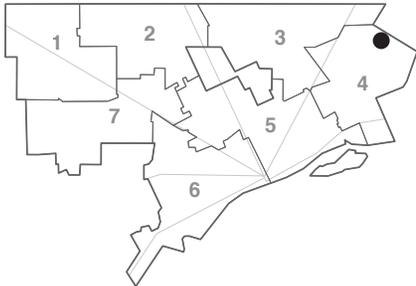
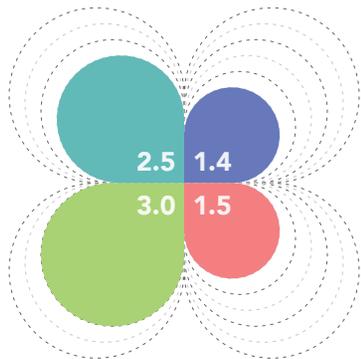


4 Arthur

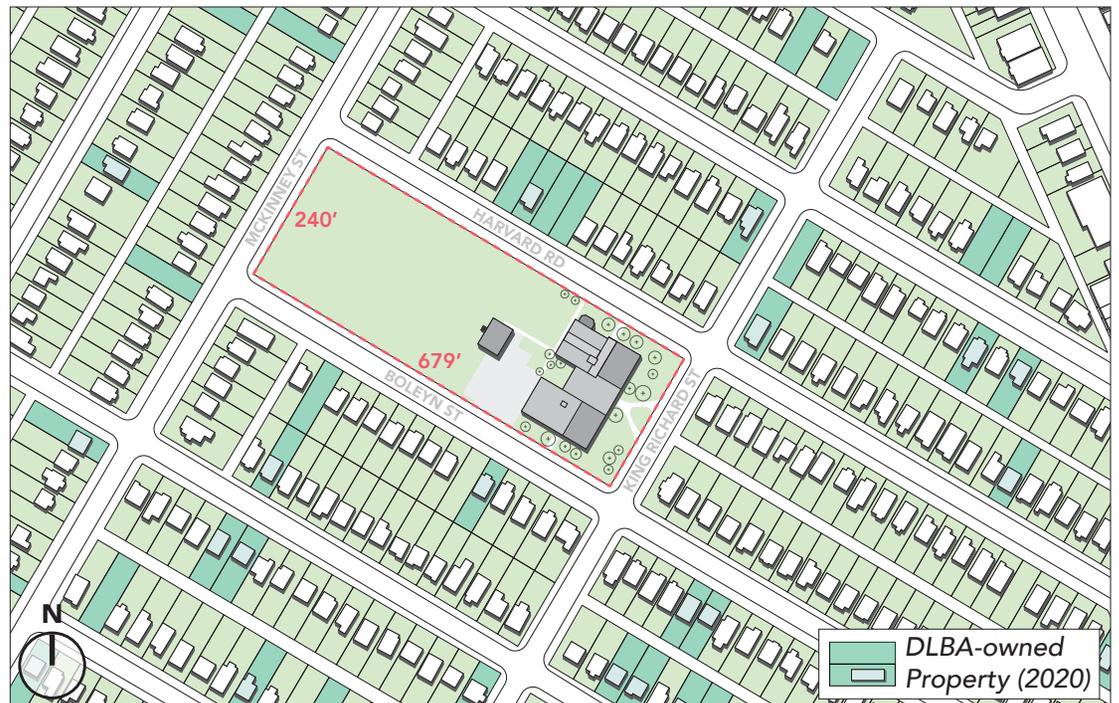


Address: 10125 King Richard
 Parcel: 21074529
 District: 4
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.73 ac
 Gross Floor Area: 33,700 sf
 Floors: 2
 Plan Type: U
 School Type: Elementary
 Year Built: 1930, 1941, 1948
 Zoned: R1
 Base Rehab Cost (est): \$1.0M
 Total Rehab Cost (est): \$8.4M

Condition Market



History Neighborhood



Building Overview

2-story U-plan with rear courtyard.

Gym and auditorium located in corners at bottom of U. Neither has a dedicated entrance, but are located near side entrances that could be gated off.

Small school with 11 standard classrooms, kindergarten, library, and one large specialty room.

Attractive facade with multi-colored brick and cast-stone details. Described as a deco-interpretation of collegiate gothic.

Water damage in original 1930 wing due to roof damage. Other classrooms in generally good condition.

Front office has been gutted by fire. Masonry is intact, but all finishes destroyed.

Auditorium has been scrapped and smoke damaged from adjacent fire.

Neighborhood Overview

Located in Yorkshire Woods.

Residential neighborhood appears intact and stable, with dense housing stock and few vacant lots.

Existing housing is primarily single-family detached, 1.5-story brick bungalows; mostly occupied and in good condition.

There appear to be a number of active home rehab projects and other construction near the school.

Adjacent to East Warren/Cadieus SNF area and East English Village neighborhood; EEV is frequently touted as one of the most stable and desirable neighborhoods on Detroit's East Side.

Neighborhood anchored by Yorkshire Woods Community Organization since 2014. The group is organized and active, having achieved non-profit status and good relations with the City and other metro-area organizations and corporate sponsors.

Home to 4 Angels Garden, a successful community garden.

Nearest parks are over 0.5 miles away.

Development Overview

Opportunities:

- Strong neighborhood with active community and solid housing stock
- Potential site for a community park
- Near two SNF priority development areas.

Challenges

- Near but not inside SNF area.

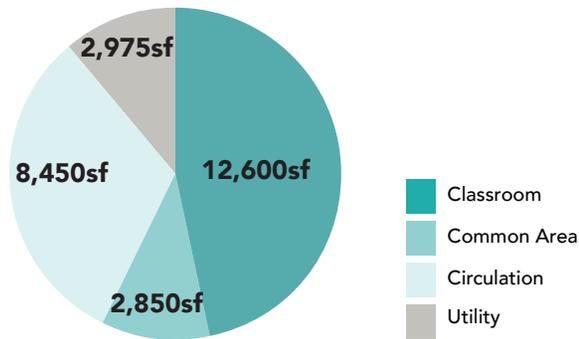
Real Estate Market summary: (1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily residential due to residential setting and high walkscore. Residential vacancy rates and rents are fair.
- Neighbors have reportedly expressed desire for senior housing at this location.

Existing Floorplan + Program



28,875 sf net floor area

Structure

- Concrete frame
- CMU

Roof System:

- Cast-in-place concrete joist slab
- Built-up roof w/ stone ballast
- Internal drains

Facade:

- Brick with limestone accents
- Wood frame windows (replaced with aluminum)

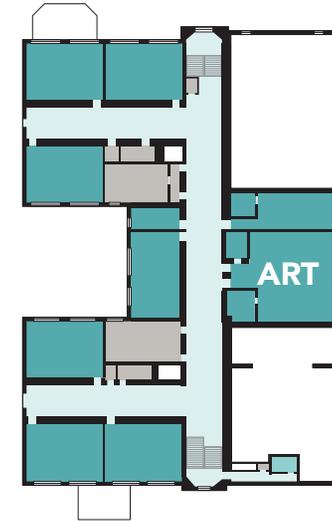
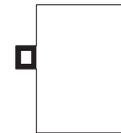
Floor System:

- Concrete joist and slab

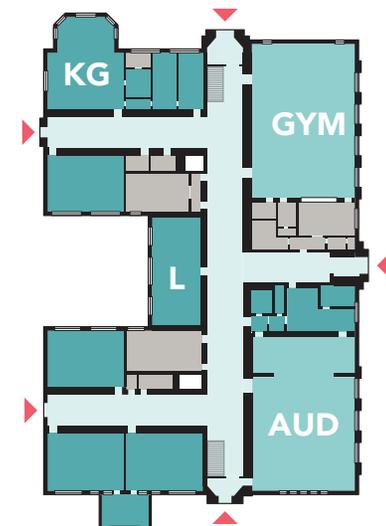
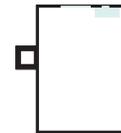
Interior Walls:

- Plaster and steel lathe (1930/1941 unit)
- Painted CMU (1941/1948 unit)

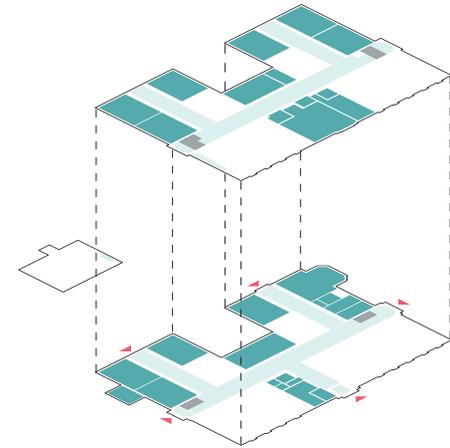
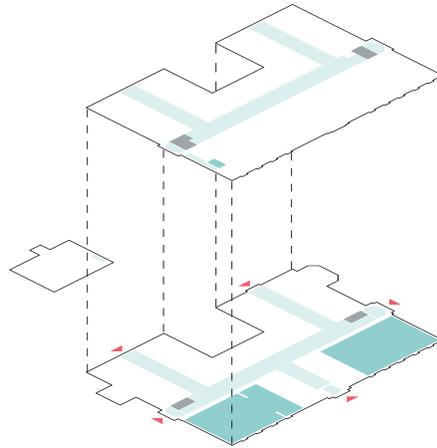
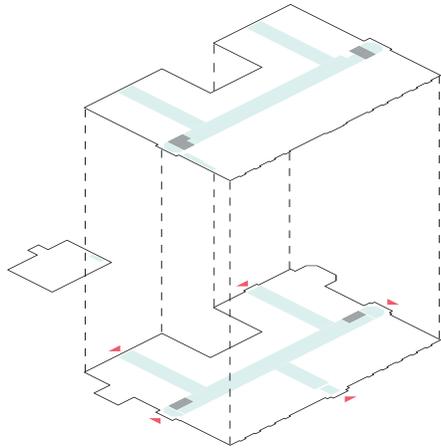
Second Floor



First Floor



Existing Floorplan + Program



Circulation

Circulation is a double-loaded U. The east corridor is the primary corridor, and includes stairwells and entrances at both ends, as well as the main school entrance in the center. The north and south classroom corridors are short stubs, with no stairwells.

The main corridor is 14' wide, and secondary corridors are 12' wide. First floor ceiling heights are 12'8" to 13', and second floor heights are 10'.

Common Areas

A gym and auditorium are located at the front (east) elevation of the building, on opposite corners. Both spaces are 60x40 with 17' ceilings.

Both are accessed from the main central corridor, and neither have dedicated exterior access; however, the school's side entrance lobbies can be closed off to allow access to only the common areas.

Classroom Areas

Classroom areas are primarily located in the rear of the school, in the short northwest and southwest wings. Specialized classrooms and offices are located in the center of the building off the main corridor.

Typical classrooms are 22x30' with approximately 13' ceilings on the first floor and 12' ceilings on the second.

School History

Clara B. Arthur School (Dorothy L. Fisher Middle School)

Named after Clara B. Arthur, women's suffragist, Arthur School opened on February 3, 1931 with grades one through six and kindergarten. Born in St. Johns, New Brunswick, Canada in 1858, Arthur was engaged in civic enterprises that promoted public welfare and progressive movements. She established the first public playground in Detroit in 1901 in the yard of Russell School on Russell Street in Eastern Market. She began the "playground movement" that led to the City Recreation Commission taking charge of all public recreation. She was also responsible for the introduction of showers and baths in public schools. In 1905, Arthur became president of the City Federation of Women's Clubs, and she was also president of the Anti-Tuberculosis Society and a charter member of the Board of Directors of Detroit Tuberculosis Sanitarium.

Seventh and eighth grades were added to Arthur School in 1934, bringing the enrollment up to 313 pupils. Portables were soon erected on the site to relieve overcrowding; by November 1939 double

sessions for first and second graders were instituted. The Parent-Teacher Association was formed in 1940 to work on planning a new addition with N. Chester Sorenson, the architect. Completed in March 1941, Arthur School was enlarged with a gymnasium/auditorium/lunchroom combination, music and art rooms, and three new classrooms.

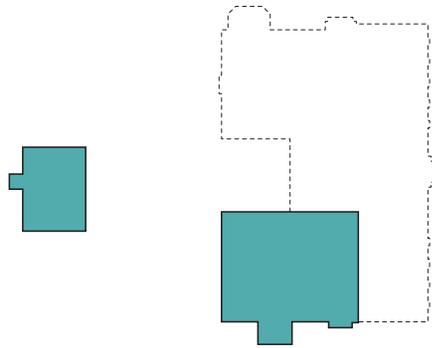
With double sessions again instituted to accommodate the increase of students from 1945 to 1947, a second addition was occupied in September 1948. Its first floor contained a regulation sized gymnasium/lunchroom combination, two kindergarten rooms, and a music room, and its second story contained three home rooms, girl's lavatory, teacher's restroom, a combination clinic and instrumental room, and storage room. Enrollment increased to 853 kindergartners through sixth graders.

The Edsel Ford Freeway (I-94) cut off the south end of the district when it was built in the early 1950s, and enrollment was reduced. Aaron H. Gould & Son, architect of Arthur School, also designed the Wayne County Morgue and Medical Examiner's Office, built in downtown Detroit in 1924-

25 in the Egyptian Revival style, since demolished. No other historic public school buildings in Detroit are attributed to that firm.

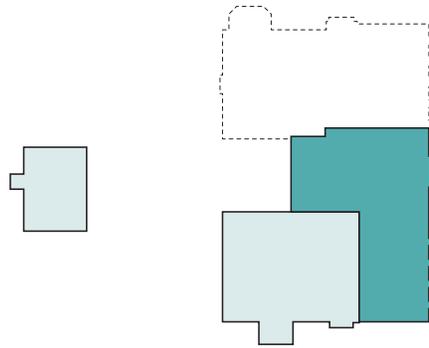
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Arthur, Clara B., School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009).

Building Evolution



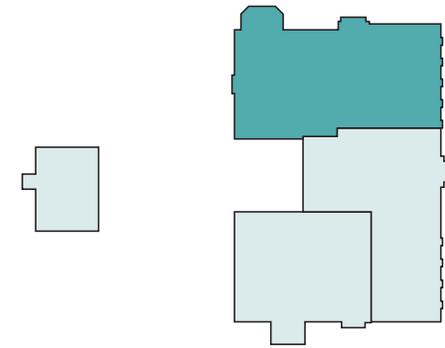
Original Unit (1930)

The original school building was a small two-story box consisting of just six classrooms and a restroom on each floor. An external boiler house was also built at this time.



First Addition (1941)

The first expansion added an auditorium, administrative offices, a library, a large arts and music room, and one additional classroom. The formal entrance of the school was also added at this time, and the eastern facade became the front of the school.



Second Addition (1948)

The building was made symmetrical in 1948, with the addition of the north wing. The new addition mirrored the existing portion of the building, and completed the eastern front elevation. The new wing added a gym, four classrooms, a kindergarten, and two restrooms.



The front (east) facade of the school is overgrown, but decorative stone elements around the main entrance are still visible. The school's architectural style is a cross between collegiate gothic and art deco.



While Arthur looks brown from a distance, a closer look at the facade reveals a rainbow of colors, with rich turquoises, purples, reds, and yellows.



The rear of the building viewed from the school yard. The blank, windowless facades of the rear wings suggest that further additions were likely planned but never built.



The rear (west) courtyard viewed from a second story classroom. Unlike many other U-shaped schools where the rear courtyard is paved and primarily for allowing light, this courtyard is grassy and has some small trees. However, there is no direct courtyard access from the building.



A second floor classroom in the older half of the building, finished with plaster. Classrooms in the 1948 wing are painted CMU. Windows and radiators have been scrapped throughout, but this room is otherwise in relatively good condition.



The "general arts" room on the second floor is a large room occupying the center of the building. It includes built-in wood casework and work tables that are in repairable condition. In this newer portion of the building, finishes are CMU and glazed brick.



The wide second floor main corridor is finished with plaster, buff glazed blocks, and terrazzo floors. Lockers, plumbing, and ductwork have been scrapped, but the overall condition is fair.



The auditorium has been damaged by smoke and the seating has mostly been stolen. The southwest school entrance can be closed off so that the vestibule only serves the rear of the auditorium.

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

0.3_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.4_{mi}

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

1.6_{mi}

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

1.0_{mi}

Library Access
10-15 minute walk
to nearest public library

12%

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

309

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

3.2%

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