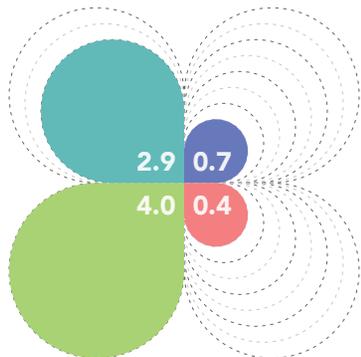


3 Courville



Address: 18040 St Aubin
 Parcel: 09015735
 District: 3
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 5.18 ac
 Gross Floor Area: 83,400 sf
 Floors: 2
 Plan Type: Irregular E
 School Type:
 Year Built: 1922, 1926, 1929
 Zoned: R1
 Base Rehab Cost (est): \$1.5M
 Total Rehab Cost (est): \$15.8M

Condition Market



History Neighborhood



Building Overview

2-story irregular E plan

Distinctive Collegiate Gothic style exterior with gabled roofs and faced with buff brick. Unified architectural style across all additions.

Large elementary with 45 classrooms, auditorium, and two gymnasiums, and two large multipurpose rooms.

Original gym and auditorium form a central node flanked by two front entrances. Separate classroom wings extend on either side.

Auditorium has a flat floor with no fixed seating, and a small mezzanine level.

Both gyms are double-level, with 17-18' ceiling basketball courts below, and 12-15' high multipurpose spaces above.

Overall above-average condition, with localized water damage due to roof leaks and severed roof drains; windows and metal scrapped throughout.

5+ acre lot with two modern playgrounds and basketball court in need of repair.

Neighborhood Overview

Located in the Grixdale neighborhood (a.k.a. Northeast Central District)

Surrounding single-family residential neighborhoods are in mixed condition. Nevada Ave (south frontage of school property) is a dividing line: areas to the north of Nevada are intact, while areas south are high vacancy and high Land Bank ownership.

Conant & 7 Mile is a major commercial intersection, with a concentration of restaurants, neighborhood shopping.

Active public schools within 1 Mile include Pershing High School and Nolan Elementary-Middle School.

Two small neighborhood parks located within walking distance; two large city parks with recreation centers (Farwell and Lasky) are located approximately 1.5 miles to the northeast and southeast, respectively.

Development Overview

Opportunities:

- Beautiful architecture with high degree of historic integrity
- Above-average condition
- Five 40x60' column-free common areas
- Near Conant and 7 Mile, both active commercial corridors

Challenges

- Neighborhood has a mix of stable and highly distressed areas.

Real Estate Market summary:

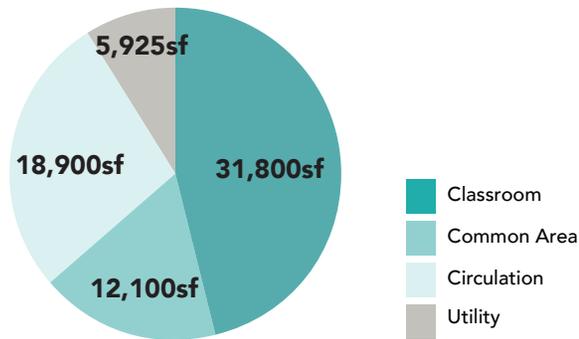
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Recommended for mixed use redevelopment due to primarily residential neighborhood with low retail vacancy rate in the surrounding 1-mile radius.
- Not recommended for industrial/manufacturing, due to residential context and distance from truck routes.

Existing Floorplan + Program



68,725sf net floor area

Structure

- Concrete frame
- Brick Masonry
- Steel

Roof System:

- Steel frame with wood deck and asphalt shingle (steep slope)
- Concrete deck with built-up roof (low-slope)

Facade:

- Brick with limestone accents
- Aluminum frame windows (replacement)

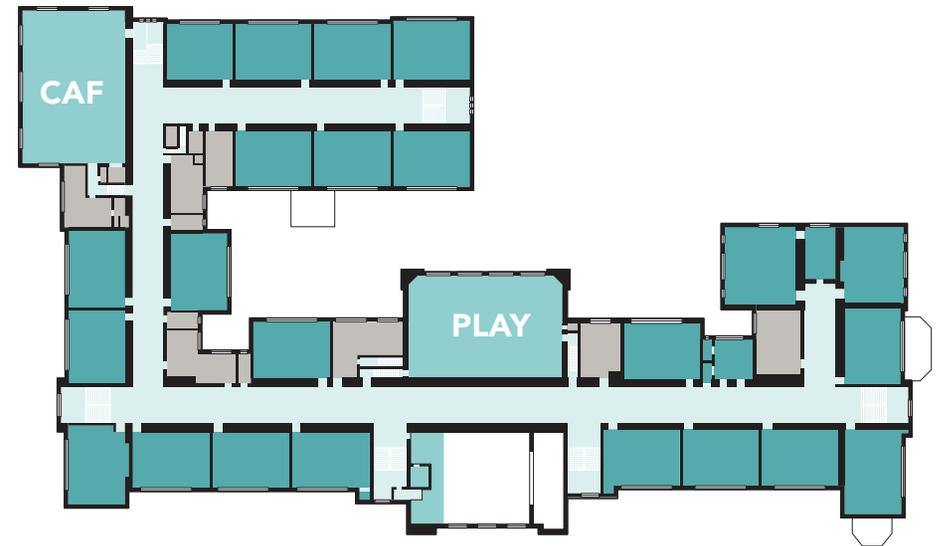
Floor System:

- Concrete joist and slab

Interior Walls (original unit):

- Gypsum block with plaster finish
- Painted brick

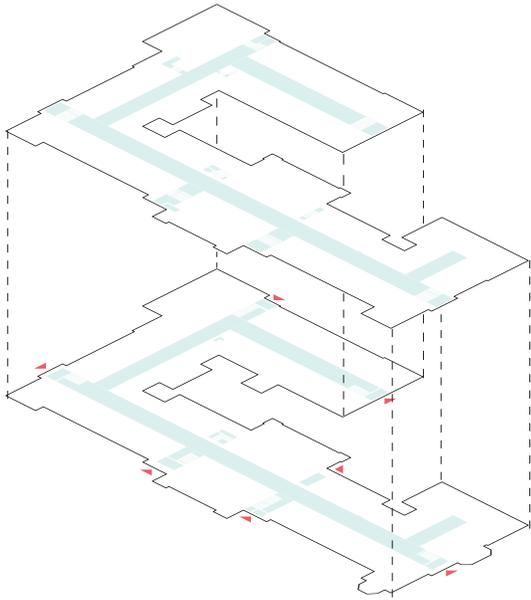
Second Floor



First Floor

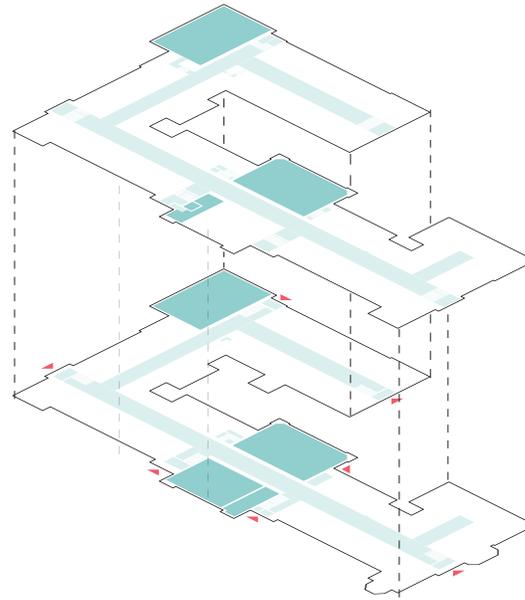


Existing Floorplan + Program



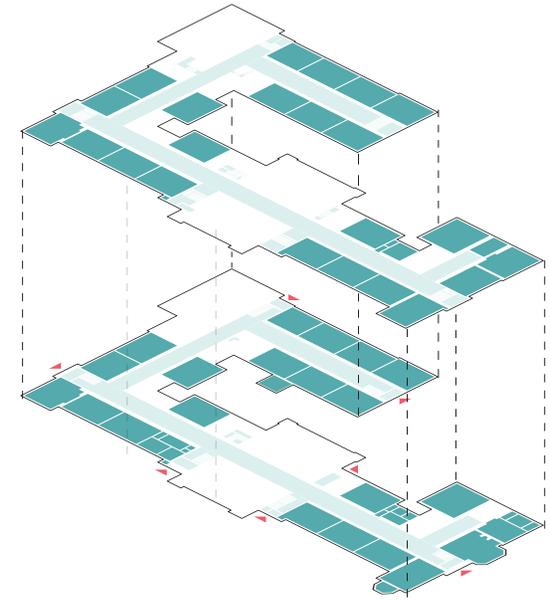
Circulation

Corridors are double-loaded throughout. a pair of main entrances are located in the center of the long main corridor. Additional entrances and stairways are located at the ends of each wing.



Common Areas

Courville has a large amount of large common space, featuring an auditorium with balcony, and two separate two-level gymnasiums. Courville's original gym and auditorium form a cluster in the center of the school, on either side of the main corridor, and served by the school's two main entrances; this configuration occurs in one other school in this study, Guyton.



Classroom Areas

Due to the central configuration of Courville's original common areas, classroom spaces occupy the two far ends of the building. The classroom areas may be conceived as two completely separate units that can be reactivated individually.

School History

Elizabeth Courville Elementary School Erected in 1922-1923 at a cost of \$137,979, the Elizabeth Courville Elementary School served children in the Conant Gardens neighborhood. Malcomson, Higginbotham and Palmer Architects provided the building's design. The school's original unit housed 11 rooms and accommodated a capacity of 500 pupils.

The Detroit Board of Education's 1925-1926 building construction program included the erection of four elementary school additions, including a new wing at the Courville School. The wing, which was built at a cost of \$292,692, added a capacity of 740 students and housed 22 rooms. The Courville School's second unit was opened for use in December, 1926. The final wing, which housed 14-rooms and boasted a capacity of 640, was erected in 1929 at a cost of \$182,753.

In late 1943, Mr. and Mrs. Collin J. Reynolds, an African-American couple, purchased a home at 17927 St. Aubin Street, which was one block south of the Courville School. At that time, the area was all white due to restrictive covenants which barred blacks from residing within the neighborhood. Upon the family's occupation of the home, a white mob gathered in front of the

property in a bid to drive the family from the neighborhood. Soon thereafter, the white residents held a mass meeting at the Courville School at which they organized an effort to court action to force the family out of the home. In 1947, a decision of the Michigan State Supreme Court forced the family to leave the home. However, after the United State Supreme Court determined that enforcement of restrictive covenants by state or federal courts was a violation of the 14th amendment in 1948, the Reynolds family moved back to their home.

The Courville school's population hit a peak in 1953, with an enrollment of 1,809 pupils. Due to being overcapacity, in 1956 the seventh and eighth grades were transferred to the nearby Nolan and Cleveland Junior High Schools. The student population increased steadily during the early 1960s, concurrent with the demolition of a nearby public housing facility and its replacement with new, single-family homes.

The Detroit Public School system, successor to the Detroit Board of Education, permanently closed the school in 2007 and subsequently sold the property to the City of Detroit in 2015.

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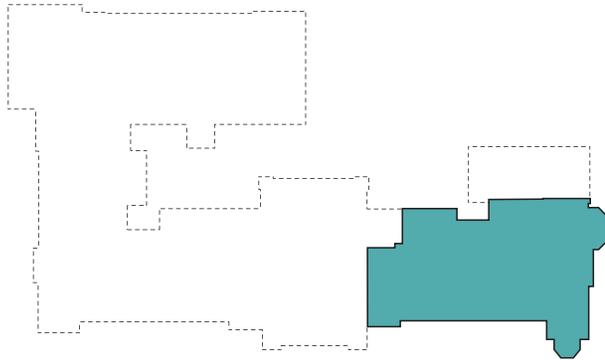
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Building Evolution



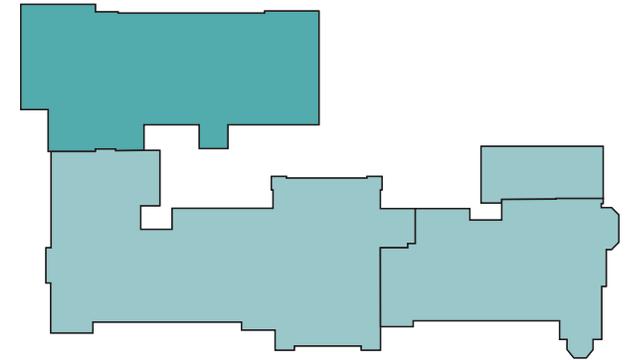
Original Unit (1922)

The original two-story unit included a kindergarten and 11 other classrooms, but no large common spaces.



First and Second Additions (1926)

The school size was more than doubled in 1926, with the addition of 118 additional classrooms, a large auditorium, and a double-decker gym. The existing kindergarten was also expanded at this time.



Third Addition (1930)

Courville was significantly expanded in 1930, with another 14 classrooms and a second double-decker gym. The upper level of the new gym served as a multipurpose lunch and playroom, with a dedicated kitchen. A dumbwaiter brought supplies to the second floor.



Courville's west elevation is anchored by a central auditorium with high gabled roof. The school features a beautiful gothic-style exterior with decorative brick and stone details throughout.



The school site has a spacious yard ringed by trees. There are two playground areas and a basketball court in need of repair.



The auditorium is a tall space that is brightly lit by three sets of large windows. The stage is surrounded by decorative plaster work. There is a flat-floored main seating area as well as a balcony seating area (not shown).



Courville has two gyms. The original gym is located across from the auditorium, in the middle of the west wing. The space is a high brick box with large arched windows on the east elevation.



A second gym was added as part of the 1930 expansion. This space, located on the northeast corner of the school, is brightly lit thanks to windows on the north, east, and west elevations.



The 1930 expansion also added a dedicated cafeteria and kitchen space, located on the second floor above the new gym.

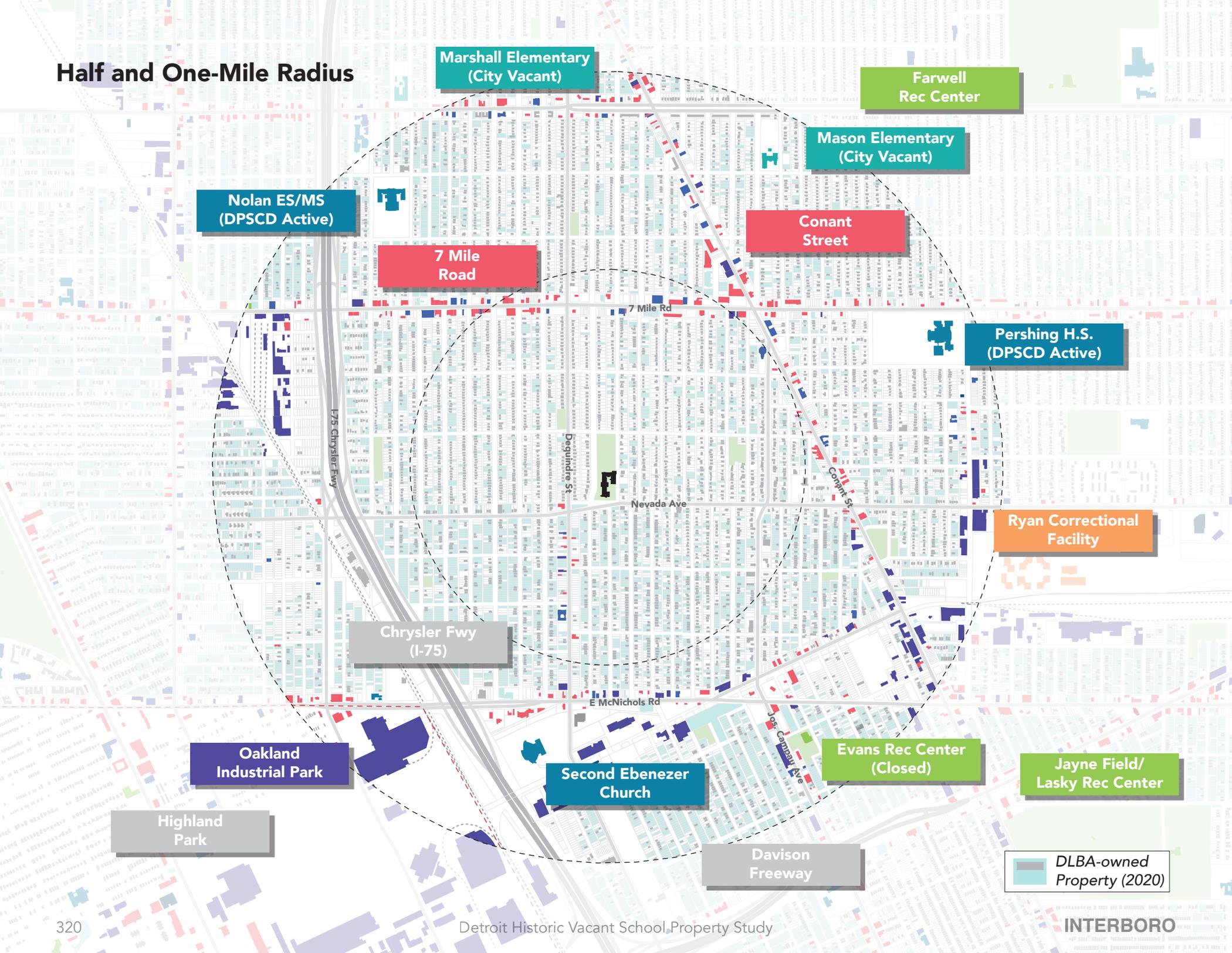


This classroom shows the original window configuration (though the original assemblies have been replaced with modern metal frames). The plaster and wood finishes shown here are typical, though in better quality than many other classrooms that have been damaged by water infiltration.



Typical built-in cabinetry in classrooms. This example is in good condition. A closet with wooden ladder leading to a roof hatch is visible in the far right corner.

Half and One-Mile Radius



Marshall Elementary
(City Vacant)

Farwell
Rec Center

Mason Elementary
(City Vacant)

Nolan ES/MS
(DPSCD Active)

Conant
Street

7 Mile
Road

Pershing H.S.
(DPSCD Active)

Ryan Correctional
Facility

Chrysler Fwy
(I-75)

Oakland
Industrial Park

Second Ebenezer
Church

Evans Rec Center
(Closed)

Jayne Field/
Lasky Rec Center

Highland
Park

Davison
Freeway

DLBA-owned
Property (2020)

Neighborhood By The Numbers

47 /100

Walkscore
Car-dependent

0.3 mi

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

0.8 mi

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.3 mi

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

1.4 mi

Nearest Recreation Center
More than 15-minute walk
to nearest City Rec Center

1.3 mi

Library Access
More than 15 minute walk
to nearest public library

40%

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

126

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

1.7%

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