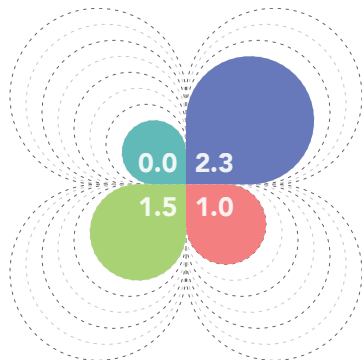


7 Weatherby

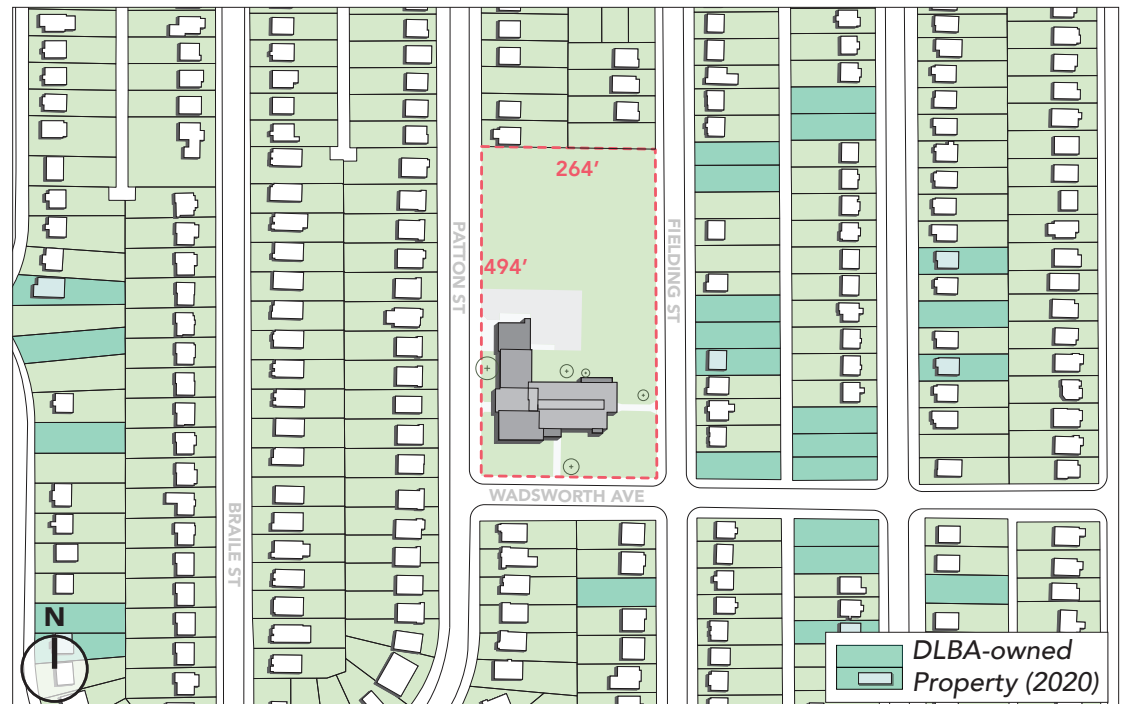


Address: 12099 Fielding
Parcel: 22103299.002
District: 7
SNF Area: n/a
Owner: City of Detroit
Site Area: 2.98 ac
Gross Floor Area: 27,400 sf
Floors: 2
Plan Type: L
School Type: Elementary
Year Built: 1956
Zoned: R1
Base Rehab Cost (est): \$428K
Total Rehab Cost (est): \$6.6M

Condition Market



History Neighborhood



Building Overview

2-story L-plan

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

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

Gym and auditorium can both be accessed independently.

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

Post-and-beam construction with CMU infill walls.

Interior finishes primarily painted CMU and green glazed concrete block.

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

Lockers, metal fixtures, and plumbing has been scrapped throughout

Fire damage in the first floor art room.

Neighborhood Overview

Located in Weatherby neighborhood

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

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

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

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

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

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

Near freeway access at I-96 and Evergreen Rd.

Neighbors have strong interest in redeveloping school.

Development Overview

Opportunities:

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

Challenges

- Secluded location in low-density residential neighborhood.

Real Estate Market summary:

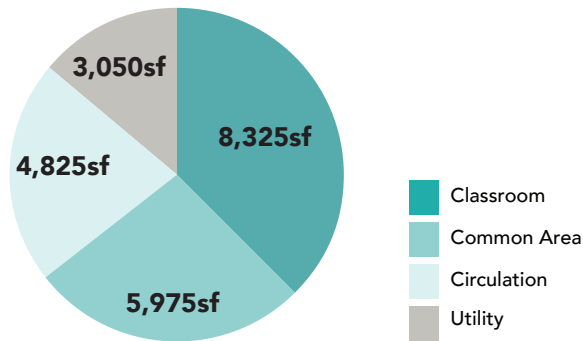
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

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

Existing Floorplan + Program



22,175 sf net floor area

Structure

- Concrete beam and column

Roof System:

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

Floor System:

- Concrete tee-joint slab with metal deck

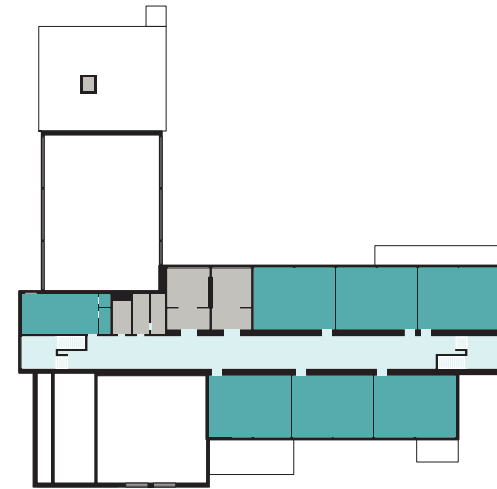
Facade:

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

Interior Walls:

- Painted CMU
- Glazed concrete block

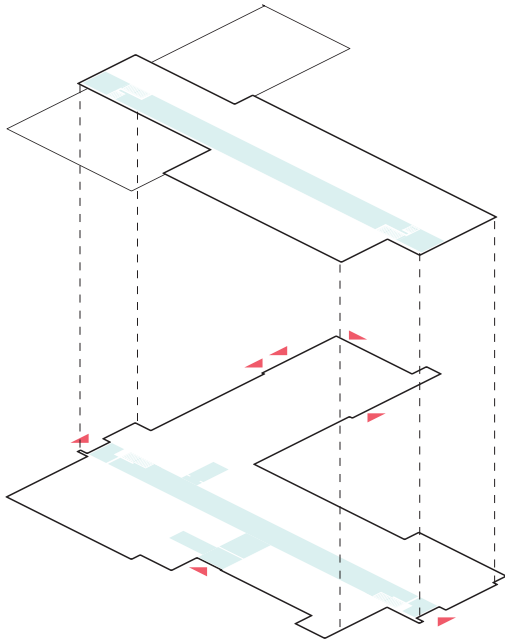
Second Floor



First Floor



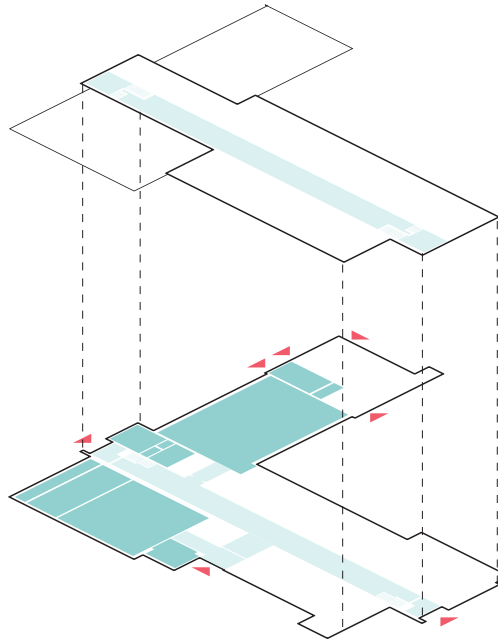
Existing Floorplan + Program



Circulation

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

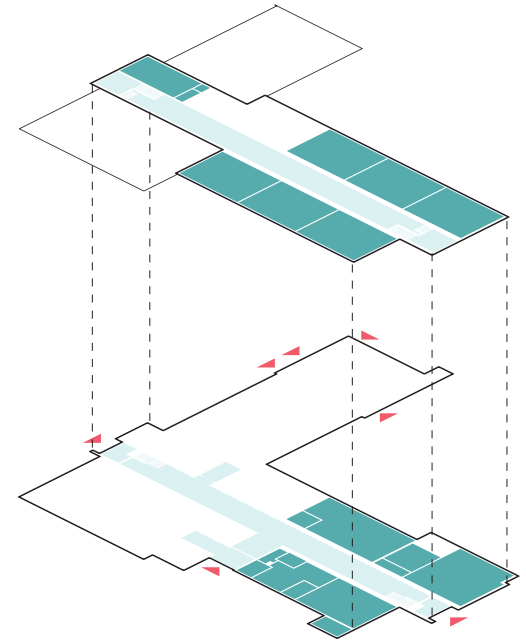
The main corridors are 12' wide, with a ceiling height of 10'6" on the first floor and 8' on the second.



Common Areas

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

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



Classroom Areas

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

Typical classrooms are 22'5"x30' with 10'5" ceilings on the first floor and 10'9" ceilings on the second.

School History

H. Emmett Weatherby Elementary

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

The Detroit Public School System, successor to the Detroit Board of Education, permanently closed the school in 2005 and subsequently sold the property to the City of Detroit in 2015.

References

Detroit, City of, Board of Education. *Annual Reports*. Detroit: Board of Education, 1958 and 1958
Detroit, City of, Board of Education, Architectural Planning Department. *Weatherby Elementary School Floor*

Plans and Site Plan. Detroit: Board of Education, 1964

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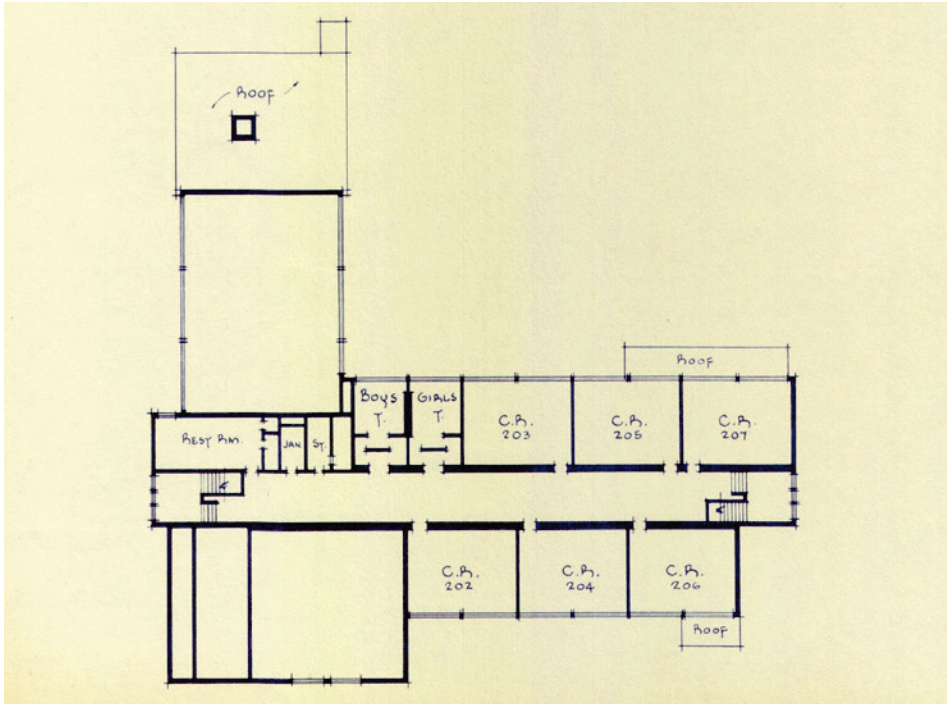
Detroit Free Press.
School Bell Rings Wednesday for 285,000. Detroit: Detroit Free Press; Sep 1, 1957; pg. 3

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

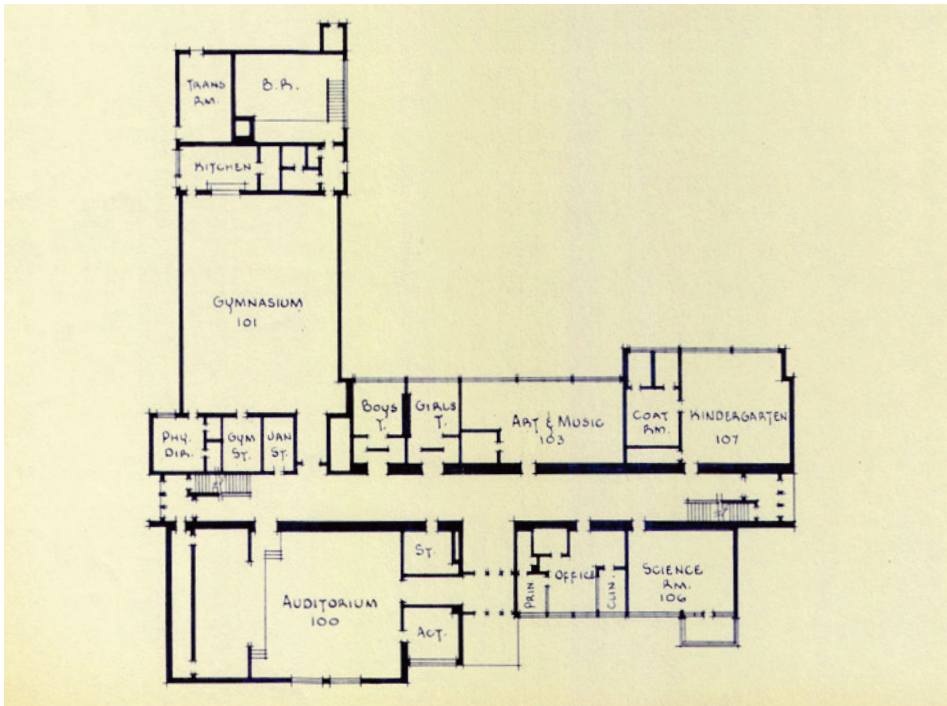
Grover, John and Yvette van der Velde. *A School District In Crisis, Detroit Public Schools 1842-2015*. <https://land-grid.com/reports/schools> Loveland Technologies, 2016

Floor Plans

Second Floor



First Floor





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



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



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



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



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



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

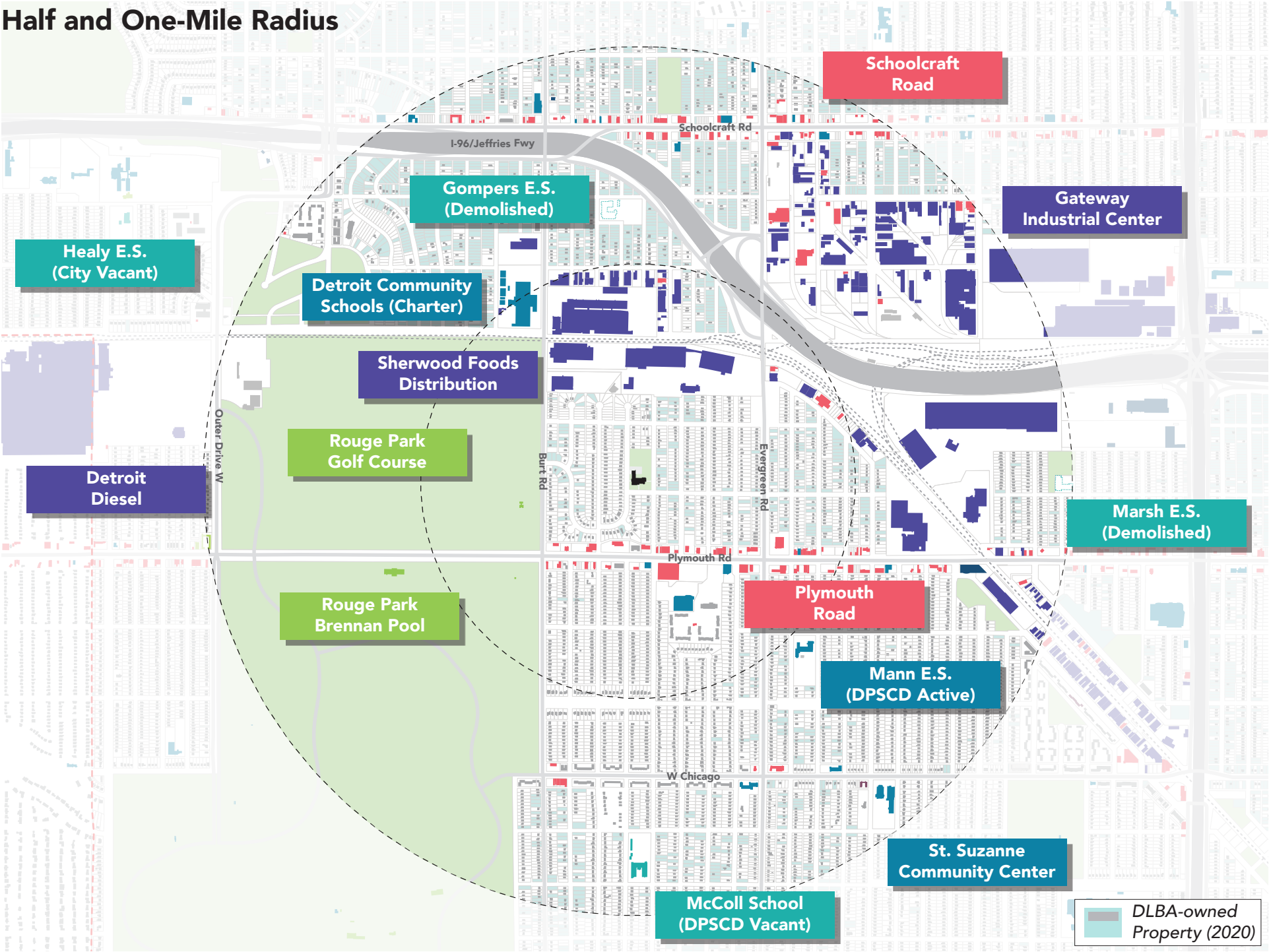


The building has been extensively scrapped, but finishes and structure remain in relatively good condition. The school's corridors feature glazed block finishes with a unique shade of jade green.



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

Half and One-Mile Radius



Neighborhood By The Numbers

57_{/100}

Walkscore
Somewhat walkable

0.2_{mi}

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

0.8_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.2_{mi}

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

2.5_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.5_{mi}

Library Access
More than 15 minute walk
to nearest public library

27%

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

92

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

2.5%

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