

WYTHE ELEMENTARY SCHOOL, LLC

The George Wythe Elementary School is one of the last original examples of Art Deco architecture in Hampton. Completed in 1937 as a junior high school, it was renovated in 1978 changing some of the interior original historical details. Our development team would like to refurbish the original historical context and details meeting strict Department of the Interior standards, while making the building a vital part of the community once again.

Currently, the building is zoned R-11 and will need to be rezoned to MD-4 in order to accommodate a multi-family housing use group.

The current structure has been vacant since 2010 and the roof leaks and vandalism has caused mold infiltration and the theft of the original copper pipes has cause asbestos to be dispersed throughout the facility. Original decorative metal features, such as handrails and the auditorium stage grilles have been removed at this point and we will need to have these replicated to the extent possible.

To help further the revitalization of this community, we plan to develop 40 one bedroom and studio apartments which we believe will appeal to the elderly as well as all ages of the current Hampton workforce. We believe this is the highest and best use for this building and will conform to the Hampton Community Plan by building upon your historical strengths and assets. These units will be market-rate for the area and will boast of high ceilings, large windows and high end finishes.

Our site is relatively isolated from adjacent residential neighbors with the exception of the east side of the property. We will provide an easement for that residence to access their driveway through our parking lot as indicated on the site plan.

As this building is residential in nature, there will be minimal impact to city services. There is a sewer line currently located under a corner of the existing facility and we will have this line rerouted to comply with the criteria from the city as part of this renovation.

Through meetings with the community and the city management, we are appreciative of the support we have been shown for this project and we look forward to bringing this diamond in the rough back to life.