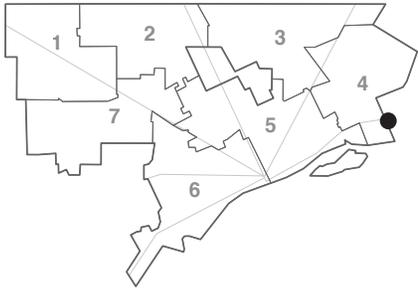
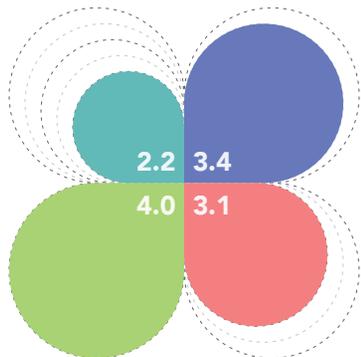


# 4 Guyton



Address: 355 Philip  
 Parcel: 21059093  
 District: 4  
 SNF Area: Jefferson-Chalmers  
 Owner: City of Detroit  
 Site Area: 4.46 ac  
 Gross Floor Area: 46,100 sf  
 Floors: 2  
 Plan Type: L  
 School Type: Elementary  
 Year Built: 1922, 1925  
 Zoned: R1  
 Base Rehab Cost (est): \$1.6M  
 Total Rehab Cost (est): \$11.3M

Condition Market



History Neighborhood



## Building Overview

2-story irregular L-plan constructed between 1922 and 1925.

Beautiful tudor-style exterior with gabled roofs and dormers, and decorative brick and stonework.

Original steel and wood-frame windows are present throughout; some wood frame windows are water damaged and may need full replacement.

Gym and auditorium located in center of building, separating the school into two distinct halves. Gym and auditorium both include an upper and lower area

Auditorium can be accessed from a dedicated entrance.

Building was visited during a heavy rain, and water was observed pouring into stairwells in all parts of the building. City staff report that this is a recurring issue, with thick ice forming in stairways and corridors during winter.

Structure is in fair condition, though roof deck is scrapped and deteriorated, leading to water damage of interior finishes and structure.

## Neighborhood Overview

Located in Jefferson-Chalmers neighborhood, a stable and energetic community identified as one of the City's Strategic Neighborhood Fund areas.

Neighbors actively watch the school building, and monitor activity around the site.

Redeveloping the school is a high priority among community members, but there is disagreement about the appropriate use. Senior housing has received strong support from some, while others demand the site be reopened as a school.

Site is located within the 500-year floodplain, and flood levels reached the Guyton site in 2019.

## Development Overview

Opportunities:

- Located in SNF area
- Strong community in a stable and growing neighborhood.
- Community is invested in school site with high demand for redevelopment.
- Compact building on a large site; large amount of open space remains.

Challenges

- Located in flood zone
- Building condition is deteriorating despite recent attempts to stabilize.

Real Estate Market summary:

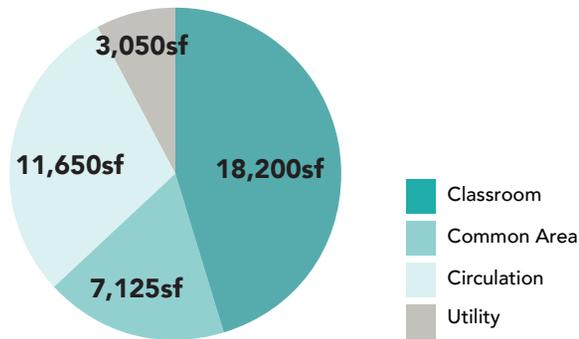
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for senior housing, due to low vacancy rate, competitive rents, and above-average projected senior population growth.
- Neighbors prefer to a community or educational use at this location.

## Existing Floorplan + Program



40,025 sf net floor area

### Structure

- Concrete frame
- Brick Masonry

### Roof System:

- Steel frame with wood deck
- Clay tile with asphalt shingle replacements (slope)
- Built-up roof with aluminumized coating (low-slope)

### Facade:

- Brick with limestone accents
- Wood-framed windows

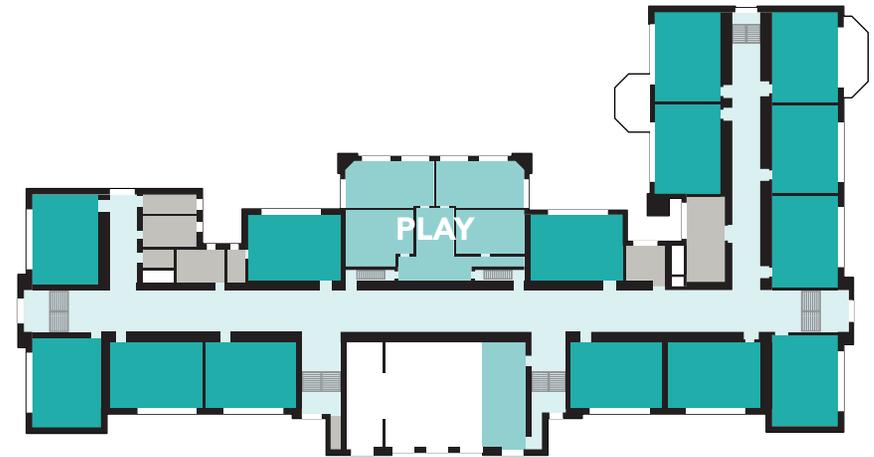
### Floor System:

- Concrete joist and slab

### Interior Walls (original unit):

- Gypsum block with plaster finish

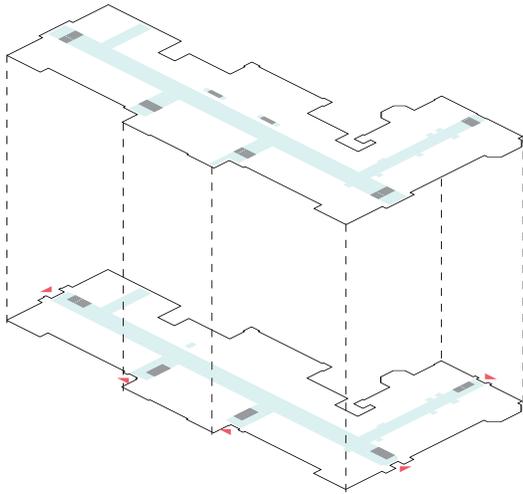
## Second Floor



## First Floor



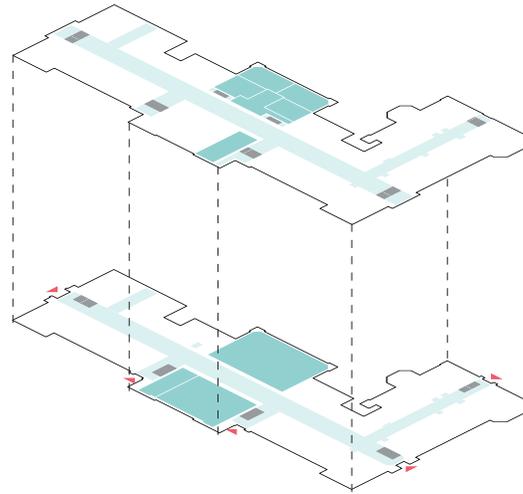
## Existing Floorplan + Program



### Circulation

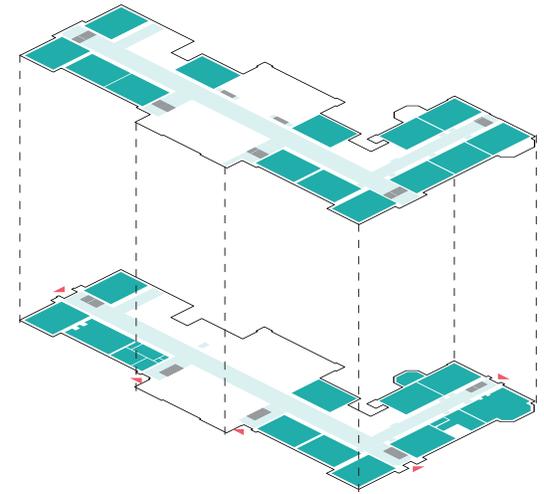
Circulation follows an double-loaded L-plan. Two main entrances are located in the center of the long primary corridor.

The primary corridors are 14' wide, while the short wings are 9'4". Ceilings are over 12' throughout.



### Common Areas

Guyton's 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 layout occurs in one other school in this study, Courville. Both spaces feature second-floor areas as well. The gymnasium has a column-free play room on the second floor which was later divided into classroom space.



### Classroom Areas

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

Typical classrooms are 22x30' with 12-13' ceilings.

# Building Distress

## Roof

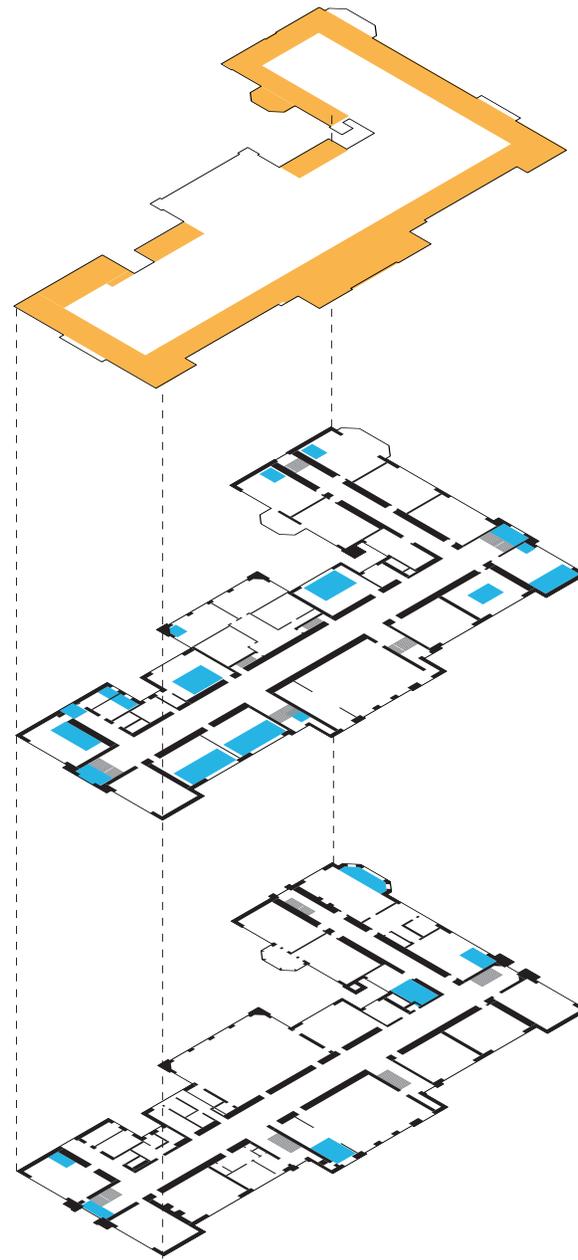
- Sloped roof areas are deteriorated and require replacement. Replace copper flashing, downspouts, and asphalt-shingled areas. Wood deck decayed; inspect and replace.
- Low-slope roof areas appear to be performing; inspect and repair as necessary.

## Second Floor

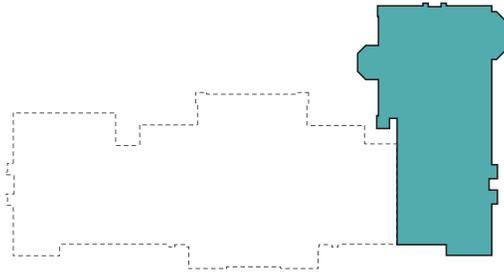
- Widespread damage to plaster ceilings due to water infiltration.
- Water infiltration at stairwells

## First Floor

- Localized water damage due to infiltration from second floor.

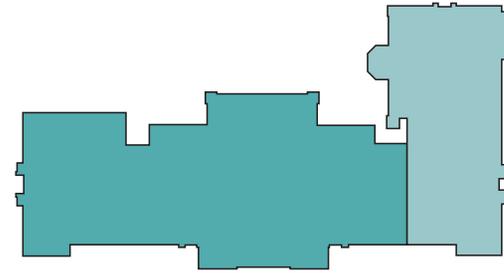


## Building Evolution



### Original Unit (1921)

The original two-story northern unit includes a kindergarten and twelve classrooms.



### First Addition (1925)

The second phase of construction matched the original building, and added 11 more classrooms, two-level gymnasium, auditorium, and offices.

## School History

### Joseph W. Guyton School

The school was named after Joseph W. Guyton, a Michigan resident who was the first American soldier killed on German soil during the First World War. It was constructed in 1922 at a cost of \$145,265. It opened in January 1924 to serve about 400 students organized into twelve sections under a platoon plan, with twelve non-platoon rooms, a kindergarten, conservatory, and office.

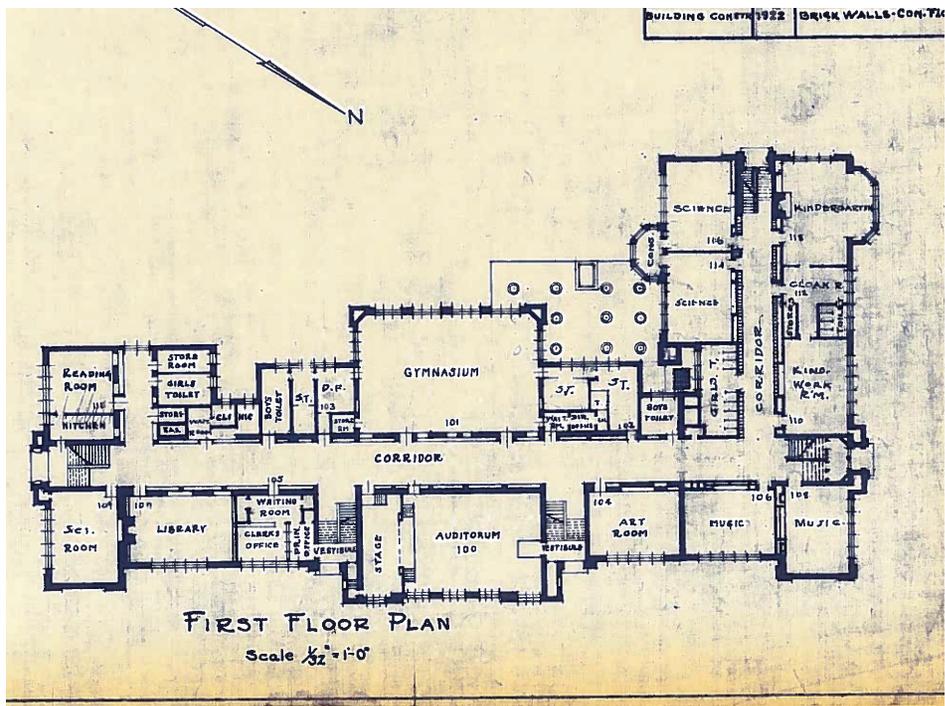
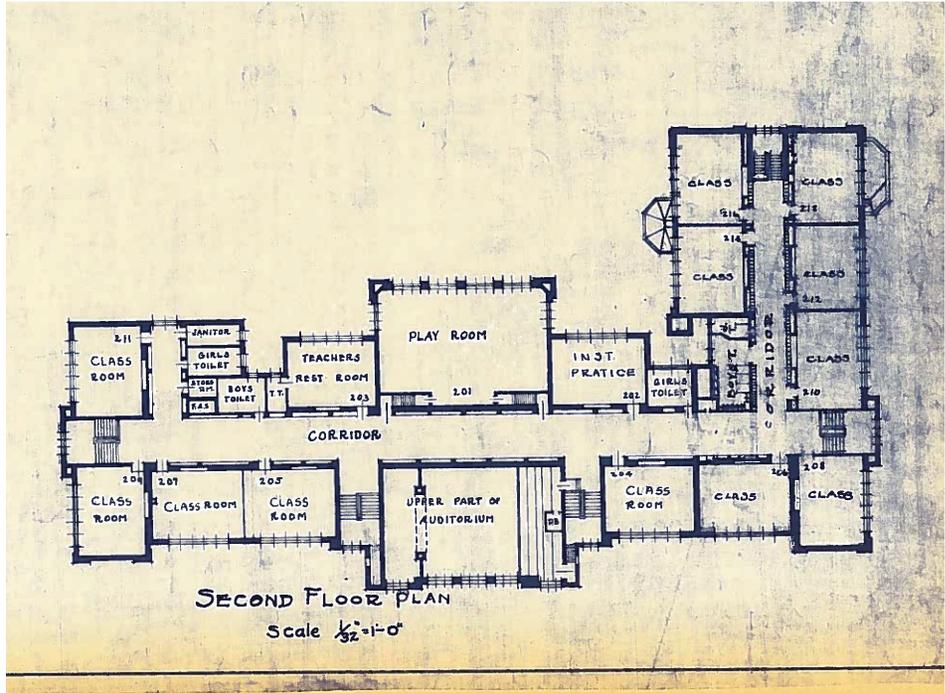
What was intended as the school's main section was completed in 1925 at a cost of \$247,855. It brought the building up to thirty-one rooms, including an auditorium, gymnasium, library, playroom, kitchen, and lunchroom. It housed nearly 1,200 students in the kindergarten through eighth grade, in twenty-four sections, one non-platoon room, and one kindergarten room. In April 1957, \$4,500 was spent on alterations to add an instrumental music room, gym offices, and a new teacher's rest room. By this time, however, enrollment was down to around 900 students.

As colorfully depicted in an account by the Detroit Board of Education in 1937,

"The Guyton School is really a beautiful building, of English Tudor design. It has huge playgrounds at the north and south, a beautiful lawn in front, and at the rear the Guyton Garden, which has long been one of the loveliest school gardens in the city. Shrubbery and trees are very well placed. Silvery poplars at the front entrances and at the garden entrance rise to the green slate roof and make the approaches to the school as attractive as school portals should be."

One of three Detroit public school buildings of the same design by the architectural firm of Malcomson, Higginbotham & Palmer, Guyton School is the only one that is not vacant at this time; however, it is scheduled to close at the end of the 2008-09 school year.

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





Guyton features an ornate tudor-style exterior. The front (east) elevation is shown above, with the large auditorium windows visible on the right.



The gymnasium has large arched windows on the south, west, and north elevations that fill the space with light. The ceilings are 18'8" tall.



Guyton's auditorium is larger than the typical elementary school auditorium, with more than 22' high ceilings that accommodate a towering stage with ornate plaster details.



The auditorium has been damaged by the elements, but features a balcony, tall windows, and ornate decorative plasterwork.



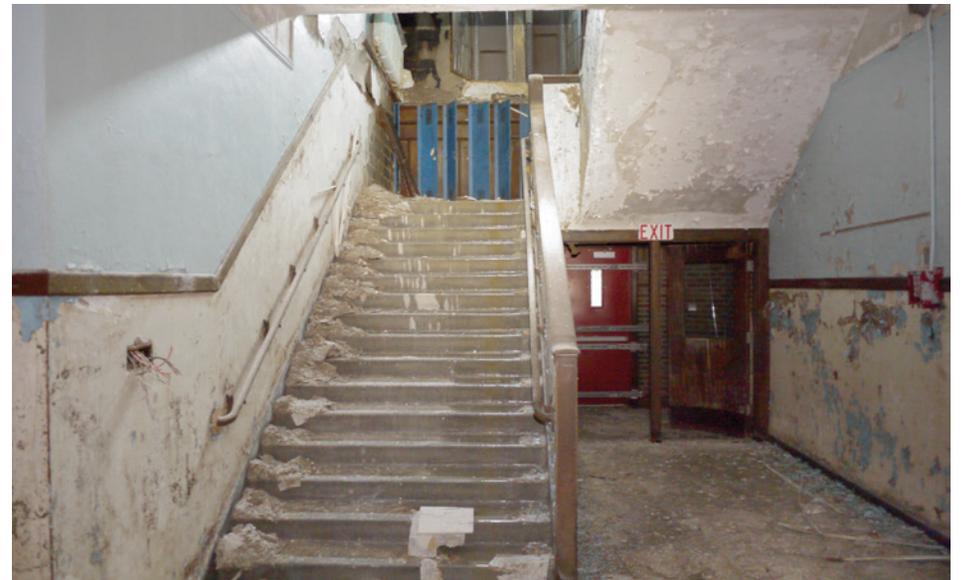
Many classroom finishes are still intact, including many wood-framed double-hung windows. Intact historic windows are a rarity in vacant school properties.



The kindergarten is spacious and once featured beautiful details; however, vandalism and water damage have taken a toll on the woodwork and tiled fireplace.

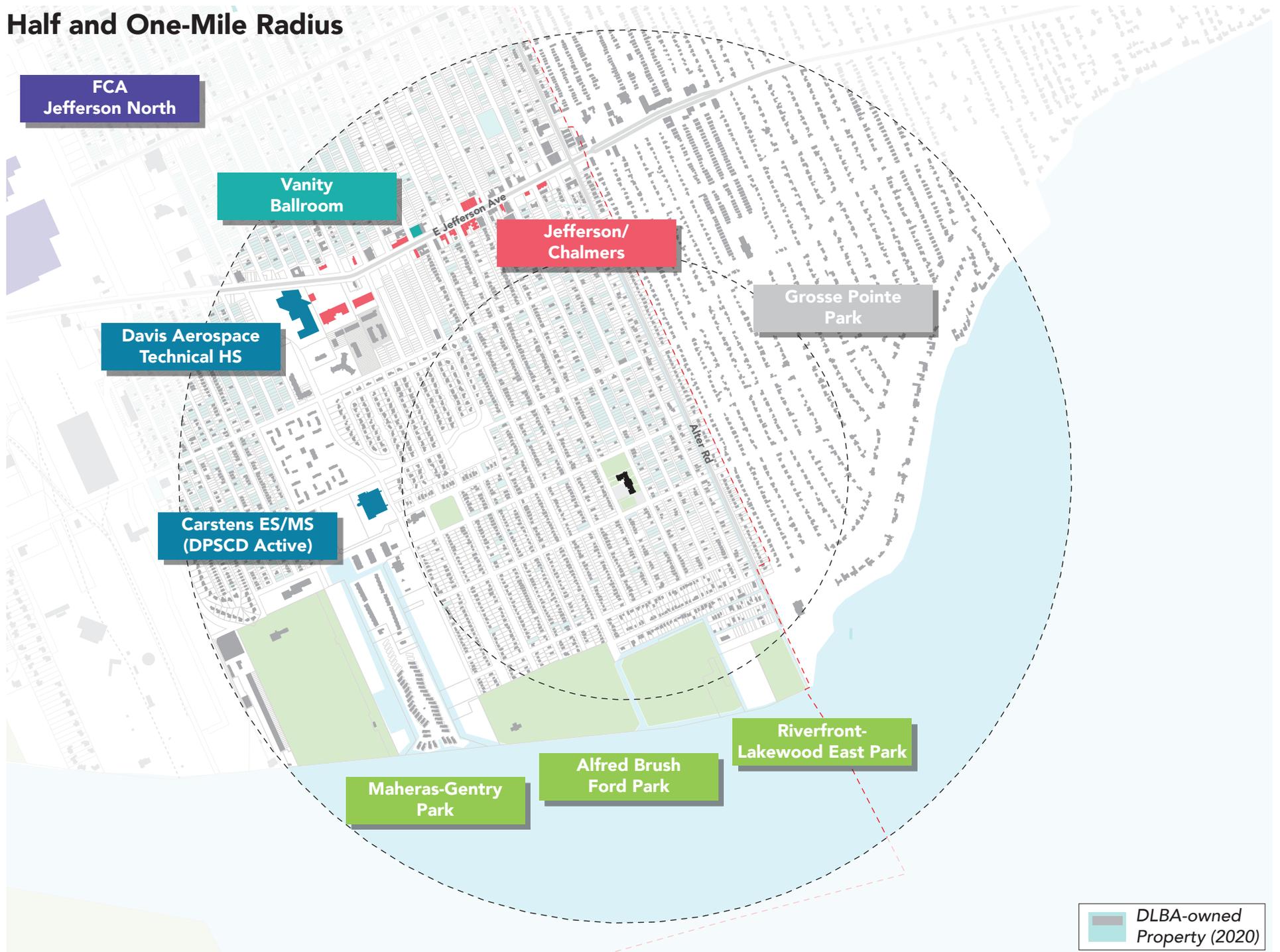


The spacious second-story main corridor is 14' wide. The plaster finishes and lockers are still in relatively good condition.



A rain storm caused water to pour down stairs at the north end of the building. The roof has been repaired, but water infiltration continues to be a widespread issue and a threat to the building.

# Half and One-Mile Radius



## Neighborhood By The Numbers

25<sub>/100</sub>

**Walkscore**  
Car-dependent

0.6<sub>mi</sub>

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

3.0<sub>mi</sub>

**Freeway Access**  
10 minute drive  
to nearest freeway ramp

0.3<sub>mi</sub>

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

3.4<sub>mi</sub>

**Nearest Recreation Center**  
No city rec center  
within walking distance

2.7<sub>mi</sub>

**Library Access**  
No public library  
within walking distance

39%

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

130

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

2.5%

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

## Financial Analysis Summary

Guyton Elementary School is in the Jefferson/Chalmers SNF area. The building is located at 355 Phillip St. in the Jefferson Chalmers neighborhood in District 4. It is approximately five miles from the JLG and not near a commercial corridor. Total residential population in 2019 was approximately 10,800 and 2019-2024 projected annual population growth rate is -0.2%. However, the senior population annual growth rate is projected at 2.5%. According to EMSI, 2019 estimated median household income for the area was \$47,000.

In terms of built environment, Guyton is less dense than other schools in the Vacant School portfolio, with 2.1 million built sf. Permit activity is slightly below average, with approximately 130 new construction and alterations permits recorded from 2016-2018, according to City of Detroit data. Guyton scored a Walkscore of 25, 'car-dependent' - most errands require a car (Walkscore).

Owner-occupied housing units are expected to grow marginally at 0.2% annually (EMSI). In terms of multifamily development, the area has over 1 million sf of market rate multifamily development according to CoStar and an above-average amount of number of HRD units at approximately 990. Market rate rents as recorded by CoStar are \$14 psf or \$890 per unit on average. Interestingly, recorded average vacancy in the 1-mile radius around Guyton was high at 15%. Guyton also has three senior living buildings with 250,000 sf, with averages of \$13 psf or \$700 per unit rents and 7.5% vacancy.

The retail market in the 1-mile radius around Guyton is relatively small. Projected retail sales from EMSI are \$150 million annually, but actual annual sales are only \$40 million. There are approximately 350,000 sf and two grocery stores. Despite the smaller market, recorded rents and vacancy rates are stronger than the Vacant Schools portfolio market average, \$17 psf and 3% vacancy on average.

The commercial and industrial market around Guyton is small. There are 18 buildings categorized as commercial office in the 1-mile radius according to CoStar, with average rents relative to the Vacant Schools portfolio - \$16 psf. Fisher has little industrial inventory in the 1-mile surrounding area, only one building and no recorded rent data.

***From Profile Recommendation:*** Recommended for Senior Housing because 3 existing Senior Housing buildings with a relatively low vacancy rate, average rents and above-average senior population growth projections. Do not recommend for Industrial because not close to transportation routes and do not recommend for Multifamily because Multifamily vacancy rates are high at 15.2%.

# Market Information

## Guyton 1

### Development Type      Gross Area (SF)

Rehabilitated Structure	46,127
Demolished Structure	-

### High Level Funding Breakdown

Equity	\$1.95	10%
Debt	\$4.77	24%
Gap	\$12.78	66%

**Total Project Cost                      \$19.50**

### Income (PSF values)

Blended Rental Income	\$12.50
Less Vacancy	\$2.00
Less Expense	\$1.50
2022 NOI (escalated)	\$9.00
Blended Cap Rate	8.0%
Capped NOI	\$115
<b>Total Value</b>	<b>\$5,300,000</b>

### 2022 Costs

Total Rehab Cost	\$11,300,000
Total Fit-Out Cost	\$8,200,000
<b>Total Project Cost</b>	<b>\$19,500,000</b>

**Gap    \$ 12,800,000**



## Guyton 2

### Development Type      Gross Area (SF)

Rehabilitated Structure	47,327
Demolished Structure	-

### High Level Funding Breakdown

Equity	\$1.63	10%
Debt	\$2.91	18%
Gap	\$11.74	72%

**Total Project Cost                      \$16.28**

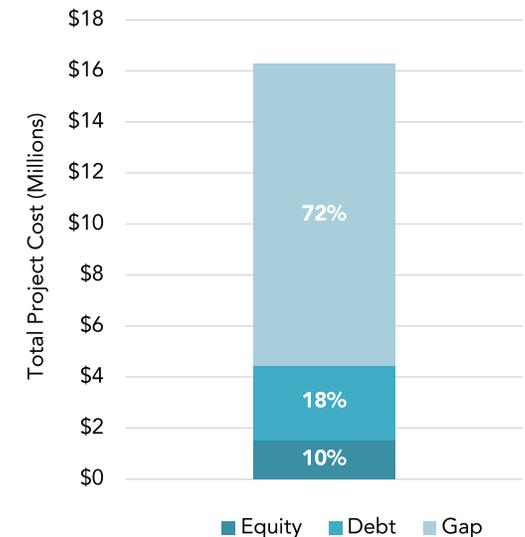
### Income (PSF values)

Blended Rental Income	\$7.50
Less Vacancy	\$1.00
Less Expense	\$1.00
2022 NOI (escalated)	\$5.50
Blended Cap Rate	8.0%
Capped NOI	\$68
<b>Total Value</b>	<b>\$3,200,000</b>

### 2022 Costs

Total Rehab Cost	\$11,300,000
Total Fit-Out Cost	\$5,000,000
<b>Total Project Cost</b>	<b>\$16,300,000</b>

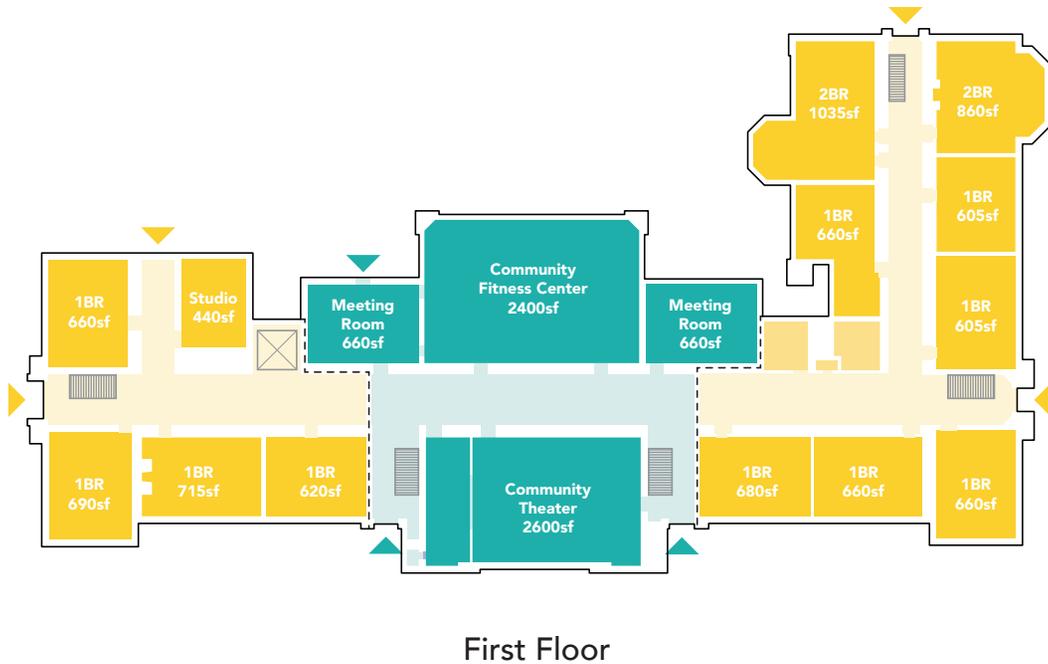
**Gap    \$ 11,700,000**



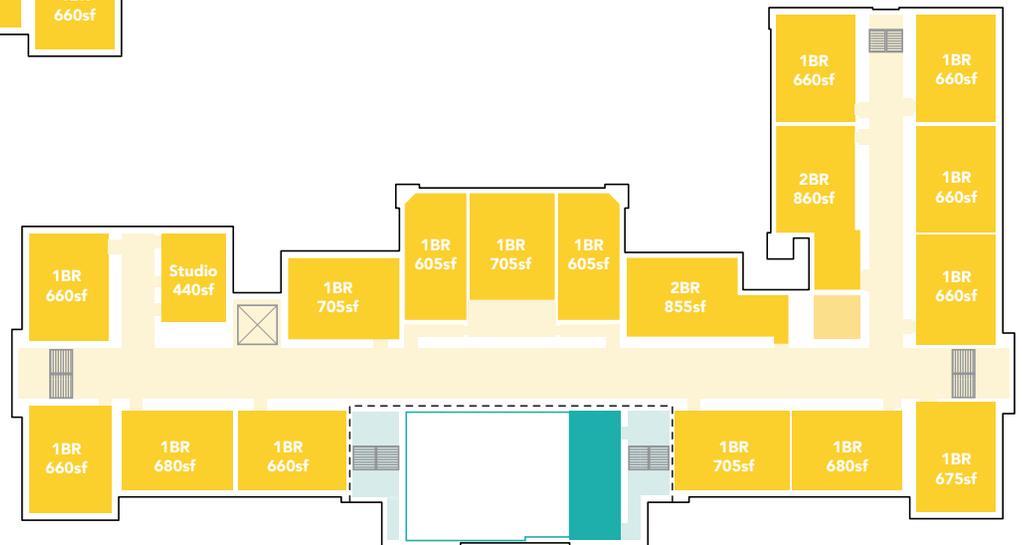
# Scenario 1: Senior Housing & Community Core

## Housing and community space

Residential or independent senior living is a good match for a preservation-based approach at the historic Guyton school. This scheme reserves the gym and auditorium—clustered in the center of the building near the two main street entrances—for public use. The north and south wings on the first floor and the entire second floor are devoted to housing, with primary access from a new rear parking lot.



First Floor



Second Floor



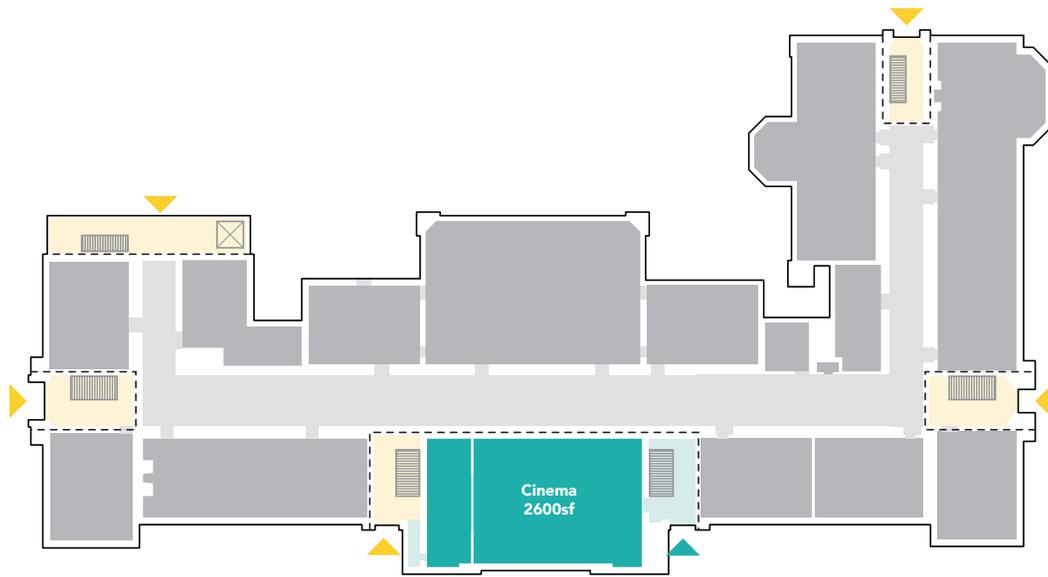
Studio (440sf)	2
1BR (605-715sf)	25
2BR (855-1035sf)	4
<b>TOTAL UNITS</b>	<b>31</b>

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Residential - Senior	Plaster w/ Conc Structure	Historic	81%	37,363		166 \$	6,202,290.82
Community Center	Plaster w/ Conc Structure	Historic	19%	8,764		153 \$	1,340,861.75
Elevator						225000 \$	225,000.00
Parking						12000 \$	480,000.00
<b>Developed Area (GFA)</b>				<b>46,127</b>			
<b>Fit-out subtotal</b>							<b>\$ 8,248,152.57</b>
<b>Rehab subtotal</b>							<b>\$11,251,235.91</b>
<b>COST TOTAL</b>							<b>\$ 19,499,388.48</b>

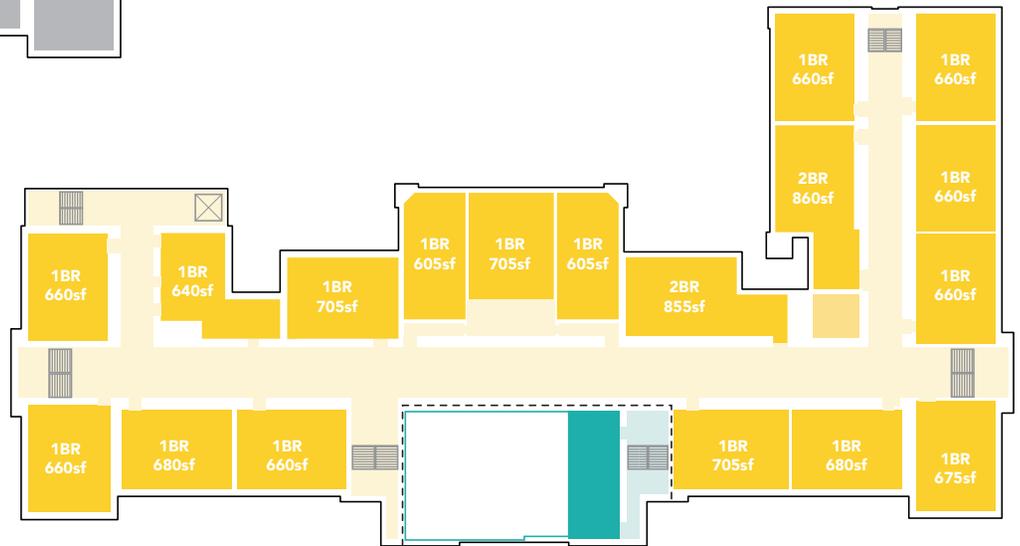
## Scenario 2: Upper Deck

### Raw first floor with housing above

Guyton is located in a flood zone, which could cause damage to restoration efforts on the first floor in a major flood event. This scenario envisions housing on the second floor only, while the first floor is stabilized and left as raw space. The lower floor could be made accessible to both residents and community members as flexible work space, event space, or storage.



First Floor



Second Floor



1BR (605-705sf)	16
2BR (855-860sf)	2
<b>TOTAL UNITS</b>	<b>18</b>

Program	Building Type	Finish Type	Area %	Gross Area (SF)	Volume (CU FT)	Unit Cost	Subtotal Cost
Residential - Senior	Plaster w/ Conc Structure	Historic	48%	22,264		166 \$	3,695,840.55
Community Center	Plaster w/ Conc Structure	Historic	9%	4,045		153 \$	618,900.74
Mothball			43%	19,818		0 \$	-
New Construction				1,200		175 \$	210,000.00
Elevator						225000 \$	225,000.00
Parking						12000 \$	276,000.00
<b>Developed Area (GFA)</b>				<b>47,327</b>			
<b>Fit-out subtotal</b>							<b>\$ 5,025,741.29</b>
<b>Rehab subtotal</b>							<b>\$11,251,235.91</b>
<b>COST TOTAL</b>							<b>\$16,276,977.20</b>