



## **PUBLIC MEETING**

### **Alternative Re-Use**

### **Building 521**

Hosted by:  
Commander Beth Lin Hartmann, P.E.  
Deputy Regional Engineer, Navy Region Midwest  
Executive Officer, Naval Facilities Engineering Command Midwest



## **Why are we holding this meeting?**



- **Council on Environmental Quality (CEQ) National Environmental Policy Act (NEPA) 40 CFR parts 1500-1508**
- **National Historic Preservation Act (NHPA), Section 106 Consultations with Illinois State Historic Preservation Officer (SHPO)/Advisory Council on Historic Preservation (ACHP) & Consulting Parties**
- **Request Public Input for Feasible Re-Use**





### Great Lakes Historic District

- Listed National Register of Historic Places
- 43 buildings major contributing

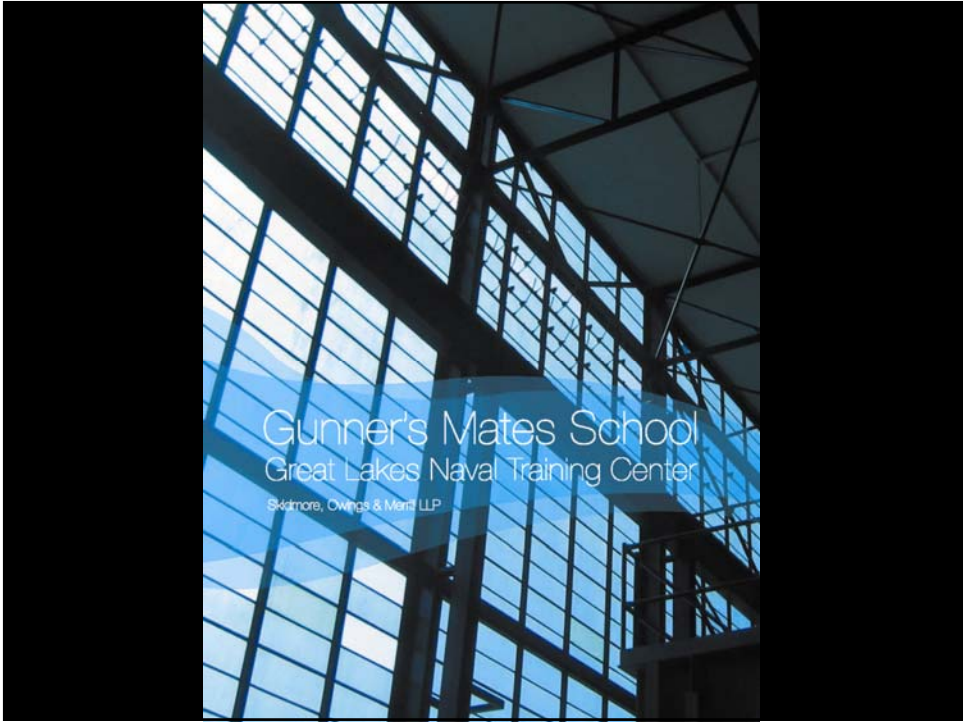
### Historically Eligible

- Building 42 – Proposed New Navy Museum
- Building 521 – Former U.S. Naval Gunnery School




- **Constructed in 1954**
- **Designed by Skidmore, Owings & Merrill (SOM)**
- **Example of 1950's modernism & international style**
- **Eligible for National Register of Historic Places**





**Historical Significance**



Conceptual architectural precedents for the Gunner's Mates School can be traced back to the German architect Mies Van Der Rohe's theoretical project from 1942 in which a new concert hall was tucked within existing space of the Martin Bomber Plant. Quoting Franz Schulze in his biography on Mies Van Der Rohe: "The photo showed the interior of the Martin Bomber Plant near Baltimore, designed for the war effort by the American architect Albert Kahn. It was an immense space whose freedom from all interior supports depended on ranks of huge overhead trusses that spanned the entire room... Mies elected to design a serious project based on the photograph. He conceived the installation of a concert hall in the great Kahn Factory space... It can be argued that the Concert Hall was the pivotal work of his career."

The idea of creating "universal space," a large enclosed area under a single roof which may be used in a variety of ways, became the architectural planning model. This model applied to a myriad of uses, from art museums and convention centers to schools, including the Gunner's Mates Service School.

According to DOCOMOMO, the Gunner's Mates School (Building 521) was designed by Bruce Graham and William Priestly, who was a good friend of Mies Van Der Rohe. Whereas the firm's previous curtain walls were designed by the New York office, Gunner's Mates was the first by the Chicago office.

Gunner's Mates School  
Skidmore, Owings & Merrill LLP





## History of Building 521



### **U.S. Naval Gunnery School**

Housed full-scale, operating guns and guided missile launching systems

**Vacant 3 years**

**No prospective mission**





## Case Alternatives Report (CAR) of Jan 06



### CAR was performed per NHPA, Section 106

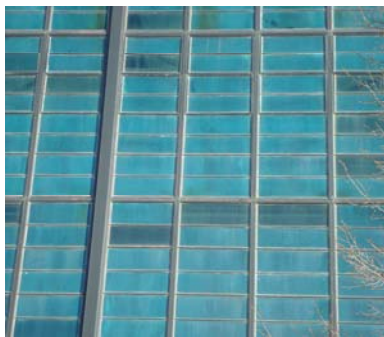
- No Action
  - Building not compatible with future Navy requirements
  - Demo by Neglect (contrary to Federal Regulations)
- Mothballing
  - Protect exterior & interior (per National Park Service standards)
  - High costs of increased maintenance and continuous utility service
- Full Rehabilitation to Original Use
  - No need for land-based weapons systems trainers
  - New training by computer based learning



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## Case Alternatives Report (CAR) of Jan 06 (Cont.)



- Banking
  - Stabilize exterior
- Minimal Rehab
  - Rehab roof, window glazing
  - Construct new classrooms
- Adaptive Re-use
  - Identify new mission
  - Gutting interior
  - All new building interior and systems
- Demolition
  - Last resort



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## Alternatives Discussed But Not Feasible



Parking Garage  
Gym/Fitness Center  
Galley/Food Court/Student Union  
Storage Center  
Training Center



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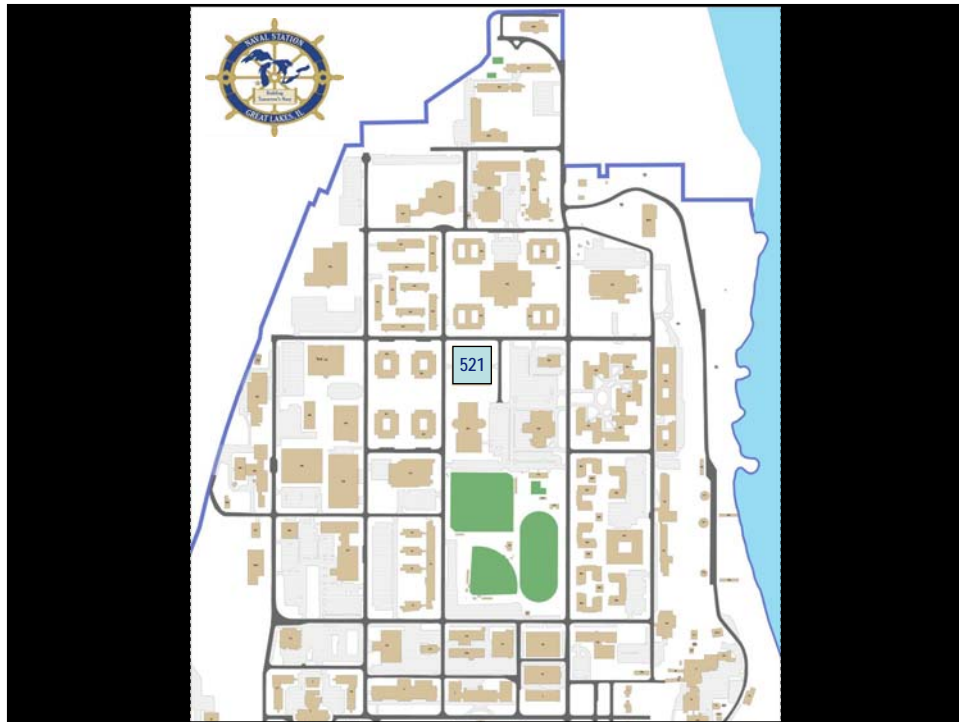
## We Need Your Input!



- **Explore all viable, practical and feasible alternatives**
  - New re-use ideas
  - New lease of space (Anti-Terrorism Force Protection concerns)
  - Private movement of building off-base
  - Other?
- **Items to consider**
  - Size of facility
  - Condition of building (need large investment to make usable)
  - Location
    - Within the security zone on interior portion of Naval Station Great Lakes
    - Inside of a pedestrian – military student campus



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## Proposals



**Present your written proposals/ideas  
by February 13, 2008 to:**

**NAVFAC Midwest  
Attn: Ms. Maria Sus,  
Cultural Resources Program Manager  
201 Decatur Avenue, Building 1A  
Great Lakes, IL 60088-2801  
ph 847-688-2600 x 1364  
maria.sus@navy.mil**

