

APPENDIX A. HISTORICAL BACKGROUND OF THE INSTALLATION

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Historical Background of United States Army Garrison Fort Sill

The United States (US) Army prepared this Environmental Assessment to address the potential environmental impacts resulting from demolishing Bachelor Officers Quarters (BOQs) Building 1307 (B1307) and B1313 and adjacent garages B1336 and B1331, respectively. The BOQs are located within the New Post Historic District (NPHD), which is one of 11 historic districts located within the US Army Garrison Fort Sill. The associated garage structures are located outside the boundaries of the NPHD (Fort Sill, 2007). These buildings were determined not eligible for listing on the National Register of Historic Places in consensus with the Oklahoma State Historic Preservation Office (Savage, 2008).

The two BOQs (B1307 and B1313) are unoccupied, are two stories, and have basements, attics, and detached garages (B1336 and B1331, respectively). B1307 and B1313 occupy both corner locations at the intersection of Upton Road and Shanklin Circle. These two-story brick buildings served as BOQs with central kitchen and dining areas flanked by sleeping quarters. Both buildings contain asbestos tiles and show signs of foundation cracking, wall cracks, and water penetration.

B1307 was constructed in 1934 and originally contained nine officer apartments, each consisting of an individual living room, bedroom with a closet, and a private bath. There was one second-floor bedroom with bath for a servant. Communal spaces included one set of first-floor reception rooms that were configured to match an officer apartment, allowing it to be subsequently used as such, and the dining room with separate kitchen and pantry. The detached garage (B1336) was constructed in 1935, is a nine-car garage, and is located to the north of B1307 along New Post Alley.

B1307 is a T-shaped, two-story brick building with an elongated central wing flanked on both sides by smaller wings. Each wing has its own entrance with a two-story front porch connecting all three wings across the front façade. The porch roof is clad with standing seam metal roofing. B1307 was constructed on a shallow concrete foundation using reinforced concrete clad with a brick veneer. The section of the front porch at the central wing is supported by a short brick wall, whereas brick-clad concrete piers support the porch at each adjacent wing. All the stairs, including the three main entrance stairs, have been replaced with cast-in-place concrete stairs, with the majority having no railings. At the northeast corner of the building, modifications to a one-story porch included removal of the railings and the addition of screening in the mid-1970s, based on the 1976 drawings. The porch sits on brick-clad concrete piers. Three-tab asphalt shingles cover the gable roof. The roof contains three dormer windows located along the south elevation and central dormer windows in the east and west elevations. B1307 has five chimneys.

B1313 was constructed in 1915 and was formally designated as Dressler Hall on 11 March 1960 as a memorial for Major William E. Dressler, who, among other accomplishments, attended the Field Artillery School (FAS) at Fort Sill during the period 1940–1942 and served as an instructor for the FAS Department of Animal Transport in 1940. Major Dressler was killed in action in Korea on 14 July 1950. B1313 was originally designed to have seven officer apartments, each consisting of an individual parlor, bedroom with a closet, and private bathroom. In addition, there were three each visitor and servant bedrooms with shared baths on the second floor that were subsequently combined to create two additional officer apartments and a single rear bedroom with bath. Communal spaces included an assembly room that was later divided into an additional first-floor officer apartment and a dining room with separate kitchen and pantry. The detached four-car garage (B1331) was built in 1933 and is located to the north of B1313 along New Post Alley.

B1313 is also a T-shaped building and, like B1307, the south elevation has a two-story porch along the entire length of the wall connecting all three wings. Unlike B1307, however, B1313 was constructed on brick foundation walls and interior brick piers. The building is divided roughly into thirds: an east wing, a central elongated wing, and a west wing. A two-story porch at the south elevation extends across the full width of the front, connecting the individual entrances of the separate wings. The gable roof is clad with asphalt shingles and contains three dormer windows along the south elevation and a central dormer window at the east and west elevations of the east and west wings, respectively. B1313 has six chimneys.

B1313 has suffered foundation movement in the central and east wings resulting in thru-wall cracks in the bricks that extend from the slab to the top of the foundation wall. Step cracks in the exterior wall of the east wing extend from the basement to the attic. There is additional settlement and movement in the east wing porch, resulting in the separation of the wood columns causing water penetration and deterioration. Additionally, in 1973, decorative brick infill was added between the basement brick piers on B1313, thus changing the exterior feel of the building. The stairs leading to the three front entrances were also replaced in the 1970s, changing from wood to cast-in-place concrete. Additional changes include the complete replacement of the northeast corner porch with concrete stairs, black pipe railings, and a concrete landing.

B1307 and B1313 are associated with Fort Sill's "New Post." The New Post area was developed in the first decades of the 20th century to accommodate Fort Sill's changing mission as a field artillery post. The New Post contrasted with Fort Sill's "Old Post," which encompassed the original late-19th century quadrangle and associated buildings. Located about a mile west of the original post, the New Post area contained all the elements of a garrison, including a parade ground, and reflected the changing needs of the Army in the early 20th century. No longer required to be a defensible bastion in hostile territory, the New Post was expansively laid out with originally open ends on both the east and west sides. No archaeological resources have been identified in the government-owned parcels or in the broader housing area.

The NPHD includes the area at Fort Sill that was designed and constructed as the New Post and retains its historic integrity. The NPHD is one of 11 historic districts at Fort Sill. As determined in 2008 through consensus with the Oklahoma State Historic Preservation Office, the NPHD is eligible for listing in the *National Register of Historic Places* (NRHP) under Criterion A for its association with the early 20th century designation of Fort Sill as a field artillery post. The applicable area of significance is military. The NPHD also has architectural significance under Criterion C for its noteworthy collection of Colonial Revival style housing and Prairie School and Mission style administrative buildings.

The period of significance for the NPHD extends from 1910 through 1915 and includes the single year of 1934 to include B1307. B1313, constructed in 1915, was incorporated into the row of officer housing on the north side of the parade grounds. The construction of B1307 occurred in 1934. B1307 matches the design, construction materials, and feeling of B1313. The two BOQs were fundamental elements of the historically significant hierarchical design of the officer housing, as they occupy critical anchor points within the original 1909 layout and design. As such, the construction of B1307 was determined to contribute to the tangible execution of the original plan of the New Post. Accordingly, B1307 and B1313 are contributing resources to the NPHD and are not considered individually eligible for listing in the NRHP (Savage, 2008)

The parcel boundaries of B1307 and B1313 are a result of the Military Housing Privatization Initiative (MHPI), Section 2801 of the *1996 Defense Authorization Act* (Public Law 104-106, codified at Title 10 US Code Sections 2871–85). The MHPI created alternative authorities for constructing and improving military family housing. The intent of the MHPI was to enable the military to obtain private-sector funding to address family-housing needs. The Army's implementation of MHPI is called the Residential Communities Initiative (RCI). As a program, RCI allows the Army to manage housing infrastructure via public-private partnerships with management companies responsible for the day-to-day operations. Fort Sill entered into a 50-year ground lease with Sill Communities, LLC in 2008 for 15 areas containing existing and future family housing, including the White Wolf Manor neighborhood that contains the New Post area excluding B1307, B1313, B1331, and B1336. Sill Communities, LLC, is the partnership between the Army, acting through the Fort Sill Garrison Commander, and Sill-Picerne Partners, LLC (Corvias). Corvias, previously Picerne, is the managing member for Sill Communities, LLC. The agreement and resulting ground lease conveyed 1,412 military family-housing units and select ancillary supporting facilities to Sill Communities, LLC. Potential environmental effects associated with this lease and conveyance was previously evaluated in the *Final Environmental Assessment for the Residential Communities Initiative at Fort Sill, Oklahoma* (Fort Sill, 2008).

Fort Sill offered B1307, B1313, B1331, and B1336 in the RCI program during the 2008 land negotiations; however, the buildings were not accepted because the BOQ building type would not meet the anticipated housing needs. Reconfiguring the BOQs for family housing use was anticipated to be costly and time-consuming with insufficient return on the investment. Additionally, the Army classifies BOQs as barracks,

not family housing, and the status of the BOQs as barracks prevents B1307 from consideration under the Army's Inter-War Housing Program.

As part of the RCI program, hotel and temporary lodging at Fort Sill has also become Privatized Army Lodging (PAL). The Fort Sill lodging areas have been leased to, and are managed by, Actus Lend-Lease. The historic BOQs and associated buildings were considered for potential conveyance to PAL but were similarly declined due to costly and time-consuming rehabilitation with insufficient return on the investment. Fort Sill cannot operate the BOQs for residential purposes in accordance with Directive-type Memorandum 18-007 (2018), which stipulates that Army garrisons will not be funded for the maintenance and upkeep of residences if a privatized housing agreement exists.

A recently conducted structural assessment, included as **Appendix B** of this Environmental Assessment, indicates that B1313 has had structural damage from a shifting foundation, and cracks now radiate from the foundation upward through the first and second floors. B1307 is in fair to good condition overall. Both buildings have interior finishes containing lead and asbestos. The proposed action includes the complete removal of the aboveground elements of both buildings. It is anticipated that the surface of both building locations will be covered with sod to match the existing surrounding grassed conditions.

Even though these buildings meet the criteria for demolition under the *Memorandum for Adverse Effect and Termination of Consultation Under the National Historic Preservation Act* because they are vacant and maintaining the buildings is not financially or otherwise feasible, their removal constitutes an adverse action per 36 CFR 800.5(a)(2)(i). As contributing elements to the NPHD (listed in 2008), the proposed demolition of B1307 and B1313 would impact the qualities that make this district eligible for listing in the National Register of Historic Places—specifically, the district's characteristics of design, workmanship, materials, feel, and association.

B1307 and B1313 are in view of portions of the Field Artillery Enlisted Barracks Historic District (B1602 and B1603) and three individually eligible buildings, B1604, B1613, and B1005. The removal of B1307 and B1313, however, would not impact or diminish the characteristics and elements that make these buildings architecturally significant and eligible for the National Register.

References

Savage, C., 2008. *New Post Historic District. Fort Sill, Comanche County, Oklahoma. New Post Historic District Report and Letters*. June.

United States Army Garrison Fort Sill (Fort Sill), 2007. Memorandum of Agreement #285; *Memorandum of Agreement Between U.S. Army Garrison Fort Sill and the Oklahoma State Historic Preservation Officer Regarding the Mitigation of BRAC Renovation Actions on Nine Historic Properties at U.S. Army Garrison Fort Sill*. July 10.

Fort Sill, 2008. *Final Environmental Assessment for the Residential Communities Initiative at Fort Sill, Oklahoma*. September 17.

**APPENDIX B. FORT SILL (BUILDING 1307 & 1313) STRUCTURAL
ASSESSMENT**

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Due to the file size,
Appendix B
Fort Sill (Building 1307 & 1313)
Structural Assessment
is available to review at
the
Environmental Quality Division Office
2515 Ringgold Road
Fort Sill, OK