

1 Healy



Address: 12834 West Parkway

Parcel: 22119172-87

District: 1

SNF Area: n/a

Owner: City of Detroit

Site Area: 4.18 ac

Gross Floor Area: 16,700 sf

Floors: 2

Plan Type: I

School Type: Elementary

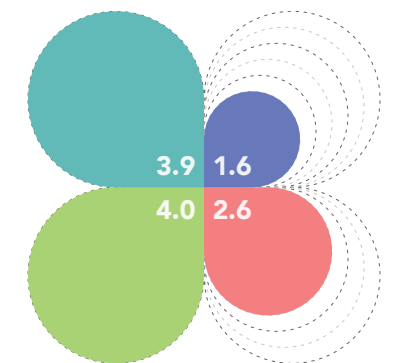
Year Built: 1950

Zoned: R1

Base Rehab Cost (est): \$460K

Total Rehab Cost (est): \$5.1M

Condition Market



History Neighborhood



Building Overview

Tiny building that was started but never completed.

2-story box, with double-loaded T-corridor.

Lacks large shared spaces such as gym, auditorium, or library.

1st floor north classrooms have been converted into a basketball court (with floor markings and 8-foot hoops—would be difficult to shoot without hitting the standard-height ceiling!) and an auditorium (no stage or permanent seating. These rooms were possibly intended to be joined and converted to a library.

Finishes include gold glazed block throughout, with glazed green brick details.

Finish condition is in excellent shape throughout, including walls, furniture, and windows.

Building did exhibit some structural distress.

Neighborhood Overview

Located in Castle Rouge neighborhood, a postwar suburban-style residential neighborhood.

Most houses appear intact and well-cared for; few vacant properties or open lots.

Some medium-sized apartment complexes nearby.

No commercial development in immediate vicinity; nearest commercial corridor is Plymouth Ave, 1 mile south in Redford Charter Township.

Two blocks north of large Detroit Diesel plant, but separated by train tracks.

Across the street from St. Paul Monastery campus.

Surrounded by Rouge River parks: Eliza Howell Park to the north, Fullerton/Outer Drive park to the west, and Rouge Park to the southwest.

Development Overview

Opportunities

- Small, compact building in good condition
- Classroom spaces easily converted to housing.
- Room for elevator in un-used stub hallway
- No large spaces to contend with.
- Compact building means more manageable total rehab costs, even if cost per square foot is same or higher than other buildings.

Challenges

- Lacks large shared spaces that could be used for community programming.
- Tucked away in a quiet and isolated residential area—not a high-traffic or high-activity location.

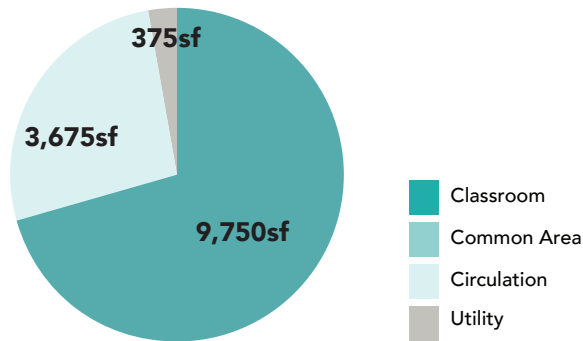
Real Estate Market summary:
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily residential, due to low vacancy rates and average rent.

Existing Floorplan + Program



13,800 sf usable floor area

Structure

- Concrete frame

Roof System:

- Cast-in-place concrete
- Modified bitumen membrane

Facade:

- Brick with cast stone accents
- Glass block ribbon windows
- Operable steel frame windows with deep cast stone shading system

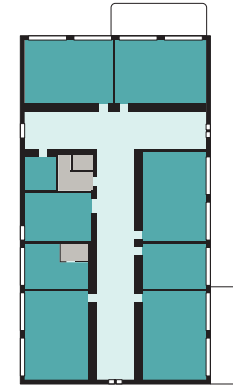
Floor System:

- Concrete joist and slab

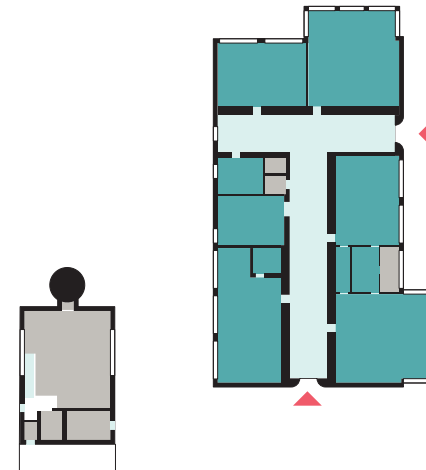
Interior Walls:

- CMU (painted)
- Glazed block

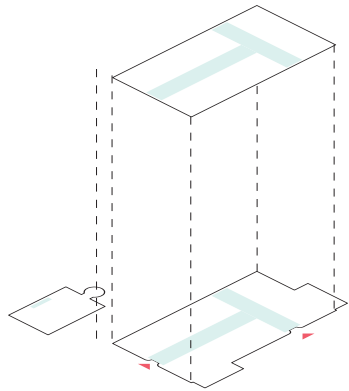
Second Floor



First Floor

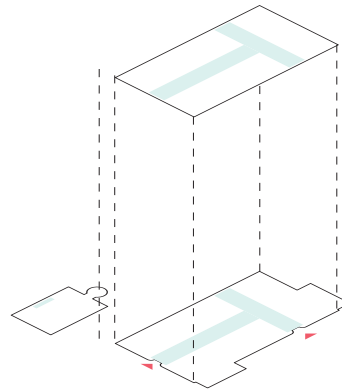


Existing Floorplan + Program



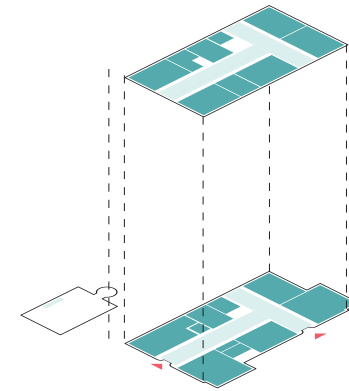
Circulation

Circulation follows a double-loaded T-plan. Entrances and stairways are located at the south and east ends, while the west end dead-ends into a blank wall—an unbuilt addition would have connected at that point.



Common Areas

Healy lacks large common areas like a gym, cafeteria, and auditorium. Many of Detroit's historic schools were designed to be constructed in phases, often beginning with a small kindergarten and classroom unit like Healy; additional classrooms, permanent offices, and large shared spaces were typically added a few years after the first unit opened.



Classroom Areas

Because of Healy's compact layout and lack of large common spaces, it has the largest percentage of classroom space of any school in the study. Nearly 75% of the building is classroom space.

School History

Healy International (Daniel J. Healy Elementary School)

In 1949, Detroit residents approved a special millage which provided \$50,000,000 to the Detroit Board of Education so that it might update and expand its facilities to ease overcrowded conditions which existed in the decade immediately following the close of World War II and to prepare for a projected enrollment increase of 40,000 students between 1955 and 1963. During this building campaign, which extended between 1949-1954, the Detroit Board of Education erected 119 new school buildings and additions to existing buildings. The Detroit Board of Education touted this new construction as the "latest in architectural advancement," noting that "simplicity distinguishes this architecture." New innovations which were widely introduced during this campaign included glass block windows, acoustically-treated ceilings, wide corridors, fluorescent lighting, concrete block interior walls, and multipurpose gym/cafeterias. Also, gyms and auditoriums often featured exterior points of ingress/egress to facilitate the public's access to the buildings beyond their educational use. In 1951, the Detroit Board of Education expended \$10,200,000 of the campaign's funding to erect 11 new schools and additions.

The Daniel J. Healy Elementary School was completed in 1951 as a result of this phase of the construction program in order to meet the needs of the rapidly growing population in the extreme northeast portion of Detroit. Upon its completion, the Healy School included eight classrooms, two kindergartens, a temporary gym, and a temporary auditorium. A free-standing boiler house was behind the school house. The school was erected at a cost of \$357,969 and had a capacity of 385 students. A rendering and site plan dating from 1950 indicate that a large auditorium was planned for the complex; however, the wing was never built. Newspaper advertisements from 1952 highlighted the school as an amenity to the surrounding, newly-built, 350-home, "restricted" community that had been developed by local homebuilder Harry Slatkin.

In 1953, two transportable buildings were located on the school grounds in order to house first and second-grade students. The Healy School was annexed to the Gompers School in September 1957 but, in September 1958, it became its own separate unit. The school's crowded conditions were alleviated in 1959 with the erection of a new junior high unit at the nearby Hubert school, which allowed for Healy to shift from accommodating children

in grades K-8 to K-6. Also, during that year, the property's northern boundary was expanded to allow for establishment of a playground and the improvement of the grounds with the installation of new trees, shrubs, and flower gardens. The building underwent no major alteration after the completion of its initial construction. The Detroit Public Schools system, successor to the Detroit Board of Education, permanently closed the building in 2007 and sold the property to the City of Detroit in 2015.

References

Detroit, City of, Board of Education. *Annual Reports.*

Detroit: Board of Education, 1949-1956

Detroit, City of, Board of Education, Architectural Planning Department. *First Floor Plan and Site Plan, Healy Elementary.* Detroit: Board of Education, 1954

Detroit, City of, Board of Education. *Histories of the Public Schools of Detroit.* Detroit: Board of Education, 1967.

Detroit Free Press:

"Look Into Future" is Emphasized in Plan for 350-House Project. Detroit: Detroit Free Press; Apr 6, 1952; pg. 25

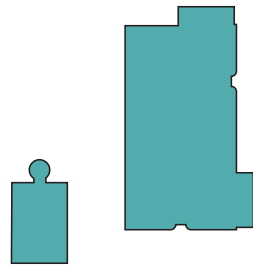
Crowding in Schools to be Eased. Detroit: Detroit Free Press; Aug 26, 1951; pg. 4

Addition to Schools Reported. Detroit: Detroit Free Press; Jul 5, 1953; pg. 9

Dedication of the New Daniel J. Healy School. Detroit: Detroit Free Press; May 29, 1952; pg. 5

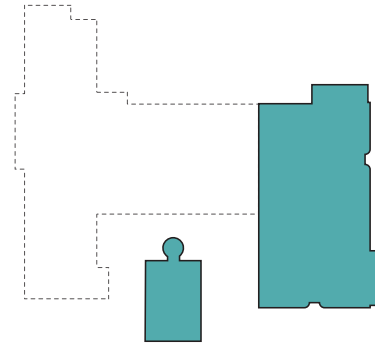
Grover, John and Yvette van der Velde. *A School District In Crisis, Detroit Public Schools 1842-2015.* <https://land-grid.com/reports/schools> Loveland Technologies, 2016

Building Evolution



Original Unit (1950)

The original two-story unit consists of six standard classrooms, two large classrooms, and a kindergarten. A free-standing boiler house is connected to the school via underground tunnel.



Proposed Addition (Unbuilt)

A large future addition appears on the original site plans for the school. If built, the addition would have tripled the size of the existing school. The T-shaped addition would presumably have contained an auditorium and gym on the far west end, and a double-loaded classroom wing connected to the original building.



The southeast corner of the building, featuring the 1950s version of the kindergarten bay window. In this version, the traditional 5-sided bay window is replaced by a rectangular glass box.



The north half of the school's west elevation is only roughly finished with CMU, to accommodate a large planned addition that was ultimately never built.



A typical classroom, showing finishes in excellent condition.



A makeshift gym occupies a standard 22x30' classroom space. Healy lacks large shared spaces like a gym, auditorium, or cafeteria; these were to be included in the unbuilt addition.



The kindergarten features a glass-box extension that allows daylight from three sides. The "temporary auditorium" space also has this feature.



The original wood bench in the kindergarten's bay window is intact and in good condition.

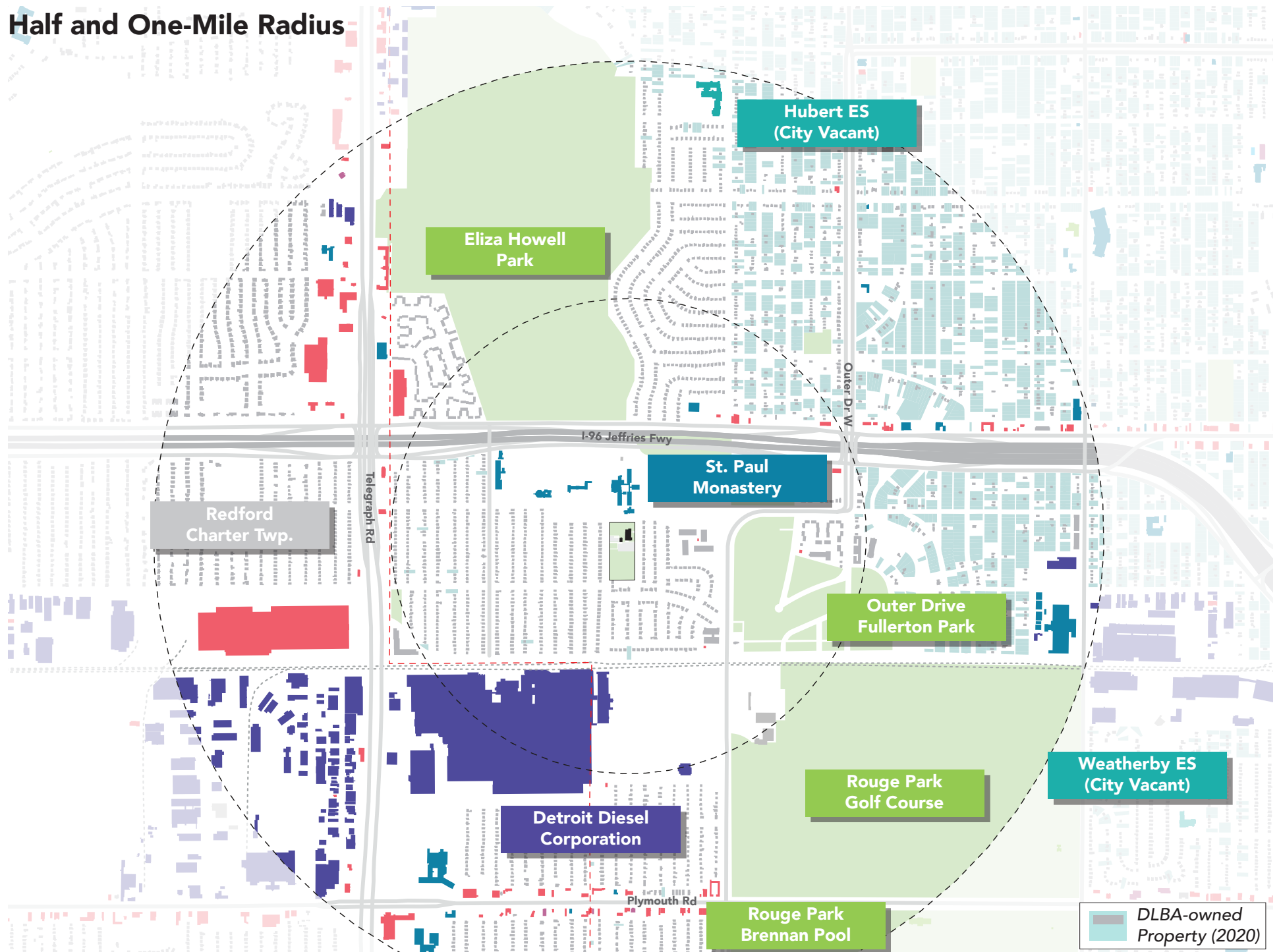


This photo captures the entire length of the main first floor corridor. Hallways feature a combination of CMU and glazed block, with green glazed tile accents.



The south stair features painted steel panel railings.

Half and One-Mile Radius



Neighborhood By The Numbers

19_{/100}

Walkscore
Car-dependent

0.7_{mi}

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

0.7_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.1_{mi}

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

1.9_{mi}

Nearest Recreation Center
No City Rec Center
within walking distance

2.3_{mi}

Library Access
No public library
within walking distance

1%

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

59

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

2.8%

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