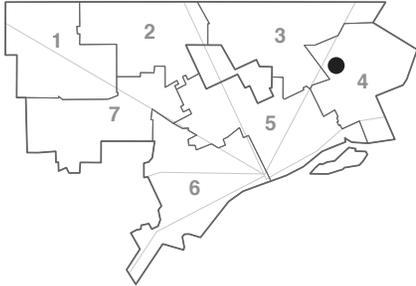
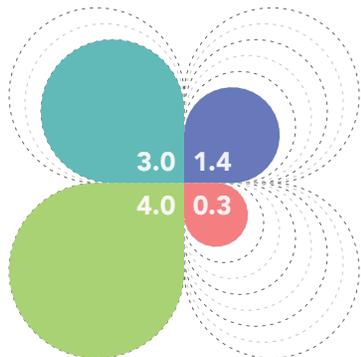


# 4 Macomb



Address: 12051 Evanston  
 Parcel: 21005163  
 District: 4  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 2.13 ac  
 Gross Floor Area: 26,243 sf  
 Floors: 2  
 Plan Type: L  
 School Type: Elementary  
 Year Built: 1929  
 Zoned: R2  
 Base Rehab Cost (est): \$501K  
 Total Rehab Cost (est): \$6.6M

Condition Market



History Neighborhood



## Building Overview

2-story L-plan

Tudor Revival style architecture with ornate cast-stone details and castle-like towers on the front facade.

Small elementary school with just fifteen classrooms.

Typical 40x60' gym with ample daylight and dedicated access to rear parking lot.

Very small auditorium on the second floor.

School structure and roof are in generally good condition; no major distress or water infiltration.

Finishes are durable CMU and glazed block, and are generally in good shape. Windows and plumbing scrapped, and some damage to walls from scrapping attempts.

Three temporary classroom structures on site are unsecured and a nuisance; should be demolished immediately.

Small square site, half paved and half grass. School is sited on the far southeast corner.

## Neighborhood Overview

Located in Ravendale neighborhood.

Surrounding residential blocks have large numbers of vacant lots, buildings, and landbank-owned properties.

Located across freeway from Chandler Park, a large city park with golf course, aquatic center, and athletics facilities. A half mile as the crow flies, but difficult to access on foot.

One mile from new FCA Mack Engine Plant, a new source of local manufacturing jobs.

Various career training and resources within one mile, including Wayne County Community College, Payne-Pulliam School of Trade & Commerce, and Michigan Works! Center.

DPL Chandler Park Branch Library located on Harper Ave, just over 0.5 miles away.

Harper Ave, one block south, is a major artery; there are scattered local businesses and the library within walking distance from the school.

School located two blocks from access to I-94 at Conner Street.

## Development Overview

Opportunities:

- Small building in good condition
- Attractive exterior with distinctive architecture
- Near Chandler Park
- Near FCA Mack and Jefferson plants
- Easy freeway access

Challenges

- Distressed neighborhood with high vacancy and crime
- Not in Strategic Neighborhood Fund area.

Real Estate Market summary:

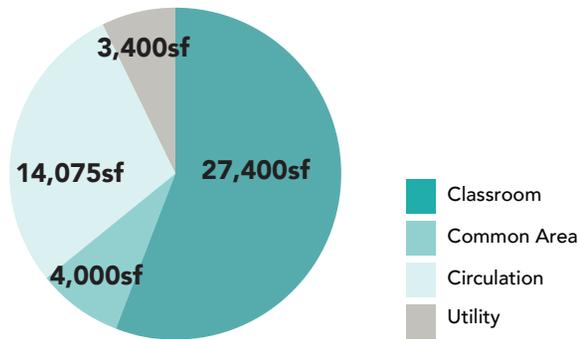
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for senior housing, due to low vacancy, high rent, and decent walkability.
- Recent proposal for affordable housing with medical

## Existing Floorplan + Program



20,525 sf net floor area

### Structure

- Concrete column and beam
- CMU

### Roof System:

- Cast-in-place concrete slab
- Built-up roof gravel surface
- Internal drains

### Facade:

- Brick with limestone and cast stone accents
- Wood frame windows (aluminum replacements, scrapped)

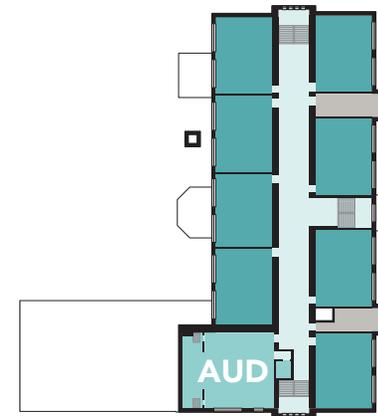
### Floor System:

- Concrete flat slab

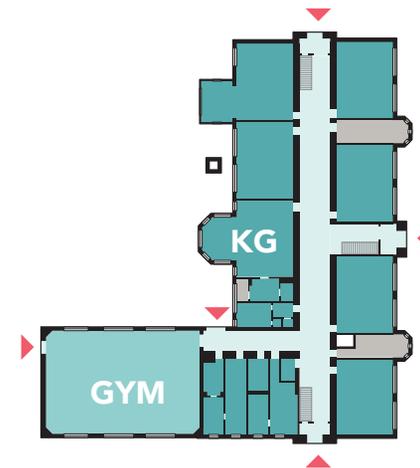
### Interior Walls:

- Painted CMU

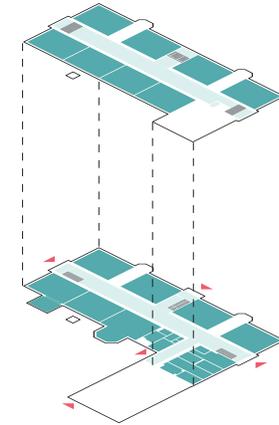
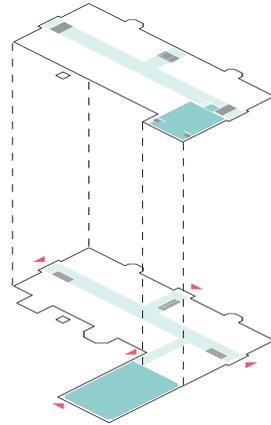
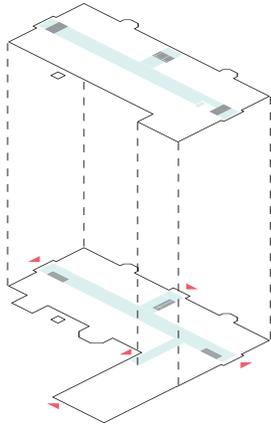
## Second Floor



## First Floor



## Existing Floorplan + Program



### Circulation

There is one double-loaded corridor serving as the main circulation. There are entrances and stairwells at both ends and in the middle of the main corridor.

The primary corridors are 12' wide, with 12'4" ceilings on the first floor, and 9'6" on the second.

### Common Areas

The gym and auditorium are stacked on top of each other, forming the short leg of the school's L-shaped floorplan. The gym is a standard 40x60' space with 17'6" ceilings and two external entrances. The small auditorium is on the second floor, and is essentially a standard classroom with an additional stage attached.

### Classroom Areas

There are 14 standard classrooms, along with a kindergarten and office/clinic space. On the east side of the building, classrooms are separated from each other by restrooms and the front entrance. On the west side of the building, classrooms form a continuous strip; partition walls could be opened to create larger spaces.

Typical classrooms are 22x30' with 12'4" ceilings.

## School History

### Alexander Macomb School

Macomb School occupies an L-shaped footprint, with a rectangular core block and an ell housing a gymnasium extending to the rear along Evanston Avenue. The building's Flemish-bond brickwork is of mottled shades ranging from dark brown to bright orange.

The building's entrance portal, facing east on Harrell, is sheltered by a projecting shed roof, originally clad in slate but replaced with asphalt shingles, and flanked by two squat, gable-topped piers, decorated by pairs of slender, engaged classical columns. These flanking piers are edged by stone quoins. Near the top of each pier reads "A.D. 1928" in raised bronze letters. Above the building's entrance are the words "ALEXANDER MACOMB SCHOOL" in similar bronze lettering.

The building's symmetrical façade is divided into three sections by a pair of three-faceted, engaged "towers" with crenellated parapets. The building's entrance is flanked by two bays of windows on each side, which are in turn flanked by the pair of engaged towers. Each tower features prominent stone quoins and narrow windows resembling balustraria. In addition to the crenellations

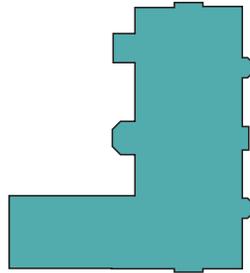
atop each tower, a parapet wall that tops the building between the towers is also crenellated, and rests on a low, cornice-like detail consisting of a row of alternating squares of brick and stone. Each end of the façade is anchored by a section containing two additional bays of windows. These are topped by a shorter parapet wall, containing a course of alternating squares of stone and brick beneath the coping, suggesting crenellation, that also continues around to the side elevations.

The building's southern and northern elevations each contain a two-story, side entrance projection topped by a gabled roof. Above its doorway, lighting the upper story, are a series of four narrow, formerly leaded, glass windows. This bank of windows is emphasized by horizontal and vertical courses of contrasting brickwork, an allusion to Tudor-style decorative half-timbering. The doorway itself is recessed within a Tudor-arched, stone surround, with the name of the school in bronze letters on a stone panel. To the east of the south side entrance is a solid brick wall; to its west are windows similar to that of the front façade and beyond them, the tall, one-story gymnasium. Centered on the rear of the building is a five-sided bay to the kindergarten room that, on the interior, is

lined with a window seat at its perimeter. The interior also originally had a structure centered in the bay that contained a water fountain, aquarium and sand bin, according to the building plans.

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

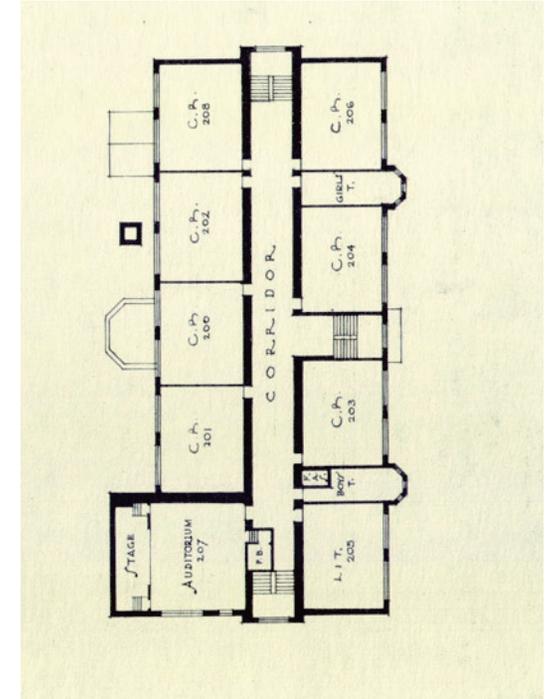
# Phasing + Floor Plans



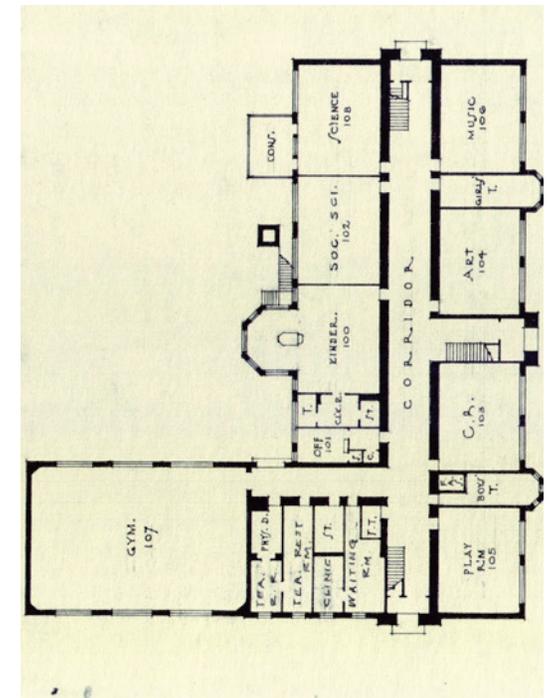
## Original Unit (1929)

The original school building was built in a single phase.

## Second Floor



## First Floor





The front (east) elevation of the school is overgrown, somewhat obscuring the symmetrical Tudor Revival-style facade. Two castle-like towers with crenelated parapets flank the main entrance.



The rear (west) elevation of the school viewed from the parking lot. The entire classroom wing with kindergarten bay is visible, with the gym protruding to the right of the frame.



A closer view of the crenelations on the front towers reveals finely detailed cast stone embellishments and diagonal brick work.



The kindergarten features a large bay window with bench seating commonly found in historic kindergartens. The basin in the center of the room (lower left corner of photo) is an unusual feature; many of the decorative animal tiles (possibly Flint Faience) have been chipped away.



A typical classroom. Interior finishes are simple painted concrete, with built-in wood casework. Classrooms were generally in fine condition.



The second floor corridor. Lockers have been partially scrapped, but other finishes are in relatively good condition.

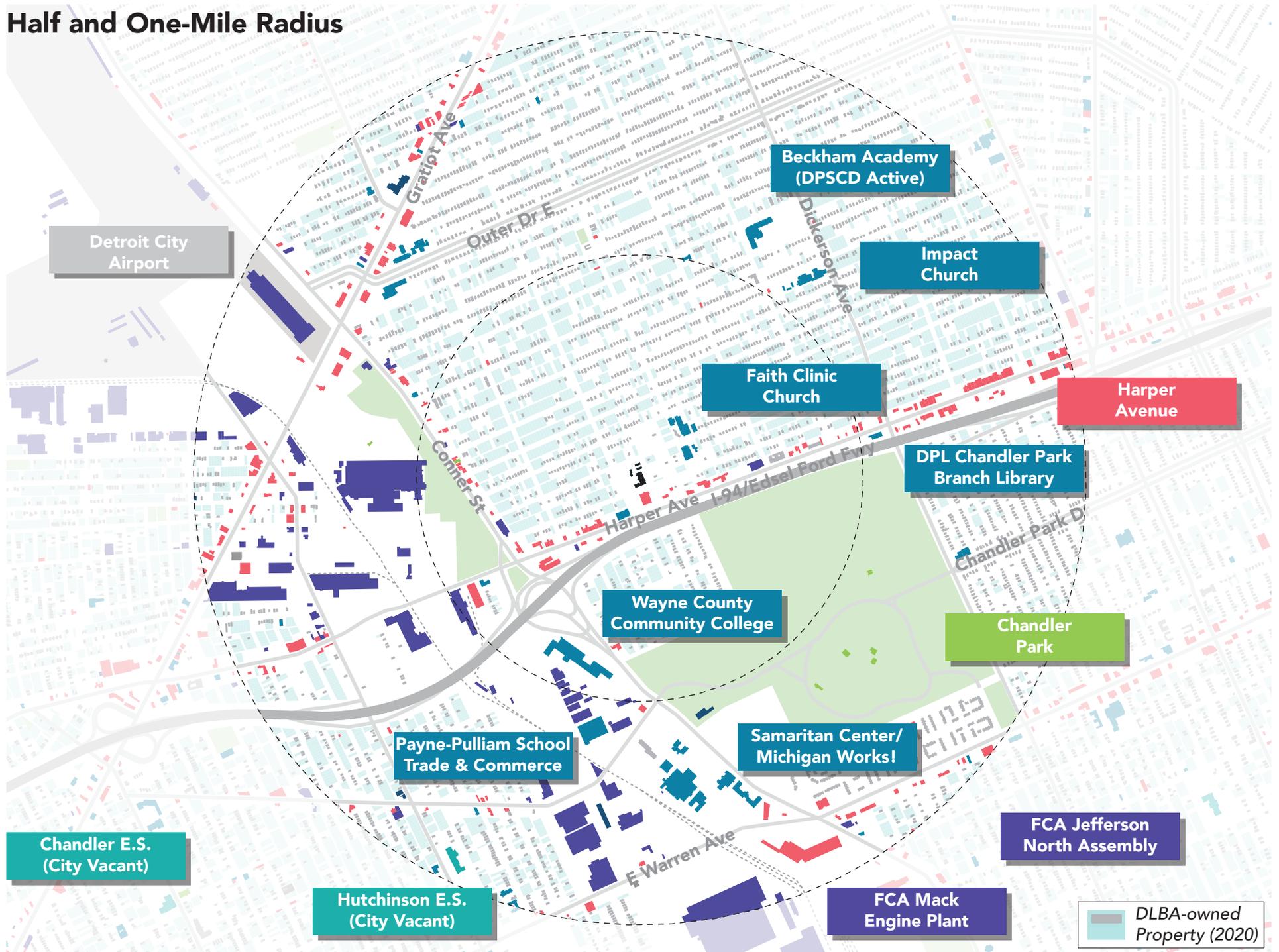


The small second-floor auditorium. The stage area was closed off with metal studs and drywall, but the stage itself still remains. A small raised projector room is at the rear of the space.



The gym is a simple concrete box, with large windows on both sides.

# Half and One-Mile Radius



## Neighborhood By The Numbers

42/100

**Walkscore**  
Car dependent

0.6<sub>mi</sub>

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

0.5<sub>mi</sub>

**Freeway Access**  
Less than 5 minute drive  
to nearest freeway ramp

0.1<sub>mi</sub>

**Park Access**  
Less than 5 minute walk  
to nearest park (1+ acre)

2.9<sub>mi</sub>

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

0.5<sub>mi</sub>

**Library Access**  
10-15 minute walk  
to nearest public library

53%

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

115

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

1.9%

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