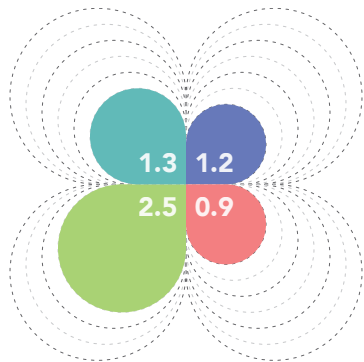


6 Sampson

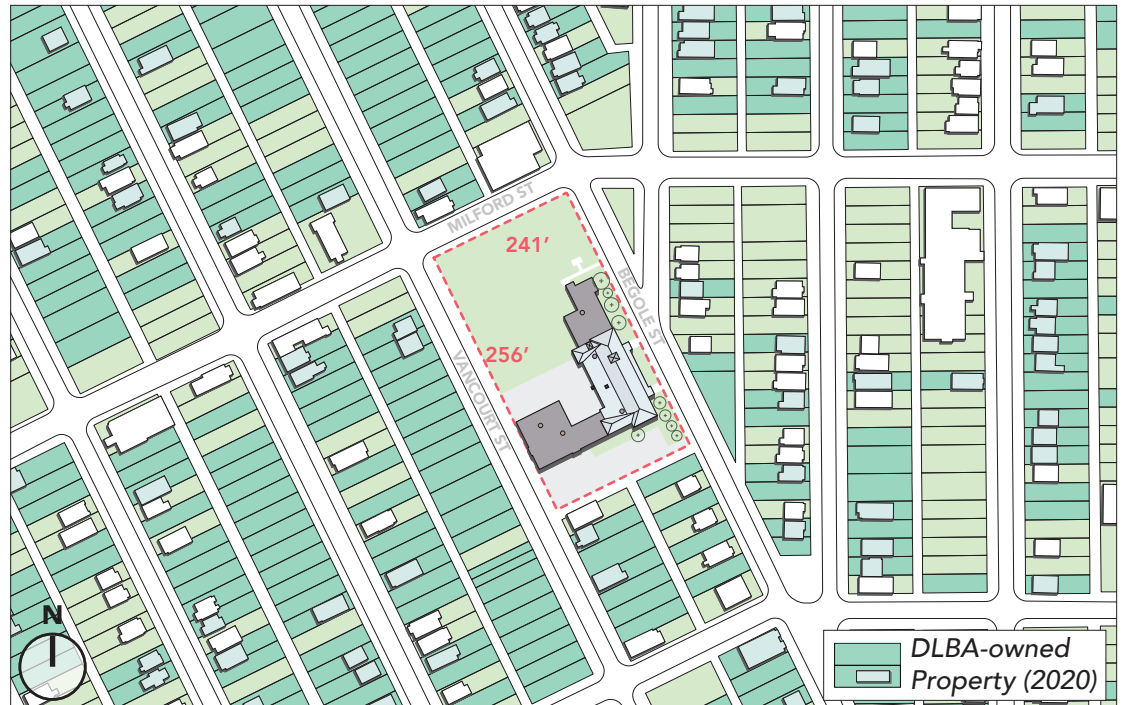


Address: 6075 Begole
 Parcel: 16012191
 District: 6
 SNF Area: n/a
 Owner: City of Detroit
 Site Area: 2.52 ac
 Gross Floor Area: 76,900 sf
 Floors: 3
 Plan Type: L
 School Type: Elementary
 Year Built: 1912, 1920, 1921
 Zoned: R2
 Base Rehab Cost (est): \$2.5M
 Total Rehab Cost (est): \$16.5M

Condition Market



History Neighborhood



Building Overview

3-story L-plan

Original 1912 unit built as a double-loaded box. Additional wings added to the north and west in 1920-21.

Main level is elevated half level above grade, while basement is a half-level below grade; all entrances require stairs and are not accessible.

Original unit features massive 17-foot wide hallways, tall ceilings, and large stairwells.

Kindergarten space features operable walls that can be opened to the main corridor, creating a large space for gatherings.

Large auditorium with balcony stacked on top of sunken gymnasium.

Upper two levels feature high ceilings and large windows throughout.

Basement fan rooms, boiler room, and fuel room are large, column-free spaces with high ceilings, but few windows.

Multiple areas of localized water damage throughout building due to non-operating roof drains.

Neighborhood Overview

Located in Midwest neighborhood.

Single-family residential neighborhood with high levels of vacancy, blight, and DLBA-owned properties.

Isolated neighborhood is cut off from surrounding areas by I-96 to the northeast, I-94 to the southeast, and a large industrial corridor to the west.

Tireman Ave and Warren Ave, located a quarter mile to the north and south, respectively, are the nearest commercial corridors. Neither street features much business activity.

There are several churches in the area which may be potential resources.

Development Overview

Opportunities

- Large building with grand interior spaces—could feel more like an art museum than a school.
- 10 minute drive from key neighborhoods like Southwest/Mexicantown, New Center, Midtown, and Corktown.

Challenges

- Building has no ADA-accessible entrances.
- Large building requires a developer with determination and resources.
- Immediate neighborhood is relatively isolated without much commercial activity or development.

Real Estate Market summary:

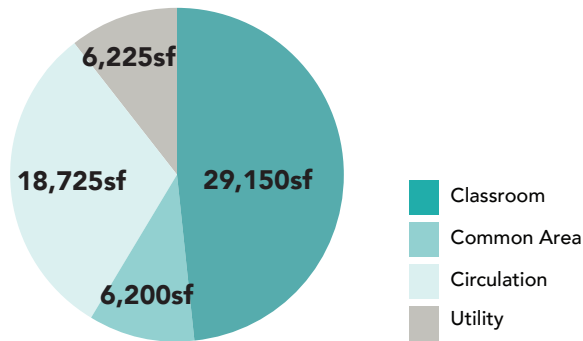
(1-mi radius, compared against subset of 39 City-owned vacant schools)

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

Market-based Use Recommendations

- Best market for senior housing due to below-average senior housing vacancy rate.

Existing Floorplan + Program



60,300sf net floor area

Structure

- Load-bearing masonry
- Steel beam and column

Roof System:

- Wood frame and deck (1912)
- Modified bitumen with aluminum coat (1912)
- Concrete tee-joist slab (1920-21)
- Built-up roof with gravel coat (1920-21)

Facade:

- Brick with limestone accents
- Wood frame with aluminum cap

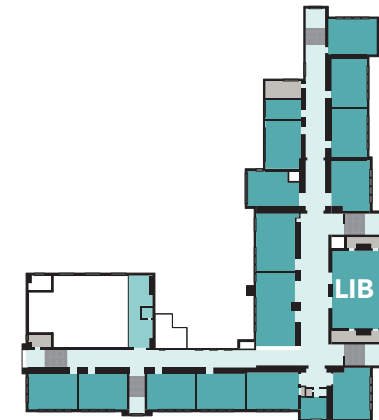
Floor System:

- Wood joist and rafter (1912)
- Concrete tee-joist slab (1920-21)

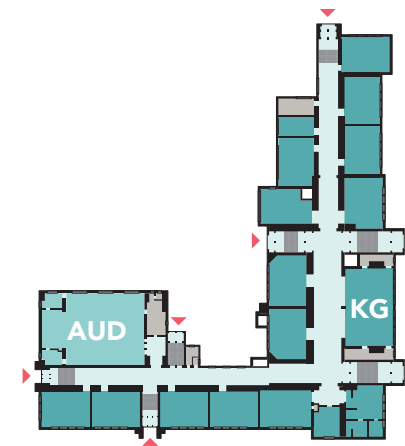
Interior Walls:

- Plaster on brick

Second Floor



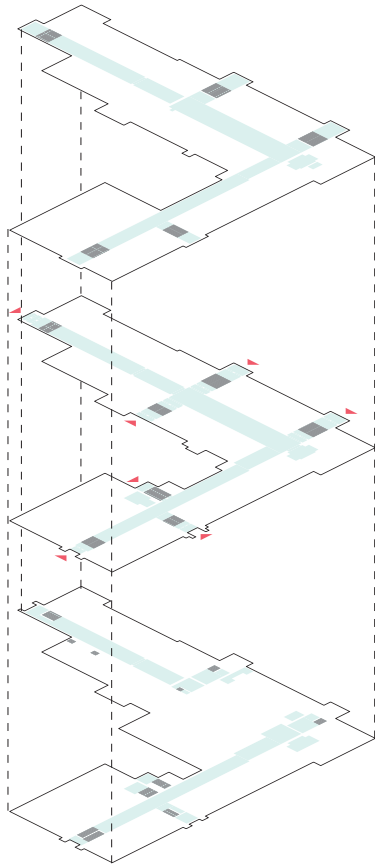
First Floor



Basement

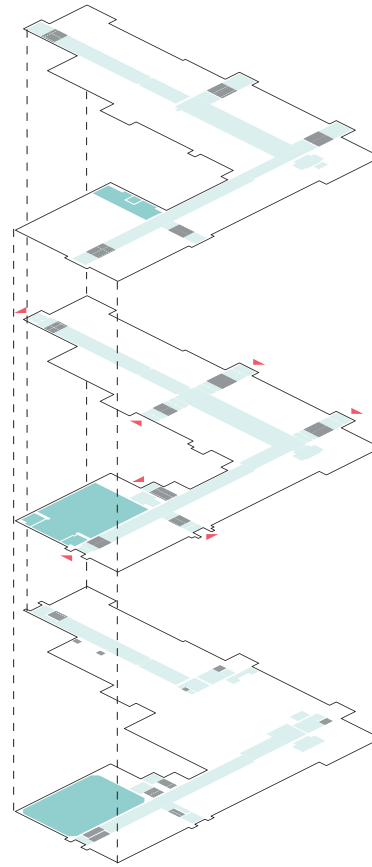


Existing Floorplan + Program



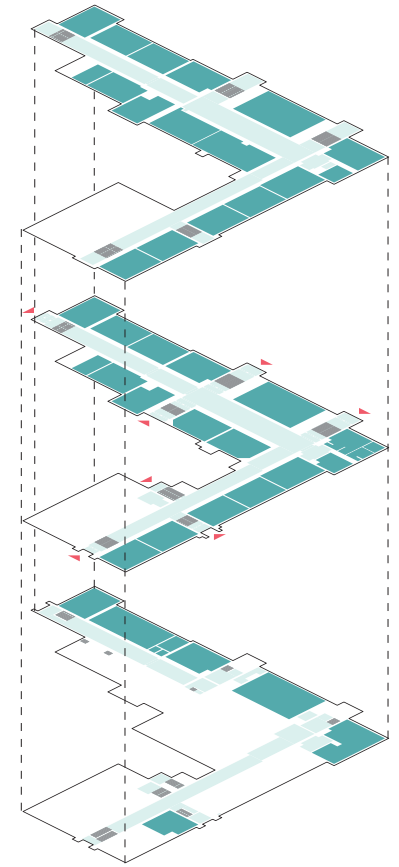
Circulation

Sampson has an L-shaped layout with two main corridors of roughly equal length. The east corridor is wide and double-loaded; the south corridor is narrower and single-loaded. Each corridor has an entrance and stair at each end and in the middle. As the building has a raised basement, all entrances require a flight of stairs. Corridors in the original unit are 17' wide with 13'+ ceilings.



Common Areas

Sampson has a stacked gym and auditorium at the southwest end. The gym is located in the basement and is built a half-level below the rest of the basement in order to achieve 19' high ceilings. The large auditorium is built directly above the gym and has nearly 21' high ceilings and a mezzanine seating area.



Classroom Areas

There are 33 classrooms plus a large kindergarten and library. The kindergarten, located in the center of the original 1912 building, has an operable wall that can be completely opened into the 17' wide main corridors. Typical classrooms are approximately 22x30' with 12'-13' ceilings.

School History

William T. Sampson School

The William T. Sampson School site was purchased by the Detroit Board of Education in 1911 to fulfill demand for a new school in a growing part of the city. The land cost \$7,000, and in 1912 construction began on a school building at a cost of \$72,000. The school was completed and opened in that same year, serving an initial population of about 500 children. The school's namesake, William T. Sampson (1840-1902), served in the United States Navy during the Civil War, and had attained the rank of Rear Admiral by the time of the Spanish-American War. He is known for his role in the Battle of Santiago de Cuba.

Sampson School is, both structurally and stylistically, a departure from other Detroit school buildings that preceded it. Its Late Gothic Revival design comes, like all other Detroit schools of the era, from the architectural firm of Malcomson & Higginbotham. It is the earliest extant example of a Detroit school building in this style, which was later used in the somewhat more ambitious Miller School (1919) and Cooper School (1920). The design of Sampson School was a

forerunner to the more monumental, Collegiate Gothic school buildings, almost all by Malcomson & Higginbotham, that became the norm in the mid-1920s. This style reached its peak with Durfee School (1923) and Central High School (1925), two adjacent school buildings which are together (along with the Roosevelt School, since demolished) known as the Roosevelt Group.

Malcomson & Higginbotham's design for Sampson School is also noteworthy for its early adoption of the flat roof. This innovation reflected an increased concern with issues of cost, wall thickness, and most importantly, fire safety in the early 1910s. Detroit school buildings prior to Sampson School featured wood-framed hip or gable roofs, ranging from simple designs of a low pitch to much heavier, steeper, and elaborate roofs such as those found on McKinstry School (1905) and Crossman School (1911).

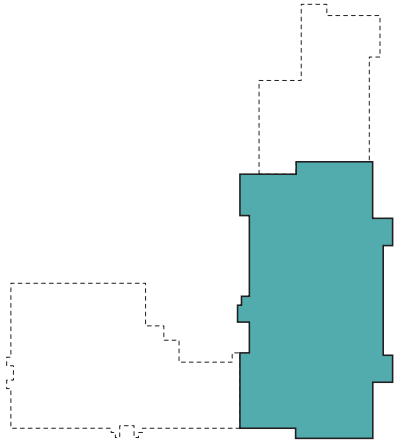
At the time the building was constructed, the area surrounding the school was sparsely developed, with unimproved streets and much of the land devoted to agricultural use. Residents of the area often used the school building as

a place to receive mail or fill containers with water. Over the next few years, however, the neighborhood became fully developed, and two additions to the building were constructed in 1921. These added nineteen classrooms, a gymnasium, and an auditorium, at a cost of \$360,000. Additional land was also purchased for the school, for a sum of \$66,081. The Detroit Plan was instituted, organizing the school into platoons, and the assembly room was converted into a library.

Although the school's population was initially almost entirely white, African Americans began to settle in the area within a few years, and became the neighborhood's dominant ethnic group by 1930.

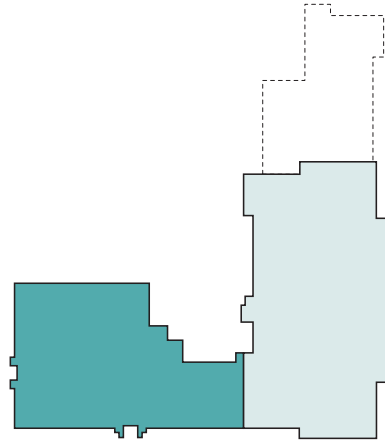
Excerpted from United States Department of the Interior National Park Service National Register of Historic Places Registration Form (Draft). Sampson, William T., School. Boscarino, T., City of Detroit Historic Designation Advisory Board (2009)

Building Evolution



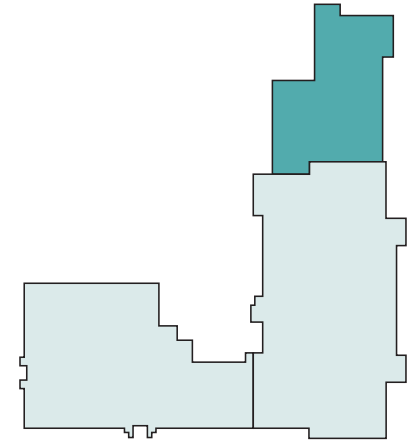
Original Unit (1912)

The original school was a symmetrical 3-story block with a raised basement level. The school consisted of 14 classrooms, and a large library, kindergarten, and play room. The school also featured a single 17' wide corridor with two entrances on each side.



First Addition (1920)

The gym and auditorium unit was added in 1920, along with six more classrooms. Two classrooms in the basement were later converted into a fan room. The connecting corridor is single-loaded, with windows looking out onto the large school yard.



Second Addition (1921)

A second classroom addition was added the following year, with 10 more classrooms.



The original 1912 building's front elevation featured a symmetrical design anchored by two large entry towers. The 1922 classroom extension is visible in the background.



Rear elevations and spacious school yard viewed from the northwest. The school is one of the largest elementary schools included in this study.



Primary stairwells at either end of the original unit feature 16' high windows that flood the corridor with natural light. Stairwells and corridors feature simple rounded covered ceilings.



The main corridors in the original 1912 unit are extremely large, at 17' across and 13' high.



The kindergarten is a large space occupying the center of the original 1912 unit. The classroom originally featured operable walls that opened into the wide main corridor.



The kindergarten windows. Finishes in classroom areas were in generally good condition.

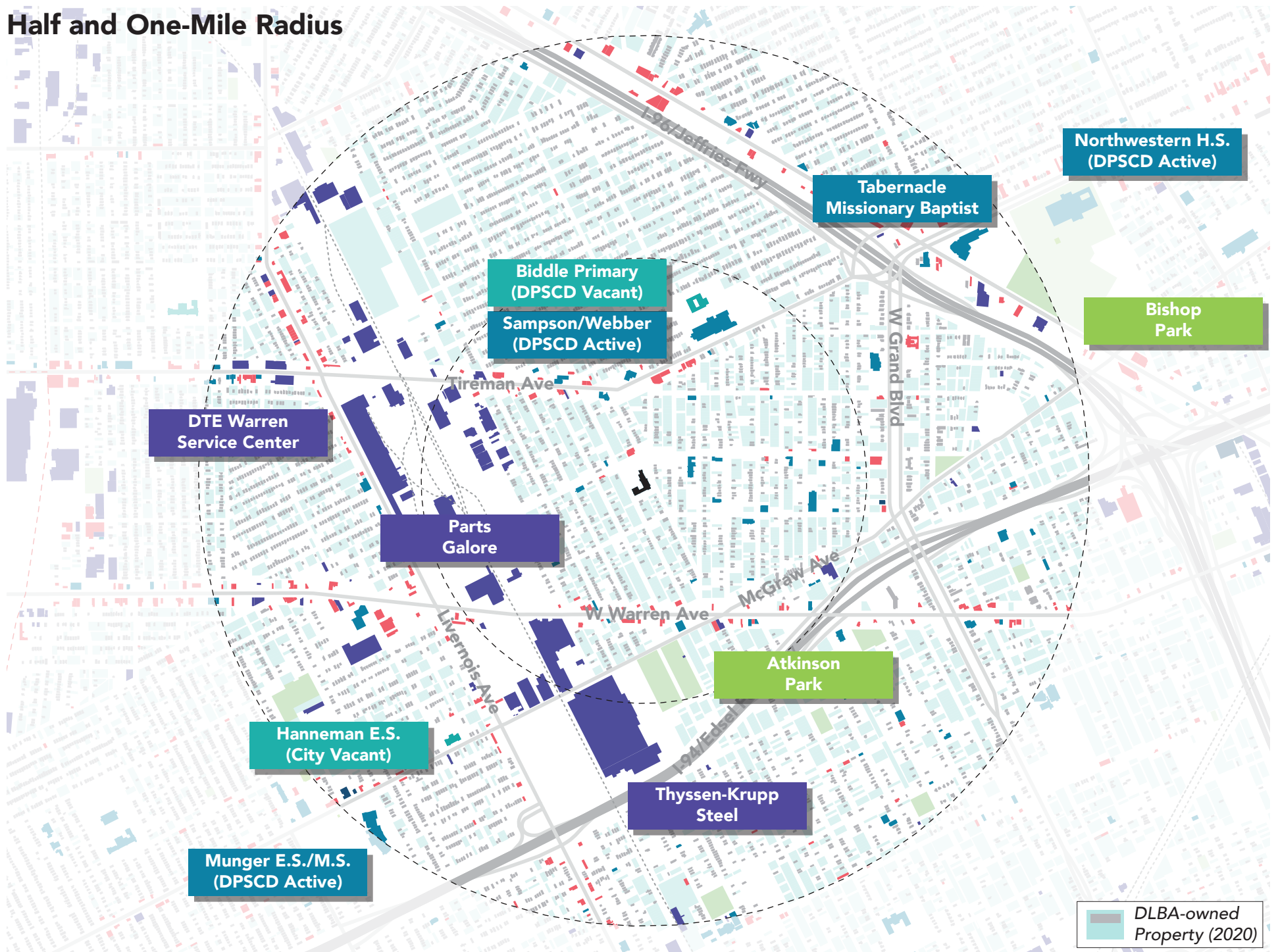


The large auditorium floor and wood-paneled balcony viewed from the high stage. Decorative circular ventilation grilles are visible on the ceiling.



A large gymnasium with 19-foot high ceilings occupies the basement level beneath the auditorium. Large windows just above grade provide the space with ample natural light.

Half and One-Mile Radius



Neighborhood By The Numbers

46/100

Walkscore
Car dependent

0.3_{mi}

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

0.6_{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)

2.0_{mi}

Nearest Recreation Center
No city rec center
within walking distance

1.2_{mi}

Library Access
More than 15 minute walk
to nearest public library

70%

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

130

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

2.6%

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