

For Sale

Former Central High School
Ready for production wood workshop

Painter, Virginia (Eastern Shore)
West Side of Lankford Highway, Route 13



Nearly twelve (12) acres
Nine (9) buildings total

Located within federal and state historic districts
Economic Empowerment Zone
Eligible for federal and state historic investment tax credits
60% of what is invested in the property will be returned through tax credits

Primary school building (show above)

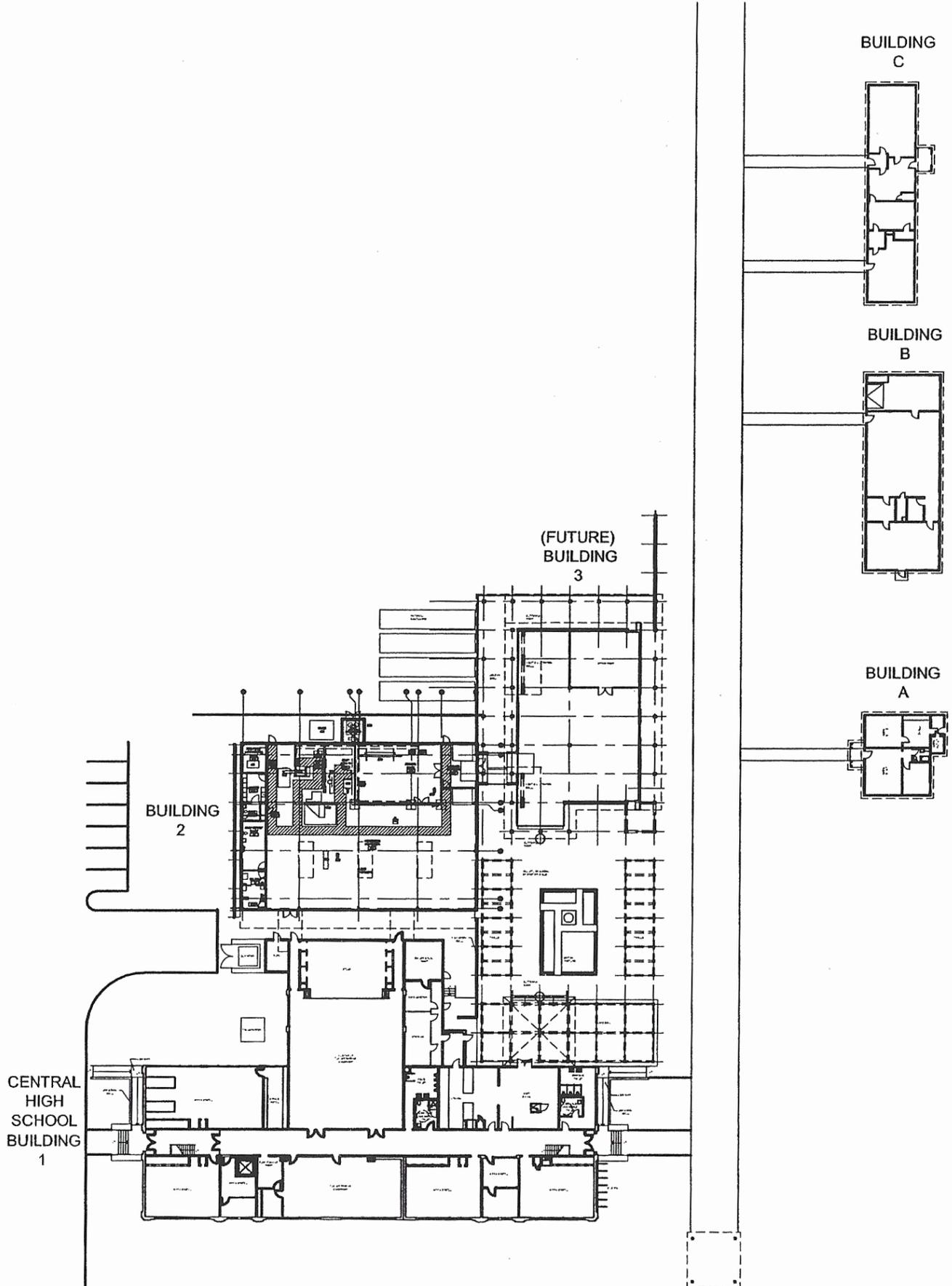
- 30,300 square feet
- Constructed in 1932
- Listed on the National Register of Historic Places

Former gymnasium

- Ready for cabinet maker / production wood workshop
- Renovated in 2009
- New HVAC system added
- Areas for production woodshop and wood finishing areas

Three outbuildings, one renovated in 2009

Site Layout



Overview

Central Green, the former campus of Central High School, contains shy of 12 acres, a total of nine (9) buildings, located on the west side of Lankford Highway, Route 13 in Painter, Virginia. The Central High School building, constructed in 1932, is a two-story wood-frame structure with brick walls containing approximately 30,300 square feet. The existing Gymnasium structure to the west of the main building is a single-story steel-frame industrial building with metal siding with no windows. There are three one-story wood-sided wood-frame structures to the north and west of the main school building containing approximately 1,100 square feet, 2,800 square feet and 2,100 square feet respectively. One was rehabilitated in 2009, and the others are in fair to poor condition. There is a maintenance shed approximately 12 feet by 20 feet and a concession building approximately 32 feet by 12 feet which are not historic structures but may be utilized. There are also two baseball dugouts.

The original goal of the 2009 rehabilitation project was to create a facility to serve as a focal point for promoting sustainable practices for businesses, the environment, and traditional practices. The project was intended to create a tourist destination that exemplified a green business model and utilizes sustainable building practices to achieve a LEED Gold certification for the School building. It also embraced the architectural character of the existing historic School and has been granted State and Federal Certified Historic Rehabilitation status. The property is located within state and national historic districts and is eligible for federal and state historic investment tax credits. All work was designed per the requirements of the 2003 Virginia Uniform Statewide Building Code, amending the 2003 International Building Code, 2003 International Existing Building Code, ADA and the Secretary of the Interior's Standards for Historic Rehabilitation.

The rehabilitation included the creation of a facility to accommodate the production operation for Tucker Robbins Unlimited in the Gymnasium building. The production facility contains an area for a production woodshop and wood finishing areas. The School building had an asbestos abatement and selective demolition along with work to secure and stabilize the structure. The first and second farm outbuildings have minimal accommodations including toilet facilities, one new overhead door and an upgrade to the mechanical, electrical, and plumbing systems to accommodate the new uses. Basic improvements were included such as septic tie-ins and necessary concrete pads.

Gymnasium (Building 2)

The rectangular pre-fabricated Gymnasium building is located due west of the School on axis. It is a 1 1/2" thick pre-finished metal clad structure with two single doors on the east elevation and a single door on the north elevation. The Gymnasium building is referred to as building 2 on the site plan.

Gymnasium - HVAC Added 2009

The HVAC System in the Gymnasium (added in 2009) consists of the following: The open area of the building, including the office restroom, and changing rooms are heated and air conditioned using propane gas fired furnaces with DX cooling coils and remote air cooled condensing units. The furnaces are located on the mezzanine and distribute conditioned air through sheet metal ducts with exterior wrapped insulation with vapor barrier. Office, toilet and changing rooms are supplied through floor electric heat.

Building B

The other three primary buildings are one-story frame outbuildings with wood siding. Northwest of the gymnasium is a frame building containing a class room and a garage space. It underwent extensive renovations in 2009.

The primary south elevation is seven bays in length with a garage door in the westernmost bay. The other bays are comprised of, heading east, a single entrance door, three bays of paired nine-over-nine double-hung windows, a single four-over-four windows, and a bay with no apertures. The west elevation contains two bays of paired nine-over-nine double-hung windows. The east elevation contains the same arrangement, with the addition of a single door in the center. The north elevation contains seven bays of nine-over-nine windows, alternating from double, single, four double and a single window heading east. Windows have exterior storm windows. In order to provide an ADA accessible entrance, a side earth-berm approach is needed. This building is referred to as Building B on the site plan.

Building B - 2009 Renovation

Building B was thoroughly renovated in 2009. The original windows were refurbished in place with broken window panes replaced and new screens installed. The exterior was scraped of loose paint and repainted. The existing standing seam metal roof was replaced with a new terns-coated standing seam metal roof matching the existing historic detailing. The existing exterior walls had foam isolation clown into the cavities between the studs. The bathrooms were demolished down to bare studs and rebuilt to ADA standards and toilet accessories. The interior bathroom walls were finished with drywall and ceramic tile. The existing interior walls were scraped of loose paint and repainted. The existing overhead door was removed and replaced. Lockers from the existing school building were relocated into this building.

A portion of the building has a built up floor over a shallow crawl space. The remaining portion of the building has a slab-on-grade. the roof consists of wood rafters spaced at approximately 24" on center. Several areas required the replacement of rafters and sheathing. The roof is supported by wall studs bearing masonry foundation wall.

Building B is heated using an electric furnace with a direct expansion coil for air conditioning (added in 2009). Conditioned air is distributed through sheet metal ducts externally insulated with a vapor barrier. Make-up air is provided in accordance with the International Maintenance Code. Ceiling mounted exhaust fans were installed in the toilet areas in accordance with the International Mechanical Code. The domestic water connection to this building was repaired. The sanitary service was replaced. The plumbing fixtures were replaced in kind. A new water heater was installed to serve the hot water demand for the building.

The electrical service for this building was replaced with a new 400 amp, 208Y/120 volt, 3 phase, 4 wire service. The new service consists of a power company meter, met underground from a new power company pad mounted transformer and a new 400 amp main circuit breaker panel board. This panel board is used to serve all branch circuits in the space. The electrical distribution system is grounded in accordance with NEC. Branch circuits were run concealed as much as possible and may be either wiring in conduit or metal-clad type 'MC' cable, except that exposed circuits are in conduit. All branch circuits size 3 AWG and smaller are copper conductors. Larger branch circuits and panel feeders may be aluminum or copper. All circuits have grounding conductors.

Lighting units in the finishing area are surface mounted 4' enclosed vapor proof fluorescent fixtures using T8 lamps. Average maintained illuminance is 50 foot-candles, minimum. Other spaces are provided with 2' and 4' fluorescent wraparound fixtures using T8 lamps, as appropriate. Emergency Egress Lighting is accomplished using emergency battery lighting units.

Buildings A and C - Existing Conditions

The Caretaker's Cottage is located due north of the Gymnasium building. It has a gabled standing seam metal roof and a small shed porch central entry facing south. Eight-over-eight double hung windows flank the entrance. The west elevation contains paired six-over-six double hung windows in the front portion of the house and a single eight-over-eight window in the rear portion. The north elevation contains an entrance through a closed in porch. Two small four-over-four double hung windows and one six-over-six window appear in this elevation. All windows have exterior storm windows. In order to provide an ADA accessible entrance, a rear earth-berm approach is needed. This building is referred to as Building A on the site plan.

Due west of Building B is the third frame building. It contained a former classroom space and is in poor condition. It has a gabled asphalt shingle roof. The primary south elevation is six bays in length with single entrance doors inserted between the third and fourth and fifth and sixth bays. The bays are comprised of nine-over-nine double hung windows which have been covered with plywood. The east and west elevations contain two bays of double windows and the north elevation has one entrance in the third bay. No windows have exterior storm windows. In order to provide an ADA accessible entrance, a rear earth-berm approach is needed. This building is referred to as Building C on the site plan.