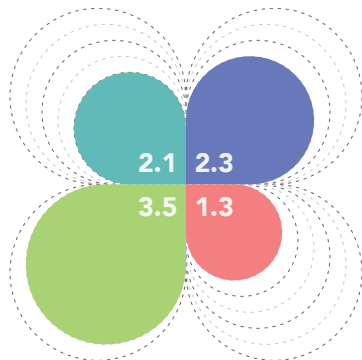


3 Mason

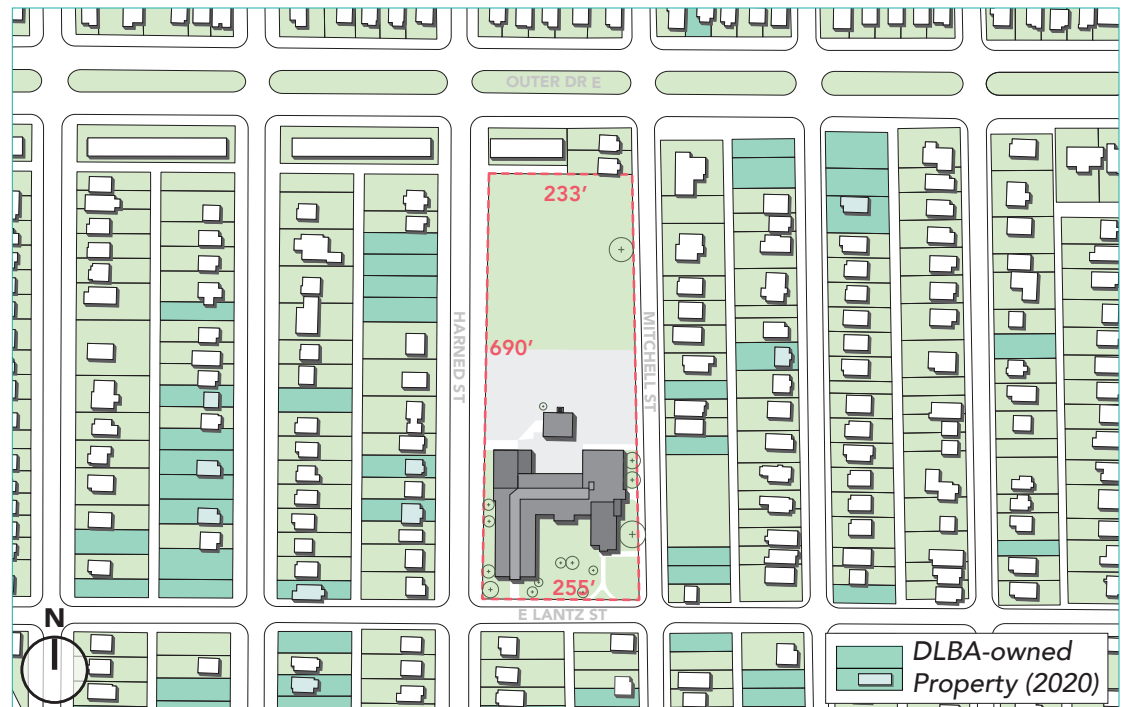


Address: 19635 Mitchell
Parcel: 13024055
District: 3
SNF Area: n/a
Owner: City of Detroit
Site Area: 3.87 ac
Gross Floor Area: 48,000 sf
Floors: 2
Plan Type: H
School Type: Elementary
Year Built: 1931, 1946, 1951
Zoned: R1
Base Rehab Cost (est): \$2.0M
Total Rehab Cost (est): \$12.3M

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:

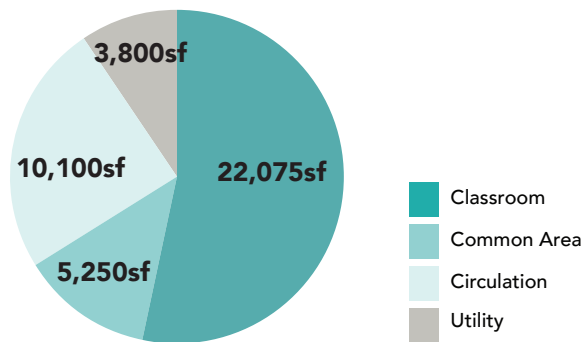
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- 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

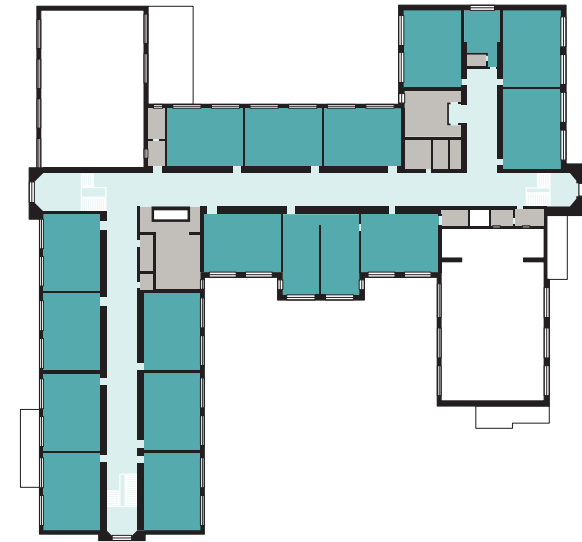
Floor System:

- Concrete joist and slab

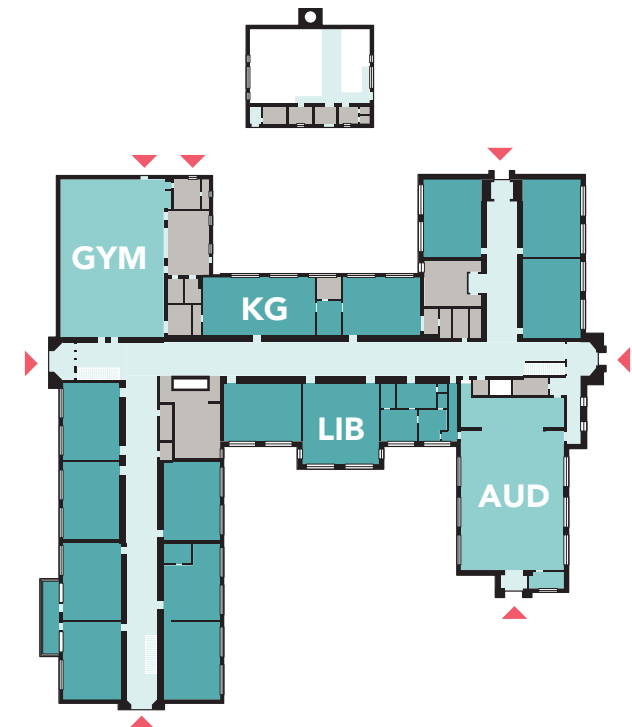
Interior Walls:

- Painted CMU (original unit)

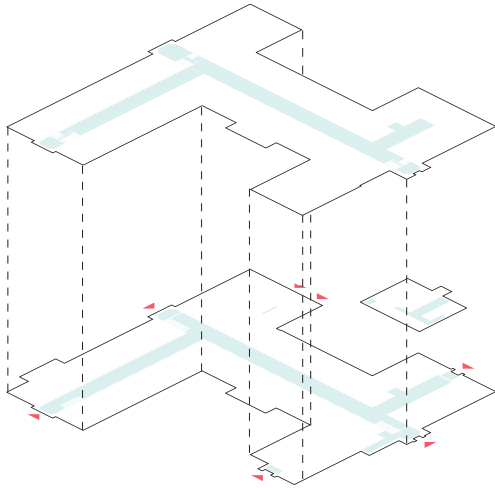
Second Floor



First Floor



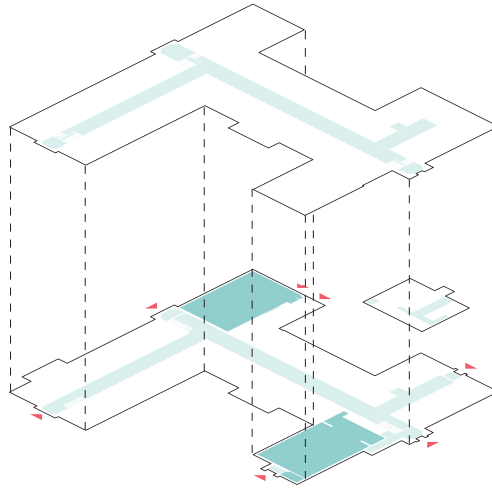
Existing Floorplan + Program



Circulation

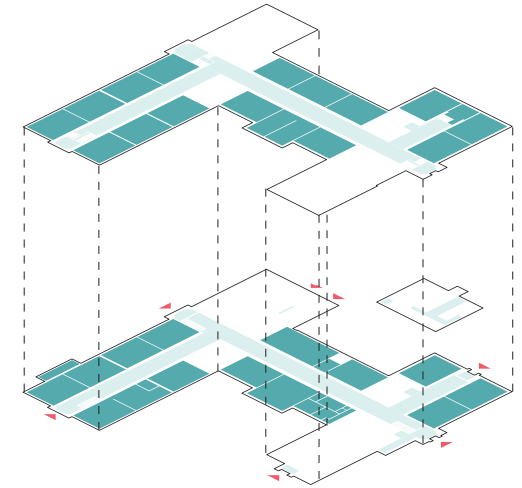
Circulation consists of a long central corridor with two shorter spurs, forming a Z. All corridors are double-loaded. There are only three stairwells: two at either end of the main corridor, and one at the southwest wing. The northeast corridor does not have its own stairs.

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 been 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.

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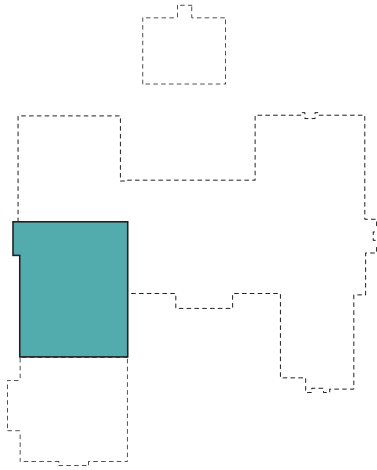
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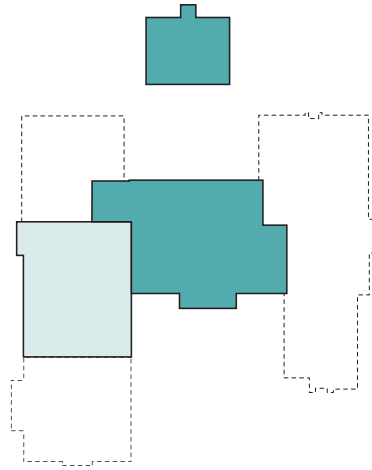
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Building Evolution



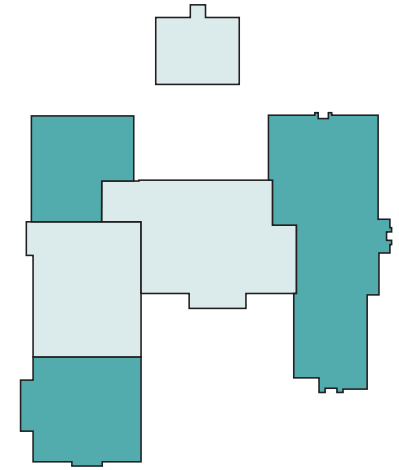
Original Unit (1931)

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.

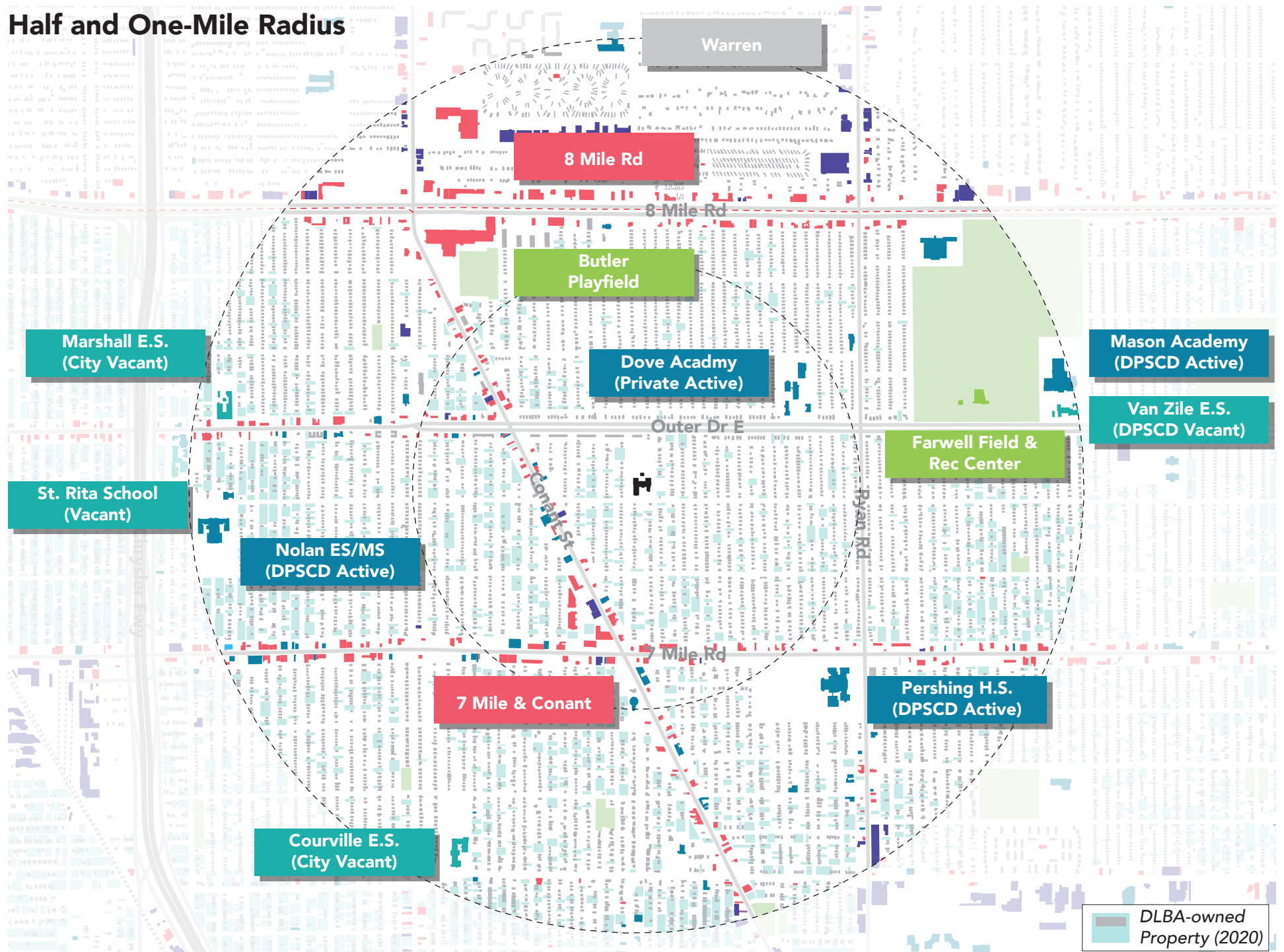


Classroom corridor in excellent condition. CMU and glazed block wall construction with intact lockers and arched drinking fountain alcoves.



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

Half and One-Mile Radius



Neighborhood By The Numbers

60_{/100}

Walkscore
Somewhat walkable

0.4_{mi}

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

1.4_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.4_{mi}

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

0.8_{mi}

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

1.7_{mi}

Library Access
More than 15 minute walk
to nearest public library

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)