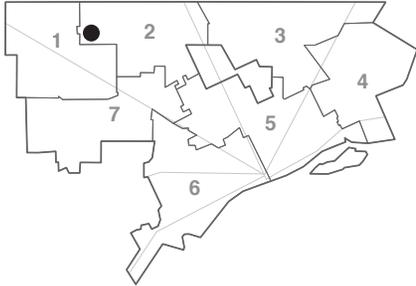
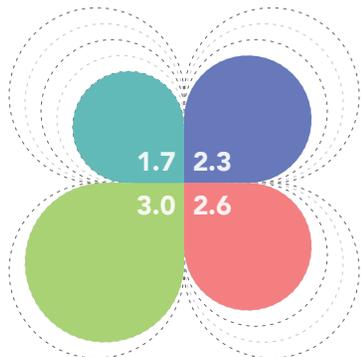


2 Coffey



Address: 19300 Lindsay
 Parcel: 22066937-9
 District: 2
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 3.11 ac
 Gross Floor Area: 49,000 sf
 Floors: 2
 Plan Type: U
 School Type:
 Year Built: 1925, 1956
 Zoned: R1
 Base Rehab Cost (est): \$1.3M
 Total Rehab Cost (est): \$11.2M

Condition Market



History Neighborhood



Building Overview

Original 1925 school was just the single-story north wing, including a large kindergarten room with bay window.

The school was greatly expanded in 1954, with the addition of the modern-style 2-story east and south wings.

Halls and classroom spaces in the new wing are utilitarian, with concrete block construction and simple design.

The newer addition features continuous ribbon windows that were primarily glass block, with small operable portions below. Most of the windows are gone.

The school has been damaged by extensive scrapping.

One second-floor classroom in the south wing has been damaged by fire.

Neighborhood Overview

Located in the Greenfield neighborhood.

Immediately surrounding blocks are all single-family homes, with clusters of vacant lots.

Community is mostly older homeowners.

Located one block north of 7 Mile, a major east-west artery and commercial corridor.

Easy access to Southfield Freeway at 7 Mile

DON reports few active block clubs in the area.

Families would like to let their children play here, but the vacant school building is threatening.

Perception that other neighborhood parks are too far away.

Development Overview

Opportunities:

- Large playfield could serve as neighborhood park.
- Potential for tactical preservation that activates individual wings.

Challenges:

- Lack of interest in reusing the building.
- Residents say they want the school demolished.
- Low priority for DON
- Huge windows are difficult to secure against trespass.

Real Estate Market summary:

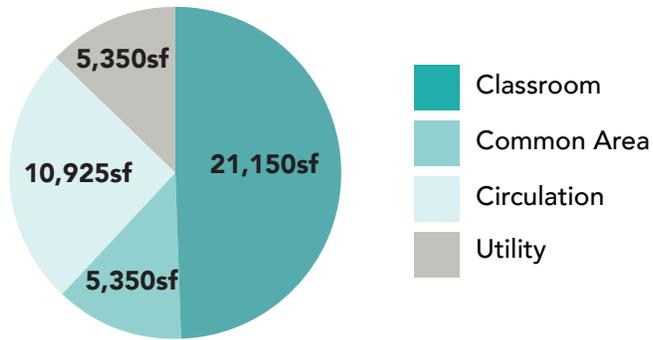
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily or senior housing, due to low vacancy rates, high rents, and high walkscore.

Existing Floorplan and Program



42,775 sf net floor area

Structure

- Steel frame (1925 unit)
- Concrete frame (1954 unit)

Roof System:

- Wood deck and joists (1925)
- Metal deck-formed concrete tee-joint & slab (1954)
- Bituminous built-up roof
- Internal drains

Facade:

- Multi-wythe brick masonry (1925)
- Steel frame windows (1925)
- Brick veneer on CMU backup (1954)
- Glass block + operable steel ribbon windows (1954)
- Limestone and cast stone accents

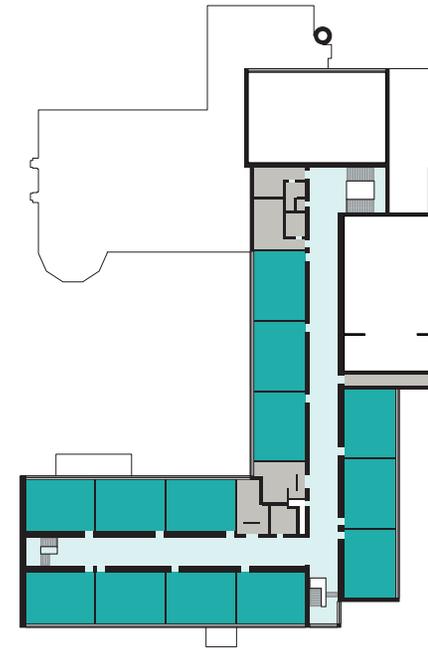
Floor System:

- Concrete joist and slab

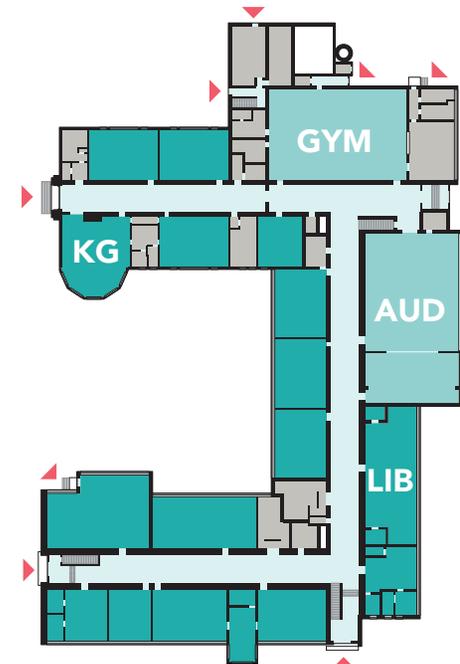
Interior Walls:

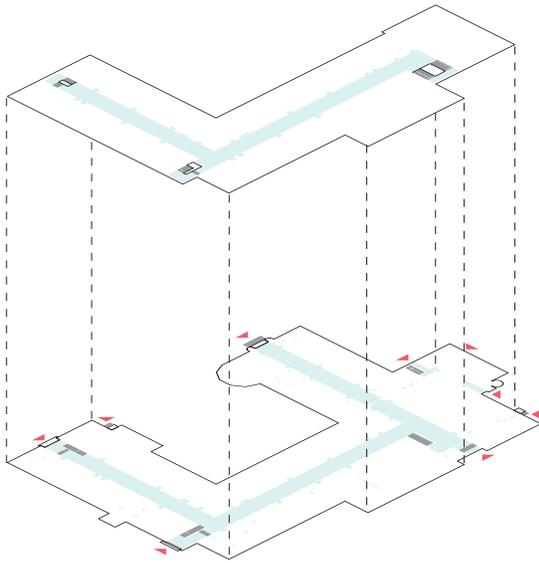
- Plaster (1925)
- Painted CMU & glazed tile (1954)

Second Floor



First Floor

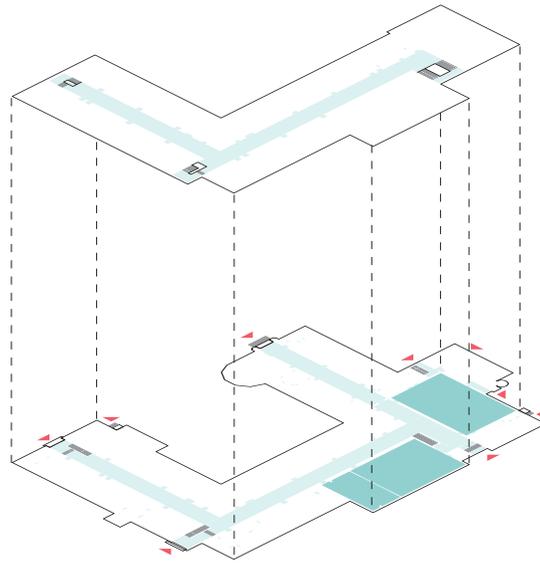




Circulation

Coffey has 3 main corridors arranged in a U on the first floor, and a 2 corridor “L” on the second floor.

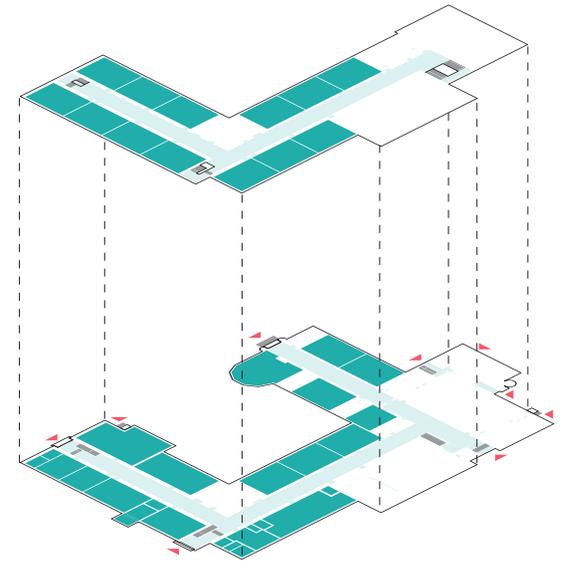
There are four main entrances to the school building, plus entrance directly into a classroom from the courtyard, and two service entrances.



Common Areas

Coffey features a multipurpose gym/cafeteria and an auditorium. Although neither has direct access from the exterior, both are served by the northeast school entrance, which could be closed off from the classroom wings.

Coffey also features a large wooded, semi-enclosed courtyard that is open to the street its west side.



Classroom Areas

Classroom areas are distributed throughout all three wings of the school, and are double-loaded the corridors, facing both the street and the central courtyard.

School History

Wilford Coffey Elementary School

The Redford Union School District erected the Wilford Coffey Elementary School in 1925 as an annex for the nearby Newton School. The four-room building had a capacity of 180 students and served students in kindergarten through grade three. The school was one of three small elementary schools that the Redford Union School District had erected that year. In 1926, the school was absorbed by the Detroit Public School system when the City of Detroit annexed the neighborhood. Due to low student enrollment and funding shortfalls, the school was closed from 1933 to 1936 and its 35 students were transferred to the Newton School. When the school was reopened, one room was dedicated to the instruction of pupils while the remaining three rooms housed sewing and manual arts classes for students of surrounding schools. By the early 1940s, the neighborhood's population boomed, necessitating the erection of a new portable building in 1942. A second portable building was erected in 1953 to respond to increasing enrollment. A second unit was erected in 1955-1956 at a cost of \$937,717. The addition, which was two stories in height and had a capacity of 875 students, housed 11 classrooms, two social studies rooms, two science rooms, a conservatory, an art room, a

homemaking room, an auditorium, and a combination gymnasium and lunchroom with kitchen. The project also included the remodeling of the original kindergarten and associated cloakroom/restroom area. With the addition of the second unit, the school boasted a capacity of 1,085. By 1956, the enrollment had reached 1,246. The Detroit Board of Education erected an additional portable building on the site in 1957 in order to address the school's overcrowded conditions.

For three days in September 1969, students at several schools in northwest Detroit, including Coffey, protested the death sentence that was given to Cleveland black revolutionary Fred Evans. Then Detroit Mayor Jerome P. Cavanaugh blamed the trouble on "black militants," declaring that '...these pied pipers of separatism must be stopped.' However, newspaper accounts noted that the "disturbances" at Coffey merely amounted to '...some skirmishing' and rock throwing between black and white students. Black students at the high schools also waved the flag of the Republic of New Africa, which was a Detroit-based group that advocated the creation of an independent black nation out of several southern states, as a means to display their displeasure of Evans' conviction and sentence.

The Detroit Public School system, successor to the Detroit Board of Education, permanently closed the school in 2010 and subsequently sold the property to the City of Detroit in 2015.

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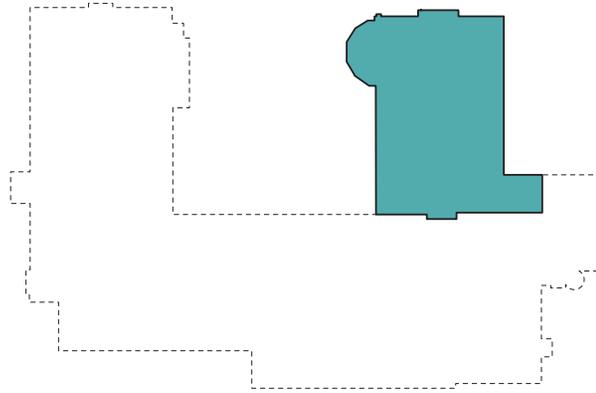
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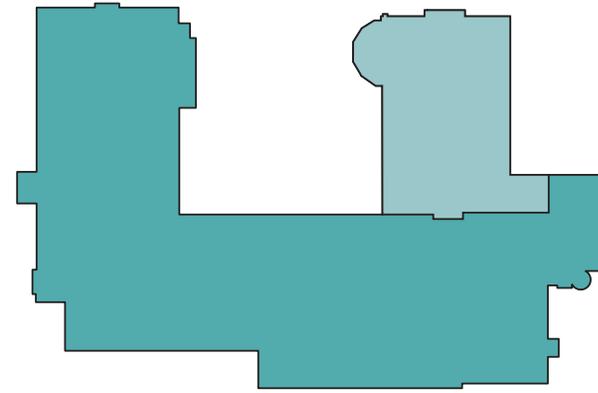
The News Palladium. Schools in Detroit Calm After 3-Day Siege. Benton Harbor, Michigan: The News Palladium; Sep 25, 1969; pg.10

Building Evolution



Original Unit (1925)

Coffey originally consisted of only three classrooms and a kindergarten, housed in a single-story wood-framed building.



Addition (1956)

The school's floor area was greatly expanded in the 1950s with the addition of a 2-story L-shaped building. In contrast to the Gothic Revival-style original unit, the new addition features a completely modern design.



1954 south and east wings viewed from Cambridge and Gilchrist Streets. Long ribbon windows—once filled with glass block—run along the length of these elevations.



The original 1-story 1925 unit viewed from the west.



The original 1925 north wing features a kindergarten with a large bay window and a fireplace—a common feature of Detroit schools from this era.



Classrooms in the 1954 addition feature wall-to-wall windows once filled with glass block. This image shows room 101, the “homemaking room,” which looks across a tree-filled central courtyard to the kindergarten.



The multipurpose gym/cafeteria features a north-facing glass-block clerestory window. The gym and nearby auditorium can be accessed from the outside via the east school entrance, and could potentially be used independently of the rest of the building.



The auditorium is a plain CMU box with large glass block windows.

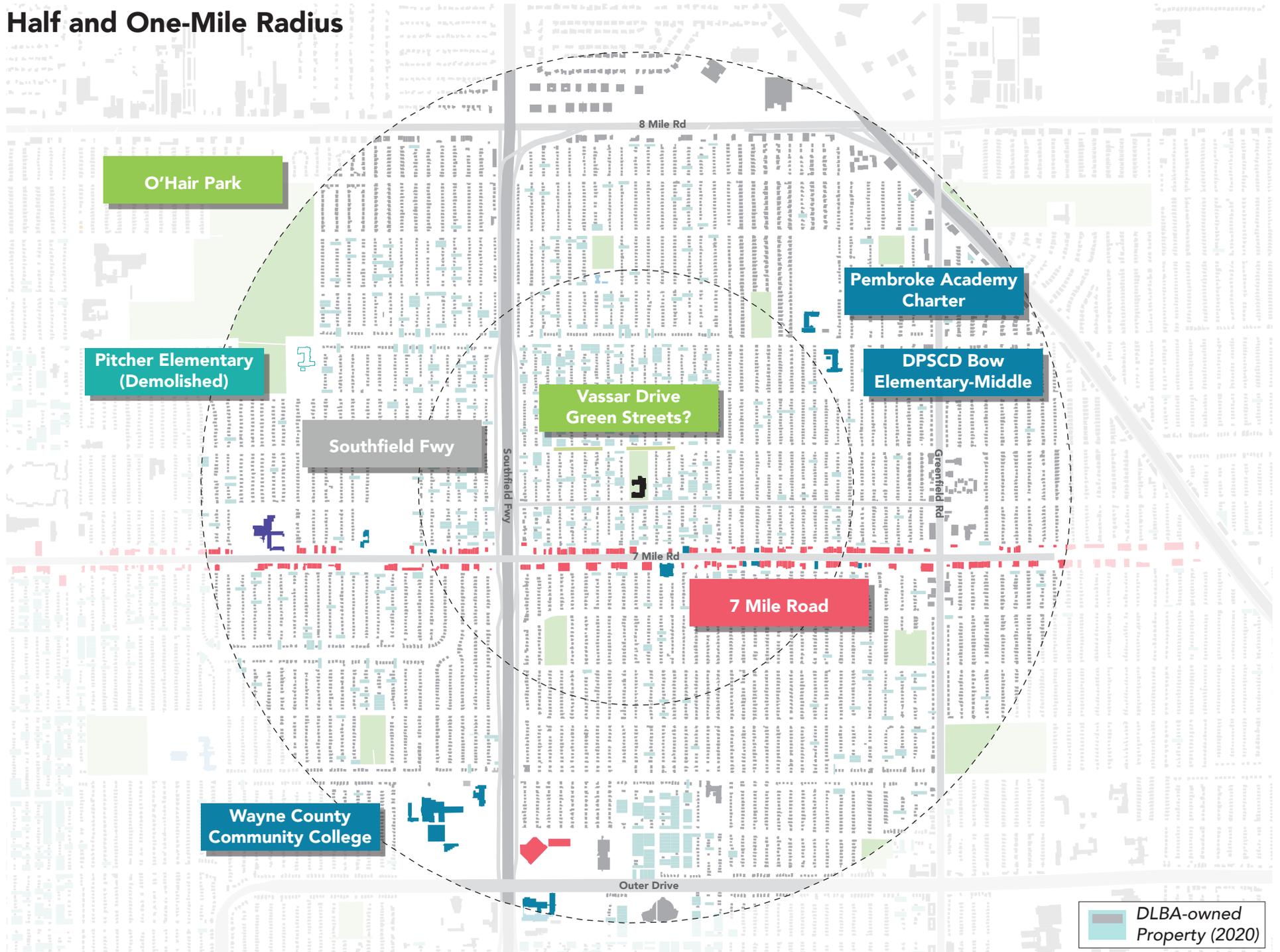


The 1954 unit's corridors are double-loaded and windowless. Pictured above is the first floor main corridor. Corridors are finished with glazed block around the lockers, and painted CMU above.



The north landing of the 1954 unit is unusually spacious and receives ample natural light from a large window in the stairwell (to right of frame).

Half and One-Mile Radius



Neighborhood By The Numbers

76_{/100}

Walkscore
Very Walkable

0.1_{mi}

Transit Access
Less than 5 minute walk to nearest
DDOT Connect Ten or Key Route

0.4_{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)

2.7_{mi}

Nearest Recreation Center
No City Rec Center
within walking distance

0.3_{mi}

Library Access
5-10 minute walk
to nearest public library

28%

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

229

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

1.9%

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