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***Fort Monroe Lofts*: New Apartment Residences Announced at Historic Fort Monroe**

78-Unit Project Led by Echelon Resources to Blend Modern Living with Historic Preservation

FORT MONROE, VA – The Fort Monroe Authority and Echelon Resources are pleased to announce the launch of *Fort Monroe Lofts*—a 78-unit apartment community delivering modern living on one of America’s most treasured landscapes. The project is being developed by Echelon Resources, a Virginia firm specializing in adaptive reuse projects across Virginia and North Carolina. Construction will begin later this spring and marks the beginning of a 14-building trajectory-shifting development at Fort Monroe.

The *Fort Monroe Lofts* project will convert 67,000 square feet of historic Colonial Revival style buildings into a mix of studio, one-bedroom, and two-bedroom apartments. Expected delivery of the units is late summer/early fall 2026. Two buildings will be used:

- **Randolph Hall**, constructed in 1932 and once used as military barracks, sits near the entrance to Fort Monroe on the shore of Mill Creek.
- **Building 100**, completed in 1906 in the village section of Fort Monroe, was designed by nationally acclaimed architect Paul Pelz, best known for his design of the Library of Congress.

To preserve and repurpose these historically significant structures for the 21st Century, the project team will utilize state and federal historic rehabilitation tax credits (HTCs), administered in Virginia through the Virginia Department of Historic Resources (DHR) and the National Park Service (NPS). These programs offer incentives to developers rehabilitating historic buildings in accordance with the Secretary of the Interior’s Standards for Rehabilitation. The result is not only private investment in preservation but also significant public benefits, including job creation, community revitalization, and cultural

landscape stewardship. The HTC programs are of paramount importance to making the redevelopment of these historic structures economically viable.

“Fort Monroe’s 500+ acres represent a globally significant convergence of culture, history, and ecological diversity, on the shores of the Chesapeake Bay,” said Scott Martin, CEO of the Fort Monroe Authority. “Echelon Resources’ multimillion-dollar investment in Fort Monroe’s future further confirms the Commonwealth of Virginia’s reputation as the best state in the nation for business. We are grateful for the leadership, boldness, and professionalism from the entire Echelon team. They “get” Virginia and Fort Monroe.”

Echelon Resources has extensive experience in historic revitalization of buildings of various sizes, with a portfolio that includes Whirligig Station (Wilson, NC), Imperial Lofts (South Boston, VA), Maury Commons (Fredericksburg, VA), and Woodstock Lofts (Woodstock, VA) among others.

“We’re proud to partner with the Fort Monroe Authority on a project of such significance,” said Edwin Gaskins, President of Echelon Resources. “*Fort Monroe Lofts* embodies our passion for preserving history while creating meaningful places for people to live. This site is unmatched in both story and setting.”

When complete, *Fort Monroe Lofts* will offer residents in-unit laundry, high-speed internet, on-site parking, and easy access to beaches, trails, restaurants, parks, and historical cultural landmarks.”

For updates and leasing information, visit www.fortmonroelofts.com.

About Echelon Resources

Echelon Resources specializes in the adaptive reuse of historic properties, creating dynamic residential and mixed-use communities across Virginia and the Mid-Atlantic region.

About Fort Monroe Authority

The Fort Monroe Authority oversees the preservation and revitalization of Fort Monroe, a National Historic Landmark and National Monument, with a mission to protect its legacy and promote sustainable economic development.

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Building 87—Randolph Hall



Building 100