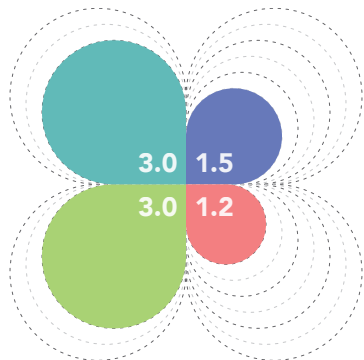


# 4 Hutchinson

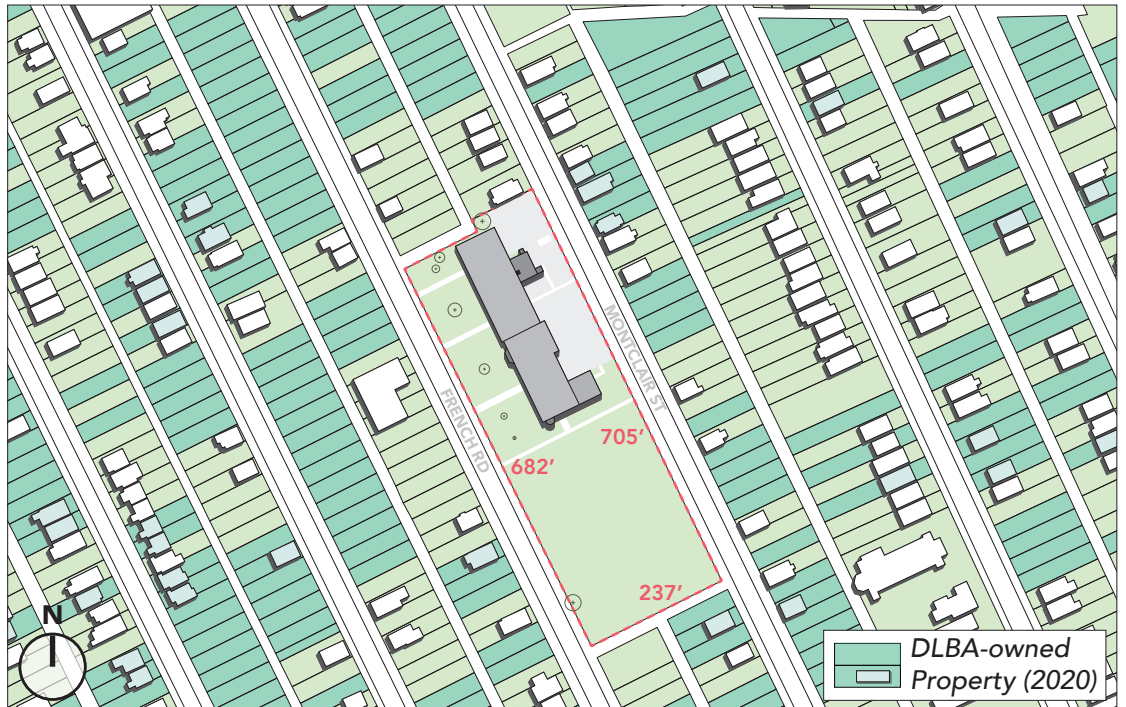


Address: 5220 French  
 Parcel: 21040178  
 District: 4  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 3.82 ac  
 Gross Floor Area: 56,700 sf  
 Floors: 2  
 Plan Type: I  
 School Type:  
 Year Built: 1916, 1923  
 Zoned: R2  
 Base Rehab Cost (est): \$879K  
 Total Rehab Cost (est): \$11.5M

Condition Market



History Neighborhood



## Building Overview

2-story split-level bar building.

One long double-loaded corridor.

Original 1916 unit built on raised, occupied basement. First floor is half a level above grade.

1923 addition has no basement, with first floor built on grade.

1923 first floor spaces (classrooms, gym, auditorium) all have 16' tall ceilings to match 1916 unit ceiling elevation. All other spaces have 12' ceilings.

First floor main corridor has half flight of stairs where two units join. Second floors built at same elevation.

Small auditorium with raised stage and flat floor, no fixed seating. No dedicated exterior access.

Building in relatively good condition, with many interior finishes in repairable state. Windows and radiators are scrapped.

Basement flooded in low areas, but occupied portion is dry; little evidence of water infiltration or damage on upper levels.

## Neighborhood Overview

Located in Gratiot Woods neighborhood.

Surrounding residential blocks have large number of vacant lots and Land Bank-owned property.

Very close to new FCA Mack Engine Plant; area included in community benefits agreement.

Near Chandler Park, a large city park that includes a public golf course, aquatic center, and athletics facilities.

Easy access to I-94 freeway.

Cluster of career training and resources a half mile away, including Wayne County Community College, Payne-Pulliam School of Trade & Commerce, and Michigan Works! Center

## Development Overview

Opportunities:

- Good condition
- Simple, straightforward floorplan with efficient use of space; flexible for a variety of uses.
- 16' ceilings on first floor
- Partition walls flexible; can be reconfigured easily.
- New manufacturing job opportunities nearby

Challenges

- Not ADA accessible; stairs at all entrances and in first floor main corridor.

Real Estate Market summary:

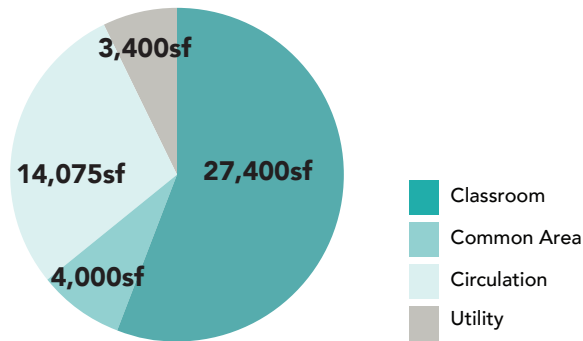
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Possible opportunity to develop workforce housing or training connected with FCA Mack Engine Plant CBO.

## Existing Floorplan + Program



48,875 sf net floor area

### Structure

- Wood frame w/ load-bearing masonry (1916)
- Concrete-encased steel frame (1923)

### Roof System:

- Wood Deck (1916)
- Cast-in-place concrete (1923)
- Built-up roof, coal tar and stone ballast

### Facade:

- Brick with terra cotta and limestone accents
- Wood frame windows (replaced with aluminum)

### Floor System:

- Concrete joist and slab

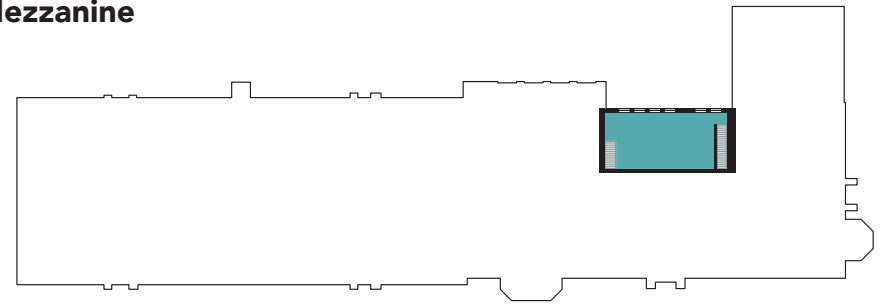
### Interior Walls:

- Plaster

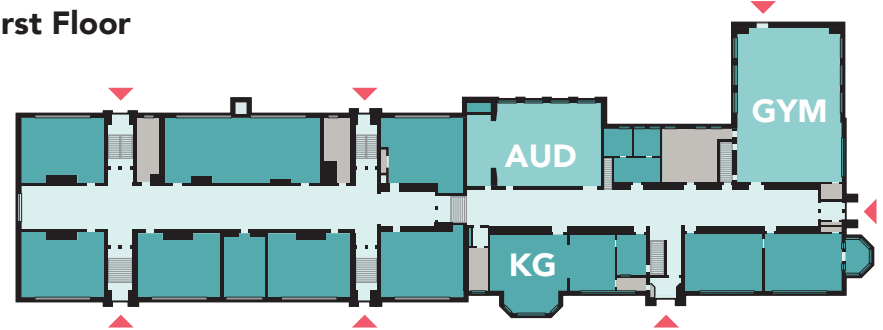
### Second Floor



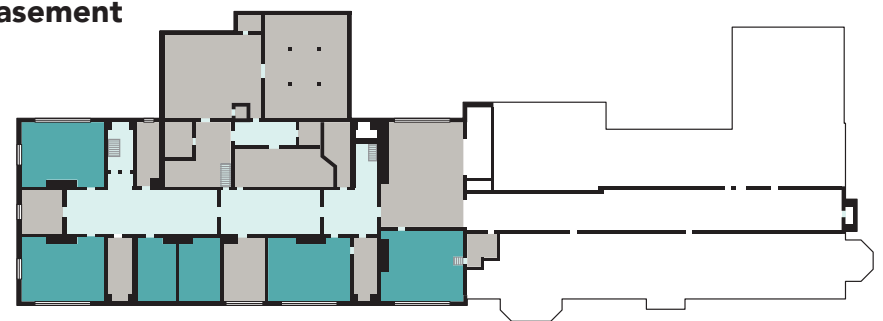
### Mezzanine



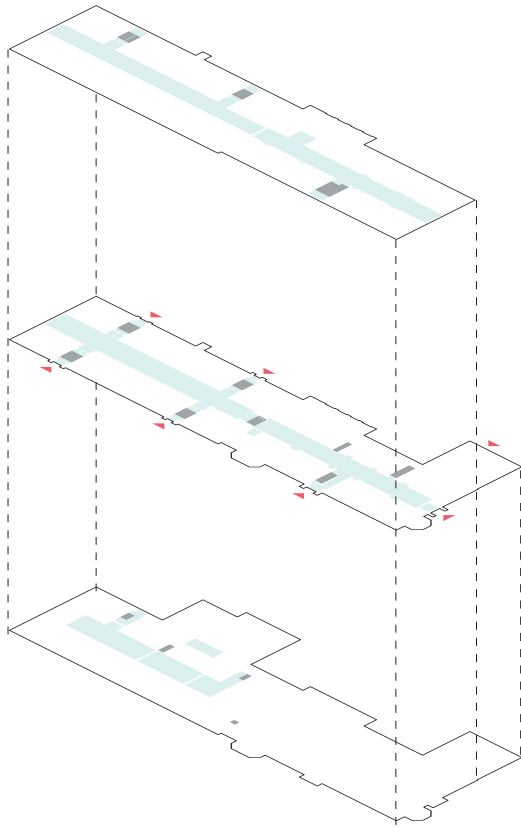
### First Floor



### Basement



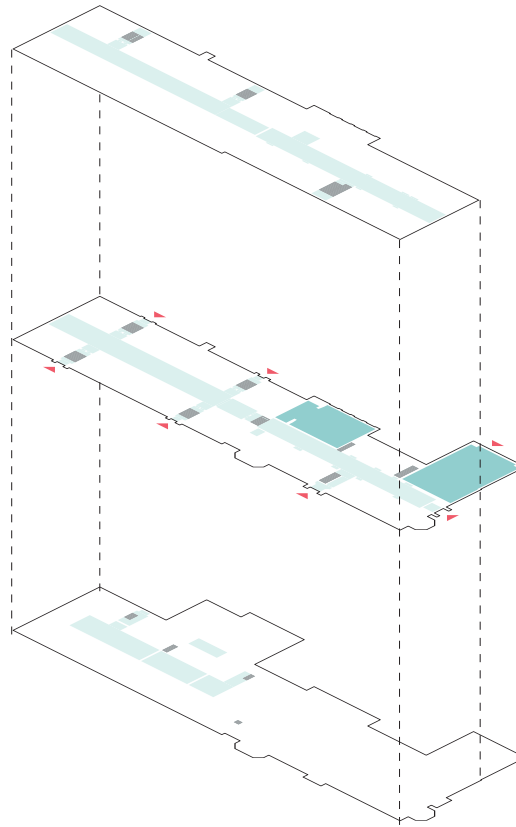
## Existing Floorplan + Program



### Circulation

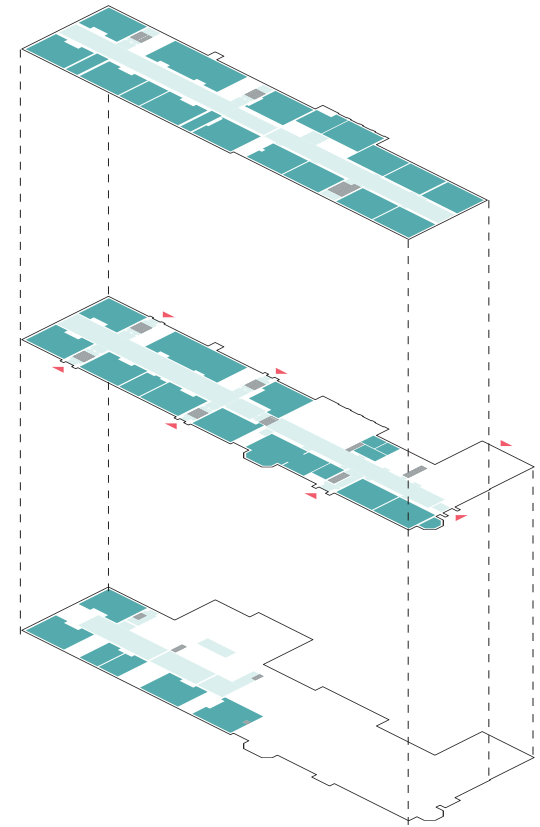
There is a single double-loaded corridor on each floor. Stairwells and entrances are located at regular intervals along the main corridor.

Corridors are 14' wide, with ceiling heights ranging from 11-14' on main levels.



### Common Areas

The gym and auditorium are located in the 1923 addition at the south end of the building. The 40x60' gym is located on the end of the school protrudes to the rear; it is accessible via the south school entrance and from the rear parking lot. The small 32x52' auditorium is located toward the center of the building, and is only accessible from the main hallway. Both spaces have 16' ceilings.



### Classroom Areas

Classrooms are located on three levels. On the basement and first floor, classroom space is fragmented into single rooms or pairs of rooms separated by circulation space. On the second floor, there are longer continuous runs of classrooms. The 1916 unit features large 25x32' classrooms. 1923 classrooms are a standard 22x30'. Typical ceilings are 12', with 16' in 1st floor south rooms.

## School History

### William E. Hutchinson School

The original unit of the William E. Hutchinson Elementary School was erected in 1916 for the District No. 1 in the village of St. Clair Heights. Joseph E. Mills and Sons Architects designed the school while Tiggot Healy Construction served as the building's contractors. The original unit, which was two stories in height and included 16 rooms, was erected at a cost of \$98,000. Initially, the school housed kindergarten through the ninth grade. Newspaper articles of the day touted the school for its inclusion of classrooms that were specifically designed to help children with poor eyesight.

In 1919, the school was absorbed by the Detroit Board of Education when the neighborhood was annexed by the City of Detroit. At the time of its annexation, the school was overcrowded to the extent that overflow classes were held at a nearby church. The Board of Education completed an addition to the school in 1923, which allowed for an additional capacity of 680 students and included 10 new rooms. The overcrowded conditions were further addressed by eliminating the 9th grade. By the 1930s, the school boasted an enrollment of 1064 students, the majority of whom were European-born white children. In 1941, an additional 200 children were bussed to the school from

the nearby Parkside Homes, which was a federally-funded, low-income public housing project that was built for whites in the 1930s to address the area's World War II-era population boom.

In the year following the close of World War II, the school's population had dropped to 859. However, by 1961, the school's enrollment had increased to 1082 pupils, allowing for the Detroit Board of Education to organize the curriculum classes according to an 18-section platoon. That year, two shower rooms were converted into classrooms, to include a new kindergarten and a "special use" classroom, while a new health education office and storeroom were also established within the building's interior space.

In 1976, as a result of a court order arising from the Miliken v. Bradley lawsuit, the Detroit Board of Education initiated a plan to de-segregate the City's public schools, which included the "bussing" of nearly 22,000 black and white children and the reassignment of 8,000 more children (based upon boundary changes). According to the DSB's plan, Hutchinson Elementary, which was 98.5% black at that time, was slated to become 45.5% black with the addition of 400 white children. However, only 144 white students were bussed to school that year.

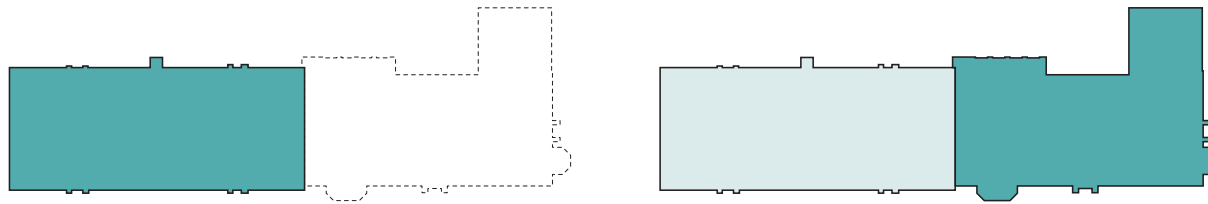
In 1997, new windows and exterior doors were added.

The Detroit Public School system, successor to the Detroit Board of Education, permanently closed the school in 2011 and subsequently sold the property to the City of Detroit in 2015.

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- Renovation Starts Soon for Schools. Detroit: Detroit Free Press; May 21, 1997; pg. 8*
- Grant, William. Detroit Free Press. 897 Students Quit Schools After Bussing, Detroit: Detroit Free Press; Mar 12, 1976; pgs. 1 and 3*
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## Building Evolution



### Original Unit (1916)

The original school building was a small three-story box consisting of 21 classroom bays. Basement classroom spaces were used as cafeteria and a small gym, though these were later converted into standard classrooms.

### First Addition (1923)

The 1923 expansion added a full 60x40' gym and small auditorium, as well as more ten classrooms and a kindergarten. Unlike the original wing, the new wing was built at grade, creating a split-level first floor. The new second floor slab, however, was built at the same elevation of the original second floor slab; as a result, the addition's first floor ceilings are unusually high, at 16'.



The main/west elevation, with 1923 unit in the foreground, and 1916 unit to the far left of the frame. Although the structural systems of the two wings is different and the two units have different floor heights, care was taken to preserve a unified appearance on the exterior.



The gymnasium is in good shape, and appears to have been in use recently—debris has been swept away from beneath the basket. There does not appear to be water damage, and the floors have not bowed like most other gyms observed in this study.



The auditorium is smaller than typical historic elementary schools, and features a miniature raised stage and a flat floor with no fixed seating.



Two second-floor classrooms have been turned into one long room by removing the partition wall.



First floor classrooms in the 1923 (south) wing have 16-foot-tall ceilings, and high ceilings, giving the spaces a cavernous feel.



The first floor science room in the 1923 (south) wing includes a fully-enclosed conservatory and 16' tall ceilings.



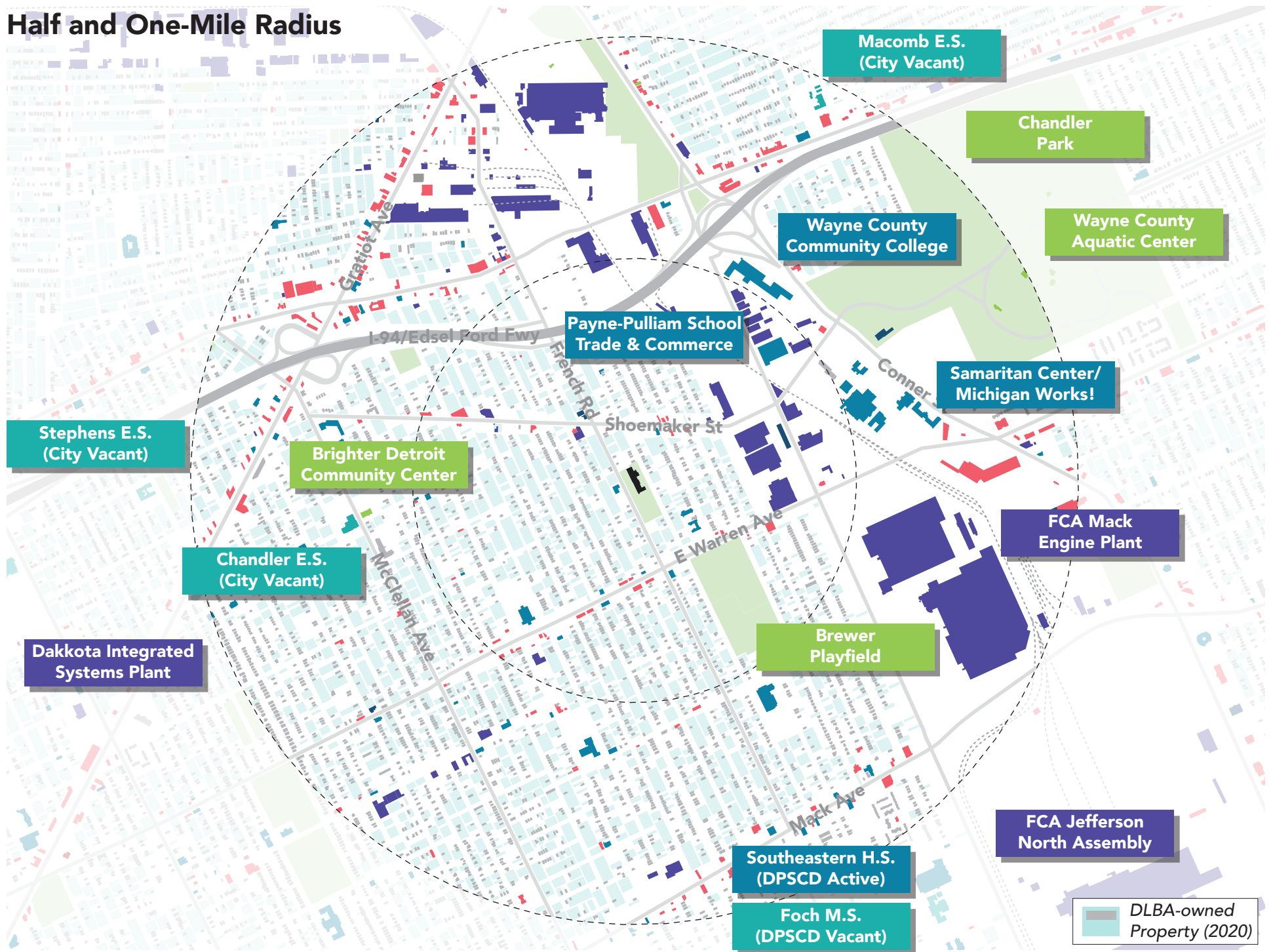
The first floor corridor of the 1923 unit, looking towards the 1916 unit. A short run of stairs is visible in the distance, where the two units join.



Stairwells in the original unit are tall and narrow; with flights of stairs at every entrance and a split-level first floor, this building is not ADA accessible.



# Half and One-Mile Radius



## Neighborhood By The Numbers

34<sub>/100</sub>

**Walkscore**  
Car dependent

0.1<sub>mi</sub>

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

0.4<sub>mi</sub>

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

0.5<sub>mi</sub>

**Park Access**  
5-10 minute walk  
to nearest park (1+ acre)

2.1<sub>mi</sub>

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

1.3<sub>mi</sub>

**Library Access**  
More than 15 minute walk  
to nearest public library

63%

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

80

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

1.9%

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