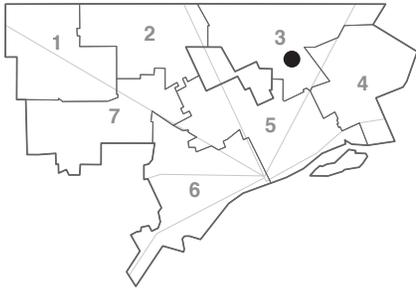
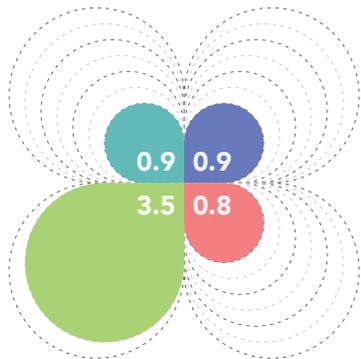


# 3 Lynch



Address: 7575 Palmetto  
 Parcel: 15002942-3068  
 District: 3  
 SNF Area: n/a  
 Owner: City of Detroit  
 Site Area: 1.62 ac  
 Gross Floor Area: 41,200 sf  
 Floors: 2  
 Plan Type: I  
 School Type: Elementary  
 Year Built: 1914, 1922, 1975  
 Zoned: R2  
 Base Rehab Cost (est): \$1.2M  
 Total Rehab Cost (est): \$9.9M

Condition Market



History Neighborhood



## Building Overview

Unusual school that combines three distinct school buildings in one.

East 1914 building features Arts and Crafts style architecture, with mass-masonry brick walls and wood framing.

1914 unit has 3 levels and a large unfinished wood attic/storage area. Building is raised half a level above grade on a tall fenestrated basement.

Central 1922 building is simplified Collegiate Gothic Style, with concrete frame and slabs.

1922 unit has 2 levels built at grade; connects to original unit via a split-level passageway.

1975 unit is single-story, modern CMU construction, with open web steel joist roof and few windows. Includes combination gym/cafeteria/auditorium.

1914 unit in fair condition, with original windows and finishes in repairable condition.

1922 unit heavily water damaged inside, with roof in poor condition, and facade distressed in spots.

Narrow site, with little open space.

## Neighborhood Overview

Located in Airport Sub neighborhood.

Lynch is in a distinct, compact cluster of 8 square blocks surrounded by open space and industrial; feels like a self-contained village or island.

Many new (ca. 2008) single-family homes built on four blocks southwest of the school: Palmetto, Milton, Tappan, and Arcola streets.

Residential blocks directly south and west of the school have very high number of vacant lots and DLBA-owned properties.

Forest Lawn Cemetery, a large green space, located directly north.

Steps from Van Dyke Ave, a major north-south artery and truck route. Although zoned for commercial and industrial, there is very little economic activity along this stretch of Van Dyke.

Located within one mile of major industrial corridors, including the I-94 Industrial Park, where Flex-N-Gate, ArcelorMittal, and two logistics companies have opened large new facilities. Dozens of smaller manufacturers of all kinds are located nearby.

## Development Overview

Opportunities:

- Original school building is rare 100+ year old building in good condition.
- 1975 building is in good condition and flexible
- Located near manufacturing jobs

Challenges

- Space is fragmented across three conjoined but architecturally distinct buildings
- 1914 building is not ADA accessible
- 1922 building needs extensive repairs to envelope and interior
- 1975 building lacks distinctive character

Real Estate Market summary:

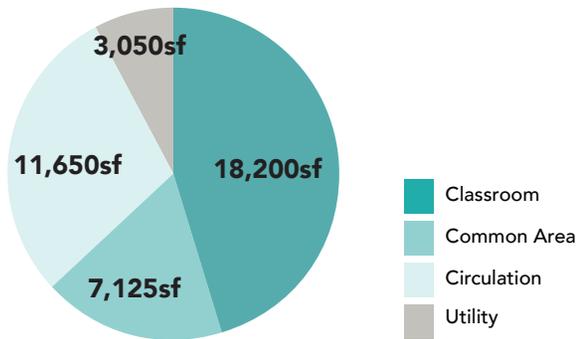
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for industrial use due to high industrial rents and proximity to truck route and other large industrial zones.

## Existing Floorplan + Program



33,350 sf net floor area

### Structure

- Brick masonry with wood joists (1914)
- Concrete frame and slab (1922)
- CMU bearing walls with steel joist (1975)

### Roof System:

- Wood-framed hip roof (1914)
- Concrete deck with mod-bit (1922)
- Steel deck with mod-bit (1975)

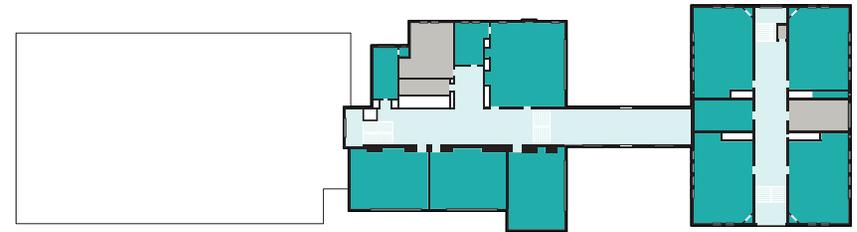
### Facade:

- Brick - architectural style varies
- Wood-framed windows (1914+1922)

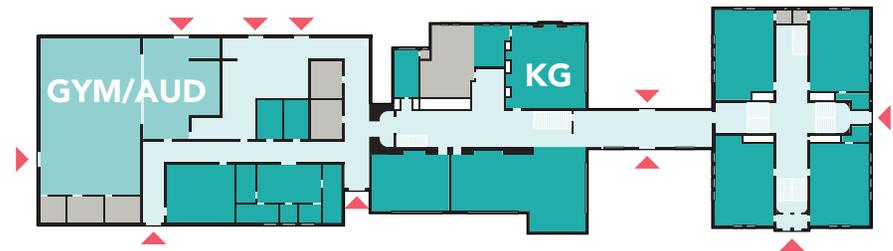
### Floor System:

- Wood joist and deck (1914)
- Concrete joist and slab (1922)
- Plaster walls (1914, 1922)

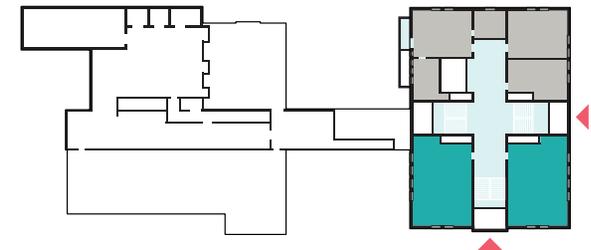
## Second Floor



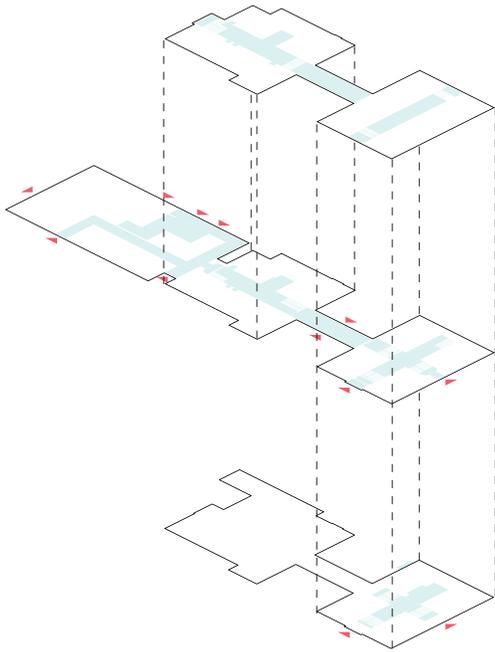
## First Floor



## Basement



## Existing Floorplan + Program

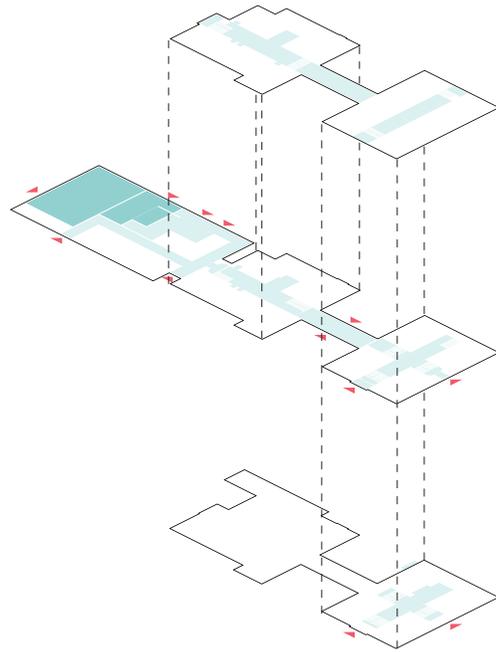


### Circulation

The original unit features a cross-shaped circulation plan, with stairs at all four sides. Because the original building sits on a tall fenestrated basement, all entrances require a half-flight of stairs up or down; the unit is not wheelchair accessible.

The middle unit has a short double-loaded corridor.

The 1975 unit has an irregular circulation plan that loops around the building.

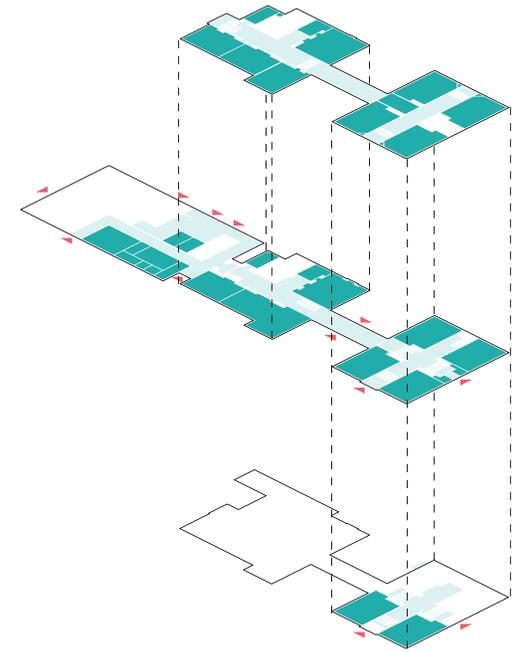


### Common Areas

The original 1914 unit did not feature any large common spaces.

The 1922 unit added a roughly 30x30' auditorium, but the stage has since been removed and the space converted into a library.

The 1975 unit added a 40x60' gym with an attached cafeteria and stage area. The spaces are merged in an L-shape, and can be partitioned via a divider curtain.



### Classroom Areas

The original unit features has a four-square layout with one classroom per corner; each classroom features windows on two elevations.

The 1922 unit features six standard 22x30' classrooms and two larger spaces.

The 1975 unit has two standard-sized classroom spaces, as well as smaller interior spaces.

## School History

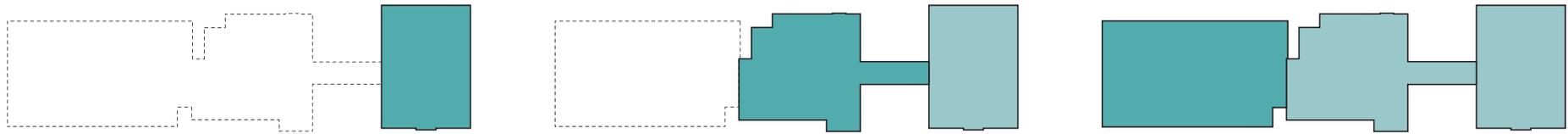
### John Lynch School

Named after Hamtramck Township Treasurer John Lynch, this building originally contained eight classrooms. It was constructed in 1914, and was annexed by Detroit from the Hamtramck school district in 1917. The building was expanded in 1921 with an addition containing six more rooms, along with a kindergarten. In the 1930s, Lynch School was organized into a sixteen-section platoon, serving about 650 children in kindergarten through the sixth grade.

Two portable classroom buildings were erected on the site in 1928 and used through the 1930s, but were destroyed by fire in the 1940s. By this time, enrollment was in a state of gradual decline, and thus these portable buildings were not replaced. Into the 1960s, the student body at this school included a large number of Polish-American students.

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

# Building Evolution



## Original Unit (1914)

The original 1914 Arts and Crafts-style school has ten classrooms on three levels, including a fenestrated basement. The building has load-bearing brick walls, wood joists, and a steep-sloped timber-framed roof.

## First Addition (1922)

The small two-story 1922 addition includes six additional classrooms, a kindergarten, and a small, square auditorium. The addition is concrete frame and slab, and is designed in a different architectural style. Unlike the original, it was built at grade; it is connected via a two-level passageway with via half-flights of stairs to the original schools basement and first floor.

## Second Addition (1975)

The third unit is a single-story modern brick box which extends off the west entrance of the 1922 unit. This unit added a gym with attached cafeteria/stage area, administrative offices, and one classroom. The building features CMU bearing walls with open web steel joists.



Original 1914 unit east facade (formerly main entrance).



Classrooms in the 1914 unit are in generally good condition, with many original plaster and wood finishes intact and in repairable condition. All classrooms in this building are located in corners, allowing for windows on two exposures.



The 1914 building features a tall wood-framed attic beneath the hip roof. The attic is unfinished and was used for textbook storage before the school closed. It could be converted into an interesting space.



The 1922 addition included a kindergarten space with a brick and tile fireplace flanked by wood cubbies. The kindergarten does not have a bay window, a feature that was commonly incorporated in Detroit kindergartens from the mid-1920s into the 1950s.



Historic floorplans show that the 1922 addition contained a small auditorium and stage on the second floor. The space, shown above, was converted into a large classroom or possibly library, and no features from the original auditorium remain.



The 1922 unit is heavily water damaged due to a deteriorated roof. Interior walls are primarily gypsum block and plaster, and not in salvageable condition. However, the concrete frame structure may still be serviceable.

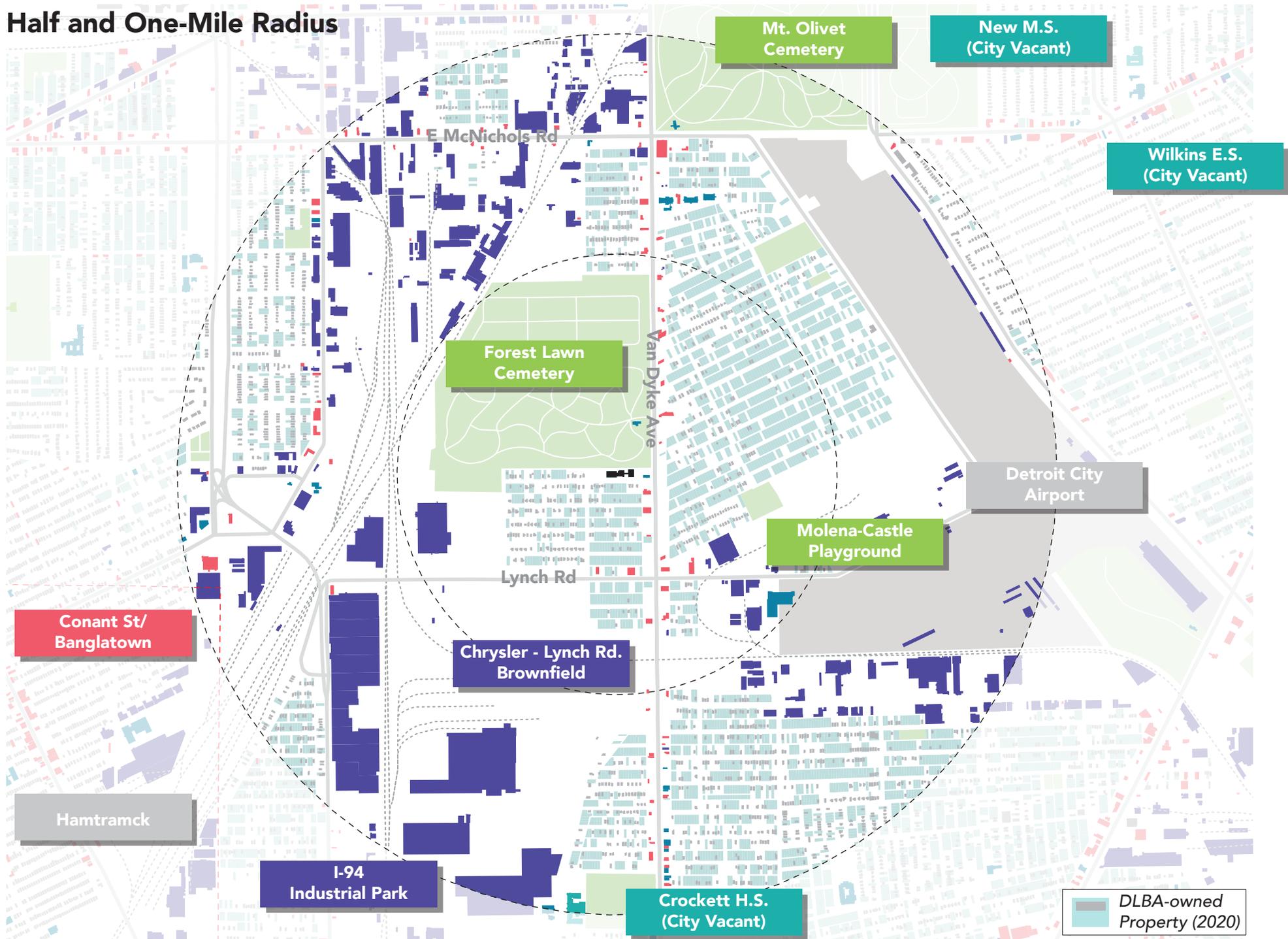


Lynch lacked a gymnasium until the 1975 expansion. The gym is a windowless CMU box with a steel open-web joist roof. The gym is part of a larger L-shaped multipurpose space that also includes a cafeteria and auditorium (pictured above right).



A multipurpose cafeteria/auditorium space was added in 1975. The space intersects the gym (see above left) at a right angle, forming a large L-shaped space. The two areas can be separated from each other using a moveable partition wall.

# Half and One-Mile Radius



## Neighborhood By The Numbers

18<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

1.6<sub>mi</sub>

**Freeway Access**  
5-10 minute drive  
to nearest freeway ramp

0.2<sub>mi</sub>

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

1.4<sub>mi</sub>

**Nearest Recreation Center**  
No City Rec Center  
within walking distance

1.7<sub>mi</sub>

**Library Access**  
No public library  
within walking distance

73%

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

49

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

2.3%

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