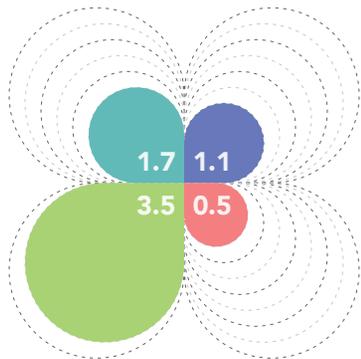


7 Parker

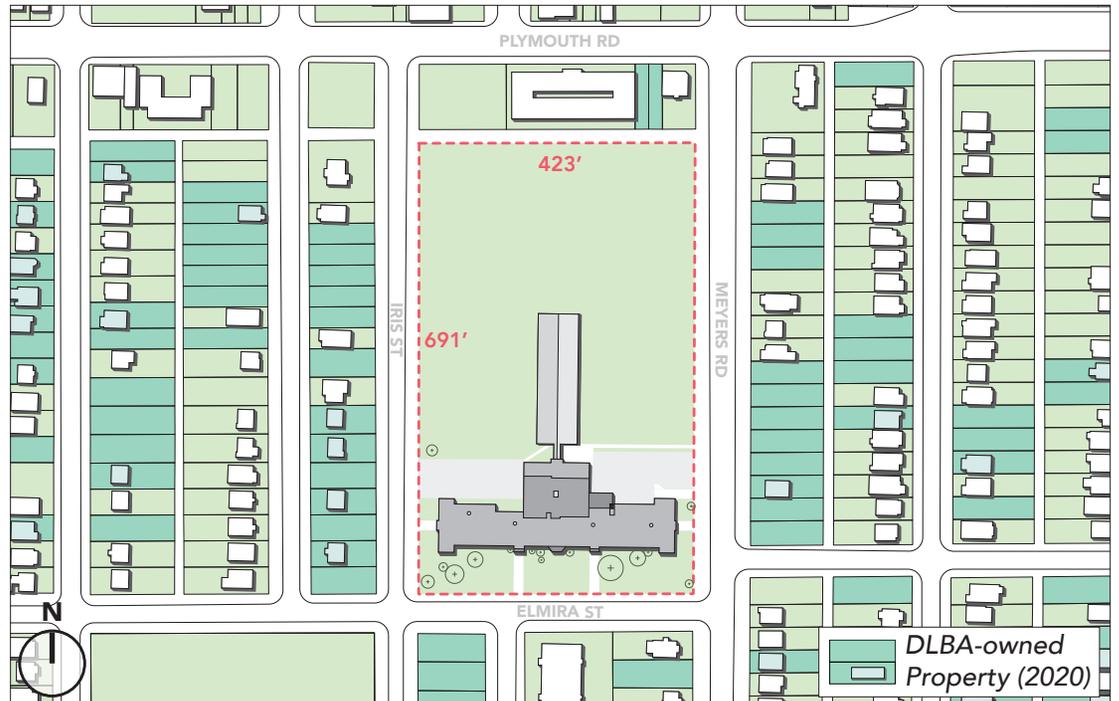


Address: 12744 Elmira
 Parcel: 22020616
 District: 7
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 6.72 ac
 Gross Floor Area: 55,400 sf
 Floors: 2
 Plan Type: T
 School Type: Elementary
 Year Built: 1927, 1973
 Zoned: R1
 Base Rehab Cost (est): \$1.8M
 Total Rehab Cost (est): \$13.0M

Condition Market



History Neighborhood



Building Overview

Symmetrical 2-story T-plan with long primary wing.

Imposing gothic-style facade with a castle-like tower over the central entrance.

Classrooms double-loaded along primary south wing; gym, auditorium, and cafeteria clustered to north.

Typical classrooms are 22x30' with 12' ceilings and two 11x9' windows.

Common areas include 40x60' gym and auditorium with 19' ceilings, plus four adjacent auxiliary rooms, including play room, cafeteria, kitchen, and specialty room (23x40', 12' ceilings)

1-story steel-frame addition extends off the rear of the building. The addition has been completely scrapped, leaving only the roof and steel frame.

Extensive interior damage from water infiltration and scrapping; most damage located on first floor southwest wing. Open holes in roof.

Very large site. Building is sited at the southern edge, leaving a huge open field to the north.

Neighborhood Overview

Located in Barton-McFarland neighborhood, near boundary with Pride Area Community.

Residential neighborhood includes both single-family homes and small apartment buildings.

Single-family areas to the north and south have high levels of vacancy and open lots. Neighborhoods to the east and west appear more intact.

Plymouth Rd north of site is a commercial and transit corridor, but stretch near the school is predominantly residential buildings and churches.

Phelps Park is a recently-upgraded city park kitty-corner to the school site.

Oakman School, another City-owned vacant school in this study, is located two blocks north of Parker.

Possible private school rehab project at vacant Epiphany School site to the southeast.

Development Overview

Opportunities

- Large, grand structure
- Symmetrical layout and double-loaded
- Rear addition resembles an open-air market shed; could be reused or demolished.
- Large site with plenty of open space.

Challenges

- Quiet residential neighborhood—not close to any commercial activity of note.

Real Estate Market summary:

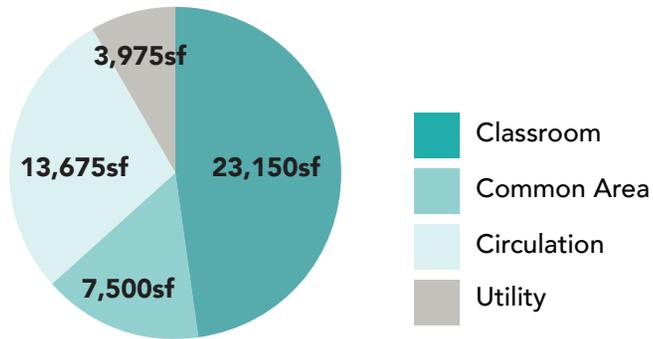
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for mixed-use development including residential and retail.
- Currently little existing retail activity in area, but low vacancy and high rents.

Existing Floorplan and Program



48,385 sf net floor area
(does not include 1973 addition)

Structure

- Concrete column and beam
- Brick masonry bearing walls (gym/auditorium)
- Steel frame (addition)

Roof System:

- Concrete tee-joint and slab
- Steel truss with wood plank (gym/auditorium)
- Gravel-surface bituminous BUR
- Internal drains

Facade:

- Multi-wythe brick
- Limestone/cast stone accents
- Wood window frames

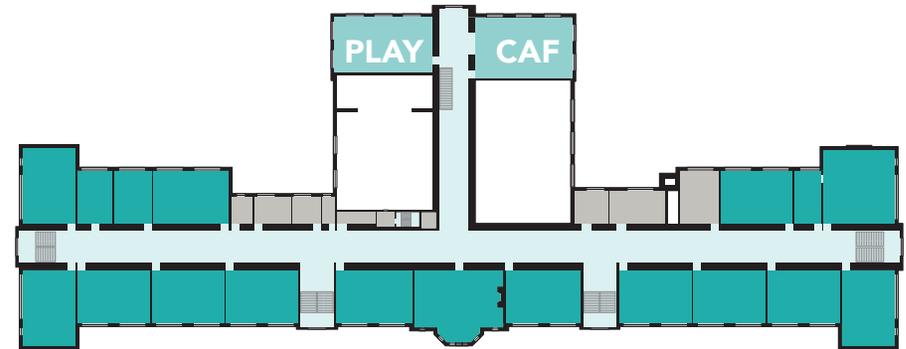
Floor System:

- Concrete tee-joint and slab

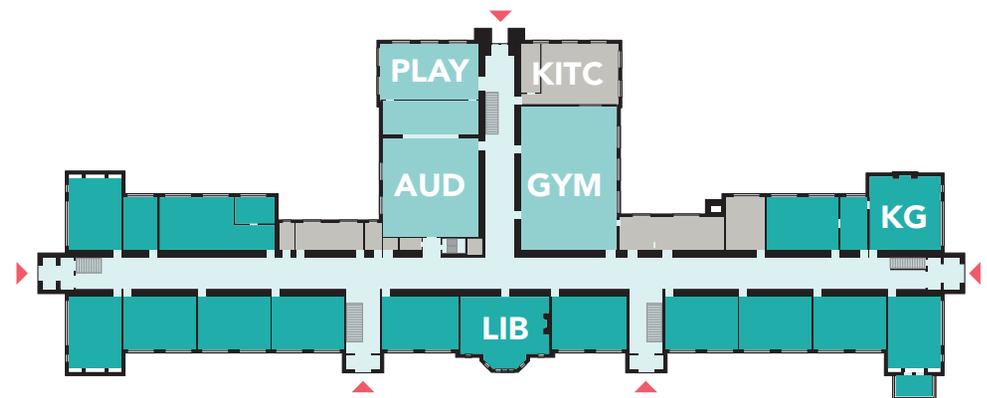
Interior Walls:

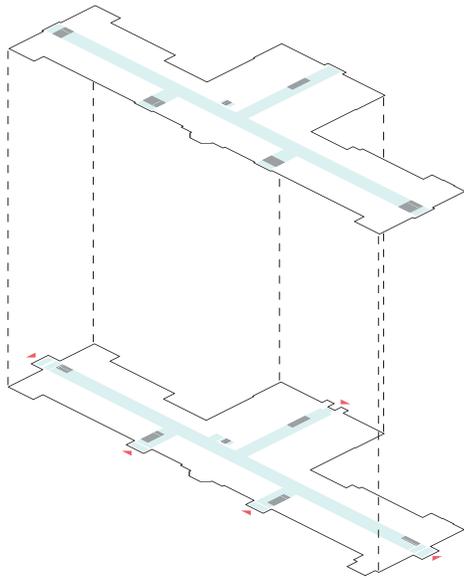
- Plaster/metal lathe on gypsum block

Second Floor



First Floor

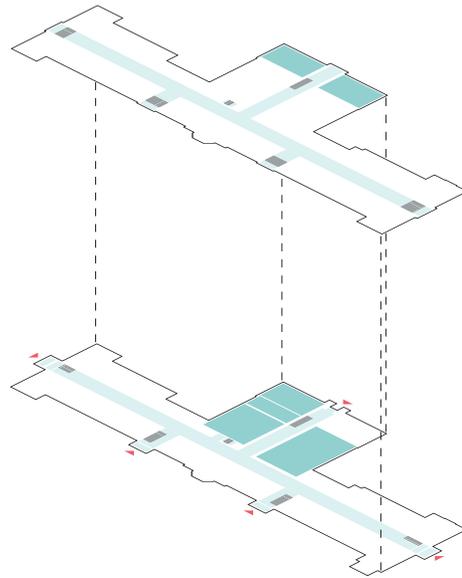




Circulation

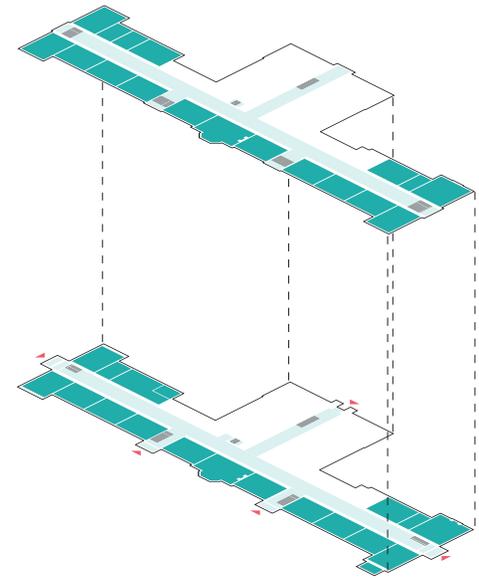
Parker has a symmetrical T-plan, consisting of a long double-loaded south wing, and a short double-loaded wing for large shared spaces. There are two main entrances in the center of the south wing, and three additional entrances at the ends of each wing. A stairwell is located near each entrance.

Corridors are 13' wide.



Common Areas

This school features a cluster of large common areas in the north wing. Both the gym and auditorium are 40x60' spaces with 19' ceilings. There are four 40x23' auxiliary spaces behind the gym/auditorium, 2 on each floor. These include kitchen, cafeteria, and two multipurpose rooms.



Classroom Areas

Classrooms are located on both levels and are spread along the length of the south wing. The majority of the classrooms face south, with a small number on the far east and west corners facing north.

Typical classrooms are 22x30' with 12' ceilings.

School History

George E. Parker Elementary School

In the 1926-1927 school year approximately 220,000 students were enrolled in Detroit's public schools. The Detroit Board of Education planned for the erection of five new school buildings that year in order to accommodate overcrowded conditions within many of the system's schools. The George E. Parker Elementary School was one of these five new school buildings. Newspaper accounts from the day note that the area was served by four, two-room "temporary wooden buildings" on the of 6.3-acre site prior to the erection of the permanent structure. The permanent school building was completed in November 1927 and designed by architects McGrath, Dohmen and Page. The school had a capacity of 1400 and was arranged according to a 24-platoon plan, with 32 classrooms, a gymnasium and an auditorium. The school's initial enrollment was 1095 and housed grades one through eight.

In 1973, a one-story, gabled-roof wing was added to the building's north elevation. Sometime between 2013 and 2017, the addition's exterior cladding was removed and the wing currently stands as a detached, open, steel-frame structure.

The Detroit Public Schools system, successor to the Detroit Board of Education, closed the building in 2012 and subsequently sold the property to the City of Detroit in 2015.

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Detroit, City of, Board of Education. Histories of the Public Schools of Detroit. Detroit: Board of Education, 1967

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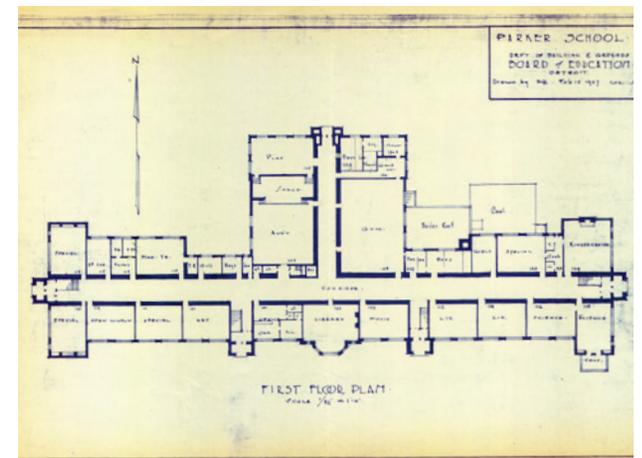
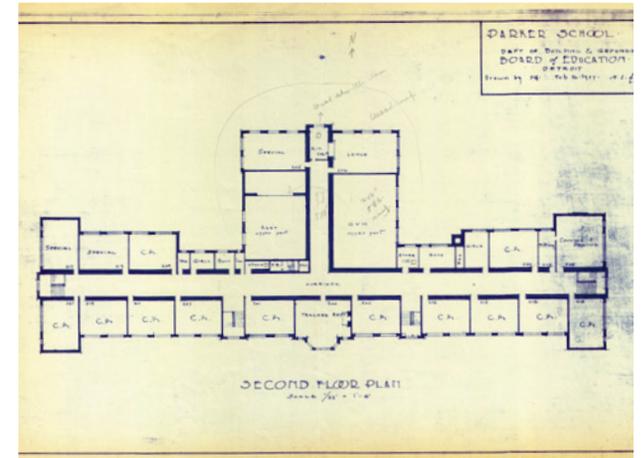
Schools Dot Growing Area. Detroit: Free Press; Jun 5, 1927; pg. 85

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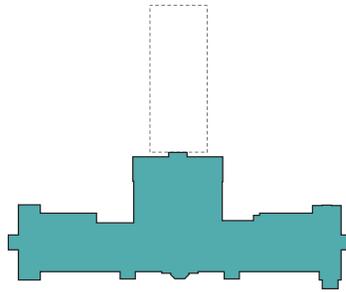
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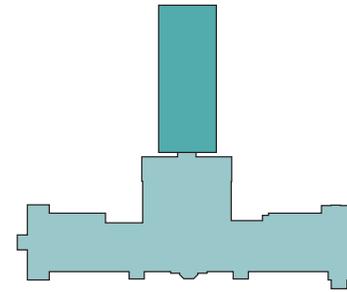


Building Evolution



Original Unit (1927)

Unlike many other Detroit public schools, the large, historic Parker building was built in a single phase in 1927. The school opened with a capacity of 1400 students.



First Addition (1973)

A large, single-story double-loaded classroom wing was added to the north. The wing was a prefabricated steel-frame building attached to the rear door of the school. Only the structure and roof still stand; walls, windows, mechanicals, and other materials have all been stripped away.



View of the front (south) elevation from Elmira St. The majority of classrooms are arranged along the south elevation.



A long prefab classroom wing was added to the rear (north) side of the school. Only the structure and roof remain. This image also shows a portion of the unusually large school yard behind the school.



The gym is a mass-masonry brick box with tall arched windows. The wood roof deck has deteriorated, resulting in water damage to the ceiling and floors.



A view of the auditorium. A large section of the ceiling had collapsed due to water infiltration.



A typical classroom with finishes in good condition. Many other classrooms have suffered from water damage.



A special classroom (formerly "teacher rest") located on the second floor in the center of the main wing. This room and the library below both feature a bay window and fireplace.

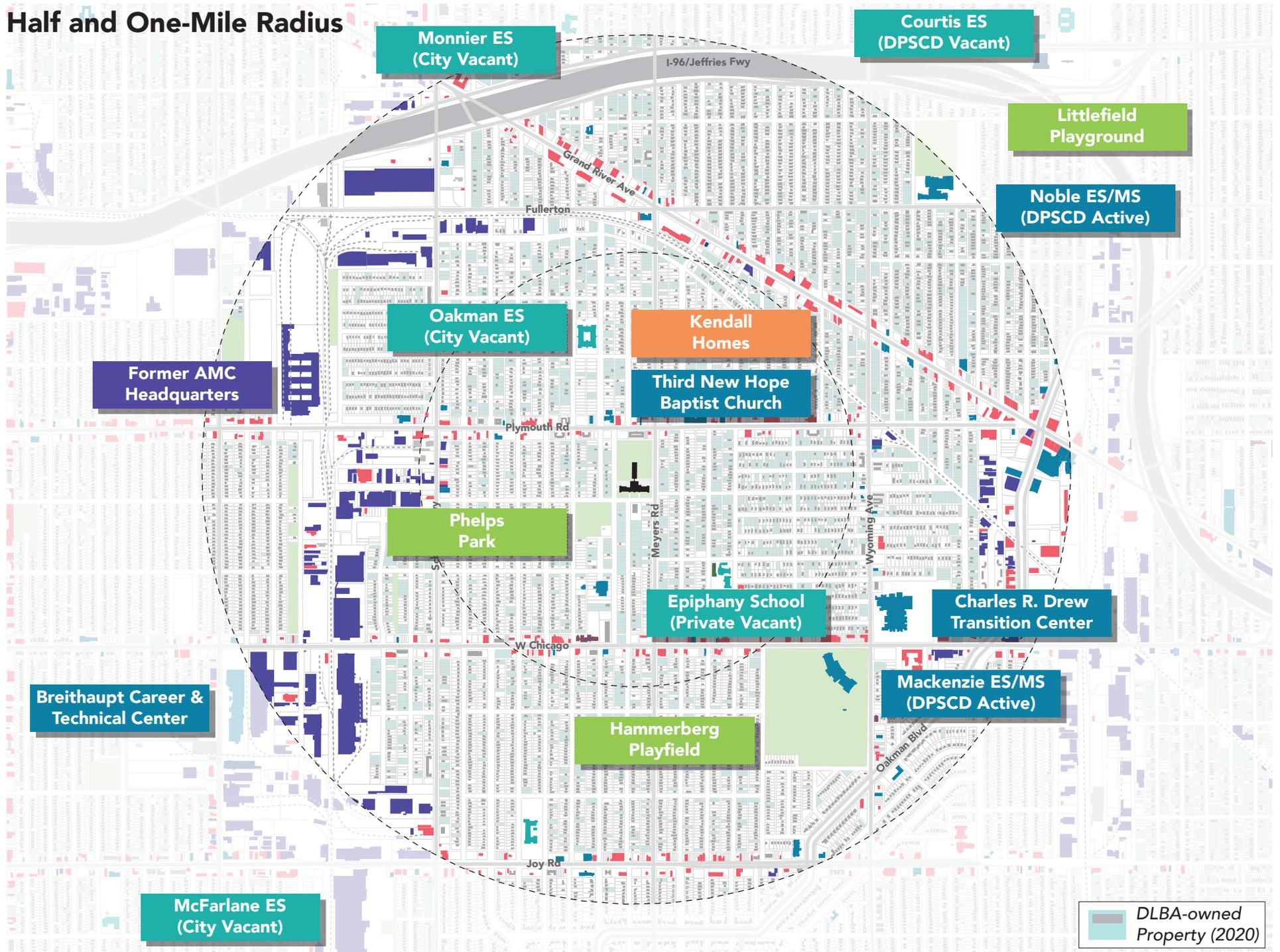


The "play room" is a large auxiliary space located behind the auditorium. Parker has four such spaces clustered in the north wing.



The interior has suffered from a great deal of water infiltration on both floors. The first floor main corridor shown above has had major deterioration of its plaster finishes; gypsum block non-bearing walls are also vulnerable to water.

Half and One-Mile Radius



Neighborhood By The Numbers

26/100

Walkscore
Car dependent

0.1 mi

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

1.0 mi

Freeway Access
Less than 5 minute drive
to nearest freeway ramp

0.0 mi

Park Access
Adjacent to park
(1+ acre)

1.6 mi

Nearest Recreation Center
More than 15 minute walk to
nearest city rec center

2.4 mi

Library Access
No public library
within walking distance

47%

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

149

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

1.4%

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