

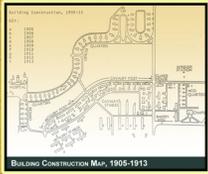
# RESTORING THE PAST PREPARING FOR THE FUTURE

## Base Realignment and Closure at Fort Sam Houston

By Brian Dwyer, Fort Sam Houston Joint Program Management Office

Some of the oldest structures in the U.S. Army's inventory are gaining new life and uses under the 2005 Base Realignment and Closure (BRAC) construction and renovation program on Fort Sam Houston, Texas. The restoration of historic structures on Fort Sam Houston will provide administrative space primarily for about 3,000 military personnel and civilian employees who support a variety of realigned agencies and commands. The Installation Management Command, or IMCOM (to include headquarters, IMCOM-West; U.S. Army Environmental Command; and Family and Morale, Welfare and Recreation Command), the Mission and Installation Contracting Command, and the Network Enterprise Technology Command, including the 106th

Signal Brigade, are all a part of the realignment. New facilities built through other BRAC projects are expected to bring an additional 9,000 individuals to Fort Sam Houston. These renovation projects include about two dozen structures, many of which are more than 75 years old and several that are more than a century old.



FRONT ELEVATION  
SCALE 1/4"



**"The commander's duty is to make his post an attractive home for the Army by every means available."**

- Annual Report of the Secretary of War, 1912

As federal historic renovation efforts, the projects are proceeding within the parameters of the National Historic Preservation Act. A special Army Alternate Procedures agreement is also in place that outlines more specific management practices to ensure that the visual character of the buildings is maintained. Under this agreement, project teams consult regularly with the Advisory Council on Historic Preservation and the Texas Historical Commission. "Renovation projects like these require extraordinary effort because intricate architectural features must be preserved to achieve an appearance that is true to the original designs," said David Thomas, director of the Joint Program Management Office, which is overseeing the San Antonio BRAC construction and renovation program. "Extra care and diligence are also necessary in carrying out the work because of the delicate state of some of these buildings." All of the historic structures require extensive rehabilitation to become suitable for their new tenants. In most cases, existing interior partitions, electrical wiring, plumbing, climate control systems, and interior and exterior lighting fixtures need to be replaced. Stairways, ceilings, wooden floors, structural roof members, interior and exterior doors and windows are also being repaired, refinished or replaced.



### GUIDANCE FOR HISTORIC BUILDING RENOVATIONS AT FORT SAM HOUSTON

- Identify the defining historic characteristics of the building, such as porches, windows and ornamentation.
- Ensure that renovations do not remove or damage those characteristics. If the building will have a new use, it should not require significant changes to the original design.
- Historic features should be repaired rather than replaced. If they must be replaced, they should match the design, color, texture and materials of the original.
- Do not try to add things or make changes that look historic if they weren't original to the building.
- Changes that occurred since the building's construction may also be historic in their own right.
- Any new additions should be compatible in shape, color, massing and features to the original structure, and should be able to be removed in the future without damaging the original structure.



Buildings 603 through 609, or the Long Barracks, are constructed as officers' quarters and barracks



Building 2000 built as installation's new hospital, replacing the original built in 1886



Buildings 2001 and 2007 built adjacent to 2000 as a hospital annex and ward



Buildings 2263 through 2266 constructed as infantry regimental headquarters and infantry battalion barracks



Building 2270 opens as a movie theater



BRAC law dictates renovation of historic structures to accommodate the arrival of thousands of military personnel, federal employees and new missions



Renovation to Building 2007 complete



Renovation of Buildings 2263 through 2266, Building 2270 and 1001 scheduled for completion

1876

Construction of Fort Sam Houston begins

1885 - 1889

1886 - 1891

Hospital constructed on Fort Sam Houston

1908

1910

Two wings added to Building 2000, giving it a 'U' shape

1917

1928-1929

1935 1936

Building 1001 built in Spanish Colonial Revival style by architect Atlee B. Ayers, who organized campaign prior to WWII to incorporate Spanish-influenced features into Fort Sam Houston buildings

2005

2008 2009

Building 615 converted into a band facility with music and assembly rooms

2010 2011

Renovation of Long Barracks and Buildings 2000 and 2001 scheduled for completion