



US Army Corps of Engineers

Norfolk District

News Release

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FOR IMMEDIATE RELEASE
Nov. 30, 2004
[#04-23](#)

Historic Chamberlin Hotel lives! New owner to transform into military retirement home

Norfolk, Va. – After facing 20 months of uncertainty, a new owner has emerged to buy the historic Chamberlin Hotel, located at Fort Monroe, Va., after gaining approval to transform the landmark building into a retirement center with emphasis on retired military.

OPC Hampton LLC signed an Army 50-year ground lease agreement yesterday, executed by the Real Estate Branch of Norfolk District, Army Corps of Engineers. The Chamberlin Hotel has languished the past 17 months in Chapter 11 bankruptcy protection. This action clears the way for the Chapter 11 bankruptcy court to approve the transfer of ownership of the Chamberlin, effective Dec. 1.

“This lease signing results in a win-win situation for the U.S. Army, the developer and the Hampton Roads community,” said Chief of Real Estate, Dillard Horton.

The new 50-year ground lease was approved through a programmatic agreement between the State Historic Preservation Office (SHIPO) and the installation commander at Fort Monroe, Va., to satisfy issues raised on the future use of the Chamberlin.

The programmatic agreement allows the Chamberlin to be used as a retirement center, with initial emphasis on unassisted living. Approval was also granted to construct an additional building adjacent to the hotel to accommodate assisted living, and a 3-level parking garage with Fort Monroe utilizing the third level for their parking needs.

For more information, contact the Chief of Real Estate Branch, Dillard Horton, Norfolk District Army Corps of Engineers, at (757) 441-7733.

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