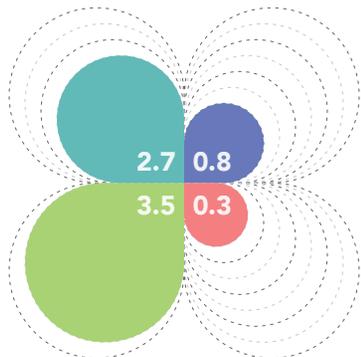


7 Monnier



Address: 13600 Ward
 Parcel: 22024233
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.88 ac
 Gross Floor Area: 57,200 sf
 Floors: 2
 Plan Type: U
 School Type: Elementary
 Year Built: 1923 (1973 - demolished 1990s)
 Zoned: R2
 Base Rehab Cost (est): \$1.6M
 Total Rehab Cost (est): \$13.0M

Condition Market



History Neighborhood



Building Overview

The building has an irregular U-shaped layout. A double-loaded corridor with classrooms forms an asymmetrical U around a central parking lot, and a combined gym/auditorium extends off the bottom of the U.

Classrooms are 22x30' boxes, with a single large window on the long side.

The unique gymnasium has elevated stadium-style bleachers forming a horseshoe around three sides of the space, and a stage on the fourth side. The gym also features large semicircular windows.

The science room has intact glass conservatory with a cone-shaped glass canopy.

Water infiltration at roof causing damage along main corridors

Classroom finishes in wings in fair condition.

Neighborhood Overview

Located in Grand River/I-96 neighborhood, on boundary with Happy Homes neighborhood.

DON reports strong neighborhood groups in the area and residents keep watch over the school.

Neighborhood is a mix of 1-2 story single family homes, with a large number of vacant homes and lots.

Car-oriented commercial cluster on Schaefer Hwy between Schoolcraft and Grand River a quarter mile to the west.

Small neighborhood commercial cluster at Schoolcraft and Meyers Rd a quarter mile to the northeast.

Supermarket on Grand River a quarter-mile walk due south, but the route involves crossing I-96 via a 550-foot-long pedestrian bridge that is very exposed.

There is easy car access to I-96. The half-mile-square neighborhood is cut off from surrounding areas by the I-96 freeway immediately south of the school, and by an industrial band which wraps around the west and north.

Development Overview

Opportunities

- Unique gym
- Good freeway access
- Potential for bundling adjacent DLBA parcels

Challenges

- Secluded location
- Depopulated neighborhood

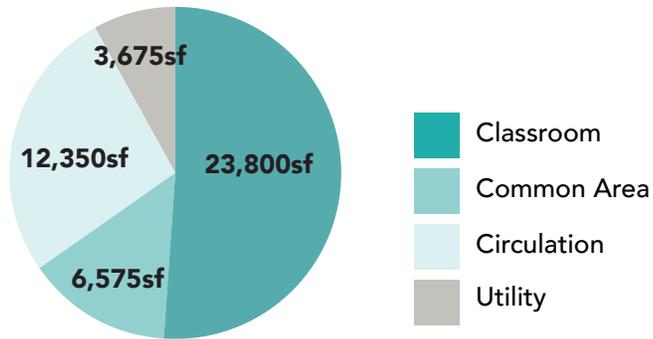
Real Estate Market summary:
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for industrial due to proximity to freeway access and industrial corridor with low vacancy and competitive rents.

Existing Floorplan and Program



56,400 sf net floor area

Structure

- Concrete column and Beam
- Brick masonry bearing walls (stairs)
- Steel columns (gym)

Roof System:

- Concrete tee-joint and slab (low slope)
- Gravel-surface bituminous BUR (low slope)
- Internal drains (low slope)
- Wood frame and deck (sloped)
- Asphalt shingle (sloped)
- Gutters/downspouts (sloped)

Facade:

- Multi-wythe brick
- Limestone/cast stone accents
- Wood window frames w/ aluminum covers

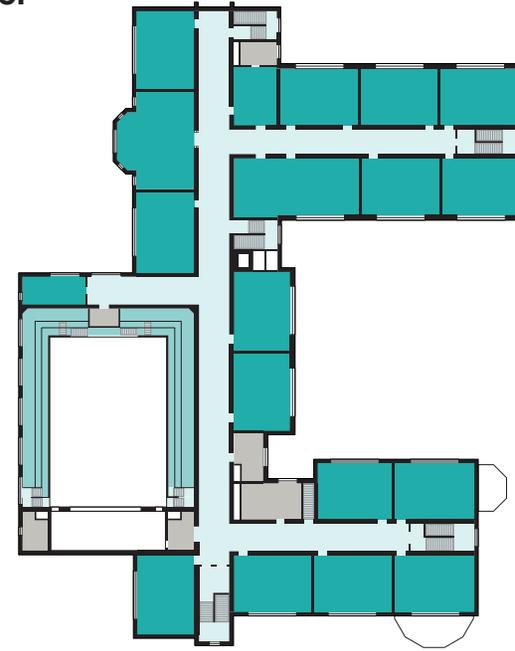
Floor System:

- Concrete tee-joint and slab

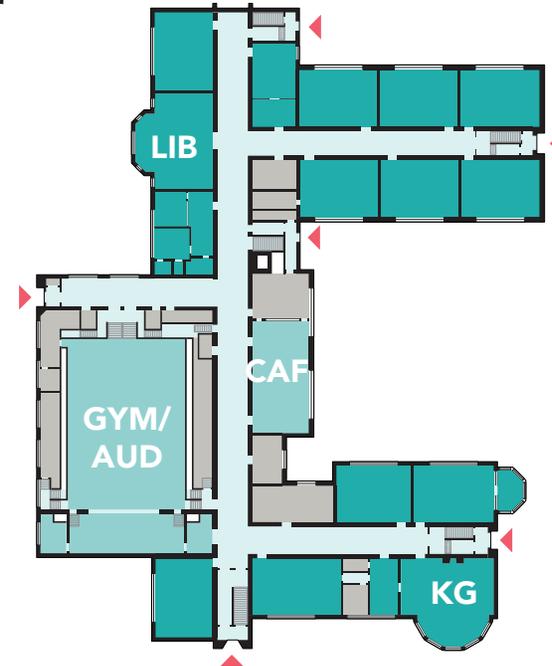
Interior Walls (original unit):

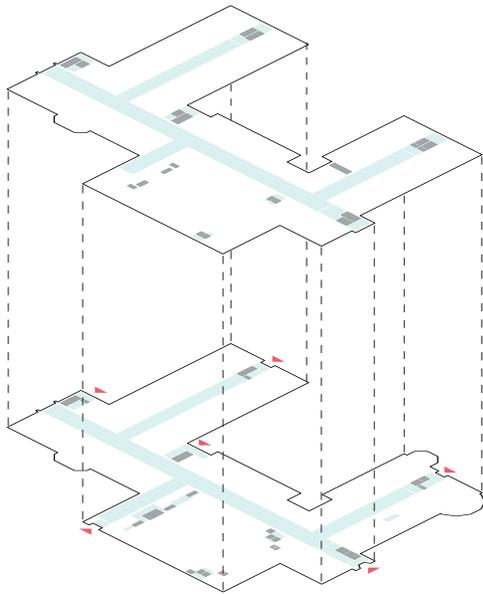
- Plaster

Second Floor



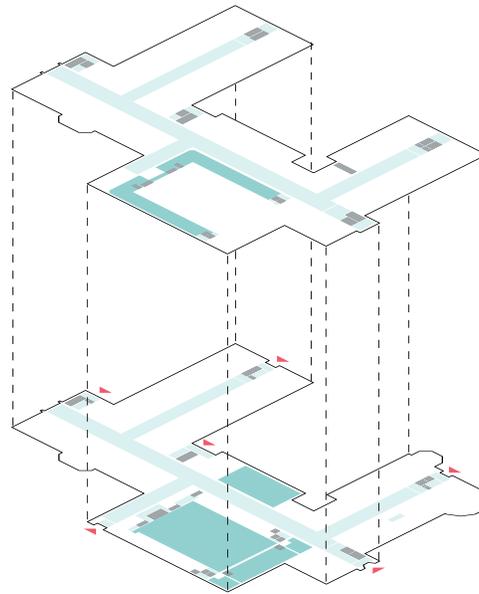
First Floor





Circulation

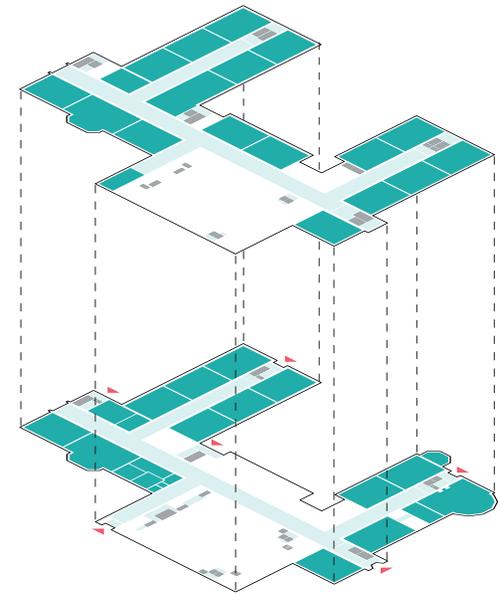
Monnier is arranged in an irregular U-shape. The double-loaded north-south corridor forms the main axis on both floors. Double-loaded corridors on the northeast and southeast ends of the building comprise the main classroom wings. The main school entrance, as well as the entrance to the gym/auditorium, is located on a single-loaded corridor which extends toward Ward St on the west side of the building.



Common Areas

This school features a combined gym and auditorium with an unusual horseshoe-shaped seating area on the second floor. The gym floor is 45'5" x 66' with 25'8" ceilings. The entire gym/auditorium space including the seating area and stage is nearly 80x100'.

There is a separate cafeteria with kitchen located across the main hall from the gym.



Classroom Areas

Classrooms are located on both levels and form two distinct clusters in the north and south wings.

Typical classrooms are 22x30'3" with 12' ceilings on the first floor and 11' ceilings on the second.

School History

Peter C. Monnier Elementary

The Greenfield Township School District initiated the construction of the Peter C. Monnier Elementary School in 1923. The Detroit Board of Education gained ownership of the property (due to the area's annexation in 1924) prior the building's completion. The Detroit Board of Education continued the project and the completed the building for its initial opening in September, 1924. The school boasted a capacity of 1360 pupils and included 28 rooms. However, the school remained under capacity for decades. During this period, the Detroit Board of Education transferred students from nearby overcrowded schools to Monnier, taking advantage of its underutilization. From its initial construction through the 1950s, Monnier School served an all-white student body. This trend began to shift, beginning in October 1960, when the Detroit Board of Education determined that they would bus 314, 3rd and 4th graders from two overcrowded, predominantly black schools (McKerrow and Brady) to three nearby predominantly white schools (Guest, Monnier, and Noble) which were located in neighborhoods that were declining in population due to "white flight" to the suburbs. Newspaper articles report that Monnier, Guest, and Noble had empty seats and classrooms

throughout the 1959-1960 school year while Brady and McKerrow's student population had grown by 6% from the year before. Black parents decried the over-crowded, under-resourced conditions at these schools and demanded a positive change. Thus, the school board's plan to relieve overcrowded conditions for the children at Brady and McKerrow by transferring them to Guest, Monnier, and Noble. A group of white parents, known as the Northwest Parents Association, initiated a three-day boycott at the three white schools Guest, Monnier, and Noble to express their anger towards the Detroit Board of Education's plan. They rallied against the school board, charging them with "integrating" their neighborhoods with the plan. The school board denied the white parents' charges, stating that they were merely bussing students from overcrowded conditions to emptier nearby schools, regardless of race. The Mayor at the time, Louis C. Miriani, supported the school board's effort. On October 31, 1960, the first day of the boycott, a dozen white parents protested at the front of Monnier and hurled insults at reporters and the black students who arrived at the campus that day. A mother of one of the black children involved was later interviewed about a contentious meeting she had attended with the white residents on November 1, 1960, the

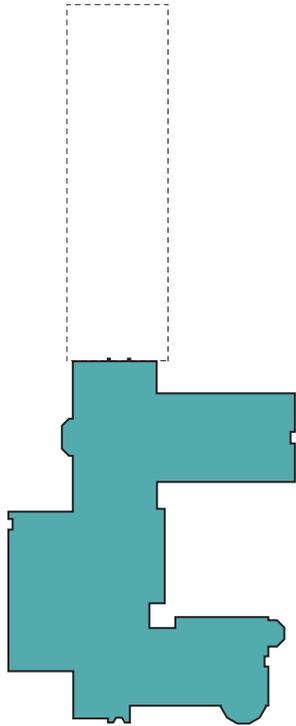
second day of the boycott. She reported that she left the meeting wondering if she was "...in Little Rock or Detroit."

In 1973, a north wing was added to the building's south elevation. The wing was subsequently demolished sometime between 1983 and 1997 as per aerial maps, and the building's plan returned to that of the original footprint. The school was permanently closed in 2007 and sold to the City of Detroit in 2015.

References

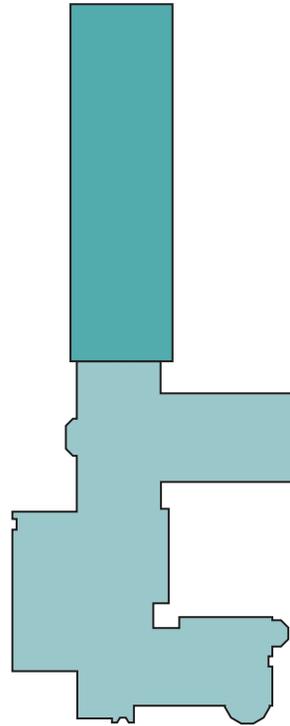
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Building Evolution



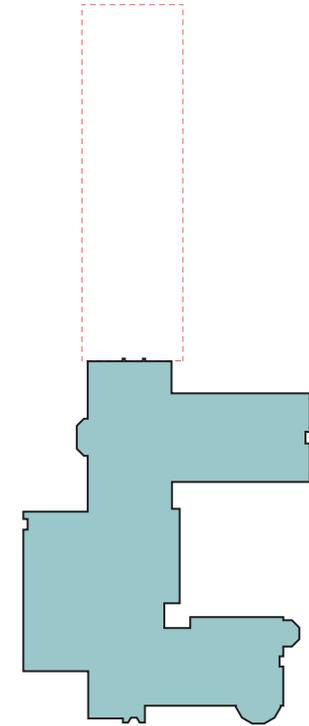
Original Unit (1925)

Monnier's original building included 28 rooms and a large gym/auditorium.



First Addition (1973)

A large classroom wing was added to the north, taking up most of the school yard. Based on site plans and aerial photos from this time, the addition was a single-story double-loaded wing.



Demolition (ca. 1991)

The 1973 wing was demolished between 1990 and 1992 (according to Sanborn maps), leaving the original building standing.



South elevation, with kindergarten bay window visible on the right side.



North elevation viewed from the school's asphalt track. The blank facade on the right of the image is where a 1973 addition once connected to the original building; the addition was demolished in 1991 or 92, according to Sanborn maps.



The gym/auditorium area features unique raised bleachers on three sides of the space, and large arched windows, suggesting a small stadium or arena.



View of the gymnasium/auditorium and stage area from the second-floor projector room. Severe water damage to the wood-framed partition wall between the bleachers and main corridor is visible at the far left of the frame.



The small lunch room is longer but narrower than a typical classroom. There is a small attached kitchen with a serving window on the north wall (not pictured above).



Water infiltration has damaged interior finishes in the second floor main corridor.

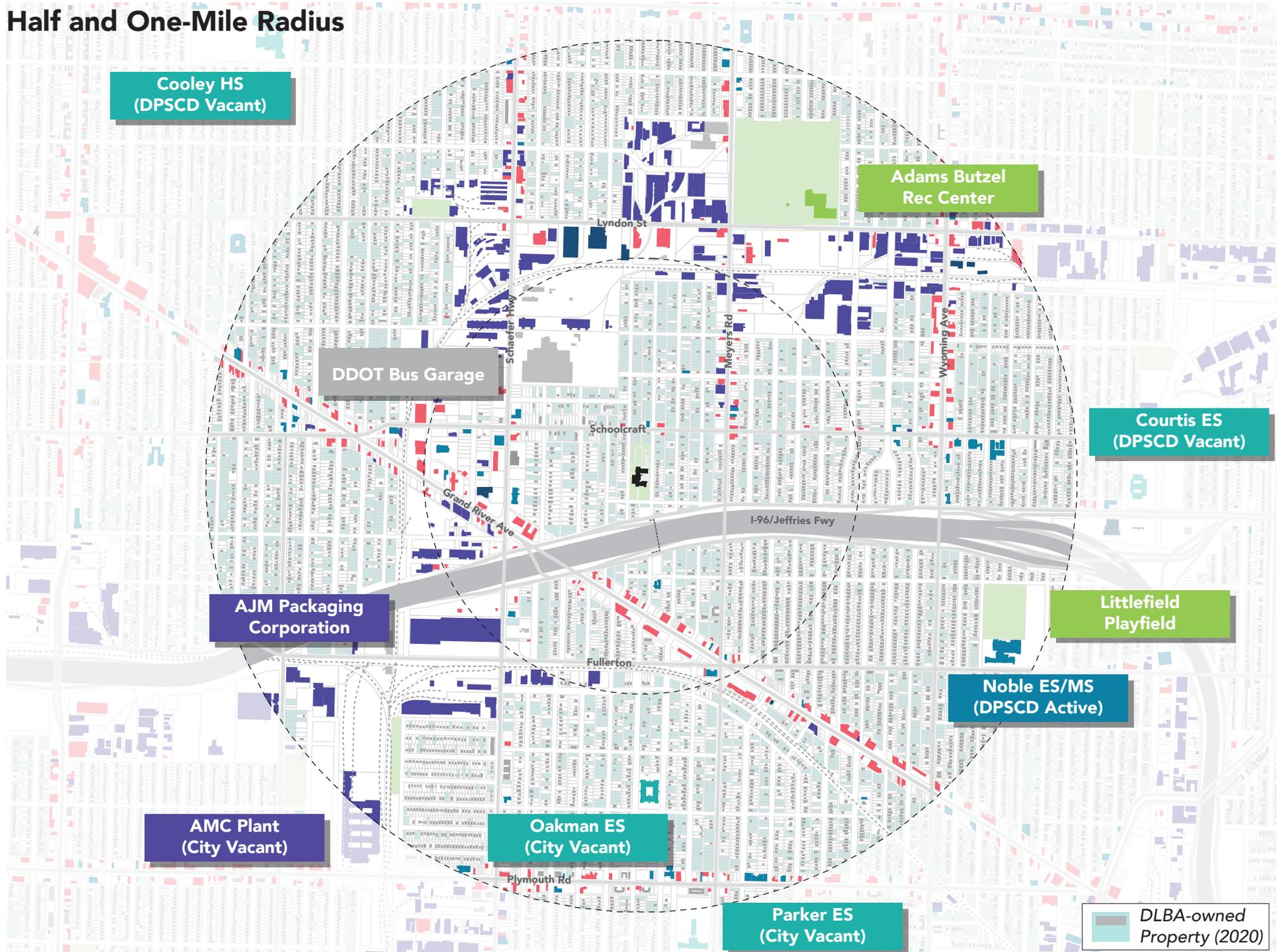


A typical classroom showing finishes in relatively good condition (and a smiling Coleman Young). Windows have been scrapped throughout much of the building.



The kindergarten features a large bay window. The original wood benches and radiators have been scrapped, and water is entering from the roof where the bay window attaches to the main building.

Half and One-Mile Radius



Neighborhood By The Numbers

44/100

Walkscore
Car dependent

0.2_{mi}

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

0.3_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.5_{mi}

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

0.6_{mi}

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

1.7_{mi}

Library Access
More than 15 minute walk
to nearest public library

62%

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

102

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

1.0%

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