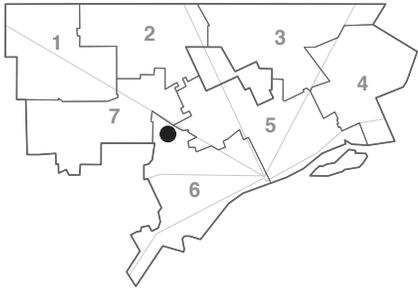
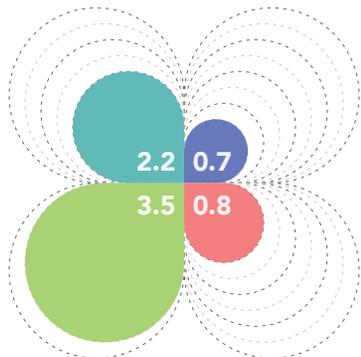


6 Sherrill



Address: 7300 Garden
 Parcel: 16022425
 District: 6
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 7.40 ac
 Gross Floor Area: 64,900 sf
 Floors: 2
 Plan Type: F
 School Type: Elementary
 Year Built: 1924, 1925, 1930
 Zoned: R2
 Base Rehab Cost (est): \$1.2M
 Total Rehab Cost (est): \$13.4M

Condition Market



History Neighborhood



Building Overview

2-story F-plan

Minimal Collegiate Gothic style facade with red brick and limestone accents.

Long, symmetrical front facade (south elevation) divided into thirds by two square, hip-roofed towers. The central section features a row of arched windows on the first floor.

Center-rear wing includes a cluster of large common areas, including auditorium, gym, auxiliary gym, locker rooms, and cafeteria.

Double-loaded classroom wings include 36 standard classrooms.

Miniature auditorium with stage on second floor east wing

Large 7.4 acre parcel covers two full city blocks.

School in overall good condition. Roof over gym and auditorium damaged and allowing significant water infiltration, but roof over classroom areas is repairable.

Windows and plumbing scrapped throughout.

Neighborhood Overview

Located in Midwest neighborhood.

Five short blocks from Detroit-Dearborn City line. Within one mile of Dearborn's vibrant Warren Avenue, one of the regions major Middle Eastern business corridors.

Surrounding residential neighborhoods have a mix of demographics and physical makeup. Areas to the north have higher vacancy, with older African American homeowners. Areas to the south are younger and higher-density, and transition into the predominantly Latino Southwest neighborhoods.

Several medium-sized manufacturers within a half-mile to mile radius, including a number of steel and metalworking plants, a bottling plant, DTE service center, and large auto parts yard.

Area lacks civic amenities such as libraries, parks, rec centers.

Nearby access to I-96 freeway.

Four other vacant schools a half mile away.

Active block clubs with interest in redeveloping the school.

Development Overview

Opportunities

- Good condition, with serviceable roof
- Simple layout could be activated in phases
- Huge site
- Near stable, dense neighborhoods in Southwest and Dearborn
- Near Joe Louis Greenway route

Challenges

- Large building more expensive to rehab.
- Weak all-around real estate market

Real Estate Market summary:

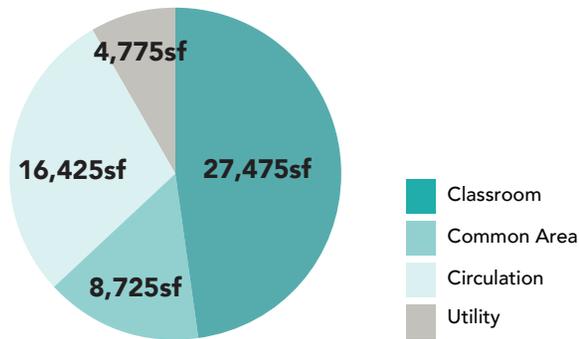
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Weaker all-around market for commercial uses and multifamily housing.
- Few existing multifamily properties and no senior housing, in area so there is a potential supply gap, particularly in connection to future greenway access.

Existing Floorplan + Program



57,400 sf net floor area

Structure

- Mass masonry (exterior)
- Concrete frame (interior)

Roof System:

- Concrete tee-joint slab
- Built-up roof with gravel coat (classroom wings)
- Modified bitumen with aluminum coat (gym/aud)
- Internal roof drains

Facade:

- Brick with limestone accents
- Aluminum replacements (scrapped)

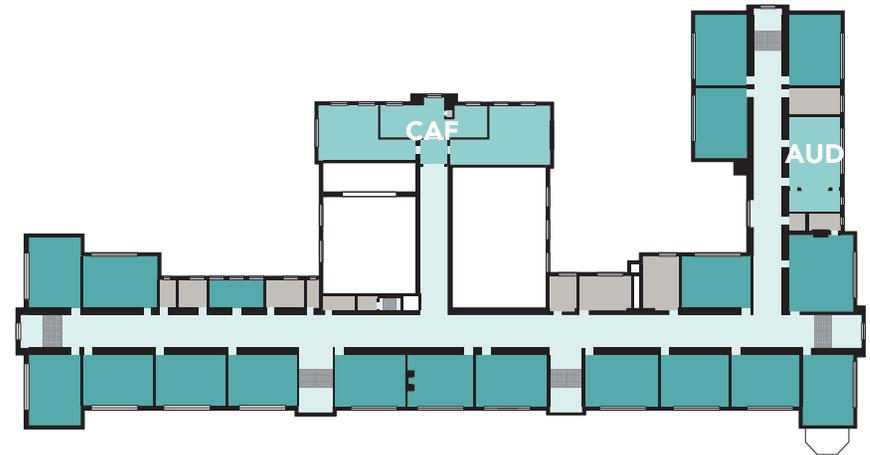
Floor System:

- Concrete tee-joint slab

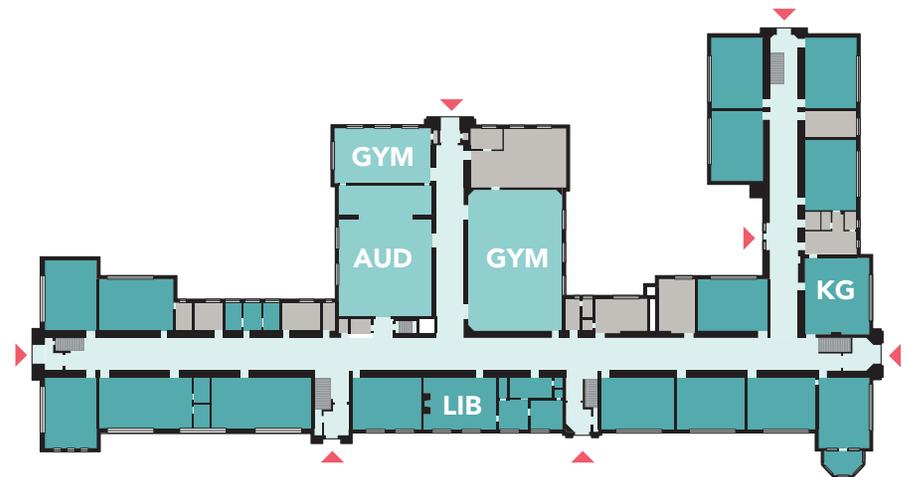
Interior Walls:

- Plaster

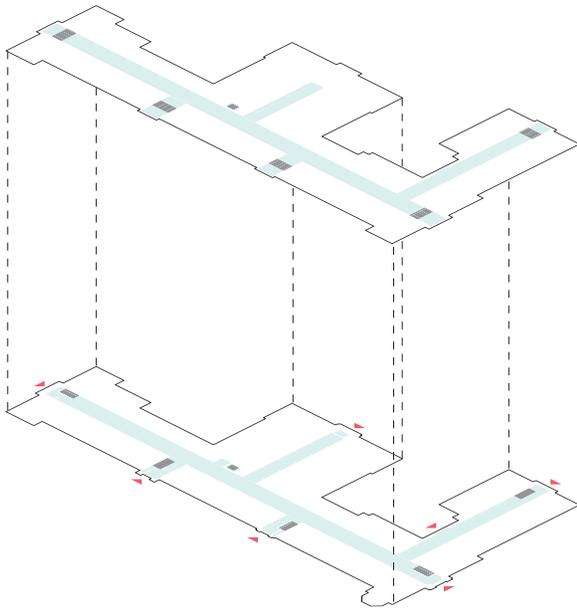
Second Floor



First Floor



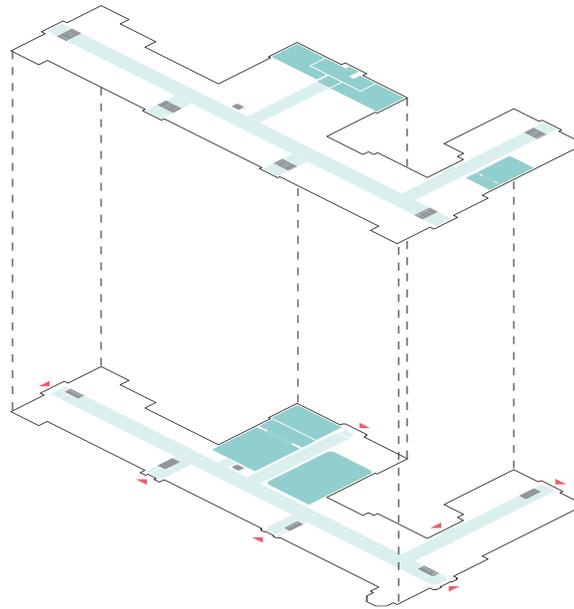
Existing Floorplan + Program



Circulation

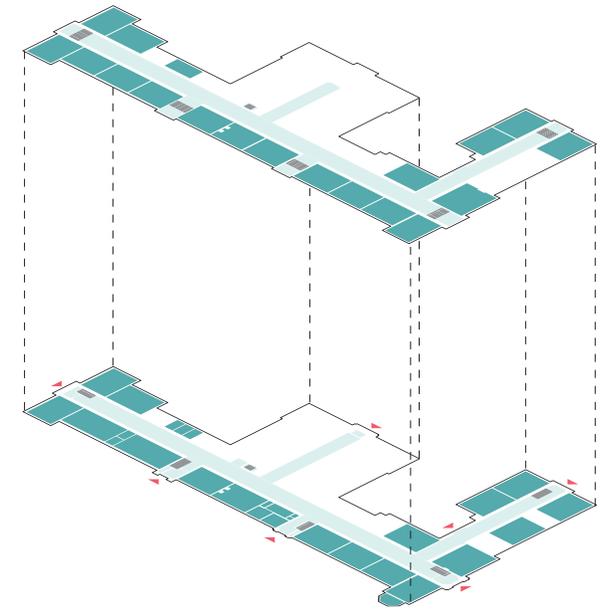
Sherill's circulation is a double-loaded F, with a long main corridor forming the front of the building, and two short wings to the rear. The main corridor has entrances and stairs at each end and two in the center.

Corridors range from 11'6" to 14' wide, with ceiling heights from 10'5" to 12'6".



Common Areas

The auditorium, gym, and auxiliary gym are located in a cluster at the center-rear of the building. The main gym and auditorium are approximately 40x60' with 17' ceilings. Above them is a long and narrow cafeteria and kitchen (converted into classrooms). There is also a small second auditorium—classroom sized with a small stage added—on the second floor east wing.



Classroom Areas

There are 35 classrooms, with most lining the front elevation of the school. A typical classroom is 22x30' with 12' high ceilings.

School History

Edwin S. Sherrill School

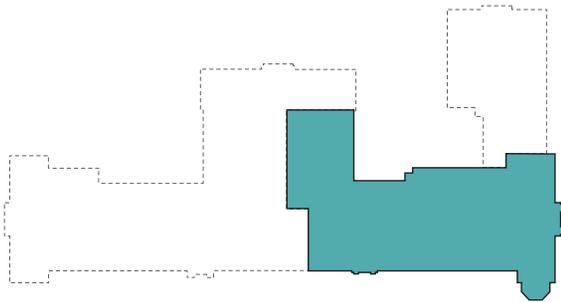
Construction of the first part of Sherrill School was begun in 1924 and completed in 1925. It was designed by the architectural firm of McGrath & Dohmen. The building cost \$214,323, on a site that was acquired at the expense of \$47,241. This first section had a capacity of 760 students, and opened in March 1925 to serve 640 students, replacing a temporary school building which had existed on the site for the previous two years. The building was named for Edwin S. Sherrill (1854-1945), a physician, member of the Detroit Board of Education, and founder of the Detroit Society for Prevention and Cure of Tuberculosis. By the end of 1925 the building's second unit was completed, costing \$236,705 and adding 560 students to the building's capacity.

The building's third and final unit, with room for 320 additional students, was completed in 1930 at a cost of \$78,878. It was designed by Malcomson, Higginbotham & Trout. In the early 1930s, the school's enrollment peaked at 1,803 students, a majority of whom were white, with about ten percent African American. By 1961 the school enrolled

1,737 students, described as being "cosmopolitan" in background.

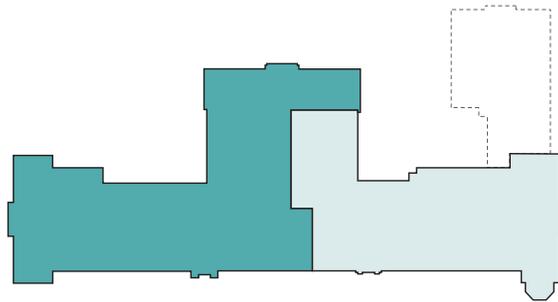
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Sherrill, Edwin S., School. Boscarino, T., City of Detroit Historic Designation Advisory Board (2009)

Building Evolution



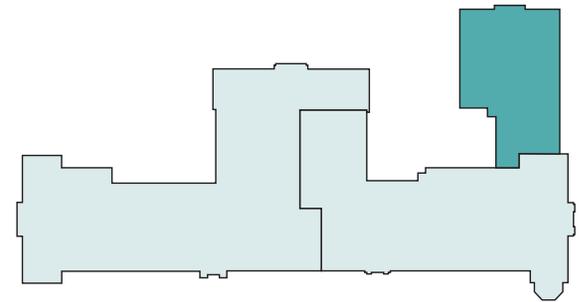
Original Unit (1924)

Sherill opened in two phases, with its eastern half completed in 1924. This wing included the gymnasium and 14 classrooms.



First Addition (1925)

The western half was completed a year after the school opened, giving the building a nearly symmetrical T-plan. The second phase included the auditorium, an auxiliary gym and locker rooms, a cafeteria, and 16 classrooms.



Second Addition (1930)

A small northeast addition included seven classrooms and a small secondary auditorium.



The long front elevation is symmetrical and anchored in the center by two entrance towers with hipped roofs.



The rear elevation viewed from the north end of the school site. At nearly 7.5 acres and covering two full blocks, Sherrill has one of the largest parcels in the study.



The main auditorium features a 20' high barrel-vaulted ceiling, a wide stage, and a flat floor without fixed seating. There are three large west-facing windows.



The gym is a simple 40x60' brick box with 17' ceilings and large east-facing windows.



Sherrill features three brick fireplaces, including the teachers' room shown here, the library above it, and the kindergarten.



The 1930 addition included a classroom-sized mini-auditorium on the second floor, complete with a small raised stage.

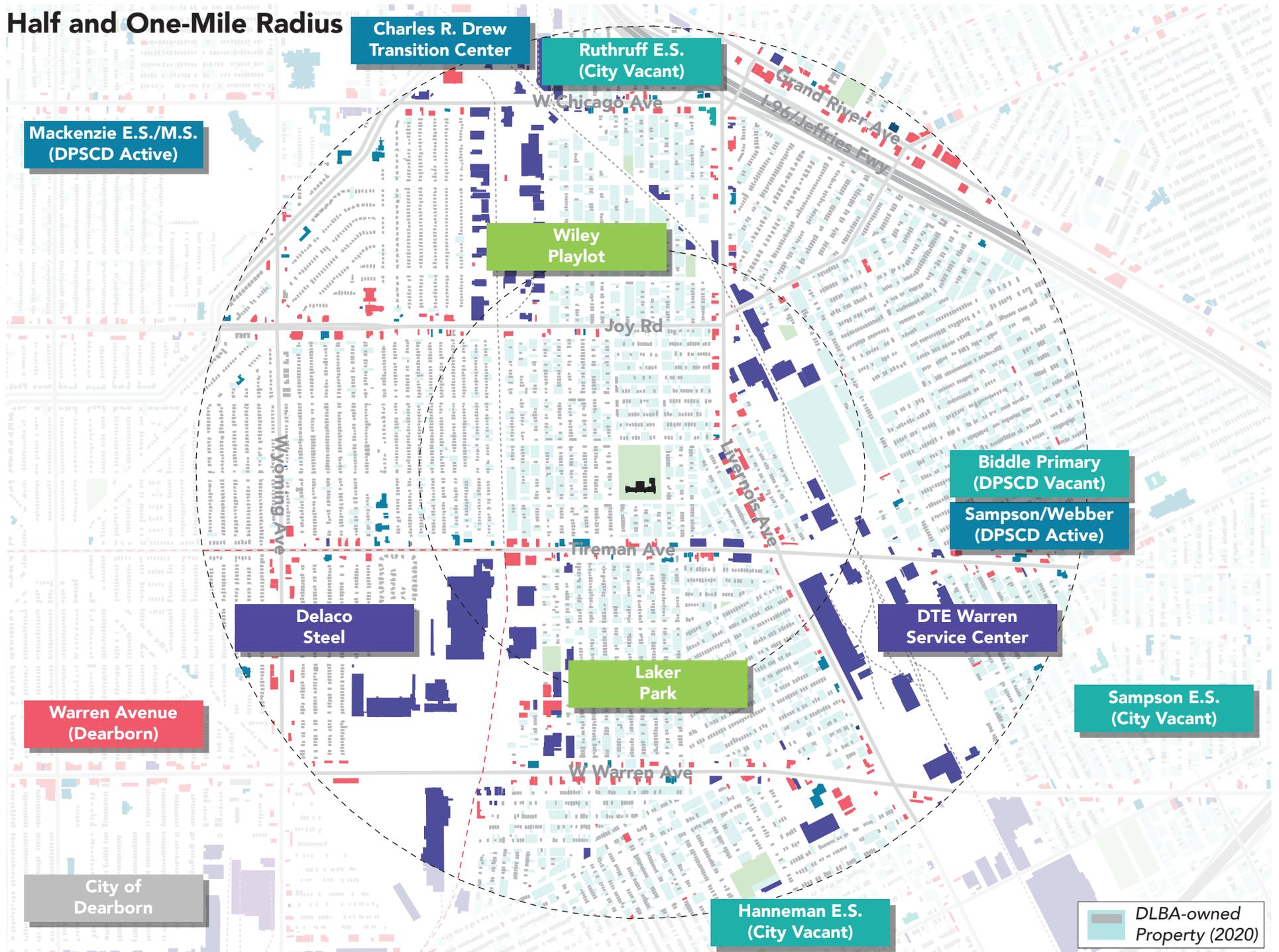


The north stairwell features arched windows and a wooden bench in the landing.



The long main corridor is 14' wide and has 11-12' high ceilings. The interior finishes are mostly intact, though the locker doors have been removed by scappers.

Half and One-Mile Radius



Neighborhood By The Numbers

34_{/100}

Walkscore
Car dependent

0.1_{mi}

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

1.0_{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)

2.6_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.7_{mi}

Library Access
More than 15 minute walk
to nearest public library

53%

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

175

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

2.3%

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