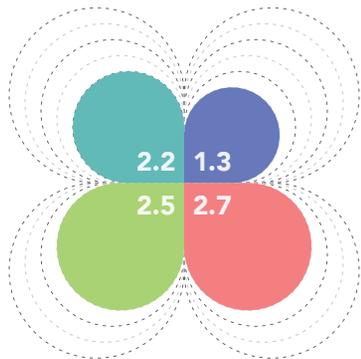


3 New

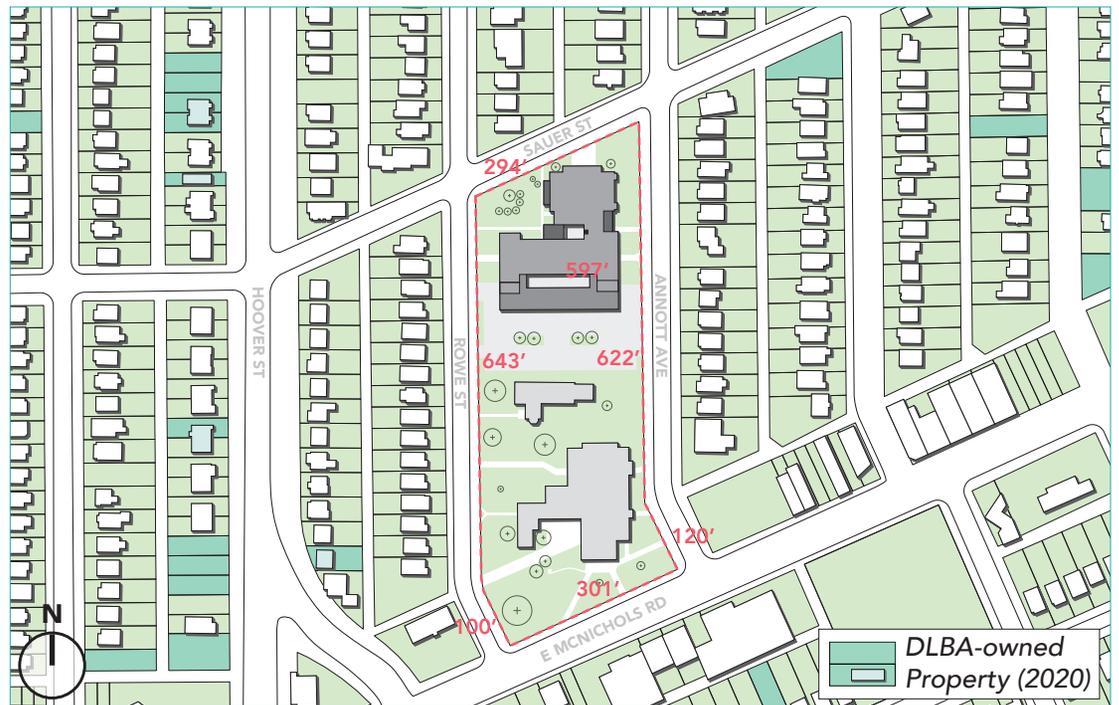


Address: 17142 Rowe
 Parcel: 21035720-3
 District: 3
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 4.68 ac
 Gross Floor Area: 53,000 sf
 Floors: 2
 Plan Type: Irregular
 School Type: Elementary/Middle School
 Year Built: 1936, 1938, 1949
 Zoned: R1
 Base Rehab Cost (est): \$1.9M
 Total Rehab Cost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

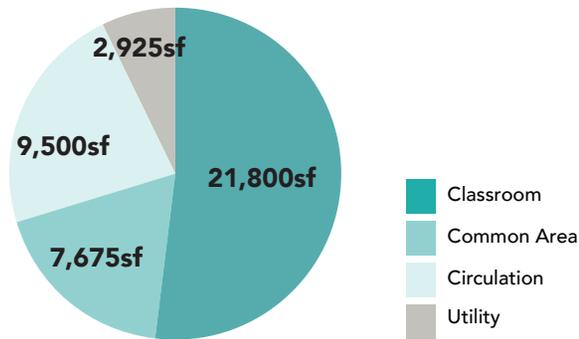
(1-mi radius, compared against subset of 39 City-owned vacant schools)

- 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

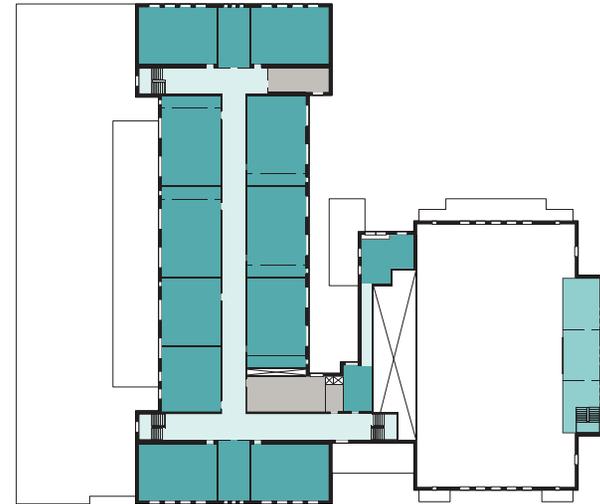
Floor System:

- Concrete joist and slab

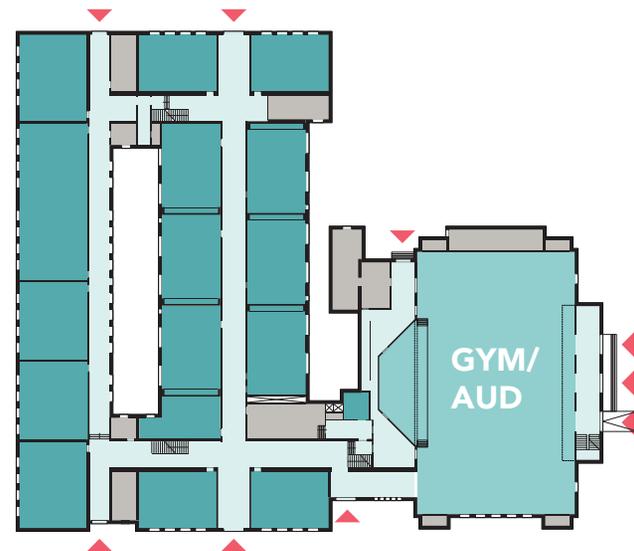
Interior Walls:

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

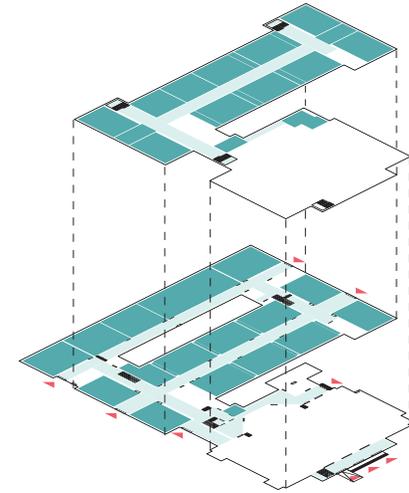
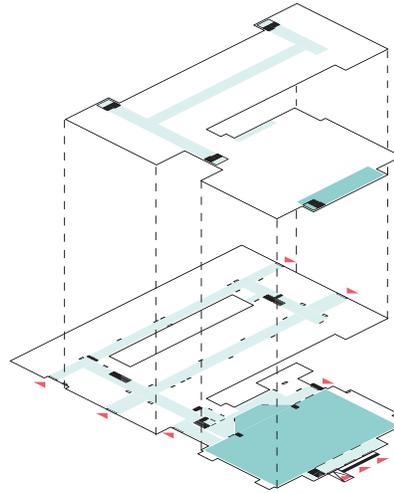
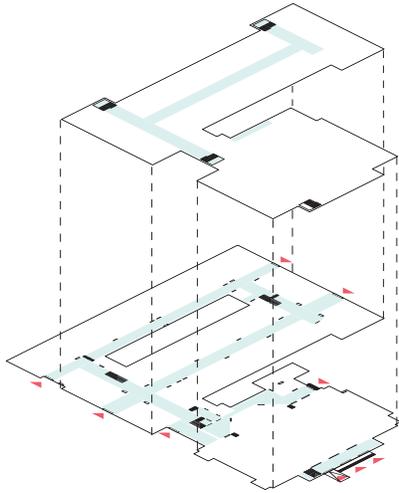
Second Floor



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.

References

Ann Zaniewski. *Detroit Free Press. Mass Mob on Sunday Includes School Reunion. Detroit: Detroit Free Press; May 20, 2017; pg. A4*

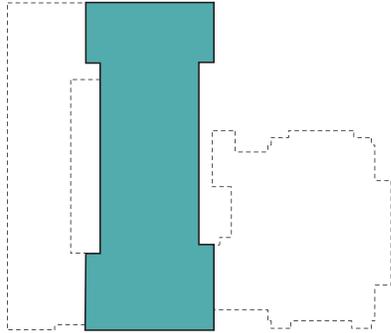
Detroit Free Press. Religious and Social Activities of Churches in Detroit Area. Detroit: Detroit Free Press; Sep 5, 1936; pg. 8

Grover, John and Yvette van der Velde. *A School District*

In Crisis, Detroit Public Schools 1842-2015. <https://landgrid.com/reports/schools> Loveland Technologies, 2016

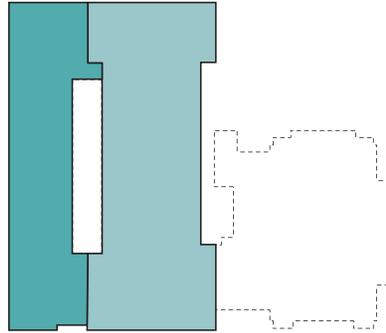
Our Lady of Good Counsel. Our Lady of Good Counsel School Detroit. Detroit: OLG-C-Detroit.pdf (detroitmi.gov)

Building Evolution



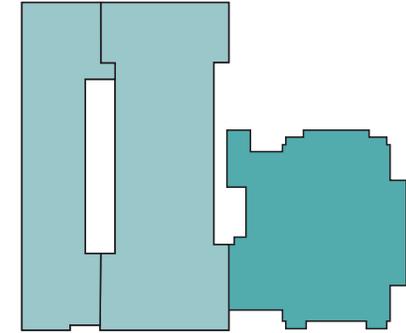
Original Unit (1936)

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.

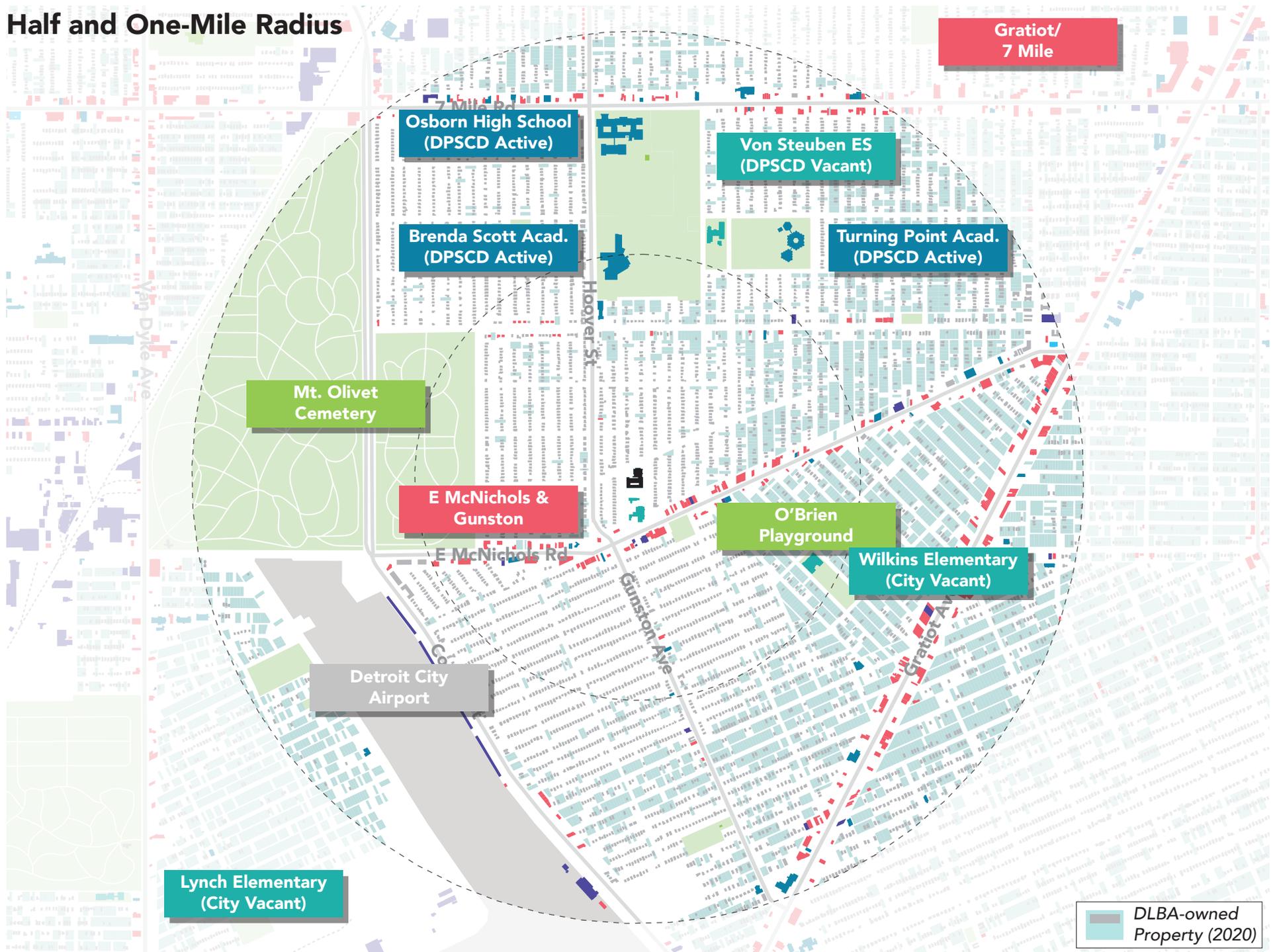


Each of the original classrooms features a walk-in locker/storage area behind the rear wall.



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)