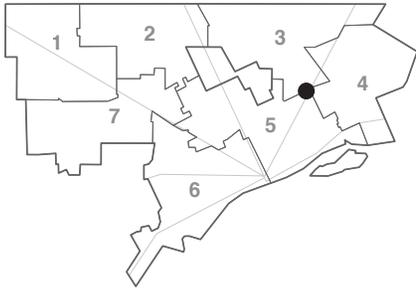
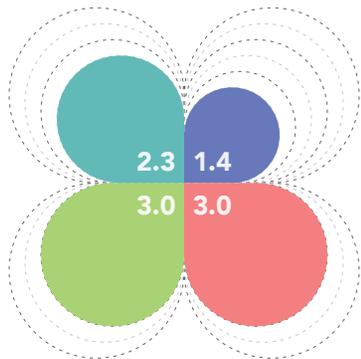


6 Hanneman



Address: 6420 McGraw
 Parcel: 18003118
 District: 6
 SNF Area: n/a
 Owner: City
 Site Area: 1.87 ac
 Gross Floor Area: 42,700 sf
 Floors: 3
 Plan Type: I
 School Type: Elementary
 Year Built: 1916
 Zoned: R2
 Base Rehab Cost (est): \$1.3M
 Total Rehab Cost (est): \$10.0M

Condition Market



History Neighborhood



Building Overview

3-story double-loaded I-plan.

Building constructed as a single unit in 1916

Concrete frame structure with concrete joist floor slabs and wood-frame roof. Infill walls are gypsum block.

Spacious corner classrooms feature windows on two elevations, providing lots of natural light.

Kindergarten is fully-open to the corridor, creating a large public space in the center of the main floor.

Kindergarten features a doorway to a raised rear terrace with steps down to the school yard.

Small, narrow gym in basement; lacks a full-size gym or auditorium.

Interior finishes are damaged due to heavy water infiltration through roof. Structure and facade are in good condition.

Neighborhood Overview

Located in Claytown neighborhood in Southwest Detroit.

Single-family residential with large industrial nearby.

Immediately adjacent residential blocks have a large number of DLBA-owned vacant parcels, but remaining houses are occupied.

Neighborhoods to south across McGraw and a few blocks to the north are more intact.

Large Thyssen-Krupp steel plant and Coca-Cola bottling plant two blocks to the east.

Michigan Ave is the nearest significant commercial corridor, about one mile to the south.

Munger Elementary-Middle School, a large, recently-built DPSCD school is two blocks to the west.

Two large parks located within a half-mile: Bieniek Park and Dingeman Park. I-94 freeway access located less than half a mile to the south.

Development Overview

Opportunities

- Compact building with flexible interior can suit a variety of projects
- Central kindergarten and outdoor terrace would make an excellent space for public gatherings and events.
- Stable neighborhood with room to grow
- Building in good condition and does not require significant repairs.

Challenges

- Stairs at entrances, not ADA-accessible

Real Estate Market summary:

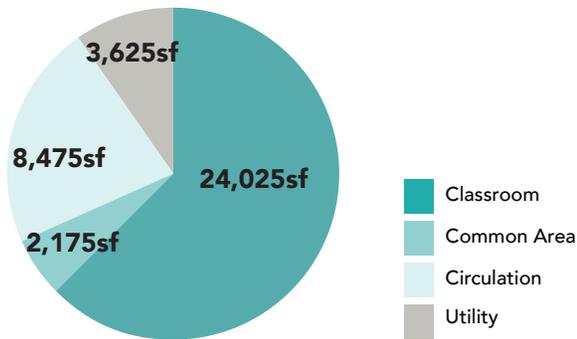
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for retail due to high walkscore, below-average retail vacancy, and competitive rents.
- Also suitable market for industrial, due to proximity to industrial developments and truck routes.

Existing Floorplan + Program



38,300 sf net floor area

Structure

- Load-bearing brick masonry
- Concrete frame

Roof System:

- Wood frame and deck
- Built-up roof
- Internal roof drains

Facade:

- Brick with limestone accents
- Wood windows w/ aluminum sash

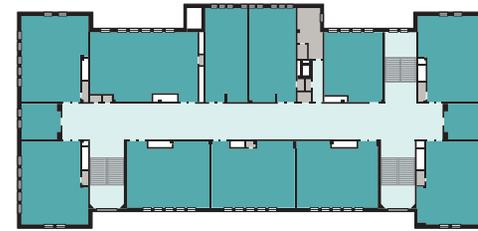
Floor System:

- Concrete tee joist

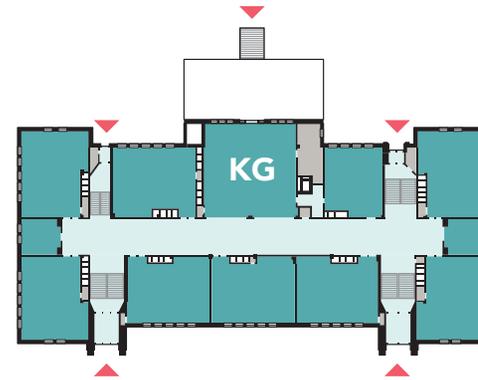
Interior Walls:

- Plaster over brick/gypsum block

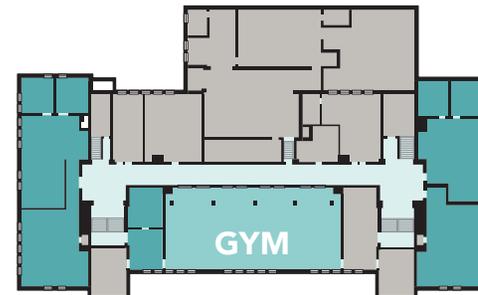
Second Floor



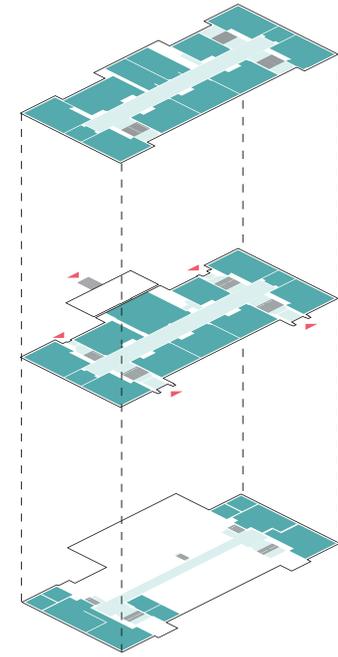
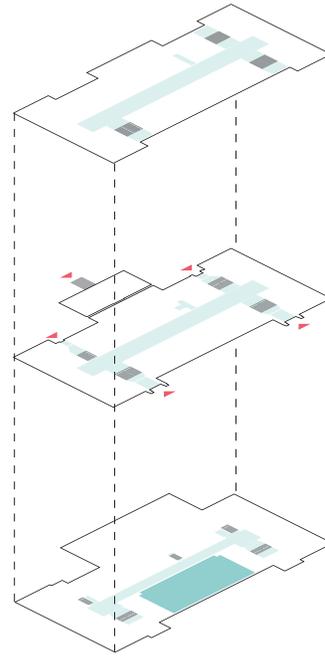
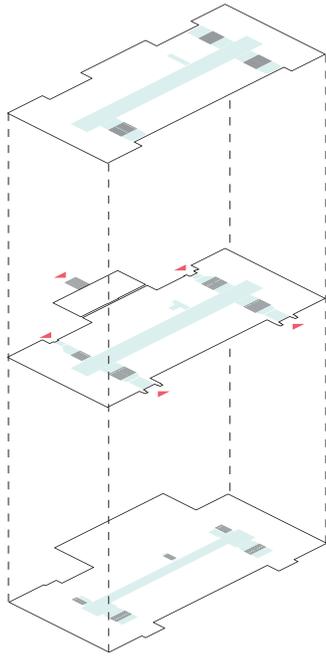
First Floor



Basement



Existing Floorplan + Program



Circulation

Hanneman has one double-loaded central corridor per floor, with two pairs of stairs at each end. On the two upper levels, the corridor is a generous 14' wide with 12' ceilings. In the basement, the corridor narrows to 8' wide and has low clearance. There are entrances near each of the four corners of the building. Each entrance has a flight of stairs, so the building is not handicap accessible.

Common Areas

There is a long and narrow gym in the basement. The gym is roughly 30x70' and is sunken lower than the rest of the basement to allow for 13' ceilings. The space is interrupted by a row of five structural columns. The school once had a small auditorium on the upper floor above the kindergarten, but it was converted in to two classrooms.

Classroom Areas

Hanneman features 23 classrooms and a large kindergarten. The kindergarten has a door to a raised terrace which sits above the boiler room, and a large stairway down to the rear playground.

Typical classrooms are approximately 23x32' with 11'10" ceilings.

School History

Charles Hanneman Elementary School

The Detroit Board of Education initiated the construction of the 24-room room, Charles Hanneman Elementary School in 1916 in order to accommodate K-8 students within this rapidly-growing, west-side Detroit neighborhood. Newspaper articles from the day indicate that the nearby Clippert Elementary School was over capacity to the extent that its pupils were required to attend classes on a half-day basis. The Detroit Board of Education therefore rushed the erection of Hanneman in order to better accommodate the neighborhood's booming, grade-school-aged population. The school was built at a cost of \$155,203 and initially opened in September 1918 with 440 pupils enrolled.

Over the next five years, the area's population continued to grow apace and enrollment at Hanneman increased concurrently, expanding to 1497 in 1923, 249 students over its capacity. The Detroit Board of Education erected a new portable building within the parcel that year in order to relieve the then overcrowded conditions. The area's population dipped during World War II but returned to a height in 1950. However, by 1961, the school's population had decreased to 735 students.

The Detroit Public School system, successor to the Detroit Board of Education, closed the building in 2007 and subsequently sold the property to the City of Detroit in 2015.

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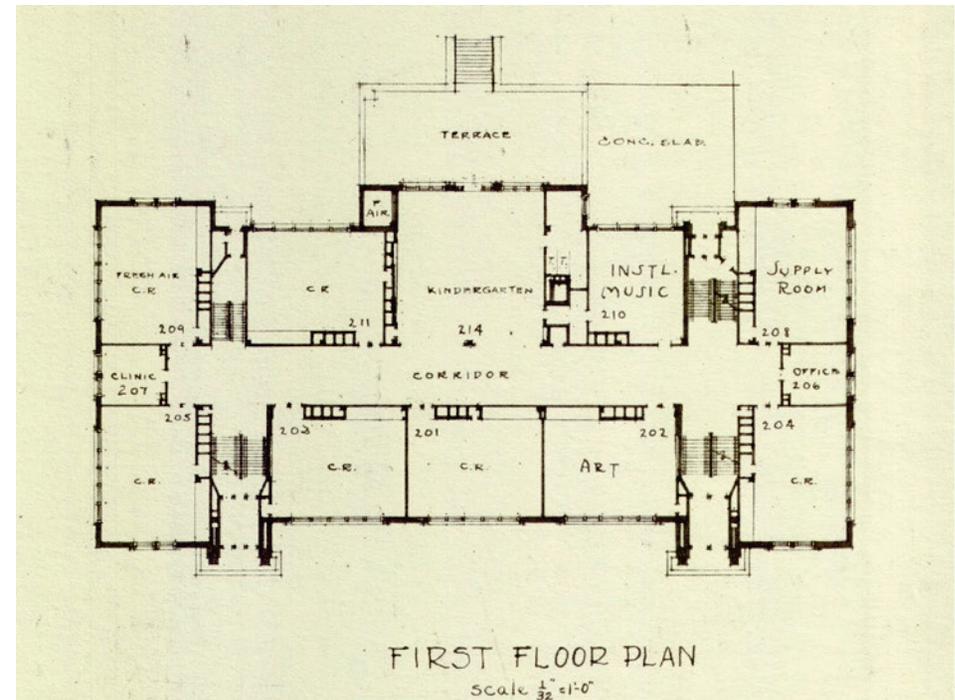
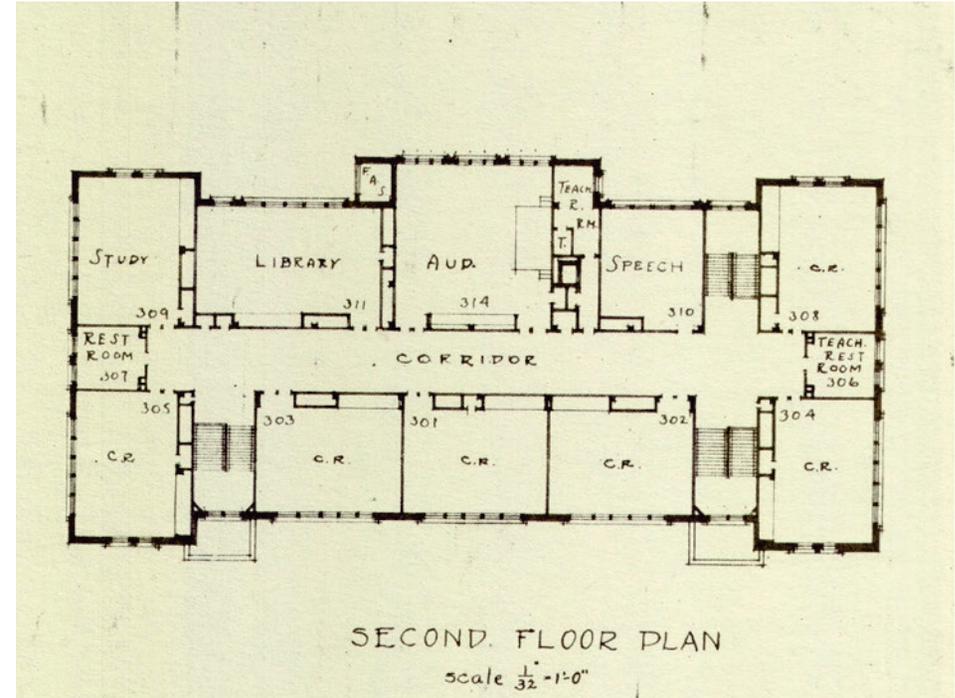
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Building Evolution



Original Unit (1916)

Hanneman was completed in a single phase and has not been significantly modified for over 100 years.





Rear elevation seen from the school yard. The stairs in the center of the building lead to a large outdoor terrace with access into the school's former kindergarten.



The kindergarten's rear terrace overlooks the school yard.



The former kindergarten has an operable wall that allows the space to be completely opened to the main corridor. On the opposite wall is access to the raised outdoor terrace.



Hanneman features eight large corner classrooms with large windows on two sides. Partition walls could be removed to create even larger spaces with natural light on three sides.



The second floor library is 8' longer than a typical classroom, and features roll-up wood cabinets. Woodwork and walls have been painted over and tagged, but are otherwise in good condition.



Hanneman has a wood-framed roof sitting on load-bearing brick exterior walls with an internal concrete frame. The roof is water damaged and requires replacement.



Gypsum block walls on the first floor have collapsed due to water infiltration, revealing the concrete frame. This photo shows the large cross-shaped landing between two facing stairs.



The basement-level gym is both longer and narrower than typical elementary school gyms. It is sunken four feet lower than the rest of the basement to achieve thirteen-foot ceilings.

Neighborhood By The Numbers

63_{/100}

Walkscore
Somewhat walkable

0.1_{mi}

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

0.3_{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)

2.1_{mi}

Nearest Recreation Center
No city rec center
within walking distance

0.6_{mi}

Library Access
10-15 minute walk
to nearest public library

47%

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

164

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

2.2%

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