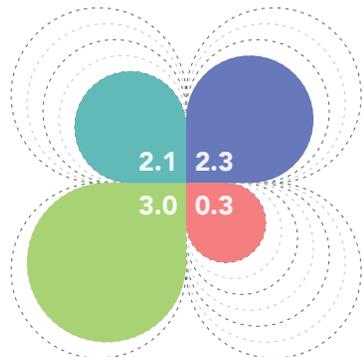


2 Bethune



Address: 10763 Fenkell
 Parcel: 16007087
 District: 2
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 2.56 ac
 Gross Floor Area: 67,600 sf
 Floors: 2
 Plan Type: O
 School Type: Elementary
 Year Built: 1925, 1929, 1931
 Zoned: R1
 Base Rehab Cost (est): \$2.5M
 Total Rehab Cost (est): \$15.4M

Condition Market



History Neighborhood



Building Overview

2-story single courtyard building

Highly symmetrical, uniform design; later additions complement the design of the original structure.

Main classrooms face exterior, with large windows.

Central gymnasium with airy double-height space and large skylight.

Central auditorium space with balcony seating; stage has been removed and balcony walled off.

Naturally-lit corridors in newer south additions

Original classrooms feature unique built-in cabinetry, including continuous coat closets running along walls.

Interior finishes are in generally good condition.

Neighborhood Overview

Located in Bethune Community Zoned residential, but located at intersection of two commercial streets.

Fenkell (north/primary frontage) is a major east-west corridor but is underdeveloped. The stretch near Bethune has limited offerings: most common are churches and automotive uses.

Meyers (west frontage) is a minor commercial street with a row of churches and childcare centers.

The surrounding residential neighborhoods are physically intact with small but high-quality brick housing stock. DON reports that good appearance belies high vacancy rates and other challenges.

School is located one block north of Adams Butzel Recreation Complex, a large public rec center with pool, ice rink, gym, community space, and outdoor athletics.

Easy access to Lodge (M-10) and Jeffries (I-96) freeways. Lodge access is a quarter-mile to the east at Fenkell and Wyoming; I-96 access is about a half-mile to the south.

Development Overview

Opportunities:

- Building location on major commercial corridor with easy freeway access is a major opportunity.
- Compact footprint and consistent classroom layout is conducive to reuse as housing.
- Soaring gym space with natural light has great potential as an event hall or large gathering space.
- Space available for on-site parking.

Challenges

- Common spaces (gym, auditorium) are in center of building and lack their own exterior access.
- Fewer tactical preservation options due to compact layout?

Real Estate Market summary:

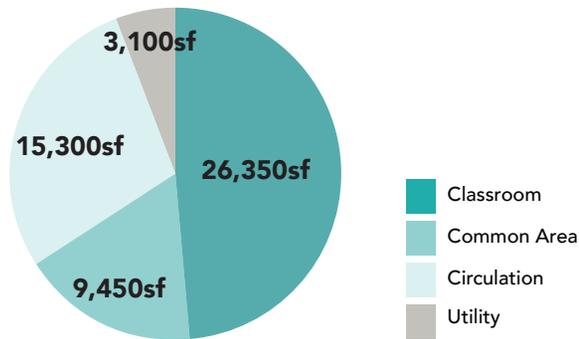
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for commercial redevelopment due to low commercial vacancy rates, higher rents, and location on commercial corridor with good walkscore.

Existing Floorplan + Program



54,200 sf usable floor area

Structure

- Concrete frame
- Load-bearing masonry

Roof System:

- Concrete joist and slab
- Modified bitumen membrane
- Internal drains
- Steel-framed skylight over gym

Facade:

- Brick with limestone/cast stone accents

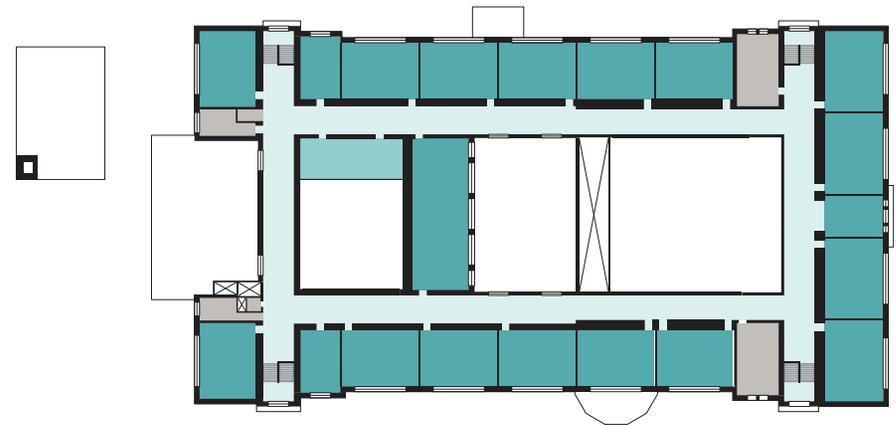
Floor System:

- Concrete joist and slab

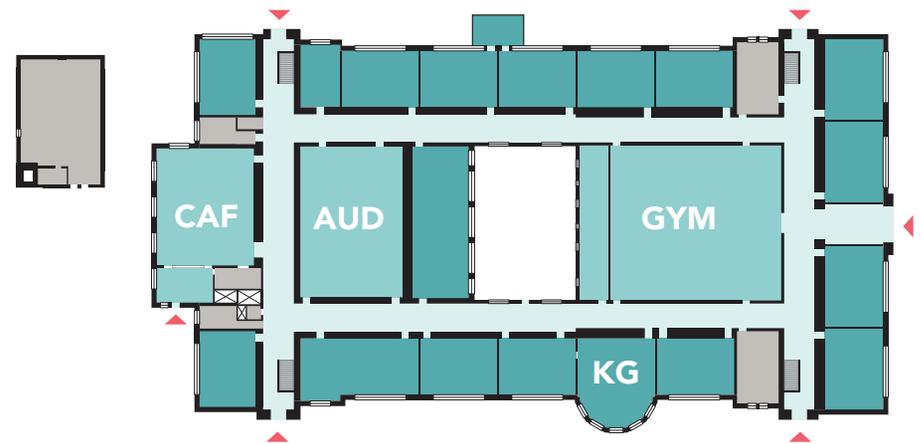
Interior Walls:

- Varies—brick, clay tile, gypsum block, CMU
- Plaster and brick finish

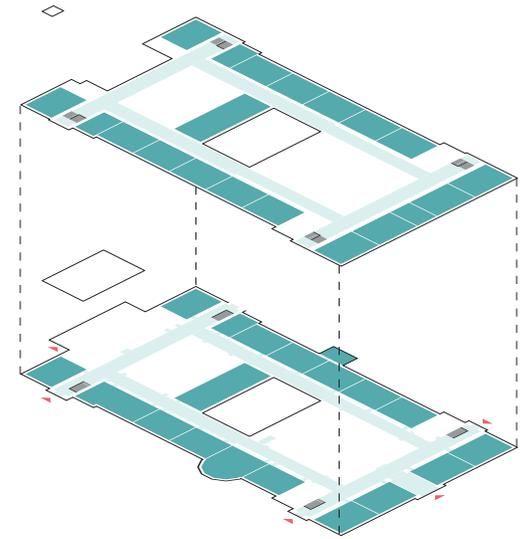
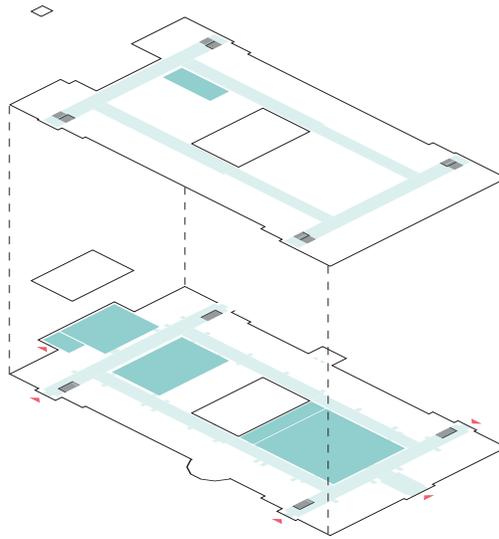
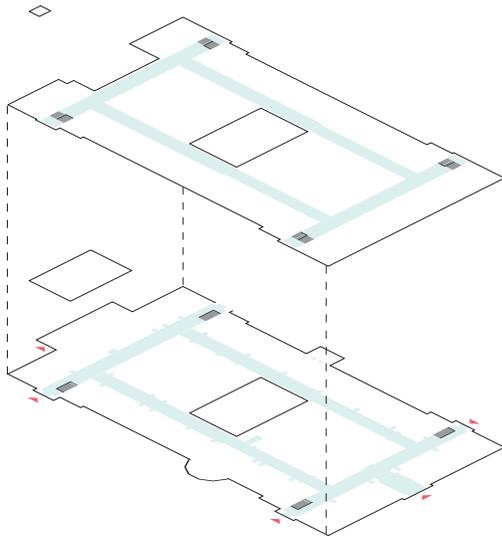
Second Floor



First Floor



Existing Floorplan + Program



Circulation

Bethune has 4 main corridors per floor arranged in a rectangle. The upper and lower levels share the same layout. There are stairways located in each of the corners of the building.

There are five main entrances to the school building, plus one service entrance off the kitchen.

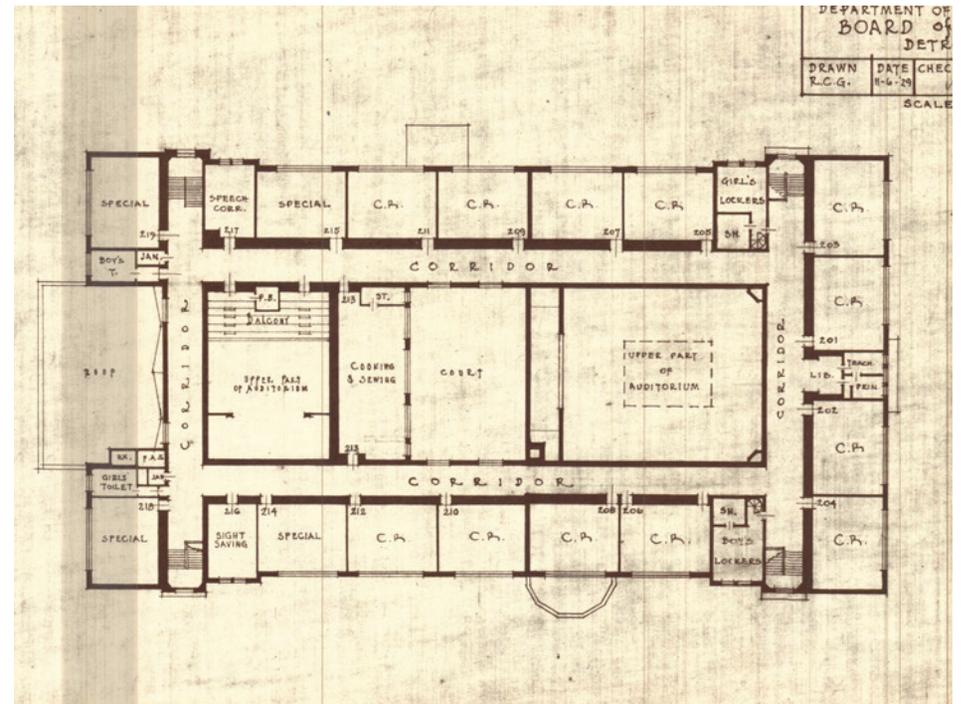
Common Areas

Bethune features a gym, auditorium, cafeteria, and central courtyard arranged down the central axis of the building. The gym, auditorium, and courtyard are double-height spaces which form the core of the building; they are only accessible from the interior corridors. The gym is easily accessible from the main entrance and two side entrances nearest to Fenkell.

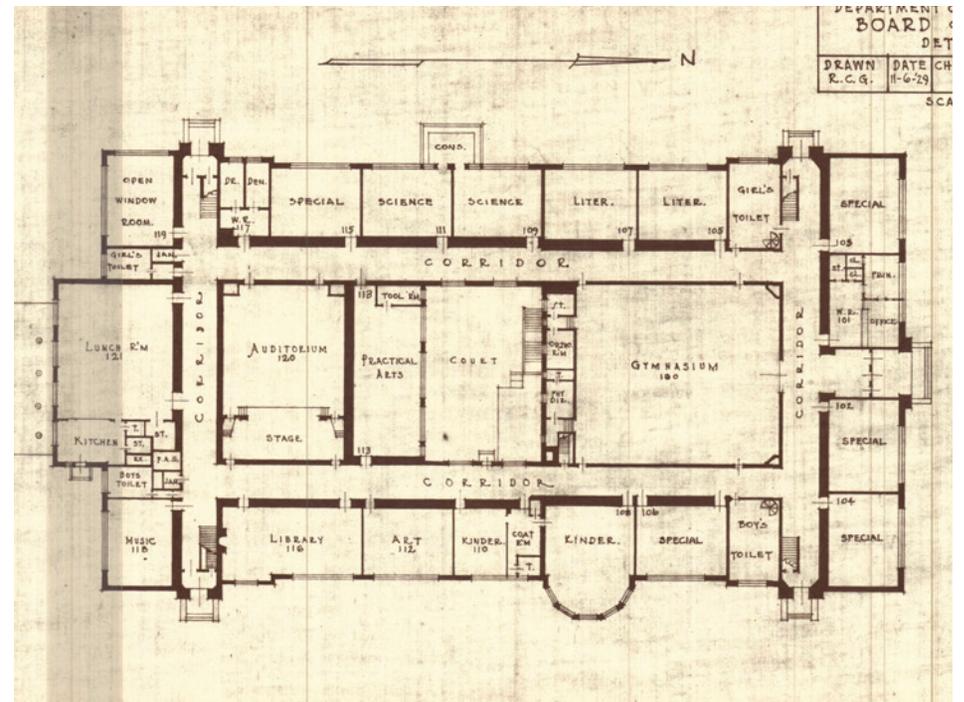
Classroom Areas

Classrooms form a single ring around the exterior of the building, following the same layout on the first and second floors. Each floor also features a double-length classroom overlooking the central courtyard; this classroom forms a bridge between the long corridors on the east and west sides of the building.

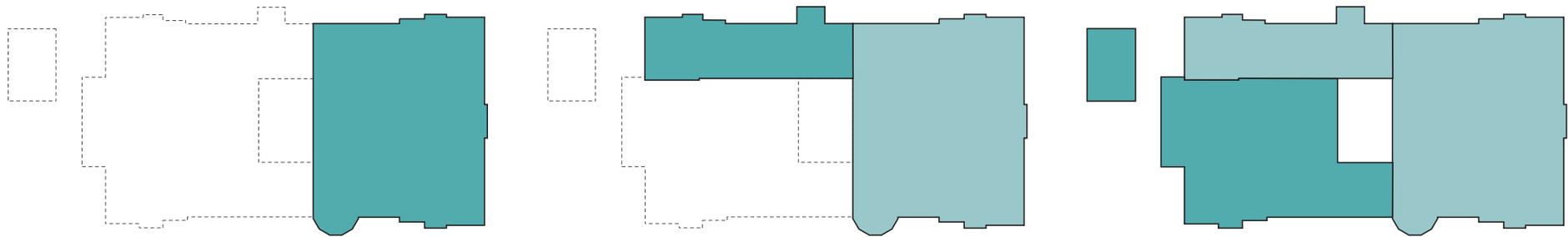
Second Floor



Second Floor



Building Evolution



Original Unit

Northern portion including kindergarten, gym, and 13 classrooms built in 1922. Original unit has rectangular footprint with U-shaped circulation plan.

First Addition (1930)

Expansion first phase adds a single-loaded classroom wing with eight classrooms to the southwest.

Second Addition (1931)

Expansion second phase adds cafeteria, auditorium, library, and seven classrooms. The circulation loop around a central courtyard is complete. A separate boiler house is added to the school grounds.

School History

Mary M. Bethune School (Edgar A. Guest Elementary)

The Greenfield Township School District #2 erected the Edgar A. Guest Elementary School in 1922. The original unit included eight classrooms and a gym. In 1924, the school property was annexed to the City of Detroit and the property was transferred to Detroit Board of Education ownership. In 1925, the Detroit Board of Education purchased additional land along Meyers Road in anticipation of a future need to expand the school.

The Detroit Board of Education launched a \$4,393,090 building campaign in 1929-1930 in order to accommodate 8,000 new pupils. As a result of this campaign, the Guest School parcel was expanded a second time to support the erection of a new eight-room addition. The wing was erected at a cost of \$101,105 in 1930 and provided capacity for an additional 320 pupils. In 1931, a detached powerhouse and a third unit was added to the school building at a cost of \$184,966.78. This new addition featured nine new classrooms, an auditorium, and a lunchroom. At this time the enrollment was 1500. Additional playground areas were established within the parcel in 1950.

From its initial construction through

the 1950s, the Edgar Guest Elementary School served an all-white student body. This trend began to shift, beginning in October 1960, when the Detroit Board of Education determined that they would bus 314, 3rd and 4th graders from two overcrowded, predominantly-black elementary schools (McKerrow and Brady) to three nearby predominantly-white schools (Guest, Monnier, and Noble) which were located in neighborhoods that were declining in population due to "white flight" to the suburbs. Newspaper articles report that Monnier, Guest, and Noble had empty seats and classrooms throughout the 1959-1960 school year while Brady and McKerrow's student population had grown by 6% from the year before. Black parents decried the over-crowded, under-resourced conditions at these schools and demanded a positive change. A group of white parents, known as the Northwest Parents Association, initiated a three-day boycott at the three white schools (Guest, Monnier, and Noble) to express their dissatisfaction towards the Detroit Board of Education's plan. They railed against the Detroit Board of Education, charging them with "integrating" their neighborhoods with the plan. The Detroit Board of Education denied the white parents' charges, stating that they were merely bussing students from overcrowded conditions

to emptier nearby schools, regardless of race. The Mayor at the time, Louis C. Miriani, supported the Detroit Board of Education's effort. On October 31, 1960, the first day of the boycott, 60% of the students at Guest were absent, while white parents and black counter-protestors picketed outside of the school. The black children were able to enter the school that day amongst the jeers of the white protestors. A mother of one of the black children involved was later interviewed about a contentious meeting she had attended with the white residents on November 1, 1960, the second day of the boycott. She reported that she left the meeting wondering if she was "...in Little Rock or Detroit."

By 1969, the school had an enrollment of 3500 pupils, 60% of whom were African American. At that time a contingent of the school's black parents had advocated for "community control" of the school. Community control was a wider movement within the City which involved black parents' desire to guide the curriculum towards black history and culture. These parents also sought greater control over the hiring and firing of staff. At Guest, in 1969, the parents demanded that the white principal Beatrice Wade, be replaced with a black principal and that school's name changed to the "Marcus

Garvey School." Ms. Wade was ultimately removed and replaced with the school's first black principal, Robert F. Crison. In December 1977, the school was renamed as the "Mary McLeod Bethune School," after a prominent black educator.

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Southwest wing viewed from Meyers Road. The southern addition was part of a large expansion in 1930-1931, but care was taken to match the style of the original building.



The main entrance faces Fenkell Ave to the north. There is a single double-wide entrance under a grand arch with elaborate stonework.



The gymnasium is located in the center of the building and is lit naturally by a single large skylight. The effect is a soaring, airy space that is unique among elementary school gyms.



The auditorium is located in the core of the building and lacks windows for natural light. The auditorium has a tall stage and a balcony, suggesting a grand original space. However, the balcony has been walled off and converted to offices, and raised stage is gone.



The “open window room” is a second-floor corner classroom with both south and west-facing windows for maximum sunlight.



Wooden cabinetry and coat closets in classrooms in the original north unit. These coat closets allowed students to store belongings in the classrooms instead of in hallway lockers. Newer classrooms lack this feature, with metal lockers were incorporated into the hallway design instead.

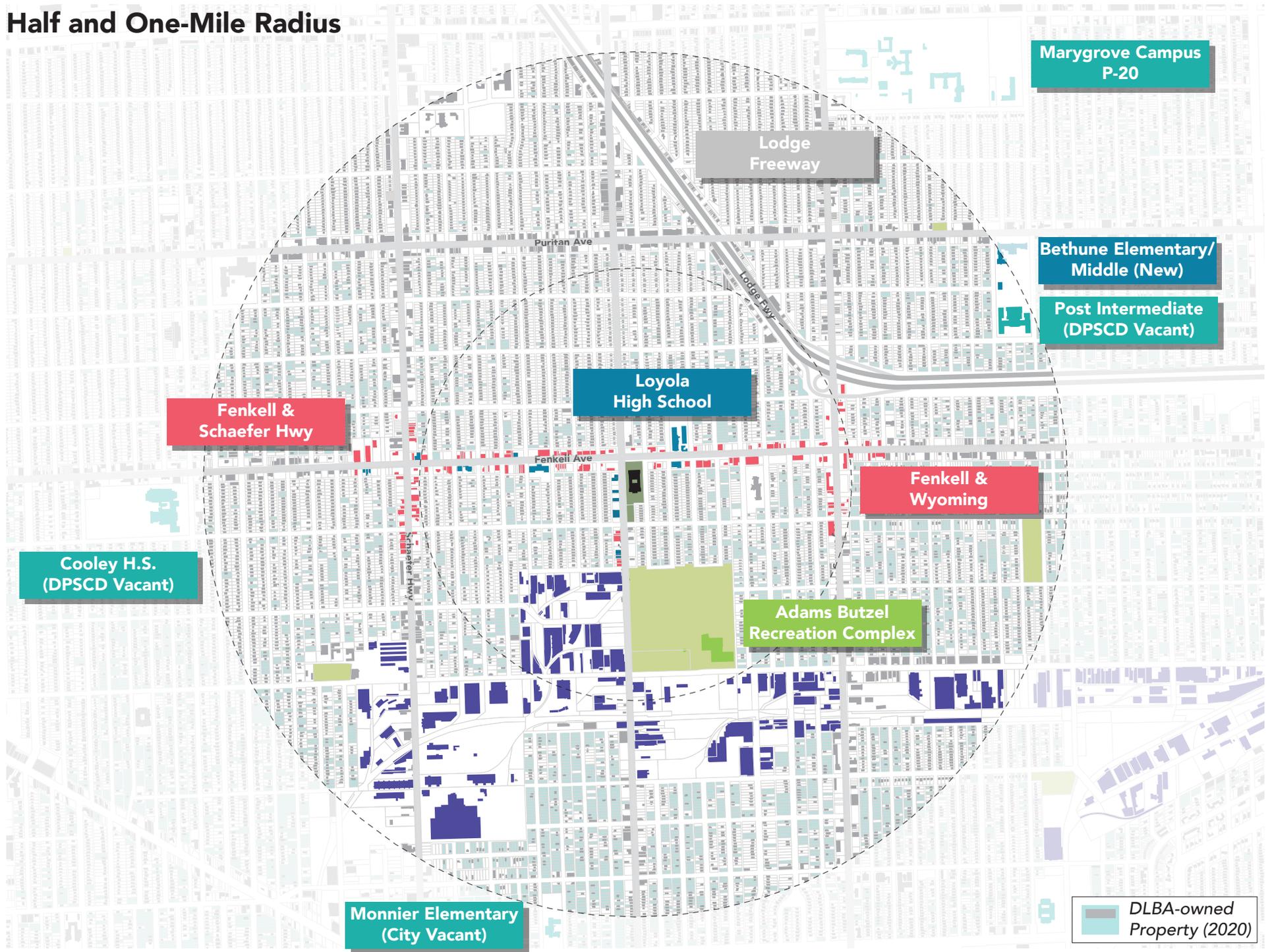


The library is slightly larger than a typical classroom and features built-in wood shelving around the perimeter. Finishes are in fair condition.



The east and west hallways are single-loaded, with classrooms to the outside, and windows overlooking interior courtyards on the inside.

Half and One-Mile Radius



Neighborhood By The Numbers

54_{/100}

Walkscore
Somewhat walkable

1.0_{mi}

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

0.6_{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)

0.4_{mi}

Nearest Recreation Center
5-10 minute walk
to nearest City Rec Center

1.0_{mi}

Library Access
10-15 minute walk
to nearest public library

26%

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

163

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

1.4%

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