

## ABSTRACT

Title of Thesis: PRIVATIZATION OF THE ARMY'S HISTORIC  
RESOURCES: AN EXAMINATION OF THE  
EFFECTS OF PRIVATIZATION AT FORT SAM  
HOUSTON, TEXAS ON HISTORIC PROPERTIES

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This thesis seeks to examine efforts the United States Army is utilizing to provide stewardship for its inventory of historic properties. The purpose is to determine if privatization of Army owned historic buildings, under the Enhanced Use Lease and Residential Initiatives programs, provides these resources with a level of maintenance and historic preservation not previously provided.

This thesis is organized into four chapters. Chapter I is an overview of the evolution of the United States military and provides examples of changes in mission and priorities and how those changes impacted historic properties. This evolution and the military's changing priorities resulted in significant structures being abandoned or transferred from Army control.

Chapter II examines the Army's use of changes to Title 10 United States Code 2667. These changes provide flexibility in the ability to grant long term leases for unused or underutilized properties. Fort Sam Houston in San Antonio, Texas has used this Enhanced Use Lease program to rehabilitate significant historic properties.

Chapter III examines the Army's history of housing privatization and the current privatization program called the Residential Communities Initiative. Emphasizing the program at Fort Sam Houston, the chapter provides evidence indicating that housing privatization has improved preservation and maintenance of historic properties. Chapter IV culminates with the conclusion that Army historic properties can benefit from privatization partnerships such as Enhanced Use Lease and Residential Communities Initiative.