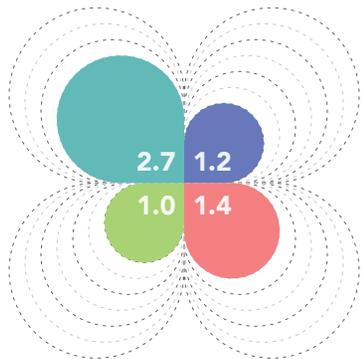


4 Wilkins

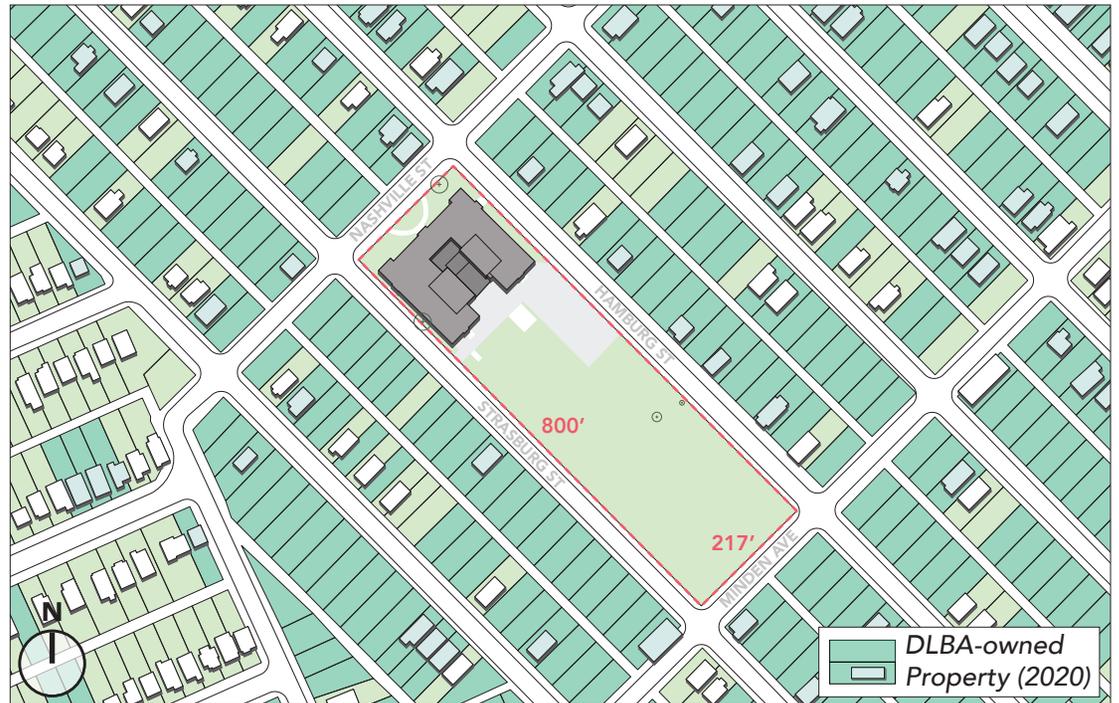


Address: 12501 Hamburg
 Parcel: 21034091
 District: 4
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.99 ac
 Gross Floor Area: 49,000 sf
 Floors: 2
 Plan Type: U
 School Type:
 Year Built: 1924, 1926
 Zoned: R1
 Base Rehab Cost (est): \$2.3M
 Total Rehab Cost (est): \$13.1M

Condition Market



History Neighborhood



Building Overview

2-story U-plan with non-accessible rear courtyard (light and ventilation only).

Plan is identical to McKerrow School (District 7), though facade is different.

Gym and auditorium located in the center of the building, facing the courtyard. Neither space has dedicated exterior access.

Medium-sized school with 26 standard classrooms, kindergarten, and “play room” on a mezzanine above the gymnasium.

Facade has been significantly modified from original design. Windows on all sides have been reduced or eliminated. Difference in brick color suggest that original windows were much taller than the current horizontal configuration.

Building interior is in mostly good condition, with limited water damage, scuffing, and vandalism. Most finishes remain intact and in repairable condition.

Localized water damage in corridors due to removal of roof vent covers.

Building is completely unsecured, with large unboarded windows on all sides.

Neighborhood Overview

School located in LaSalle College Park neighborhood.

Neighborhood around the school and to the east appears to be in serious distress, with many vacant lots and abandoned homes. However, west of Dresden St, one block away, the neighborhood appears much more intact.

Located one block from Gratiot Ave, one of Detroit’s main radial arteries and commercial corridors.

Although there were few occupied homes in the surrounding blocks, there was a relatively large amount of vehicle traffic on the side streets near the school. This is possibly cut-through traffic between Gratiot and McNichols?

One man was observed cutting the tall grass around vacant homes, lots, and sidewalks for the duration of the site visit.

Located near Osborn neighborhood, which boasts an active community development group.

Development Overview

Opportunities:

- Building in excellent condition
- Located near Gratiot

Challenges

- Distressed neighborhood; few residents within walking distance

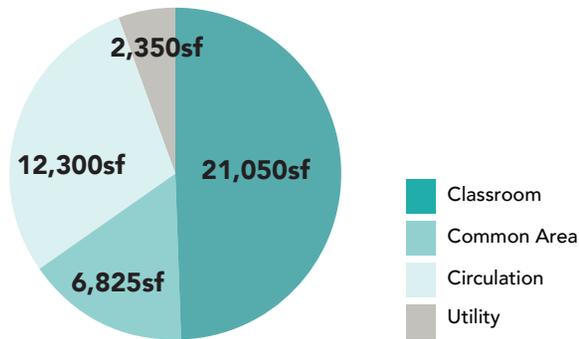
Real Estate Market summary: (1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for mixed-use residential with potential for retail. Many retail buildings in area, with low vacancy and decent rent.

Existing Floorplan + Program



42,525 sf net floor area

Structure

- Concrete column and beam
- CMU

Roof System:

- Cast-in-place concrete slab
- Built-up roof gravel surface
- Internal drains

Facade:

- Brick with limestone and cast stone accents
- Wood frame windows (aluminum replacements, scrapped)

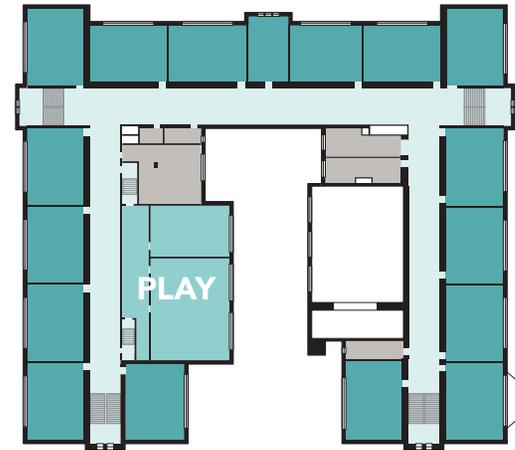
Floor System:

- Concrete flat slab

Interior Walls:

- Painted CMU

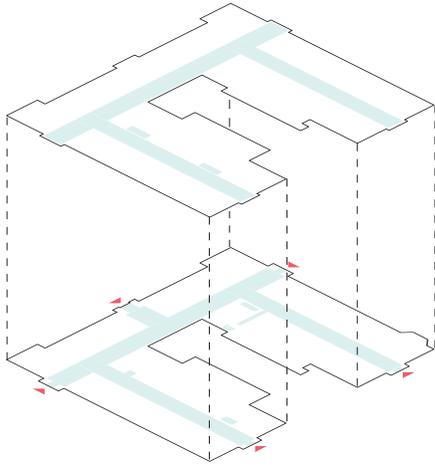
Second Floor



First Floor

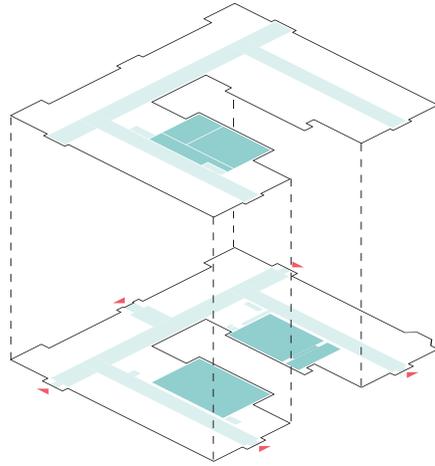


Existing Floorplan + Program



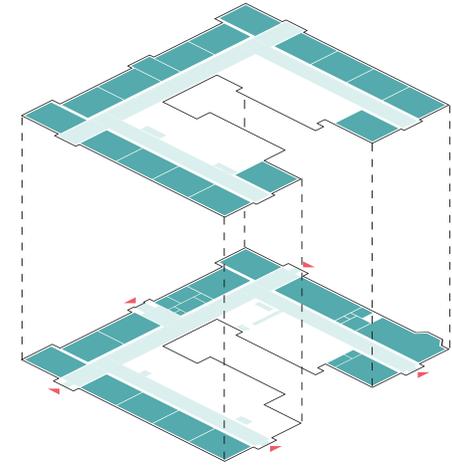
Circulation

Circulation follows a U-configuration, with stairs and entrances at each of the four corners. The main entrance is in the center of the building. Corridors are primarily double-loaded. The main north corridors are 14' wide, while the south wings are 12'. Ceilings are 12'4" on the first floor and 11' on the second.



Common Areas

The gym and auditorium are located in the center of the building on opposite wings; both spaces have windows that overlook a non-accessible central courtyard. The gym is 40x60' with 16'5" ceilings; above it, there is a multipurpose play room with 12'5" ceilings (later partitioned). All three large common areas are accessible only from the interior corridors; none has dedicated or nearby exterior access.



Classroom Areas

Classrooms are mostly arranged around the outside perimeter of the building. There are 25 classrooms facing outwards, including kindergarten and library. There are three classrooms that face the inner courtyard, located on the ends of the east and west wings. Typical classrooms are 22x30' with 12' ceilings.

School History

William D. Wilkins Elementary

The Detroit Board of Education initiated the construction of Colonel William D. Wilkins Elementary in 1924. The school, which was erected at a cost of \$196,677, was opened in February 1925 with a capacity of 580 pupils. At that time classes were offered according to a 12-section platoon organization. The building's original plan was based upon the "Ferry Plan," which the Detroit Board of Education selected in order to accommodate the narrowness of the site.

In 1926, the school's population had ballooned to 1255 pupils, necessitating the establishment of six additional rooms within portable buildings which sat within the site. In late September 1926, a second unit was erected at a cost of \$213,000 and allowed for an additional capacity of 700 students. With the new addition completed, the school could then accommodate a 24-section platoon organization.

In 1959, in order to address then overcrowded conditions, the Detroit Board of Education transferred the school's 8th graders to the nearby Von Steuben Junior High School. In 1976, as a result of a court order arising from the *Miliken v. Bradley* lawsuit, the Detroit

Board of Education 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). Wilkins Elementary, whose student body was 23% black at the time, was slated to become 50.2% black by the plan with the addition of 205 children from the schools from the nearby Atkinson school, which was 99.6% black.

The Detroit Public School system, the successor to the Detroit School Board, permanently closed the school in 2013 and subsequently sold the property to the City of Detroit in 2015.

References

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Detroit: Board of Education, 1924 and 1925

Detroit, City of, Board of Education, Architectural Planning Department. Wilkins Elementary School Floor Plans and Site Plan. Detroit: Board of Education, 1964

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

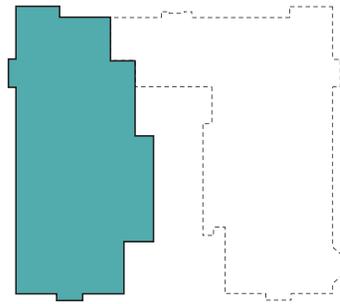
Detroit Free Press.

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

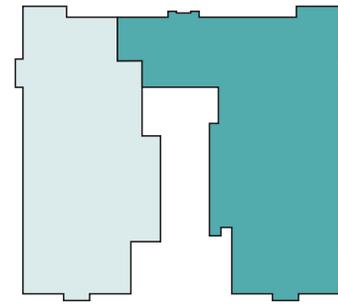
Grover, John and Yvette van der Velde. A School District In Crisis, Detroit Public Schools 1842-2015. <https://land-grid.com/reports/schools> Loveland Technologies, 2016

Building Evolution



Original Unit (1924)

Wilkins' construction was planned in two phases. The west half of the building was constructed first and included 13 classrooms, and the double-decker gym and play room.



First Addition (1926)

The eastern half of the school was completed two years after the first phase was opened. The east wing is nearly a mirror image of the west, and was built in the same architectural style.



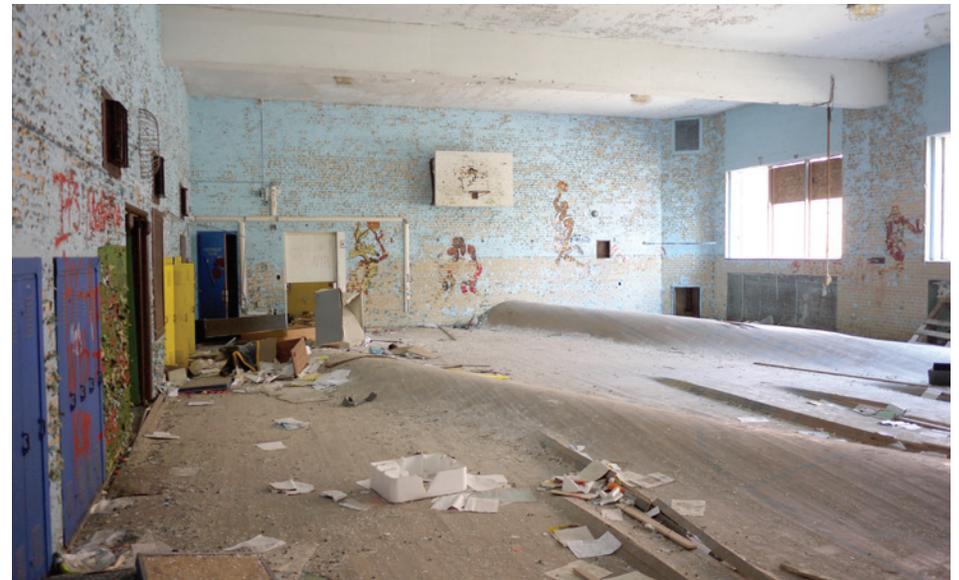
The facade is simple, with little ornamentation beyond the frame-like cast-stone details around the windows and at the parapet. The facade was modified at some point to reduce the classroom windows to horizontal bands.



The central courtyard viewed from a restroom. Differences in brickwork show the original location and size of windows. The courtyard allows light and fresh air, but is not accessible. There is also no landscaping or greenery, since the courtyard "ground" is actually the roof of the basement boiler rooms.



The auditorium has a plaster barrel-vault ceiling and low windows looking into the central lightwell. Water infiltration has damaged the ceiling and wood floors. Seating is still intact.



The gym is a simple brick box with large head-height windows that allow light from the courtyard. This space is not accessible from the outside of the building.



A typical classroom featuring built-in furniture and finishes in excellent condition. Although the school is open to trespass from the street, there is relatively little damage from vandalism, scrapping, and the elements.



Classroom windows were partially filled in, leaving low strips instead of the usual tall openings seen in schools of the same era. The modern aluminum replacement frames have been scrapped throughout.



The north hallway on the second floor is single-loaded, with classrooms on the exterior side. Original windows overlooking the interior courtyard have been filled in. Hallways are painted with murals of civil rights heroes, celebrities, professions, and scenes from African and African American history.



The kindergarten is a 2-room open-plan space featuring a shallow bay window and built-in wood shelving. The opposite end of the space (not visible above) features a plastered fireplace.

Half and One-Mile Radius



Neighborhood By The Numbers

58_{/100}

Walkscore
Somewhat Walkable

0.2_{mi}

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

1.9_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.2_{mi}

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

2.1_{mi}

Nearest Recreation Center
No city rec center
within walking distance

0.7_{mi}

Library Access
10-15 minute walk
to nearest public library

66%

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

165

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

2.4%

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