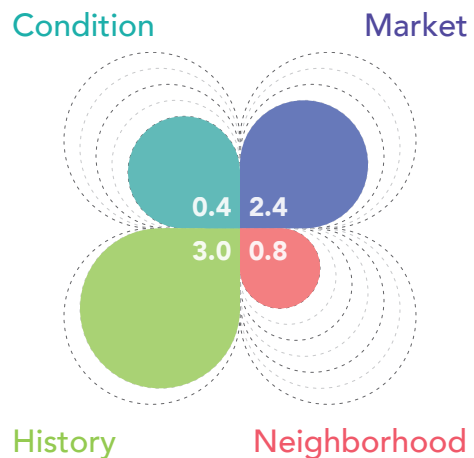


1 Hubert



Address: 14825 Lamphere
 Parcel: 22116545-9
 District: 1
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 6.28 ac
 Floor Area: 60,000 sf
 Floors: 2
 Plan Type: F
 School Type: Elementary
 Year Built: 1925, 1926, 1930, 1953
 Zoned: R1
 Base Rehab Cost (est): \$2.6M
 Total Rehab Cost (est): \$14.5M



Building Overview

Large, eclectic building consisting of multiple additions from different eras.

1920s-1930s era north units form a single-story, asymmetrical “A” plan with an enclosed courtyard.

1950s era south unit is a two-story double-loaded bar.

Each unit has different architectural style and structural system.

Building features multiple large shared spaces, including large and small auditoriums, large and small gym/play rooms, and several large specialty classrooms.

Very large, park-like play yard at lower grade than rest of school.

Roof damage and severe water infiltration in older north units.

Neighborhood Overview

Located in Brightmoor neighborhood

Single-family residential neighborhood with large number of vacancies and demolitions.

Brightmoor neighborhood has recently attracted artists, farmers, and community activists.

Adjacent to Brightmoor Farmway, with a number of urban gardens and community organizations clustered along Chalfonte.

Two blocks south of Fenkell, which includes a small number of restaurants, auto-oriented businesses, churches, and social support organizations.

Located near Eliza Howell Park.

Development Overview

Opportunities

- Potential candidate for tactical preservation or incremental activation.
- Multiple wings could be activated separately
- Diverse mix of spaces could accommodate mixed housing and community project.
- Proximity to farms and food-based community organizations.

Challenges

- Sprawling building in need of extensive repairs.
- Located in a secluded neighborhood.

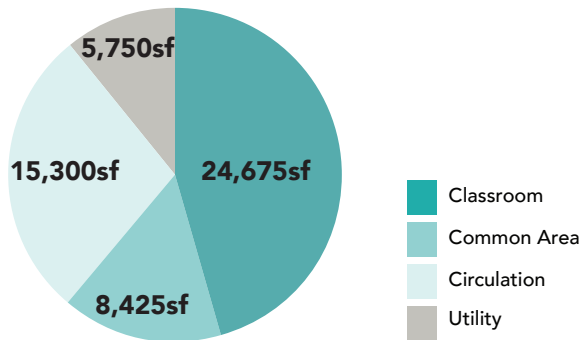
Real Estate Market summary:
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily or senior housing. Low vacancy rates, high senior housing rent, and above-average senior population growth projection.

Existing Floorplan + Program



54,150 sf net floor area

Structure

- Load-bearing masonry with steel column (1920s)
- Steel frame (1930)
- Concrete frame (1953)

Roof System:

- Wood truss and plank (1920s)
- Precast concrete plank (1930)
- Open-web steel joist with gypsum plank (1953)
- Bituminous built-up roof (low-slope)
- Asphalt shingle (gabled roof)
- Internal drains

Facade:

- Multiwythe brick w/cast stone accent (1920/1930)
- Brick veneer on CMU, w/ cast stone accent (1953)

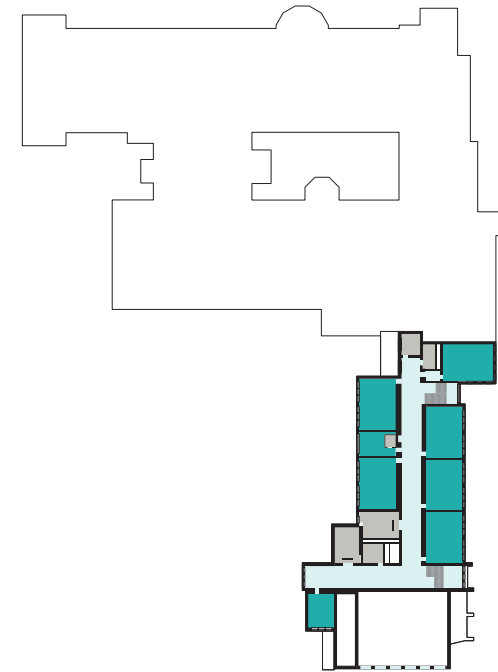
Floor System:

- Concrete joist and slab

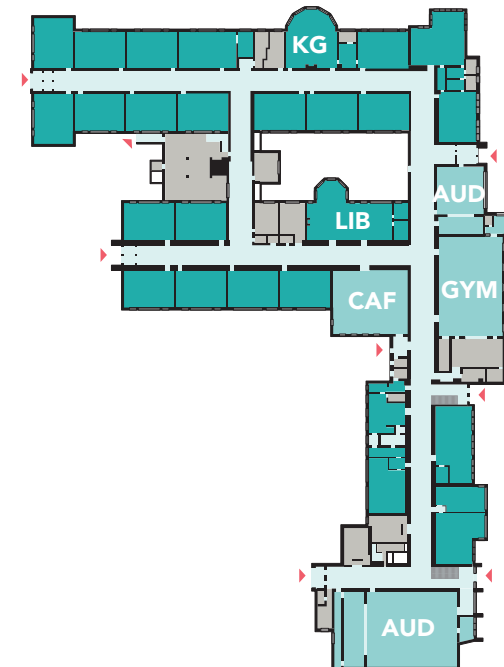
Interior Walls:

- Varies: brick, clay tile, gypsum block, CMU, Plaster

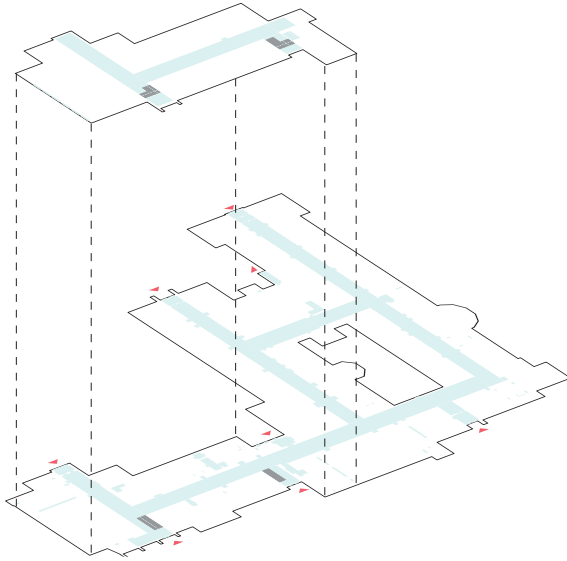
Second Floor



First Floor



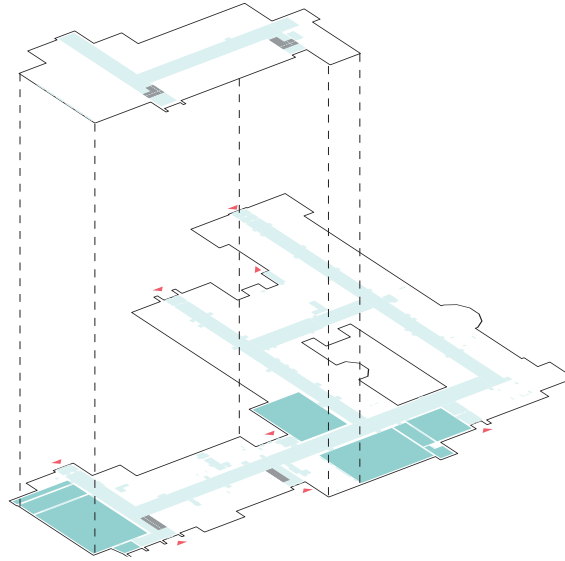
Existing Floorplan + Program



Circulation

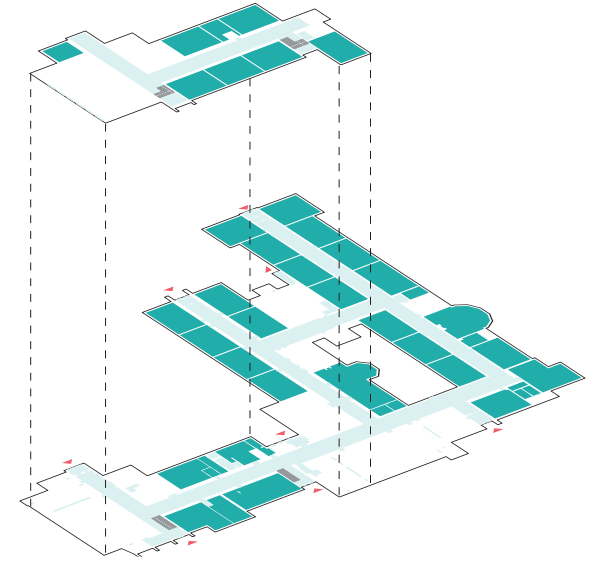
Hubert's corridors are primarily double-loaded and arranged in an irregular F-configuration. Typical corridors are 12' wide, with ceiling heights ranging from 8'8" to 10'8" tall.

Most entrances to the school are located along the long eastern wing, which is the primary street frontage. The two northwest wings have entrances only at their far western ends.



Common Areas

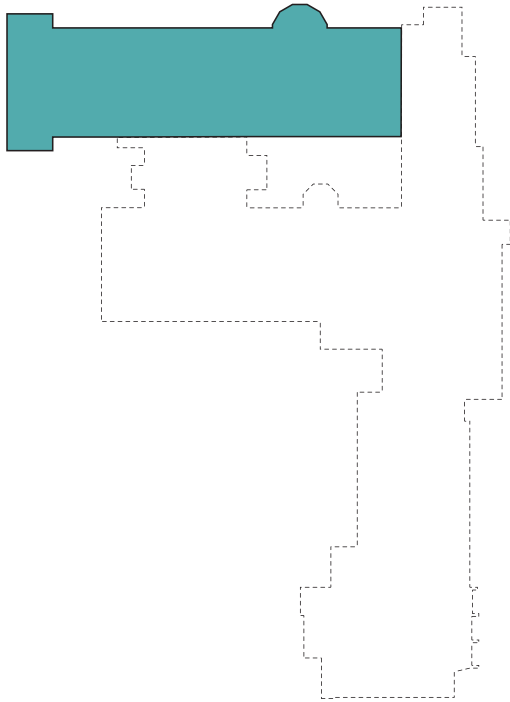
Hubert features a cluster of common areas in the center of the building, including a gym and separate cafeteria built in 1930, and a small auditorium built in 1953. The full-size main auditorium is located at the south end of the building, and was also added in 1953. The main auditorium has a dedicated vestibule and can be accessed from both ends independently from the rest of the school.



Classroom Areas

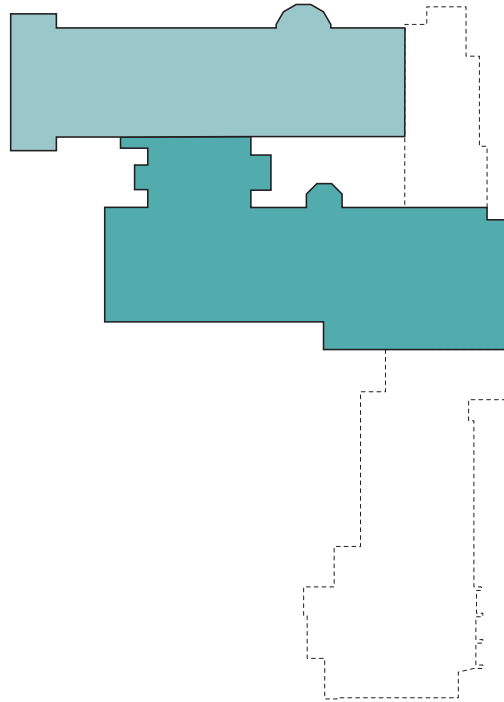
Classrooms are dispersed throughout the building. In total, there are 25 standard classrooms, a kindergarten and library (both with large bay windows), and four larger specialty rooms. Typical classrooms in the 1920s and 30s units are approximately 22x30' with 12' ceilings in the older wings, and 10'5" ceilings in the 1953 addition.

Building Evolution



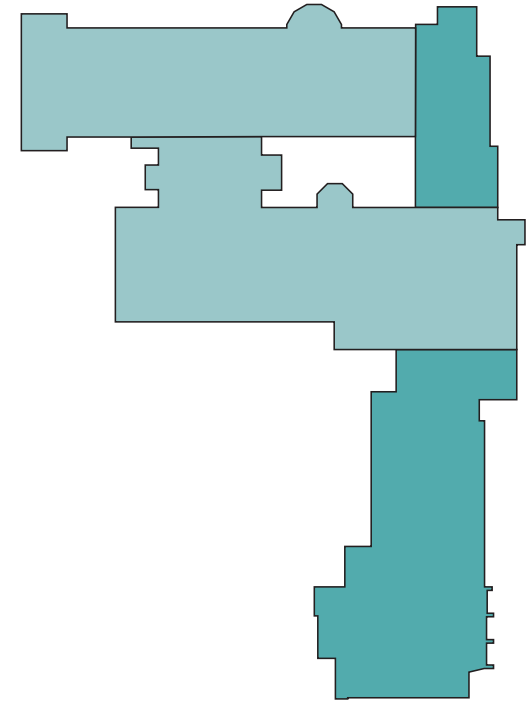
Original Unit (1924-25)

The original school building was a one-story, double-loaded bar building with 12 classrooms and a kindergarten.



First Addition (1930)

In 1930, another double-loaded wing was built parallel to the first, doubling the size of the school. This addition included specialty spaces like a large library, gym, and lunch room, as well as six new classrooms. A large basement-level boiler house was also added connecting the two wings.



Second + Third Additions (1953)

Two additions were completed in 1953. The main addition is a modern-style 2-story classroom wing that added six standard classrooms, three specialty classrooms, and a large auditorium.

A second, smaller addition connected the east ends of the 1925 and 1930 units. This wing included a second, modern-style kindergarten and a small auditorium.

School History

Don Sherman Hubert School

The Redford Union School District erected the Don Sherman Hubert Elementary School's original unit as a one-story, four-room schoolhouse in 1924 at a cost of \$189,000. The City of Detroit absorbed the Hubert Elementary School into its system in 1926. At the time the property was transferred to city's ownership, the physical plant sat in poor condition as the school building was closed because the ceiling in the playroom had collapsed. In March of 1926, the Detroit Board of Education funded the rehabilitation of the building, to include the addition of an eight-room wing. A year later, the school system erected new temporary buildings at the site to house 163 pupils.

In 1929-1930, the school system undertook a \$4,5393,090 building expansion program which resulted in the addition of a new wing to the Hubert Elementary School. The wing was erected in 1930 at a cost of \$165,000 and featured a gymnasium, library, lunchroom, and seven additional classrooms. The new unit accommodated an additional 480 students and allowed the school to grow into an 18-section platoon. Shortly thereafter, the school shifted to a 20-section platoon plan to accommodate a capacity of nearly 1,000 students. The 1930s also witnessed

the establishment of the Rayner Stewart Garden within the school's parcel. The garden was tended by the school children and included flowers and vegetables and, at the time, was lauded as one-of-a-kind within the Detroit Public School system. An \$8,215,288 grant to the Detroit Board of Education from the Public Works Administration (a New Deal era federal construction agency) provided \$70,000 towards the improvement of the building in 1938.

In the years immediately following the close of World War II, the neighborhood experienced an influx of young families and the construction of hundreds of new single-family homes in the area. In 1953, the Detroit Board of Education erected a new addition to the Hubert School at cost of \$914,000, increasing the school's capacity by 665 pupils to accommodate population growth within the neighborhood. The new addition included an auditorium, six new classrooms, two art rooms, two kindergartens, a multi-purpose room, and offices. E.A. Schilling Inc. served as the project's architect. At this time the building's older wings were also the subject of a major interior remodeling. Starting in 1959, the building temporarily housed a junior high school, and continued to do so for a number of years.

On April 6, 1970, white parents initiated a boycott of four schools (Arthur Junior High, Murphy Junior High, Goodale Elementary, and Hubert Elementary) to protest the school board's decision to require that students from the predominantly white Arthur Junior High School attend the predominantly black Kettering High School in order to support a "balance" within the high school which better reflected the district's student racial makeup at the time. On that day, only a quarter of Hubert's student body attended class as a result of the action. The boycott reflected the sentiment of a segment of the City's white residents towards the School Board's larger decentralization plan, which was adopted on April 7, 1970 and sought to integrate 11 of its 22 high schools via the bussing of graduating black junior high students to predominately white high schools and graduating white junior high students to predominantly black high schools. This plan represented the Detroit Board of Education's shift towards a more racially-diverse membership and progressive desegregation agenda which was born in 1958 with the board's appointment of its first black member, Dr. Remus Richardson. The plan was short lived as the Michigan State Senate passed a bill on July 7, 1970 which forbade changes in school attendance boundaries, thus nullifying

the proposal. Two weeks after this bill was passed, the National Association for the Advancement of Colored People (NAACP) filed a school desegregation lawsuit which became known as *Milliken v Bradley I*. The suit, which named governor William Milliken, the Michigan state attorney general, and the Detroit Board of Education as defendants, became one of the most significant desegregation cases in US history.

The Detroit Public School system, successor to the Detroit Board of Education, successor to the Detroit Board of Education, closed the school in 2005 and subsequently sold the property to the City of Detroit in 2015.

References

Detroit, City of, Board of Education. *Annual Reports*. Detroit: Board of Education, 1926, 1930, and 1953
 Detroit, City of, Board of Education, Architectural Planning Department. *First Floor Plan and Site Plan, Hubert 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.

City Will Build 4 More Schools. Detroit: Detroit Free Press; Jun 3, 1938; pg.1

Don Hubert School Children Lead in Gardening. Detroit: Detroit Free Press; May 24, 1929; pg.14

Cody Outlines School Plans. Detroit: Detroit Free; Dec 24, 1927; pg. 3

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

Members of Don Hubert School Garden Club Prepare Garden. Detroit: Detroit Free Press; Jun 2, 1929; pg.113

\$4,500,000 School Building Program is Mapped. Detroit: Detroit Free Press; May 26, 1929; pg. 77

Ceiling Falls, Cody Orders School Closed. Detroit: Detroit Free Press; May 13, 1926; pg. 1

Grant, William. *Detroit Free Press. Racial Changes Prompt Boycott of 4 Schools*. Detroit: Detroit Free Press; Tue, Apr 7, 1970; pgs. 3-4

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

The News-Palladium. Four Detroit Schools Are Hit by Protests. Benton Harbor: The News-Palladium; Apr 7, 1970; pg. 8

Traverse City Record-Eagle. Angry Parents Picket Schools. Traverse City: Traverse City Record-Eagle; Tue, Apr 7, 1970; pg. 6



The main street elevation showing the 1930 gym (on right, with gable roof) and 1953 2-story classroom addition. The 1920s, 1930s, and 1950s units have three different architectural styles.



Original 1925 unit, viewed from the spacious school yard behind the school. The 1-story 1930 expansion is visible to the right of the frame. Damage is visible on the sloped roof.



The 1930 addition included a library with large bay window extending into an interior courtyard.



An original 1925 classroom with water damage and partly missing roof. The school building has extensive damage from water infiltration, as well as scrapping and minor fires.



Two auditoriums were added in the 1953 expansions. The large auditorium, shown above, is on the far south end. A small auditorium was added as infill between the 1925 and 1930 units.



The large multipurpose gym/cafeteria was added in 1930. The space features tall 18' ceilings and has a large attached kitchen.

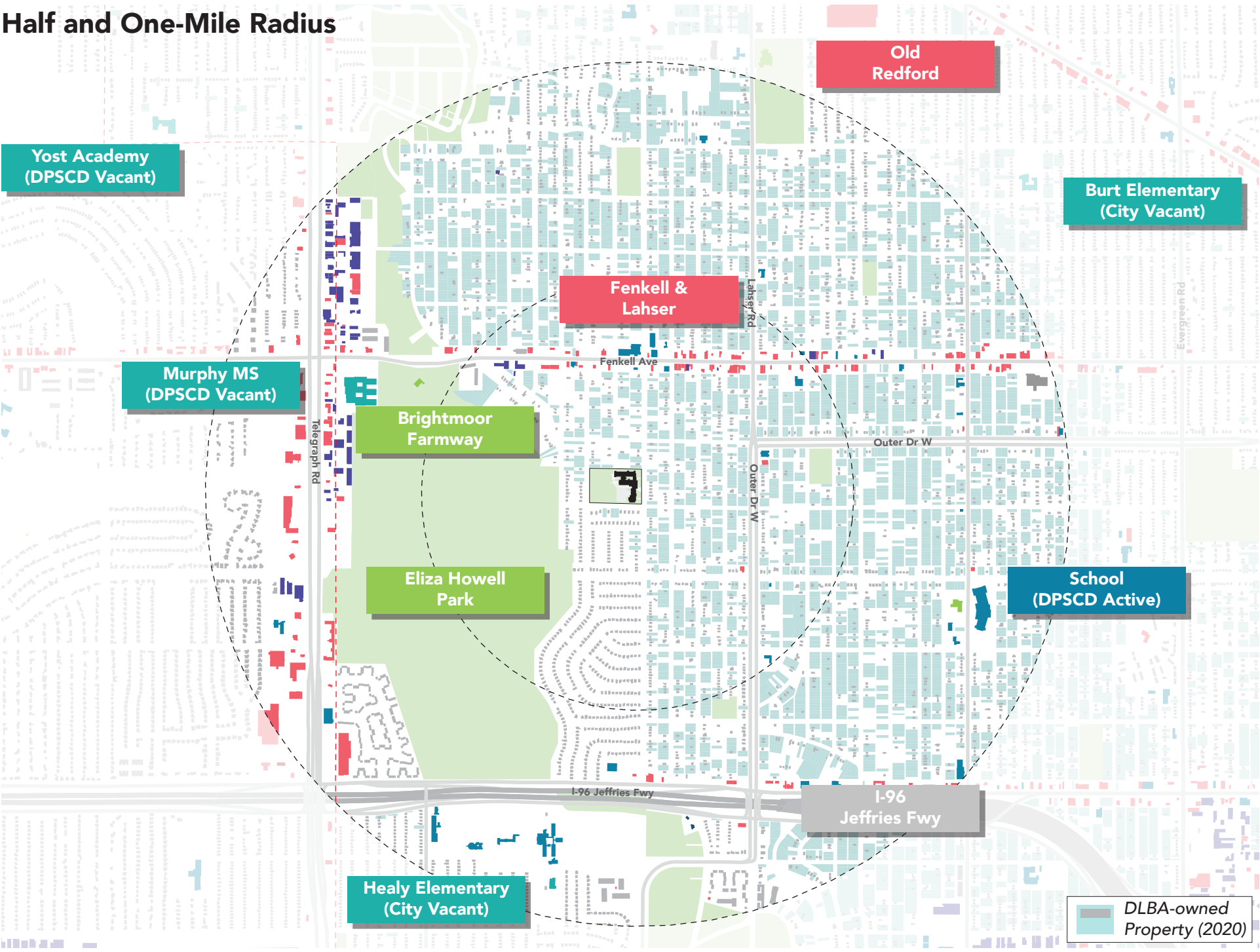


This corner classroom in the 1953 unit displays the modern glass block and steel ribbon windows common of 1950s-era Detroit school buildings.



Two massive boilers sit in the pit-like 1930 boiler room. The boiler room is built partly above grade and has an open roof.

Half and One-Mile Radius



Neighborhood By The Numbers

15_{/100}

Walkscore
Car-dependent

1.2_{mi}

Transit Access
More than 15 minute walk to nearest
DDOT Connect Ten or Key Route

0.9_{mi}

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.1_{mi}

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

1.0_{mi}

Nearest Recreation Center
10-15 minute walk
to nearest City Rec Center

1.3_{mi}

Library Access
More than 15 minute walk
to nearest public library

54%

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

53

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

2.5%

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