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National Park Service  
Cultural Landscapes Inventory

2012



LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

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## **Table of Contents**

Inventory Unit Summary & Site Plan

Concurrence Status

Geographic Information and Location Map

Management Information

National Register Information

Chronology & Physical History

Analysis & Evaluation of Integrity

Condition

Treatment

Bibliography & Supplemental Information

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## Cultural Landscape Summary & Site Plan

### Cultural Landscapes in the Cultural Resources Inventory System:

#### The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources and cultural landscapes. The set of CRIS records for cultural landscapes is referred to as CRIS-CL. CRIS-CL records conform to a standardized data structure known as the Cultural

Landscapes Inventory (CLI).

The legislative, regulatory and policy directions for conducting and maintaining the CRIS are: Section 110 of the National Historic Preservation Act, NPS Management Policies (2006), Director's Order 28 (Cultural Resources) and Director's Order 28a (Archeology).

#### The Cultural Landscapes Inventory (CLI)

The CLI is the data structure within CRIS used to document and evaluate all potentially significant cultural landscapes in which NPS has, or plans to acquire any enforceable legal interest.

Each CRIS-CL record is certified complete when the landscape is determined to meet one of the following:

- Landscape individually meets the National Register of Historic Places criteria for evaluation; or,
- Landscape is a contributing element of a property that is eligible for the National Register; or,
- Landscape does not meet the National Register criteria, but is managed as cultural resources because of law, policy or decisions reached through the park planning process.

Cultural landscapes vary from historic sites, historic designed landscapes, historic vernacular landscapes to historic ethnographic landscapes, but may also fit within more than one type. Those eligible for the National Register have significance in the nation's history on a national, state or local level, as well as integrity or authenticity.

The legislative, regulatory and policy directions for conducting and maintaining the CLI within CRIS are: *National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)). Each Federal agency shall establish...a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places...of historic properties...*

*Executive Order 13287: Preserve America, 2003. Sec. 3(a)...Each agency with real property management responsibilities shall prepare an assessment of the current status of its inventory of historic properties required by section 110(a)(2) of the NHPA...No later than September 30, 2004, each covered agency shall complete a report of the assessment and make it available to the Chairman of the Advisory Council on Historic Preservation and the Secretary of the Interior...*

*Executive Order 13287: Preserve America, 2003. Sec. 3(c) Each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying... historic properties in its ownership and make the report available to the Council and the Secretary...*

*The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A) Management Policies 2006. 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories...about cultural resources in units of the national park system...Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,... and historic sites...*

*Cultural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28. As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.*

## **Inventory Unit Description:**

### **INTRODUCTION**

The Lyndon B. Johnson National Historical Park preserves and interprets the history and heritage of Lyndon Baines Johnson, the 36th President of the United States. The resources in the park range from Lyndon Johnson's grandparents 19th Century homestead, to the president's birth and boyhood homes, to the ranch that served as the Texas White House during the presidential years, and finally to the Johnson Family Cemetery. The historic resources of the Lyndon B. Johnson National Historical Park document the full life span of a historic figure whose life had tremendous impact on the nation and on the world.

The resources of the Lyndon B. Johnson National Historical Park are located in and around Johnson City, Texas, the county seat of Blanco County. Within the wooded Hill Country of the south-central part of the state, Johnson City possesses a rural, vernacular architectural character. The Hill Country of central Texas is characterized by low, rolling hills covered with live oak, mesquite, and cedar trees.

Currently home to just under 1,200 residents, Johnson City is located fifty miles west of Austin, the state capital, and 30 miles east of Fredericksburg, the county seat of Gillespie County. Both Austin and Fredericksburg are accessed via U.S. Highway 290, an east-west route that runs through the state of Texas and is also the main arterial through Johnson City. The Texas Hill Country is a rapidly growing area bordering the Austin metropolitan area on the east and the San Antonio metropolitan area on the south. Although somewhat rural, the park is within an hour's drive of both major cities.

The LBJ Boyhood Home Area, one of two component landscapes that make up the Johnson City Unit of the Lyndon B. Johnson National Historical Park, commemorates the early life of the 36th President. At approximately 15 acres in size, the LBJ Boyhood Home Area includes the Lyndon B. Johnson Boyhood Home (HB-1), associated outbuildings, and grounds that document and interpret the development of Lyndon B. Johnson from childhood through his emergence as a young man. Here the future president went to school and grew to maturity before leaving for Washington and launching a political career.

### **LOCATION AND PHYSICAL DESCRIPTION**

The LBJ Boyhood Home Area is integrated into the city grid of Johnson City, Texas, with its main resources located one block south of Main Street/Highway 290. Currently, the LBJ Boyhood Home Area is a 15-acre educational, interpretive, and administrative site. The boundaries of the cultural landscape inventory for the LBJ Boyhood Home Area include the resources within Blocks 25 and 26 of Johnson City and immediate surrounding areas with associated resources. The boundaries include resources that are federally owned by the National Park Service, in addition to some privately owned parcels within the park-authorized boundary. The boundaries for the LBJ Boyhood Home Area CLI match the park-authorized boundaries.

The LBJ Boyhood Home Area is an historic scene from which the future president gained identity, strength, and values. The Area is primarily composed of clusters of restored buildings from the early and mid-20th Century and associated grounds, in addition to some reconstructed outbuildings that contribute to the historic scene. The core of the Area contains the LBJ Boyhood Home (HB-1), associated outbuildings, and surrounding grounds located in Block 25 of Johnson City. Block 26, located immediately west of Block 25, includes a number of mid-century homes administered by the National Park Service that contribute to the period feeling and architectural context of the Area. Also included in the Area are the Lyndon B. Johnson National Historical Park Visitor Center (HB-100) located south of Blocks 25 and 26, the George T. Bryan House (HB-99) used as an Education Center, and the Withers-Spaulling Building (HB-43) that currently houses the Johnson City Chamber of Commerce located north of Block 26.

### **HISTORY AND SIGNIFICANCE**

The period of significance for the LBJ Boyhood Home Area extends from 1913 through 1973. This sixty-year period of significance includes the year when the Johnsons moved from the family ranch at Stonewall into the LBJ Boyhood Home (HB-1) in Johnson City, through the death of Lyndon B. Johnson in

1973.

The LBJ Boyhood Home Area has a direct association with the life of the President. Lyndon B. Johnson who lived at the LBJ Boyhood Home (HB-1) from 1913 through 1920 and from 1922 through 1927. While living in the LBJ Boyhood Home (HB-1), Lyndon Johnson attended grammar school and high school, went off to college, and began his political career. Though not associated directly with the presidential years, the resources in the LBJ Boyhood Home Area are associated with Johnson's formative years – years that saw a number of important developments take place in the life of the future president.

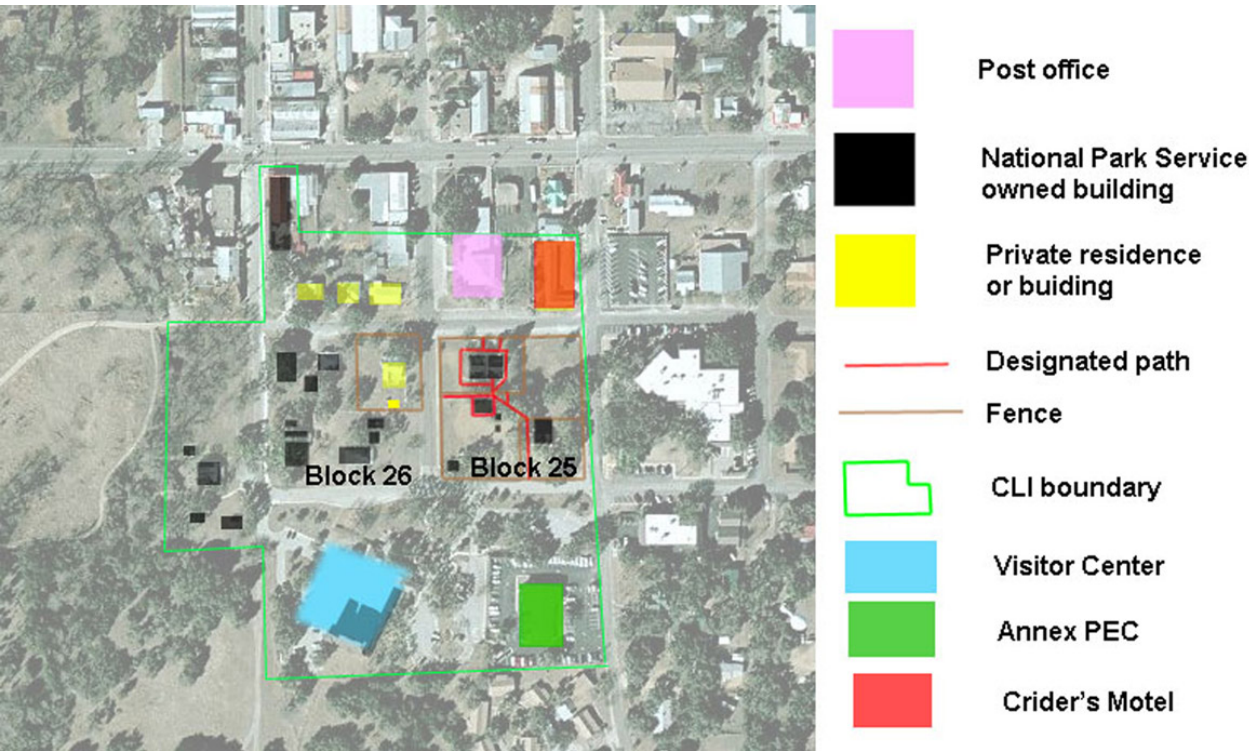
The LBJ Boyhood Home (HB-1) was built in 1901 and purchased by the Johnson family in 1913. The building underwent major renovations in 1934 and again in 1964 when converted into a house museum administered by the Johnson City Foundation. The LBJ Boyhood Home (HB-1) and grounds were deeded to the National Park Service in 1970 following the establishment of the LBJ National Historical Site in 1969. The National Park Service restored and reconstructed several buildings and structures in Block 25 in 1972 to reflect the domestic scene of Lyndon B. Johnson's high school years of 1922 to 1925. During this time, the president was involved in the planning and decision-making efforts. As a result of the period of significance ending in 1973, the management efforts of the National Park Service in planning an historic interpretive landscape are significant.

The LBJ Boyhood Home Area is significant under Criteria A, B, C, and D of the National Register of Historic Places. Criteria Considerations E and G also apply. The Boyhood Home Area is significant in the areas of Politics/Government, Architecture, Community Planning and Development, and Social History.

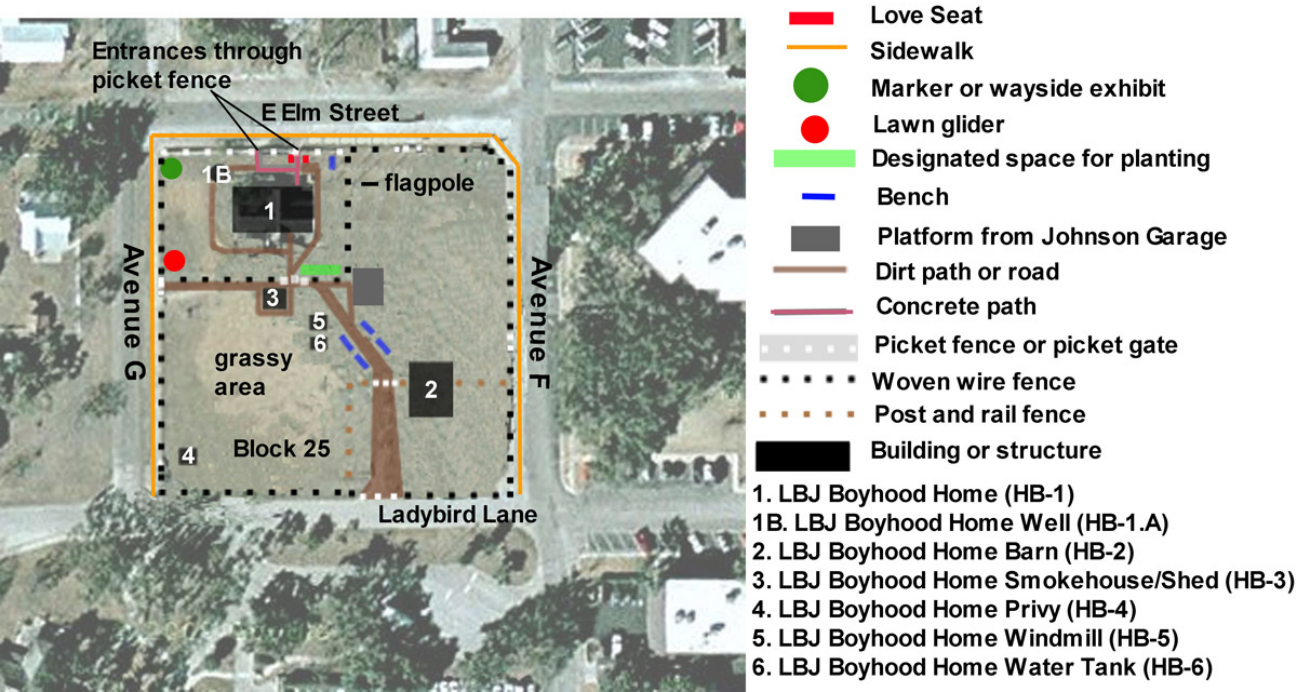
Site Plan



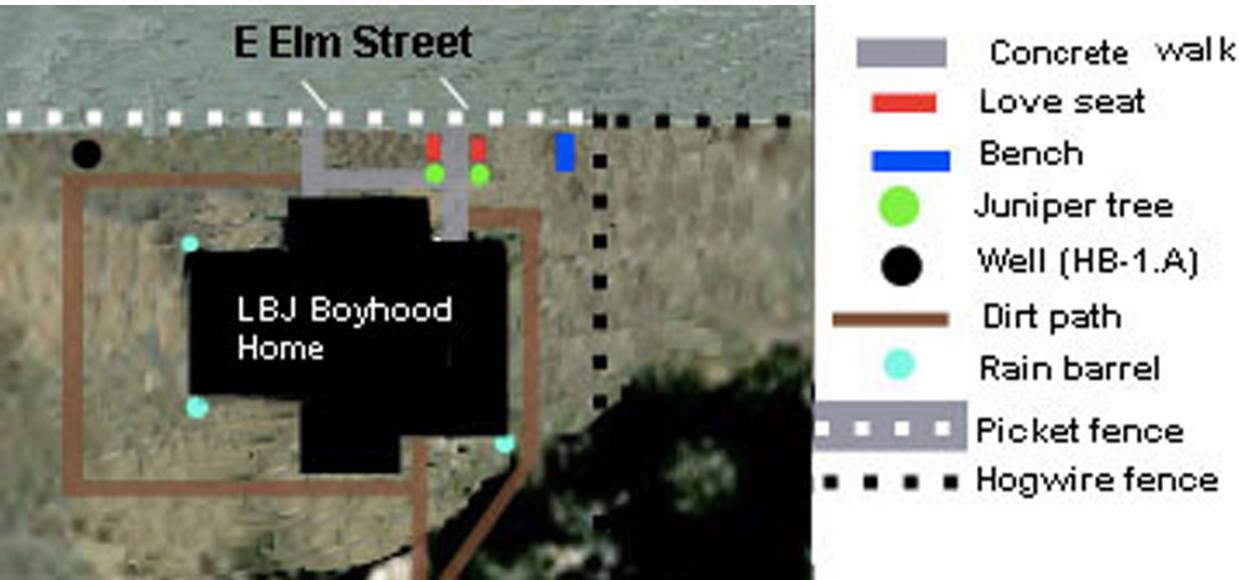
LBJ Boyhood Home Area boundary map (Source: Google Maps; augmented by M. Frisbie).



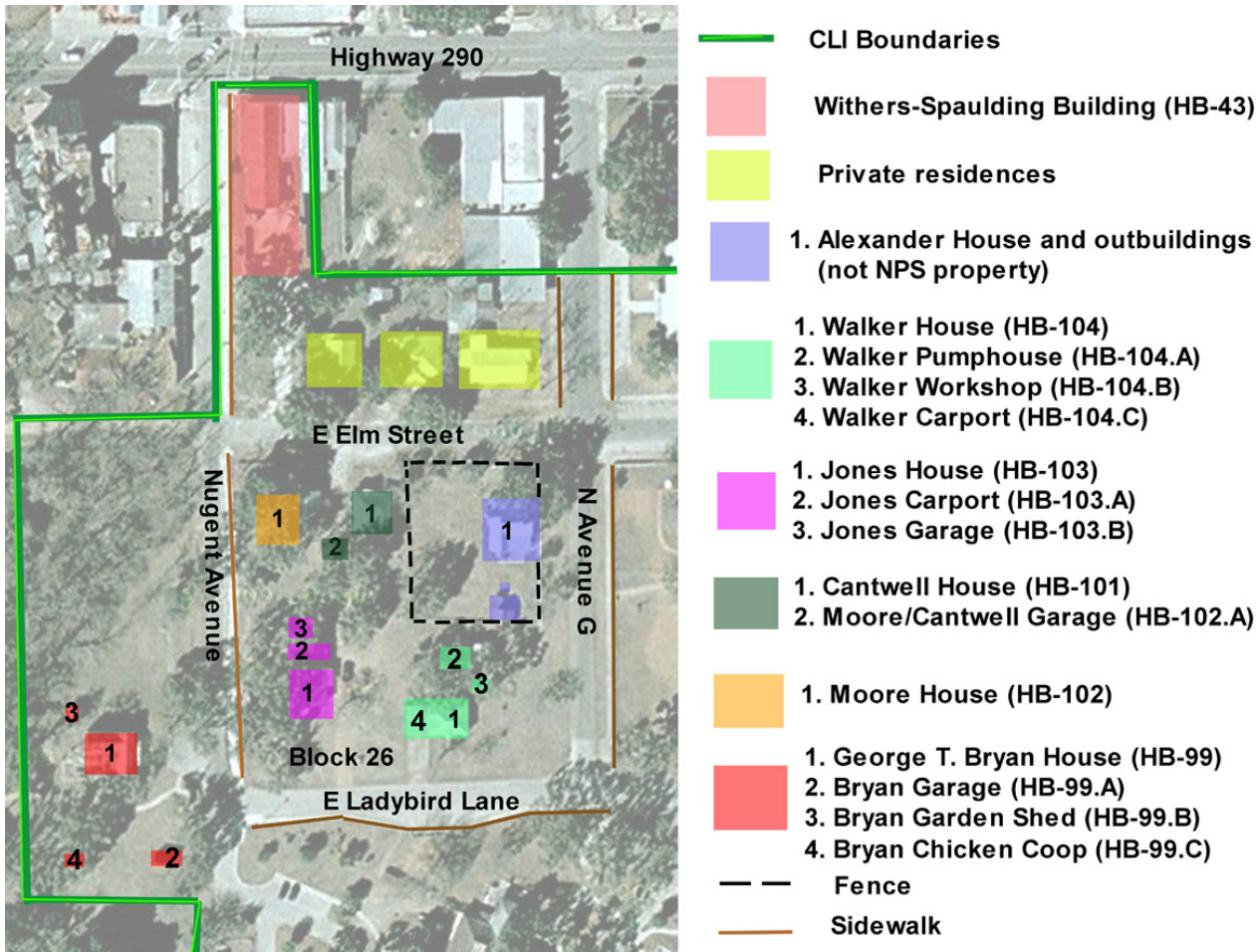
Overall LBJ Boyhood Home Area site plan (Source: Google maps; augmented by M. Frisbie).



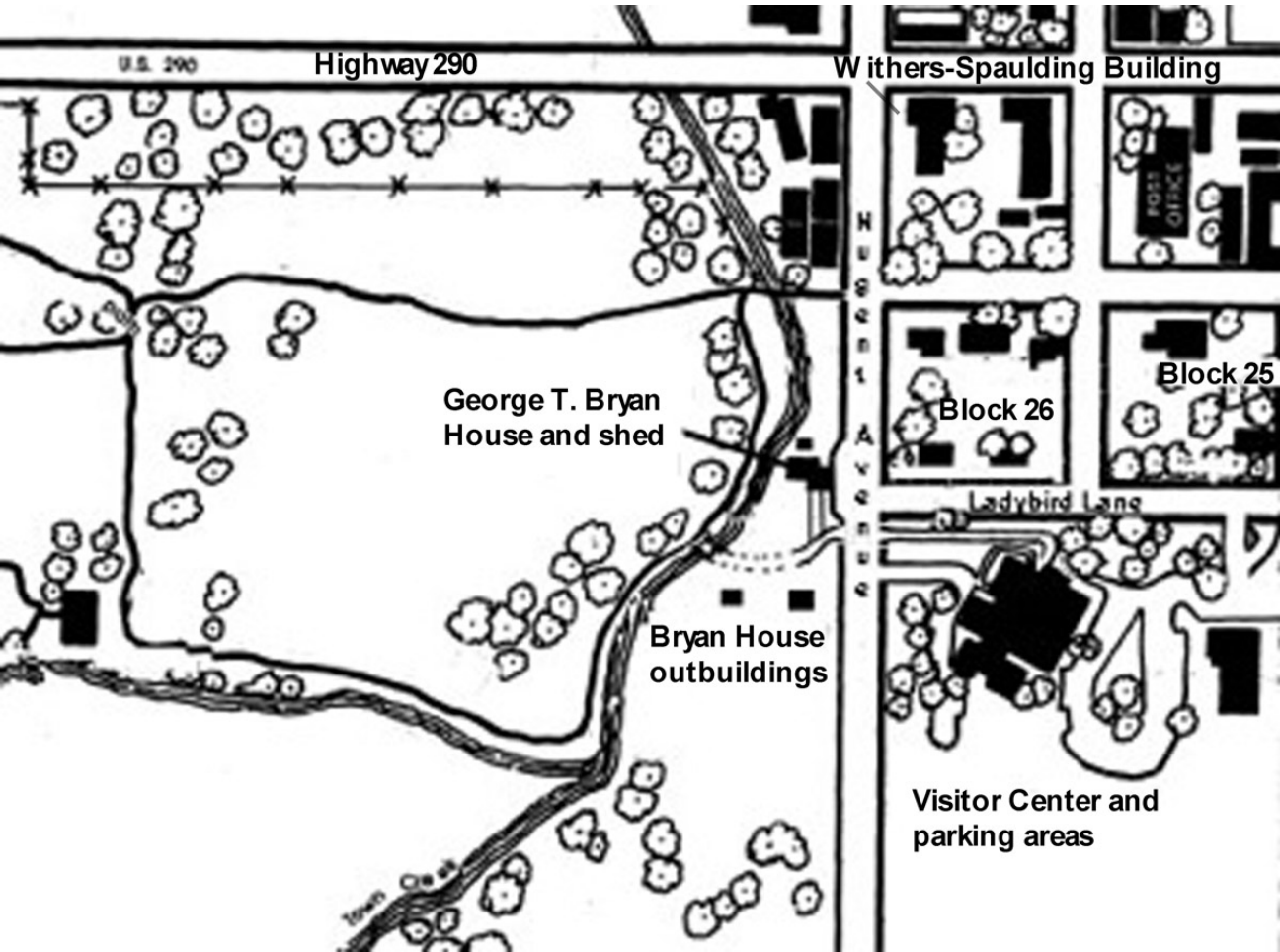
Detail of Block 25 of the LBJ Boyhood Home Area (Source: Google maps; augmented by M. Frisbie).



Detail of the LBJ Boyhood Home (HB-1), facing north (Source: Google maps; augmented by M. Frisbie).



Detail of Block 26, the Withers-Spaulding Building, and the George T. Bryan House (Source: Google maps).



Site plan of Visitor Center area in Johnson City (Source: LBJ National Historical Park archives).



*LBJ Boyhood Home Area ownership map (Source: Google maps; augmented by M. Frisbie).*

**Property Level and CLI Numbers**

|                                   |                       |
|-----------------------------------|-----------------------|
| <b>Inventory Unit Name:</b>       | LBJ Boyhood Home Area |
| <b>Property Level:</b>            | Landscape             |
| <b>CLI Identification Number:</b> | 850176                |
| <b>Parent Landscape:</b>          | 850133                |

**Park Information**

|                                  |                                                                              |
|----------------------------------|------------------------------------------------------------------------------|
| <b>Park Name and Alpha Code:</b> | Lyndon B. Johnson National Historical Park - LBJ<br>Boyhood Home Area - LYJO |
| <b>Park Organization Code:</b>   | 7350                                                                         |
| <b>Park Administrative Unit:</b> | Lyndon B. Johnson National Historical Park                                   |

**CLI Hierarchy Description**

**Concurrence Status**

**Inventory Status:** Complete

**Completion Status Explanatory Narrative:**

This cultural landscape inventory was completed through a cooperative agreement between the National Park Service and the University of Texas at Austin. Principal investigator was Michael Holleran, Associate Professor within the School of Architecture. Primary author was Meg Frisbie. Historic research and fieldwork were undertaken in summer 2011.

**Concurrence Status:**

|                                                 |                                          |
|-------------------------------------------------|------------------------------------------|
| <b>Park Superintendent Concurrence:</b>         | Yes                                      |
| <b>Park Superintendent Date of Concurrence:</b> | 07/16/2012                               |
| <b>National Register Concurrence:</b>           | Eligible -- SHPO Consensus Determination |
| <b>Date of Concurrence Determination:</b>       | 10/16/2012                               |

**National Register Concurrence Narrative:**

The Texas Historical Commission (THC) concurred with the findings of the CLI on 10/16/2012.

**Concurrence Graphic Information:**

Attachment File Path



United States Department of the Interior

NATIONAL PARK SERVICE  
Lyndon B. Johnson National Historical Park  
P.O. Box 329  
Johnson City, Texas 78636

IN REPLY REFER TO:

H22

July 16, 2012

MEMORANDUM via email (No Hard Copy to Follow)

To: NPS-IMR CLI Coordinator  
From: Superintendent, Lyndon B. Johnson National Historical Park  
Subject: LBJ Boyhood Home Area and Johnson Settlement Area CLIs

I hereby concur with the content and the assessment of the LBJ Boyhood Home Area and Johnson Settlement Area Cultural Landscape Inventories (CLIs)

1. *The CLIs have identified the Boyhood Home as Historic Vernacular Landscape and Historic Site, while the Settlement Area is a Historical Vernacular Landscape.*
2. *The condition of both landscapes is "Good," while the Management Category is listed as "Must be Preserved and Maintained".*
3. *The period of significance for the Boyhood Home spans from 1913 to 1973, while the period of significance for the Settlement Area spans from 1864 to 1973. Both landscapes are significant under Criterion A, B, C, and D with Criteria Considerations E and G.*
4. *The contributing features for each landscape are listed in the "Analysis and Evaluation" section and represent landscape features that are integral to the character and integrity of each site.*

Superintendent, LBJ National Historical Park

July 16, 2012

Date

*Park Superintendent concurrence on the findings of the CLIs, 7/16/2012.*

**LBJ BOYHOOD HOME AND JOHNSON SETTLEMENT AREA CLIs**

I hereby concur with the content and findings of the assessment of the cultural landscapes for the Boyhood Home Area and Johnson Settlement Area, as noted in the respective Cultural Landscape Inventories (CLIs).

Er Smith, for Mark Wolfe  
State Historic Preservation Officer

10-16-2012  
Date

*Texas Historical Commission (THC) concurrence on the findings of the CLIs, 10/16/2012.*

## Geographic Information

### Geographic Information & Location Map

#### State and County:

**State:** Texas

**County** Blanco County

**Size (Acres)** 15

#### Land Tract Number(s)

#### Inventory Unit Boundary Description:

The LBJ Boyhood Home Area is located south of Main Street/Highway 290 within the city limits of Johnson City, Texas, and integrated into the city grid. The boundaries of the cultural landscape inventory for the LBJ Boyhood Home Area include the resources within Blocks 25 and 26 and surrounding areas that contain related resources. The boundaries include resources that are federally owned by the National Park Service in addition to some privately owned holdings within the park-authorized boundary. Also included within the boundaries are the streets and sidewalks of Johnson City. The boundaries for the LBJ Boyhood Home Area CLI can be described as follows:

The northern boundary of the LBJ Boyhood Home Area CLI begins at the southeastern corner of the intersection of Main Street/Highway 290 and South Nugent Avenue. From here the boundary extends east to include all of the Withers-Spaulding Building (HB-43) lot and sidewalk, located immediately south of Main Street/Highway 290. From the northeastern corner of the Withers-Spaulding Building (HB-43), the northern boundary turns south to the southernmost part of the building lot and then veers east across the block, following the lot lines of three private residences in the same city block as the Withers-Spaulding Building (HB-43), which are privately authorized holdings. Continuing east, the boundary goes over Avenue G, and within the next block includes the post office, an empty lot owned by the National Park Service, and the privately owned Crider's Motel on South Avenue F.

The eastern boundary runs along the western side of South Avenue F from Crider's Motel past Block 25 to the parking area of the Annex of the Pedernales Electric Cooperative, hereafter referred to as the Annex (PEC).

Beginning at the southeastern part of the Annex (PEC) parking area located south of Ladybird Lane, the southern boundary veers west below the Annex (PEC) parking area and the neighboring LBJ National Historical Park Visitor Center (HB-100). The southern boundary ends at the southwestern corner of the parking area on the west side of the Visitor Center (HB-100).

From the southwestern corner of the parking area located west of the Visitor Center (HB-100), the western boundary goes north immediately east of South Nugent Avenue, and then veers west at the entrance to the parking area to include the George T. Bryan House (HB-99) and associated outbuildings located to the west of South Nugent Avenue. The western boundary goes north past the Bryan House (HB-99) until East Elm Street, when it veers east until the intersection of East Elm Street and South Nugent Avenue. The western boundary then goes north for one block past and including the Withers-Spaulding Building (HB-43) to the southeastern corner of the intersection of South Nugent Avenue up to Main Street/Highway 290.

**Boundary Coordinates:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.2760191625747  
**Longitude:** -98.4123218677665  
**Narrative:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.2760003211029  
**Longitude:** -98.412145231022  
**Narrative:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.2754038190185  
**Longitude:** -98.4119408496914  
**Narrative:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.275468194228  
**Longitude:** -98.4102041753743  
**Narrative:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.2732395658152  
**Longitude:** -98.4122760589642  
**Narrative:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.2731493282445  
**Longitude:** -98.4122765969633  
**Narrative:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.273943278726  
**Longitude:** -98.4122406729582  
**Narrative:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.2739016601497  
**Longitude:** -98.4130206799072  
**Narrative:**

**Source:** GPS-Differentially Corrected  
**Type of Point:** Area  
**Latitude:** 30.275136795167  
**Longitude:** -98.4127637989321  
**Narrative:**

|                       |                              |
|-----------------------|------------------------------|
| <b>Source:</b>        | GPS-Differentially Corrected |
| <b>Type of Point:</b> | Area                         |
| <b>Latitude:</b>      | 30.2751617658702             |
| <b>Longitude:</b>     | -98.4122957889169            |
| <b>Narrative:</b>     |                              |

**Location Map:**



*Location of Lyndon B. Johnson National Historical Park in the county seat of Blanco County (Source: County.org).*

**Regional Context:**

**Type of Context:** Physiographic

**Description:**

The Lyndon B. Johnson National Historical Park is located on the Edwards Plateau of south central Texas. The Edwards Plateau is a distinct, cohesive geological and physiographic region that is also highly diverse biologically.

The two most important determinants of plant growth on the Edwards Plateau are climate and soil. The region has shallow, highly calcerous soils unsuited to the accumulation of moisture reserves. The climate of the region varies from humid in the east, with short midsummer droughts, to semiarid year-round in the west. Sharp winter freezes and frequent periods of prolonged drought have had and continue to have strong influences on the success of crops and ornamental plants in the region.

The wide range of biotic diversity and many local variations make it difficult to generalize the vegetation of the Edwards Plateau. The most common description of the Edwards Plateau vegetation is that of live oak-juniper savannah on the uplands with juniper-dominated thickets in steep canyons.

The Lyndon B. Johnson National Historical Park has three classes of vegetation. These include live oak-mesquite parks, live oak-juniper parks, and live oak-mesquite-ashe juniper parks. These 'parks' are woody plants growing as clusters, or as scattered individuals within a continuous grassland. Overall, the region is a patchwork of grasslands, savannahs, and thickets of oak and juniper.

**Type of Context:**

Cultural

**Description:**

The original inhabitants of the Edwards Plateau were the Tonkawa Native Americans. Loosely organized, decimated by disease, and displaced by Comanches and Europeans, the Tonkawas as a cohesive people were unable to survive the 19th Century. The Comanches who replaced them were relative latecomers to the southern plains and the Hill Country, but they left an important imprint on Texas history.

The Antelope band of the Comanches, which came to control the Llano Estacado region of the Edwards Plateau, was a powerful tribe that constantly raided the Texas frontier. The Tonkawas and Comanches, as well as the occasional bands of Wichitas and Apaches that traded across the Edwards Plateau, were nomadic hunters and gatherers. Even with the eventual acquisition of horses, firearms, and other implements of European technology, their impact on the environment was minimal. They may have used fire as a mechanism for hunting, and it is likely that accidental burning of the landscape resulted from ill-tended campfires. However, these fires would have sustained the vegetation and overall ecosystem, as the native savannah relies on fire ecology.

The rugged terrain and Native Americans of the Edwards Plateau were formidable barriers to early explorers and settlers. The 18th Century Spanish settlers avoided most parts of this inhospitable territory. Several attempts at settlement were short-lived. Their best-known attempt, the mission and presidio at San Saba, near the present-day city of Menard, was abandoned in 1769 after being sacked by a combined force of Comanches and Wichitas in 1758.

Unlike their human counterparts, the free-ranging longhorn cattle of Spanish descent successfully populated the Texas Hill Country. The animals became even more abundant in the region than the native bison. Untended they established the foundation of the Texas cattle business and a pattern of livestock grazing that has had a profound and continuing impact on the region's vegetation.

Serious settlement of the Edwards Plateau began in the mid-1800s. Fredericksburg was founded in 1846 by German immigrants en route to a vast tract of land known as the Fisher-Miller Grant in west-central Texas. This land was too far from the coast to be settled immediately, and the towns of New Braunfels and Fredericksburg, located 50 miles southeast and 30 miles west respectively of present day Johnson City, were established as way stations en route to the grant area.

Anglo settlement transformed the area from native, pre-settlement vegetation to the pastoral landscape of today. Blanco County was settled in the 1850s, primarily by Anglo American immigrants from the southern United States. Unlike the Germans, who enclosed their land with fences, the Americans continued to use the open range system of grazing. For example, Confederate soldiers returning from Civil War were able to establish their fortunes in the cattle business by rounding up large numbers of unbranded longhorns that had multiplied during the war years.

The first cattle drives in Blanco County took place in 1860s, but the days of the Texas cattle drives were short-lived. By the end of the 1880s, the open range was fenced with barbed wire, improved breeds of cattle and new varieties of pasture grass were introduced, and the modern era of ranching had begun.

Today, about 98% of the Edwards Plateau is in range with limited production of small grains, grain sorghum, forage, and hay. Recreation is also a major land use.

The immediate area of the Lyndon Johnson National Historical Park retains the rural charm, along with the aesthetics of the Hill Country landscape that makes it attractive to tourists. In recent years some of the region's large agricultural holdings have been divided up and sold as smaller hobby ranches. Some of the area's land has been converted into new residential developments.

**Type of Context:** Political

**Description:**

Johnson City, Texas, the county seat of Blanco County, was the hometown of Lyndon B. Johnson, the 36th President of the United States. The small city is now the location of the Lyndon B. Johnson National Historical Park, administered by the National Park Service since its establishment by Congress on December 2, 1969. Johnson City is currently home to a small population with just under 1,200 residents. During the early 1970s, the National Park Service worked with the extended Johnson family, to acquire properties and resources associated with the life of the former president. As of early 2011, the Lyndon B. Johnson National Historical Park, which consists of both the Johnson City unit and the Ranch Unit, contains approximately 1,570 acres, 674 acres of which are federally owned.

## Management Information

### General Management Information

**Management Category:** Must be Preserved and Maintained

**Management Category Date:** 12/02/1969

**Management Category Explanatory Narrative:**

On December 02, 1969, Congress established the Lyndon B. Johnson National Historic Site "to preserve in public ownership historically significant properties associated with the life of Lyndon B. Johnson." The LBJ Boyhood Home Area is one of the properties that is associated with the life of the former President and must be preserved and maintained.

## Agreements, Legal Interest, and Access

### Management Agreement:

**Type of Agreement:** Special Use Permit

**Type of Context:** 12-01-2011

### Management Agreement Explanatory Narrative:

The LBJ National Historical Park holds a General Agreement with the Johnson City Chamber of Commerce in order for it to be housed in the Withers-Spaulding Building (HB-43). The Chamber was issued a special use permit in June 2008 that will expire in December 2011. The LBJ National Historical Park intends to renew the agreement and special use permit.

### NPS Legal Interest:

**Type of Interest:** Less Than Fee Simple

**Narrative:** The National Park Service has less than full legal interest in the properties within the boundaries of the LBJ Boyhood Home Area. There are a handful of private residences in addition to other buildings such as the post office that are located within the boundaries that the National Park Service does not have full legal interest in. Additionally the city streets and sidewalks are property of Johnson City.

**Located in managed wilderness?:** Unknown

**Public Access:**

**Type of Interest:** With Permission

**Explanatory Narrative:**

Access to many of the resources within the boundaries of the LBJ Boyhood Home Area is with permission only. Block 25 where the LBJ Boyhood Home (HB-1) and grounds are located is open to visitors. Likewise the Visitor Center area is open to the public. While the National Park Service owns most of the properties located within Block 26, the properties require permission to enter as they are used for administrative purposes, such as ranger housing. Public access to the other buildings within the boundaries varies. For example, there are a handful of private residences that would require tenant permission to access, the post office is a federal building open to the public, and the Johnson City Chamber of Commerce is housed within the Withers-Spaulding Building (HB-43) through a special use permit and is open to visitors. Nearby, the Crider’s Motel is a privately owned commercial building and access to the property is with permission. The Annex (PEC), to the east of the Visitor Center (HB-100) is also accessed with permission,

**Adjacent Lands Information**

**Do Adjacent Lands Contribute?** No

**Adjacent Land Narrative:**

## National Register Information

### Documentation Status:

Entered Inadequately Documented

### National Register Explanatory Narrative:

The LBJ Boyhood Home Area is one of the several units included in the National Register of Historic Places nomination completed for the Lyndon B. Johnson National Historical Park in 1990. The National Register nomination does not emphasize the important landscape characteristics such as circulation features and vegetation that contribute to the integrity of the LBJ Boyhood Home Area and, as such, the landscape can be considered inadequately documented. For this cultural landscape inventory the boundaries/acreage, period of significance, and the National Register Criteria have been expanded.

The 1990 NR nomination only considers the resources located within Block 25, the Withers-Spaulling Building (HB-43), the Visitor Center (HB-100), and the George T. Bryan House (HB-99) as contributing to the LBJ Boyhood Home Area. The boundaries addressed in this CLI are expanded to include all of Block 26, which includes properties listed in a 2003 Determination of Eligibility for the National Register. The Determination of Eligibility found the following buildings and structures eligible for the National Register of Historic Places: the Cantwell House (HB-101) and Moore/Cantwell Garage (HB-102.A), the Moore House (HB-102); the Jones House (HB-103), Jones Carport (103.A), and Jones Garage (HB-103.B); the Walker House (HB-104), Walker Pump House (HB-104.A), Walker Workshop (HB-104.B), and Walker Carport (HB-104.C). This expanded boundary is approximately 15 acres in total.

The 1990 NR nomination records the period of significance collectively for the LBJ Boyhood Home and Birthplace as 1908 through 1937. The period of significance for this CLI extends from 1913 through 1973, which expressly addresses the development and evolution of the LBJ Boyhood Home Area.

The current 1990 NR nomination records the LBJ Boyhood Home Area as significant under Criterion A, B, and C, and Criteria Consideration G for the Visitor Center. For this CLI, the Criteria have been expanded to A, B, C, and D. Criteria Considerations E and G also apply.

### Concurrence Narrative:

The Texas Historical Commission (THC) concurred with the findings of the CLI on 10/16/2012.

**NRIS Number:** 69000202  
**Primary Certification Date:** 12/03/1990

### **National Register Eligibility**

**National Register Concurrence:** Eligible -- SHPO Consensus Determination  
**Contributing/Individual:** Contributing  
**National Register Classification:** District  
**Significance Level:** National

**Significance Criteria:** A - Associated with events significant to broad patterns of our history  
**Significance Criteria:** B - Associated with lives of persons significant in our past  
**Significance Criteria:** C - Embodies distinctive construction, work of master, or high artistic values  
**Significance Criteria:** D - Has yielded, or is likely to yield, information important to prehistory or history

### **Period of Significance:**

**Time Period:** CE 1913 - 1973  
**Historic Context Theme:** Creating Social Institutions and Movements  
**Subtheme:** Recreation  
**Facet:** Tourism  
**Other Facet:** None

**Time Period:** CE 1913 - 1973  
**Historic Context Theme:** Creating Social Institutions and Movements  
**Subtheme:** Recreation  
**Facet:** Tourism  
**Other Facet:** None

**Time Period:** CE 1913 - 1973

**Historic Context Theme:** Developing the American Economy

**Subtheme:** Agriculture

**Facet:** Subsistence Agriculture

**Other Facet:** None

**Time Period:** CE 1913 - 1973

**Historic Context Theme:** Expanding Science and Technology

**Subtheme:** Social Sciences

**Facet:** Political Science

**Other Facet:** None

**Time Period:** CE 1913 - 1973

**Historic Context Theme:** Expressing Cultural Values

**Subtheme:** Architecture

**Facet:** Vernacular Architecture

**Other Facet:** None

**Time Period:** CE 1913 - 1973

**Historic Context Theme:** Expressing Cultural Values

**Subtheme:** Landscape Architecture

**Facet:** Modern Landscape Design And Site Planning

**Other Facet:** None

**Time Period:** CE 1913 - 1973

**Historic Context Theme:** Shaping the Political Landscape

**Subtheme:** Other Shaping the Political Landscape

**Facet:** Other Shaping the Political Landscape

**Other Facet:** Historic figure - president

**Area of Significance:**

|                                           |                                    |
|-------------------------------------------|------------------------------------|
| <b>Area of Significance Category:</b>     | Architecture                       |
| <b>Area of Significance Sub Category:</b> | None                               |
| <b>Area of Significance Category:</b>     | Community Planning and Development |
| <b>Area of Significance Sub Category:</b> | None                               |
| <b>Area of Significance Category:</b>     | Politics - Government              |
| <b>Area of Significance Sub Category:</b> | None                               |
| <b>Area of Significance Category:</b>     | Social History                     |
| <b>Area of Significance Sub Category:</b> | None                               |

**Statement of Significance:**

Congress established the Lyndon B. Johnson National Historical Park on December 02, 1969, to preserve and interpret historically significant properties associated with the life and heritage of former United States President Lyndon B. Johnson. With a range of diverse resources that vary in significance and relationship to the president, dating from the 1860s through the 1970s, the park provides a unique perspective on the historic background and full-life span of a multifaceted man.

The LBJ Boyhood Home Area is included in the 1990 National Register of Historic Places nomination for the Lyndon B. Johnson National Historical Park as a nationally significant historic district. One of the major themes conveyed through the resources at the park is that of a small-town Texas resident rising to the highest political office in the country. Another theme is that Lyndon Johnson viewed the Texas Hill Country as an important source of his identity and heritage and as his permanent home.

The LBJ Boyhood Home Area is an historic scene from which the future president gained identity, strength, and values. The Area is integrated into the city grid of Johnson City, Texas, and primarily contains clusters of restored buildings and grounds from the early and mid-20th Century. There are also some reconstructed outbuildings that contribute to the historic domestic scene. The core of the property includes the LBJ Boyhood Home (HB-1) and associated outbuildings and grounds located within Block 25. The area also includes the neighboring block of mid-century homes that are owned and used by the National Park Service for administrative purposes that contribute to the period feeling and architectural context of the Area. Also included in the Area are the Lyndon B. Johnson National Historical Park Visitor Center (HB-100), the George T. Bryan House (HB-99), and the nearby Withers-SpaULDing Building (HB-43) which houses the Johnson City Chamber of Commerce. Within the Withers-SpaULDing Building there is also a Lyndon Johnson exhibit center, and the building also functions as a maintenance facility for the National Park Service.

The LBJ Boyhood Home Area has a direct association with the life of the President. The sixty-year period of significance for the LBJ Boyhood Home Area, from 1913 through 1973, includes the year when the Johnson family moved into the LBJ Boyhood Home (HB-1) through the death of the former president. From 1913 through 1920, and again from 1922 through 1927, and intermittently thereafter, Lyndon Johnson resided with

his family at the home in Johnson City.

The later years at the LBJ Boyhood Home (HB-1) were also significant ones for Johnson as he entered the world of politics. In 1927, after graduating from high school and holding a variety of short-term positions, Lyndon Johnson attended Southwest Texas State Teachers' College (now Texas State University in San Marcos). He taught school briefly and later accepted a job as secretary to Texas Congressman Kleberg in Washington, D.C., and thereafter administered the National Youth Administration program for Texas. When Congressman Joseph Buchanan from Tenth District of Texas died unexpectedly, Johnson announced his candidacy for the vacant seat. In 1937, from the east porch of the LBJ Boyhood Home (HB-1) in Johnson City, Lyndon Johnson delivered his first major political speech and launched a career that eventually led to the presidency. Thus, the LBJ Boyhood Home (HB-1), associated with Lyndon Johnson's transition from boyhood to manhood, holds significance in its direct relationship to the future President's early political career.

Following the establishment of the Lyndon B. Johnson National Historical Site in 1969, the National Park Service completed a major restoration of the LBJ Boyhood Home Area in 1972. The LBJ Boyhood Home (HB-1) was restored to its 1922 to 1925 period. Surrounding outbuildings were also restored and reconstructed. Former President Johnson contributed to the planning efforts in order to recreate the character of his childhood home environment and thus these mid-century restoration and reconstruction efforts are an important part of the property's history.

The LBJ Boyhood Home Area is significant under Criteria A, B, C, and D of the National Register of Historic Places. Criteria Considerations E and G also apply. The LBJ Boyhood Home Area component landscape is significant in the areas of Architecture, Community Planning and Development, Politics/Government, and Social History. The period of significance, 1913 through 1973, includes a number of changes to the LBJ Boyhood Home Area and an important period in the life of Lyndon B. Johnson.

#### Criterion A – Associated with events and broad patterns of history

The 36th President of the United States, Lyndon B. Johnson, his hometown of Johnson City, and the creation of the Lyndon B. Johnson National Historical Park are profoundly interwoven. Johnson City and the Lyndon B. Johnson National Historical Park document and interpret the life and heritage of the man who affected the mid-20th Century history of the United States. The resources at the LBJ Boyhood Home Area component landscape are associated with the years that influenced the development of the life of Lyndon B Johnson and offer insight into the values of the future president.

The LBJ Boyhood Home Area is the childhood residence of the man who came to hold the highest political position in the United States. Biographer Robert Dallek writes that, "Lyndon's characteristics were the product not only of parental influences but also of the larger community in which he grew up. Johnson City and the Hill Country played a significant part in shaping his life" (Source: Dallek 1992, 53). The property is thus associated with the formative years that influenced Lyndon B. Johnson's character and ultimately his political career.

The LBJ Boyhood Home Area is an important component of the history of the man who influenced events and patterns of history through his presidency. The LBJ Boyhood Home Area is significant in the effects the presidency had on the social and political development of the United States and abroad. The LBJ Boyhood Home Area is significant under Criterion A of the National Register of Historic Places in association with Social History and Politics/Government. The LBJ Boyhood Home Area, associated with Lyndon Johnson's transition from boyhood to manhood, is significant in influencing the President's political career that widely influenced modern history.

#### Criterion B – Associated with the lives of significant person

The LBJ Boyhood Home Area is significant under Criterion B for its association with former President Lyndon B. Johnson. Established in 1969 as the vision of President and Mrs. Johnson, the purpose of the Lyndon B. Johnson National Historical Park is "to preserve historically significant properties associated with the life of Lyndon B. Johnson." As a significant national figure who was president of the United State from 1963 through 1969, the central Texas Hill Country of Lyndon Johnson's childhood was formative. President Johnson wrote, "...through the years, when time would permit, here is where I would always return, to the Pedernales River, the scenes of my childhood" (Source: 2002 Interpretive Plan, 27).

While living in the LBJ Boyhood Home (HB-1), Lyndon Johnson attended grammar school and high school, went off to college, and began his political career. The resources in the LBJ Boyhood Home Area are associated with Johnson's formative years in which a number of important developments took place in the life of the future president.

President Johnson had a deep connection with the Hill Country and with the people of Texas. He used his experience with the people, land, and resources to advocate for his local, national, and international programs.

After his tenure as President of the United States, President Johnson became directly involved in the restoration, preservation, and reconstruction of the sites within Lyndon B. Johnson National and State Historical Parks, which were born of Johnson's vision. He was the driving force behind the planning, acquisition, and initial development of the parks and the Johnson family continues to be involved in the park's activities.

#### Criterion C – Distinctive characteristics of a type, period, or method of construction

The resources in Block 25 and Block 26 and surrounding areas in Johnson City are representative of early and mid-20th Century vernacular central Texas architectural traditions. The LBJ Boyhood Home Area is significant under Criterion C in that the buildings and structures in the district represent distinctive and distinguishable types. The buildings in Block 25 and Block 26 are examples of the vernacular character of Johnson City that would have been present during Lyndon Johnson's lifetime and within the period of significance.

The LBJ Boyhood Home (HB-1) is a one-story frame structure in a folk Victorian style. The adjacent LBJ Boyhood Home Barn (HB-2), LBJ Boyhood Home Smokehouse/Shed (HB-3), LBJ Boyhood Home Privy (HB-4), LBJ Boyhood Home Water Tank (HB-6), and LBJ Boyhood Home Windmill (HB-6) collectively represent a 1920s domestic small-scale working landscape akin to the domestic scene that Lyndon Johnson experienced.

Though not directly related to the former President, the properties in Block 26 complement the other resources at the park that record Lyndon Johnson's history. In recent decades, the National Park Service acquired the buildings in Block 26 for administrative purposes, thus preserving the surrounding setting and feeling of the Boyhood Home. Most of the buildings were deeded to the National Park Service in the 1980s and early 1990s. Under the jurisdiction of the National Park Service, these houses preserve the tradition of mid-20th Century vernacular domestic architecture in Johnson City. The Cantwell House (HB-101), Moore House (HB-102), Jones House (HB-103), and Walker House (HB-104) and their outbuildings in Block 26 are locally significant examples of domestic post-WWII architecture in Johnson City.

#### Criterion D – Have yielded or may likely yield information important in history or prehistory

The LBJ Boyhood Home Area is significant under Criterion D of the National Register. The LBJ Boyhood Home Area property is included in the vast acreage acquired by James Fentress in 1838. Considering that Comanches inhabited the area prior the arrival of Anglo settlers, the LBJ Boyhood Home Area and surrounding Johnson City region may yield information important in history. The site may yield material and cultural information regarding any or all individuals who have occupied the area, including earlier inhabitants such as W.C. Russell. The site may contain information regarding patterns of settlement, native and non-native plants, and other significant cultural resources.

Further, buildings related to Lyndon Johnson and the Johnson-era that are no longer standing, such as the original barn, could potentially yield archeological information about the site. There may also be possible middens on site that could yield information about the domestic lifeways of the period of significance.

#### Criterion Consideration E – Reconstructed buildings

During the 1972 National Park Service restoration efforts at the LBJ Boyhood Home Area, a handful of buildings and structures were reconstructed in Block 25 to convey and contribute to the 1922 through 1925 period of domestic life.

The reconstructions at the LBJ Boyhood Home Area include the LBJ Boyhood Home Smokehouse/Shed

(HB-3), the LBJ Boyhood Home Water Tank (HB-6), the LBJ Boyhood Home Privy (HB-4), and the LBJ Boyhood Home Fences and Gates (HB-1.B). The reconstructed buildings and structures at the LBJ Boyhood Home Area qualify as accurate reconstructions in a suitable environment that conform to the 1920s scene.

Criterion Consideration G – Achieving significance within the past 50 years

The period of significance for the LBJ Boyhood Home Area ends within the past fifty years and includes the important National Park Service contributions to the planning and restoration of the educational and interpretive site. The reconstructed and restored properties at the LBJ Boyhood Home Area are significant under Criterion G due to their exceptional importance in association with the childhood, adolescence, and early political career of Lyndon B. Johnson. The properties in Block 25 were acquired, restored, and reconstructed by the National Park Service within the past 50 years. The Visitor Center (HB-100) was also constructed within the past 50 years. During this same time period, President Johnson contributed to the planning efforts of the park, and it was his decision to restore the LBJ Boyhood Home (HB-1) to the 1922 - 1925 period.

**Chronology & Physical History**

**Cultural Landscape Type and Use**

|                                           |                                      |
|-------------------------------------------|--------------------------------------|
| <b>Cultural Landscape Type:</b>           | Historic Site                        |
| <b>Current and Historic Use/Function:</b> |                                      |
| <b>Primary Historic Function:</b>         | Interpretive Landscape               |
| <b>Primary Current Use:</b>               | Single Family Dwelling               |
| <b>Other Use/Function</b>                 | <b>Other Type of Use or Function</b> |
| Barn                                      |                                      |
| Civic (Community Center)                  |                                      |
| Concession                                |                                      |
| Exhibit                                   |                                      |
| Interpretive Trail                        |                                      |
| Monument (Marker, Plaque)                 |                                      |
| Pedestrian Circulation                    |                                      |
| Secondary Structure (Garage)              |                                      |
| Visitor Contact (Visitor Center)          |                                      |

**Current and Historic Names:**

| <b>Name</b>           | <b>Type Of Name</b>       |
|-----------------------|---------------------------|
| LBJ Boyhood Home Area | Current                   |
| Boyhood Home Complex  | Both Current And Historic |
| Block 25              | Both Current And Historic |
| Block 25 and Block 26 | Both Current And Historic |
| Johnson City District | Current                   |
| Boyhood Home          | Current                   |
| Johnson Home          | Both Current And Historic |

**Chronology:**

| <b>Year</b> | <b>Event</b>   | <b>Annotation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1846     | Purchased/Sold | James Fentress acquires 640 acres of land in central Texas, including the land where Johnson City is now located (Source: Bearss 1971, 133).                                                                                                                                                                                                                                                                                                                                                    |
| CE 1871     | Land Transfer  | February. Fentress sell his 640 acres in Blanco County to Tom Johnson. Four days later Tom Johnson sells the land to his brother, Sam Ealy Johnson, Sr., Lyndon B. Johnson`s grandfather (Source: Bearss 1971, 133).                                                                                                                                                                                                                                                                            |
| CE 1872     | Land Transfer  | Sam Ealy Johnson, Sr. sells the property to his nephew, James Polk Johnson to settle a debt (Source: Bearss 1971, 133).                                                                                                                                                                                                                                                                                                                                                                         |
| CE 1876     | Platted        | A meeting is held amongst community members to plat the town that later becomes Johnson City, on what was originally the Fentress land, now primarily owned by James Polk Johnson, with the intention of the new town being the new county seat of Blanco County. Nonetheless, Blanco City remains the county seat (Source: Bearss 1971, 134).                                                                                                                                                  |
| CE 1877     | Established    | October 11. Lyndon B. Johnson`s father, Sam Ealy Johnson, Jr., is born in Buda, Texas (Source: Baines Johnson 1965, 22).                                                                                                                                                                                                                                                                                                                                                                        |
| CE 1879     | Established    | August. Petitions from citizens in northern Blanco County are presented to the county commissioners calling for an election for a new county seat. Assuming a pending triumph, James Polk Johnson employs John M. Watson to plat a townsite of 116 blocks on his acreage in the James Fentress Land Grant. He calls the town Johnson City. Blanco City once again triumphs as county seat, but Johnson nonetheless sells some of the lots in the newly platted city (Source: Bearss 1971, 134). |
| CE 1881     | Established    | June 26. Lyndon B. Johnson`s mother, Rebekah Baines, is born in McKinney, Texas (Source: Baines Johnson 1965, 28).                                                                                                                                                                                                                                                                                                                                                                              |

| Year           | Event       | Annotation                                                                                                                                                                                                                                                                                                                                             |
|----------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1883 - 1888 | Established | Block 25, the block presently containing the LBJ Boyhood Home (HB-1) and associated buildings, structures, and landscape features, is assessed at \$25. This indicates that there were no improvements on the subject block during this time period (Source: Bearss 1971, 135).                                                                        |
| CE 1885        | Established | James Polk Johnson dies and N.T. Stubbs administers his properties (Source: Bearss 1971, 135).                                                                                                                                                                                                                                                         |
| CE 1891        | Established | Johnson City replaces Blanco City as the county seat of Blanco County (Source: Bearss 1971, 134).                                                                                                                                                                                                                                                      |
| CE 1893        | Built       | The Withers-Spaulding Building (HB-43) is constructed. It is a one-story frame dry goods store (Source: National Register of Historic Places nomination 1990).                                                                                                                                                                                         |
| CE 1896        | Established | Block 25 is assessed at \$20 (Source: Bearss 1971, 135).                                                                                                                                                                                                                                                                                               |
| CE 1900        | Built       | Circa 1900. The Alexander House, which is later used as the original Visitor Center for the LBJ National Historical Park, is constructed in Block 26 for Dr. Barnwell (Source: LBJ National Historical Park archives).                                                                                                                                 |
| CE 1900 - 1930 | Built       | The LBJ Boyhood Home Barn (HB-2) is originally constructed for Hugo Klein in Albert, Texas. This barn which is currently located on Block 25 near the LBJ Boyhood Home (HB-1), is not the barn that was constructed on the property and used by the Johnson family in the 1920s (Source: LCS Record).                                                  |
| CE 1901        | Built       | W.C. Russell, an early pioneer and Blanco County resident and sheriff, pays N.T. Stubbs \$5 for Block 25. He also pays the other heirs of the property. He thereafter erects an ell-plan frame house (later known as the Boyhood Home, HB-1) that was built of board-and-batten siding (Source: National Register of Historic Places nomination 1990). |
| CE 1901        | Established | A metal bladed Dempster Windmill (HB-5) atop a 30 foot galvanized iron tower is installed at Block 25 south of the residence. The original windmill is still standing today (Source: National Register of Historic Places nomination 1990).                                                                                                            |
| CE 1901        | Established | By 1901 Block 25 is fenced in. 30 feet east and west of the front elevation of the Boyhood Home (HB-1) is picket fence, while the rest of the fence is constructed of woven wire or other fencing (Source: Interpreter Training Manual, 1977).                                                                                                         |
| CE 1902        | Built       | The original LBJ Boyhood Home Smokehouse/Shed is built south of the Boyhood Home (HB-1). It is a one-room frame shed with a gabled roof used for storing items (Source: National Register of Historic Places nomination 1990).                                                                                                                         |
| CE 1902        | Established | Block 25 is assessed at \$700 (Source: Bearss 1971, 135).                                                                                                                                                                                                                                                                                              |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

| Year           | Event         | Annotation                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1902 - 1915 | Established   | During this time there is gingerbread ornamentation present on the east porch of the Boyhood Home (HB-1) (Source: Esckilsens, 03).                                                                                                                                                                                                                                         |
| CE 1905        | Built         | The George T. Bryan House (Education Center, HB-99) is built east of Town Creek (Source: National Register of Historic Places nomination 1990).                                                                                                                                                                                                                            |
| CE 1907        | Built         | Russell builds the west wing of the house (HB-1), adding two more bedrooms (Source: National Register of Historic Places nomination 1990).                                                                                                                                                                                                                                 |
| CE 1907        | Established   | August 27. Sam Ealy Johnson, Jr. and Rebekah Baines get married (Source: Baines Johnson 1965, 25).                                                                                                                                                                                                                                                                         |
| CE 1907 - 1934 | Established   | Few changes are made to the exterior of the LBJ Boyhood Home (HB-1) (Source: Esckilsens, 03).                                                                                                                                                                                                                                                                              |
| CE 1908        | Built         | The Smith House is constructed on the corner of Nugent Avenue and Ninth Street (Source: Smith House Condition Assessment 1998).                                                                                                                                                                                                                                            |
| CE 1908        | Established   | August 27. Lyndon B. Johnson is born near Stonewall, Texas (Source: The Handbook of Texas Online).                                                                                                                                                                                                                                                                         |
| CE 1910        | Land Transfer | Russell sells Block 25 to George P. Kinney (Source: Bearss 1971, 136).                                                                                                                                                                                                                                                                                                     |
| CE 1913        | Established   | Block 25 is assessed at \$1500 (Source: Bearss 1971, 136).                                                                                                                                                                                                                                                                                                                 |
| CE 1913        | Established   | Lyndon B. Johnson enrolls in the 1st grade in Johnson City under Miss Florence Walker (Source: Baines Johnson 1965, 19).                                                                                                                                                                                                                                                   |
| CE 1913        | Land Transfer | Sam Ealy Johnson, Jr. and Rebekah Baines Johnson purchase Block 25 from Kinney. The Johnson family, including Sam Ealy Johnson, Rebekah Baines Johnson, Lyndon Baines, and sisters Rebekah and Josefa move from Stonewall to Johnson City. The period of significance for the LBJ Boyhood Home Area begins (Source: National Register of Historic Places nomination 1990). |
| CE 1916        | Altered       | The east porch of the LBJ Boyhood Home (HB-1) is modified, removing the gingerbread ornamentation. Further, the porch support columns are altered and the patio is added (Source: Esckilsens, 03).                                                                                                                                                                         |
| CE 1917        | Established   | Eliza Bunton, Sam Ealy's mother, dies thus leaving the 433-acre Johnson farm at Stonewall to her eight children. It is now part of the LBJ Ranch District of the LBJ National Historical Park (Source: Unger and Unger 2000, 14).                                                                                                                                          |
| CE 1918        | Established   | Sam Ealy Johnson runs for state legislature and Lyndon Johnson hands out campaign literature on his behalf and joins his father on the campaign trail (Source: Unger and Unger 2000, 10).                                                                                                                                                                                  |
| CE 1918        | Established   | Sam Ealy Johnson takes Lyndon Johnson to legislative sessions in Austin (Source: Caro 1990, 74).                                                                                                                                                                                                                                                                           |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

| Year           | Event          | Annotation                                                                                                                                                                                                                                                                                                 |
|----------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1919        | Established    | By this time there are two juniper trees in the front yard on either side of the walk of the LBJ Boyhood Home (HB-1) (Source: Bearss 1971, 161).                                                                                                                                                           |
| CE 1919        | Land Transfer  | Sam Ealy Johnson decides to buy out his siblings for the Johnson family farm at Stonewall, mortgaging all his other assets and eventually taking on a very large debt (Source: Unger and Unger 2000, 14).                                                                                                  |
| CE 1920        | Built          | The LBJ Boyhood Home Well (HB-1.A) is constructed northwest of the house (Source: LCS Record).                                                                                                                                                                                                             |
| CE 1920 - 1922 | Established    | Tom Johnson, Sam`s younger brother and family live in the LBJ Boyhood Home (HB-1) while Sam Johnson and family are living in Stonewall. During this time the southwest porch is screened in (Source: Esckilsens, 04).                                                                                      |
| CE 1920 - 1922 | Moved          | The Johnson Family moves to the farm in Stonewall for two years (Source: Esckilsens, 04).                                                                                                                                                                                                                  |
| CE 1920 - 1929 | Altered        | The George T. Bryan house (Education Center, HB-99) undergoes cosmetic changes to the interiors, siding, and porch (Source: Lyndon B. Johnson National Historical Park Johnson Settlement Area map).                                                                                                       |
| CE 1920 - 1929 | Built          | 1920s. A two-story barn is constructed on Block 25 southeast of the residence by the Johnson family. Later in the decade, Sam Ealy Johnson tears down the barn's shed addition. This barn is not HB-2, which is currently located on the LBJ Boyhood Home property (Source: Historic Structure Inventory). |
| CE 1920 - 1929 | Built          | 1920s. The LBJ Boyhood Home Water Tank (HB-6) is constructed near the LBJ Boyhood Home Windmill (HB-5) (Source: LCS record)                                                                                                                                                                                |
| CE 1920 - 1929 | Established    | 1920s. By this time, there are lilacs in the yard of Block 25 (Source: Bearss 1971, 162).                                                                                                                                                                                                                  |
| CE 1920 - 1929 | Established    | 1920s. During the 1920s there is a frame privy east of the windmill. A boardwalk leads from the back porch to privy (Source: Bearss 1971, 161).                                                                                                                                                            |
| CE 1920 - 1929 | Established    | 1920s. Sam Ealy Johnson buys a two-room frame office building from N.T. Stubbs. He has the structure moved to the Boyhood Home property and it is used as a bathhouse then later as a smokehouse, a library, and a playroom. The shed portion is used for laundry tubs (Source: Esckilsens).               |
| CE 1921        | Established    | 1921 is the earliest date in which the Johnson garage is mentioned in an interview with a Johnson City resident (Source: LBJ National Historical Park Archives).                                                                                                                                           |
| CE 1922        | Purchased/Sold | After poor cotton prices and various farming failures, Sam Ealy Johnson sells the family ranch at Stonewall and the Johnson family returns to Johnson City and live in the LBJ Boyhood Home (HB-1) (Source: Unger and Unger 2000, 14).                                                                     |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

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| Year           | Event       | Annotation                                                                                                                                                                                                                                          |
|----------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1924        | Established | Lyndon B. Johnson graduates from Johnson City High School. He is president of his class (Source: LBJ National Historical Park Archives).                                                                                                            |
| CE 1924 - 1925 | Established | Lyndon B. Johnson and friends leave Johnson City for California where Lyndon Johnson works as a farm laborer and as a clerk in a law office. Lyndon B. Johnson returns to Johnson City in 1925 (Source: Unger and Unger 2000, 18).                  |
| CE 1925 - 1927 | Established | Lyndon B. Johnson works on a road-building crew in Johnson City (Source: Unger and Unger 2000, 19).                                                                                                                                                 |
| CE 1927        | Established | Lyndon B. Johnson enrolls in Southwest Texas State College in San Marcos. He spends his weekends in Johnson City. 1927 can be considered Johnson's last year of actual residency in the LBJ Boyhood Home (HB-1) (Source: Unger and Unger 2000, 20). |
| CE 1927        | Established | The LBJ Boyhood Home (HB-1) is wired for electricity (Source: Esckilsens, 04).                                                                                                                                                                      |
| CE 1928        | Established | Armed with an elementary school teaching certificate, Lyndon B. Johnson moves to Cotulla, Texas, to be the principal of Welhausen Ward School (Source: Handbook of Texas Online).                                                                   |
| CE 1929        | Established | Lyndon B. Johnson returns to Southwest Texas State College to complete his degree (Source: Handbook of Texas Online).                                                                                                                               |
| CE 1929        | Established | Two matching cedar posts support the LBJ Boyhood Home Well (HB-1.A) windlass. There are two wooden buckets with chains for obtaining well water (Source: Bearss 1971, 161).                                                                         |
| CE 1930        | Established | Lyndon B. Johnson graduates from Southwest Texas State College (Source: Handbook of Texas Online).                                                                                                                                                  |
| CE 1930 - 1934 | Established | Sam Johnson and Rebekah Baines Johnson live in San Marcos (Source: The Handbook of Texas Online).                                                                                                                                                   |
| CE 1930 - 1939 | Demolished  | 1930s. The two-room frame office building purchased by Sam Johnson during the 1920s is razed (Source: Esckilsens, 04-05).                                                                                                                           |
| CE 1930 - 1939 | Established | 1930s. There are scrub oaks and mesquite trees in the back and side yards of Block 25 (Source: Bearss 1971, 162).                                                                                                                                   |
| CE 1931        | Established | Lyndon B. Johnson becomes secretary to Congressman R.M. Kleberg (Source: Baines Johnson 1965, 21).                                                                                                                                                  |
| CE 1934        | Altered     | A stone foundation is placed under the LBJ Boyhood Home (HB-1). Previously, the house was supported by cedar posts (Source: Bearss 1971, 155).                                                                                                      |
| CE 1934        | Altered     | The wooden steps to the east porch are replaced with concrete (Source: Bearss 1971, 143).                                                                                                                                                           |

| Year           | Event       | Annotation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1934        | Built       | In accordance with Bearss' map, by this time Sam Johnson's garage is in place southeast of the residence. This garage is later converted to a utility shed then used as restrooms for visitors before being removed in 2010 (Source: LBJ National Historical Park archives).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CE 1934        | Built       | Two limestone benches, referred to as love seats, are added near the front gate and incorporated into the foundation (Source: Bearss 1971, 163).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CE 1934        | Established | A base map representing the 1934 configuration of Block 25 completed by Edwin Bearss in 1971 shows woven wire fence south of the LBJ Boyhood Home (HB-1), stretching from the east to the west side of Block 25. There is woven wire fence around the entire block with the exception of picket fence in front of the main elevation of the LBJ Boyhood Home (HB-1). There is a dirt driveway east of the LBJ Boyhood Home (HB-1), and an orchard east of the driveway. The map shows Sam Johnson's garden in the northwestern part of the property, a clothesline south of the house, and a path leading from the sleeping porch to the woven wire fence south of the house. The map shows scattered oaks and mesquite trees in the southern section of the property (Source: Bearss, Base Map from Historic Structure Report, Lyndon B. Johnson Boyhood Home). |
| CE 1934        | Established | Lyndon B. Johnson and Claudia (Lady Bird) Taylor are married (Source: The Handbook of Texas Online).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| CE 1934        | Established | Sam Ealy Johnson, Jr. plants an orchard east of the LBJ Boyhood Home (HB-1). He also plants a vegetable garden and flowers in the yard (Source: Baines Johnson 1965, 26).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CE 1934        | Removed     | The original privy is possibly removed at this time with the addition of a toilet to the LBJ Boyhood Home (HB-1).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| CE 1934        | Restored    | Sam Johnson and Rebekah Baines Johnson return to Johnson City after living in San Marcos. Major alterations are completed at the LBJ Boyhood Home (HB-1) at this time. A toilet and lavatory are added to the bathroom. Other renovations are completed on the roof, foundation, porch, steps, windows, and doors. The patio is removed, the east porch is rehabilitated, and the porch columns were rebuilt with brick bases. The Stein Lumber Company hired Ernest Petermann to work on the house (Source: Eस्कilsens, 04).                                                                                                                                                                                                                                                                                                                                    |
| CE 1934 - 1937 | Established | Sam Ealy Johnson gardens more frequently at the LBJ Boyhood Hood (HB-1), likely in the northwest portion of the property (Source: Carls and Gardener 1986, 39).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

| Year           | Event         | Annotation                                                                                                                                                                                                                                                  |
|----------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1934 - 1964 | Established   | Changes to the LBJ Boyhood Home (HB-1) are minimal during this time (Source: Interpreters Training Manual, 1977).                                                                                                                                           |
| CE 1937        | Established   | Lyndon B. Johnson announces his candidacy for U.S. House of Representatives for the Tenth District of the State of Texas from the east porch of the LBJ Boyhood Home (HB-1) in Johnson City (Source: National Register of Historic Places nomination 1990). |
| CE 1937        | Established   | Lyndon B. Johnson is elected to the U.S. House of Representatives (Source: Handbook of Texas Online).                                                                                                                                                       |
| CE 1937        | Established   | Sam Ealy Johnson, Jr. dies. The five children sell their rights in Block 25 to their mother for \$10 a piece (Source: Interpreter Training Manual, 1977).                                                                                                   |
| CE 1940 - 1949 | Altered       | 1940s. The cedar shingles on the roof of the Boyhood Home (HB-1) are replaced with green composition shingles (Source: Bearss 1971, 155).                                                                                                                   |
| CE 1942        | Land Transfer | December 31. Rebekah Baines Johnson sells Block 25 to Lyndon B. Johnson but retains the right to live at the LBJ Boyhood Home (HB-1) (Source: National Register of Historic Places nomination 1990).                                                        |
| CE 1943        | Established   | A large apricot tree is present in the yard west of the well (HB-1.A) (Source: Bearss 1971, 162).                                                                                                                                                           |
| CE 1943        | Established   | By 1943, the LBJ Boyhood Home Well (HB-1.A) is no longer used and is covered with tin sheeting (Source: Bearss 1971, 161).                                                                                                                                  |
| CE 1946 - 1947 | Built         | The Cantwell House (HB-101) is constructed by Albert Rose in Block 26 (Source: LCS Record).                                                                                                                                                                 |
| CE 1947        | Built         | The Jones House (HB-103) is constructed and lived in by Albert Rose in Block 26 (Source: LCS Record).                                                                                                                                                       |
| CE 1947 - 1948 | Built         | The Walker House (HB-104) is constructed by Albert Rose in Block 26 (Source: LCS Record).                                                                                                                                                                   |
| CE 1948        | Established   | Lyndon B. Johnson is elected to U.S. Senate (Source: Handbook of Texas Online).                                                                                                                                                                             |
| CE 1948 - 1949 | Built         | The Moore House (HB-102) is constructed by Albert Rose in Block 26 (Source: LCS Record) (LBJ Archives notes say that the house may have been constructed in 1935).                                                                                          |
| CE 1949 - 1959 | Built         | 1950s. Crider's Motel is constructed on Avenue F in Johnson City.                                                                                                                                                                                           |
| CE 1950 - 1955 | Established   | Early 1950s. Lyndon Johnson's Aunt Frank Martin lives in the LBJ Boyhood Home (HB-1) (Source: Bearss 1971, 164).                                                                                                                                            |
| CE 1950 - 1959 | Established   | 1950s. Aunt Frank, while living on the property, demolishes the original Johnson barn (built in the 1920s) (Source: Esckilsens, 05).                                                                                                                        |
| CE 1951        | Established   | Lyndon B. Johnson is elected Senate Minority Leader (Source: The Handbook of Texas Online).                                                                                                                                                                 |

| Year    | Event       | Annotation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1955 | Established | Lyndon B. Johnson is elected Senate Majority Leader (Source: The Handbook of Texas Online).                                                                                                                                                                                                                                                                                                                                                                                               |
| CE 1958 | Established | Rebekah Baines Johnson dies. The LBJ Foundation administers Block 25 (Source: The Handbook of Texas Online).                                                                                                                                                                                                                                                                                                                                                                              |
| CE 1960 | Established | Lyndon B. Johnson is elected Vice President (Source: The Handbook of Texas Online).                                                                                                                                                                                                                                                                                                                                                                                                       |
| CE 1963 | Established | Lyndon B. Johnson assumes Presidency of the United States upon the assassination of John F. Kennedy (Source: The Handbook of Texas Online).                                                                                                                                                                                                                                                                                                                                               |
| CE 1964 | Altered     | A modern apartment is added to interior of the LBJ Boyhood Home (HB-1) for the caretaker of the property (Source: Esckilsens, 05).                                                                                                                                                                                                                                                                                                                                                        |
| CE 1964 | Altered     | Sam Johnson's garage is converted into a utility shop. Prior to this, it had metal doors in both its north and south elevations and a concrete floor. The roof was corrugated metal, and the siding was plank and painted white on the exterior. When converted into a utility shop, Weinrich removed the metal doors, remodeled the north and south elevations, and covered the east and west elevations with new lumber (Source: Interpreters Training Manual, 1977; Bearss 1971, 160). |
| CE 1964 | Altered     | Weinrich and crew remove the old composition roof and underneath find the original cedar roof on the LBJ Boyhood Home (HB-1). A new composition roof is put on the house (HB-1). The crew also positions a stone cap on the chimney (Source: Bearss 1971, 157).                                                                                                                                                                                                                           |
| CE 1964 | Built       | Albert Weinrich builds a cover for the well (HB-1.A), located northwest of the Boyhood Home (HB-1) (Source: Esckilsens, 05).                                                                                                                                                                                                                                                                                                                                                              |
| CE 1964 | Built       | Post-and-rail fencing is built and encloses Block 25. Before this year the types of fencing varied (Source: LBJ National Historical Park archives photographs).                                                                                                                                                                                                                                                                                                                           |
| CE 1964 | Demolished  | The original Boyhood Home Smokehouse/Shed is removed by Albert Weinrich (Source: Bearss 1971, 159).                                                                                                                                                                                                                                                                                                                                                                                       |
| CE 1964 | Established | An orchard, mostly consisting of peach trees, is east of the LBJ Boyhood Home (HB-1) (Source: Bearss 1971, 163).                                                                                                                                                                                                                                                                                                                                                                          |
| CE 1964 | Established | Mrs. Lady Bird Johnson consults Dallas-based landscape architect Richard Myrick about the landscaping. No formal plans are developed, but Myrick said Mrs. Johnson wanted the Boyhood Home heavily landscaped and felt restoring the grounds to the historic period would be unsightly. Thus, the lawn was sodded and seeded with Augustine grass (Carls and Gardener 1986, 35).                                                                                                          |
| CE 1964 | Established | Non-movable shutters are positioned on the front windows of the Boyhood Home (Source: Bearss 1971, 158).                                                                                                                                                                                                                                                                                                                                                                                  |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

| Year           | Event         | Annotation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1964        | Land Transfer | Interest in the LBJ Boyhood Home (HB-1) increases when Lyndon Johnson becomes president. Authorized by Lyndon Johnson, the Texas Broadcast Corporation (formerly called the LBJ Foundation) remodels the LBJ Boyhood Home (HB-1). Designs and floor plans are completed by Texas architect J. Roy White and Albert Weinrich is the contractor. The interior of the Boyhood Home undergoes major renovations. The south screened porch is enclosed with glass, which creates an exhibit area. A flagpole is erected to the east of the house. The ceiling is lowered and air conditioning is installed (Source: National Register of Historic Places nomination 1990). |
| CE 1964        | Planted       | Block 25 is sodded and seeded with grass. Before there was very little grass in the back and side yards (Source: Esckilsens, 06).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CE 1964        | Restored      | The stone foundation of the LBJ Boyhood Home (HB-1) is repointed (Source: Bearss 1971, 157).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CE 1964 - 1969 | Established   | Lyndon B. Johnson is the 36th President of the United States (Source: The Handbook of Texas Online).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CE 1965        | Established   | The Texas Highway Department puts up a sign in front of the Boyhood Home on East Elm Street (Source: LBJ National Historical Park Archives).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CE 1965        | Established   | The Texas Historical Medallion is placed on the LBJ Boyhood Home (HB-1) during a dedication ceremony on May 13, 1965. Judge Homer Thornberry dedicates the property (Source: Esckilsens, 06).                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| CE 1965        | Land Transfer | March 25. Block 25 is deeded from the Texas Broadcasting Corporation, formerly the LBJ Foundation, to the Board of Trustees of the Johnson City Foundation. The building is administered as a community center and house museum (Source: LBJ National Historical Park archives).                                                                                                                                                                                                                                                                                                                                                                                      |
| CE 1965 - 1970 | Established   | Tours are given of the Boyhood Home by the 'Ladies for Lyndon,' local volunteers, from Blanco County. There are 130 ladies and high school student volunteers (Source: Esckilsens, 17-18).                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| CE 1966        | Established   | The LBJ Boyhood Home (HB-1) is designated as a National Historic Landmark (Source: National Historic Landmark informal designation form 1966).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CE 1966 - 1970 | Established   | Jessie Hunter is caretaker at the LBJ Boyhood Home (HB-1) and the Johnson City Foundation administers the property (Source: Esckilsens, 17).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CE 1968        | Built         | A new Post Office/Federal Building and a low-cost housing area are constructed in Johnson City (Source: National Register of Historic Places nomination 1990).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

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| Year           | Event         | Annotation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1968 - 1970 | Built         | Lyndon B. Johnson Memorial Hospital (HB-100) is built in Johnson City. The Annex (PEC) is part of the original hospital campus and constructed at this time, also (Source: National Register of Historic Places nomination 1990).                                                                                                                                                                                                                                                                                                                                                                                                                    |
| CE 1969        | Established   | December 02. Congress establishes the Lyndon B. Johnson National Historical Site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| CE 1969        | Established   | The Lyndon B. Johnson National Historic Site Master Plan is completed (Source: LBJ National Historical Park Archives).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| CE 1970        | Established   | An Existing Conditions map shows visitor parking on Elm Street in front of the LBJ Boyhood Home (HB-1). The map also shows the driveway from Elm Street to the Sam Johnson Garage/restrooms still exists. A dirt driveway from Ladybird Lane also extends to the same Johnson Garage/restrooms. There are designated pathways around the LBJ Boyhood Home (HB-1), with the main entrance being through the picket fence on Elm Street. There is another entrance from G Street with a path leading towards the residence. At this time there is fencing around Block 25 but not within the property (Source: LBJ National Historical Park archives). |
| CE 1970        | Land Transfer | The land of Block 25 is deeded from the Johnson City Foundation to the National Park Service (Source: Eskilsens, 06)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CE 1970 - 1971 | Established   | Edwin Bearss and members of the National Park Service complete numerous interviews with Johnson family members and residents of Johnson City in order to complete a Historic Resource Study (Bearss 1971).                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CE 1970 - 1971 | Established   | Edwin Bearss completes a Historic Resource Study for the LBJ Boyhood Home (HB-1) (Source: Bearss 1971).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CE 1970 - 1973 | Restored      | Early 1970s. The National Park Service restores the exterior of the Withers-Spaulding Building (HB-43) to the 1915-1920 period. It is used for administrative purposes by the National Park Service (Source: National Register of Historic Places nomination 1990).                                                                                                                                                                                                                                                                                                                                                                                  |
| CE 1970 - 1975 | Removed       | The juniper trees in front of the LBJ Boyhood Home (HB-1) are removed and replaced by the National Park Service with two smaller trees, of a size compatible with the 1920s scene (Carls and Gardener 1986, 35).                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CE 1971        | Established   | Wire and security alarm systems are installed in the LBJ Boyhood Home (HB-1) (Source: Eskilsens, 06).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| CE 1972        | Altered       | During the restoration efforts, the modern apartment for the caretaker of the property is removed from the LBJ Boyhood Home (HB-1) (Source: Eskilsens, 18).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Year    | Event         | Annotation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1972 | Altered       | Rain barrels are installed at the LBJ Boyhood Home Well (HB-1.A) northwest of the LBJ Boyhood Home (HB-1). The barrels include an overflow system, which pipes water through the base of the barrels and then through a ditch (Source: Esckilsens, 07).                                                                                                                                                                                                                                                                                                                               |
| CE 1972 | Altered       | Sam Johnson's Garage is converted to a comfort station. The garage was previously remodeled into a utility building in 1964 (Source: Esckilsens, 08).                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CE 1972 | Altered       | The Texas Historical Medallion is removed from the Boyhood Home during the National Park Service restoration period (Source: Esckilsens, 06).                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| CE 1972 | Moved         | A barn (HB-2), typical of the design and construction of the historic period, was relocated from Hugo Klein's place in Albert, Texas, to a site southeast of the LBJ Boyhood Home (HB-1), where the original barn built by Sam Johnson in the 1920s had stood until demolished by Lyndon Johnson's Aunt Frank Martin, who lived in the Boyhood Home (HB-1) in the 1950s. The new LBJ Boyhood Barn (HB-2) was brought in for interpretive purposes in 1972 (Source: Esckilsens, 06).                                                                                                   |
| CE 1972 | Reconstructed | A new LBJ Boyhood Home Water Tank (HB-6) replaces the original water tank, during the National Park Service restoration efforts. It is a 1600 gallon galvanized metal tank that sits 10 feet up on a wooden platform supported by four corner posts and a center post (Source: National Register of Historic Places nomination 1990).                                                                                                                                                                                                                                                 |
| CE 1972 | Reconstructed | The Boyhood Home Privy (HB-4) is reconstructed by the National Park Service in the southwest corner of Block 25 (Source: National Register of Historic Places nomination 1990; LCS Record).                                                                                                                                                                                                                                                                                                                                                                                           |
| CE 1972 | Reconstructed | The LBJ Boyhood Home Fences and Gates (HB-1.B) are reconstructed to match those present during the 1922 to 1925 period. Picket fences are in front of the main elevation of the LBJ Boyhood Home (HB-1), and woven wire fence surrounds the rest of Block 25. There is woven wire fence south and east of the residence, fencing it off from the rest of the block. There is also post and rail fence extending from Ladybird Lane north to the area of the LBJ Boyhood Barn (HB-2), which was brought to the site in 1972 (Source: LCS Record and Interpreter Training Manual 1977). |
| CE 1972 | Reconstructed | The LBJ Boyhood Home Smokehouse/Shed (HB-3) is reconstructed (Source: LCS Record).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| CE 1972 | Restored      | The Boyhood Home Smokehouse/Shed (HB-3) is reconstructed. It is a two-room structure with a stone pier foundation and frame construction (Source: National Register of Historic Places nomination 1990).                                                                                                                                                                                                                                                                                                                                                                              |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

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| Year           | Event       | Annotation                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1972        | Restored    | The LBJ Boyhood Home (HB-1) is restored by the National Park Service to its 1922 to 1925 appearance, after consultation and discussions with President Johnson (Source: LCS Record).                                                                                                                                                                                                |
| CE 1972 - 1994 | Established | The Alexander House located in Block 26 is used as the National Park Service Visitor Center. It is not owned by the National Park Service, but leased from Lyndon Johnson's sister Lucia Birge and paid for in monthly installments by the National Park Service (Source: LBJ National Historical Park Archives).                                                                   |
| CE 1973        | Established | A Master Plan is drafted for the Lyndon B. Johnson National Historical Site. It consolidates the major LBJ sites into a single management unit operated by the National Park Service. The document suggests that the gardens and orchards at the Boyhood Home should be recreated (Source: LBJ National Historical Site Master Plan 1973).                                          |
| CE 1973        | Established | Lyndon B. Johnson dies. The period of significance for the LBJ Boyhood Home Area ends.                                                                                                                                                                                                                                                                                              |
| CE 1973        | Established | With the efforts by historians, architects, carpenters, stonemasons, and many local business people, the restoration is complete and the Boyhood Home is open to the public (Source: LBJ National Historical Park Archives).                                                                                                                                                        |
| CE 1973        | Planted     | Circa 1973. A garden is established by the National Park Service in the northwest corner of the Block 25 and peach trees are added to the orchard area east of the LBJ Boyhood Home (HB-1) (Carls and Gardener 1986, 35).                                                                                                                                                           |
| CE 1975        | Established | An interpretive prospectus is completed for the LBJ National Historical Park (Source: Interpretive Prospectus 1975).                                                                                                                                                                                                                                                                |
| CE 1976        | Established | A Proposal Analysis is completed for the LBJ National Historical Site. Although it does not specify which ones, it states that some of the buildings in Block 26 should be acquired by the National Park Service to bolster the historic scene and reuse the buildings for management purposes (Source: LBJ National Historical Park Proposal Analysis).                            |
| CE 1977        | Established | A revised Master Plan, the Final Master Plan, is completed for the LBJ National Historical Site. It is recommended that further legislation be passed to convert the Historical Site into the Historical Park, allowing for further acquisition of land (Source: Master Plan 1977).                                                                                                 |
| CE 1980        | Established | A Historic Resources Preservation Maintenance Guide for the LBJ Boyhood Home (HB-1) is drafted under the direction of NPS Regional Preservation Architect, Dave Battle. The purpose of the guide is to have an organized documented system for the continued maintenance of the buildings and grounds in the LBJ Boyhood Home Area (Source: LBJ National Historical Park Archives). |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

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| <b>Year</b>    | <b>Event</b>  | <b>Annotation</b>                                                                                                                                                                                                                                                                                                             |
|----------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1980        | Established   | The LBJ National Historical Site becomes the LBJ National Historical Park (Source: LBJ National Historical Park Archives).                                                                                                                                                                                                    |
| CE 1980        | Land Transfer | The National Park Service acquires the George T. Bryan House (Education Center, HB-99) and associated outbuildings on the east side of Town Creek (Source: National Register of Historic Places nomination 1990).                                                                                                             |
| CE 1981        | Established   | A Development Concept Plan is drafted for the LBJ National Historical Park (Source: Development Concept Plan).                                                                                                                                                                                                                |
| CE 1981        | Planted       | The two juniper trees in front of the LBJ Boyhood Home (HB-1) are again replaced with smaller specimens (Carls and Gardener 1986, 35).                                                                                                                                                                                        |
| CE 1986        | Established   | A Cultural Landscape Report, Analysis of Historical Vegetation is completed for the LBJ National Historical Park (Carls and Gardener 1986).                                                                                                                                                                                   |
| CE 1986        | Established   | A Development Concept Plan is drafted for the LBJ National Historical Park (Source: LBJ National Historical Park archives).                                                                                                                                                                                                   |
| CE 1986        | Land Transfer | James H. Jones and Mary H. Jones donate the Jones House and outbuildings (HB-103, HB-103.A, HB-103.B) in Block 26 to the LBJ National Historical Park (Source: LBJ National Historical Park Archives).                                                                                                                        |
| CE 1986        | Planted       | Annual flowers and bulbs are planted in various areas throughout Block 25. The largest flowerbed is located southeast of the LBJ Boyhood Home (HB-1) under large crape myrtles and along the fence line (HB-1.B) At this time a garden is located in the northwest section of Block 25 (Source: Carls and Gardener 1986, 38). |
| CE 1986 - 1987 | Altered       | The Smith House undergoes renovations (Source: Smith House Condition Assessment 1998).                                                                                                                                                                                                                                        |
| CE 1986 - 1995 | Altered       | Late 1980s or early 1990s. The orchard is removed from Block 25 (some peach trees are still present in 1986).                                                                                                                                                                                                                 |
| CE 1987        | Land Transfer | By 1992, the National Park Service is deeded the Cantwell House and outbuildings (HB-101, HB-102.A) in Block 26 (Source: LCS Record).                                                                                                                                                                                         |
| CE 1987 - 1988 | Land Transfer | Alice Givens and Robert Moore deed the Moore House (HB-102) in Block 26 to the LBJ National Historical Park (Source: LBJ National Historical Park Archives).                                                                                                                                                                  |
| CE 1988        | Established   | A Resources Management Plan for the Lyndon B. Johnson Historical Park is drafted (Source: LBJ National Historical Park archives).                                                                                                                                                                                             |
| CE 1990        | Established   | A National Register of Historic Places nomination is completed for the LBJ National Historical Park.                                                                                                                                                                                                                          |

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park

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| Year           | Event         | Annotation                                                                                                                                                                                                                                                                                                                                                                         |
|----------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1990        | Land Transfer | LBJ Memorial Hospital (HB-100) is acquired by the NPS to be converted into the Johnson City Visitor Center/Headquarters for the LBJ National Historical Park (Source: National Register of Historic Places nomination 1990).                                                                                                                                                       |
| CE 1990 - 2010 | Established   | A lawn glider is in place southwest of the LBJ Boyhood Home (HB-1) (Source: LBJ National Historical Park archives photographs).                                                                                                                                                                                                                                                    |
| CE 1991        | Established   | A Handicapped Accessibility Study is completed and it is decided to rehabilitate the sleeping porch entrance on the south side of the LBJ Boyhood Home (HB-1) for handicapped accessibility (Source: Handicapped Accessibility Study for the Boyhood Home).                                                                                                                        |
| CE 1991        | Land Transfer | The Smith House at Ninth Street and Nugent Avenue is deeded to the National Park Service (Source: LBJ National Historical Park Archives).                                                                                                                                                                                                                                          |
| CE 1992        | Established   | A Development Concept Plan Amendment and Environmental Assessment is completed for the LBJ National Historical Park. It is an amendment to the 1981 DCP following the acquisition of the Hospital, the present-day Visitor Center. This DCP covers the plan to convert the former hospital to the Visitor Center and Headquarters (Source: LBJ National Historical Park archives). |
| CE 1992        | Land Transfer | The National Park Service acquires the Walker House and outbuildings (HB-104, HB-104.A, HB-104.B, HB-104.C) in Block 26 (Source: LCS Record).                                                                                                                                                                                                                                      |
| CE 1993        | Altered       | The Boyhood Home is painted (Source: LBJ National Historical Park Archives).                                                                                                                                                                                                                                                                                                       |
| CE 1993        | Rehabilitated | The Cantwell House (HB-101) and the Moore House (HB-102) are rehabilitated for LBJ National Historical Park use as administrative facilities (Source: LBJ National Historical Park Archives).                                                                                                                                                                                      |
| CE 1993        | Rehabilitated | The National Park Service rehabilitates the Boyhood Home Well (HB-1.A) (Source: LBJ National Historical Park Archives).                                                                                                                                                                                                                                                            |
| CE 1994        | Established   | The Lyndon B. Johnson National Historical Park Visitor Center (HB-100) is complete with new parking lots, demolition of pavement, and a new stormwater pipe system, irrigation systems, signs, walks, curbing, and other street improvements, utility modifications, and landscaping including tree removal (Source: LBJ National Historical Park Archives).                       |
| CE 1996 - 1999 | Altered       | Late 1990s. The George T. Bryan House (HB-99) is converted into the Education Center for educational programming (Source: LBJ National Historical Park archives).                                                                                                                                                                                                                  |

| Year           | Event         | Annotation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 1998        | Established   | A Condition Assessment for the Smith House is completed to assist in determining eligibility for the National Register of Historic Places (Source: LBJ National Historical Park Archives). This is the last documentation of the Smith House, which is no longer standing. The date the Smith House was demolished is unknown and there is no information about whether it was determined eligible or not.                                                                                                                                                                                                                                                                                  |
| CE 1998        | Established   | The lease on the Alexander House, used as the Visitor Center, is not renewed as the new Visitor Center (HB-100) is opened (Source: LBJ National Historical Park Archives).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CE 1998 - 1999 | Rehabilitated | The National Park Service rehabilitates the Cantwell House (HB-101) (Source: LCS Record).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| CE 1999        | Established   | A General Management Plan is completed for the LBJ National Historical Park (Source: LBJ National Historical Park archives).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| CE 1999        | Rehabilitated | The National Park Service rehabilitates the Moore House (HB-102) (Source: LCS Record).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CE 2001        | Rehabilitated | The Jones Carport (HB-103.A) is rehabilitated (Source: LCS Record).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| CE 2001        | Rehabilitated | The Moore/Cantwell Garage (HB-102.A) is rehabilitated (Source: LCS Record).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CE 2001        | Rehabilitated | The Walker Pump House (HB-104.A) is rehabilitated (Source: LCS Record).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CE 2001        | Rehabilitated | The Walker Workshop (HB-104.B) is rehabilitated (Source: LCS Record).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CE 2002        | Altered       | The concrete accessibility ramp off of the sleeping porch of the LBJ Boyhood Home (HB-1) is replaced with a wooden ramp (Source: LCS Record).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| CE 2002        | Established   | A Long-Range Interpretive Plan is developed for the LBJ National Historical Park. For the LBJ Boyhood Home (HB-1), it is emphasized that visitors should gain insight into the early development of Lyndon Johnson's character and personality through his home, family life, and community interactions; relate early experiences to his later public life; learn about Johnson City in the 1920s and the Johnson family's relationships and interactions with the community; learn about LBJ National Historical Park's efforts to preserve the LBJ Boyhood Home (HB-1). It is also suggested to update the Historical Furnishings Study (Source: LBJ National Historical Park archives). |
| CE 2003        | Established   | A Determination of Eligibility finds the following properties in Block 26 eligible for the National Register: Cantwell House (HB-101) and Cantwell/Moore Garage (HB-102.B), the Moore House (HB-102), the Jones House (HB-103, Jones Garage (HB-103.B), and Jones Carport (HB-103.A), and Walker House (HB-104), Walker Pump House (HB-104.B), Walker Workshop (HB-104.B), and Walker Carport (HB-104.C) (Source: LCS Record).                                                                                                                                                                                                                                                              |

| Year           | Event       | Annotation                                                                                                                                                                                        |
|----------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE 2004        | Altered     | The LBJ Boyhood Home (HB-1) is painted (Source: LBJ National Historical Park Archives).                                                                                                           |
| CE 2005        | Altered     | Damaged wallpaper is replaced in the LBJ Boyhood Home (HB-1) parlor (Source: LBJ National Historical Park Archives).                                                                              |
| CE 2007 - 2008 | Established | The Johnson City Chamber of Commerce relocates to the Withers-Spaulding Building (HB-43) and a special use permit is issued (Source: Johnson City Chamber of Commerce).                           |
| CE 2010        | Established | A rainwater collection system is installed (Source: SHPO archives).                                                                                                                               |
| CE 2010        | Removed     | The LBJ Boyhood Home (HB-1) restrooms are removed. This building previously was the Sam Johnson Garage and converted into a utility shed in 1964 (Source: LBJ National Historical Park Archives). |
| CE 2011 - 2012 | Established | The LBJ Boyhood Home Area Cultural Landscape Inventory is completed.                                                                                                                              |

### Physical History:

#### Historical Context: 1846 – 1912

James Fentress was the first Anglo settler to own the land on which Johnson City is presently located in the Hill Country of central Texas. After applying for a patent in 1838, Fentress received the right in 1846 from Anson Jones, the last president of the Republic of Texas, to survey 640 acres of Travis County on the Pedernales River. This land would later include the hometown of the 36th President of the United States, Lyndon Baines Johnson.

In 1871, Fentress sold the 640 acres of land to rancher Tom Johnson. Four days after purchasing the land from Fentress, Tom Johnson sold the land to his brother Samuel Ealy Johnson, the grandfather of Lyndon B. Johnson. Tom and Samuel Ealy Johnson established the headquarters for their open-range cattle ranch on the land until their ranching enterprise folded in 1872. The land was then sold to James Polk Johnson, Sam Ealy Johnsons' nephew, to satisfy a debt.

By the mid 1870s James Polk Johnson and neighboring landowners were discussing the platting of a town and relocating the county seat of Blanco County from the city of Blanco to the new site, which would be more centrally located in the county. A meeting was held in the summer of 1876 on Town Creek to discuss the platting of a town, and the land owned by James Polk Johnson - the Fentress Land Grant - was one of two sites offered for land. The Fentress Land Grant was deemed a suitable townsite, though initial efforts to relocate the county seat from the city of Blanco failed.

However, three years later, in August 1879, petitions from citizens in northern Blanco County were presented to the county commissioners calling for an election for county seat. Assuming a pending triumph, James Polk Johnson employed John M. Watson to plat a townsite of 116 blocks on his acreage in the James Fentress Land Grant. He named the town Johnson City.

The city of Blanco once again triumphed as the county seat of Blanco County. Nonetheless, Johnson sold one of his town lots to a man named W.W. Martin and over the next few years, additional lots were sold and very gradually properties were constructed in Johnson City. Following James Polk Johnson's death in 1885, his nephew, local judge N.T. Stubbs administered his properties.

Between 1883 and 1888, Block 25, the block in Johnson City that presently contains the LBJ Boyhood Home (HB-1) and associated buildings, structures, and landscape features, was assessed at \$25. This indicates that there were no improvements on the subject block during this time period (Source: Bearss 1971, 135). Although the assessments varied for Block 25 over the next few years, by 1897 it was assessed at \$20. The neighboring Block 26 in the period of 1897 through 1898 was assessed at \$10.

Finally, in 1891 the county seat of Blanco County was relocated to Johnson City and shortly thereafter in 1893 the Withers-Spaulding Building (HB-43), a one-story dry goods store that served the slowly growing population, was constructed. Also around this time, likely around 1900, the Alexander House was constructed in Block 26 for Dr. Barnwell (Source: LBJ National Historical Park archives).

In 1901, Blocks 25 and 26 were together assessed at \$75. Edwin Bearss writes that this is "conclusive evidence that the Boyhood Home (HB-1) was not standing on Block 25 until the turn of the century" (Bearss 1971, 135). That same year, W.C. Russell, a rancher from Blanco County, paid N.T. Stubbs and other heirs to the land for the ownership of Block 25 of Johnson City.

W.C. Russell erected a one-story L-shaped folk Victorian house (HB-1) with gingerbread ornamentation on the property. This house would later be the childhood home of Lyndon B. Johnson. A metal bladed Dempster Windmill (HB-5) atop a 30-foot galvanized iron tower was installed to the south of the house on the property at this time. By 1901, all of Block 25 was fenced in with picket fences that extended 30 feet east and west in front of the main elevation of the house (HB-1), while the rest of the block was delineated by woven wire fence. Russell kept livestock on the property including horses, cows, and one hog. In 1902 a smokehouse/shed was constructed south of the house (Source: National Register of Historic Places nomination 1990).

Nearby, in 1905 a one-story house (HB-99) was built for George T. Bryan, one of Johnson City's prominent merchants, on the east side of Town Creek. The house originally had a white clapboard exterior and the symmetrical front elevation had paired double-hung windows that flanked the central front door. The George T. Bryan house (now used as the Education Center, HB-99) underwent changes to the siding, porch, and interiors in the 1920s.

In 1907 Russell built a west wing addition to the house (HB-1) on Block 25, which added two more bedrooms. Following this 1907 addition, few major changes were made to the LBJ Boyhood Home (HB-1) until 1934.

On August 27, 1907, Sam Ealy Johnson, Jr. and Rebekah Baines were married, and one year later on August 27, 1908, their first son was born near Stonewall, Texas. Although it took three months of deliberation, they named their first child Lyndon Baines Johnson.

When the Russell family moved to Travis County some years later they sold all of Block 25 to George P. Kinney in 1910 (Source: Bearss 1971, 136).



*W.C. Russell, family, and possibly student boarders at the LBJ Boyhood Home (HB-1), ca. 1901-1907 (Source: LBJ National Historical Park Archives).*

Period of Significance: 1913-1973

In 1913 Sam Ealy Johnson, Jr. and Rebekah Baines Johnson purchased Block 25 of Johnson City for \$2,925, which included the LBJ Boyhood Home (HB-1) and surrounding 1.75 acres from George Kinney. At this time, Block 25 was assessed at \$1,500. In September of 1913, just two weeks after the fifth birthday of future president Lyndon B. Johnson, the Johnson family, including Sam Ealy Johnson, Rebekah Baines Johnson, Lyndon Baines, and sisters Rebekah, and Josefa moved from the family ranch at Stonewall into the LBJ Boyhood Home (HB-1) in Johnson City. The family life that Lyndon Johnson experienced here as he grew to adulthood strongly influenced the man who became the 36th President of the United States.

At this time the house had a combination living room-dining room containing a wood-burning fireplace where Rebekah Baines did much of her cooking, a kitchen with a black, wood-burning stove, two small bedrooms, and a back porch where the children slept a good part of the year (Steinberg 1968, 15). Over time the backyard would include most everything needed to sustain a family: an orchard, vegetable garden, woodpile, windmill, barn, and smokehouse. Woven wire fences kept in chickens and livestock, and laundry was dried outside on a clothesline located between the house and the windmill (HB-5), running east to west. The backyard was not maintained and mostly contained dirt with clumps of grass (Source: LBJ National Historical Park Interpretive Sign).

When the family moved to Johnson City the population was approximately 300 residents. There was a school in town and thus, the year they moved to town, Lyndon Johnson enrolled in the 1st grade under Miss Florence Walker (Source: Baines Johnson 1965, 19).

Lyndon Johnson's mother, Rebekah Baines, was one of the few college-educated women in the area. Among other activities, over the years she taught elocution lessons and debating techniques to the

neighborhood children from their home (HB-1). During the 1920s, Mrs. Johnson held ice cream socials on the porch for the neighborhood children. Lyndon Johnson's father, Sam Ealy Johnson, Jr. was a populist Democrat and member of the Texas House of Representatives. Representing the 89th District, beginning in 1905, he served in the 29th, 30th, 35th, 37th, and 38th Texas Legislatures. In the years following the purchase of Block 25, he was considered a successful and prominent member of the community who made a living by buying and selling real estate and cattle.

The interests of young Lyndon Johnson's parents had a profound effect on his subsequent political career. By the age of ten, Lyndon Johnson was on the campaign trail working for his father's re-election handing out campaign literature and a few years later he attended legislative sessions with his father. Political discussions were common at the LBJ Boyhood Home (HB-1). On the swing of the back porch Lyndon Johnson and his father would have many conversations about politics. Robert Caro writes that, "After his father re-entered politics in 1917, when Lyndon was nine, politicians, state and local, began dropping by the Johnson home for chats and strategy discussions. Usually, these were held on the porch. Behind that porch was a bedroom, with a window opening onto the porch. Lyndon would hide in the bedroom, sitting on the floor, craning upwards so that his ear was almost against the window, listening" (Source: Caro 1990, 73).

In addition to political life, Lyndon Johnson was assigned farm chores at the family home including gathering eggs, putting logs in the wood box, slopping the pigs, and building fences. He often herded goats at nearby farms, picked cotton, and played marbles and baseball, and went swimming with childhood friends. At the age of ten he started a shoe-shining business at the local barbershop and was known to read the news from an early age (Source: LBJ Museum Archives).

In 1916 the east porch of the LBJ Boyhood Home (HB-1) was modified, removing the gingerbread ornamentation from the east gallery. Further, the porch support columns were altered and the patio was added (Source: Eskilsens, 03). Around this time, two juniper trees flanked either side of the east walk that approached the front door of LBJ Boyhood Home (HB-1) (Source: Bearss 1971, 161).

Eliza Bunton, Sam Ealy's mother, died in 1917 leaving the 433-acre Johnson family farm at Stonewall to her eight children (Source: Unger and Unger 2000, 14). The farm is now part of the LBJ National Historical Park. Sam Ealy Johnson decided to buy out his siblings for the Johnson family farm at Stonewall in 1919, mortgaging all his other assets, and eventually taking on a very large debt (Source: Unger and Unger 2000, 14).

During the 1920s, a number of changes occurred on the grounds at Block 25 of the LBJ Boyhood Home Area. Sam Johnson bought a two-room frame office building from N.T. Stubbs and had the structure moved to the property. It was used as a bathhouse then later as a smokehouse, a library, and a playroom. The shed portion was used for laundry tubs (Source: Eskilsens, 03).

Also in the 1920s, the LBJ Boyhood Home Well (HB-1.A), located northwest of the residence, and the original LBJ Boyhood Home Water Tank (HB-6), were constructed (Source: LCS Record). A two-story barn was also constructed on Block 25 southeast of the house. At this time a boardwalk led from the back porch to the privy (HB-4), which was located east of the windmill (HB-5) (Source: Bearss 1971, 161).

In addition, there were dark green shutters at the front and side windows of the LBJ Boyhood Home (HB-1). There was a fence-like railing fronting the east porch of the LBJ Boyhood Home (HB-1) and a seat around the inside edge of the railing.

In 1920, after buying the family farm, Sam Ealy Johnson, Jr. moved his family back to Stonewall. Tom Johnson, Sam's younger brother and his family lived in the LBJ Boyhood Home (HB-1) while Sam Johnson and family lived on the farm in Stonewall. During this time the southwest porch of the house (HB-1) was screened in (Source: Eskilsens, 04). In 1922, following poor cotton prices and various farming failures, Sam Ealy Johnson sold the family ranch at Stonewall and the Johnson family returned to Johnson City and resumed residency at the LBJ Boyhood Home (Source: Unger and Unger 2000, 14). Around this time was the first documentation of the Johnson garage in Block 25 from an interview with a resident (Source: LBJ National Historical Park Archives).

Lyndon Johnson thus graduated from Johnson City High School in 1924 upon returning to Johnson City. In high school Lyndon Johnson's favorite subjects were history and government. He was president of his graduating class. Following graduation, he was reluctant to go to college. While Lyndon Johnson was set to attend sub-college at San Marcos Texas State Teachers College, he ultimately did not attend. Rather, he went to California with some friends and worked as farm laborer, harvesting grapes and other fruits, and worked as a clerk in a law office (Source: Unger and Unger 2000, 18). While Lyndon Johnson was looking for success on his own terms, he returned to Johnson City the following year in 1925. He resumed working odd jobs upon return to Hill Country.

The LBJ Boyhood Home (HB-1) was wired for electricity in 1927 (Source: Eskilsens, 04). That same year Lyndon B. Johnson decided to enroll in Southwest Texas State College in San Marcos. While enrolled in college, Lyndon Johnson returned to Johnson City during the weekends to spend time with his family. However, his move to San Marcos in 1927 can be considered the last year of full-time residency at the LBJ Boyhood Home (HB-1).

Armed with an elementary school teaching certificate, Lyndon B. Johnson moved to Cotulla, Texas, in 1928 to be the principal of Welhausen Ward School (Source: Handbook of Texas Online). The following year he returned to Southwest Texas State College to complete his degree (Source: Handbook of Texas Online). In 1930, Lyndon Johnson graduated from Southwest Texas State College and in 1934 he married Claudia (Lady Bird) Taylor (Source: Handbook of Texas Online).

From 1930 through 1934, Rebekah Baines and Sam Ealy Johnson resided in San Marcos, Texas. Before returning to the LBJ Boyhood Home (HB-1) in Johnson City in 1934, they prepared to make major improvements to the residence. Renovations were completed on the roof; foundations and underpinnings; porch and steps; windows, doors, screens, and porches; side walls; exterior painting; porch columns; gutter; the papering of six rooms; and interior painting. The Stein Lumber Company hired Ernest Petermann to complete the work on the house (Source: Eskilsens, 04).

Up until this time cedar posts had supported the house, but during the renovations a stone foundation was placed under the LBJ Boyhood Home (HB-1) (Source: Bearss 1971, 155). Two limestone benches, referred to as loveseats, were added near the front gate, flanking the east walk to the main entrance of the home, and incorporated into the foundation (Source: Bearss 1971, 163).

The east porch also underwent major changes at this time from its previous configuration. The wooden steps to the east porch were replaced with concrete, and the wooden pilasters were replaced with wooden columns with brick bases (Source: Bearss 1971, 143). Before 1934, wooden brackets framed the top of the pilasters and scroll banisters were positioned between the brackets and the roof. These were all removed during the 1934 alterations. Dark green shutters from the exterior of the LBJ Boyhood Home (HB-1) were also removed during the renovations. Following the alterations and through the 1940s there was no porch swing on the porch.

Also at this time a toilet and lavatory were added to the bathroom in the residence. The original privy was thus possibly removed at this time with the addition of a toilet to the interior of the LBJ Boyhood Home (HB-1).

Further changes to the LBJ Boyhood Home Area during the 1930s included the razing of the two-room frame office building purchased by Sam Johnson in the previous decade (Source: Eskilsens, 04).

Upon return to Johnson City from San Marcos, Sam Ealy Johnson, Jr. planted an orchard in the northeastern part of Block 25 and a vegetable garden and flowers in the yard of Block 25 (Source: Baines Johnson 1965, 26). From 1934 until his death in 1937, Sam Ealy Johnson gardened more frequently than before at the LBJ Boyhood Home (HB-1), likely in the northwest of the property (Source: Carls and Gardener 1986, 39). Sam Johnson is remembered as having grown all kinds of vegetables, including potatoes, tomatoes, onions, and cabbage. As part of Sam Johnson's planting endeavors during the 1930s, fronting the west elevation of the house was a cedar post and wire trellis that was overgrown with honeysuckle.

A base map representing the 1934 configuration of Block 25 completed by Edwin Bearss in 1971 shows the entire block enclosed by woven wire fence, with the exception of the main elevation of the LBJ Boyhood Home (HB-1) that was fronted with picket fence. The pickets extended thirty feet east and west of the front elevation of the LBJ Boyhood Home (HB-1), with the remainder of the fence woven wire. Access to the front yard and main entrance to the house was provided by swinging gate, with pickets. The pickets, painted white, were secured to cedar posts and were backed by 2x4s at the top and bottom. Between the rear of the house (HB-1) and the area containing the windmill (HB-5) was a woven wire fence, secured to cedar posts. This fence paralleled the front fence, stretching from east to west across Block 25, dividing the property into north and south portions. The east, south, and west property lines of Block 25 were fenced with woven wire nailed to cedar posts.

The map also shows a dirt driveway east of the LBJ Boyhood Home (HB-1) that leads from East Elm Street to the Sam Johnson garage located southeast of the residence, bordering the woven wire fence running east to west across the middle of Block 25. This garage was later converted to a utility shed in 1964, then used as restrooms for visitors before finally being removed in 2010. The two-story office building (razed in the 1930s) is shown bordering Avenue G.

The map also shows an orchard east of the driveway, and Sam Johnson's garden in the northwestern part of the property, and a watermelon path in the southwest corner of the block. In addition, the map depicts a clothesline south of the house, and a walking path leading from the back porch to the woven wire fence south of the house. Other mapped vegetation includes scattered oaks and mesquite trees in the southeastern section of the property.

In February 1937, Lyndon Johnson returned home from Austin to seek the advice of his father of whether he should run for Congress. It was the first week of March 1937 when Lyndon Johnson stood on the porch of his childhood home (HB-1) to announce his candidacy for the U.S. House of Representatives for the Tenth District of the State of Texas. Thus began Lyndon Johnson's career in public service that culminated in the presidency.

Lyndon Johnson was elected to the U.S. House of Representatives in 1937 and one of his first successes for his constituency and hometown was the establishment of the Pedernales Electric Cooperative, the largest electric cooperative in the world at the time, which was headquartered in Johnson City (Source: National Register of Historic Places nomination 1990).

On December 31, 1942, Rebekah Baines Johnson sold all of Block 25 to Lyndon B. Johnson but retained the right to live there (Source: National Register of Historic Places nomination 1990). By 1943, the LBJ Boyhood Home Well (HB-1.A) was no longer in use and had been covered with tin sheeting (Source: Bearss 1971, 161). Previously there had been two posts, a cross-piece, and pulley for dropping and raising a bucket. Also by this time a big apricot tree was in the yard west of the well (HB-1.A) (Source: Bearss 1971, 162).

During the 1940s major construction took place in neighboring Block 26. Between 1946 and 1947, the Cantwell House (HB-101) was constructed (Source: LCS Record). In 1947, the Jones House (HB-103) was built, and between 1947 and 1948 the Walker House (HB-104) was constructed (Source: LCS Record). The following year between 1948 and 1949 the Moore House (HB-102) was completed (Source: LCS Record). No records exist for the construction dates of outbuildings associated with the buildings in Block 26.

Meanwhile, in 1948 Lyndon B. Johnson was elected to U.S. Senate. In 1951 he was elected Senate Minority Leader and later in 1955 elected Senate Majority Leader.

During the early 1950s, Lyndon Johnson's Aunt Frank Martin also lived in the LBJ Boyhood Home (HB-1) with Lyndon Johnson's mother (Source: Bearss, 164). While living on the property, she removed the original barn located southeast of the LBJ Boyhood Home (HB-1), though sources note that the barn may have been torn down earlier by James Ealy Johnson in the 1930s (Source: Eskilsens).

Rebekah Baines Johnson died in 1958. The house was then administered by the LBJ Foundation, which was later known as the Texas Broadcasting Corporation. In 1960 Lyndon B. Johnson was elected Vice President under John F. Kennedy. He assumed the presidency in 1963 upon the assassination of John F. Kennedy and was elected president the following year. He served as President from 1964 through 1969.

Changes to the exterior of the LBJ Boyhood Home (HB-1) between 1934 and 1964 were minimal. However, in 1964 after Lyndon Johnson had assumed the presidency, interest in visiting his boyhood home rose sharply. Thus, with the intention of turning the house into a community center and house museum, the LBJ Boyhood Home (HB-1) was extensively remodeled in 1964 by the Texas Broadcasting Corporation before deeding the property in March of 1965 to the Board of Trustees of the Johnson City Foundation.

At the president's request, Texas architect J. Roy White completed the designs and plans for the alterations. Plans were drawn up with the assistance of photographs and remembrances of the President and his family as well as local long-time Johnson City residents. After White's plans had been approved, Albert Weirich, a local contractor, implemented them (Source: Bearss 1971, 155). The elevations of the house were to be restored to their appearance circa 1925, while the interior of the house would be drastically altered and modernized. Notably, the central hall was eliminated, along with the doorway between the parlor and dining room. The kitchen was modernized, and the screened porch was converted into a glassed in porch to create an exhibit area on the southern side of the house. The ceilings were lowered and air conditioning installed (Source: National Register of Historic Places nomination). The west wing of the house was converted into a three-room apartment for the caretaker of the house.

During the alterations, Weirich and crew removed the old composition roof of the LBJ Boyhood Home (HB-1) and found underneath the original cedar roof. A new composition roof was thereafter put on the house (HB-1). The crew also positioned a stone cap on the chimney (Source: Bearss 1971, 157). The stone foundation was repointed and non-movable shutters were positioned at the front windows (Source: Bearss 1971, 157-158).

During the renovations, Sam Johnson's garage located southeast of the residence was converted into a utility shop. Before it had metal doors in both its north and south elevations and a concrete floor. The roof was corrugated metal, and the siding was plank and painted white on the exterior. When converted into a utility shop, Weirich removed the metal doors, remodeled the north and south elevations, and covered the east and west elevations with new lumber (Source: Interpreters Training Manual, 1977; Bearss 1971, 160). Additionally, the original Boyhood Home Smokehouse/Shed located south of the residence was torn down and removed from the property. Weirich also built a cover for the LBJ Boyhood Home Well (HB-1.A), located northwest of the Boyhood Home (HB-1). Until the 1964 renovations, there had also been no roof over the LBJ Boyhood Home Well (HB-1.A) (Source: Esckilsens, 05).

Mrs. Lady Bird Johnson consulted Dallas-based landscape architect Richard Myrick about the landscaping, though no formal plans were developed. Myrick said that Mrs. Johnson wanted the Boyhood Home heavily landscaped and that she felt that restoring the grounds to the historic period when there was very little grass in the back and side yards would be unsightly. Thus, the lawn was sodded and seeded with Augustine grass (Source: Carls and Gardener 1986, 35). The orchard, mostly consisting of peach trees, already existed east of the LBJ Boyhood Home (HB-1) from previous decades (Source: Bearss 1971, 163). A flagpole was erected to the east of the house.

During the time of the renovations there were two junipers in the front yard on either side of the walk that had been there since at least 1919. There were also a number of pink rose bushes fronting the house. Flanking the walkway leading from the east front porch to the picket fence were flowerbeds containing violets.

During the 1964 renovations, the picket fences that enclosed the front elevation of the LBJ Boyhood Home (HB-1) were replaced with post-and-rail fence.

A Texas Historical Medallion was placed on the LBJ Boyhood Home (HB-1) during a dedication ceremony on May 13, 1965, led by Judge Homer Thornberry (Source: Eskilsens, 06). That same year the Texas Highway Department put up a sign in front of the LBJ Boyhood Home (HB-1) to orient visitors to the site (Source: LBJ National Historical Park Archives).

Following the completion of the renovations, the LBJ Boyhood Home (HB-1) and associated grounds were converted into a community center and house museum administered by the Johnson City Foundation. From 1965 through 1970, the 'Ladies for Lyndon,' a group of around 130 volunteers from Blanco County including numerous high school students, gave tours of the property (Source: Eskilsens, 17-18). From 1966 through 1970 Jessie Hunter was the caretaker at the LBJ Boyhood Home (HB-1) and resided in the recently created apartment within the home (Source: Eskilsens, 17).

In 1966, the LBJ Boyhood Home (HB-1) was declared a National Historic Landmark.

During the final years of his presidency, Lyndon Johnson instituted a number of projects in his hometown. From 1968 through 1970, the Lyndon B. Johnson Memorial Hospital (HB-100) was constructed in Johnson City (Source: National Register of Historic Places nomination 1990). Johnson City also received a new post office/federal building and a new low-cost housing area.

On December 2, 1969, Congress established the Lyndon B. Johnson National Historic Site to preserve and interpret sites important in the life of the 36th President of the United States and thereafter the Lyndon B. Johnson National Historic Site Master Plan was completed (Source: LBJ National Historical Park Archives).

Following the establishment of the Historical Site, the Johnson City Foundation, on January 15, 1970, deeded Block 25 to the National Park Service. The LBJ Boyhood Home Area, including the LBJ Boyhood Home (HB-1), outbuildings, and grounds were to be restored to interpret the years in which the President called Johnson City his home. An Existing Conditions map from 1970 shows visitor parking on Elm Street in front of the LBJ Boyhood Home (HB-1). The map also shows a driveway from Elm Street to the Johnson Garage. There is a dirt driveway from Ladybird Lane that extends to the same Johnson Garage, but from the opposite direction. There are designated walking pathways around the LBJ Boyhood Home (HB-1) with the main entrance from Elm Street through the fence. There is another entrance from G Street with a path leading towards the residence. At this time there is fencing around Block 25 but none within the property. Fences within the property were constructed in 1972 to reflect the 1922-1925 period..

Thus, from March through June of 1971, a team consisting of Henry Judd, the Chief Restoration Architect for the National Park Service; Superintendent Walter Bruce and Museum Curator Nicolas F. Veloz of Lyndon B. Johnson National Historical Site; and historian Edwin Bearss, investigated the LBJ Boyhood Home (HB-1) and associated grounds with city residents, friends, and Johnson family members to record their memories of the city and house (HB-1) as they were when occupied by Lyndon Johnson and his family. At the request of Lyndon Johnson, his sister, Lucia Alexander, wrote her recollections of the house. All of the above were important in planning the restoration efforts by the National Park Service of the LBJ Boyhood Home Area. From the information, Edwin Bearss completed a Historic Resource Study for the LBJ Boyhood Home (HB-1) in 1971 (Source: Bearss 1971).

Also during the early 1970s the National Park Service obtained and restored the exterior of the Withers-Spaulling Building (HB-43) to the 1915-1920 period and began using it for administrative and maintenance purposes (Source: National Register of Historic Places nomination 1990).

When deeded to the National Park Service, the LBJ Boyhood Home (HB-1) had been altered considerably since Johnson's boyhood. After discussing with Lyndon Johnson as to which period the property should be restored, the National Park Service undertook major restorations at Block 25 to return the LBJ Boyhood Home (HB-1) and grounds to their 1922-1925 period (Source: Bearss 1971, 01).

In 1972 the LBJ Boyhood Home (HB-1) was restored to Lyndon Johnson's high school years of 1922 through 1925. To return the home to its 1920s appearance, materials of the same type and age and historic construction and furnishing techniques were employed. On the interior of the LBJ Boyhood Home (HB-1), a number of walls were relocated to their original configurations. Studs and sheet rock were removed revealing the original single-wall construction of the home, which also provided clues for the location of original partition walls, which were likely removed in 1964. Scraps of original wallpaper were found and replicated in the historic manner and applied in the appropriate locations. Damaged areas were replaced with similar wood from other structures of the same period. Original pine floors and beaded ceilings were retained and refinished in the historic manner wherever possible. Fireplace mantels were reproduced and installed. The modern apartment was eliminated along with the many modern fixtures that had been added in 1964. The sitting area fronting the east porch was rebuilt. The house was again roofed with red cedar shingles. The house was furnished in family pieces and in furniture of the time period selected by Lyndon Johnson's sister Lucia Alexander (Source: Bearss, 1971).

Throughout the grounds, several alterations were also made as part of the restoration efforts, including the reconstruction of the smokehouse, privy, water tank, and barn. The LBJ Boyhood Home Smokehouse/Shed (HB-3) was reconstructed south of the LBJ Boyhood Home (HB-1) with used lumber. It is a two-room structure with a stone pier foundation and frame construction (Source: National Register of Historic Places nomination 1990). The LBJ Boyhood Home Privy (HB-4) was reconstructed on the property and situated in the southwestern corner of Block 25 (Source: National Register of Historic Places nomination 1990). The original water tank was replaced with a new LBJ Boyhood Home Water Tank (HB-6). It is a 1600 gallon galvanized metal tank that sits 10 feet up on a wooden platform supported by four corner posts and a center post, located adjacent to the original LBJ Boyhood Home Windmill (HB-5) (Source: National Register of Historic Places nomination 1990). In addition, the LBJ Boyhood Home Barn (HB-2) was moved on to the property at this time. As the original barn was removed many years earlier, it was replaced with a barn (HB-2) of typical of design and construction of the period, which was chosen from Hugo Klein's residence in Albert, Texas, and relocated on the site of the original Johnson barn for interpretive purposes (Source: Eskilsens). This barn, the LBJ Boyhood Home Barn (HB-2), was likely originally built between 1900 and 1930.

Also in 1972, the LBJ Boyhood Home Fences and Gates (HB-1.B) were reconstructed to the 1922 to 1925 period containing a combination of picket fences in front of the north elevation of the residence and woven wire fence around the remainder of the north boundary, and all of the east, west, and south boundaries of Block 25 (Source: LCS Record). Woven wire fence was also added to the south and east of the residence (HB-1), fencing the residence off from the rest of the block. In 1972, there is also post and rail fencing extending north from Ladybird Lane on the west side of LBJ Boyhood Home Barn (HB-2) and ending at the barn.

During the National Park Service restoration period the Texas Historical Medallion was removed from the Boyhood Home (HB-1) (Source: Eskilsens, 06). At this time, the Johnson Garage was converted into a comfort station for visitors and rain barrels were installed on the property.

During the early 1970s, the Visitor Center for the Lyndon B. Johnson National Historical Park was housed in the nearby Alexander House located in Block 26, and rented by the National Park Service from Lyndon Johnson's sister, Lucia Alexander, and her husband.

In 1973, after three years of efforts by historians, architects, carpenters, stonemasons, and many local business people and residents, the restoration was completed and the LBJ Boyhood Home (HB-1) and grounds were opened to the public under the administration of the National Park Service. At the same time, a Master Plan was drafted for the Lyndon B. Johnson National Historical Site. It consolidated the major LBJ sites into a single management unit operated by the National Park Service. The document suggested that the gardens and orchards at the Boyhood Home should be recreated (Source: LBJ National Historical Site Master Plan 1973).

Shortly thereafter, a garden was established by the National Park Service in the northwest corner of Block 25, akin to the one tended by Sam Ealy Johnson, Jr. Peach trees were added to the existing orchard east of the LBJ Boyhood Home (HB-1) (Source: Carls and Gardener 1986, 35). The juniper

trees in front of the LBJ Boyhood Home (HB-1) were removed and replaced by the National Park Service with two smaller trees, of a size compatible with the 1920s scene (Source: Carls and Gardener 1986, 35).

On November 22, 1973, Lyndon Johnson died of a heart attack, marking the end of the period of significance.



*Lyndon B. Johnson standing in front of the family car in front of the LBJ Boyhood Home (HB-1) with picket fences (HB-1.B), c. 1915 (Source: LBJ National Historical Park Archives).*



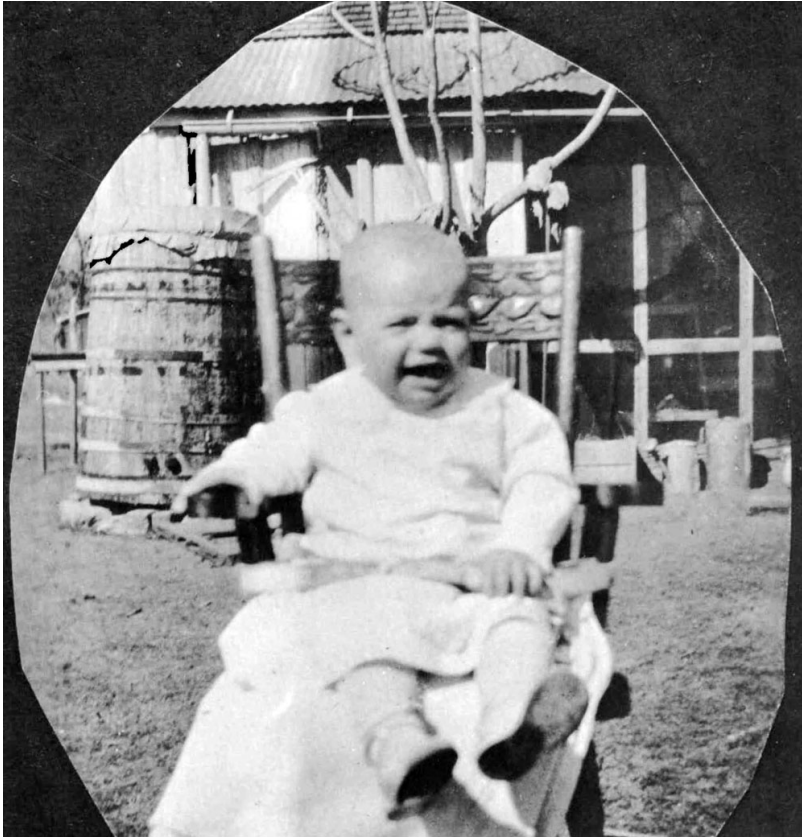
*LBJ Boyhood Home (HB-1) with gingerbread ornamentation, picket fences (HB-1.B), dirt road, and LBJ Boyhood Home Windmill (HB-5), likely between 1900 and 1915. Glider is present in right corner of photograph (Source: LBJ National Historical Park Archives).*



*Lyndon Johnson's cousin Ava Cox Johnson with horse in front of the original Johnson Boyhood Home Barn that was razed in the 1950s, circa 1921 (Source: Historic Resource Survey by Edwin Bearss).*



*Lyndon Johnson's cousin Ava Cox Johnson at the board gate to the Johnson cow pen, circa 1921 (Source: Historic Resource Survey by Edwin Bearss).*



*Baby Noaleen Lester in front of the LBJ Boyhood Home (HB-1), with cypress water barrel used to catch rain water in background, circa 1921 (Source: Historic Resource Study by Edwin Bearss).*



*Fritz Arrington sitting on one of the two limestone loveseats, post-1934 (Source: Historic Resource Survey by Edwin Bearss).*

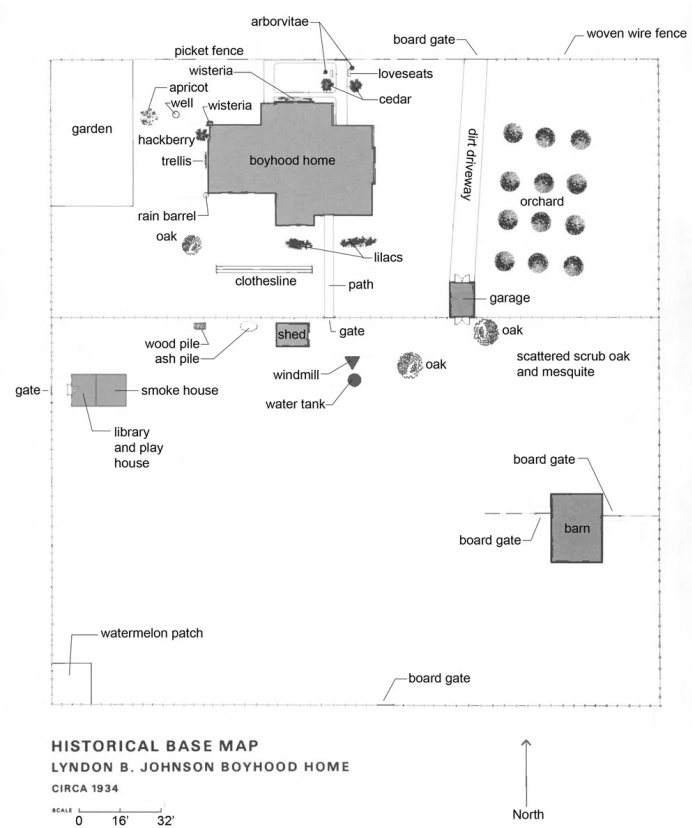


*Lyndon B. Johnson on the walkway leading from the Elm Street sidewalk to the LBJ Boyhood Home (HB-1), post-1934 (Source: LBJ National Historical Park Archives).*



*Louise Wiedebusch Felps's graduation photograph in front of the Johnson House with walkways, trees, flowers, shrubs and fencing visible, circa 1937 (Source: Historic Resource Survey by Edwin Bearss).*

LBJ Boyhood Home Area  
Lyndon B. Johnson National Historical Park



Historical base map representing circa 1934, created by Edwin Bearss in 1971 (Source: Historic Structure Report, Lyndon B. Johnson Boyhood Home; augmented by C. Mardorf, 2011).



*Lyndon B. Johnson making a Senate campaign speech from the east porch of the LBJ Boyhood Home (HB-1), June 28, 1941 (Source: LBJ National Historical Park Archives).*



*The LBJ Boyhood Home (HB-1) with picket fence (HB-1.B) and juniper trees, prior to significant alterations, 1964 (Source: LBJ National Historical Park Archives).*



*The LBJ Boyhood Home (HB-1) after 1964 alterations with post and rail fence, white entrance sign, and LBJ Boyhood Home Well (HB-1.A) visible, post-1964 (Source: LBJ National Historical Park Archives).*



*LBJ Boyhood Home (HB-1) with post and rail fence and white entrance sign, 1970 (Source: LBJ National Historical Park Archives).*



*LBJ Boyhood Home (HB-1) with post and rail fence, trees, shrubs, and white entrance sign, 1971 (Source: LBJ National Historical Park Archives).*



*LBJ Boyhood Home (HB-1) following National Park Service restoration and reconstruction with picket and woven wire fences (HB-1.B), 1973 (Source: LBJ National Historical Park Archives).*



*LBJ Boyhood Home Smokehouse/Shed (HB-3), LBJ Boyhood Home Windmill (HB-5), and LBJ Boyhood Home Water Tank (HB-6), from left to right, after National Park Service restoration and reconstruction, 1973 (Source: LBJ National Historical Park Archives).*



*LBJ Boyhood Home Smokehouse/Shed (HB-3), south of woven wire fence, 1973 (Source: LBJ National Historical Park Archives).*



*Reconstructed LBJ Boyhood Home Privy (HB-4) following National Park Service reconstruction, 1974 (Source: LBJ National Historical Park Archives).*

#### Post-period of Significance: 1974-2011

Following Johnson's death, in 1975 an interpretive prospectus was completed for the LBJ National Historical Site that included a history of all of the districts (Source: Interpretive Prospectus). The following year, in 1976, a Proposal Analysis was completed for the LBJ National Historical Site. Although it does not specify which ones, the document suggests that buildings in Block 26 should be acquired by the National Park Service to bolster the historic scene of the LBJ Boyhood Home Area. The buildings would be reused for management and administrative purposes (Source: Proposal Analysis).

A revised Master Plan, labeled the Final Master Plan, completed in 1977 for the Lyndon B. Johnson National Historical Site, emphasized the challenges associated with not owning some of the land in neighboring Block 26 that the National Park Service intended to develop. It is determined that, "Preservation of some of the houses near the Boyhood Home will perpetuate the residential character of the neighborhood when Lyndon Johnson grew up." It was also recommended that a permanent Visitor Center with restrooms should be obtained, rather than using the Johnson garage for restrooms. It was thus advised that further legislation be passed to convert the Historical Site into a Historical Park allowing for further acquisition of land (Source: Master Plan). Finally, in 1980 the Lyndon B. Johnson National Historical Site became the Lyndon B. Johnson National Historical Park allowing for the further acquisition of properties. Shortly thereafter, the National Park Service acquired the George T. Bryan House (HB-99) and associated outbuildings on the east side of Town Creek for use as a park residence (Source: LBJ National Historical Site Master Plan).

Also in 1980, a Historic Resources Preservation Maintenance Guide for the LBJ Boyhood Home (HB-1) was drafted under the direction of National Park Service Regional Preservation Architect, Dave Battle. The purpose of the guide was to have an organized system for the proper cyclical

maintenance of the buildings and grounds in the LBJ Boyhood Home Area. The resource guide places value in authenticity of appearance and in serviceability, from the flagpole to the lawns to the barns, to the trees and foundations of buildings. The same year a Development Concept Plan was drafted for the LBJ National Historical Park (Source: Development Concept Plan).

The two juniper trees in front of the LBJ Boyhood Home (HB-1) were again replaced with smaller specimens in 1981 in order better represent the 1920s scene (Source: Carls and Gardener 1986, 35). Annual flowers and bulbs were planted in various areas throughout Block 25 in 1986. The largest flowerbed was located southeast of the LBJ Boyhood Home (HB-1) under large crape myrtles that line the north-south woven wire fence line (HB-1.B) (Source: Carls and Gardener 1986, 35). A Cultural Landscape Report Analysis of Historical Vegetation was completed that same year for the entire Lyndon B. Johnson National Historical Park. Findings from this report state that minimal information about the historic vegetation was available. Any evidence regarding vegetation was gained from historic photographs and from Bearss' studies based on several interviews with longtime residents and family members.

During the mid-1980s, the National Park Service began acquiring properties in Block 26. In 1986, James H. Jones and Mary H. Jones donated the Jones House (HB-103) to the LBJ National Historical Park (Source: LBJ National Historical Park Archives). Similarly, between 1987 and 1988 Alice Givens and Robert Moore deeded the Moore House (HB-102) to the Park (Source: LBJ National Historical Park Archives). In 1991, the Smith House, which is no longer standing, was deeded to the National Park Service (Source: LBJ National Historical Park Archives). In 1987, the Cantwell House (HB-101) was deeded to the National Park Service. Finally, in 1992, the Walker House (HB-104) was deeded to the National Park Service. The respective outbuildings for these buildings were deeded with the residences.

A Resources Management Plan for the Lyndon B. Johnson Historical Park was drafted in 1988. A Resources Management Plan is a strategic planning document and a key factor in proper management of cultural and natural resources in the Park.

In 1990 a National Register of Historic Places nomination was completed for the entire LBJ National Historical Park and included the LBJ Boyhood Home Area as a nationally significant district. Also in 1990, the LBJ Memorial Hospital on Ladybird Lane was acquired by the National Park Service to be converted into the Johnson City Visitor Center and Headquarters (HB-100) for the LBJ National Historical Park (Source: National Register of Historic Places nomination, 1990). Prior to the acquisition, from 1970 through 1985, the building housed a number of medical offices before closing partially in 1985 and fully by 1988.

A Handicapped Accessibility Study was completed in 1991 for the LBJ Boyhood Home (HB-1) and it was decided to rehabilitate the back porch entrance on the south side of the house for handicapped accessibility by building a ramp (Source: Handicapped Accessibility Study for the Boyhood Home). Later, in 2002 the concrete ramp off of the sleeping porch was replaced with a wooden ramp that is still present today (Source: LCS Record).

In 1992, a Development Concept Plan Amendment and Environmental Assessment was completed for the LBJ National Historical Park. It was an amendment to the 1981 DCP following the acquisition of the Lyndon B. Johnson Memorial Hospital (HB-100). This DCP covers the plan to convert the former hospital to the National Park Service Visitor Center and Headquarters (HB-100). The 1992 DCP also considered the recently acquired properties in Block 26 for the following purposes. The Jones House (HB-103) was proposed for volunteer or seasonal housing, the Cantwell House (HB-101) was as a rental, the Moore House (HB-102) as an interpretive work space, the Alexander House as an historic home not owned by the National Park Service, and the Walker House (HB-104) as a historic property to be leased.

Following the DCP, in 1993 the Cantwell House (HB-101) and the Moore House (HB-102) were rehabilitated for park use as administrative facilities (Source: LBJ National Historical Park Archives). That same year the National Park Service painted the LBJ Boyhood Home (HB-1) and rehabilitated the Boyhood Home Well (HB-1.A) (Source: LBJ National Historical Park Archives).

By 1994 the National Park Service Visitor Center and Headquarters (HB-100) was completed with new parking lots, a new storm water system, irrigation systems, signs, walks, curbing, and other street improvements. Utilities were also upgraded at this time. Asphalt drives were built to access parking areas, the service dock delivery area, and two covered building entrances. Concrete sidewalks were poured that led from the parking and drop-off locations to the main entrance on the first and basement levels (Source: LBJ National Historical Park Archives). By the late 1990s the George T. Bryan House (HB-99) was converted into the Education Center for educational programming.

In 1998, the lease on the Alexander House, previously used as the Visitor Center, was not renewed (Source: LBJ National Historical Park Archives). As of 2011, Lucia Alexander still privately owns the Alexander House.

That same year a Conditions Assessment for the Smith House was completed to assist in determining eligibility for the National Register of Historic Places (Source: LBJ National Historical Park Archives). This is the last documentation of the Smith House, which is no longer standing. The date the Smith House was demolished is unknown.

A General Management Plan was completed in 1999 for the Lyndon B. Johnson National Historical Park. For the Johnson City Unit, the plan advocated the continued acquisition of small tracts of land in Johnson City within the park-authorized boundary. Acquisition of these isolated, undevelopable pieces of land would ensure their maintenance and preclude any future administrative difficulties. It also suggested the park begin working with the city on its comprehensive plan in all matters of mutual interest such as signage, lighting, and safety. The park would also work with the Texas Department of Transportation to improve the accuracy of road signs in Johnson City and along U.S. 290 and to improve the safety of visitors arriving at the park.

A series of preservation projects took place at Block 26 in the following years. Between 1998 and 1999, the National Park Service rehabilitated the Cantwell House (HB-101) (Source: LCS Record). The Moore House (HB-102) was rehabilitated in 1999 (Source: LCS Record). In 2001, the Moore/Cantwell Garage (HB-102.A), the Jones Carport (HB-103.A), the Walker Pump House (HB-104.A), and the Walker Workshop (HB-104.B) were also rehabilitated (Source: LCS Record).

A Long-Range Interpretive Plan was developed for the Lyndon B. Johnson National Historical Park in 2002. For the LBJ Boyhood Home (HB-1), it was emphasized that visitors should gain insight into the early development of Lyndon Johnson's character and personality through his home, family life, and community interactions; relate early experiences to his later public life; learn about Johnson City in the 1920s and the Johnson family's relationships and interactions with the community; and learn about LBJ National Historical Park's efforts to preserve the LBJ Boyhood Home (HB-1). It was also suggested to update the Historical Furnishings Study for the LBJ Boyhood Home (HB-1).

In 2003 a Determination of Eligibility found the Cantwell House (HB-101) and Cantwell/Moore Garage (HB-102.B), the Moore House (HB-102), the Jones House (HB-103), the Jones Garage (HB-103.B), and Jones Carport (HB-103.A), and Walker House (HB-104), Walker Pump House (HB-104.A), Walker Workshop (HB-104.B), and Walker Carport (HB-104.C) eligible for listing on the National Register of Historic Places (Source: LCS Record). These properties in Block 26 qualify for listing under Criterion C in the area of Architecture at the local level of significance as representative examples of vernacular domestic architecture in Post-WWII Johnson City.

The exterior of the LBJ Boyhood Home (HB-1) was painted in 2004 (Source: LBJ National Historical Park Archives). In 2005 damaged wallpaper on the interior of the LBJ Boyhood Home (HB-1) was replaced in the parlor (Source: LBJ National Historical Park Archives). In 2007-2008, the Johnson City Chamber of Commerce was issued a special use permit to relocate to the Withers-Spaulling Building (HB-43) on Main Street, which also has an exhibit center related to Lyndon Johnson, and is used by the National Park Service for administrative purposes.

A rainwater collection system was installed in 2010 (SHPO archives). Further, the Johnson garage

that had functioned as a visitor comfort station was removed that same year. This building previously was the utility shop (Source: LBJ National Historical Park Archives).

## Analysis & Evaluation of Integrity

### Analysis and Evaluation of Integrity Narrative Summary:

The LBJ Boyhood Home Area interprets the early life of former President Lyndon B. Johnson, and the historic domestic scene is one from which the future president gained identity, strength, and values. Clusters of early and mid-20th Century residential buildings dominate the LBJ Boyhood Home Area. The core of the property includes the LBJ Boyhood Home (HB-1) and associated outbuildings that were restored in 1972 by the National Park Service to the 1922 – 1925 period. There are also some reconstructed outbuildings that contribute to the historic scene.

The LBJ Boyhood Home Area includes the neighboring block of mid-20th Century homes that are owned and used for National Park Service housing and contribute to the local vernacular architectural context. Also included in the Area are the Lyndon B. Johnson National Historical Park Visitor Center (HB-100), the George T. Bryan House (HB-99) and outbuildings, and the nearby Withers-Spaulding Building (HB-43). The boundaries of the LBJ Boyhood Home Area CLI also include three private residences in the block north of Block 26, the privately owned Alexander House in Block 26, the Johnson City Post Office and Crider's Motel to the north of Block 25, and the Annex (PEC) located immediately east of the Visitor Center (HB-100).

For the purposes of the Cultural Landscape Inventory, landscapes are analyzed according to a number of criteria, known as landscape characteristics. These characteristics include archeological sites, buildings and structures, circulation, cluster arrangement, constructed water features, cultural traditions, land use, natural systems and features, small-scale features, spatial organization, topography, vegetation, and views and vistas. All of the landscape characteristics contribute to the historic character of the LBJ Boyhood Home Area.

Landscapes are also evaluated on the seven aspects of integrity defined by the National Register of Historic Places. The LBJ Boyhood Home Area retains historic integrity in aspects of location, design, setting, materials, workmanship, feeling, and association. The seven aspects of integrity collectively convey the early domestic life and formative years of Lyndon B. Johnson.

The period of significance for the LBJ Boyhood Home Area, from 1913 through 1973, covers a broad period in which many changes took place on the property. The sixty-year period includes the year when the Johnson family resided at the LBJ Boyhood Home (HB-1) through when the site underwent major changes in 1964 through when the National Park Service acquired the property in 1970 and thereafter restored the LBJ Boyhood Home (HB-1) and outbuildings to the 1922 – 1925 period.

### Aspects of Integrity

#### LOCATION

The LBJ Boyhood Home Area contains the childhood home of 36th President Lyndon B. Johnson and numerous associated features. The location of the LBJ Boyhood Home Area retains historic integrity. The integrity of location is predominantly illustrated by the locations of the clusters of buildings and structures. Though many of the original buildings and structures were removed over time, most restored and reconstructed buildings have been executed on or near their original locations. Thus, the spatial organization and cluster arrangement are akin to during the period of significance.

Likewise, the location of the visitor-related buildings, including the Bryan House (HB-99), the Withers-Spaulding Building (HB-43) and the LBJ National Historical Park Visitor Center (HB-100) and neighboring Annex (PEC), both of which were formerly parts of the Lyndon B. Johnson Memorial Hospital, are in their original locations.

There have been some changes to circulation patterns with altered footpaths and driveways, in addition to changes in the locations of some of the fencing (HB-1.B). Thus integrity of location is not retained for those features. The reconstructed LBJ Boyhood Home Privy (HB-4) is in a different place than the original pre-1934 privy. The LBJ Boyhood Home Barn (HB-2) was not originally on site, but rather was brought to Block 25 from Albert, Texas, for interpretive purposes and is thus not in its original location in Albert. However, it is in the location of the Johnson Barn constructed in 1920.

The houses in Block 26 were built during the period of significance but acquired by the National Park Service after the period ended. All of these houses and associated outbuildings are in their original locations.

Also included within the CLI boundaries, the Johnson City Post Office, built in 1968, is in its original location. Likewise, the Crider's Motel, likely built in the 1950s is in its original location. The private residences located in the block north of Block 26 are all likely in their original locations, as well.

## DESIGN

The design of the LBJ Boyhood Home Area has not changed greatly since the period of significance. The integrity of design is illustrated by the cluster arrangements of original, restored, and reconstructed buildings and structures in Blocks 25 and 26. Integrity is retained for design at the LBJ Boyhood Home Area.

The design of Block 25 reflects a coherent 1920s domestic scene. The grounds of Block 25 are dominated by the LBJ Boyhood Home (HB-1) and associated domestic structures such as the LBJ Boyhood Home Barn (HB-2) and LBJ Boyhood Home Smokehouse/Shed (HB-3). As the National Park Service restored remaining buildings and reconstructed missing buildings in the early 1970s, the historic spatial layout of the buildings has since been retained, and the buildings and structures continue to relate to one another as they would have during the period of significance. Historically, to the southeast of the house (HB-1) was a livestock pen and the original barn. Though a similar barn was moved to the site during the restoration, and fences were reconstructed, the area does not reflect its original character or design. The entire block is fenced in with picket and woven wire fencing, as it was historically. Within Block 25, there are now a variety of designated circulation routes for visitors to experience the property. While during the early 20th Century, circulation was primarily informal, there are now dirt paths throughout the majority of site leading to the resources in the block. Here, the original design has been changed to accommodate interpretive use. The original walkways through the picket fence to the front entrances of the Boyhood Home (HB-1) are maintained as the primary access point to the house.

Block 26 is a cluster of mid-20th Century residential vernacular buildings. Acquired by the National Park Service during the 1980s and early 1990s, the houses have been preserved to bolster the residential architectural scene of Johnson City and are used for administrative purposes. The vernacular design of the buildings and overall spatial arrangement in relationship to each other have not been dramatically altered.

The design of the current Visitor Center (HB-100) is for the most part unchanged. The original Visitor Center was housed in the Alexander House on Block 26, located off of Elm Street. The current Visitor Center (HB-100), formerly the Lyndon B. Johnson Memorial Hospital, was built between 1968 and 1970 during the period of significance and has undergone some changes since its acquisition by the National Park Service. While the circulation around the building has changed, the spatial arrangement has not been dramatically altered and thus the overall design of the Visitor Center area and its relation to neighboring Block 25 remains.

Additionally, the neighboring Annex (PEC), and accompanying resources in Johnson City including, the Johnson City Post Office, the Crider's Motel, the Withers-Spaulding Building (HB-43), the George T. Bryan House (HB-99), and private residences are also, for the most part, unchanged and relate to the surrounding resources as they did during the period of significance.

## SETTING

The LBJ Boyhood Home Area is integrated into the town of Johnson City and thus the property abuts some modern houses and conveniences. Johnson City has grown since the beginning of the period of significance in 1913 thus changing the setting. By 1973, the end of the period of significance, the city had a population of

approximately 800 residents and had undergone many modern changes. Since the period of significance extends to 1973, it encompasses these changes in setting and integrity of setting is retained.

Modern signage, benches, utilities, and other small-scale features for park management and visitor comfort were added during the period of significance as the property was converted into an interpretive site, first by the Johnson City Foundation then by the National Park Service. While the setting relates to what was present in the early 1970s, the integrity of setting has been diminished for the earlier years of 1922 – 1925.

As an interpretive site, the LBJ Boyhood Home (HB-1), associated outbuildings, and grounds are more indicative of the late 20th Century than the years of the early 20th Century. A wayside marker notes, "A neat landscape in front of you bears little resemblance to the backyard Lyndon Johnson knew. In Johnson's youth, this yard included most everything needed to sustain a family: an orchard, vegetable garden, woodpile, windmill, barn, smokehouse. Hog wire fences kept in chickens and livestock. Laundry – scrubbed by hand – swayed under the intense hill country sun." The yards surrounding the house have been seeded and are manicured whereas during the 1920s there were clumps of untended grass and open dirt. Previous circulation patterns were informal and unpaved; however, circulation today is defined by pavement and regularly maintained. The domestic scene of the 1920s, with livestock on the property, laundry on the line, and informal circulation patterns made by a family of seven, has been altered. The transformation of the domestic scene into a well-maintained interpretive site falls within the period of significance and thus the setting maintains integrity.

A cluster of mid-20th Century houses populates Block 26. The National Park Service uses the residential buildings for administrative purposes such as employee housing. The free-standing single-story houses are representative of mid-century styles, sizes, and trends in residential development. In owning, maintaining, and using the houses in Block 26, the original configuration of the block has been kept and the National Park Service has preserved the vernacular mid-20th Century setting. The three private residences north of Block 26 are similar in form and massing and also contribute to the residential vernacular setting of the LBJ Boyhood Home Area.

Other features within the LBJ Boyhood Home Area also contribute to the setting. The public buildings within the Area, including the Withers-Spaulling Building (HB-43), Johnson City Post Office, and Crider's Motel are all representative of

## MATERIALS

Integrity of materials is mainly displayed in the built features of the area. The building reconstructions and restorations completed by the National Park Service at the LBJ Boyhood Home Area during the early 1970s were constructed of materials akin to those found during the early 20th Century. The reconstructed LBJ Boyhood Home Smokehouse/Shed (HB-3) and LBJ Boyhood Home Privy (HB-4) were reconstructed of salvaged lumber. The restored buildings, including the LBJ Boyhood Home (HB-1) have been restored with their original materials. Within the LBJ Boyhood Home (HB-1), many of the original doors remain, while some elements, such as the fireplaces, are reproductions. The LBJ Boyhood Home Barn (HB-2) was brought to Block 25 from Albert, Texas, because it is similar design and construction to barns of the historic period and is of its original material. Fencing materials include picket, woven wire, and post and rail fencing. The vegetation on the property includes two signature juniper trees that flank the front walk, an area for gardening, and numerous larger trees such as live oaks. Circulation through the block is primarily by dirt footpath. The Historic Resource Survey completed by Edwin Bearss notes that of the two walkways leading to the LBJ Boyhood Home (HB-1), one was concrete, the other flagstone. Contemporarily, both paths are concrete.

Overall, the materials conform to the 1922 – 1925 period of Lyndon Johnson's youth and thus integrity is retained. To return the home to its 1920s appearance, materials of the same type and age, and historic construction and furnishing techniques were used and the historic materials have not been compromised or replaced with modern equivalents.

Integrity of materials for the residential buildings in Block 26 and three private residences across the street has been maintained. There are informal dirt pathways in the area that have not been altered greatly since the period of significance. The Visitor Center (HB-100) and Annex (PEC) were originally part of the Johnson Memorial Hospital built in 1968. While the Visitor Center surroundings have undergone changes with added amenities and walkways leading to city sidewalks that access the historic resources, overall, the integrity of

materials has been maintained. Likewise, the Johnson City Post Office and nearby Crider's Motel located to the north of Block 25 were constructed during the period of significance and maintain integrity of materials and have not undergone any major changes.

#### WORKMANSHIP

Integrity of workmanship is present at the LBJ Boyhood Home Area. The reconstructed and restored buildings of the area reflect the vernacular architectural styles of the location, time, and context representative of early and mid-20th Century domestic architecture. The craftsmanship in the features at Block 25 is still evident. For the homes in Block 26, the George T. Bryan House (HB-99), and nearby private residences, the workmanship of the domestic vernacular architecture is maintained. Likewise, other amenities in the city including the Visitor Center (HB-100) and Annex (PEC), the post office, Crider's Motel, and the Withers-Spaulling Building (HB-43), maintain integrity of workmanship as the buildings conform to their original appearance and resemble the craftsmanship of the periods in which they were constructed.

#### FEELING

The LBJ Boyhood Home Area retains integrity of feeling for a 1920s domestic scene. The cumulative effect of the buildings and structures, cluster arrangement, small-scale features, and land use at the LBJ Boyhood Home Area contribute to the integrity of feeling.

As noted before, the domestic scene interpreted at the LBJ Boyhood Home Area is a more subdued version of the 1920s scene that would have had livestock and a large family living on the property. The feeling has changed throughout the period of significance, but maintains integrity to the planning and interpretation of the property by the National Park Service within the period of significance.

The National Park Service has preserved Block 26 as a cluster of mid-20th Century residential buildings, which further contribute to the domestic and small town vernacular feeling of the area. These efforts by the National Park Service preserve the small town residential feeling of the LBJ Boyhood Home Area that helped formulate the identity and values of the future president. Other buildings within the CLI boundaries including the Withers-Spaulling Building (HB-43) and nearby Crider's Motel and the post office, further contribute to the small town atmosphere and feeling.

#### ASSOCIATION

The LBJ Boyhood Home Area retains integrity in its association with Lyndon Johnson's youth and formative years. Association with the 1920s domestic scene is maintained through land use, clusters of buildings and structures, and the small-scale features on the property. The dominance of the LBJ Boyhood Home (HB-1) and associated outbuildings and their interpretation create an immediate association with the early life of the man who would eventually become president.

The majority of Block 26 is administered and preserved by the National Park Service and thus maintains its association with a mid-20th Century residential development. The vernacular architecture of the buildings and structures within the boundaries of the LBJ Boyhood Home Area, including the George T. Bryan House (HB-99), the Withers-Spaulling Building (HB-43), the Visitor Center (HB-100), Crider's Motel, and the post office, also relate an association with local cultural institutions.

Overall, the LBJ Boyhood Home Area displays integrity in its association with the heritage of former president Lyndon B. Johnson and greater Texas frontier traditions and lifestyles.

**Landscape Characteristic:  
Archeological Sites**

No complete archeological assessment or survey has been done for the Lyndon B. Johnson National Historical Park. As no recent archeological investigations have been executed at the LBJ Boyhood Home Area, no distinct archeological sites have been identified. However, investigation in and around the area may yield information about how families lived and worked in central Texas and about the period of significance. There are potential middens and sites of former buildings that are possible archeological sites and thus the entire property has potential to yield and convey information relevant to the historic significance and Texas frontier heritage.

**CONTRIBUTING FEATURES:**

Potential archeological sites dating to the period of significance

**NON-CONTRIBUTING FEATURES:**

Potential archeological sites dating after the period of significance

**Landscape Characteristic:  
Buildings and Structures**

The buildings and structures at the LBJ Boyhood Home Area were primarily constructed during the early to mid-20th Century. Clusters of buildings in the LBJ Boyhood Home Area include the resources in Block 25 and Block 26, the Withers-Spaulling Building (HB-43) located on Main Street, the LBJ National Historical Park Visitor Center (HB-100) and neighboring Annex (PEC), and the George T. Bryan House (HB-99) and outbuildings. Buildings within the boundaries also include the federally owned Johnson City Post Office and neighboring Crider's Motel. There are three private residences in the block north of Block 26, which while included within the boundary of the CLI, no determinations of eligibility have been made due to their private ownership.

Central to the LBJ Boyhood Home Area is the LBJ Boyhood Home (HB-1) in Block 25. The LBJ Boyhood Home (HB-1) was constructed in 1901 for W.C. Russell and family. Russell built a west addition in 1907 before selling the house to George P. Kinney in 1910. Kinney thereafter sold the property to the Johnson family in 1913. While residing on the property at Block 25, the Johnsons made several changes including the addition of a barn, privy, and shed. Large-scale alterations were executed in 1934 that included several changes to the interior and exterior of the LBJ Boyhood Home (HB-1) and surrounding grounds. The property underwent further changes in 1964 when the LBJ Boyhood Home (HB-1) was opened to the public by the Johnson City Foundation.

During the early 1970s, after acquiring the property, the National Park Service restored the standing historic buildings and structures on the property. A handful of reconstructed buildings, though not of original fabric, add to the historic scene, such as the LBJ Boyhood Home Privy (HB-4). The restoration and reconstruction efforts were completed during the period of significance and are considered to be contributing.

The resources in neighboring Block 26 are freestanding residential units and were primarily built during the 1940s. The houses were acquired by the National Park Service during the 1980s and early 1990s and have been rehabilitated for administrative purposes. Other resources include the George T. Bryan House (HB-99) that was acquired in 1980 and eventually converted into an education center. Further, in 1990, the park acquired the LBJ Memorial Hospital, built in 1968-1970, and converted it into the park Visitor Center and Headquarters building (HB-100). The neighboring Annex (PEC), included within the boundaries, was originally part of the hospital complex, but is now a support building for the Pedernales Electrical Cooperative (PEC).

Other outlying buildings in private ownership include three private residences north of Block 26 in addition to the nearby Crider's Motel, a commercial building still in operation located on Avenue F.

The post office is a federal building west of Crider's Motel that is also included within the CLI boundaries.

Each of the buildings and structures within the CLI boundary is addressed in additional detail below.

#### LBJ Boyhood Home (HB-1, LCS ID: 000876)

The LBJ Boyhood Home (HB-1) is the only residence within Block 25 and faces north, located in the northwest corner of the block. Built in 1901, the building was the boyhood residence of Lyndon B. Johnson from 1913 – 1920, 1922 – 1927, and intermittently thereafter.

The home, restored by the National Park Service to its 1922 – 1925 appearance, is a six-room folk Victorian house on a stone rubble foundation. It is a one story, single-wall structure of frame construction. The house has lapped siding which is painted white and has a central stone chimney. The gable roof is covered in wood shingles with decorative metal cresting and lightning rods. The gable ends of the roof are trimmed with decorative scroll-sawn gingerbread ornamentation. The house has an east and a west porch along the front (north) façade, in addition to a rear (south) screened-in sleeping porch.

Originally built in 1901 by W.C. Russell, the building has an L-shaped plan with board-and-batten siding. The west wing of the house was added in 1907 creating two additional bedrooms and porches. Russell owned the property until 1910, when he sold it to George P. Kinney. Samuel Ealy Johnson, Jr. and his wife, Rebekah Baines, the father and mother of the 36th President, purchased the property from Kinney in 1913.

From 1907 through 1934, few changes were made to the exterior or interior fabric of the house. After completing widespread alterations in 1934, the home had an air of elegance and was considered one of the nicest houses in Johnson City. By 1934, the center portion extended south and north and two wings extended east and west from the rear of the center portion, creating a cruciform plan. At some point, lapped siding was either added or replaced board-and-batten siding. Rebekah Baines sold the house to Lyndon Johnson in 1942 but she reserved the right to live there. In 1964, the house was extensively altered by the Johnson City Foundation with assistance from Architect J. Roy White in order to open the house to the public. The Johnson City Foundation deeded the building to the National Park Service in 1970 following the creation of the LBJ National Historical Site in 1969. Subsequently, in 1972, the National Park Service restored the Boyhood Home to its 1920s appearance with the assistance of photographs, extensive research, and input from President Johnson.

Today, the home looks much as it did shortly after the 1972 restoration, with the exception of a wood ADA ramp that was added in 2002 to provide access to the southeast porch.

#### LBJ Boyhood Home Windmill (HB-5, LCS ID: 005711)

The LBJ Boyhood Home Windmill (HB-5) is an original feature of the property and was located south of the LBJ Boyhood Home (HB-1) by 1901. It is a metal bladed Dempster windmill located atop a 30-foot metal tower. The windmill provided the power for pumping water into the connecting water tank. The structure was restored by the National Park Service in 1972.

#### LBJ Boyhood Home Water Tank (HB-6, LCS ID: 005712)

The original water tank at the LBJ Boyhood Home Area was installed during the 1920s. The National Park Service replaced the original water tank with a new tank that is exactly the same during the 1972 restoration of the area. The 1,600 gallon cylindrical, galvanized steel tank sits on a 10-foot-high wooden platform supported by four corner posts and a center post. The four outer posts are stabilized by wooden cross bracing.

The LBJ Boyhood Home Windmill (HB-5) and LBJ Boyhood Home Water Tank (HB-6) are connected by a water pipe and located near a big oak tree south of the house. Historically, they supplied water

for the home (HB-1).

#### LBJ Boyhood Home Smokehouse/Shed (HB-3, LCS ID: 005709)

The National Park Service reconstructed the LBJ Boyhood Home Smokehouse/Shed (HB-3) in 1972. The original smokehouse/shed was removed during the 1964 alterations. The current smokehouse/shed is a two-room structure with a stone-pier foundation and frame construction with vertical plank siding. The structure has a wood floor and gable roof with cedar shingles. A lean-to shed addition opens to the south, while the main façade of the structure faces east. The north elevation features a window and door. There are numerous small-scale features, such as firewood, tools, and cookware, used for interpretation in and around the smokehouse/shed.

#### LBJ Boyhood Home Privy (HB-4, LCS ID: 005710)

The LBJ Boyhood Home Privy (HB-4) is a National Park Service reconstructed building from 1972. It is a two-hole privy with a removable waste bin. It is single-wall, board-and-batten construction, with a wood floor, limestone piers, and a wood-shingle shed roof. The original privy was likely removed from the LBJ Boyhood Home Area around 1934 when a toilet was added to the LBJ Boyhood Home (HB-1). The reconstructed privy is located in the southwestern corner of Block 25.

#### LBJ Boyhood Home Well (HB-1.A, LCS ID: 258448)

The LBJ Boyhood Home Well (HB-1.A) is one of a handful of smaller structures that contribute to the 1920s domestic scene. As an original feature of the property, it was built northwest of the LBJ Boyhood Home (HB-1) in 1920. In 1929, the well featured two matching cedar posts, a windlass, and two wood buckets with chains (Source: Bearss 1971, 161). By 1943, the LBJ Boyhood Home Well (HB-1.A) was no longer used and was covered with tin sheeting (Source: Bearss 1971, 161). Later in 1964, a cover was built for the structure. Most recently, the National Park Service rehabilitated the well in 1993.

Today, the structure is a low stone masonry circular well with a wooden cover. It measures 25'-4" in circumference and 6' in diameter. It is currently covered.

#### LBJ Boyhood Home Fences and Gates (HB-1.B, LCS ID: 258449)

The fences and gates that surround and subdivide the Boyhood Home were essential elements in the historic scene. Although their original construction date is unknown, the fences that exist today were reconstructed by the NPS in 1972.

Historically, the entirety of Block 25 was fenced in as depicted in Edwin Bearss' 1934 base map and historic photographs. The documents show a picket fence extending 30 feet to the east and west along the north elevation of the Boyhood Home (HB-1). The remainder of the block was fenced by board gates that. In 1964, the picket and woven wire fences were replaced with post and rail fence. During the 1972 restoration, the picket and woven wire fences were put back in place around Block 25. However, picket gates were substituted for board gates.

Today Block 25 remains entirely fenced with woven wire fence, and 30 feet of picket fence extends to the east and west of the main façade of the LBJ Boyhood Home (HB-1). Additionally, the home (HB-1) is now fenced off from the rest of the block with woven wire fence. A north-south segment of woven wire fence begins east of the house and extends south from East Elm Street. This fencing meets up with an east-west woven wire fence south of the house that extends east from Avenue G, effectively separating the residence from the rest of the block. A picket gate near the Boyhood Home Smokehouse/Shed (HB-3) provides access to the home and inner area of the fence.

Six picket gates are interspersed throughout the woven wire fence around the perimeter of the Block 25 for pedestrian and vehicular access. The east and west sides of the property each feature one pedestrian picket gate. On the south side, another picket gate is wide enough for a vehicle to access the dirt drive south of the barn. On the north elevation, there are two pedestrian picket gates within

the picket fence leading to the LBJ Boyhood Home (HB-1), and a third, vehicular gate to access the northeastern section of Block 25. This wider, vehicular picket gate marks the location of the former driveway that once led to the Johnson garage, which no longer exists.

Other fencing within Block 25 includes a section of post and rail fencing in the southeast portion of the property. From Ladybird Lane, the post and rail fence extends north to the area west of the LBJ Boyhood Home Barn (HB-2) and then extends east. The fence stops on the western side of the LBJ Boyhood Home Barn (HB-2), and then continues from the eastern side of the barn to the eastern side of the block to Avenue F. A picket gate is located west of the barn for vehicular access.

#### LBJ Boyhood Home Barn (HB-2, LCS ID: 005708)

Not included in the 1990 National Register of Historic Places nomination, the LBJ Boyhood Home Barn (HB-2) is a building of typical of barn design and construction from the early 1900s. It was likely originally built between 1900 and 1930. The structure was purchased by the National Park Service under direction of President Johnson and in 1972 was moved from the Hugo Klein residence in Albert, Texas, to the site of the original Johnson barn in Block 25 for interpretive purposes.

The LBJ Boyhood Home Barn (HB-2) is a cedar-shingle, gable-roof barn with hayloft and tin-covered shed roofed lean-to stable. Single-wall plank siding with ogee battens sheaths the post and beam structure. The exterior is painted red and the foundation is made of limestone.

#### LBJ Boyhood Home Johnson Garage Foundation

As of June 2011, the foundation of the removed Johnson garage remained at Block 25. It is located to the southeast of the LBJ Boyhood Home (HB-1). There is yellow tape surrounding the platform, marking it off. The garage was present on the property by 1921 and was used as a garage from the 1920s until 1964 when it was converted into a utility shed. In 1972 it was further altered into a comfort station. The building was removed in 2010, but the foundation remains.

#### Lyndon B. Johnson National Historical Park Visitor Center (formerly the Lyndon B. Johnson Memorial Hospital) (HB-100, LCS 065382)

Built between 1968 and 1970 as the Lyndon B. Johnson Memorial Hospital, the Lyndon B. Johnson National Historical Park Visitor Center (HB-100) is a one-story, contemporary concrete building with native limestone veneer between concrete columns and spandrel beams. Featuring an irregular plan, the 25,700 square foot building is partially excavated into the hillside on the sloping site, creating a partial basement. The foundation system consists of 10-inch concrete basement perimeter walls. The hipped roof exhibits parapets and is constructed of standing-seam galvanized metal over cement fiberboard decking. The covered entrance also has a hipped roof; the concrete floor is edged with limestone pavers set in mortar. Fenestration includes ribbon windows.

The architecture firm O'Connel and Probst designed the building for the Pedernales Hospital Authority. From 1970-1985 the building housed a hospital, nursing home, doctor's and dentist's offices. In 1985 the hospital portion closed. In 1988 the remaining occupants vacated the building. In 1990 the property was acquired by the National Park Service for use as a Visitor Center and Headquarters for the park. The building is eligible for listing on the National Register under Criteria Consideration G and is an excellent example of 1960s environmentally sensitive design.

#### Cantwell House (HB-101, LCS ID: 065383)

The Cantwell House (HB-101) is an L-shaped stone bungalow with a rear wood frame infill addition. Located in the north central portion of Block 26, it is used for National Park Service housing. The house is of stone veneer with wide white mortar joints and a low-pitched hipped roof with intersecting gables covered with asphalt shingles. The wood frame addition showcases vertical wood siding and a shed roof. There is a small gable roof front entry porch formed by stone veneered pilasters and a segmental arched opening. The wood frame, double hung windows are one-over-one. Other prominent features include wood panel doors on the front and west elevations, metal rails on the

porch, and a limestone retaining wall on the north and west elevations. It is a local example of post-WWII domestic architecture.

Moore House (HB-102, LCS ID: 065384)

The Moore House (HB-102) is a single-family home located in the northwest portion of Block 26 and used for National Park Service housing. It is a small, L-shaped bungalow with lap wood siding, painted white, with a front porch. Post and beam framing supports the low pitch gable roof. The roof intersects with the roof of the small addition at the rear. Gable extensions create the porch roof that is supported on decorative metal columns. The house has wood panel doors and double hung windows.

Moore/Cantwell Garage (HB-102.A, LCS ID: 065385)

The Moore/Cantwell Garage (HB-102.A) is located southwest of the Cantwell House, straddling the property line between the Moore House (HB-102) and the Cantwell House (HB-101) in the northwest corner of Block 26. The Moore/Cantwell Garage (HB-102.A) is a one story, front gable roof structure with two open sides, and two enclosed sides clad with wood siding. Wall materials include weatherboard, composition siding, and tin. A wood wall divides the building into two bays. The east bay features a gravel and earth floor, while the west bay has a concrete floor. The gabled roof is clad with corrugated metal. Roof extensions cover the enclosed frame addition on the west side. Posts support the roof on the Cantwell side (east). Today, the occupants of the Cantwell House currently use the building for storage.

Jones House (HB-103, LCS ID: 065386)

The Jones House (HB-103) is a small rectangular cottage with a gable roof located in the southwestern corner of Block 26. It is used for National Park Service housing. The long low-pitched gable roof is covered with corrugated metal. The entry is centered on the long side with a very small gable roof over the entry door that is supported by brackets. A shallow metal-clad shed roof supported on square wooden columns covers the rear patio. The windows are double hung.

Jones Carport (HB-103.A, LCS ID: 065387)

The Jones Carport (HB-103.A) is located immediately north of the Jones House (HB-103) in the southwestern portion of Block 26. It is a wood framed structure used for storage. The shallow, sloping shed roof, in addition to one side and the rear of the carport, are clad with corrugated metal. Three wood posts support the roof on the open side adjacent to the house. The structure is located approximately ten feet from the house.

Jones Garage (HB-103.B, LCS ID: 065388)

The Jones Garage (HB-103.B) is a rectangular structure with a gable roof, concrete foundation, and double doors. The exterior is clad completely in corrugated metal. It is located north of the Jones Carport (HB-103.A) in the southwestern portion of Block 26.

Walker House (HB-104, LCS ID: 065389)

Located in the south central portion of Block 26, the Walker House (HB-104) is a bungalow with a frame structure and a pier and beam foundation. It is covered with stone veneer and has large mortar joints. The roof is hipped and covered with asphalt shingles. There are two porches and an attached carport. The porch in the west corner opens to the carport and rear yard. There is also a concrete patio in the rear of the house. It is used for National Park Service housing.

Walker Pump House (HB-104.A, LCS ID: 065390)

The Walker Pump House (HB-104.A) is a small, one story stone veneer structure with wide mortar joints and a shallow shed roof covered with corrugated metal. There is a wood door and the roof trim

is painted red. The pump house is located north of the Walker House (HB-104) in the south central portion of Block 26.

Walker Workshop (HB-104.B, LCS ID: 065391)

The Walker Workshop (HB-104.B) is a one story, rectangular frame structure with small gable roof and exposed rafter tails. The building sits on a foundation of corner blocks (either concrete or limestone). The siding is vertical wood and the windows are double hung. The entire structure is painted white. The workshop is located slightly east and between the Walker House (HB-104) and the Walker Pump House (HB-104.A). It is used for storage.

Walker Carport (HB-104.C, LCS ID: 065392)

The Walker Carport is a predominantly open structure located immediately west of the Walker House (HB-104) in the south central portion of Block 26. It is used for storage of items and automobiles. It has a shed roof that is attached to the west side of the Walker House (HB-104). with a steel column structure supporting roof and "gable" ends enclosed with 1x6 siding above the opening. The front elevation is open, while the rear (north) elevation is enclosed with a wood frame wall of horizontal boards. There is storage along the back wall and the floor is concrete.

Withers/Spaulding Building (HB-43, LCS ID: 000879)

Built in 1893, the Withers-Spaulding Building (HB-43) is a one-story frame structure with a stone foundation and original board-and-batten siding. The wood-framed gable roof features a corrugated metal covering, though the 1-1/2 story rectangular false-front conceals the gable roof along the Main Street façade. There are sidewalk-level porches on the north and west elevations covered by shed roofs supported by wood posts. A double door entrance is also featured on the northwest corner. The Withers-Spaulding Building is located in the southeastern corner of Highway 290/Main Street and Nugent Avenue, north of Block 26.

In 1893, the Withers-Spaulding Building, one of the earliest in Johnson City, served as a dry goods store. Ed Wallace built the original structure of single-wall, board-and-batten construction with a wood frame roof covered with corrugated metal. A fire-resistant stud wall and concrete floor have been added to the structure. In the early 1970s, the National Park Service restored the exterior of the building to its 1915-1920 period. The Johnson City Chamber of Commerce is currently housed within the building, in addition to a Lyndon Johnson exhibition center. The National Park Service also uses it for administrative purposes.

The George T. Bryan House, also called the Education Center or Taylor House (HB-99, LCS ID: 06539)

Built in 1905, the George T. Bryan House (HB-99) is located on the west side of Nugent Avenue and just to the east of Town Creek. George Bryan was one of Johnson City's prominent merchants, and his house reflects his important social standing in the community. The building is an L-shaped structure with intersecting gable roofs covered with metal and decorative cresting along the main gable. The front porch features a metal-covered hipped porch roof supported on decorative metal columns. A rear L-shaped addition has a metal clad shed roof. The front elevation is symmetrical. Paired double-hung windows flank the central front door. A small hip-roofed porch shelters the front entrance. A stucco-on-metal lathe skirting camouflages the stone foundation piers. The exterior finish of the one-story structure is asbestos shingles over the original white clapboard siding. On the interior, parlors flank the central entrance hall.

Over time, the building has undergone cosmetic changes although the original configuration remains. The dates of the interior changes, the porch enclosure, and the siding are not known, although they are estimated to have occurred during the 1920s. Today, the building is used for teacher workshops, educator meetings, and park education programs.

Bryan Garage (HB-99.A, LCS ID: 065394)

The Bryan Garage (HB-99.A) is one of three outbuildings associated with the George T. Bryan House (HB-99). It is a small, rectangular structure with gable roof and double doors opening onto the street. The structure has wood frame walls and a low-pitched gable roof both covered with red painted corrugated metal siding. The foundation posts are infilled with rubble masonry. There are double metal clad garage doors opening out to the street on the east side of the structure, while a 6-panel person-door, approached on wooden steps, provides access on the west side. The structure is painted red and is located southeast of the Bryan House (HB-99).

Bryan Garden Shed (HB-99.B LCS ID: 065395)

The Bryan Garden Shed (HB-99.B) is a one story, rectangular wood frame structure is of single-wall construction with a gabled roof covered in corrugated metal. The exterior walls feature a red, pressed brick patterned metal siding. Other prominent features include wood trim and corner board painted white, two 6-light fixed paned windows, and one, single light fixed pane window. It is The Garden Shed is located northwest of the Bryan House (HB-99) and is used for general storage.

Bryan Chicken Coop (HB-99.C LCS ID: 065396)

The Bryan Chicken Coop (HB-99.C) is a small one story, rectangular frame structure is clad entirely with red, pressed brick patterned metal siding. Corrugated metal also covers the shed roof. On the east elevation, there is a single door and one wood window, both trimmed in white painted wood. The north and west elevations each feature one fixed pane, four-light window. The Chicken Coop is located southwest of the Bryan House (HB-99).

Alexander House, Outbuildings, and Fence (Private Property)

Located in the northeastern portion of Block 26, the Alexander House was originally used as the Visitor Center and was rented from Lucia Alexander, Lyndon Johnson's sister, and her husband Birge Alexander until 1998. Built in 1900, it continues to be owned by private landowners and is not owned or managed by the National Park Service. The house is separated from the rest of Block 26 by a white picket fence and there are outbuildings in the southern portion of the property. The Alexander House is a farmhouse with an irregular plan and has wide wood paneling that is painted red. There is a medium pitch gable metal roof and a wide porch with ornamental columns facing north.

101 E Elm Street (Private Property)

Located within the boundaries of the LBJ Boyhood Home Area, the façade of this one-story bungalow is a light color stone veneer with wide white mortar joints. The rectangular house has a small overhang and porch in front of the main entrance and a medium pitch gable roof. The style and size of the house is reminiscent of mid-20th century residential development and there is a small backyard behind the house. The building is slightly setback from the road with a carport immediately west of the house. There is a large live oak southwest of the house and there is no sidewalk access along Elm Street.

103 E Elm Street (Private Property)

This private residence within the LBJ Boyhood Home Area boundary is a one-story bungalow with a low-pitched roof. The house is set back from Elm Street and is mostly square in plan with an asymmetrical main façade. The house has a stone veneer with wide white mortar joints. There is a deep front porch that is accessed by a short stairway. A concrete driveway from Elm Street leads to a garage west and slightly behind the house. There is no sidewalk along Elm Street and a large live oak dominates the southeastern corner of the property.

206 N Avenue G (Private Property)

With the main entrance on Avenue G, this is a one-story house with wood siding that is painted white. The main entrance is accessed via a small screened-in front porch and has an asymmetrical main

façade. The building has a long rectangular form with a medium pitch gable roof and white brackets. The house is surrounded by grass on all sides and a chain link fence surrounds the property. A concrete walkway leads from the gate along Avenue G to the front door.

#### Johnson City Post Office

Built in 1968, during the Johnson administration, the Johnson City Post Office is located directly north of Block 25 and is constructed of stone masonry. It is a two-story federal building with a metal-hipped roof. The main entrance is from North Avenue G and has a wide porch with columns that is approached via wide steps. The porch wraps around the west, south, and east elevations of the building. The second story of the main façade is symmetrical.

#### Crider's Motel

Crider's Motel is an L-shaped building within the boundaries of the LBJ Boyhood Home Area. Located on South Avenue F, it is of typical vernacular motel architectural style characteristic of the 1950s. It is a low, one-story building with wood paneling that is painted red. While there is a medium pitched roof, the narrow shape of the building gives the appearance of a long, low form. The doors of the individual guest rooms are painted either white or blue and the motel office is at the northernmost part of the building.

#### Annex (PEC)

South of the main headquarters of the Pedernales Electric Cooperative, the annex of the Pedernales Electric Cooperative, known as the Annex (PEC), is located east of the Visitor Center (HB-100) and was originally part of the Johnson Memorial Hospital complex. It is a low, one-story, concrete building with a brown low-pitched roof and matching downspouts. The elevations are punctuated by a regular pattern of casement windows. The building is industrial in appearance.

#### CONTRIBUTING FEATURES:

LBJ Boyhood Home (HB-1, LCS ID: 000876)  
LBJ Boyhood Home Windmill (HB-5, LCS ID: 005711)  
LBJ Boyhood Home Water Tank (HB-6, LCS ID: 005712)  
LBJ Boyhood Home Smokehouse/Shed (HB-3, LCS ID: 005709)  
LBJ Boyhood Home Privy (HB-4, LCS ID: 005710)  
LBJ Boyhood Home Well (HB-1.A, LCS ID: 258448)  
LBJ Boyhood Home Fences and Gates (HB-1.B, LCS ID: 258449)  
LBJ Boyhood Home Barn (HB-2, LCS ID: 005708)  
Lyndon B. Johnson Memorial Hospital (HB-100, LCS ID: 065382)  
Cantwell House (HB-101, LCS ID: 065383)  
Moore House (HB-102, LCS ID: 065384)  
Moore/Cantwell Garage (HB-102.A, LCS ID: 065385)  
Jones House (HB-103, LCS ID: 065386)  
Jones Carport (HB-103.A, LCS ID: 065387)  
Jones Garage (HB-103.B, LCS ID: 065388)  
Walker House (HB-104, LCS ID: 065389)  
Walker Pump House (HB-104.A, LCS ID: 065390)  
Walker Workshop (HB-104.B, LCS ID: 065391)  
Walker Carport (HB-104.C, LCS ID: 065392)  
Withers/Spaulding Building (HB-43, LCS ID: 000879)  
The Education Center, or the George T. Bryan House, or Taylor House (HB-99, LCS ID: 06539)  
Bryan Garage (HB-99.A, LCS ID: 065394)  
Bryan Garden Shed (HB-99.B, LCS ID: 065395)  
Bryan Chicken Coop (HB-99.C, LCS ID: 065396)

#### UNDETERMINED FEATURES:

Alexander House (private property; not evaluated)  
101 E Elm Street (private property; not evaluated)

103 E Elm Street (private property; not evaluated)  
206 N Avenue G (private property; not evaluated)  
Johnson City Post Office (owned by other federal agency; not evaluated)  
Crider's Motel (private property; not evaluated)  
Annex (PEC) (private property; not evaluated)

**Character-defining Features:**

**Feature Name:** LBJ Boyhood Home (HB-1)

**CLI Feature ID:** 161700

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 876

**CRIS-HS Resource Name:** LBJ Boyhood Home

**CRIS-HS Resource Number:** HB-001

**FMSS Record Type:** Location

**FMSS Record Number:** 14585

**Feature Name:** Windmill (HB-5)

**CLI Feature ID:** 161736

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 5711

**CRIS-HS Resource Name:** LBJ Boyhood Home Windmill

**CRIS-HS Resource Number:** HB-005

**FMSS Record Type:** Asset

**FMSS Record Number:** 16707

**Feature Name:** Water Tank (HB-6)

**CLI Feature ID:** 161726

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 5712

**CRIS-HS Resource Name:** LBJ Boyhood Home Water Tank

**CRIS-HS Resource Number:** HB-006

**FMSS Record Type:** Asset

**FMSS Record Number:** 16708

**Feature Name:** Smokehouse/Shed (HB-3)

**CLI Feature ID:** 161732

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 5709

**CRIS-HS Resource Name:** LBJ Boyhood Home Smokehouse/Shed

**CRIS-HS Resource Number:** HB-003

**FMSS Record Type:** Location

**FMSS Record Number:** 66286

**Feature Name:** Privy (HB-4)

**CLI Feature ID:** 161730

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 5710

**CRIS-HS Resource Name:** LBJ Boyhood Home Privy

**CRIS-HS Resource Number:** HB-004

**FMSS Record Type:** Location

**FMSS Record Number:** 66288

**Feature Name:** Well (HB-1.A)

**CLI Feature ID:** 161708

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 258448

**CRIS-HS Resource Name:** LBJ Boyhood Home Well

**CRIS-HS Resource Number:** HB-001.A

**FMSS Record Type:** Asset

**FMSS Record Number:** 1555602

**Feature Name:** Fences and Gates (HB-1.B)

**CLI Feature ID:** 161696

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 258449

**CRIS-HS Resource Name:** LBJ Boyhood Home Fences and Gates

**CRIS-HS Resource Number:** HB-001.B

**FMSS Record Type:** Asset

**FMSS Record Number:** 1555599

**Feature Name:** Barn (HB-2)

**CLI Feature ID:** 161724

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 5708

**CRIS-HS Resource Name:** LBJ Boyhood Home Barn

**CRIS-HS Resource Number:** HB-002

**FMSS Record Type:** Location

**FMSS Record Number:** 14586

**Feature Name:** LBJ Memorial Hospital (HB-100)  
**CLI Feature ID:** 161692  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65382  
**CRIS-HS Resource Name:** Lyndon B. Johnson Memorial Hospital  
**CRIS-HS Resource Number:** HB-100  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14678

**Feature Name:** Cantwell House (HB-101)  
**CLI Feature ID:** 161728  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65383  
**CRIS-HS Resource Name:** Cantwell House  
**CRIS-HS Resource Number:** HB-101  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14667

**Feature Name:** Moore House (HB-102)  
**CLI Feature ID:** 161718  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65384  
**CRIS-HS Resource Name:** Moore House  
**CRIS-HS Resource Number:** HB-102  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14668

**Feature Name:** Moore/Cantwell Garage (HB-102.A)  
**CLI Feature ID:** 161710  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65385  
**CRIS-HS Resource Name:** Moore/Cantwell Garage  
**CRIS-HS Resource Number:** HB-102.A  
**FMSS Record Type:** Location  
**FMSS Record Number:** 66315

**Feature Name:** Jones House (HB-103)  
**CLI Feature ID:** 161714  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65386  
**CRIS-HS Resource Name:** Jones House  
**CRIS-HS Resource Number:** HB-103  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14670

**Feature Name:** Jones Carport (HB-103.A)  
**CLI Feature ID:** 161698  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65387  
**CRIS-HS Resource Name:** Jones Carport  
**CRIS-HS Resource Number:** HB-103.A  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14670

**Feature Name:** Jones Garage (HB-103.B)  
**CLI Feature ID:** 161720  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65388  
**CRIS-HS Resource Name:** Jones Garage  
**CRIS-HS Resource Number:** HB-103.B  
**FMSS Record Type:** Location  
**FMSS Record Number:** 66316

**Feature Name:** Walker House (HB-104)  
**CLI Feature ID:** 161694  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65389  
**CRIS-HS Resource Name:** Walker House  
**CRIS-HS Resource Number:** HB-104  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14673

**Feature Name:** Walker Pump House (HB-104.A)  
**CLI Feature ID:** 161722  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65390  
**CRIS-HS Resource Name:** Walker Pump House  
**CRIS-HS Resource Number:** HB-104.A  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14673

**Feature Name:** Walker Workshop (HB-104.B)  
**CLI Feature ID:** 161716  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65391  
**CRIS-HS Resource Name:** Walker Workshop  
**CRIS-HS Resource Number:** HB-104.B  
**FMSS Record Type:** Location  
**FMSS Record Number:** 66318

**Feature Name:** Walker Carport (HB-104.C)  
**CLI Feature ID:** 161712  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 65392  
**CRIS-HS Resource Name:** Walker Carport  
**CRIS-HS Resource Number:** HB-104.C  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14673

**Feature Name:** Withers/Spaulding Building (HB-43)  
**CLI Feature ID:** 161734  
**Feature Contribution:** Contributing  
**CRIS-HS Resource ID:** 879  
**CRIS-HS Resource Name:** Withers & Spaulding Building  
**CRIS-HS Resource Number:** HB-043  
**FMSS Record Type:** Location  
**FMSS Record Number:** 14624

**Feature Name:** Education Center/George T. Bryan House

**CLI Feature ID:** 161842

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 65393

**CRIS-HS Resource Name:** Bryan, George T. House

**CRIS-HS Resource Number:** HB-099

**FMSS Record Type:** Location

**FMSS Record Number:** 14663

**Feature Name:** Bryan Garage (HB-99.A)

**CLI Feature ID:** 161844

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 65394

**CRIS-HS Resource Name:** Bryan Garage

**CRIS-HS Resource Number:** HB-099.A

**FMSS Record Type:** Location

**FMSS Record Number:** 66309

**Feature Name:** Bryan Garden Shed (HB-99.B)

**CLI Feature ID:** 161840

**Feature Contribution:** Contributing

**CRIS-HS Resource ID:** 65395

**CRIS-HS Resource Name:** Bryan Garden Shed

**CRIS-HS Resource Number:** HB-099.B

**FMSS Record Type:** Location

**FMSS Record Number:** 66311

**Feature Name:** Bryan Chicken Coop (HB-99.C)  
**CLI Feature ID:** 161852  
**Feature Contribution:** Contributing  
  
**CRIS-HS Resource ID:** 255110  
**CRIS-HS Resource Name:** Bryan Chicken Coop  
**CRIS-HS Resource Number:** HB-099.C  
**FMSS Record Type:** Location  
**FMSS Record Number:** 66313

**Feature Name:** Alexander House  
**CLI Feature ID:** 161850  
**Feature Contribution:** Undetermined

**Feature Name:** 101 E Elm Street  
**CLI Feature ID:** 161854  
**Feature Contribution:** Undetermined

**Feature Name:** 103 E Elm Street  
**CLI Feature ID:** 161858  
**Feature Contribution:** Undetermined

**Feature Name:** 206 N Avenue G  
**CLI Feature ID:** 161856  
**Feature Contribution:** Undetermined

**Feature Name:** Johnson City Post Office  
**CLI Feature ID:** 161846  
**Feature Contribution:** Undetermined

**Feature Name:** Crider's Motel  
**CLI Feature ID:** 161848  
**Feature Contribution:** Undetermined

**Feature Name:** Annex (PEC)  
**CLI Feature ID:** 161686  
**Feature Contribution:** Undetermined

**Landscape Characteristic Graphics:**



*The restored LBJ Boyhood Home (HB-1) north elevation with picket fences (HB-1.B), facing south (Source: M. Frisbie).*



*The west elevation of the restored LBJ Boyhood Home (HB-1), facing east (Source: M. Frisbie).*



*The LBJ Boyhood Home Fences and Gates (HB-1.B), on Elm Street with woven wire and picket fences, facing east (Source: M. Frisbie).*



*Post and rail fence along the dirt drive in the southern portion of Block 25, with LBJ Boyhood Home Water Tower (HB-6) and LBJ Boyhood Home (HB-1) in background, facing north (Source: M. Frisbie).*



*The reconstructed LBJ Boyhood Home Smokehouse/Shed (HB-3) with LBJ Boyhood Home (HB-1) in background, facing north (Source: M. Frisbie).*



*The reconstructed LBJ Boyhood Home Privy (HB-4) in southwestern corner of Block 25 with Visitor Center (HB-100) across the street in background, facing southwest (Source: M. Frisbie).*



*The original LBJ Boyhood Home Windmill (HB-5), facing southwest (Source: M. Frisbie).*



*The reconstructed LBJ Boyhood Home Water Tower (HB-6), next to base of LBJ Boyhood Home Windmill (HB-5), facing west (Source: M. Frisbie).*



*The LBJ Boyhood Home Barn (HB-2) in southern portion of Block 25, moved on to the site from Albert Klein's residence in 1972, facing west (Source: M. Frisbie).*



*The Withers-SpaULDING Building (HB-43) on Main Street/Highway 290, facing south (Source: M. Frisbie).*



*From left to the right, the Jones Garage (HB-103.B), the Jones Carport (HB-103.A), and the Jones House (HB-103), facing east (Source: Author).*



*The Jones House (HB-103) with Jones Garage (HB-103.B) in background, facing north (Source: M. Frisbie).*



*The Moore House (HB-102), with Cantwell House (HB-101) in the background, facing east (Source: M. Frisbie).*



*From left to right, the Cantwell House (HB-101) and the Moore House (HB-102), facing southwest (Source: M. Frisbie).*



*From left to right, the Walker Carport (HB-104.C) and Walker House (HB-104), facing northeast (Source: M. Frisbie).*



*The George T. Bryan House (HB-99) and George T. Bryan Garden Shed (HB-99.B), facing southwest (Source: Author).*

#### **Landscape Characteristic: Circulation**

Historically, the circulation around the LBJ Boyhood Home Area likely primarily consisted of informal dirt footpaths. Currently, within the LBJ Boyhood Home Area there are many distinct, yet interrelated circulation routes maintained by the National Park Service and Johnson City for visitor circulation.

During the early 20th Century there were no city sidewalks around Block 25; however, there were fences delineating the block perimeter, which therefore, determined circulation patterns. Bearss' 1934 map of Block 25 depicts this arrangement. Within the southern part of the block, there was no formal circulation. Rather, it was an open area where the livestock was kept. Informal dirt routes likely connected the barn, water tower, and windmill. Paths were likely the shortest route between the home (HB-1) and other features, such as Samuel Johnson's garden, through the dirt yard.

The map shows that the main entrance to the LBJ Boyhood Home (HB-1) was accessed from the north along East Elm Street. Two picket gates, one in front of the west side of the house, the other in front of the east side of the house, provide pedestrian access through the picket fence. From the west gate, a flagstone walkway led directly to the west porch entrance. From the east gate, a concrete walkway led to the east porch entrance. Just south of the picket fence, the east walkway has two small extensions of a few feet, one to the east and one to the west. These extensions lead to the two limestone loveseats that flank the walkway. Connecting the two main walkways is an east-west walk that abuts the north elevation of the house. This walk was historically flagstone. These walkways are all still in use, though all walkways are now concrete. To the south of the house, a path is shown leading from the back porch south to a gate in a woven wire fence. In addition to those paths shown on the map, there were also likely informal paths around the perimeter of the house.

In terms of vehicular circulation, the 1934 base map also shows a dirt road in the northeastern portion of Block 25, wide enough for a vehicle, which extends south from East Elm Street to where the Johnson garage was located in the northeastern part of the block. The driveway terminates at the garage.

The resources in Block 26 were primarily constructed during the 1940s and the circulation routes were likely informal. Likewise, the private residences in the block north of Block 26 most likely also had informal circulation routes connecting the homes to the streets of Johnson City. Historically, there were no sidewalks and it is likely that the backyards opened onto one another. There were likely walkways from the street to the front doors of the houses and either dirt or paved routes leading to associated driveways or other outbuildings. Likewise, the three private residences in the block north of Block 26 likely had informal circulation routes leading primarily from the houses to the street.

To the west of Block 26 it is likely that historically there was minimal formal circulation through the grassy areas surrounding the George T. Bryan House (HB-99). Rather there were likely informal routes to access the house and related outbuildings from Nugent Avenue and within the property.

As an important commercial building, it is likely that historically there were dirt footpaths that led directly to the Withers-Spaulling Building (HB-43). Historic photographs from the early 1900s of downtown Johnson City depict Main Street as a dirt road with a wooden boardwalk connecting the facades of the buildings. The Withers-Spaulling Building (HB-43) was likely accessed by dirt road and boardwalk from all directions.

By the 1960s, several circulation changes were underway. City sidewalks were added to the perimeters of the city blocks, including Blocks 25 and 26. As other developments were built, such as the Johnson City Memorial Hospital (HB-100), Annex (PEC), post office, and Crider's Motel, additional vehicular and pedestrian circulation routes were added. These namely included a parking lot east of the hospital, large parking lot surrounding the Annex (PEC), and parking lot between the post office and motel.

Today, circulation routes largely reflect mid-20th Century patterns with some alterations for contemporary and interpretive use. The north, east, and west perimeters of Block 25 (East Elm Street, South Avenue F, and North Avenue G) exhibit concrete sidewalks, while the south perimeter (East Ladybird Lane) does not have a sidewalk.

Circulation within Block 25 is a combination of gravel and concrete paths. Access to the Boyhood Home (HB-1) is, as it was during the early 20th Century, from the sidewalk of East Elm Street. Two separate north-south walkways lead through gate openings in the picket fence to two entrances into the house; one walkway leads to the east porch and the other to the west porch. Along the east walk, two narrow paths extend to the stone loveseats to the east and west. Between the north-south walks, an east-west walk connects the two separate paths, paralleling the north elevation of the house. To the south of the house, another north-south walk leads from the Home to a gate in the woven wire fence, just east of the Smokehouse/Shed (HB-3). All of these paths were present during the 1930s.

In addition to the historic paths, several additional walks have been added to the landscape to accommodate visitor access. Extending from the east-west walkway along the north elevation of the Boyhood Home (HB-1) are two dirt footpaths that lead to the south side of the house. On the east side, one dirt path leads to the northeastern corner of the house and then extends south along the east elevation. The path continues to the southeastern corner of the house and then veers southwest to the picket gate in the woven wire fence near the Smokehouse/Shed (HB-3). On the west side, another path extends past the northwest corner of the house and then veers south through the west yard. It continues past the southwestern corner of the house, then turns east to intersect with the north-south walk extending from southward from the house. These dirt paths encompassing the Boyhood Home were likely added for interpretive purposes, as they were in place by 1986.

Additional circulation routes are also present within the southern half of Block 25. An east-west walk extends from the sidewalk on North Avenue G (the western side of the block) via picket gate. From the gate, the dirt path follows the alignment of the woven wire fence south of the house and immediately abuts the fence along its south side. To the east, the path encircles the Smokehouse/Shed (HB-3) and extends to the location of the former Johnson garage.

To the west and south of the former garage, a wider dirt path extends to Ladybird Lane. The path cuts at a northwest-southeast diagonal through a cluster of oak trees space between the former garage location and Water Tank and Windmill (HB-5 and HB-6). To the west of the Barn (HB-2), the path turns to the south and continues through the gate in the post and rail fence at the barn. From there, it widens to accommodate service and maintenance vehicles before terminating at a picket gate along Ladybird Lane.

Other notable circulation features in Block 25 include remnants of the Johnson driveway and a north-south path abutting the west edge of the garage foundation. The driveway historically extended south from East Elm Street to the location of the former Johnson garage. Today, although the drive no longer exists, remnants of the dirt road are visible in the northeastern section of the block. However, the majority of the driveway is covered by grass. At the west edge of the garage foundation, a short north-south path segment intersects with the east-west path along the woven wire fence and the northwest-southeast diagonal path extending to the barn and Ladybird Lane. Although there are several designated circulation routes throughout Block 25, the entire block is accessible by foot through the grassy yard areas.

In contrast to Block 25, Block 26 has few formal circulation features present today. There is a sidewalk on South Nugent Avenue (the western side of Block 26). Otherwise, on the other three sides of the block, no sidewalks are present and the grass extends to the streets. At the Moore House (HB-102), a concrete walk leads south from East Elm Street to the front entrance. To the east, there is a concrete parking area in front of the Cantwell House (HB-101) and a limestone paver walk leading to the front entrance of the house. Between the Moore and Cantwell Houses, a dirt drive leads to the Moore/Cantwell Garage (HB-102.B).

Within the south portion of Block 26, a dirt driveway leads north from Ladybird Lane to the east side of the Jones House (HB-103), accessing the Jones Carport (HB-103.A) and Jones Garage (HB-103.B). There is also a concrete driveway leading north from Ladybird Lane directly to the Walker Carport (HB-104.C). Additionally, a limestone walk leads to the entrance porch of the Walker House (HB-104).

The Alexander House in Block 26 and the three private residences located in the block north of Block 26 have few formal circulation features. There are no sidewalks and thus most circulation consists of informal paths leading from Elm Street to the front entrances of the homes. 103 E Elm Street has a concrete driveway to the west of the house, and 206 N Avenue G has a paved path from the front gate to the front entrance. To the west of 101 Elm Street there is a dirt drive from Elm Street to the rear of the Withers-Spaulding Building (HB-43).

Current circulation at the Withers-Spaulding Building (HB-43), located at the southeastern corner of Nugent Avenue and Highway 290/Main Street, is primarily city sidewalks. There is a north-south sidewalk on the eastern side of Nugent Avenue that extends along the west elevation of the building. A sidewalk along the south side of Highway 190/Main Street also extends along the north elevation. In addition, there is a driveway leading north from East Elm Street to the rear of the Withers-Spaulding Building (HB-43).

Southwest of the Withers-Spaulding Building (HB-43) are three private residences that line the southern section of the block. Circulation features include concrete walks that provide access from the individual houses to Elm Street. There are no sidewalks along the street. A concrete driveway at 103 E Elm Street also provides access from the street to a garage west and slightly behind the house.

To the southwest of the Withers-Spaulding Building (HB-43) and west of Block 26 is the George T. Bryan House (HB-99) and outbuildings, located on the western side of Nugent Avenue. Contemporary circulation features in the area include a sidewalk along the south edge of Ladybird Lane that leads to the Visitor Center (HB-100) to the east and a path south of the George T. Bryan House (HB-99) that leads west to Town Creek and the Johnson Settlement Area. To the east of the George T. Bryan House off of Nugent Avenue is a small parking area with two handicapped parking spots. There are no formal circulation routes between the buildings, though there is a paved walk

from the parking area to the house entrance.

The Visitor Center (HB-100) to the southwest of the George T. Bryan House and south of Block 26 has a number of circulation features. From Ladybird Lane, a north-south driveway leads to a large, looped visitor parking lot to the east of the building. The visitor parking lot features two area with angled parking and a separate area for bus parking to the northeast. A second, looped parking lot is to the west of the Visitor Center (HB-100) to accommodate staff and employee parking. Pedestrian circulation features include a concrete walk from the visitor parking lot to a small plaza in front of the Visitor Center entrance, a second concrete path connecting the Visitor Center to Ladybird Lane and Block 25, and a third concrete sidewalk that parallels the south edge of the Ladybird Lane that leads to the George T. Bryan House (HB-99).

East of the Visitor Center (HB-100), is the Annex (PEC), which is located on the south side of Ladybird Lane. A large, square parking area surrounds the Annex (PEC) building at its center. The lot is accessed via South Avenue F. There are no defined pedestrian circulation routes around the Annex (PEC).

North of Block 25 at the corner of Elm Street and Avenue F, Crider's Motel is integrated into the city grid and is accessed from an unpaved parking area off of S Avenue F. There are no sidewalks to access the motel. The Johnson City Post Office, located west Crider's Motel, has two parking areas on South Avenue G and Elm Street from which the building can be reached. There is also a sidewalk along Avenue G from Main Street to Elm Street along the perimeter of the post office property. Paved paths lead from Elm Street and the sidewalk along Avenue G to the post office porch.

**CONTRIBUTING FEATURES:**

Dirt footpaths within Block 25  
Concrete walkways and dirt driveways in Block 26  
Concrete paths leading from Ladybird Lane to the Visitor Center

**NON-CONTRIBUTING FEATURES:**

Visitor Center parking area  
Johnson City streets, sidewalks, and crosswalks (Johnson City property)

**Character-defining Features:**

**Feature Name:** Dirt footpaths within Block 25

**CLI Feature ID:** 161738

**Feature Contribution:** Contributing

**FMSS Record Type:** Location

**FMSS Record Number:** 62617

**Feature Name:** Concrete walks/dirt drives in Bl. 26

**CLI Feature ID:** 161748

**Feature Contribution:** Contributing

**Feature Name:** Concrete paths from Ladybird Lane to VC

**CLI Feature ID:** 161744

**Feature Contribution:** Contributing

**Feature Name:** Visitor Center parking area

**CLI Feature ID:** 161746

**Feature Contribution:** Contributing

**Feature Name:** Johnson City streets/sidewalks

**CLI Feature ID:** 161742

**Feature Contribution:** Non contributing – compatible

**Landscape Characteristic Graphics:**



*Johnson City sidewalks around Block 25, facing south down Avenue G (Source: M. Frisbie).*



*East entrance through picket fence and concrete walkway to LBJ Boyhood Home (HB-1), facing north (Source: M. Frisbie).*



*West concrete walkway to LBJ Boyhood Home (HB-1) with concrete path on left and dirt footpath on right, facing south (Source: M. Frisbie).*



*Dirt footpath around east side of LBJ Boyhood Home (HB-1), connecting to the east concrete path that enters the Boyhood Home (HB-1), facing southwest (Source: M. Frisbie).*



*Convergence of dirt footpaths and ADA ramp at the back elevation of the LBJ Boyhood Home (HB-1), facing west (Source: M. Frisbie).*



*Picket gate entrance from sidewalk on Avenue G and dirt footpath heading east through the property, facing northwest (Source: M. Frisbie).*



*Dirt footpath from Avenue G extending east toward LBJ Boyhood Home Smokehouse/Shed (HB-3) with LBJ Boyhood Home Water Tower (HB-6) and LBJ Boyhood Home Barn (HB-2) in background, facing east (Source: M. Frisbie).*



*Dirt footpath to LBJ Boyhood Home Smokehouse/Shed (HB-3) from foundation of former Johnson garage, facing west (Source: M. Frisbie).*



*Wide dirt path/drive to accommodate vehicles from LBJ Boyhood Home Barn (HB-2) to Ladybird Lane, facing south (Source: M. Frisbie).*



*Wide dirt path/drive to accommodate vehicles from Ladybird Lane to LBJ Boyhood Home Barn (HB-2), facing north (Source: M. Frisbie).*



*Sidewalk on western side of Block 26 and along east side of Nugent Avenue, facing south (Source: M. Frisbie).*



*Sidewalk leading to Withers Spaulding Building (HB-43) on eastern side of Nugent Avenue, facing north. Note low wall and railing. (Source: M. Frisbie).*



*Path from Visitor Center (HB-100) to Ladybird Lane, facing southeast (Source: M. Frisbie).*



*Parking to the east of the George T. Bryan House (HB-99) provides space for two handicapped parking spots (Source: M. Frisbie).*

**Landscape Characteristic:  
Cluster Arrangement**

The LBJ Boyhood Home Area is integrated into the grid of Johnson City, and as such, reflects the

spatial organization and cluster arrangement of a rural Texas town. Within the LBJ Boyhood Home Area, there are several distinct yet interrelated sections that characterize the cluster arrangement and spatial organization of the property.

Overall, the area consists of Block 25, Block 26, and partial city blocks to the north, south, and west. Block 25 contains the childhood residence (HB-1) of 36th President Lyndon B. Johnson, while Block 26 contains mid-20th Century residences. To the north are three private residences, post office, an empty lot, and Crider's Motel, which front East Elm Street. The Withers-Spaulling Building (HB-43) fronts Highway 290/Main Street farther north. To the south of Blocks 25 and 26 are the Visitor Center (HB-100) and the Annex (PEC). Along South Nugent Street to the west, is the George T. Bryan House (HB-99).

Block 25 is bounded to the north by East Elm Street, to the east by Avenue F, to the south by East Ladybird Lane, and to the west by Avenue G. Within Block 25, the Boyhood Home (HB-1) is located in the northwestern corner, while a number of adjacent structures and outbuildings are located to the southwest. The entire block is fenced with a combination of woven wire fencing supported by wood posts and white picket fence. Fences also divide the spaces within the block, delineating the northwest section around the Boyhood Home and the southeast quadrant around the barn. Circulation routes are mainly pedestrian in nature, and circumnavigate the area around the house and outbuildings. Vegetation is largely grassy lawn areas with scattered native trees. Additional ornamental trees and shrubs surround the house (HB-1).

The historic and contemporary cluster arrangement within Block 25 are very similar. The relationship between buildings and structures within the block ultimately creates a coherent domestic environment, which is in effect a small-scale working landscape. Overall, the 1920s domestic scene is reflected in the cluster arrangement of the buildings and structures within the city block.

Located immediately west of Block 25, Block 26 is bounded to the north by Elm Street, to the east by Avenue G, to the south by East Ladybird Lane, and to the west by Nugent Avenue. The block contains a number of mid-20th Century homes and associated outbuildings, representative of a traditional residential city block with five freestanding houses facing their respective streets, each with surrounding green space and associated outbuildings. The privately owned Alexander House is in the northeast portion of the property and is separated from the rest of the block by a white picket and post fence. The Moore House (HB-102) is in the northwestern part of the block, with the Cantwell House (HB-101) and garage immediately to the east. The Jones House (HB-103) is in the southwestern section of the block and the Walker House is in the south central region. Circulation routes are primarily informal, namely leading from the home entrances to the streets they face. Vegetation consists of surrounding open grassy areas with scattered native trees. Historic and contemporary cluster arrangements in this area are similar.

The block north of Block 26 is defined by Elm Street to the south, Nugent Avenue to the west, Main Street/Highway 290 to the north, and Avenue G to the east. Along the southern portion of the block, there are three private residences. To the northwest is the Withers-Spaulling Building (HB-43), which is positioned at the corner of Main Street/Highway 290 and Nugent Avenue. The cluster of residences exhibits a number of residential landscape features including informal circulation routes from the houses to the streets, ornamental vegetation surrounding the houses, and clusters of trees scattered throughout the yards. Other notable features within the block include a dirt drive leading from Elm Street to the rear of the Withers-Spaulling Building (HB-43) and a paved sidewalk along the east side of Nugent Avenue.

To the west of Block 26 are the George T. Bryan House (HB-99) and associated outbuildings that make a small cluster east of Town Creek and west of Nugent Avenue. Situated in a grassy area, the George T. Bryan House (HB-99) is located within the center of the building cluster with a garden shed (HB-99.B) to the northwest, the garage (HB-99.A) to the southeast, and the chicken coop (HB-99.C) to the southwest. The area has few defined circulation features limited to a small parking area east of the house along Nugent Avenue, a paved walk from the parking area to the entrance of the house, and a sidewalk along the south edge of Ladybird Lane that leads to the Visitor Center (HB-100). Clusters of overstory trees line Nugent Street and the areas around the buildings, with high

concentrations of trees within the north of the block.

To the south of Block 26 is the National Park Service Visitor Center (HB-100), while the Annex (PEC) is located to the south of Block 25. Both buildings and their respective parking lots form a cluster bounded by Nugent Avenue to the west, Ladybird Lane to the north, and Avenue F to the east, effectively creating a double block within the city grid. Both buildings were originally constructed as part of the Johnson Memorial Hospital between 1968 and 1970, but were converted to new use in the 1990s as the hospital transferred ownership. The west building became the Visitor Center (HB-100), while the east building became the Annex for the Pedernales Electric Cooperative (PEC). To the east and west of the Visitor Center are two large parking lots that accommodate visitor and staff parking. A third large parking lot entirely surrounds the Annex (PEC). Clusters of native trees surround the two buildings.

The Johnson City Post Office and Crider's Motel make a small cluster in the block north of Block 25. Avenue G lines the west side of the block, Elm Street lines the south side, and Avenue F lines the east side. Surrounded by a grassy lawn, the post office is located in the southwestern portion of the block and can be accessed from city sidewalk on Avenue G. There are small parking areas for the post office located on Avenue G and Elm Street. An open grassy area fronting Elm Street separates the post office from Crider's Motel, which is located in the southeastern portion of the block at the corner of Elm Street and Avenue F. The motel is accessed via an unpaved driveway and parking area off of Avenue F. Vegetation surrounding the two buildings is limited.

CONTRIBUTING FEATURES:

Cluster of buildings, structures, fences, and other features at Block 25  
Cluster of buildings and outbuildings at Block 26  
Cluster of George T. Bryan House (HB-99) and associated outbuildings  
Cluster with Visitor Center (HB-100) and Annex (PEC)  
Cluster with Withers-Spaulding Building (HB-43) and private residences  
Cluster with Johnson City Post Office and Crider's Motel

NON-CONTRIBUTING FEATURES:

N/A

**Character-defining Features:**

**Feature Name:** Cluster of bldgs/features in Block 25

**CLI Feature ID:** 161752

**Feature Contribution:** Contributing

**Feature Name:** Cluster of bldgs/features in Block 26

**CLI Feature ID:** 161983

**Feature Contribution:** Contributing

**Feature Name:** Cluster of Bryan House/outbuildings

**CLI Feature ID:** 161740

**Feature Contribution:** Contributing

**Feature Name:** Cluster with VC and Annex (PEC)

**CLI Feature ID:** 161750

**Feature Contribution:** Contributing

**Feature Name:** Cluster with W-S Building/private res.

**CLI Feature ID:** 161985

**Feature Contribution:** Contributing

**Feature Name:** Cluster with post office and motel

**CLI Feature ID:** 161984

**Feature Contribution:** Contributing

**Landscape Characteristic Graphics:**



*From left to right, the LBJ Boyhood Home Water Tower (HB-6), the LBJ Boyhood Home Windmill (HB-6) (obscured), the LBJ Boyhood Home Smokehouse/Shed (HB-3), and the LBJ Boyhood Home (HB-1), facing northwest (Source: M. Frisbie).*



*From left to right, the LBJ Boyhood Home (HB-1), the LBJ Boyhood Home Smokehouse/Shed (HB-3), the LBJ Boyhood Home Water Tower (HB-6), and LBJ Boyhood Home Barn (HB-2), all within close proximity within Block 25, facing east (Source: M. Frisbie).*



*Cluster arrangement in Block 26, from left to right, the Jones House (HB-103), the Cantwell House (HB-101) in background, the Jones House Garage (HB-103.B), and the Alexander House, facing northeast (Source: M. Frisbie).*



*Cluster arrangement in Block 26, from left to right, Walker House (HB-104), Walker Workshop (HB-104.B), and outbuildings associated with the Alexander House, facing east (Source: M. Frisbie).*

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**Landscape Characteristic:**

### **Cultural Traditions**

The primary cultural traditions conveyed through the LBJ Boyhood Home Area are traditions associated with early and mid-20th Century domestic life particularly in small towns.

Block 25 of the LBJ Boyhood Home is representative of an early 20th Century small-scale working domestic landscape with the necessary buildings and structures to function relatively autonomously in a remote living environment. With access to few amenities, the nearby Withers-Spaulding Building (HB-43) was operated as a dry goods store, important in the growth of a small frontier town. The store is part of the cultural traditions of a small town for its important commercial role and likely also as a social and news hub. The Withers-Spaulding Building likely supplemented goods grown and made by the Johnson family, as the Johnson family kept livestock and tended an orchard and garden plot within Block 25.

The size and design layout of the buildings within Block 25 are also indicative of cultural traditions. The locations and functions of the LBJ Boyhood Home Barn (HB-2), LBJ Boyhood Home Privy (HB-3), LBJ Boyhood Home Well (HB-1.A), and LBJ Boyhood Home Water Tank and Windmill (HB-6 and HB-5) collectively demonstrate some of the interrelated parts necessary for a cohesive working domestic landscape. The division of property by fences demonstrates a separation of functions that together form a cohesive working landscape. Cultural traditions can also be discerned through the associated vernacular architectural styles such as of the barns and the folk Victorian style of the LBJ Boyhood Home (HB-1). Overall, the cultural traditions and residential life at Block 25 influenced the values, identity, and later life of future President Lyndon B. Johnson, who in turn affected the culture and politics of the United States.

Block 26 and three private residences in the block to the north are representative of the cultural traditions and typical residential development of a small city in the mid-20th Century. The building sizes and architectural styles, which are relatively small freestanding, single-story cottages or bungalows, are representative of broader mid-century trends in housing. The way the houses relate to the street and to one another is characteristic of residential development.

The Johnson City Post Office and Crider's Motel, located in the block north of Block 25, are evidence of mid-20th Century development that led to increasing amenities in isolated locations. Similarly, the Visitor Center (HB-100) and Annex (PEC) were originally the Johnson Memorial Hospital, another example of the development of resources such as hospitals in rural communities.

#### **CONTRIBUTING FEATURES:**

Buildings and structures representative of a small working domestic landscape  
Vernacular architectural styles  
Design and layout of Blocks 25 and 26  
Construction of amenities such as the hospital, post office, and motel  
Division of site by fences

#### **NON-CONTRIBUTING FEATURES:**

N/A

**Landscape Characteristic Graphics:**



*The small scale domestic working landscape in Block 25 illustrated by the LBJ Boyhood Home Water Tower (HB-6), the LBJ Boyhood Home Smokehouse/Shed (HB-3), and their relationship to the LBJ Boyhood Home (HB-2), facing northwest (Source: M. Frisbie).*



*The southern portion of Block 25 is open and was used for livestock and contains the LBJ Boyhood Home Barn (HB-2), facing southwest (Source: M. Frisbie).*

**Landscape Characteristic:**  
**Land Use**

Historically, land use within the LBJ Boyhood Home Area was mostly residential use with some nearby commercial use at the Withers-Spaulling Building (HB-43) and municipal use at the Lyndon B. Johnson Memorial Hospital, now the Visitor Center (HB-100). Today, land use has been retained and can broadly be divided into and domestic/residential, administrative, and interpretive/recreational uses.

Block 25, containing the LBJ Boyhood Home (HB-1), has undergone major transformations in its land use over time, from a residential property to an interpretive domestic landscape relating to the childhood and adolescence of Lyndon B. Johnson. The houses in neighboring Block 26 were also residences, constructed in the mid-20th Century. Later deeded to the National Park Service in the 1980s, the buildings are now used for NPS staff housing and other administrative purposes. Residential use also continues within parcels of land that remain in private ownership, including the Alexander House, 101 East Elm, 103 East Elm, and 206 North Avenue G.

For administrative purposes, the Visitor Center (HB-100) cluster is essential in the management of the LBJ National Historical Park as an interpretive site. West of the Visitor Center (HB-100), the George T. Bryan House (HB-99) was acquired by the National Park Service and was formerly used as a park residence. Now it is used as an education center for education-related purposes. In addition to education, the entire Boyhood Home Area is now used for interpretive and passive recreational purposes.

The nearby Withers-Spaulling Building (HB-43), built in 1893, was historically used for commercial purposes as a dry goods store serving the residents of Johnson City. The Withers-Spaulling Building (HB-43) presently houses the Chamber of Commerce for Johnson City, has an exhibition area on Lyndon Johnson, and also serves administrative purposes for the National Park Service. Commercial land use is also present at the Crider Motel and Annex (PEC), while municipal land use continues at the Post Office.

**CONTRIBUTING FEATURES:**

Residential land use  
Administrative land use  
Interpretive/educational land use  
Passive recreational land use  
Commercial land use  
Municipal land use

**NON-CONTRIBUTING FEATURES:**

N/A

**Landscape Characteristic:**  
**Natural Systems and Features**

See Topography and Vegetation Sections.

**Landscape Characteristic:**  
**Small Scale Features**

Historically, the LBJ Boyhood Home Area probably contained numerous small-scale features representative of a small domestic working landscape. The features were likely related to family life, small-scale agricultural production, and for caring of livestock on the property, and thus might have

included tools, feed, and maintenance and cleaning supplies. Historic photographs also document some type of lawn furniture (possibly a glider or swing) in the front yard sometime around 1915 and two limestone loveseats placed on either side of the east concrete entry walk in 1934. There was also a laundry line or clothesline in the back yard to the south of the house, as shown on Bearss' 1934 map. Bearss' map also depicts a woodpile and ash pile near the shed. As Sam Ealy Johnson maintained a garden, it is likely that there were gardening supplies and tools kept on the property. Utility poles may have also been present in the landscape during the period of significance, as the Boyhood Home was first wired for electricity in 1927.

In 1964, additions to small-scale features included a sign and an informational kiosk along Elm Street and a flagpole to the east of the house. One year later in 1965, a Texas Historical Commission medallion was placed on the home, but was removed in 1972. Also in 1972, the National Park Service, upon acquiring Block 25, changed the site identification and interpretive signs, along with removing the kiosk and installing rain barrels around the house. Street lighting was also added along Elm Street sometime before 1973. More recent changes in small-scale features include the addition of a lawn glider in 1990 and new rain barrels in 2010.

Today, the small-scale features at the LBJ Boyhood Home Area are a combination of modern utilitarian amenities and historic artifacts on display. Around the Boyhood Home (HB-1) is a wooden porch swing painted white hanging by metal chains from the east porch ceiling. Also on the porch is a wooden chair and a table with information regarding the tour schedule of the home. Wooden rain barrels are situated below the downspouts around the house (HB-1), while wooden barrel trash receptacles are scattered throughout the property. There is also a trellis on the western side of the north elevation. With the exception of the rain barrels, the dates of origin for these features is unknown; however, these features are compatible with the character of the block.

At the LBJ Boyhood Home Smokehouse/Shed (HB-3), there are numerous small-scale features on display. Outside of the structure are a woodpile, iron cauldron, washboard, and metal washtub. There is a door on the east elevation of the Smokehouse/Shed that opens to showcase a number of historic tools on display.

Other notable features include the two limestone loveseats that remain located along the east entry walk and a flagpole to the east of the LBJ Boyhood Home (HB-1). To the southwest of the LBJ Boyhood Home (HB-1) near the west boundary fence is a lawn glider. Although the current lawn glider is not the original, which was removed at an unknown point in time, it does provide a sense of the domestic use of the property for interpretive purposes. The historic clothesline was also removed at an unknown time.

The National Park Service has added numerous modern small-scale features for management purposes and visitor convenience such as lights, utilities, and trash receptacles. Some signage has been added to the LBJ Boyhood Home Area including a Texas Historical Marker in the northwest corner of Block 25, a variety of wayside exhibits, and interpretive and directional signs. A number of benches provide visitors a place to sit along the dirt footpath between the LBJ Boyhood Home (HB-1) and the Barn (HB-2). There is another bench northeast of the house (HB-1) near the row of crape myrtles.

Details about small-scale features historically present within Block 26 and outlying areas are limited. Today, small-scale features in Block 26 are generally public utilities or privately owned items that belong to the individuals residing within the homes. Items include utility poles, fire hydrants, trash and recycling receptacles, planting boxes, woodpiles, tables and chairs, home maintenance equipment, and storage items. To the north of the Cantwell House (HB-101) and the Moore House (HB-102) there are low stone retaining walls that wrap around the northwest corner of the block. A low white concrete wall is also located along the edge of the sidewalk on Nugent Avenue.

Other small-scale features within the CLI boundary include numerous benches, interpretive and directional signs, lights, trashcans, and a flagpole at the Visitor Center (HB-100). Along the walkway leading to the Visitor Center entrance are five small rectangular memorial stones, dating to the time the building was used as a hospital. At the George T. Bryan House (HB-99), interpretive signage, a

bench, and utilities are present. Picnic tables are also present south of the Withers-Spaulding Building (HB-43). The post office features a low, stone retaining wall and a flagpole, while one of the private residences, 206 North Avenue G has a chain link fence that surrounds the property. A white picket fence also surrounds the Alexander House.

**CONTRIBUTING FEATURES:**

Limestone loveseats  
Flagpole east of Boyhood Home  
Low, stone retaining walls north of Cantwell and Moore Houses (HB-101, HB-102)  
Flagpole at Visitor Center  
Stone memorials north of Visitor Center

**NON-CONTRIBUTING FEATURES:**

Benches  
Trash receptacles  
Light fixtures  
Signs (wayside exhibits, interpretive signs, directional signs)  
Fire hydrants  
Domestic and agricultural items/tools in Block 26 (planting boxes, woodpiles, tables and chairs, home maintenance equipment, and storage items)  
Low wall along Nugent Avenue sidewalk  
Picnic tables south of Withers-Spaulding Building  
Low, stone retaining wall at post office (non-NPS property)  
Flagpole at post office (non-NPS property)

**NON-CONTRIBUTING / COMPATIBLE FEATURES:**

Lawn glider (1990)  
Rain barrels (2010)

**FEATURES MANAGED AS A CULTURAL RESOURCE:**

Texas Historical Commission marker

**MISSING FEATURES:**

Lawn glider (c.1915)  
Clothesline (1934)  
Signs and informational kiosk (1964)  
Texas Historical Commission medallion (1964)  
Rain barrels (1973)

**UNDETERMINED FEATURES:**

Utility poles  
Domestic and agricultural items/tools in Block 25 (porch swing, chair, table, washboard, washtub, iron cauldron, trellis, woodpile)

**Character-defining Features:**

|                              |                     |
|------------------------------|---------------------|
| <b>Feature Name:</b>         | Limestone loveseats |
| <b>CLI Feature ID:</b>       | 161756              |
| <b>Feature Contribution:</b> | Contributing        |

**Feature Name:** Flagpole east of Boyhood Home  
**CLI Feature ID:** 161764  
**Feature Contribution:** Contributing

**FMSS Record Type:** Asset  
**FMSS Record Number:** 1555603

**Feature Name:** Stone retaining walls N of HB-101, 102  
**CLI Feature ID:** 161766  
**Feature Contribution:** Contributing

**Feature Name:** Flagpole at Visitor Center  
**CLI Feature ID:** 161758  
**Feature Contribution:** Contributing

**Feature Name:** Stone memorials north of Visitor Center  
**CLI Feature ID:** 161774  
**Feature Contribution:** Contributing

**Feature Name:** Benches  
**CLI Feature ID:** 161770  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Trash receptacles  
**CLI Feature ID:** 161776  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Light fixtures  
**CLI Feature ID:** 161778  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Signs  
**CLI Feature ID:** 161754  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Fire hydrants  
**CLI Feature ID:** 161768  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Domestic and ag items/tools in Block 26  
**CLI Feature ID:** 161780  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Low wall along Nugent Avenue sidewalk  
**CLI Feature ID:** 161786  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Picnic tables S of Withers-Spaulding  
**CLI Feature ID:** 161760  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Low, stone retaining wall at post office  
**CLI Feature ID:** 161772  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Flagpole at post office  
**CLI Feature ID:** 161762  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Lawn glider (compatible)  
**CLI Feature ID:** 161831  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Rain barrels (compatible)  
**CLI Feature ID:** 161833  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Texas Hist. Commission marker (compat)  
**CLI Feature ID:** 161835  
**Feature Contribution:** Non contributing – compatible

**Feature Name:** Utility poles  
**CLI Feature ID:** 161829  
**Feature Contribution:** Undetermined

**Feature Name:** Domestic and ag items/tools in Block 25  
**CLI Feature ID:** 161837  
**Feature Contribution:** Undetermined

**Landscape Characteristic Graphics:**



*Benches on either side of the dirt footpath in the southern portion of Block 25, facing northeast (Source: M. Frisbie).*



*Lawn glider located southwest of the LBJ Boyhood Home (HB-1), facing south (Source: M. Frisbie).*



*Porch swing and barrel on east porch of the LBJ Boyhood Home (HB-1), facing west (Source: M. Frisbie).*



*Limestone loveseat near the entrance off of Elm Street, facing northwest (Source: M. Frisbie).*



*National Park Service sign on Elm Street, facing southeast (Source: M. Frisbie).*



*Texas Historical Commission marker, facing southeast (Source: M. Frisbie).*

**Landscape Characteristic:  
Spatial Organization**

See Cluster Arrangement and Circulation.

**Landscape Characteristic:  
Topography**

In general, the topography of the LBJ Boyhood Home Area is flat with a slight slope in some areas. Notable changes in elevation are to the south at the Visitor Center, to the west at the Moore and Cantwell Houses, and to the northwest at the Withers-Spaulding Building. The Visitor Center (HB-100) is located on a slight hill and the rear of the building is partially built into the hill. To the west and northwest, the western portions of Highway 290/Main Street and East Elm Street slope downward, as evidenced in retaining walls at the Moore House, Cantwell House, and Withers-Spaulding Building. Low, rubble stone retaining walls at the Moore and Cantwell Houses retain the grade along the south edge of the road to the north of the houses. Walls are also present along the west yards of the two houses. Similarly, at the Withers-Spaulding Building, raised porches along the north and west elevations of the building are above the ground elevation, as the road slopes away to the west. Otherwise, there are few topographic variations in the landscape and virtually no changes have been made to the historic ground plane since the period of significance.

**CONTRIBUTING FEATURES:**

Flat, gently sloping topography

Hill on which Visitor Center is located

Sloping ground plane at Moore House, Cantwell House, and Withers-Spaulding Building

**NON-CONTRIBUTING FEATURES:**

N/A

**Character-defining Features:**

**Feature Name:** Flat, gently sloping topography

**CLI Feature ID:** 161798

**Feature Contribution:** Contributing

**Feature Name:** Hill on which Visitor Center is located

**CLI Feature ID:** 161800

**Feature Contribution:** Contributing

**Feature Name:** Sloping ground planes at Hses/WS Bldg

**CLI Feature ID:** 161822

**Feature Contribution:** Contributing

**Landscape Characteristic Graphics:**



*Flat, gently sloping topography in Block 25, facing northwest (Source: M. Frisbie).*



*Slight hill on which Visitor Center (HB-100) is located, facing southwest (Source: M. Frisbie).*

### **Landscape Characteristic: Vegetation**

The vegetation at the LBJ Boyhood Home Area has changed significantly since the early 20th Century. Vegetation during the early Johnson years would have consisted of a variety of native trees, such as live oak, juniper, and pecan, scattered throughout the area. Ornamental shrubs and flowers would have been placed closer to the house, while a nearby garden and orchard provided foodstuffs for the family. Patches of native grass and bare dirt characterized the ground plane. A wayside marker on the sidewalk of Block 25 acknowledges this stating, "A neat landscape in front of you bears little resemblance to the backyard Lyndon Johnson knew. In Johnson's youth, this yard included most everything needed to sustain a family: an orchard, vegetable garden, woodpile, windmill, barn, smokehouse." During the early 20th Century, Block 25 was a working and ever-evolving domestic landscape, while today it is managed as an interpretive site. As a result, the vegetation of the property has changed as well.

In 1915, there were two junipers by the front entry to the LBJ Boyhood Home (HB-1). Additionally, there was some low vegetation along the front side of the house and a small tree on the east side of the front elevation. Due to the scarcity of water for irrigation, there were few manicured yards in the region. Grass in the back and side yards was scarce and grew in clumps. The grounds of the LBJ Boyhood Home (HB-1) contained hackberry trees to northwest of the house, wisteria vines in the southwest and northwest sides of the porches, and roses planted in front of the house during the early 20th Century. Flowerbeds planted with violets flanked the walk leading from the east porch to the sidewalk (Carls and Gardener 1986, 14).

During the 1920s lilacs were planted by Rekebah Baines Johnson in the back yard, both on the east and west side of the walkway. Potted plants were also likely present on the porches. By 1934, Samuel Ealy Johnson established a garden in the northwest part of Block 25. He grew corn, potatoes, tomatoes, onions, and cabbage, in addition to other vegetables. An orchard, likely containing peach trees, was also established at this time in the northeast portion of the block, while a watermelon patch was planted in the southwest corner of Block 25. Fronting the west elevation of the house was a cedar post and wire trellis that was overgrown with honeysuckle. Two arborvitae were present by the loveseats at the entrance walk. The broader landscape contained scrub oaks and mesquite trees.

Little is known about the changes in vegetation after the 1930s; however an apricot tree was noted west of the well (HB-1.A) in 1943, while portions of the peach orchard remained in 1964. Also in 1964, the grounds were altered as part of substantial changes to the LBJ Boyhood Home (HB-1). During the process, Mrs. Ladybird Johnson consulted Dallas landscape architect Richard Myrick about the landscaping at the grounds around the LBJ Boyhood Home (HB-1). Myrick said Mrs. Johnson felt that restoring the grounds to the historic period would be unattractive and favored heavily landscaping the area (Source: Carls and Gardener 1986, 35). As a result, in 1964, the lawn was sodded and seeded with Augustine grass.

After the National Park Service acquired the property, plans were drafted to reestablish the garden and orchard planted by Samuel Ealy Johnson in the 1930s. The garden was likely lost over time, but remnants of the orchard may have remained into the early 1970s. Shortly thereafter, the garden was planted in the northwest corner of Block 25. Peach trees were planted in the orchard area east of the house. At this same time, the two juniper trees by the front walk were replaced with two smaller juniper trees akin to their 1930s size. The juniper trees were again replaced in 1981.

Later in 1986, the first study of the historic vegetation was undertaken by E. Glenn Carls and Gwendolyn A. Gardner of Texas A&M University. The resulting report, Cultural Landscape Report Analysis of Historical Vegetation at the LBJ National Historical Park, documented the historic vegetation of the Boyhood Home Area through historic photographs of the area and portrayed changes to vegetation through two plans. The first plan illustrated the location and placement of vegetation during the 1922-1925 period to the degree feasible, while the second plan illustrated vegetation present in 1986 (Source: Carls and Gardener 1986, 30).

The species present in 1986 reveal that substantial changes had been made in the mid-20th Century

with the addition of several ornamental exotic species, likely planted to beautify the property. Species present in 1986 include live oak, hackberry, mimosa, crape myrtle, photena, oleander, cedar, pecan, pampas grass, magnolia, redbud, peach, sumac, cenizo, yucca, roses, wisteria, ligustrum, nandina, pyracantha, evergreen sumac, English ivy, lilacs, verbinium, yopon, bridal wreath, periwinkle, flowering peach, mock orange, violets, and potentilla. The majority of the new plantings were clustered around the Boyhood Home (HB-1), garage, and along fence lines. Annual flowers and bulbs were also planted throughout Block 25. The largest flowerbeds, containing lilies, violets, foxglove, and dark opal basil, were located to the south and east of the house (HB-1) along the fence line.

The 1986 vegetation plan also shows the reestablished garden at this time. Located in the northwest corner of the block, it contained rows of mustard, potatoes, lima beans, carrots, beets, bell peppers, okra, beans, tomatoes, and radishes. Four peach trees were also present within the orchard.

Overall, the shift in vegetation between the early 20th Century and 1986 was largely affected by the creation of the LBJ National Historical Park and related management needs. Carls and Gardener state that, "...In addition to structural changes in the environment for visitor access, convenience, and protection, the basic philosophy, purpose, and methods of park managers are fundamentally different from those of the historic occupants" (Carls and Gardener 1986, 14).

Today, much of the vegetation within at Block 25 is characteristic of the period of significance, including the large live oaks and hackberry trees. The junipers within the front yard remain, periodically replaced by the NPS with smaller specimens. Additional vegetation remaining from the period of significance includes the large hackberry at the northwest corner of the house and the live oaks around the barn, former garage location, and smokehouse/shed. Many of the ornamental shrubs and flowers have been removed, giving the landscape a more historically accurate appearance. However, some plantings remain. In particular, the planting beds and row of crape myrtles to the south and east of the house (HB-1) remain along the woven wire fence line. The reestablished garden to the northwest has been removed, likely due to maintenance issues. Similarly, the peach orchard to the east of the house has also been removed. The ground plane continues to be covered with grass, which is maintained throughout the summer season due to potential drought.

Information regarding the vegetation within Block 26 and other surrounding properties is largely unknown. It is likely that historically the areas around Block 25 had clumps of grass and open dirt for groundcover. Native trees, such as hackberry and oaks, would have also been common.

Today, the residential units in Block 26 and north of Block 26 are primarily characterized by grassy yards and scattered trees. Of particular note are the large live oaks around the Jones House, Garage, and Carport; large live oaks adjacent to the Moore House; shrubs along the east elevation the Moore House; and live oak and hackberry around the Bryan House. Though the large-diameter live oaks and other native trees likely date to the period of significance, the date of the shrubs and other understory vegetation throughout Block 26 is difficult to determine.

Other notable vegetation includes live oak, hackberry, and pecan around the Visitor Center (HB-100). Some trees (species unknown) were removed around the Visitor Center area in 1994. In their place, large spreading oak trees, native and ornamental shrubs, ivy ground cover, and lawn areas were planted around the Visitor Center (HB-100). These species remain today. There is minimal vegetation around the Annex (PEC), with the exception of a few scattered trees in the general area. Likewise, there is minimal vegetation around Crider's Motel north of Block 25.

#### CONTRIBUTING FEATURES:

- Native trees (live oak, hackberry, pecan)
- Two junipers within the front yard
- Large hackberry at the northwest corner of the Boyhood Home
- Live oaks around the barn
- Live oaks around former garage location
- Live oaks near smokehouse/shed

**NON-CONTRIBUTING FEATURES:**

Ornamental vegetation added in late 20th Century  
Planting beds to the south and east of the Boyhood Home, along the woven wire fence line  
Crape myrtles

**MISSING FEATURES (FROM PERIOD OF SIGNIFICANCE):**

Garden  
Orchard (peaches)  
Lilacs  
Wisteria  
Roses along north elevation of Boyhood Home  
Flower beds with violets flanking the front walk leading to the east porch  
Apricot tree west of well  
Arborvitae at loveseats  
Potted plants

**Character-defining Features:**

**Feature Name:** Native trees (live oak/hackberry/pecan)

**CLI Feature ID:** 161788

**Feature Contribution:** Contributing

**FMSS Record Type:** Asset

**FMSS Record Number:** 1555517

**Feature Name:** Two junipers within the front yard

**CLI Feature ID:** 161790

**Feature Contribution:** Contributing

**FMSS Record Type:** Asset

**FMSS Record Number:** 1555518

**Feature Name:** Hackberry at NW corner of Boyhood Home

**CLI Feature ID:** 161784

**Feature Contribution:** Contributing

**FMSS Record Type:** Asset

**FMSS Record Number:** 1555518

**Feature Name:** Live oaks around the barn

**CLI Feature ID:** 161792

**Feature Contribution:** Contributing

**FMSS Record Type:** Asset

**FMSS Record Number:** 1555517

**Feature Name:** Live oaks around former garage location

**CLI Feature ID:** 161794

**Feature Contribution:** Contributing

**FMSS Record Type:** Asset

**FMSS Record Number:** 1555517

**Feature Name:** Live oaks near smokehouse/shed

**CLI Feature ID:** 161810

**Feature Contribution:** Contributing

**FMSS Record Type:** Asset

**FMSS Record Number:** 1555517

**Feature Name:** Ornamental vegetation added in 20th C

**CLI Feature ID:** 161808

**Feature Contribution:** Non contributing – compatible

**FMSS Record Type:** Location

**FMSS Record Number:** 231701

**Feature Name:** Planting beds S and E of Boyhood Home  
**CLI Feature ID:** 161812  
**Feature Contribution:** Non contributing – compatible

**FMSS Record Type:** Asset  
**FMSS Record Number:** 1555518

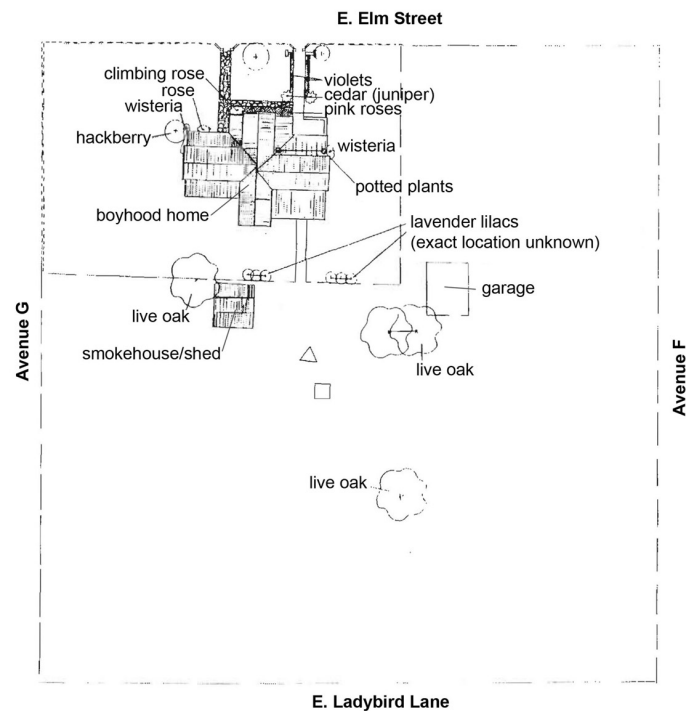
**Feature Name:** Planting beds along woven wire fence  
**CLI Feature ID:** 161820  
**Feature Contribution:** Non contributing – compatible

**FMSS Record Type:** Asset  
**FMSS Record Number:** 1555518

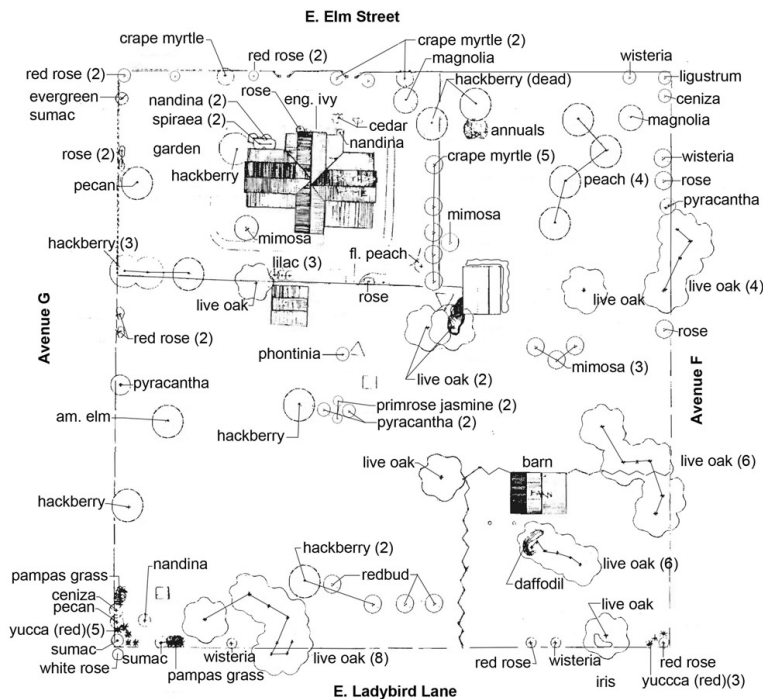
**Feature Name:** Crape myrtles  
**CLI Feature ID:** 161818  
**Feature Contribution:** Non contributing – compatible

**FMSS Record Type:** Asset  
**FMSS Record Number:** 1555518

**Landscape Characteristic Graphics:**



*Vegetation Base Map of the Boyhood Home (HB-1), 1922-1925 (Source: Carls and Gardener, 1986; augmented by C. Mardorf, 2011).*



*Vegetation Base Map of the Boyhood Home (HB-1), 1985 (Source: Carls and Gardener, 1986; augmented by C. Mardorf, 2011).*



*Two small juniper trees on either side of the walkway to the LBJ Boyhood Home (HB-1), facing south (Source: M. Frisbie).*



*Rose bush and pyracantha along fence line on Avenue G, facing south (Source: M. Frisbie).*



*Oak tree in southern portion of Block 25, facing south (Source: M. Frisbie).*



*Crape myrtle (right) and juniper trees, crape myrtle, and magnolia (left) in front of the LBJ Boyhood Home (HB-1), facing east (Source: M. Frisbie).*



*Live oak trees adjacent to the LBJ Boyhood Home Privy (HB-4), facing southwest (Source: M. Frisbie).*



*Planting area with iris along fence line and crape myrtle in background, facing east (Source: M. Frisbie).*



*Oak trees and grass in Block 26, facing southeast (Source: M. Frisbie).*



*Trees in front of the Visitor Center (HB-100), facing southwest (Source: M. Frisbie).*

**Landscape Characteristic:  
Views and Vistas**

When the Johnsons moved to the LBJ Boyhood Home (HB-1) in 1913, the population of Johnson City was around 300 residents. Only one house, the Alexander House, would have existed in neighboring Block 26. The George T. Bryan House (HB-99) had already been built on the east side of Town Creek. Otherwise, development in town was likely minimal. Thus, the views throughout the LBJ Boyhood Home Area have changed over time with the development of Johnson City. Historically, early 20th Century views would have been more open, punctuated by surrounding trees and buildings. As the city developed and grew in the mid to late 20th Century, views likely became more enclosed with the addition of nearby houses and trees. Since the period of significance ends in 1973, at which point the city had developed substantially, all views, including those into the city with modern amenities, are contributing to the property.

Views to the north from the LBJ Boyhood Home Area include buildings and structures that populate the city grid of Johnson City. From Block 25, the Johnson City post office, an empty lot, and the Crider's Motel are visible to the north. From Block 26, three private residences are in the immediate visual range across Elm Street. Just beyond, the south elevation of the Withers-Spaulding Building (HB-43) is visible. The buildings and structures within the grid of Johnson City mostly dominate views to the north with all views from the LBJ Boyhood Home Area into the established city grid of Johnson City.

The large Pedernales Electric Cooperative building and its parking lot and landscape features dominate views to the east. The building is located immediately east of Block 25, across South Avenue F. Other city buildings and parking areas are also within view. To the east of Crider's Motel is a large parking area followed by Johnson City residences. East of the Annex (PEC) are numerous residences and dense trees. All views are into the city grid.

Views to the south of the LBJ Boyhood Home Area are punctuated by the Visitor Center (HB-100), visitor parking lots, and the neighboring Annex (PEC) south of Ladybird Lane. South of the Visitor Center (HB-100) and Annex (PEC) are dense trees and residences.

Looking west from Block 25, the houses of Block 26 are within immediate visual range. Further west past Block 26, on the other side of Nugent Avenue, is the George T. Bryan House (HB-99) and its associated outbuildings. Most views west from the LBJ Boyhood Home Area are terminated just past the George T. Bryan House (HB-99) where there is a dense row of trees growing along the riparian corridor of Town Creek, just outside the LBJ Boyhood Home Area CLI boundaries. The row of trees separates the LBJ Boyhood Home Area from the Johnson Settlement Area to the west. The view west is terminated at the row of trees.

#### CONTRIBUTING FEATURES:

Internal views between buildings within Block 25 and Block 26

Views to the north into the city grid of Johnson City

Views to the east of the Pedernales Electric Cooperative building (built in 1968) and parking area and other city buildings

Views to the west of past the George T. Bryan House (HB-99) to the dense row of trees growing along Town Creek

Views to the south towards the Visitor Center (HB-100) and associated parking areas and Annex (PEC)

#### NON-CONTRIBUTING FEATURES:

N/A

**Character-defining Features:**

**Feature Name:** Internal views between buildings  
**CLI Feature ID:** 161814  
**Feature Contribution:** Contributing

**Feature Name:** Views north into Johnson City  
**CLI Feature ID:** 161804  
**Feature Contribution:** Contributing

**Feature Name:** Views east to PEC bldgs, parking, city  
**CLI Feature ID:** 161860  
**Feature Contribution:** Contributing

**Feature Name:** Views west to Bryan House and Town Cr.  
**CLI Feature ID:** 161806  
**Feature Contribution:** Contributing

**Feature Name:** Views south to VC, parking, Annex (PEC)  
**CLI Feature ID:** 161816  
**Feature Contribution:** Contributing

**Landscape Characteristic Graphics:**



*View east into Johnson City with Pedernales Electric Cooperative Building in background, facing east (Source: M. Frisbie).*



*View north into Johnson City with post office/federal building in background, facing northeast (Source: M. Frisbie).*



*View west from Block 25 to Block 26, facing west (Source: M. Frisbie).*



*View west from the area of the George T. Bryan House (HB-99) into the Johnson Settlement Area, facing west (Source: M. Frisbie).*



*View south on Avenue G toward the Visitor Center (HB-100), facing south (Source: M. Frisbie).*

**Landscape Characteristic:**  
**Constructed Water Features**

Constructed water features at the Boyhood Home Area are limited. The main features are the LBJ Boyhood Home Well (HB-1.A) and LBJ Boyhood Home Water Tank (HB-6). Additional details about these structures can be found in the Buildings and Structures section.

**Landscape Characteristic Graphics:**



*The LBJ Boyhood Home Well (HB-1.A), facing west (Source: M. Frisbie).*

## Condition

**Assessment Interval (Years):** 6

**Next Assessment Due Date:** 08/30/2024

### Condition Assessment and Impacts

**Condition Assessment:** Good

**Assessment Date:** 07/16/2012

#### Condition Assessment Explanatory Narrative:

The condition of the LBJ Boyhood Home Area can be considered in good condition. The buildings, paths, and vegetation appear to be well maintained. The park Superintendent concurred with this condition assessment on 7/16/2012.

**Condition Assessment:** Good

**Assessment Date:** 08/30/2018

#### Condition Assessment Explanatory Narrative:

The LBJ Boyhood Home Area landscape is in Good condition and is well maintained. Acting Superintendent concurrence on 8/30/2018

### Stabilization Measures:

## Impacts

**Type of Impact:** Adjacent Lands

**Other Impact:**

**External or Internal:** External

**Impact Description:** The LBJ Boyhood Home Area is surrounded by Johnson City and thus development and modern conveniences are visible from within the historic site.

**Type of Impact:** Vegetation/Invasive Plants

**Other Impact:**

**External or Internal:** Internal

**Impact Description:** Seeding of the grounds at the LBJ Boyhood Home Area in 1964 with grasses and other routine maintenance has impacted the early 20th Century appearance of the landscape. In addition, a number of ornamental plantings have been added in the late 20th Century that do not conform to the plantings present during the period of significance.

**Type of Impact:** Planting Practices

**Other Impact:**

**External or Internal:** Internal

**Impact Description:** Planting practices have varied widely over the years at the LBJ Boyhood Home Area. A number of ornamental plantings have been added in the late 20th Century that do not conform to the plantings present during the period of significance.

**Type of Impact:** Removal/Replacement

**Other Impact:**

**External or Internal:** Internal

**Impact Description:** The removal and replacement of some buildings, such as the LBJ Boyhood Home Barn (HB-2) and the LBJ Boyhood Home Privy (HB-4) have altered the spatial organization of the historic resources slightly.

## Stabilization Costs

# Treatment

## Treatment

|                              |                         |
|------------------------------|-------------------------|
| Approved Treatment:          | Preservation            |
| Approved Treatment Document: | General Management Plan |
| Document Date:               | 1999-01-01              |

### Approved Treatment Document Explanatory Narrative:

The 1999 Lyndon B. Johnson National Historical Park Final General Management Plan and Environmental Impact Statement states, “All historic park structures in Johnson City would be preserved; those not important to the interpretation of Lyndon B. Johnson would maintained, protected, and used for park purposes” (25).

### Approved Treatment Completed:

### Approved Treatment Costs

### Landscape Approved Treatment Cost Explanatory Description:

The 1999 Lyndon B. Johnson National Historical Park Final General Management Plan and Environmental Impact Statement states, “All historic park structures in Johnson City would be preserved; those not important to the interpretation of Lyndon B. Johnson would maintained, protected, and used for park purposes” (25).

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