

7 Parkman



Address: 15000 Mackenzie

Parcel: 22044630

District: 7

SNF Area: n/a

Owner: City of Detroit

Site Area: 3.75 ac

Gross Floor Area: 40,800 sf

Floors: 2

Plan Type: U

School Type: Elementary

Year Built: 1940, 1947, 1953

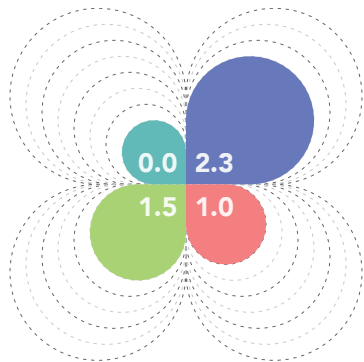
Zoned: R1

Base Rehab Cost (est): \$1.3M

Total Rehab Cost (est): \$9.9M

Condition

Market



History

Neighborhood



Building Overview

2-story U-shaped plan

Streamline moderne style of architecture, with rounded corners

Built in three phases, all in same style.

Typical classrooms are 22x30' with two large windows with 4x5 metal grid frames.

Interior finishes are simple—painted CMU with glazed block accents, and simple wood cabinetry in classrooms.

Building is in generally good condition. Some damage due to scapping and water infiltration, but finishes, windows, furniture are mostly intact.

Neighborhood Overview

Located in Fiskhorn Neighborhood

DON reports that the neighborhood is strong.

Census shows that in recent years, the area's population both grown and gotten younger.

Joy Rd, one block north, is a major east-west corridor, but this stretch does not have many businesses.

There is a general lack of businesses that serve the local community.

Joyland Plaza is a large shopping center with a supermarket at Joy and Greenfield, approximately half a mile to the northwest.

The school is located about one mile north of Warren Ave, one of the main business corridors in Dearborn, and home to a large number of middle eastern restaurants and other businesses.

The school is located about 2 miles from the nearest freeway access.

Development Overview

Opportunities

- Strong, growing neighborhood
- Building in good condition, with distinctive architecture.
- Gym and auditorium configuration allows both spaces to be combined or used as one.

Challenges

- Nondescript interior

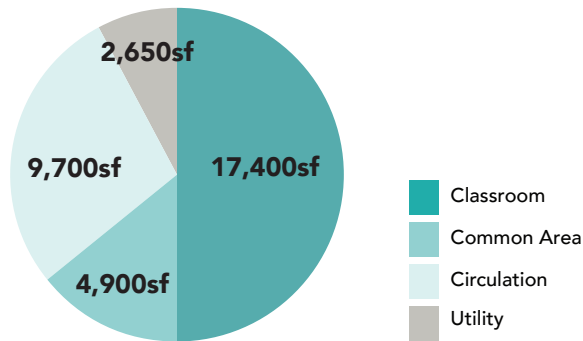
Real Estate Market summary: (1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for multifamily housing due to low multifamily vacancy rate, average rents, and high walkscore.

Existing Floorplan + Program



34,650 sf net floor area

Structure

- Concrete or concrete-encased steel frame
- Concrete masonry walls

Roof System:

- Concrete flat-slab and tee-joint slab
- Steel beams and deck (gym/auditorium)
- Modified bitumen membrane
- Internal drains and hanging gutters

Floor System:

- Concrete flat-slab and tee-joint slab

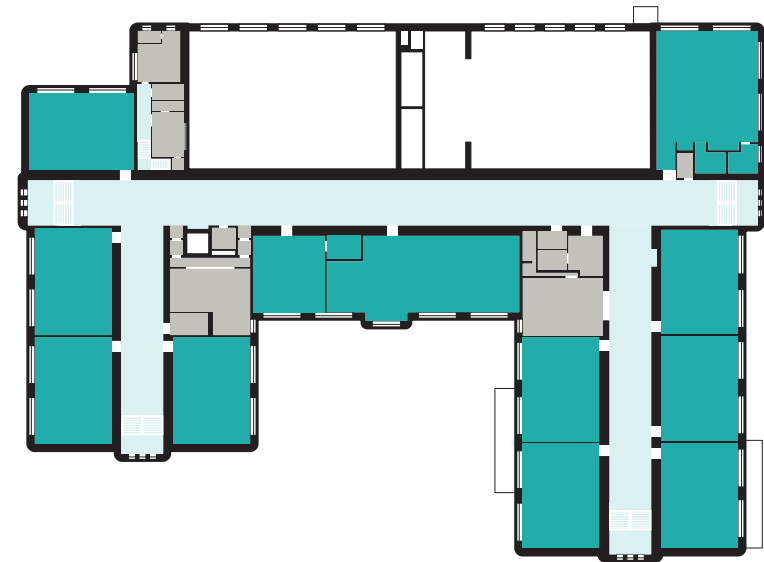
Facade:

- Multi-wythe clay masonry with CMU backup
- Limestone accents
- Steel frame windows (originals intact)

Interior Walls (original unit):

- Painted CMU

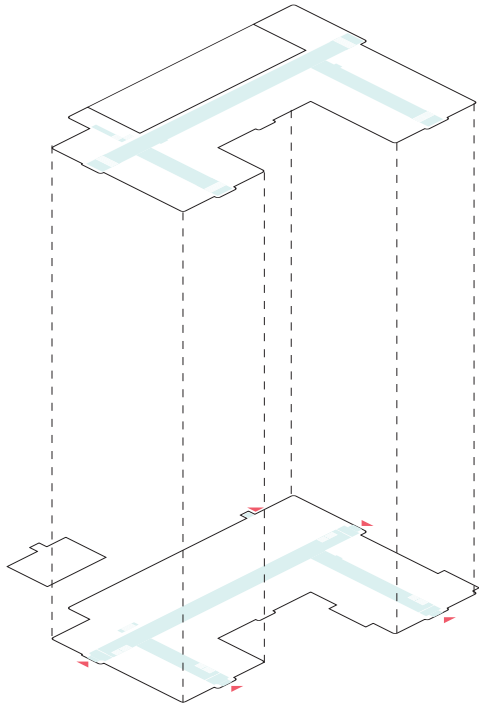
Second Floor



First Floor



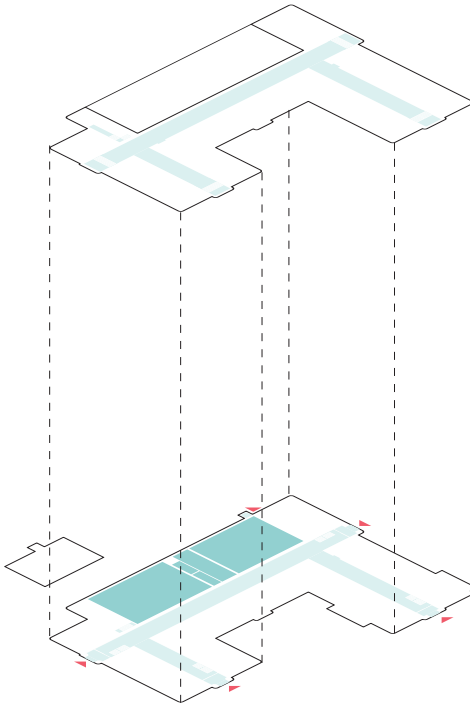
Existing Floorplan + Program



Circulation

Parkman's circulation has a double-loaded U configuration, with one long main east-west corridor and two short wings to the south. There are entrances and stairwells at either end of the main corridor and at the southern ends of each short wing.

Corridors are 12-13' wide with 9' ceilings.

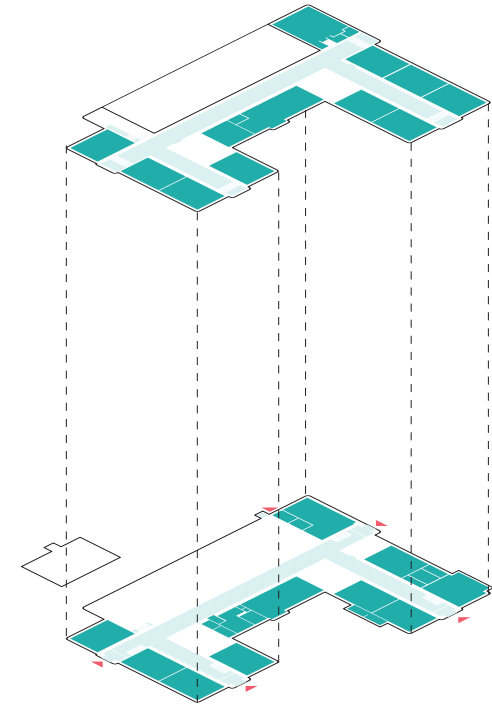


Common Areas

Parkman features a conjoining gym/cafeteria and auditorium lining the north elevation of the building. The gym and auditorium's backstage area are connected via a shared storage area.

The gym/cafeteria is 40x60' with 20' ceilings, while the auditorium is 40x52' with 16-18' ceilings.

The auditorium has a small exterior entrance at the northwest corner.



Classroom Areas

Classrooms are located in all wings on both floors. The 15 standard classrooms (22x30') and kindergarten are located in the two double-loaded south wings, and face either the street or a grassy semi-enclosed courtyard. Larger specialty classrooms are located on the central axis and face the courtyard; there are also two larger specialty classrooms at the northwest corner of the building. Ceiling heights are 12' throughout. All rooms have large original steel-frame windows.

School History

Francis Parkman School

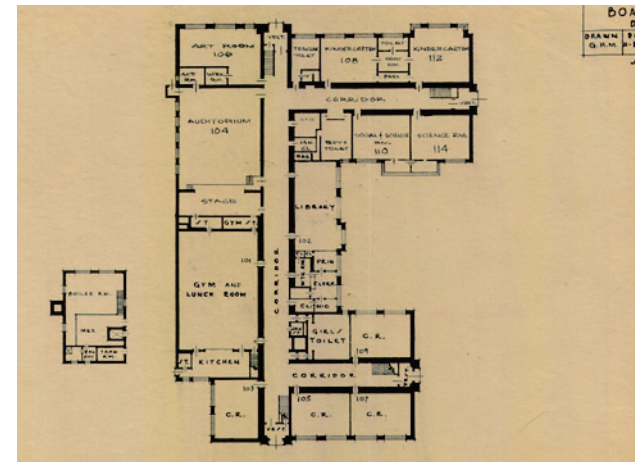
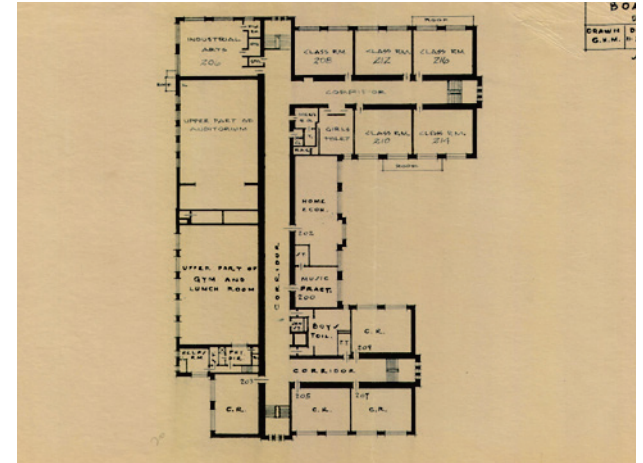
This school was named after the American historian Francis Parkman (1823-1893). It opened in 1930 in a temporary, portable classroom building located on the present site, and another was added the following year. The first unit of the permanent building, consisting of three classrooms, was completed in 1941. The temporary buildings continued to exist for some time thereafter.

By 1947 the school became quite crowded, with 359 students. To accommodate this growth, a second unit, consisting of seven classrooms and a gymnasium, was added in 1948. Charles J. Sullivan served as supervising architect for this addition. A third unit was constructed in 1954 at a cost of \$494,506. It added an auditorium and eleven classrooms, including two science rooms. At this time the school was organized into eighteen sections, with one self-contained class. In 1960 the school was reorganized into fourteen sections with four self-contained rooms.

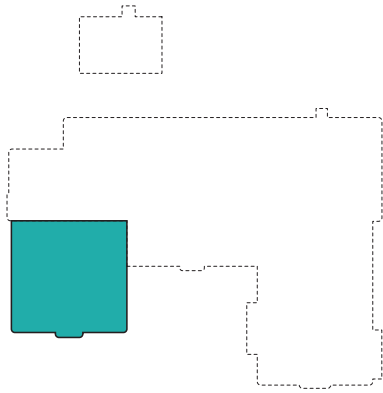
An entry in the Proceedings of the Board of Education provides a list of supervising architects for all Detroit schools scheduled to be constructed during the 1940-1941 school year. Alfred A. Smith was identified

as the contractor for the architectural work. The plans for this building may have been devised by the staff of the Board of Education's Department of Buildings and Grounds with Smith supervising the work. The name on the blueprints for construction of the building was O'Brien & Williamson Metal Products Company. From the turn of the nineteenth century, school building design in the region was wholly dominated by classical and historical revival styles. More forward-looking, yet still ornate, Art Deco designs began to appear around 1928. Parkman School, however, marked a sharp break from both of these traditions. With its use of the Streamline Moderne style, Parkman School, with its crisp lines, graceful curves, and minimum of exterior ornamentation, set the stage for the widespread building of International Style school buildings in the postwar years.

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

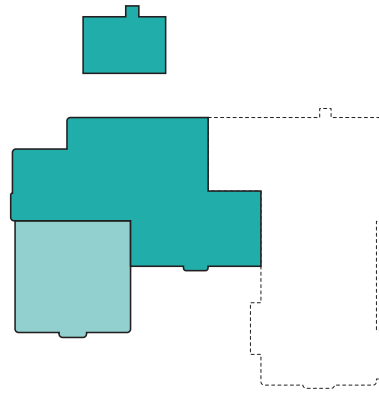


Building Evolution



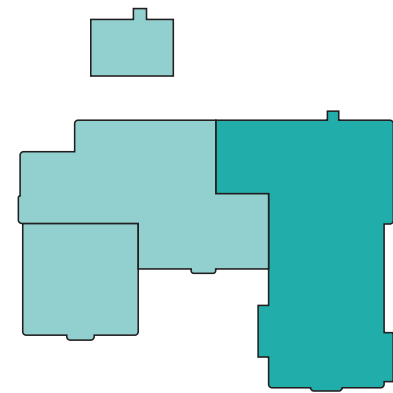
Original Unit (1940)

The original school building consisted of a small box with four rooms on the ground floor, and four rooms on the second floor.



Second Unit (1948)

The second unit added a gymnasium/cafeteria, library, a large home-ec classroom, two small classrooms, and a main office. This addition more than doubled the size of the original school.



Third Unit (1952)

The school nearly doubled in size again with the completion of the east classroom wing. This addition included the auditorium, five standard classrooms, four specialty classrooms, and a kindergarten. This final addition also created a courtyard in the front of the building.

All three building units were constructed in matching architectural style.



Parkman’s original southwest unit, completed in 1940. The rest of the school was completed in 1948-1952. This image shows the school’s streamlined moderne style of architecture, with unique rounded corners, horizontal bands of stone and brick details, and striking vertical slit windows at the entrances.



The three wings of the school wrap around a south-facing grassy courtyard with small trees. There is no direct access to the courtyard from inside the school, but the courtyard is open to the primary street frontage and flanked by the two main entrances.



The auditorium, added in 1952, is a simple CMU box. Original wood seating and steel-frame windows are still intact.



The gym doubled as a cafeteria, and includes an attached kitchen with wide serving window and dining tables that fold out from the walls. A row of high steel-frame clerestory windows provide natural light.



Classrooms feature large double windows consisting of a 4x5 steel-frame grid. Most of the original windows at Parkman remain intact.



Classrooms feature simple and durable finishes: CMU walls, acoustic tile ceilings, VCT floors, and simple wood cabinetry.

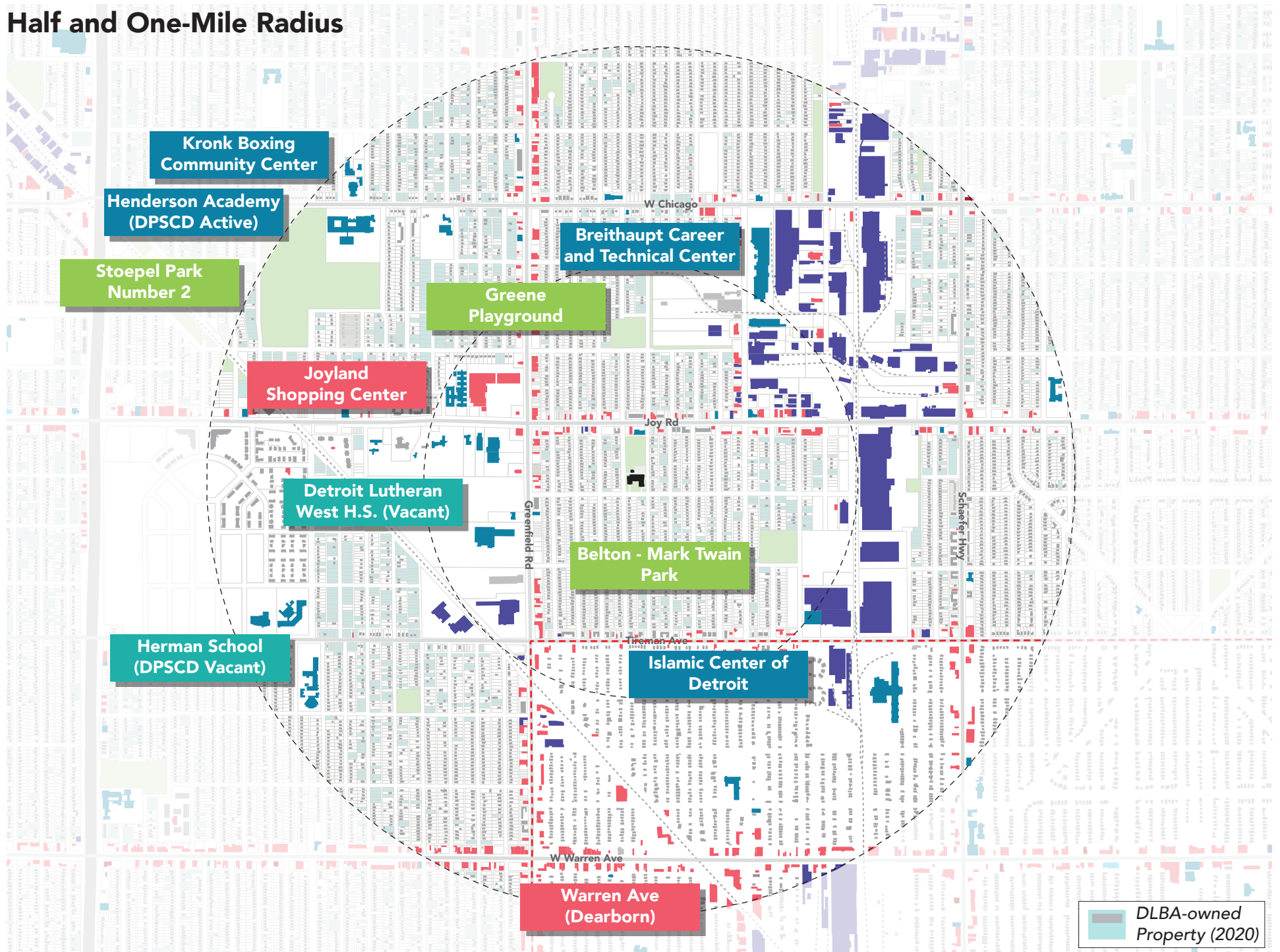


The kindergarten space dispenses with the deep 5-sided bay window that is a hallmark of Detroit elementary schools constructed during the 1920s and 30s. Instead, there is a rectangular alcove with a large central window and wrap-around corner windows.



Interiors are simple and sturdy masonry construction, with glazed block accents. Arched alcoves once housed drinking fountains, which have been taken. The corridors do not receive much natural light; the only sources are narrow slit windows in the stairwells at the ends of each corridor.

Half and One-Mile Radius



Neighborhood By The Numbers

59_{/100}

Walkscore
Somewhat walkable

0.0_{mi}

Transit Access
Immediate access to
DDOT Connect Ten or Key Route

1.2_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.2_{mi}

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

2.9_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.4_{mi}

Library Access
More than 15 minute walk
to nearest public library

18%

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

132

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

2.1%

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