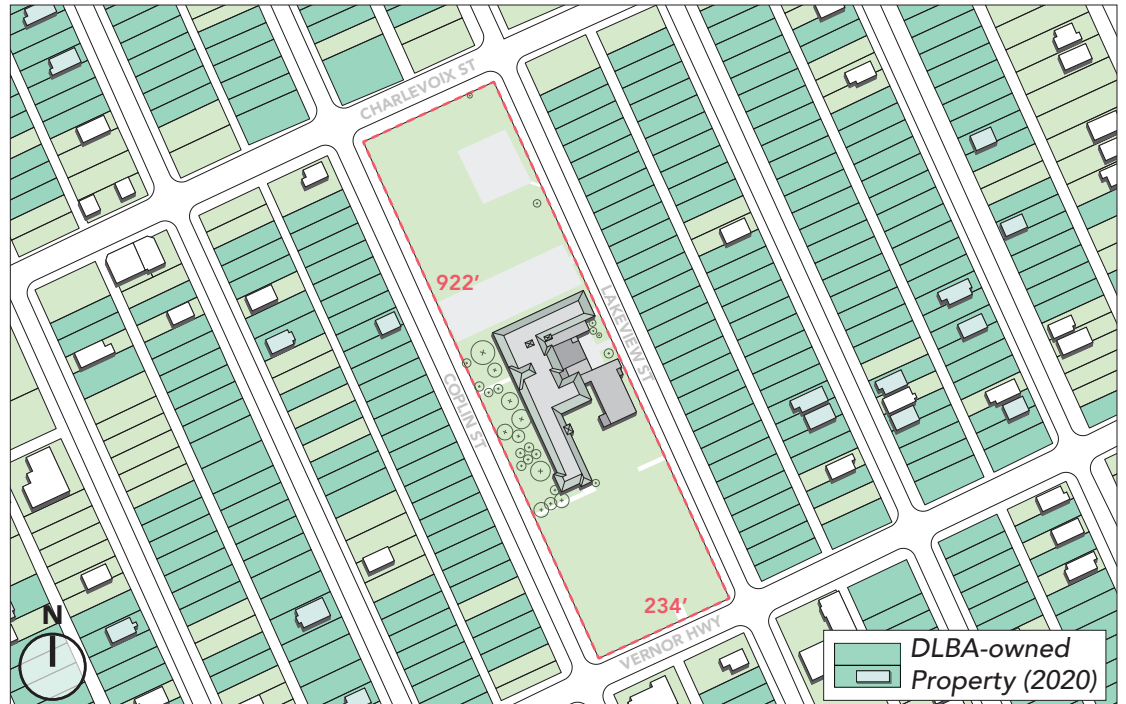
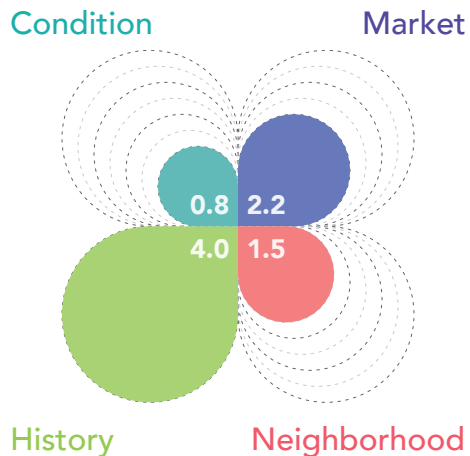


4 Carstens



Address: 2550 Coplin
 Parcel: 21051310
 District: 4
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 4.96 ac
 Gross Floor Area: 83,000 sf
 Floors: 3
 Plan Type: F
 School Type: Elementary
 Year Built: 1915, 1919, 1921
 Zoned: R2
 Base Rehab Cost (est): \$1.7M
 Total Rehab Cost (est): \$16.2M



Building Overview

3-story irregular F-plan including a raised, fenestrated basement level.

Large elementary school with 29 standard classrooms, plus kindergarten, library, and four large specialty rooms.

Entrances are not wheelchair accessible—first floor is raised half a level above grade, and basement sunken half a level below.

Gym and auditorium are stacked and comprise their own stand-alone wing. Gym is sunken at basement level, with large auditorium and balcony occupying the upper two floors.

Significant water damage in south classroom wing, with open holes in roof, and water infiltrating from second floor to basement. Wood roof deck requires replacement in multiple areas.

Some structural failure at roof level where auditorium/gym connect to main building.

Five acre site occupies full city block. School building is located in the center, occupying approximately 1/3 of the site, with open space to the north and south.

Neighborhood Overview

Located in Fox Creek neighborhood.

Highly distressed neighborhood that has been largely demolished—fields surround the school and almost no houses are visible from the school site. One of the largest concentrations of vacant land and Land Bank-owned properties in the City.

Site touches the northern boundary of Jefferson-Chalmers Strategic Neighborhood Fund area. (Vernor Hwy).

Within one mile of FCA Jefferson North Assembly Plant.

Affluent suburb of Grosse Pointe Park located less than half mile to the east. Mack, Charlevoix, Kerchival, and Jefferson Ave are all become active business and restaurant corridors just past the city limits.

Development Overview

Opportunities:

- Near Jefferson-Chalmers SNF neighborhood
- Near FCA Jefferson Assembly and Mack Engine plant
- Near Grosse Pointe business districts

Challenges

- Distressed neighborhood with majority vacant land; isolated, with no immediate neighbors and no traffic.
- Large building in need of extensive repairs
- Building not handicap accessible

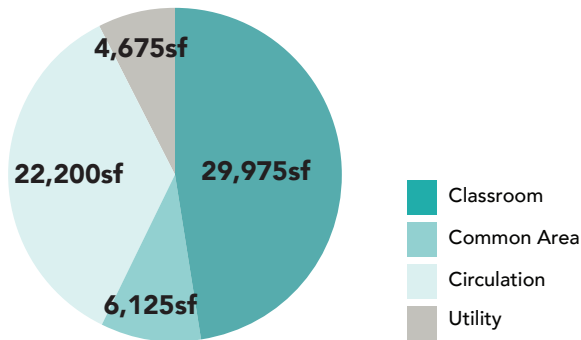
Real Estate Market summary:
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for office uses, due to large number of existing office buildings in market, with low vacancy and high rent.
- Also consider institutional tenants that could contribute to neighborhood stabilization, redevelopment, or land-based uses.

Existing Floorplan + Program



62,975 sf net floor area

Structure

- Concrete frame
- Brick masonry

Roof System:

- Wood deck with wood framing (1915 unit)
- Wood deck with steel frame (additions)
- Built-up roof with coal tar/stone ballast
- Internal drains

Facade:

- Brick with terra cotta and marble accents
- Wood frame windows (scrapped)

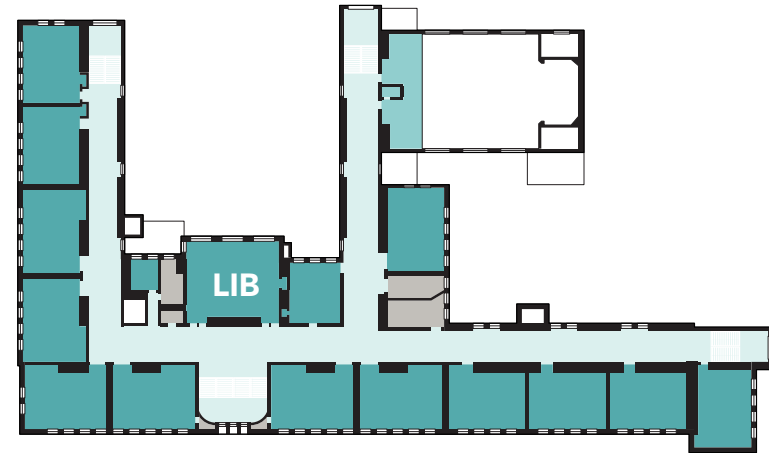
Floor System:

- Concrete pan joist

Interior Walls:

- Plaster and lathe

Second Floor



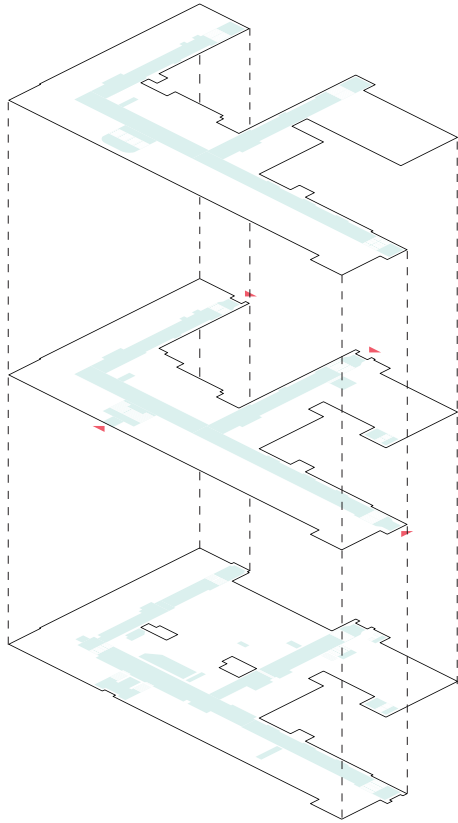
First Floor



Basement

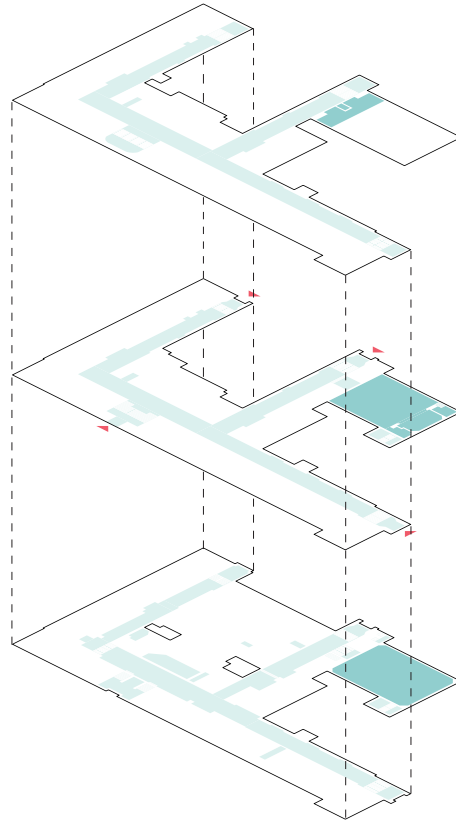


Existing Floorplan + Program



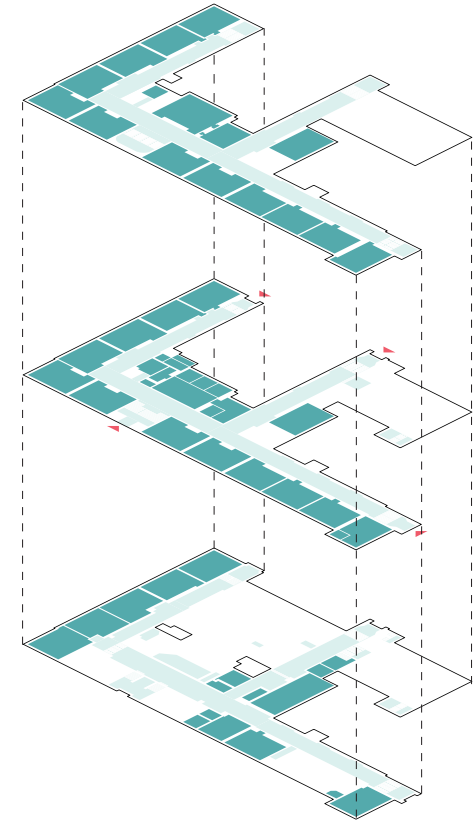
Circulation

Carstens' circulation has an F-shaped layout and is mostly single-loaded. The main hallway is unusually long, and vertical circulation is more spread out than at other schools. There is a grand double-staircase located at the main entrance, and secondary stairwells at the far ends of each wing. Main level corridors are 12-14' wide, with 12' ceilings.



Common Areas

The gym and auditorium are stacked on top of one another, on an approximately 44x63' footprint. The auditorium has 20' ceilings, a large stage, and a mezzanine seating area. The gym is located in the basement and is sunken further below the rest of the basement level to allow for tall 19' ceilings.



Classroom Areas

Carstens has a 31 standard classrooms and four large specialty rooms spread across all three levels. Due to the single-loaded configuration of the school, the majority of classrooms face the exterior of the building, with only the library and kindergarten facing the central courtyard. Typical classrooms are approximately 22x30' with 12' ceilings.

School History

Hattie M. Carstens School

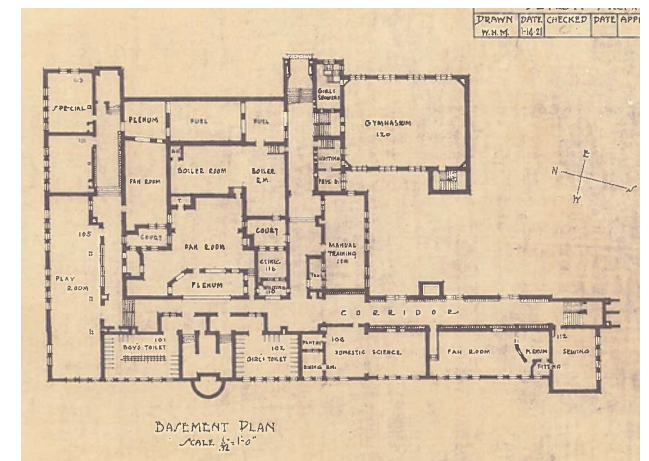
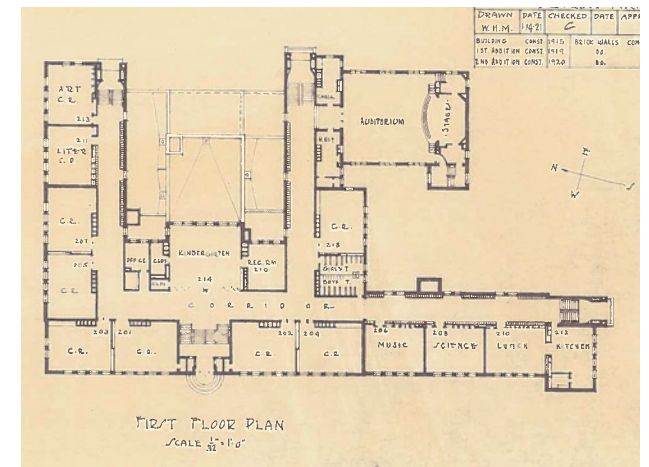
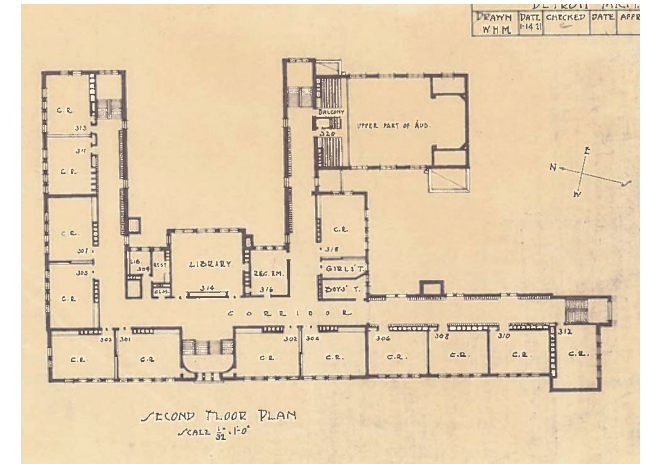
This school, completed in 1916, was named after Hattie M. Carstens, an activist who served a variety of social causes in the city until her death in 1915. An addition in 1919 added six homerooms, a gymnasium, and an auditorium. A second addition, in 1921, added nine more homerooms. Several basement classrooms were added around 1960.

The Herbert M. Rich School, named after a secretary of the Detroit Tuberculosis Society, was built on these grounds in 1927. Although no longer standing, it was described as "a four room bungalow-type with a dormitory and exposures on three sides."

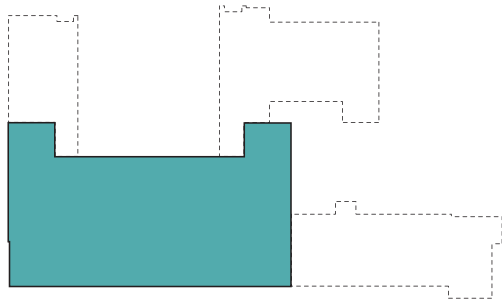
In 1957, this building was converted into a unit for girls enrolled in the special education program from Carstens School, and opened the following year. The Arts and Crafts style was popular in the second decade of the twentieth century, as evidenced by the designs of Nichols School (1910); Breitmeyer School (1915) and Harms School (1917), all designed by Malcomson & Higginbotham. It was considered to be a suitable style to fit

in with the domestic architecture of residential neighborhoods. A few years later, Collegiate Gothic would prevail for its references to the great educational institutions of Great Britain.

Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Carstens, Hattie M., School. Goldstein, D., City of Detroit Historic Designation Advisory Board (2009).

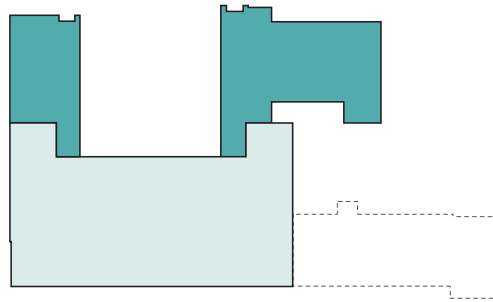


Building Evolution



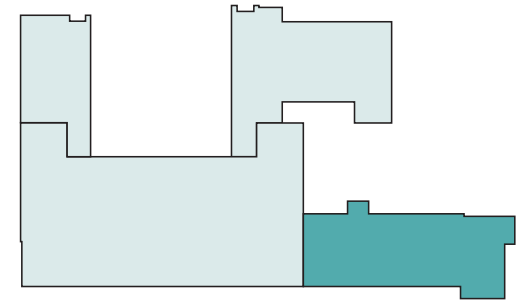
Original Unit (1915)

Carstens' original building was a three-level block with a compact, symmetrical footprint. The original school included 15 classrooms, a large library and kindergarten, and a long and narrow playroom in the basement. Constructed in 1915, this is one of the oldest school buildings remaining in Detroit.



First Addition (1919)

Two new wings were added shortly after the original building opened, giving the school an asymmetrical U-plan. One wing contained six classrooms, while the other contained the gym and auditorium. Both wings are single-loaded, with functional space facing outward, and corridor windows facing the newly formed inner courtyard (overlooking the boiler room roof)



Second Addition (1921)

Another single-loaded classroom wing was added just two years after the first expansion. The new wing extended the main corridor and added ten more classrooms and an additional fan room in the basement.



North elevation seen from the large school yard. The right half of this elevation is the original 1915 unit, and the left half is a 1919 addition; expansions were designed to maintain a seamless and unified composition on the primary facades.



The 1915 and 1919 units created a U-shaped plan with a central space to allow light and ventilation. However, the space is filled by the boiler room roof and is not accessible as a true courtyard. The completely vacant lots that surround the school are visible in the background.



The large auditorium seen from second floor balcony.



The library is a large space with an open floorplan and ample natural light. The former kindergarten, located directly below, has the same overall dimensions, but was subdivided into offices in recent years.



Roof failure visible in a second-story classroom on the south wing. Large openings in the wooden roof deck allow water to infiltrate the wing from top to bottom.



A typical classroom window configuration, featuring four separate wood-framed openings. Windows are scrapped throughout the building.

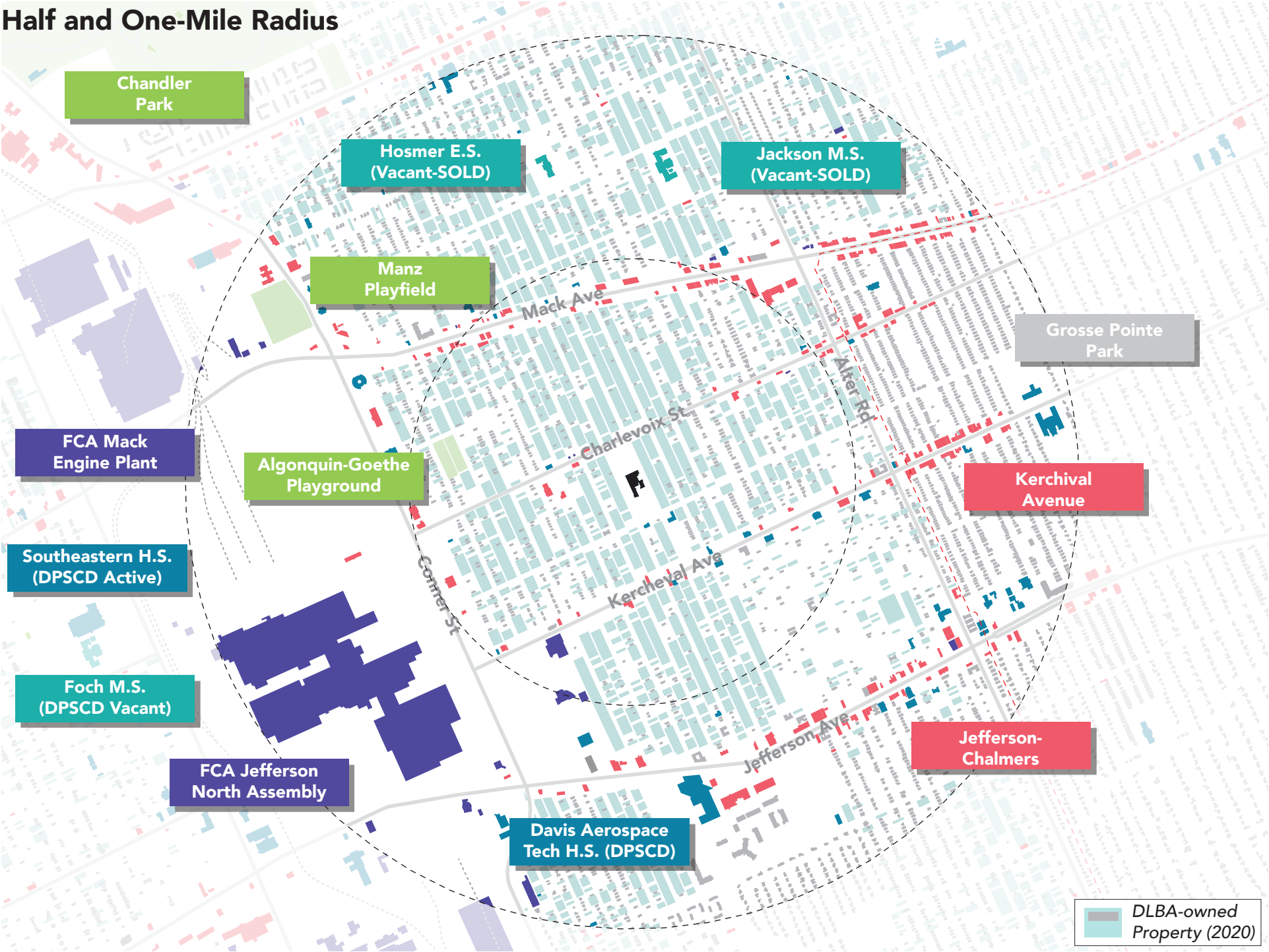


The gym is located in the basement beneath the auditorium. The gym is located several feet lower than the rest of the basement to allow for 18' ceilings. The windows in the left of the frame are located just above grade.



The long western corridor, as seen from the 1921 south addition, looking towards the original 1915 main corridor.

Half and One-Mile Radius



Neighborhood By The Numbers

37_{/100}

Walkscore
Car-dependent

0.3_{mi}

Transit Access
5-10 minute walk to nearest
DDOT Connect Ten or Key Route

1.9_{mi}

Freeway Access
5-10 minute drive
to nearest freeway ramp

0.3_{mi}

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

2.9_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.7_{mi}

Library Access
No public library
within walking distance

80%

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

91

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

2.4%

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