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No. 782 }

## SALE OF A PORTION OF THE CARLISLE BARRACKS RESERVATION

JUNE 6, 1924.—Ordered to be printed

Mr. WADSWORTH, from the Committee on Military Affairs, submitted  
the following

### R E P O R T

[To accompany H. R. 7731]

The Committee on Military Affairs, to whom was referred the bill (H. R. 7731) authorizing the Secretary of War to sell a portion of the Carlisle Barracks Reservation, having considered the same, report thereon with a recommendation that it do pass.

The Medical Field Service School of the Army is located at Carlisle Barracks, Pa., and the needs of this school are such that certain land is considered urgently necessary for incorporation in the reservation.

The original Army post at Carlisle Barracks was acquired by the War Department in 1801 and consists of 31 acres. In 1879 the entire reservation was transferred to the custody and control of the Department of the Interior to be used for a school for the education of Indian children, the War Department retaining rights to resume possession thereof whenever necessary. The Interior Department acquired additional tracts; in 1887, 109 acres, called Farm No. 1; in 1901, 175 additional acres were secured, known as Farm No. 2; and in 1913 the Sanno tract, about 4 acres, was acquired.

In 1918, by agreement with the Secretary of the Interior, possession of the original military reservation was resumed by the War Department, and a hospital established for the care and treatment of sick and wounded veterans of the World War, the Indian school being moved elsewhere. Later the military post was utilized as the site of the Medical Field Service School of the Army.

There are two small tracts of land adjacent to the military reservation which are urgently needed in order that the existing post and school may operate satisfactorily. These parcels of land are known as the "Alexander tract," and the "Henderson tract."

The Alexander tract: This tract consists of 19.6 acres, located immediately to the east of the military post, and constitutes an indentation into the main portion of the reservation. This parcel of land is absolutely essential for the future development and expansion of the post, and its possession by the Government is an essential safeguard to prevent the establishment of any industrial plant near the center of the post. It is urgently required for use as a camp site and training ground for the troops of the National Guard, the Organized Reserves, and Reserve Officers' Training Corps students, who will be in camp and trained at this station next summer and in the near future. The Alexander tract is the only available site which can be utilized in demonstrating to the troops under instruction the various types of field hospitals employed by the Medical Department. Obviously, the farm sites can not be utilized for camping and drill grounds for troops under training, the farms being inaccessible to the post and under cultivation.

The Henderson tract: This tract of land lies to the north and west of the post and contains 34 acres, more or less. The land is now under lease to the Government, as it contains the right of way entering the post, the only other entrance to the post being situated to the rear, and is entirely unsuitable; therefore the Henderson tract is needed to afford a permanent and suitable entrance to the post from the main highway, the Harrisburg-Carlisle Pike. Through the Henderson property there runs the Letort Creek, which would afford an additional water supply as a matter of fire protection to the post, the present fire protection being none too good. In addition, the possible motor power provided by the creek for the generation of electricity for the supply of the post should be considered. A part of this land is now being used for the installation of model sanitary appliances and devices, these being used in the practical teaching and demonstration of military hygiene and sanitation as a part of the course of instruction conducted by the Medical Field Service School.

In order to reimburse the Government for the acquisition of these two parcels of land, the bill carries authority for the sale of some 80 acres of farm No. 2, which lies north of the Carlisle-Harrisburg highway. If handled judiciously, the proceeds from the sale of this land will offset the purchase price of the Henderson and Alexander properties. In this way Carlisle Barracks by disposing of 80 acres of farm land, which are not indispensable to the successful operation of the Medical Field Service School, will be able to acquire the much-needed Henderson and Alexander tracts without loss of funds to the Government.

Hon. Frank C. Sites, in whose district this tract of land is situated, submitted the following letter as evidence of the land values:

MEDICAL FIELD SERVICE SCHOOL,  
Carlisle Barracks, Pa., April 9, 1924.

HON. FRANK C. SITES,  
*House of Representatives, Washington, D. C.*

MY DEAR MR. SITES: Replying to your letter of April 8 inquiring as to whether options had been secured on the land at Carlisle Barracks which we desire to acquire and inquiring as to the approximate prices of the land we wish to buy and the piece we wish to sell, I desire to state that at present there is no option held by the Government.

As to the proceeds we may expect from the sale of that part of farm No. 2, located north of the Harrisburg Pike and amounting to about 100 acres, it is

probable that at sale this land will not bring more than \$100 an acre. The estimates I have received from bankers, real estate, and business men place the value at from \$75 to \$140 an acre. The most reliable estimate I can give is that it ought to bring \$100 an acre.

The Alexander tract: The triangular piece of 19 acres adjoining the south-eastern limits of the post is held by a lady over 80 years of age. The highest estimate that I have had from any reliable man is \$250 an acre and the lowest something below \$100. At the highest estimate this would not cost more than \$5,000. This property with adjoining land amounting to 190 acres is assessed at \$14,820.

The Henderson tract: Practically all this tract of land, except the narrow triangular piece of property on the Harrisburg Pike, is of very little value. It is not tillable land, most of it is out of the question for building purposes, and if it has much value it is on account of its proximity to the post. Most of these men I have interviewed have found it difficult to place an estimate on the value of this land, some placing it as low as \$3,000 and others as high as \$10,000, the consensus of opinion being that it is not worth over \$5,000. It is assessed at \$4,000.

The figures I have given you are those placed on this property by reliable men as the actual value in comparison with other parcels of land in the neighborhood. If a much higher price is placed upon these pieces it is entirely in expectation of the Alexander tract being taken over for industrial purposes and of the Henderson tract being required by the War Department because of its peculiar position in relation to the Government holdings.

I fully realize that the information I am giving you is not very positive and direct, but the estimates are based upon what I consider reliable sources. These parcels of land are very much like pet animals—the price they will bring depends more upon the desire for them than their intrinsic value.

Very sincerely yours,

C. R. REYNOLDS,  
*Lieutenant Colonel, Medical Corps, Commandant.*

The letters of the Secretary of War recommending this legislation and of the Secretary of the Interior concurring therein are made a part of this report, as follows:

WAR DEPARTMENT,  
*Washington, March 5, 1924.*

HON. JULIUS KAHN,  
*Chairman Committee on Military Affairs,  
House of Representatives.*

MY DEAR MR. KAHN: 1. The Medical Field Service School of the Army is located at Carlisle Barracks, Pa. The needs of this school are such that certain additional land is considered urgently necessary for incorporation in the present reservation.

2. The original Army post at Carlisle Barracks consisted of about 31 acres, acquired by the War Department in 1801. In 1879 the entire reservation was transferred to the custody and control of the Interior Department to be used as a school for the education of Indian Children, the right being reserved, however, by the War Department to resume occupation thereof whenever needed by it. In 1887 the Interior Department acquired title to an additional tract of about 109 acres, known as farm No. 1, and in 1901 it similarly acquired title to another tract containing 175 acres, and known as farm No. 2. Also in 1913 it acquired title to an additional tract containing about 4 acres, and known as the Sanno tract, this tract being contiguous to the northwestern part of the original military reservation, while the two tracts known as farms No. 1 and No. 2 lie in an easterly direction from the original military reservation.

3. In 1918 by agreement with the Secretary of the Interior possession of the original military reservation was resumed by the War Department and the Medical Field Service School established there; permission was given by the Secretary of the Interior for the use by the War Department of the additional land which had been acquired by the Interior Department as indicated above; and the Carlisle Indian School was permanently removed elsewhere.

4. In order that the existing post and school may operate satisfactorily, it is necessary to acquire two additional parcels of ground. One of these parcels constitutes such an indentation into the main portion of the reservation that its possession by the Government is essential not only to prevent the establishment near the center of the post of any industrial plant, which would be most objec-

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tionable, but to permit the necessary expansion of the school establishment. The larger portion of the other parcel, the acquisition of which is desired, is now under lease. This land is needed in order to afford a permanent and direct entrance from the principal highway leading to Carlisle.

5. While, as just stated, additional land is needed contiguous to the original post, it is found that the portion of farm No. 2 lying to the north of the highway and containing about 80 acres can be dispensed with without serious detriment to the post, and it is believed that this land can be sold to advantage and for an amount in excess of the cost of the two parcels proposed herein to be acquired.

6. While the Department of the Interior relinquished completely its claim to the three tracts of land purchased by it during its occupancy of Carlisle Barracks, the fact remains that these tracts were purchased with funds appropriated by Congress for activities pertaining to the Department of the Interior, and in order that the permanent use of this land by the War Department may be confirmed by Congress legislation appears to be desirable.

7. In order that the matters above discussed may be adjusted, it is accordingly necessary to secure legislation—

(a) Confirming in the War Department the title to the land now in its possession and originally acquired by the Interior Department;

(b) Authorizing the sale by the War Department of the portion of farm No. 2 lying to the north of the highway; and

(c) Authorizing an appropriation for the acquisition of the two parcels of land now required for the use of the Medical Field Service School of the Army.

8. It is accordingly recommended that legislation to effect the above purposes be enacted by Congress, and there is transmitted herewith a draft of a suggested bill to accomplish this purpose.

9. The Director of the Bureau of the Budget has been consulted and advises that the proposed legislation is not in conflict with the financial program of the President.

Sincerely yours,

JOHN W. WEEKS, *Secretary of War.*

DEPARTMENT OF THE INTERIOR,  
*Washington, March 22, 1924.*

The SECRETARY OF WAR.

MY DEAR MR. SECRETARY: I have the honor to acknowledge receipt of your letter of March 5, 1924, transmitting a draft of your proposed letter to Hon. Julius Kahn, chairman Committee on Military Affairs, House of Representatives, regarding the Carlisle Barracks Reservation, Pa., and the disposition of certain tracts of land and acquisition of certain other tracts desired by your department.

I concur in the proposed action.

Very truly yours,

HUBERT WORK.