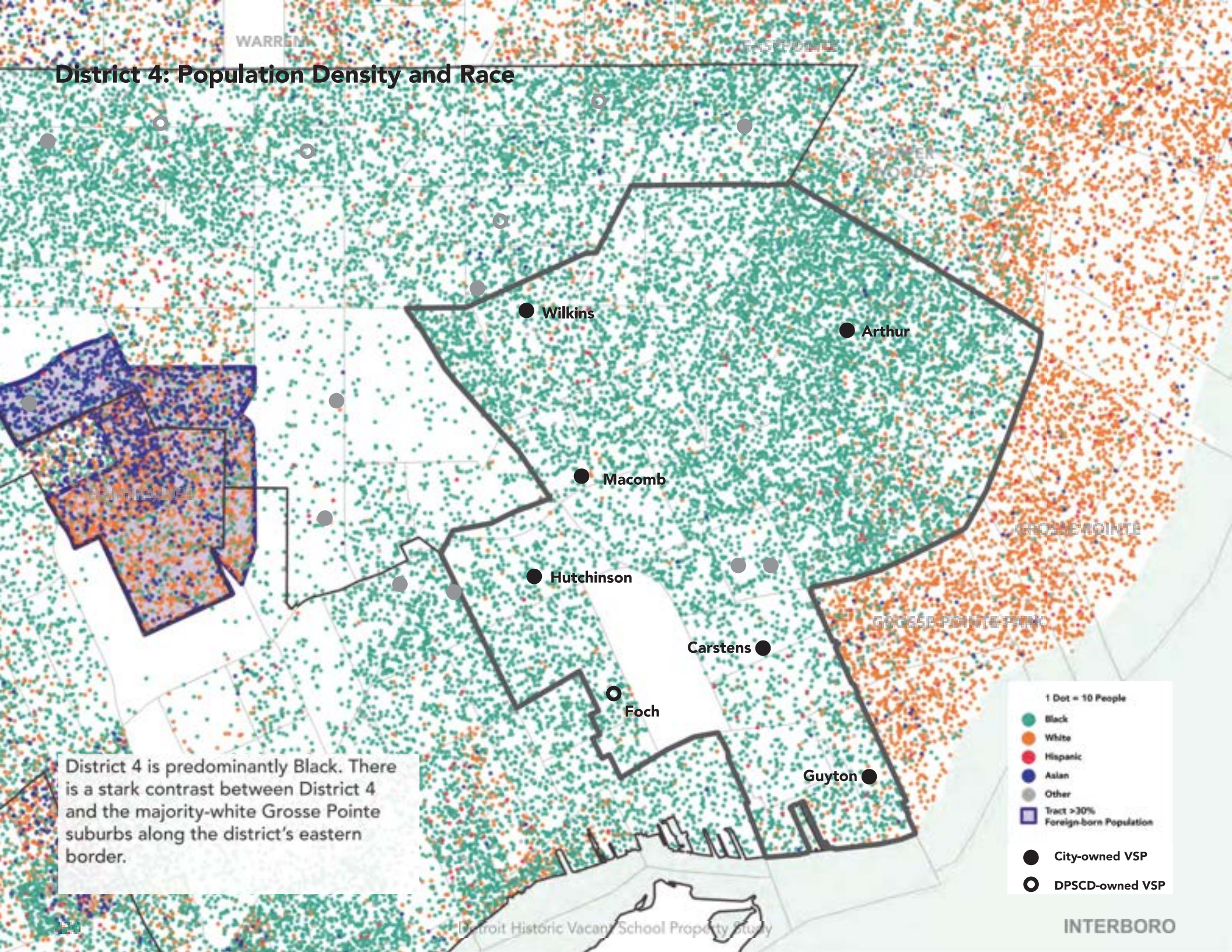
**Median Age Change**

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

- City-owned VSP
- DPSCD-owned VSP



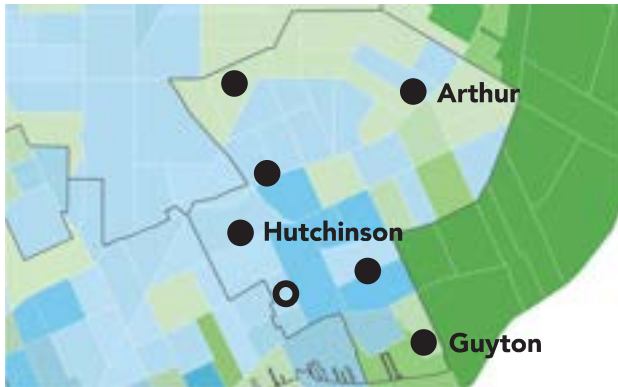
# District 4: Population Density and Race



District 4 is predominantly Black. There is a stark contrast between District 4 and the majority-white Grosse Pointe suburbs along the district's eastern border.

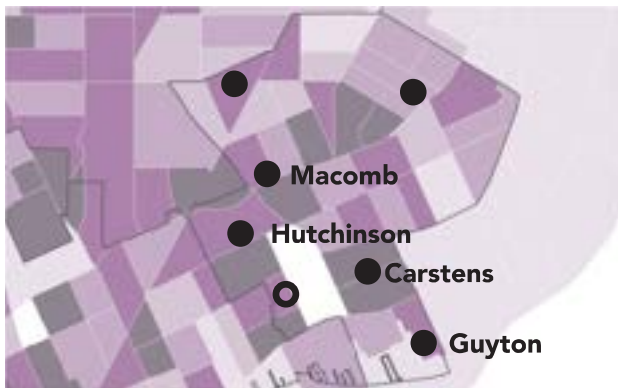
- 1 Dot = 10 People
- Black
- White
- Hispanic
- Asian
- Other
- Tract >30% Foreign-born Population
- City-owned VSP
- DPSCD-owned VSP

## District 4: Income and Wealth



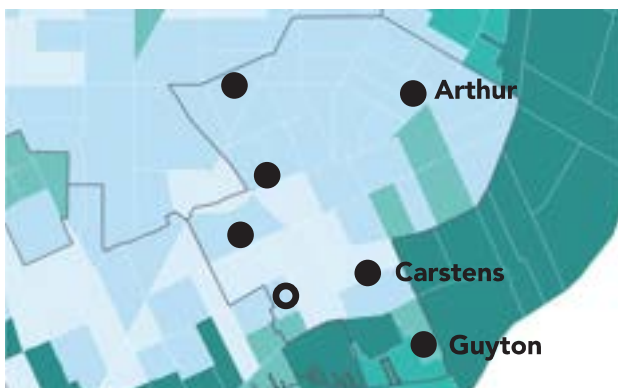
### Median Household Income (2018)

Household incomes in the southern part of District 4 fall below the citywide median, while areas in the north are at the median. In the neighboring Grosse Pointes, median incomes can be two or three times higher, but this wealth does not spill over into Detroit.



### % Population Below Poverty Line (2018)

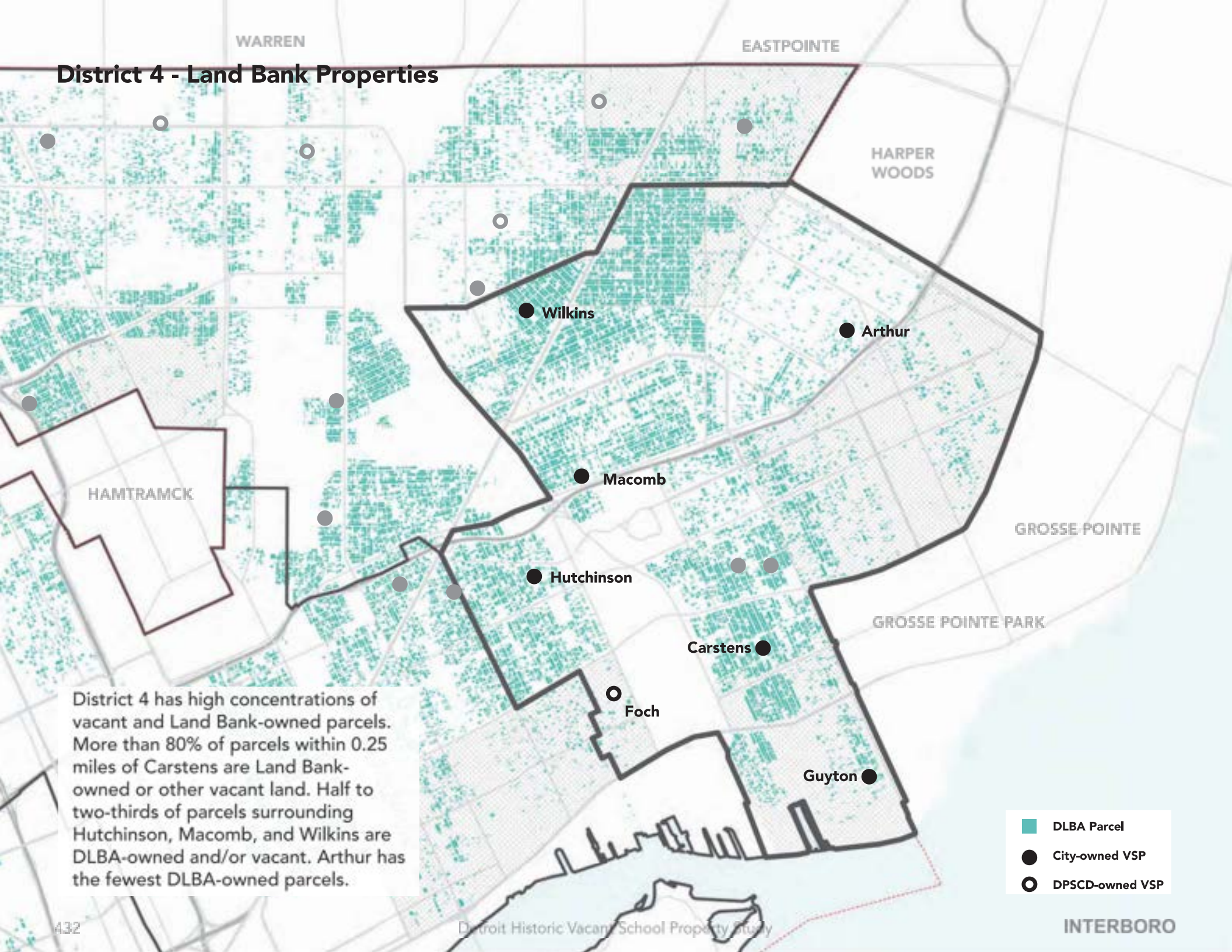
Carstens, Hutchinson, and Macomb are each located in areas where half or more of the population lives below the poverty line. All vacant schools in this study are in high-poverty census tracts.



### Median Value, Owner Occupied Units (2018)

Most of District 4's tracts have home values below \$50,000, with Guyton's tract one of the few exceptions. Home values in the neighboring Grosse Pointe suburbs are several times higher, with median home values at \$200,00 or more.

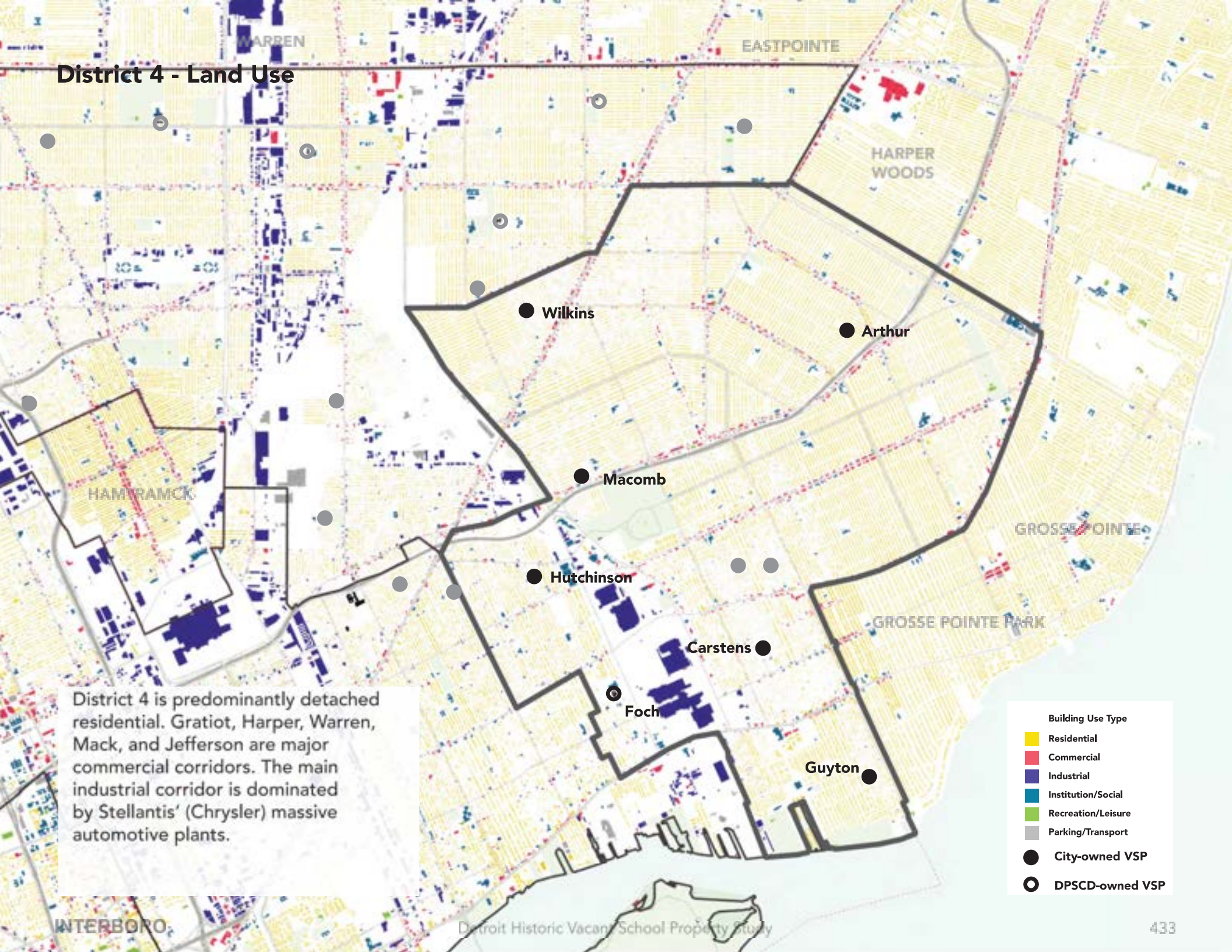
# District 4 - Land Bank Properties



District 4 has high concentrations of vacant and Land Bank-owned parcels. More than 80% of parcels within 0.25 miles of Carstens are Land Bank-owned or other vacant land. Half to two-thirds of parcels surrounding Hutchinson, Macomb, and Wilkins are DLBA-owned and/or vacant. Arthur has the fewest DLBA-owned parcels.

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

# District 4 - Land Use



District 4 is predominantly detached residential. Gratiot, Harper, Warren, Mack, and Jefferson are major commercial corridors. The main industrial corridor is dominated by Stellantis' (Chrysler) massive automotive plants.

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

# 4 Arthur



Address: 10125 King Richard  
 Parcel: 21074529  
 District: 4  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 3.73 ac  
 Gross Floor Area: 33,700 sf  
 Floors: 2  
 Plan Type: U  
 School Type: Elementary  
 Year Built: 1930, 1941, 1948  
 Zoned: R1  
 Base Rehab Cost (est): \$1.0M  
 Total Rehab Cost (est): \$8.4M

Condition Market



History Neighborhood



## Building Overview

2-story U-plan with rear courtyard.

Gym and auditorium located in corners at bottom of U. Neither has a dedicated entrance, but are located near side entrances that could be gated off.

Small school with 11 standard classrooms, kindergarten, library, and one large specialty room.

Attractive facade with multi-colored brick and cast-stone details. Described as a deco-interpretation of collegiate gothic.

Water damage in original 1930 wing due to roof damage. Other classrooms in generally good condition.

Front office has been gutted by fire. Masonry is intact, but all finishes destroyed.

Auditorium has been scrapped and smoke damaged from adjacent fire.

## Neighborhood Overview

Located in Yorkshire Woods.

Residential neighborhood appears intact and stable, with dense housing stock and few vacant lots.

Existing housing is primarily single-family detached, 1.5-story brick bungalows; mostly occupied and in good condition.

There appear to be a number of active home rehab projects and other construction near the school.

Adjacent to East Warren/Cadieus SNF area and East English Village neighborhood; EEV is frequently touted as one of the most stable and desirable neighborhoods on Detroit's East Side.

Neighborhood anchored by Yorkshire Woods Community Organization since 2014. The group is organized and active, having achieved non-profit status and good relations with the City and other metro-area organizations and corporate sponsors.

Home to 4 Angels Garden, a successful community garden.

Nearest parks are over 0.5 miles away.

## Development Overview

Opportunities:

- Strong neighborhood with active community and solid housing stock
- Potential site for a community park
- Near two SNF priority development areas.

Challenges

- Near but not inside SNF area.

Real Estate Market summary:

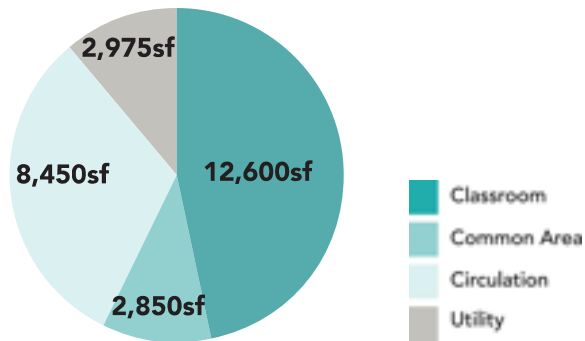
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily residential due to residential setting and high walkscore. Residential vacancy rates and rents are fair.
- Neighbors have reportedly expressed desire for senior housing at this location.

## Existing Floorplan + Program



28,875 sf net floor area

### Structure

- Concrete frame
- CMU

### Roof System:

- Cast-in-place concrete joist slab
- Built-up roof w/ stone ballast
- Internal drains

### Facade:

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

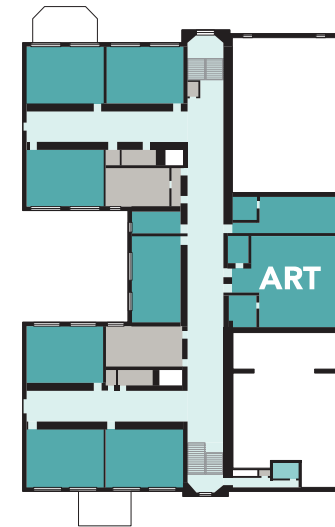
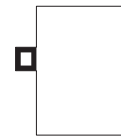
### Floor System:

- Concrete joist and slab

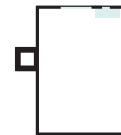
### Interior Walls:

- Plaster and steel lathe (1930/1941 unit)
- Painted CMU (1941/1948 unit)

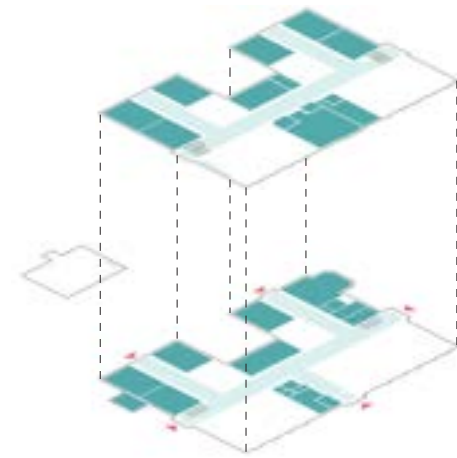
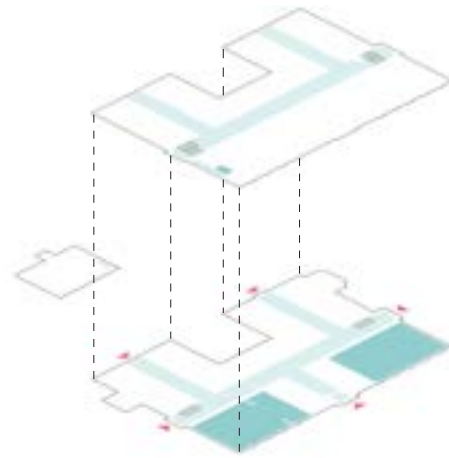
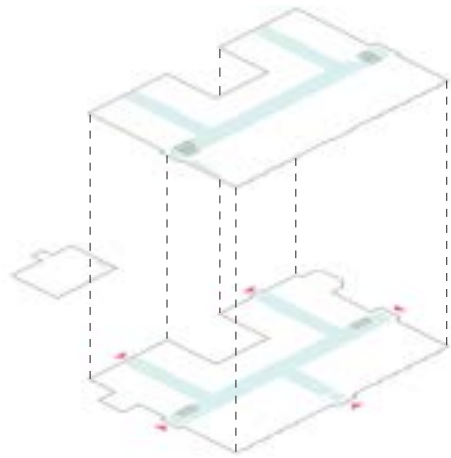
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

Circulation is a double-loaded U. The east corridor is the primary corridor, and includes stairwells and entrances at both ends, as well as the main school entrance in the center. The north and south classroom corridors are short stubs, with no stairwells.

The main corridor is 14' wide, and secondary corridors are 12' wide. First floor ceiling heights are 12'8" to 13', and second floor heights are 10'.

### Common Areas

A gym and auditorium are located at the front (east) elevation of the building, on opposite corners. Both spaces are 60x40 with 17' ceilings.

Both are accessed from the main central corridor, and neither have dedicated exterior access; however, the school's side entrance lobbies can be closed off to allow access to only the common areas.

### Classroom Areas

Classroom areas are primarily located in the rear of the school, in the short northwest and southwest wings. Specialized classrooms and offices are located in the center of the building off the main corridor.

Typical classrooms are 22x30' with approximately 13' ceilings on the first floor and 12' ceilings on the second.



## School History

Clara B. Arthur School (Dorothy L. Fisher Middle School)

Named after Clara B. Arthur, women's suffragist, Arthur School opened on February 3, 1931 with grades one through six and kindergarten. Born in St. Johns, New Brunswick, Canada in 1858, Arthur was engaged in civic enterprises that promoted public welfare and progressive movements. She established the first public playground in Detroit in 1901 in the yard of Russell School on Russell Street in Eastern Market. She began the "playground movement" that led to the City Recreation Commission taking charge of all public recreation. She was also responsible for the introduction of showers and baths in public schools. In 1905, Arthur became president of the City Federation of Women's Clubs, and she was also president of the Anti-Tuberculosis Society and a charter member of the Board of Directors of Detroit Tuberculosis Sanitarium.

Seventh and eighth grades were added to Arthur School in 1934, bringing the enrollment up to 313 pupils. Portables were soon erected on the site to relieve overcrowding; by November 1939 double

sessions for first and second graders were instituted. The Parent-Teacher Association was formed in 1940 to work on planning a new addition with N. Chester Sorenson, the architect. Completed in March 1941, Arthur School was enlarged with a gymnasium/auditorium/lunchroom combination, music and art rooms, and three new classrooms.

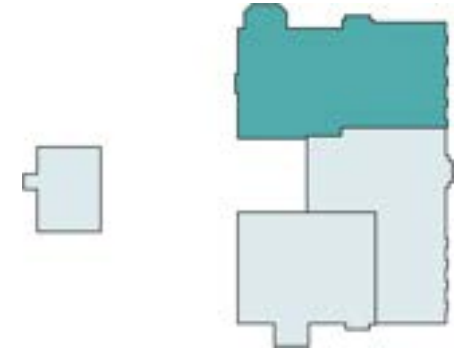
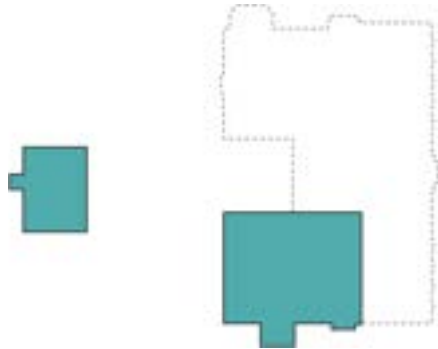
With double sessions again instituted to accommodate the increase of students from 1945 to 1947, a second addition was occupied in September 1948. Its first floor contained a regulation sized gymnasium/lunchroom combination, two kindergarten rooms, and a music room, and its second story contained three home rooms, girl's lavatory, teacher's restroom, a combination clinic and instrumental room, and storage room. Enrollment increased to 853 kindergartners through sixth graders.

The Edsel Ford Freeway (I-94) cut off the south end of the district when it was built in the early 1950s, and enrollment was reduced. Aaron H. Gould & Son, architect of Arthur School, also designed the Wayne County Morgue and Medical Examiner's Office, built in downtown Detroit in 1924-

25 in the Egyptian Revival style, since demolished. No other historic public school buildings in Detroit are attributed to that firm.

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

# Building Evolution



## Original Unit (1930)

The original school building was a small two-story box consisting of just six classrooms and a restroom on each floor. An external boiler house was also built at this time.

## First Addition (1941)

The first expansion added an auditorium, administrative offices, a library, a large arts and music room, and one additional classroom. The formal entrance of the school was also added at this time, and the eastern facade became the front of the school.

## Second Addition (1948)

The building was made symmetrical in 1948, with the addition of the north wing. The new addition mirrored the existing portion of the building, and completed the eastern front elevation. The new wing added a gym, four classrooms, a kindergarten, and two restrooms.



The front (east) facade of the school is overgrown, but decorative stone elements around the main entrance are still visible. The school's architectural style is a cross between collegiate gothic and art deco.



While Arthur looks brown from a distance, a closer look at the facade reveals a rainbow of colors, with rich turquoises, purples, reds, and yellows.



The rear of the building viewed from the school yard. The blank, windowless facades of the rear wings suggest that further additions were likely planned but never built.



The rear (west) courtyard viewed from a second story classroom. Unlike many other U-shaped schools where the rear courtyard is paved and primarily for allowing light, this courtyard is grassy and has some small trees. However, there is no direct courtyard access from the building.



A second floor classroom in the older half of the building, finished with plaster. Classrooms in the 1948 wing are painted CMU. Windows and radiators have been scrapped throughout, but this room is otherwise in relatively good condition.



The "general arts" room on the second floor is a large room occupying the center of the building. It includes built-in wood casework and work tables that are in repairable condition. In this newer portion of the building, finishes are CMU and glazed brick.



The wide second floor main corridor is finished with plaster, buff glazed blocks, and terrazzo floors. Lockers, plumbing, and ductwork have been scrapped, but the overall condition is fair.



The auditorium has been damaged by smoke and the seating has mostly been stolen. The southwest school entrance can be closed off so that the vestibule only serves the rear of the auditorium.

# Half and One-Mile Radius



## Neighborhood By The Numbers

58<sub>/100</sub>

**Walkscore**  
Somewhat walkable

0.2<sub>mi</sub>

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

0.3<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.4<sub>mi</sub>

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

1.6<sub>mi</sub>

**Nearest Recreation Center**  
More than 15-minute walk  
to nearest City Rec Center

1.0<sub>mi</sub>

**Library Access**  
10-15 minute walk  
to nearest public library

12%

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

309

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

3.2%

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

# 4 Carstens



Address: 2550 Coplin  
 Parcel: 21051310  
 District: 4  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 4.96 ac  
 Gross Floor Area: 83,000 sf  
 Floors: 3  
 Plan Type: F  
 School Type: Elementary  
 Year Built: 1915, 1919, 1921  
 Zoned: R2  
 Base Rehab Cost (est): \$1.7M  
 Total Rehab Cost (est): \$16.2M



Condition Market



History Neighborhood

## Building Overview

3-story irregular F-plan including a raised, fenestrated basement level.

Large elementary school with 29 standard classrooms, plus kindergarten, library, and four large specialty rooms.

Entrances are not wheelchair accessible—first floor is raised half a level above grade, and basement sunken half a level below.

Gym and auditorium are stacked and comprise their own stand-alone wing. Gym is sunken at basement level, with large auditorium and balcony occupying the upper two floors.

Significant water damage in south classroom wing, with open holes in roof, and water infiltrating from second floor to basement. Wood roof deck requires replacement in multiple areas.

Some structural failure at roof level where auditorium/gym connect to main building.

Five acre site occupies full city block. School building is located in the center, occupying approximately 1/3 of the site, with open space to the north and south.

## Neighborhood Overview

Located in Fox Creek neighborhood.

Highly distressed neighborhood that has been largely demolished—fields surround the school and almost no houses are visible from the school site. One of the largest concentrations of vacant land and Land Bank-owned properties in the City.

Site touches the northern boundary of Jefferson-Chalmers Strategic Neighborhood Fund area. (Vernor Hwy).

Within one mile of FCA Jefferson North Assembly Plant.

Affluent suburb of Grosse Pointe Park located less than half mile to the east. Mack, Charlevoix, Kerchival, and Jefferson Ave are all become active business and restaurant corridors just past the city limits.

## Development Overview

Opportunities:

- Near Jefferson-Chalmers SNF neighborhood
- Near FCA Jefferson Assembly and Mack Engine plant
- Near Grosse Pointe business districts

Challenges

- Distressed neighborhood with majority vacant land; isolated, with no immediate neighbors and no traffic.
- Large building in need of extensive repairs
- Building not handicap accessible

Real Estate Market summary:

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

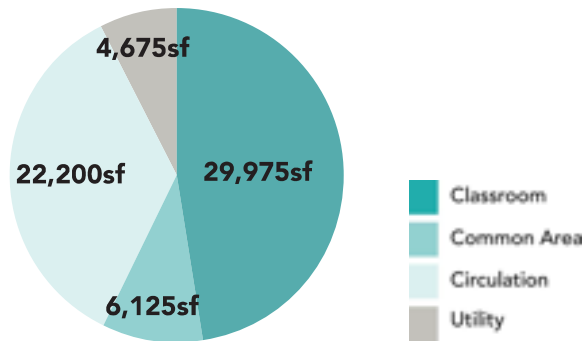
- Multifamily: Average
- Retail: Above Average
- Office: Above Average
- Industrial: Below Average

Market-based Use Recommendations

- Best market for office uses, due to large number of existing office buildings in market, with low vacancy and high rent.
- Also consider institutional tenants that could contribute to neighborhood stabilization, redevelopment, or land-based uses.



## Existing Floorplan + Program



62,975 sf net floor area

### Structure

- Concrete frame
- Brick masonry

### Roof System:

- Wood deck with wood framing (1915 unit)
- Wood deck with steel frame (additions)
- Built-up roof with coal tar/stone ballast
- Internal drains

### Facade:

- Brick with terra cotta and marble accents
- Wood frame windows (scrapped)

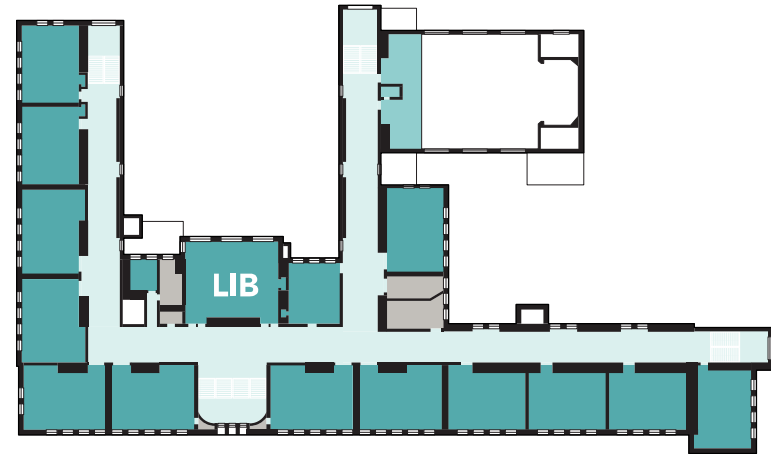
### Floor System:

- Concrete pan joist

### Interior Walls:

- Plaster and lathe

## Second Floor



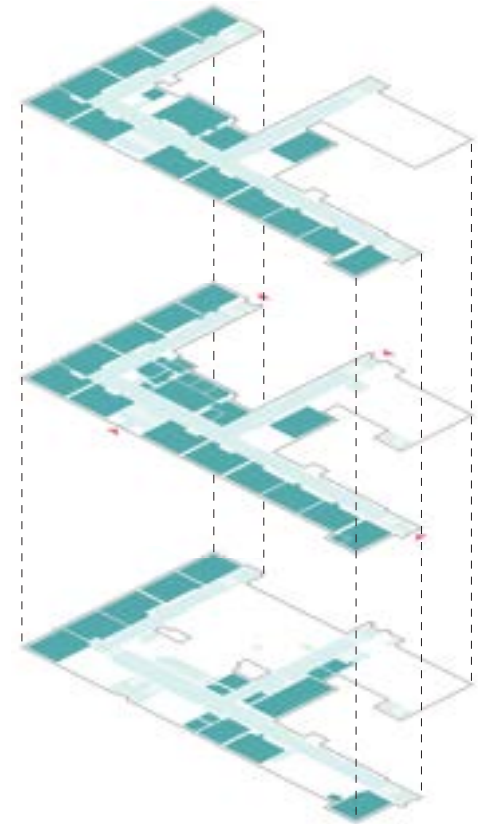
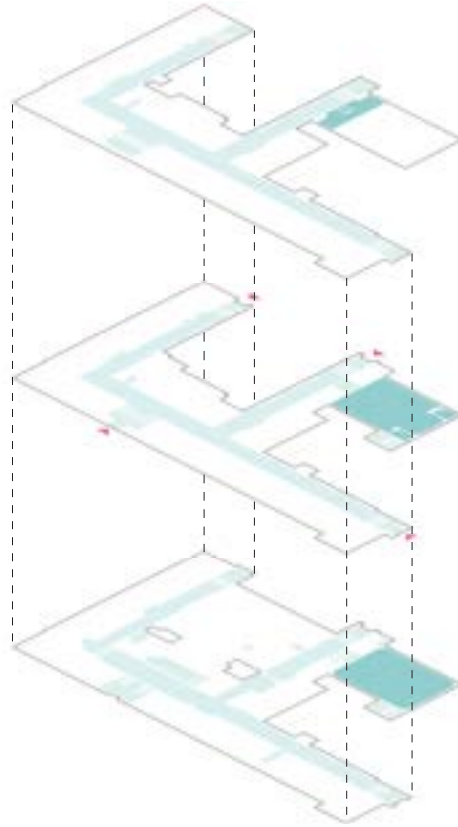
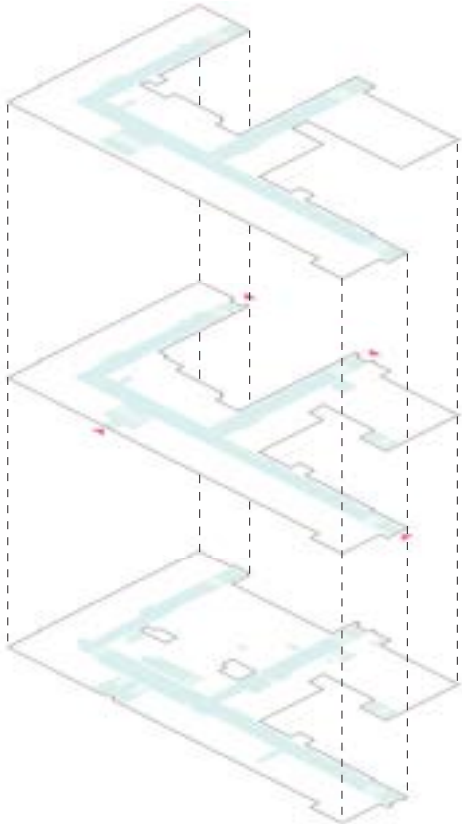
## First Floor



## Basement



## Existing Floorplan + Program



### Circulation

Carstens' circulation has an F-shaped layout and is mostly single-loaded. The main hallway is unusually long, and vertical circulation is more spread out than at other schools. There is a grand double-staircase located at the main entrance, and secondary stairwells at the far ends of each wing. Main level corridors are 12-14' wide, with 12' ceilings.

### Common Areas

The gym and auditorium are stacked on top of one another, on an approximately 44x63' footprint. The auditorium has 20' ceilings, a large stage, and a mezzanine seating area. The gym is located in the basement and is sunken further below the rest of the basement level to allow for tall 19' ceilings.

### Classroom Areas

Carstens has a 31 standard classrooms and four large specialty rooms spread across all three levels. Due to the single-loaded configuration of the school, the majority of classrooms face the exterior of the building, with only the library and kindergarten facing the central courtyard. Typical classrooms are approximately 22x30' with 12' ceilings.

## School History

### Hattie M. Carstens School

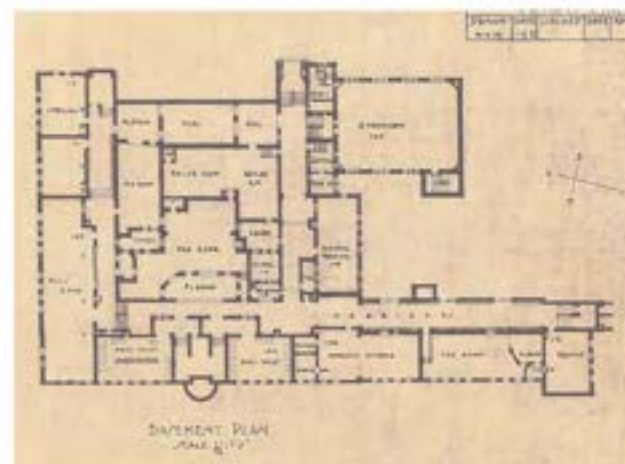
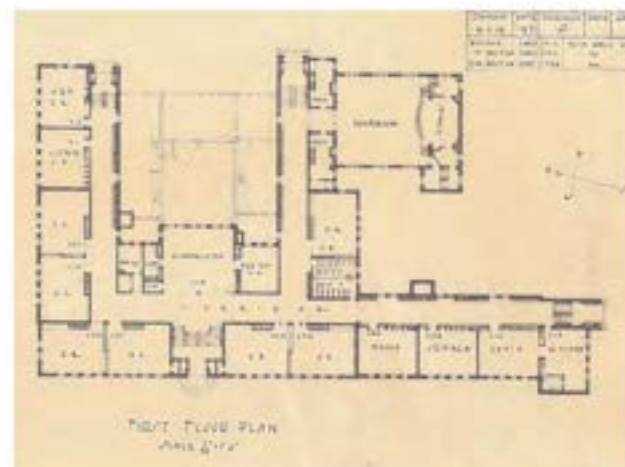
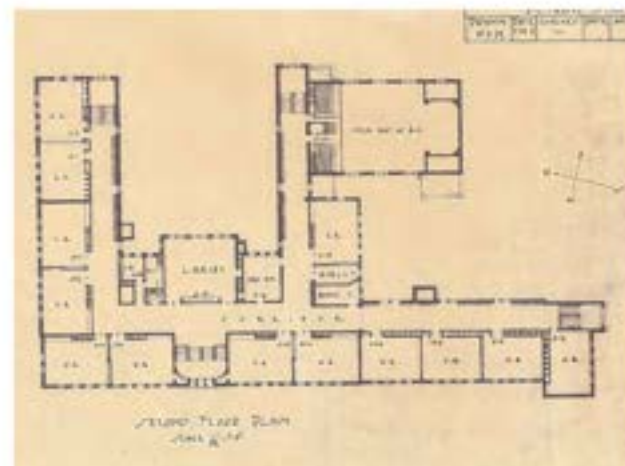
This school, completed in 1916, was named after Hattie M. Carstens, an activist who served a variety of social causes in the city until her death in 1915. An addition in 1919 added six homerooms, a gymnasium, and an auditorium. A second addition, in 1921, added nine more homerooms. Several basement classrooms were added around 1960.

The Herbert M. Rich School, named after a secretary of the Detroit Tuberculosis Society, was built on these grounds in 1927. Although no longer standing, it was described as "a four room bungalow-type with a dormitory and exposures on three sides."

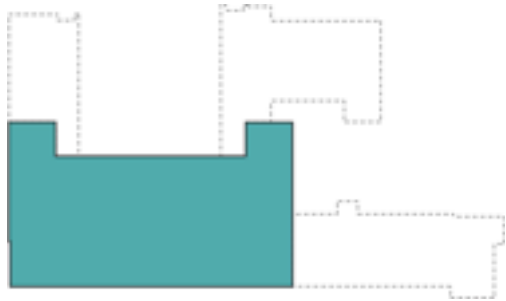
In 1957, this building was converted into a unit for girls enrolled in the special education program from Carstens School, and opened the following year. The Arts and Crafts style was popular in the second decade of the twentieth century, as evidenced by the designs of Nichols School (1910); Breitmeyer School (1915) and Harms School (1917), all designed by Malcomson & Higginbotham. It was considered to be a suitable style to fit

in with the domestic architecture of residential neighborhoods. A few years later, Collegiate Gothic would prevail for its references to the great educational institutions of Great Britain.

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

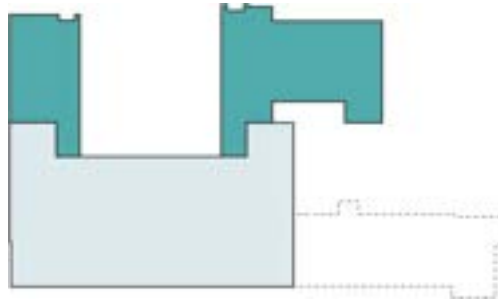


# Building Evolution



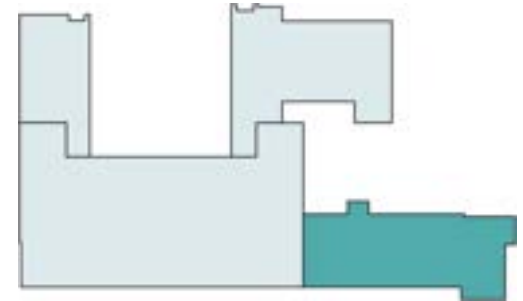
## Original Unit (1915)

Carstens' original building was a three-level block with a compact, symmetrical footprint. The original school included 15 classrooms, a large library and kindergarten, and a long and narrow playroom in the basement. Constructed in 1915, this is one of the oldest school buildings remaining in Detroit.



## First Addition (1919)

Two new wings were added shortly after the original building opened, giving the school an asymmetrical U-plan. One wing contained six classrooms, while the other contained the gym and auditorium. Both wings are single-loaded, with functional space facing outward, and corridor windows facing the newly formed inner courtyard (overlooking the boiler room roof)



## Second Addition (1921)

Another single-loaded classroom wing was added just two years after the first expansion. The new wing extended the main corridor and added ten more classrooms and an additional fan room in the basement.



North elevation seen from the large school yard. The right half of this elevation is the original 1915 unit, and the left half is a 1919 addition; expansions were designed to maintain a seamless and unified composition on the primary facades.



The 1915 and 1919 units created a U-shaped plan with a central space to allow light and ventilation. However, the space is filled by the boiler room roof and is not accessible as a true courtyard. The completely vacant lots that surround the school are visible in the background.



The large auditorium seen from second floor balcony.



The library is a large space with an open floorplan and ample natural light. The former kindergarten, located directly below, has the same overall dimensions, but was subdivided into offices in recent years.



Roof failure visible in a second-story classroom on the south wing. Large openings in the wooden roof deck allow water to infiltrate the wing from top to bottom.



A typical classroom window configuration, featuring four separate wood-framed openings. Windows are scrapped throughout the building.

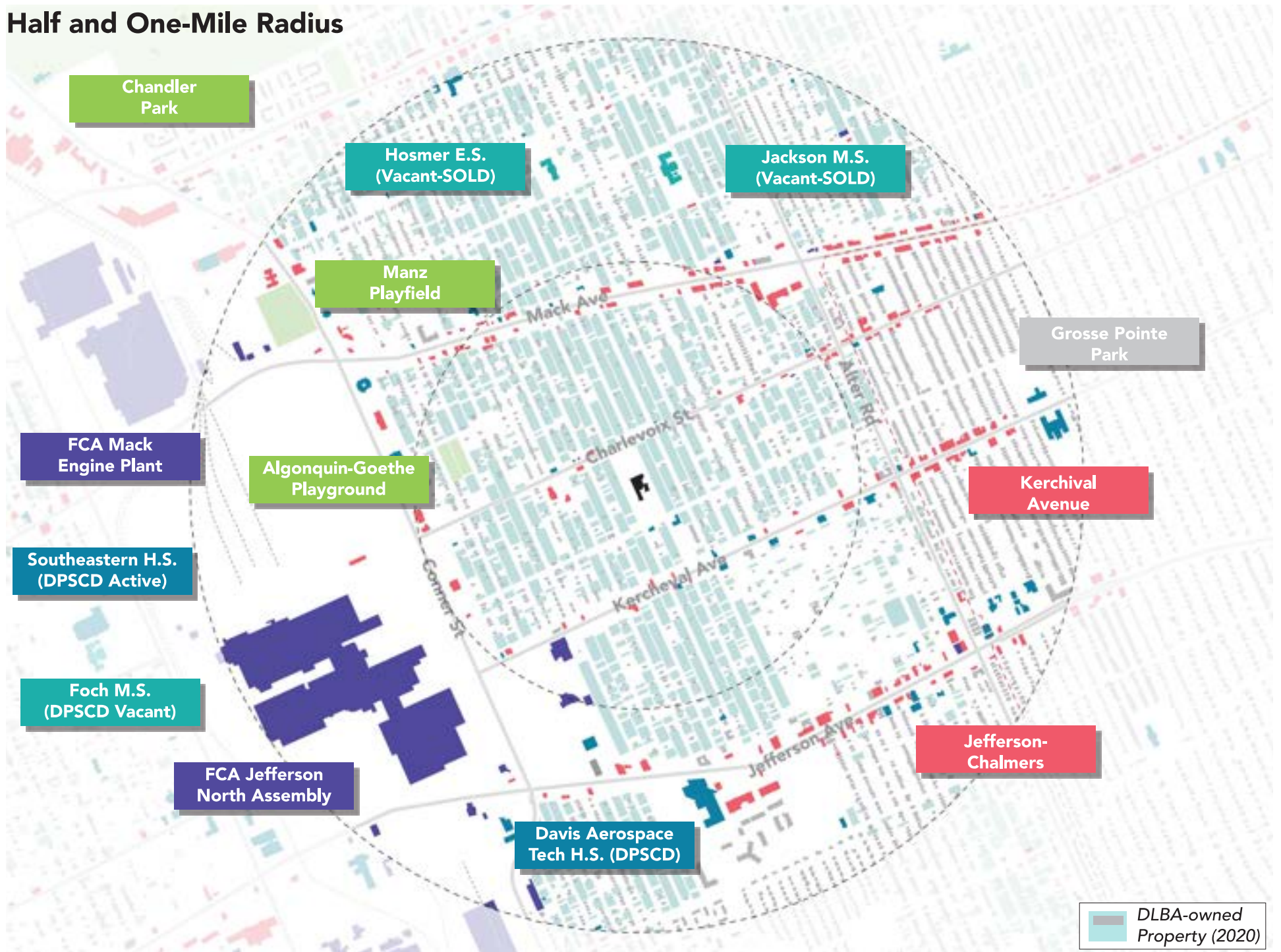


The gym is located in the basement beneath the auditorium. The gym is located several feet lower than the rest of the basement to allow for 18' ceilings. The windows in the left of the frame are located just above grade.



The long western corridor, as seen from the 1921 south addition, looking towards the original 1915 main corridor.

# Half and One-Mile Radius



## Neighborhood By The Numbers

37 /100

**Walkscore**  
Car-dependent

0.3 mi

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

1.9 mi

**Freeway Access**  
5-10 minute drive  
to nearest freeway ramp

0.3 mi

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

2.9 mi

**Nearest Recreation Center**  
No city rec center  
within walking distance

1.7 mi

**Library Access**  
No public library  
within walking distance

80%

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

91

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

2.4%

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



# 4 Guyton



Address: 355 Philip  
 Parcel: 21059093  
 District: 4  
 SNF Area: Jefferson-Chalmers  
 Owner: City of Detroit  
 Site Area: 4.46 ac  
 Gross Floor Area: 46,100 sf  
 Floors: 2  
 Plan Type: L  
 School Type: Elementary  
 Year Built: 1922, 1925  
 Zoned: R1  
 Base Rehab Cost (est): \$1.6M  
 Total Rehab Cost (est): \$11.3M



Condition Market



History Neighborhood

## Building Overview

2-story irregular L-plan constructed between 1922 and 1925.

Beautiful tudor-style exterior with gabled roofs and dormers, and decorative brick and stonework.

Original steel and wood-frame windows are present throughout; some wood frame windows are water damaged and may need full replacement.

Gym and auditorium located in center of building, separating the school into two distinct halves. Gym and auditorium both include an upper and lower area

Auditorium can be accessed from a dedicated entrance.

Building was visited during a heavy rain, and water was observed pouring into stairwells in all parts of the building. City staff report that this is a recurring issue, with thick ice forming in stairways and corridors during winter.

Structure is in fair condition, though roof deck is scrapped and deteriorated, leading to water damage of interior finishes and structure.

## Neighborhood Overview

Located in Jefferson-Chalmers neighborhood, a stable and energetic community identified as one of the City's Strategic Neighborhood Fund areas.

Neighbors actively watch the school building, and monitor activity around the site.

Redeveloping the school is a high priority among community members, but there is disagreement about the appropriate use. Senior housing has received strong support from some, while others demand the site be reopened as a school.

Site is located within the 500-year floodplain, and flood levels reached the Guyton site in 2019.

## Development Overview

Opportunities:

- Located in SNF area
- Strong community in a stable and growing neighborhood.
- Community is invested in school site with high demand for redevelopment.
- Compact building on a large site; large amount of open space remains.

Challenges

- Located in flood zone
- Building condition is deteriorating despite recent attempts to stabilize.

Real Estate Market summary:

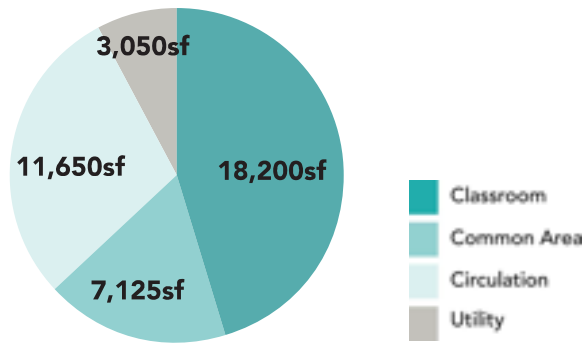
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for senior housing, due to low vacancy rate, competitive rents, and above-average projected senior population growth.
- Neighbors prefer to a community or educational use at this location.

## Existing Floorplan + Program



40,025 sf net floor area

### Structure

- Concrete frame
- Brick Masonry

### Roof System:

- Steel frame with wood deck
- Clay tile with asphalt shingle replacements (slope)
- Built-up roof with aluminumized coating (low-slope)

### Facade:

- Brick with limestone accents
- Wood-framed windows

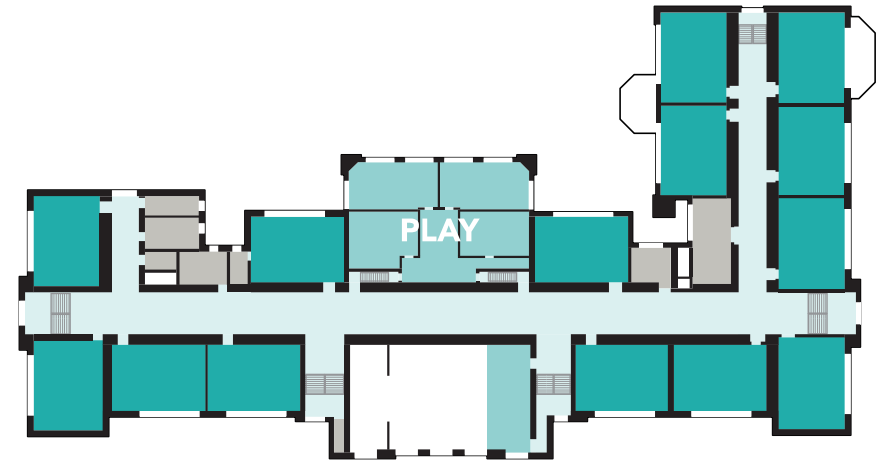
### Floor System:

- Concrete joist and slab

### Interior Walls (original unit):

- Gypsum block with plaster finish

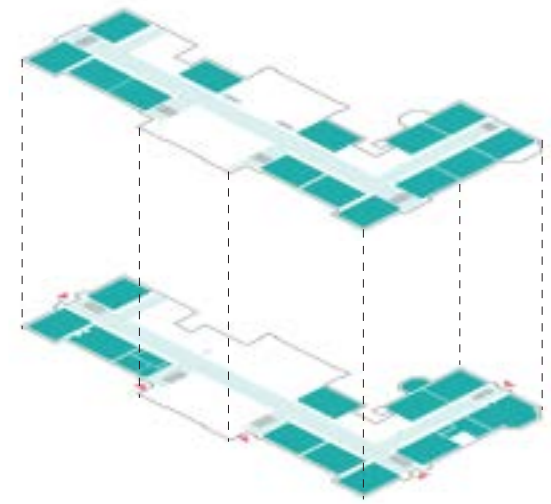
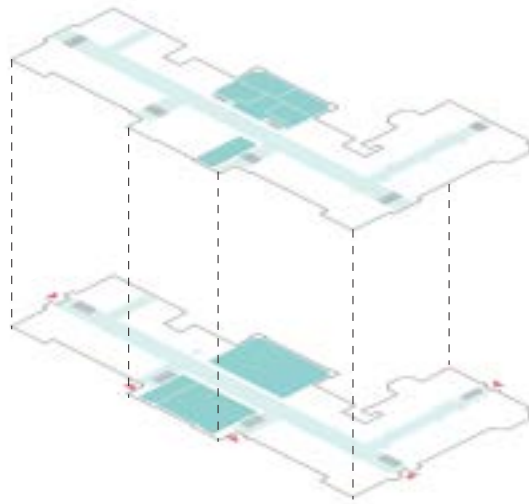
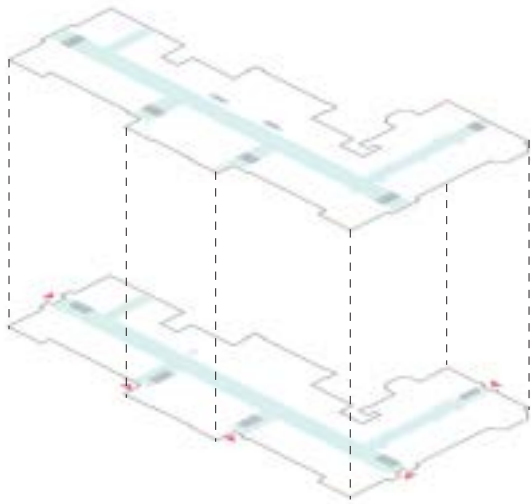
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

Circulation follows an double-loaded L-plan. Two main entrances are located in the center of the long primary corridor.

The primary corridors are 14' wide, while the short wings are 9'4". Ceilings are over 12' throughout.

### Common Areas

Guyton's gym and auditorium form a cluster in the center of the school, on either side of the main corridor, and served by the school's two main entrances; this layout occurs in one other school in this study, Courville. Both spaces feature second-floor areas as well. The gymnasium has a column-free play room on the second floor which was later divided into classroom space.

### Classroom Areas

Due to the central configuration of Guyton's common areas, classroom spaces occupy the two far ends of the building. The classroom areas may be conceived as two completely separate wings that can be reactivated individually.

Typical classrooms are 22x30' with 12-13' ceilings.

# Building Distress

## Roof

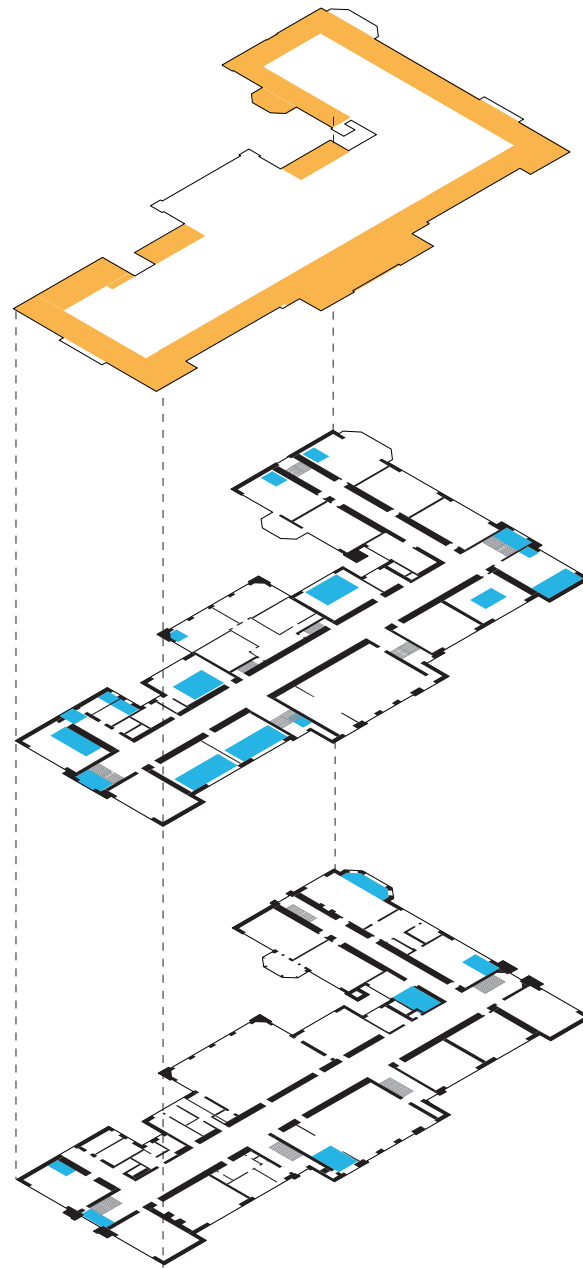
- Sloped roof areas are deteriorated and require replacement. Replace copper flashing, downspouts, and asphalt-shingled areas. Wood deck decayed; inspect and replace.
- Low-slope roof areas appear to be performing; inspect and repair as necessary.

## Second Floor

- Widespread damage to plaster ceilings due to water infiltration.
- Water infiltration at stairwells

## First Floor

- Localized water damage due to infiltration from second floor.



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

# Building Evolution



### Original Unit (1921)

The original two-story northern unit includes a kindergarten and twelve classrooms.



### First Addition (1925)

The second phase of construction matched the original building, and added 11 more classrooms, two-level gymnasium, auditorium, and offices.

## School History

### Joseph W. Guyton School

The school was named after Joseph W. Guyton, a Michigan resident who was the first American soldier killed on German soil during the First World War. It was constructed in 1922 at a cost of \$145,265. It opened in January 1924 to serve about 400 students organized into twelve sections under a platoon plan, with twelve non-platoon rooms, a kindergarten, conservatory, and office.

What was intended as the school's main section was completed in 1925 at a cost of \$247,855. It brought the building up to thirty-one rooms, including an auditorium, gymnasium, library, playroom, kitchen, and lunchroom. It housed nearly 1,200 students in the kindergarten through eighth grade, in twenty-four sections, one non-platoon room, and one kindergarten room. In April 1957, \$4,500 was spent on alterations to add an instrumental music room, gym offices, and a new teacher's rest room. By this time, however, enrollment was down to around 900 students.

As colorfully depicted in an account by the Detroit Board of Education in 1937,

"The Guyton School is really a beautiful building, of English Tudor design. It has huge playgrounds at the north and south, a beautiful lawn in front, and at the rear the Guyton Garden, which has long been one of the loveliest school gardens in the city. Shrubbery and trees are very well placed. Silvery poplars at the front entrances and at the garden entrance rise to the green slate roof and make the approaches to the school as attractive as school portals should be."

One of three Detroit public school buildings of the same design by the architectural firm of Malcomson, Higginbotham & Palmer, Guyton School is the only one that is not vacant at this time; however, it is scheduled to close at the end of the 2008-09 school year.

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