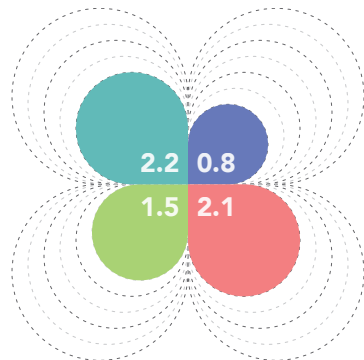


5 Chandler



Address: 9227 Chapin
 Parcel: 19007090
 District: 5
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 2.87 ac
 Gross Floor Area: 50,100 sf
 Floors: 3
 Plan Type: L
 School Type: Elementary
 Year Built: 1905, 1922, 1962
 Zoned: R2
 Base Rehab Cost (est): \$1.1M
 Total Rehab Cost (est): \$10.7M

Condition Market



History Neighborhood



Building Overview

3-story L-plan including raised, occupied basement level.

Original unit built in 1905, one of the oldest schools structures in the city; load-bearing brick construction with wood floor deck.

1921 addition also masonry construction, but concrete slabs.

Main corridors are unusually wide at 17' across.

Modern gym/cafeteria added in 1962; built below grade and connects to basement of original building.

Roof over historic building is in fair condition, but there are localized areas of water infiltration could lead to serious deterioration if left unchecked.

Wood-framed roof deck, attic, and floors in historic building are especially vulnerable to water damage.

School not built at grade and does not have ADA-accessible entrances.

Neighborhood Overview

School located in Gratiot Woods neighborhood.

Large number of vacant parcels and Land Bank-owned properties.

Across the street from Brighter Detroit Community Center, a nonprofit community center and garden located in the former Wayne County 4-H Club building.

Across the street from Gratiot Woods Co-op Apartments, a 65-unit affordable senior housing coop opened in 2008.

Less than half mile from Gratiot Ave and I-94 interchange. Gratiot has special DDOT ConnectTen bus service into Downtown Detroit.

Catherine C Blackwell Institute, an active DPSCD PK-8 school, is located 2 blocks north.

Major new industrial development just over a mile away: FCA, Dakkota, Flex-N-Gate.

Four other vacant school properties within one mile radius, including Stephens E.S. (City), Hutchinson E.S. (City), Barbour M.S. (DPSCD), and Hillger School (Private).

Development Overview

Opportunities:

- Historic building in good condition
- Located near Gratiot Ave business and transit corridor
- Located near I-94 access

Challenges

- Unusual layout
- Not ADA accessible
- Distressed neighborhood
- Wood structure vulnerable to water damage if building not stabilized

Real Estate Market summary:

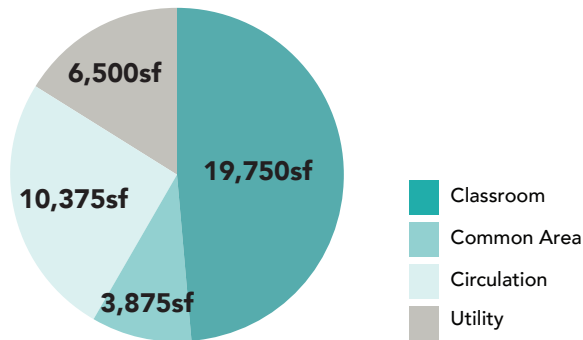
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for mixed-use multifamily housing with retail, due to high walkscore, low retail vacancy, and above-average retail rents.

Existing Floorplan + Program



40,500 sf net floor area

Structure

- Load-bearing brick (1905, 1921)
- Steel frame (1962)

Roof System:

- Timber-framed attic with wood deck (1905, 1921)
- Steel frame and deck (1962)
- Asphalt shingle sloped roof (1905, 1921)
- Built-up roof in low slope areas

Facade:

- Brick with limestone accents
- Wood frame windows

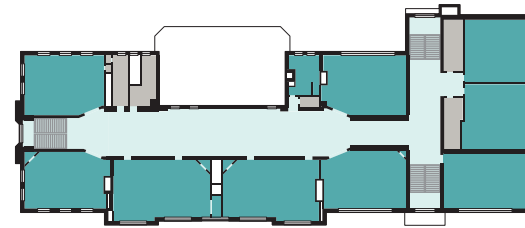
Floor System:

- Wood joist (1905, 1921)
- Concrete slab-on-grade (basements, 1962)

Interior Walls:

- Plaster
- Painted brick (basements, 1962)

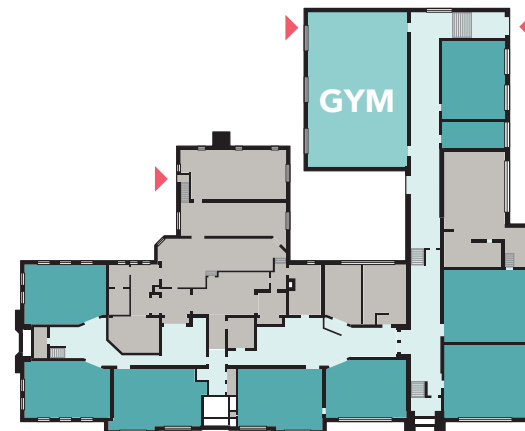
Second Floor



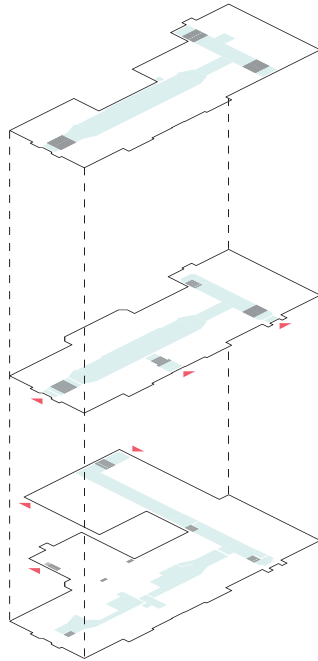
First Floor



Basement



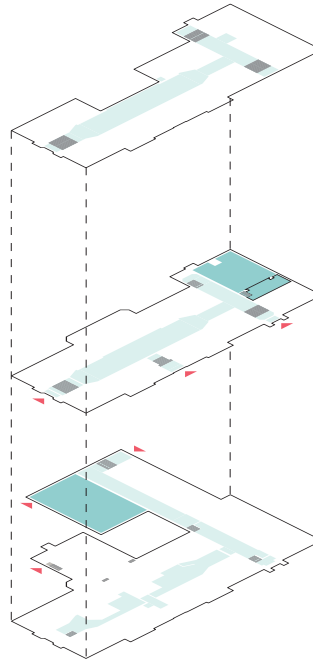
Existing Floorplan + Program



Circulation

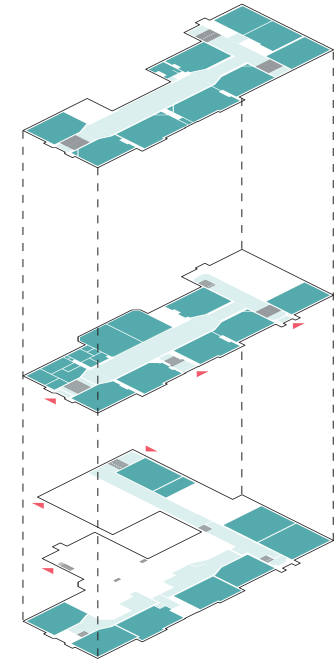
The main classroom building has a single straight corridor on each floor. The main corridor flares in the middle to an extra-wide 17' across.

The 1962 gym addition is accessed via a basement corridor. There are street entrances on both the basement and first floor levels. Because the building is constructed on a raised basement, all entrances require a flight of stairs; the building is not ADA-accessible.



Common Areas

The school features a small auditorium on the first floor, and a basement-level gym in a modern addition. The gym is accessible from both the street and parking lot, though neither entrance is ADA accessible.



Classroom Areas

There are classrooms on all three levels. Classrooms on the upper two levels have large windows and tall 13' ceilings. Basement-level spaces have 9' ceilings and small windows.

School History

Zachariah Chandler School

The Detroit Board of Education erected the Zachariah Chandler Elementary School in 1905 at a cost of \$52,360. The original unit was two stories in height, included 15 rooms, and boasted a capacity of 600. F. H. Goddard served as the building's general contractor. Newspaper accounts from 1906 and 1907 indicate that the building was poorly built, stating that "floors are like toboggan slides and the window casings are loose enough to be moved by hand." In 1908, the building underwent repairs to correct its poor condition. Because of rapidly increasing enrollment, the Detroit Board of Education erected two new portable buildings at the site in 1913, each of which included two rooms.

In 1922, the Detroit Board of Education erected a new addition which housed a gym, auditorium, library, and three homerooms. Culbertson and Kelly served as the project's general contractors while Malcomson, Higginbotham, and Palmer Architects provided the design. The new unit allowed for an additional capacity of 320 students. By 1937, Chandler was a fourteen-section platoon and enrolled 770 students, a significant majority of whom were of Polish-American heritage.

In 1959, Detroit citizens approved a bond and millage expenditure of \$90,000,000 to support the Detroit Board of Education's 1959-1964 construction/facilities improvement program, which included the erection of new buildings and additions to existing buildings, modernization of existing buildings, and the purchase of new sites. This construction program was necessitated by a steady increase in the City's population of school-age children. Between 1960 and 1961, Detroit's student population increased by nearly 2300 pupils. As a result of this building campaign, the Detroit Board of Education erected a new addition at the Chandler School, which included a new gym, activity room, and two classrooms. By 1961, 893 pupils attended the Zachariah Chandler School.

The Detroit Public School system permanently closed the school in 2004 and subsequently sold the property to the City of Detroit in 2015.

References

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Chandler School is Wearing Out. Detroit: Detroit Free Press; Mar 19, 1909; pg. 5

Construction Very Faulty Detroit. Detroit: Detroit Free Press; Feb 2, 1907; pg. 5

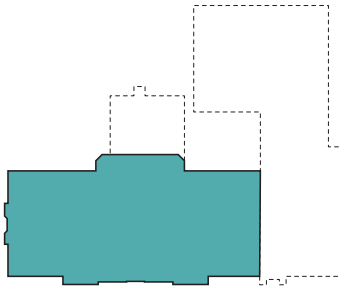
Five New Public Schools That Will Be Ready for Use in September. Detroit: Detroit Free Press; Apr 29, 1906. Pg. 65

Eight New School Buildings to Open. Detroit: Detroit Free Press; Jan 7, 1914; pg. 16

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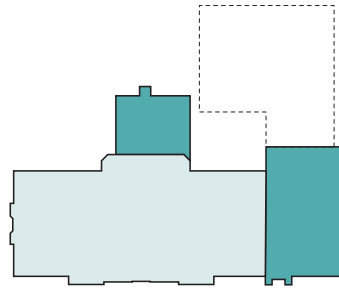
Grover, John and Yvette van der Velde. *A School District In Crisis, Detroit Public Schools 1842-2015*. <https://land-grid.com/reports/schools> Loveland Technologies, 2016

Building Evolution



Original Unit (1905)

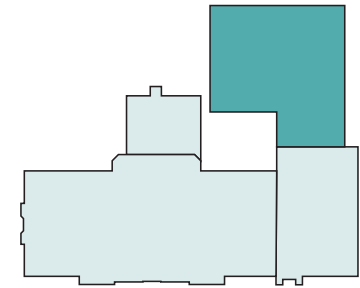
Chandler's original unit was a compact, symmetrical, 3-story box. It had 16 standard classrooms, one large space (later partitioned) and restrooms in the basement.



First Addition (1921)

A small 1921 addition included auditorium, library, three classrooms, and a gym. While the basement-level gym is a large space in plan, its ceilings are only 9' high—it was later converted into classrooms.

The basement-level boiler rooms were also expanded at this time.



First Addition (1962)

A modern gym was added in 1962, along with two more classrooms. For some reason, the gym was built at basement level, rather than at grade; as a result, it only connects to the school basement, not the first floor.



Original 1905 school building, with view of small front entrance.



The rear of the school, with the 1962 gym addition in the foreground. The gym is built below grade and is connected to the basement level of the original building.



The auditorium is small, with low ceilings, a flat floor, and a compact stage.



The modern gym/cafeteria is utilitarian steel frame and CMU construction. It has direct exterior access in two locations, but both are below grade and require a short flight of stairs.



Water damage in an upper-level classroom has caused the plaster walls to disintegrate, revealing the school's load-bearing brick walls. Historic wood window frames are visible, though the original window assemblies and their modern replacements are gone.



The passage between conjoined classrooms on the second floor reveals the thick walls; inside are brick shafts which travel from the basement through to the attic.

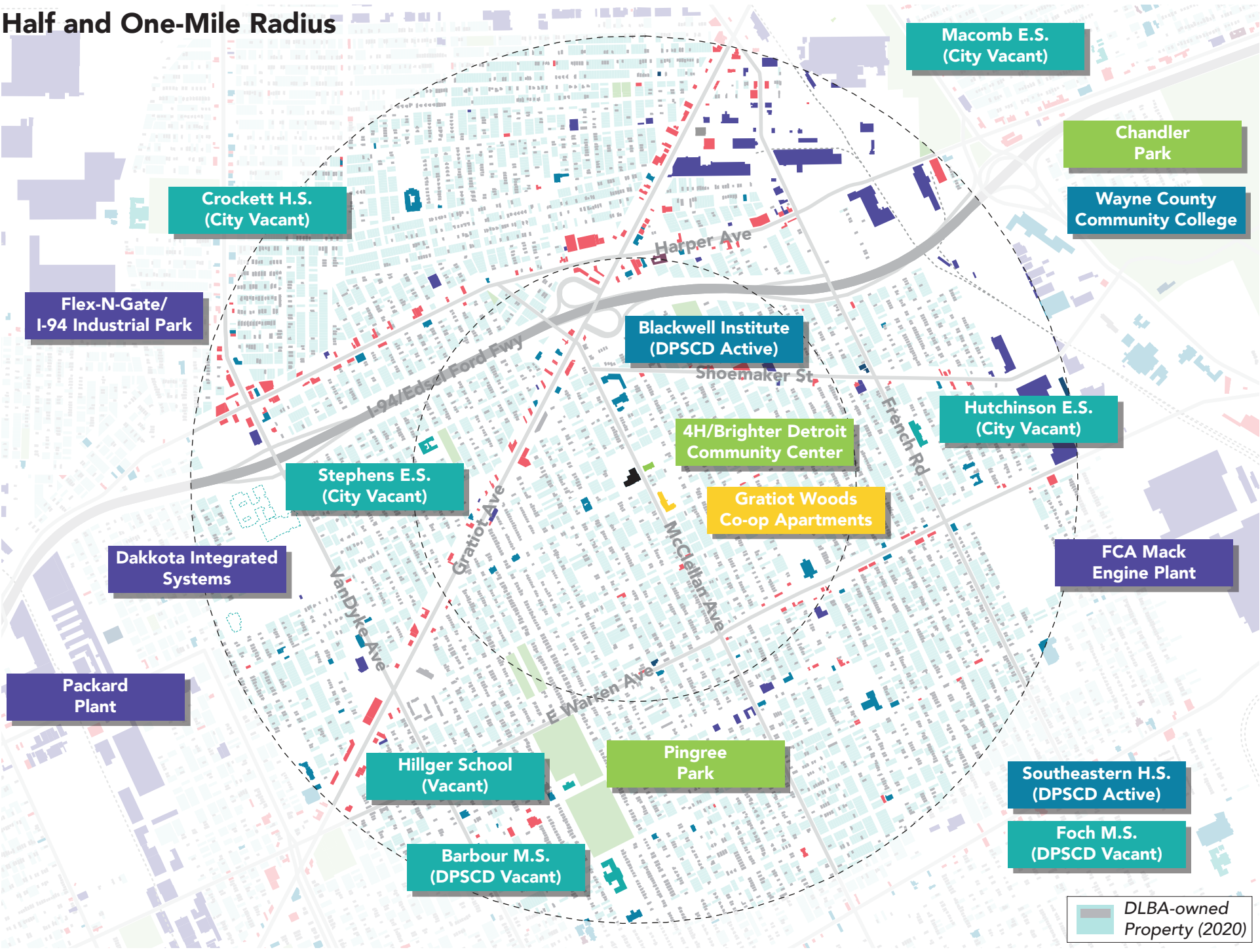


The original front entrance of the 1905 school, viewed from the first floor. The original school building is built on a raised basement, so all entrances have flights of stairs and are not accessible.



The main classroom corridor on the second floor. The main corridors widen to 17', considerably wider than seen at other, more typical schools.

Half and One-Mile Radius



Neighborhood By The Numbers

65_{/100}

Walkscore
Somewhat Walkable

0.2_{mi}

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

0.4_{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)

1.9_{mi}

Nearest Recreation Center
More than 15 minute walk
to nearest city rec center

1.9_{mi}

Library Access
More than 15 minute walk
to nearest public library

67%

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

92

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

1.9%

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