
National Park Service
Cultural Landscapes Inventory
2006



Texas White House
Lyndon B. Johnson National Historical Park

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Inventory Unit Summary & Site Plan

Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

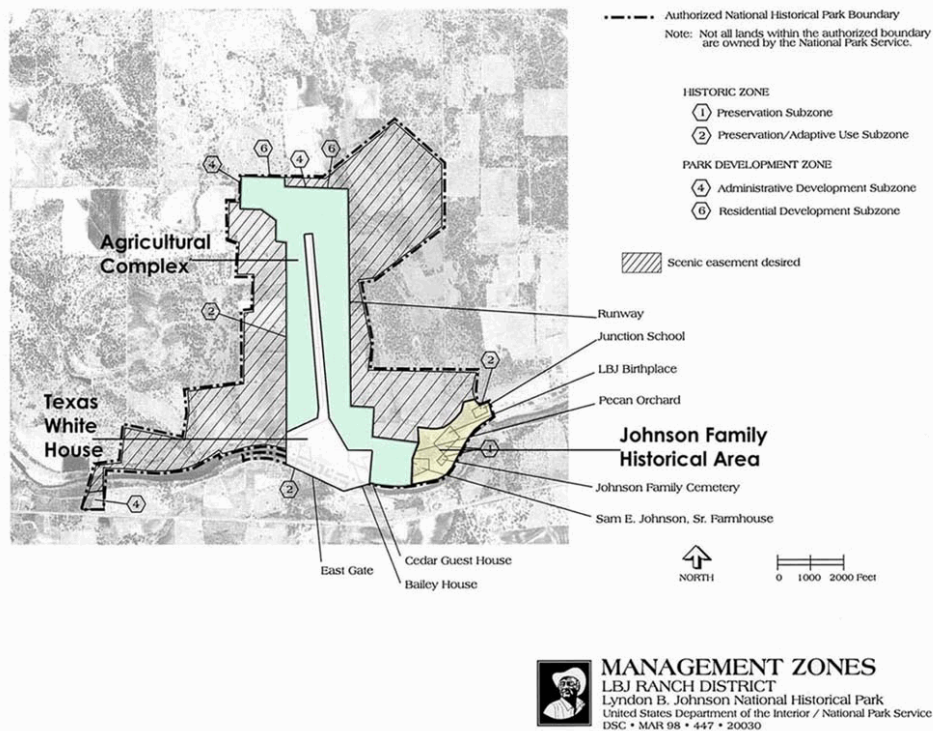
The Texas White House/LBJ Ranch House component landscape at LYJO is made up of the Ranch House itself, and features that provided direct support to the functioning of the Ranch House as a residence for the Johnsons and as the headquarters for LBJ during his tenure as President of the United States. The Texas White House is adjacent to the other two component landscapes within the Ranch District: the Agricultural Complex and the Johnson Family Historic Farm Area. The Texas White House is the focus of activity and interest within the LBJ Ranch District.

The Texas White House is composed of several features, the most important one being the house itself. The house went through various phases of development. The core of the house is the Wilhelm Meier two-story rock house, which was added on to by the Martins (ca. 1912) after they purchased the property. The Martins also built the Old Martin Barn. After the Johnsons acquired the house in 1951, they remodeled it to suit their needs. The LBJ Airstrip was built in stages beginning in April 1953 with a grass strip for small airplane takeoffs and landings. Sometime late (date unknown) the grass landing strip was replaced with a gravel strip. The first asphalt-surfaced strip was built in 1960/61, and in 1964, the present configuration was designed to allow use by larger aircraft. Several more periods of remodeling occurred, the most notable one in 1964, was the addition of support infrastructure for communication and security purposes. The addition of these support structures included the military trailer cluster behind the house, security gates and Secret Service facilities, all of which are associated with LBJ's Presidency (1963-1969). This was also the period when the agricultural operations, such as the show barn, were moved away from the area to their present location in the Agricultural Complex.

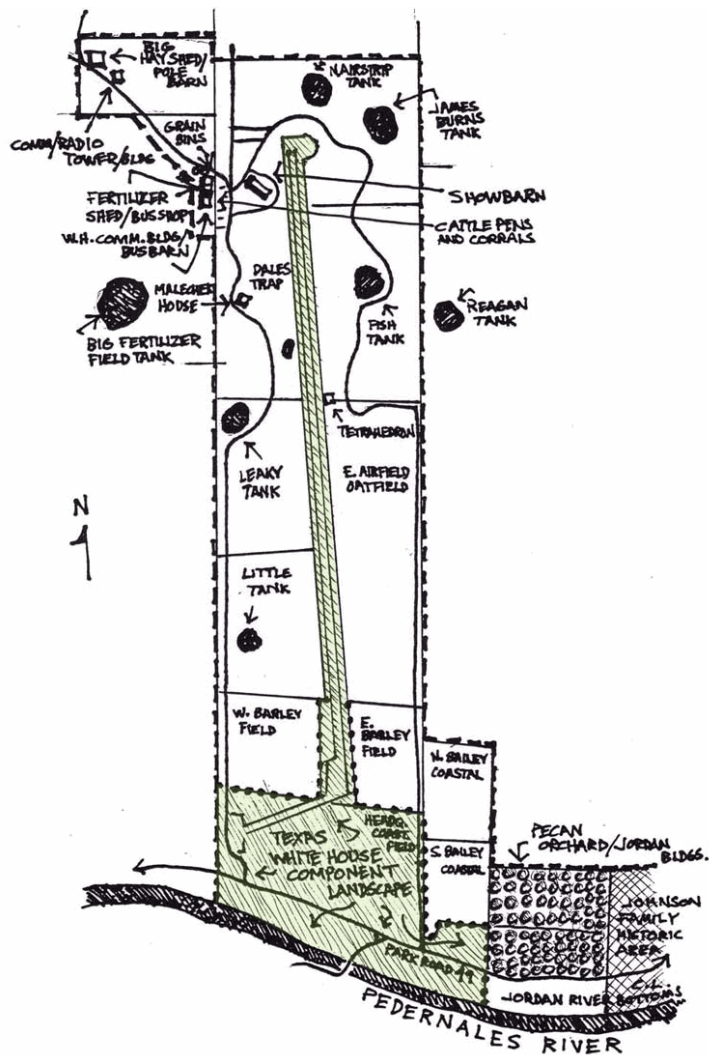
The picnic grove and the area along the Pedernales River were used as a showplace for social functions during Johnson's Presidency. The dams on the Pedernales were also built under LBJ's direction. The landscape of the yard and house gardens has undergone several transformations. As Mrs. Johnson still uses the house as a residence, changes continue to evolve. This evolution of design is in keeping with the historical character of the house and its historical use. As Mrs. Johnson is also a primary contributor to the property's significance, the evolution of the landscape does not threaten the historic significance of the house, but adds another layer of meaning for future interpretation.

In summary, the landscape of the Texas White House is not a snapshot frozen in time, but a rich layering of history and land use, which continues in to the present day. The Texas White House continues to characterize LBJ's concern that the area functioned as an operable ranch and spiritual wellspring, as well as characterizing Mrs. Johnson's ethic of outdoor beautification and gracious living.

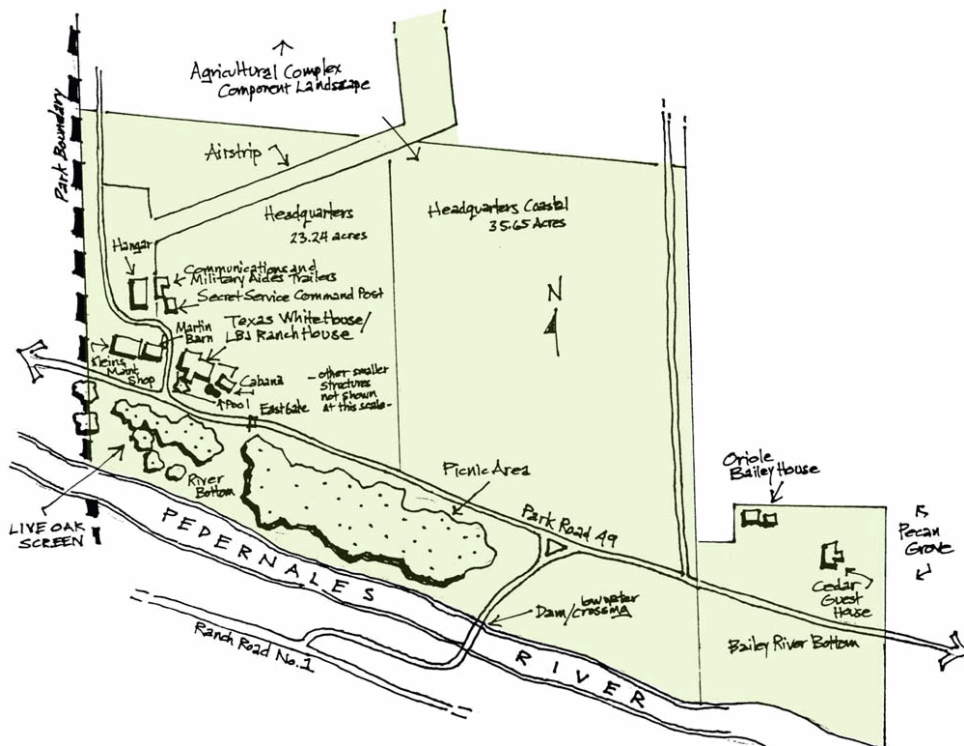
Site Plan



Lyndon B. Johnson NHP Site Plan: The Texas White House component landscape includes the Texas White House and its associated structures and yard, and the area along the Pedernales River, notably the Picnic Grove, and the LBJ airstrip. Source: NPS.



Lyndon B. Johnson NHP - Texas White House Component Landscape in relation to Agricultural Complex and Johnson Family Historic Farm component landscapes. Drawn by Lance Foster, March 1999, NPS.



Lyndon B. Johnson NHP - Features of the Texas White House component landscape. Drawn by Lance Foster, March 1999, NPS.

Property Level and CLI Numbers

Inventory Unit Name:	Texas White House
Property Level:	Component Landscape
CLI Identification Number:	850133
Parent Landscape:	850067

Park Information

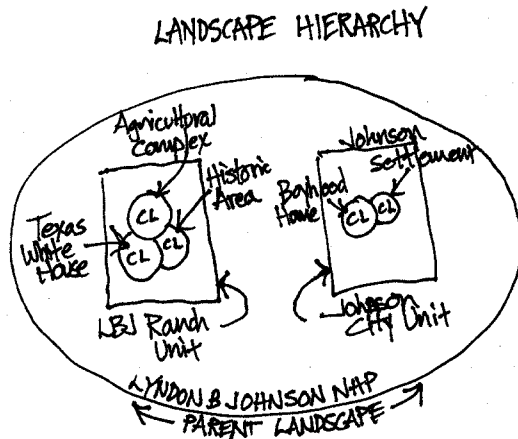
Park Name and Alpha Code:	Lyndon B. Johnson National Historical Park -LYJO
Park Organization Code:	7350
Park Administrative Unit:	Lyndon B. Johnson National Historical Park

CLI Hierarchy Description

Texas White House

Lyndon B. Johnson National Historical Park

Lyndon B. Johnson NHP parent landscape was tentatively divided into five component landscapes, with three of these component landscapes in the LBJ Ranch District, and two in the Johnson City District. The three component landscapes of the LBJ Ranch District are 1) The Texas White House, 2) The Johnson Family Farm Historic Area (containing the reconstructed Birthplace, Junction School, and Cemetery, and 3) The Agricultural Complex. The two component landscapes of the Johnson City District are: 1) Johnson Settlement, and 2) LBJ Boyhood Home.



The Texas White House is a component landscape in the LBJ Ranch Unit of the Lyndon B. Johnson NHP parent landscape. Source: L. Foster, NPS.

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

A draft Cultural Landscape Inventory for the Ranch Unit of Lyndon B. Johnson NHP (including the Texas White House, Agricultural Complex, Johnson Family Farm Area) was completed in 1993 by student intern Erin Degutis. Later the CLI was finalized in 1999 by Lance Foster of IMR Cultural Landscapes Program. The CLIs were updated and revised again in 2005 to reflect new database requirements.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	07/18/2002
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	05/16/2006

National Register Concurrence Narrative:

The Texas Historical Commission (SHPO) concurred with the findings of the CLI on 5/16/2006.

Concurrence Graphic Information:



United States Department of the Interior

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

H4217

May 1, 2006

MAY 16 2006

F. Lawrence Oaks, Executive Officer
Texas State Historical Commission
P.O. Box 12276
Austin, TX 78711

Reference: Determination of Eligibility (DOE) for Cultural Landscape Inventories:
Texas White House Cultural Landscape Inventory
Agricultural Complex Cultural Landscape Inventory
Johnson Family Farm Historic Area Cultural Landscape Inventory

Dear Mr. Oaks:

We are pleased to submit the Texas White House Cultural Landscape Inventory (CLI), Agricultural Complex CLI and Johnson Family Farm Historic Area CLI data for SHPO review. Completions of these CLIs are required by the National Historic Preservation Act, as Amended, Section 110. The LBJ Ranch, containing these three cultural landscapes, became a National Historical Site on December 2, 1969 and a National Historical Park on December 28, 1980, and was subsequently listed on the National Register of Historic Places in 1969, with a revised nomination to the NR in 1991.

We are asking for a DOE on these three CLIs, in particular, the contributing and non-contributing features as determined by our analysis of the cultural landscapes. Please see the listing and identification of these features in the "Analysis and Evaluation" section in each of the CLIs (Texas White House, pages 21-37; Agricultural Complex, pages 18-37; and, Johnson Family Farm, pages 19-34). These CLIs find each of these landscapes significant under National Register criteria A, B, C, and D. Please see the CLIs for the Statements of Significance (Texas White House, page 11; Agricultural Complex, pages 11-12; and, Johnson Family Farm, pages 10-11). In the Analysis and Evaluation sections of the CLIs you will find a full discussion of the National Register's aspects of integrity in relationship to this cultural landscape. The period of significance for all three landscapes is 1869-1973.

These CLIs were completed for entry into the National Park Service Cultural Landscape CLI database, which is now a web based site. However, the database is not yet available for read-only access—this will be possible within the next year. Please remember the report format of the CLI is produced from the various data fields. As a result, the report format has spacing

TX SHPO concurrence on the Texas White House CLI, page 1, 5/16/2006.

problems, and graphic size limitations. The National Park Service Cultural Landscapes Program requires SHPO review and a determination of eligibility on the CLI. Your concurrence on the findings of the CLI will help the park meet its Section 110 requirements and will provide the park with information important to future Section 106 project evaluations

We are asking you for your written concurrence on a DOE for each of these CLIs. For your convenience, we have included a concurrence signature line below. We appreciate your ongoing technical assistance in our efforts to continuously update our historic resources inventory within the National Parks in the State of Texas. We would also appreciate your response by August 1, 2006 if at all possible. Please feel free to contact the CLI Coordinator, Michele Curran, at (505) 988-6895 if you have any questions.

Sincerely,



David Vela
Texas State Coordinator/Superintendent

Encl: CLI
Park Superintendent's concurrence

Concurrence:



F. Lawrence Oaks, Executive Officer
Texas State Historical Commission

TX SHPO concurrence on the Texas White House CLI, page 2, 5/16/2006.

Texas White House

Lyndon B. Johnson National Historical Park



United States Department of the Interior

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

To: IMR Deputy Associate Regional Director, Cultural Resources
P.O. Box 728
Santa Fe, New Mexico 87504-0728

From: Superintendent, Lyndon B. Johnson National Historical Park
P. O. Box 329
Johnson City, Texas 78636

Subject: Texas White House Cultural Landscape Inventory (CLI)

I hereby concur with the content and the assessment of the Cultural Landscape Inventory for the Texas White House component landscape.

The CLI has identified the Texas White House component landscape as a "Historic Designed Landscape," and a "Historic Site." The CLI agrees with the National Register listing of the LBJ Ranch District as a "district." The Texas White House, the Agricultural Complex, and the Johnson Family Farm Historic Area are component landscapes within the LBJ Ranch District.

1. The CLI rates the condition as "Good" (pg. 38) and the Management Category is listed as "Should be Preserved and Maintained" (pg. 10).
2. The period of significance for the Texas White House is 1869-1973. (pg. 12, and Statement of Significance pg. 11).
4. The contributing features that are listed in the "Analysis and Evaluation" (pg. 21-37).

Debra Roberts, Acting
Superintendent, Lyndon B. Johnson National Historical Park

5-15-06
Date

Cc: Michele Curran, IMR, CLI Coordinator
Jill Cowley, IMR, Historical Landscape Architect

Superintendent concurrence on the Texas White House CLI, 5/15/2006.

Texas White House

Lyndon B. Johnson National Historical Park



Russ Whitlock/LYJO/NPS
09/13/2011 09:39 PM

To: Rebecca Renaud/LYJO/NPS@NPS
cc

Subject: Re: Fw: Updated Condition updates for CLI landscapes

Becca,

I tend to agree with you on these condition assessments. Before submitting please check with Reba to see what this does to our GPRA goals.

Russ

Russ Whitlock
Superintendent
Lyndon B. Johnson National Historical Park
Johnson City, Texas
830-868-7128 x226
830-868-7863 (f)
512-773-2434 (m)

----- Forwarded by Rebecca Renaud/LYJO/NPS on 09/13/2011 02:38 PM -----

Gus
Sanchez/LYJO/NP
S
09/13/2011 12:42
PM
To: Rebecca Renaud/LYJO/NPS@NPS
cc
Subject: Updated Condition updates for CLI landscapes

Beca,

Here are the updated condition updates for the CLI landscapes.

Agricultural Complex: Fair Condition. The agricultural complex shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. For example, some mitigation must be applied to historic irrigation equipment and the working/feed pens and corral fence posts need to be replaced within 3 to 5 years. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape features will cause the inventory unit to degrade to a poor condition.

Texas White House: Fair Condition. The Texas White House shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. For example, most of the rock curbing, stone walkways and stone walls need to be repaired and re-pointed. The wood fencing around the Texas White House and the Secret Service Command Post need to be re-constructed. Many of the aging Oak trees need to be stabilized or removed and replaced. The outside swimming pool needs to have a new filtration system and the concrete deck is cracked and will have to be replaced within 3 to 5 years. While replacement of the Texas White House Roof has been recently completed, the Secret Service Command post has recently been determined to have major structural issues that are being addressed. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape features will cause the inventory unit to degrade to a poor condition.

Johnson Family Farm Historic Area: Fair Condition. The Johnson Family Farm Historic Area shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. For example, the log structures all need to be rehabilitated. All the stone structures need to be re-pointed. The fields need to be cleared of cactus and mesquite. The prairie should be burned when conditions are right. Approximately 60% of the rails on the cedar fence should be replaced within 3 to 5 years. Structures such as the Bruckner Barn need work that must be addressed within 3 to 5 years. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape features will cause the inventory unit to degrade to a poor condition.

If you concur as Acting Superintendent, we can forward them on to Carrie Mardorf.

Thanks,

F. Gus Sanchez
Chief, Interpretation and Resources Management
Lyndon B. Johnson National Historical Park
office: 830-868-7128, ext.235
fax: 830-868-0810
cell: 830-385-1357

Superintendent concurrence on the updated landscape condition, 9/13/2011.

Revisions Impacting Change in Concurrence:

Revision Date: 03/15/2006

Revision Narrative:

Revised CLI to reflect new database requirements, including concurrence. Superintendent concurrence received on 5/15/2006. SHPO concurrence received on 5/16/2006.

Revision Date: 07/11/2012

Revision Narrative:

Revised text to correct typos and add image source information, July 2012.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The Texas White House component landscape is made up of the Texas White House and surrounding support structures and yard, the area along the Pedernales River, which includes the Picnic Grove, and the LBJ Airstrip. Onsite ground reconnaissance is needed for UTM divisions between component landscapes in order to complete boundary descriptions.

State and County:

State: TX

County: Gillespie County

Size (Acres): 75.72

Boundary Description:

Texas White House, North.

Boundary UTMS:

Source: USGS Map 1:62,500

Type of Point: Point

Datum: NAD 83

UTM Zone: 14

UTM Easting: 536,127

UTM Northing: 3,345,565

Source: USGS Map 1:62,500

Type of Point: Point

Datum: NAD 83

UTM Zone: 14

UTM Easting: 536,146

UTM Northing: 3,345,546

Source: USGS Map 1:62,500

Type of Point: Point

Datum: NAD 83

UTM Zone: 14

UTM Easting: 536,129

UTM Northing: 3,345,541

Source: USGS Map 1:62,500

Type of Point: Point

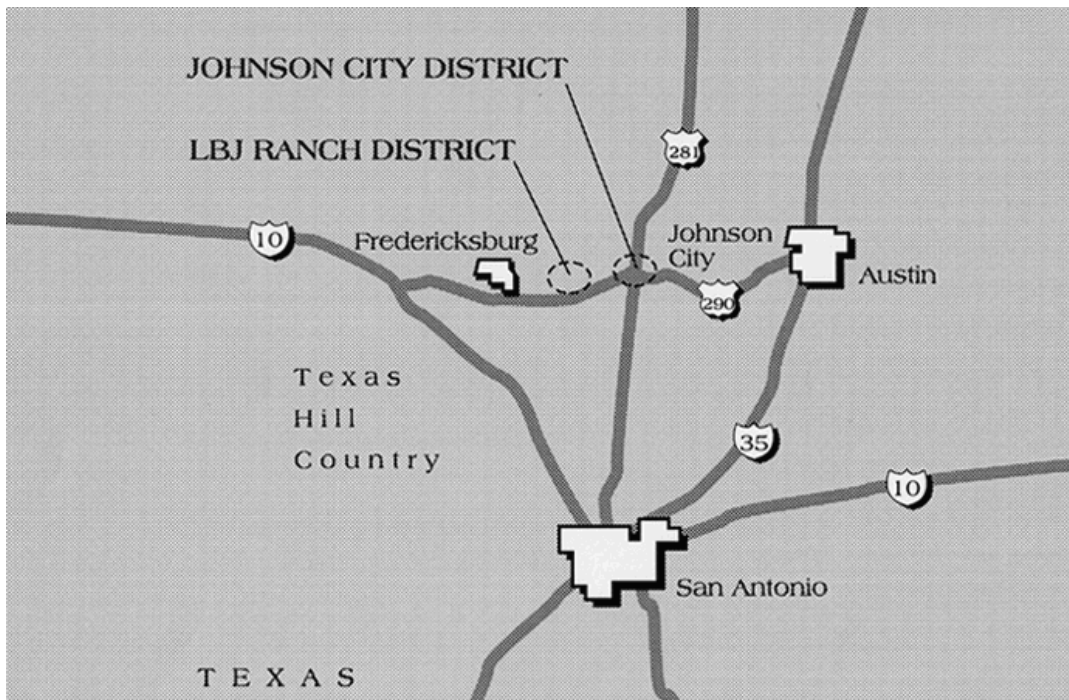
Datum: NAD 83

UTM Zone: 14

UTM Easting: 536,105

UTM Northing: 3,345,555

Location Map:



The Texas White House is a component landscape located within the LBJ Ranch District of the Lyndon B. Johnson National Historical Park; the park landscape is located within the region known as Texas Hill Country. Source: NPS.

Regional Context:

Type of Context: Cultural

Description:

The Texas Hill Country was first home to Native American tribes including the Tonkawa, Apache, and Comanches. Although the land was claimed by Spain, there is not much evidence to show permanent settlement by the Spanish or Mexicans. The predominant cultural association is with the area's settlement by German farmers and Anglo-American ranchers (primarily from the Southern states), who both contributed to the cultural mix of the Texas Hill Country. To the immediate south and bordering the NHP is the Lyndon B. Johnson State Historical Park, and 14 miles to the east is the town of Johnson City.

Type of Context: Physiographic

Description:

The two physiographic regions generally associated with the Park are the Edwards Plateau and the Llano Uplift. The Texas Hill Country, located in central Texas, is defined on the south by the Balcones Escarpment which runs in an arc from north of Austin southwest to Del Rio. The region includes prairies extending to the coastal plains as well as limestone hills, for the which the region is named.

Type of Context: Political

Description:

Although the Spanish included the Texas Hill Country in their New World Empire with the explorations of Coronado, little changed politically from the Native American occupation of the land. The primary political changes occurred during the Mexican American War, which resulted in U.S. ownership of the region in 1848. Situated in Gillespie County, the LBJ Ranch was not part of the original Park, but was donated in 1972 and placed under Park management.

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Date: 07/18/2002

Management Category Explanatory Narrative:

The Texas White House is listed on the National Register of Historic Places and should be preserved and maintained. Superintendent concurred on 7/18/2002 and 5/15/2006.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Other Agreement

Management Agreement Explanatory Narrative:

There is an agreement in place with the Texas State Parks to co-manage the lands of the Ranch Unit.

NPS Legal Interest:

Type of Interest: Fee Simple

Explanatory Narrative:

The NPS owns the Texas White House but Mrs. Johnson reserves the right of occupancy and use until her death.

Public Access:

Type of Access: Other Restrictions

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Adjacent lands contain the other two component landscapes (Agricultural Complex and Johnson Family Farm) that make up the Ranch Unit. Adjacent areas also contain lands within the legislated boundaries that are not owned by the NPS. (See the site plan).

National Register Information

Existing National Register Status

National Register Landscape Documentation:

SHPO Documented

National Register Explanatory Narrative:

Lyndon B. Johnson National Historical Park was designated as a NPS unit in 1969. However, the property was not listed on the National Register until 1994. The nomination focuses largely on the buildings and structures of the park, omitting important landscape features.

As the NR nomination and CLI were drafted concurrently, the landscape was undocumented prior to the completion of the CLI.

Existing NRIS Information:

Name in National Register:	Lyndon B. Johnson National Historical Park
NRIS Number:	69000202
Primary Certification Date:	01/16/1994

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
Contributing/Individual:	Individual
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
Criteria Considerations:	G -- A property achieving significance within the past 50 years if it is of exceptional importance

Period of Significance:

Time Period:	CE 1869 - 1973
Historic Context Theme:	Shaping the Political Landscape
Subtheme:	Political and Military Affairs After 1945
Facet:	United States As Leader Of The Free World
Other Facet:	None

Area of Significance:

Area of Significance Category:	Politics - Government
Area of Significance Subcategory:	None

Statement of Significance:

“The purpose of Lyndon B. Johnson National Historical Park is to preserve historically significant properties associated with the life of Lyndon B. Johnson.” [An act to establish Lyndon B. Johnson National Historical Park, December 2, 1969].

“In the rugged Hill Country just west of here he developed the strength of character, the courage, the vision, the sense of realism, the compassion which enabled him to perform with effectiveness the tasks of his office.” [Homer Thornberry, Eulogy before a joint session of the 63rd Texas Legislature, January 25, 1973].

The Lyndon B. Johnson National Historical Park provides a unique perspective of the full-life span of the 36th President of the United States. The National Historical Park, located in the scenic, wooded Hill Country of south central Texas, contains the lands, structures, and cultural landscape that represent the ancestry, origins, and life of Lyndon B. Johnson. The resources at the Park document President Johnson’s grandparents’ first settlement in the area, as well as Johnson’s own birth, boyhood years, political career, retirement, and burial at the Johnson Family Cemetery. Here as in few other historical parks, one can see the entire life experience of a major historic figure.

The Texas White House (aka LBJ Ranch House) represents the height of LBJ's political career, including his term as president. Richard Myrick, a prominent Dallas landscape architect, designed many of the still intact aspects of the formal landscaping, most notably the curvilinear planting beds and the variety of vegetation that provides screening and four-season interest.

The Texas White House component landscape has retained historic integrity in relation to the historic operation and occupation of the ranch, especially in relationship to Johnson’s presidential years.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed
Historic Site

Current and Historic Use/Function:

Primary Historic Function: Single Family House

Primary Current Use: Government-Other

Other Use/Function	Other Type of Use or Function
Estate Landscape	Both Current And Historic

Current and Historic Names:

Name	Type of Name
LBJ Ranch House	Both Current And Historic
Martin Ranch House	Historic
Meyer House	Historic
Texas White House	Both Current And Historic

Ethnographic Study Conducted: No Survey Conducted

Associated Group:

Name of Group:	Anglo-American
Type of Association:	Both Current And Historic
Name of Group:	Comanche
Type of Association:	Historic
Name of Group:	German/German-American
Type of Association:	Both Current And Historic
Name of Group:	Mexican/Mexican-American
Type of Association:	Both Current And Historic
Name of Group:	Spanish
Type of Association:	Historic

Ethnographic Significance Description:

Although the park naturally focuses on the historic landscape associated with the life of Lyndon B. Johnson, an ethnographic survey would benefit the park, as there are indications that there may be

several ethnographic landscapes at LYJO.

Before settlement by Anglo-Americans, Native Americans such as the Comanche considered the area within their traditional territory, a fact that provided for conflict between the Comanches and early settlers like the Johnsons. The naming of the Pedernales River (pedernales means “flint” in Spanish) may mark the importance of the area as a source of flint for artifact manufacture, and archaeological sites have been noted in the area. The area was within Spanish jurisdiction before Texas independence, and Spanish-Americans still populate the area. A wave of German immigration into the Hill Country in the late 1800s profoundly transformed the landscape in terms of its vernacular design and land use. The Meier family established the earliest recorded farm operation (1882) on the site of the LBJ Ranch House and its associated areas. The Meiers built the rock house, a distinctive German architectural element, which formed the core of the Martin and later the LBJ house.

And lastly, the Anglo-American culture is often overlooked, but the ranching techniques, architecture, land use, cattle and crops, and other elements mark continuity and change between the earliest white settlers, and the ranching style of LBJ himself. It is important to note that almost all the migration into the area was from the southern states.

Exploration of these ethnographic issues through an ethnographic survey can only help tell a more complete story at Lyndon B. Johnson National Historical Park. Interviews conducted by park staff with the Johnson family and their staff have filled out much of the ethnographic information on the family and use of the property, some of which may be found in the "Historic Structure Report" (Bearss 1986).

Chronology:

Year	Event	Annotation
CE 1845	Established	Rachel Means headright on Survey Tract No. 6 on the Pedernales River, which will become the Meier-Johnson property, is established.
CE 1872	Purchased/Sold	B. Marshall Odum bought the ranch property.
CE 1876	Purchased/Sold	George B. Zimpelman bought a two-thirds interest on the property.
CE 1882	Purchased/Sold	Zimpelman subdivided Means headright; Wilhelm Meier bought a 650-acre tract and built log cabin (Bearss 1986:1).
CE 1894	Built	Meier contracted to build a two-story rock house (the core of the future Texas White House); he conveyed some of the Meier farm acreage to his children (Bearss 1971:168).

CE 1900	Land Transfer	Wilhelm Meier built a two-story frame addition on the north side of the house. He and his wife conveyed the Meier farm to their son William Jr., but retained use of the rock house until their deaths (Bearss 1986:2).
CE 1906	Purchased/Sold	Charles Wagner Jr. bought house and 350 acres of property.
CE 1907	Purchased/Sold	Charles Wagner Jr. sold the farm to James Odiorne.
CE 1909	Purchased/Sold	Clarence and Frank Martin bought the property from James Odiorne. (Bearss 1971:168).
CE 1912	Altered	Martins added a two-story frame wing, along with a front porch and central rooms (Bearss 1986:5).
CE 1920	Built	Old Martin barn built.
CE 1924	Expanded	Martins add acreage to the farm (Bearss 1986:5) During this period the North Pump House (would become Transformer Vault under the Johnsons) is built as well (Bearss 1986:43).
CE 1936	Land Transfer	Clarence Martin dies and wife Frank is sole owner (Bearss 1971:115).
CE 1946	Purchased/Sold	Mrs. Martin sells portion of her farm to son Tom (Bearss 1986:5).
CE 1951	Land Transfer	LBJ trades Meier-Martin farm for his house in Johnson City with his Aunt Frank Martin (Bearss 1986:6-8).
CE 1952	Established	LBJ Ranch is established; the Johnsons move in; the dam on the Pedernales is built for irrigation purposes (Bearss 1986:12-16). LBJ Ranch House remodeled by Burg/Klein (Bearss 1986:12-13).
CE 1955	Built	Airstrip built; extended in 1964 (Bearss 1986:55).
	Built	Swimming pool and cabana built (Bearss 1986:134). Landscaping, paving, and fencing projects undertaken (Bearss 1986:42-43).

CE 1956	Built	LBJ Ranch Hangar built (Bearss 1986:54).
	Expanded	Alexander/Burg addition to east side of house (Bearss 1986:18-19).
CE 1957 - 1967	Maintained	Martin garage utilized as Klein's shop (Bearss 1986:55).
CE 1958	Expanded	White/Burg addition to west side of house (Bearss 1986:20-22).
CE 1959	Built	Pump House (HB-31) built and new fencing of west and south yards (Bearss 1986:43).
CE 1961	Expanded	White/Weirich remodel/expand east and west wings and dining room (Bearss 1986:27-30).
CE 1962	Expanded	White/Weirich expands/remodels dining room, kitchen (Bearss 1986:30-32).
CE 1963	Developed	President Kennedy assassinated and LBJ sworn in as President; period of development as Texas White House begins.
CE 1964	Built	Communications trailer complex, including the Military Aide's Trailer (HB-36) and the Communications Center Trailer (HB-37) installed. Former ranch employee home rehabilitated for use as Secret Service Command Post built (HB-25).
CE 1966	Demolished	Martin cattle corrals by the old Martin barn were demolished and the cattle operation moved to the north part of the ranch (show barn area) (time approximate) (Bearss 1986:57).
CE 1967	Altered	Pool cabana remodeled (Bearss 1986: 41-42).
	Built	Klein's Maintenance Shop (HB-24) built, and old shop razed (Bearss 1986:55).

Texas White House

Lyndon B. Johnson National Historical Park

	Built	Various hangar area structures constructed, including Freezer-Cooler Shed (HB-32), Five-unit Carport (HB-33), Single-unit Carport (HB-33), Carwash Shelter (HB-41), Welder Storage shed (HB-42) (Bearss 1986:57-58).
	Planted	Live Oaks planted along the river in front of the LBJ Ranch House (Bearss 1986:59).
CE 1967 - 1968	Built	Five-unit carport, Single-unit carport, and the car wash shelter were moved from the East Side of the Texas White House to the present location.
	Expanded	White, Myrick, Weirich and others remodel the east wing and other areas (Bearss:33-38) Gardens and grounds landscaped by Myrick (Bearss 1986:45-49) Utility area and friendship walk constructed and Live Oaks planted (1986:50-51).
CE 1969	Established	Lyndon B. Johnson National Historic Site established. At the time of establishment, only LBJ's Boyhood Home and Birthplace were included in the Park.
CE 1975	Altered	Mrs. Johnson has interior remodeled (Bears 1986: 39-40).
CE 1978	Built	Jacuzzi installed (Bearss 1986:53).
CE 1980	Established	Redesignated Lyndon B. Johnson National Historical Park.
CE 1983	Built	New indoor pool built.

Physical History:

1845-1876

Rachel Means headright was established, and passed to Means children when she died. No record of the Means farming practices at the site have been noted. The Means sold the land to C.C. Howell, who then sold the property to George Zimpelman (Bearss 1971:167-168).

1876-1882

George Zimpelman subdivided the Means headright. He sold one parcel of 640 acres to Wilhelm Meier (Bearss 1986:1). Although the cattle market had collapsed in the early 1870s, the land was probably still being used for open range grazing. During this time period, landowners began fencing their property as they shifted to a family farm economy.

1882-1909

Wilhelm Meier bought a portion of the Means headright, farmed it, built a log cabin, and later constructed a two-story rock house. At one time, he transferred the land to his children. In 1900 William Meier Jr. became the owner of the Meier farm. The land was fenced during this period, and the Meiers raised shorthorn varieties of cattle for meat as well as dairy cattle. Crops such as oats, wheat, and pasture were grown in dedicated fields to support both the livestock and the Meier family in a mixed-style of agriculture, primarily developed for subsistence and secondarily for market. William Jr. farmed the property until at least 1905. In 1906, William Jr. sold the Meier farm to Charles Wagner Jr., who then sold it to James Odiorne in that same year. Odiorne sold the farm to the Martins in 1909 (Bearss 1971:57,186; 1986:4).

1909-1951

Clarence Martin and his wife Frank farmed the Meier-Martin place. Frank's brother Sam E. Johnson lived at the Johnson farm downriver, with young LBJ. The Martins expanded and remodeled the rock house. Years after she was widowed, Mrs. Martin traded the Meier-Martin place to her nephew LBJ for his home in Johnson City (Bearss 1986:4-8). The Martins probably continued a mixed type of agriculture (farming and ranching) with cotton as the staple crop at least part of the time. Market farming grew in importance as the region developed economically.



Johnson Dam and River Crossing. Photo by LYJO.

1951-1973

The Lyndon Johnsons operated the LBJ Ranch (formerly the Meier and Martin farms) as both a working ranch and home (Bearss 1981, 1986). The Martin house was substantially expanded, and the grounds were landscaped and a swimming pool was built. LBJ also had an airstrip built, and had outbuildings constructed such as Klein's Maintenance Shop. At the same time, the ranching operation was moved away from the residential area to the north fields where the show barn area is located. When LBJ's became President, security and communications structures were installed at the ranch. At this time, the press began to call the LBJ Ranch the "Texas White House," which is the name the property continues to be called. During the 1960s, Richard Myrick, a prominent Dallas landscape architect, designed and implemented the formal landscape planting around the Texas White House (Bearss 1986).

1969-Present

Lyndon B. Johnson National Historic Site is established, and then redesignated as the Lyndon B. Johnson National Historical Park. After LBJ's death in 1973, Mrs. Johnson has continued to reside at the ranch part time (Bearss 1981, 1986).



View of Texas White House from Pedernales River. Photo by E. Degutis, 1993.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Texas White House component landscape, made up of the Texas White House proper (also called the LBJ Ranch House) and supporting outbuildings, airstrip, and guest areas, is a landscape designed as a refuge and home. It is a multi-layered landscape, with notable contributions to its development from German settlers (the Meiers) and LBJ's relatives (the Martins), but ultimately it is a very personal place reflecting the taste of the Johnsons themselves.

The historical layering did not cease with the death of LBJ, as Mrs. Johnson continues to shape the development of the landscape, as she had in partnership with LBJ from the very beginning of their arrival here. The Johnsons did not see this landscape as static, but something to be continually molded to suit their needs and interests, as a living thing.

LBJ and Mrs. Johnson actively collaborated in the design of the place with successive architects, designers, and builders, so that the Texas White House as a home and a landscape is indelibly stamped with their personalities. Thus, the continued shaping of the landscape by Mrs. Johnson, through projects such as the addition of the jacuzzi and the changing of plantings according to her interests, continues a pattern which has shaped the landscape as a historic site. Thus, Mrs. Johnson's shaping of the site today represents a continuation of land use at the site.

LBJ also actively participated in experimental operations of the ranch, and both he and Mrs. Johnson, with the active involvement and judgement of their staff, were interested in techniques and technologies aimed at sustaining the health and conservation of the site. The development of sustainable and environment-friendly operations by the National Park Service is an on-going characteristic of land use at the Johnson Ranch.

Threats to the landscape are primarily ones of natural process rather than human agency, although development on adjacent lands or within the viewshed could conceivably affect the feeling of the place. The natural threats include bank erosion along the Pedernales River, as well as weathering effects on structures, notably the communications and aides' trailers behind the house, and the airstrip and its lights, which no longer function.

The Texas White House component landscape is the centerpiece for the Lyndon B. Johnson National Historical Park, and for the Johnsons was truly "Heart's Home."

OVERALL INTEGRITY EVALUATION

The Texas White House component landscape retains overall integrity as it represents the functional and pragmatic side of the settlement of the region, the wresting of livelihood from the land by the Johnson's and their predecessors, and the active engagement of President Lyndon B. Johnson with the stabilizing experience of running a working ranch.

Texas White House

Lyndon B. Johnson National Historical Park

LOCATION: INTEGRITY IS RETAINED

The Lyndon B. Johnson National Historic Park is located in the Texas Hill Country. Within the park resides the Texas White House site which sits adjacent to the Agricultural Complex and the Johnson Family Farm Historic Area. The Texas White House is a significant site within the component landscapes.

DESIGN/COMMUNITY ORGANIZATION: INTEGRITY IS RETAINED

The Texas White House component landscape demonstrates the organization of space around the main feature: the Texas White House. The materials used to build structures within this component landscape are reflected in other areas of the ranch. The indigenous limestone and mortar work characterize vernacular materials and technology of the late nineteenth century and the white lap-and-gap siding with “LBJ-green” trim of the twentieth century. The LBJ-green color is repeated in the agricultural areas component landscape, which complements rather than detracts from the Texas Hill Country landscape.

SETTING: INTEGRITY IS RETAINED

The general topography of the Texas White House component landscape and of the larger LBJ Ranch District is of gentle rolling hills underlain by limestone that have been gradually eroded. The LBJ’s ranch topography slopes from the high point in the north northwestern corner of the ranch south to the Pedernales River. Some of the topography has been manipulated for agricultural production and a majority of the native vegetation has been replaced with naturalized imports. Man made features like the LBJ Airstrip and Communications Tower were necessary additions at the ranch for LBJ’s political career and Presidency.

MATERIALS/SPECIES COMPOSITION: INTEGRITY IS RETAINED

The materials of the Texas White House component landscape reflect the historic period in which they were constructed. The indigenous limestone of the region creates a strong tie between the structures in the landscape and the natural color and textural palette that the landscape possesses.

WORKMANSHIP/MANAGEMENT TECHNIQUES: INTEGRITY IS RETAINED

Different examples of workmanship are evident throughout the LBJ Ranch District. Within the Texas White House component landscape are examples of a specific type of workmanship that is reflected in the limestone masonry walls located within the site. The limestone masonry walls, and the construction techniques, are similar to those constructed in German Texas Hill Country settlements by German settlers who incorporated locally quarried materials in the construction of the walls.

FEELING: INTEGRITY IS RETAINED

The feeling of the Texas White House component landscape is composed of many elements that have been preserved from commercial and strip-type developments.

ASSOCIATION: INTEGRITY IS RETAINED

There is a direct association between the overall LBJ Ranch District and LBJ. The site encompasses his ancestors, LBJ's birth, early childhood, political service, retirement, and death. LBJ owned the property while in political office and would use the ranch as an extension of the White House, hence the term coined by the press, "The Texas White House." There are several recorded visits to the LBJ Ranch House ranch while LBJ was President.

SUMMARY OF CHARACTER-DEFINING FEATURES:

- The multi-layered historical portions of the LBJ Ranch House
- The protected feeling and view created by the canopies of live oaks, along the river bottoms, the picnic area, and around the Ranch House
- The intimate nature and details of life that animate the area around the house with the Johnson's presence, including but not limited to the friendship walk, the "Welcome to the LBJ Ranch House" walk, the designed landscape and pool with period 1970s furniture, and the circle of chairs under the large oak in the front yard, and the carports with LBJ's automobiles
- The outbuildings which help trace the development of the ranch from gracious home to its place in history as the Texas White House, including the Martin barn, Klein's shop, the security command post, the military aides' trailer, the communications trailer, and other buildings listed as "contributing" in the "Buildings and Structures" section, following
- The Pedernales River, low water crossing, and Johnson dam that provided one of the original entrances to the ranch
- The sense of change and involvement with the landscape in a practical and conservation-minded way as developed by the Johnsons. More than anything this was a landscape actively loved and cared for. Active use of the landscape, including gracious hospitality, is within the character of the landscape

Landscape Characteristic:

Archeological Sites

The Texas White House component landscape has been partially tested for archeological sites. Due to the extensive construction and land alteration, exist sites have probably been significantly disturbed. Components relating to Native American occupation as well as the Meier and Martin operations occur, but archeological investigations have been limited in the park.

The Phase I Archeological Survey identified Site # 41 GL319, which is a large, shallow lithic scatter on the terrace overlooking the Pedernales River. The site is located between the Texas White House and Bailey Road. No diagnostic artifacts were recovered in the Phase I Survey. The southern and western boundaries of the site were not identified, and may extend to the Texas White House. Further excavations are required.

CONTRIBUTING FEATURES

- Site # 41 GL319

Buildings and Structures

LBJ's Ranch House became known as the Texas White House during his presidency. The house with its east and west wings, cabana and pool, and security, communications, transportation, and service outbuildings is the emotional, visual and operational focal point of the LBJ Ranch. The materials used to build structures within this component landscape are reflected in other areas of the ranch. The indigenous limestone and mortar work characterize vernacular materials and technology of the late nineteenth century and the white lap-and-gap siding with "LBJ green" trim of the twentieth century. The "LBJ green" color, is repeated in the Agricultural Area component landscape, and complements rather than detracts from the Texas Hill Country landscape.

The Texas White House faces the Pedernales River with a screen of live oaks, gracious landscaped lawns, and restricted-entry roads completing a picture of serenity and security. To the east are the two guest houses associated with LBJ's occupation of the site. Following are the buildings and structures associated with the Texas White House component.

CONTRIBUTING FEATURES

Structure Name	Structure #	LCS #	Contributing	
1. Airplane Hanger	HB-023	5721	Yes	
2. Airplane Jet Fuel Pumps	HB-023.A	271869	Yes	
3. Klein's Maintenance Shop	HB-024	5722	Yes	
4. Klein's Shop Gas Pumps	HB-024.A	258453	Yes	
5. Secret Service Command Post	HB-025	5723	Yes	
6. Old Martin Barn	HB-026	5724	Yes	
7. Texas White House	HB-027	5725	Yes	
8. Texas White House Privacy Fence/Stone Wall	HB-027.A	271877	Yes	
9. White Stucco Pump House	HB-028	5726	Yes	
10. Pressure Tank Building	HB-029	5727	Yes	
11. Swimming Pool	HB-030	5728	Yes	
12. Cabana	HB-030.A	258475	Yes	
13. Indoor Pool Building	HB-030.B	258483	Yes	
14. Water Well Pump House	HB-031	5729	Yes	
15. Freezer Cooler Shed	HB-032	5730	Yes	
16. Five-Stall Carport	HB-033	5731	Yes	
17. Communications/Switchboard Building	HB-035	5733	Yes	
18. Military Aides Trailer	HB-036	5734	Yes	
19. Communications Center Trailer	HB-037	5735	Yes	
20. East Guard Shack & Gate	HB-038	234744	Yes	
21. Pump Control Building & Water Softner	HB-039	5737	Yes	
22. Single Unit Carport	HB-040	5738	Yes	
23. Car Wash Shelter	HB-041	5739	Yes	
24. Welder Storage Shed	HB-042	5740	Yes	

25. Johnson Dam & Low Water Crossing	HB-050	65456	Yes
26. Limestone Pillars and Wooden Gates	HB-052	65459	Yes
27. Headquarters Incinerator	HB-062	65509	Yes
28. FAA Generator Building	HB-064	65511	Yes
29. Emergency Generator	HB-065	65512	Yes
30. LBJ Presidential Flagpoles	HB-077	271856	Yes
31. Cedar Guest House	HB-083	65521	Yes
32. Bailey, Oriole House	HB-084	65522	Yes
33. River Vaults and Pumping Platform	HB-085	271874	Yes
34. West Guard Shack & Gate	HB-086	233625	Yes
35. South Guard Shack & Gate	HB-087	233626	Yes
36. LBJ Airstrip	HB-107	255123	Yes

NON-CONTRIBUTING FEATURES

Protective enclosure for automobiles

Character-defining Features:

Feature: Airplane Hangar

Feature Identification Number: 94434

Type of Feature Contribution: Contributing

IDLCS Number: 05721

LCS Structure Name: Airplane Hangar - LBJ Ranch

LCS Structure Number: HB-023

Feature: Car Wash Shelter

Feature Identification Number: 94436

Type of Feature Contribution: Contributing

IDLCS Number: 05739

LCS Structure Name: Car Wash Shelter

LCS Structure Number: HB-041

Feature: Cedar Guest House

Feature Identification Number: 94437

Type of Feature Contribution: Contributing

IDLCS Number: 65521

LCS Structure Name: Cedar Guest House

LCS Structure Number: HB-083

Feature: Communications Center Trailer

Feature Identification Number: 94438

Type of Feature Contribution: Contributing

IDLCS Number: 05735

LCS Structure Name: Communications Center Trailer

LCS Structure Number: HB-037

Feature: Communications/Switchboard Building

Feature Identification Number: 94439

Type of Feature Contribution: Contributing

IDLCS Number: 05733

LCS Structure Name: Communications/Switchboard Building

LCS Structure Number: HB-035

Feature: Emergency Generator

Feature Identification Number: 94440

Type of Feature Contribution: Contributing

IDLCS Number: 65512

LCS Structure Name: Emergency Generator

LCS Structure Number: HB-065

Feature: FAA Generator Building

Feature Identification Number: 94441

Type of Feature Contribution: Contributing

IDLCS Number: 65511

LCS Structure Name: FAA Generator Building

LCS Structure Number: HB-064

Feature: Five-Stall Carport

Feature Identification Number: 94442

Type of Feature Contribution: Contributing

IDLCS Number: 05731

LCS Structure Name: Five-Stall Carport

LCS Structure Number: HB-033

Feature: Freezer Cooler Shed

Feature Identification Number: 94443

Type of Feature Contribution: Contributing

IDLCS Number: 05730

LCS Structure Name: Freezer Cooler Shed

LCS Structure Number: HB-032

Feature: Headquarters Incinerator

Feature Identification Number: 94444

Type of Feature Contribution: Contributing

IDLCS Number: 65509

LCS Structure Name: Headquarters Incinerator

LCS Structure Number: HB-062

Feature: Johnson Dam & Low Water Crossing

Feature Identification Number: 94445

Type of Feature Contribution: Contributing

IDLCS Number: 65456

LCS Structure Name: Johnson Dam & Low Water Crossing

LCS Structure Number: HB-050

Feature: Klein's Maintenance Shop

Feature Identification Number: 94446

Type of Feature Contribution: Contributing

IDLCS Number: 05722

LCS Structure Name: Klein's Maintenance Shop

LCS Structure Number: HB-024

Feature: Military Aides' Trailer

Feature Identification Number: 94447

Type of Feature Contribution: Contributing

IDLCS Number: 05734

LCS Structure Name: Military Aides' Trailer

LCS Structure Number: HB-036

Feature: Old Martin Barn

Feature Identification Number: 94448

Type of Feature Contribution: Contributing

IDLCS Number: 05724

LCS Structure Name: Old Martin Barn

LCS Structure Number: HB-026

Feature: Bailey, Oriole House

Feature Identification Number: 94435

Type of Feature Contribution: Contributing

IDLCS Number: 65522

LCS Structure Name: Bailey, Oriole House

LCS Structure Number: HB-084

Feature: Pressure Tank Building

Feature Identification Number: 94449

Type of Feature Contribution: Contributing

IDLCS Number: 05727

LCS Structure Name: Pressure Tank Building

LCS Structure Number: HB-029

Feature: Pump Control Building & Water Softener

Feature Identification Number: 94450

Type of Feature Contribution: Contributing

IDLCS Number: 05737

LCS Structure Name: Pump Control Building & Water Softener

LCS Structure Number: HB-039

Feature: Secret Service Command Post

Feature Identification Number: 94451

Type of Feature Contribution: Contributing

IDLCS Number: 05723

Texas White House

Lyndon B. Johnson National Historical Park

LCS Structure Name: Secret Service Command Post

LCS Structure Number: HB-25

Feature: Secret Service Guard Shacks

Feature Identification Number: 94452

Type of Feature Contribution: Contributing

IDLCS Number: 005736

LCS Structure Name: Secret Service Guard Shacks

LCS Structure Number: HB-038,HB-086,HB-087

Feature: Single Unit Carport

Feature Identification Number: 94453

Type of Feature Contribution: Contributing

IDLCS Number: 05738

LCS Structure Name: Single Unit Carport

LCS Structure Number: HB-040

Feature: Swimming Pool and Cabana

Feature Identification Number: 94454

Type of Feature Contribution: Contributing

IDLCS Number: 05728

LCS Structure Name: Swimming Pool and Cabana

LCS Structure Number: HB-030

Feature: Texas White House

Feature Identification Number: 94455

Type of Feature Contribution: Contributing

IDLCS Number: 05725

LCS Structure Name: Texas White House

LCS Structure Number: HB-027

Feature: Water Well Pump House

Feature Identification Number: 94456

Type of Feature Contribution: Contributing

Texas White House

Lyndon B. Johnson National Historical Park

IDLCS Number: 05729
LCS Structure Name: Water Well Pump House
LCS Structure Number: HB-031

Feature: Welder Storage Shed

Feature Identification Number: 94457

Type of Feature Contribution: Contributing

IDLCS Number: 05740

LCS Structure Name: Welder Storage Shed

LCS Structure Number: HB-042

Feature: White Stucco Pump House

Feature Identification Number: 94459

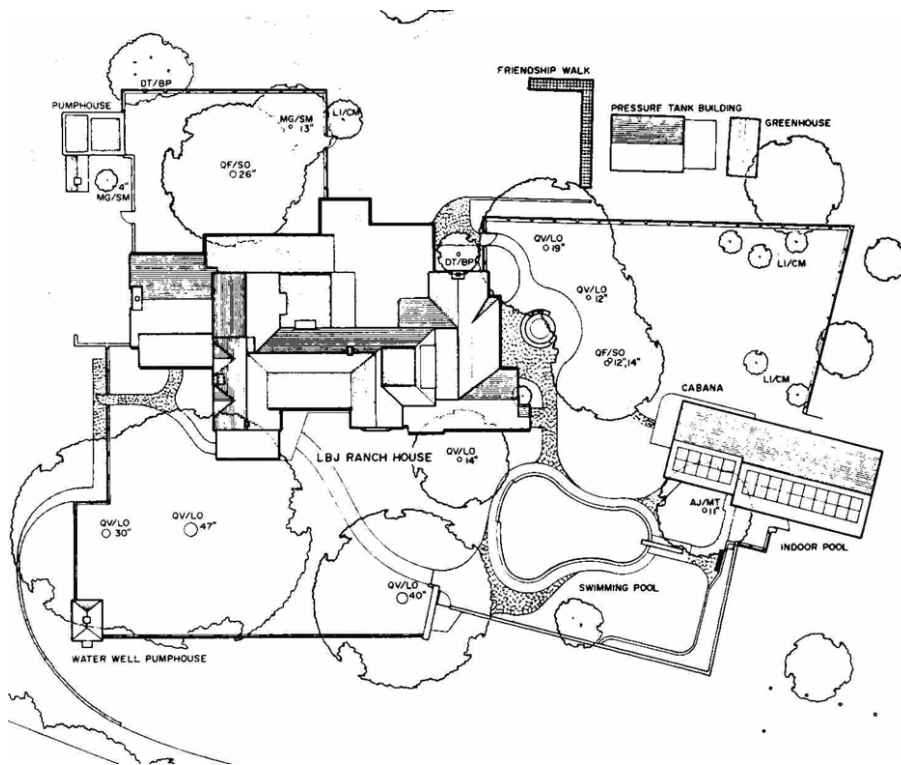
Type of Feature Contribution: Contributing

IDLCS Number: 05726

LCS Structure Name: White Stucco Pump House

LCS Structure Number: HB-028

Landscape Characteristic Graphics:



Portion of HABS plan view of Texas White House (HB-027) showing the pool and cabana, drawn by Marian Dombroski in 1984. The largest trees in the front of the house (south) are Live Oak (*Quercus virginiana*). Source: HABS.



The Texas White House, looking northwest; at the far left is the stone house that forms the core of the house. Source: Bearss 1986:131.



The Texas White House, looking northwest, July 2011. Source: C. Mardorf, NPS.



Texas White House

Lyndon B. Johnson National Historical Park

View of the stone house, which forms the core of the Texas White House, July 2011. Source: C. Mardorf, NPS.



Cedar Guest House (HB-83): LBJ erected this house during his presidency as housing for high administrative officials. Photo by E. Degutis, 1993.



Air Force One on display at Texas White House, July 2011. Source: C. Mardorf, NPS.

Circulation

The circulation patterns should not only be considered within space, but also within time. The circulation patterns seen today at Lyndon B. Johnson National Historical Park are a result of the development of the site as a National Historical Park, overlying older circulation patterns. Some of the historical patterns are recognizable in the contemporary landscape and others are not so discernable.

The oldest recognizable patterns relate to the Pedernales as a travel and settlement corridor, prehistorically and historically. Trails probably followed each bank. These trails developed into roads, which survive today as roads paralleling the north bank (historically known as the River Road to the Johnson's, and now called Park Road 49) and the south bank (Ranch Road 1, originally U.S. Highway 290). Two fords located nearby affected circulation before the building of bridges.

During LBJ's tenure in office, circulation and access control was a security concern. In general, the circulation pattern of the roads remains the same as it was during the presidency except for the closures and restrictions that were instituted at that time. With the construction of the airstrip and hangers a new circulation route was established, which tied the ranch to the world in a more immediate way than the old foot trails and wagon/automobile roads.

Today, circulation at the Texas White House is restricted as it is still used by Mrs. Johnson, members of the Johnson family and staff, authorized U.S. Secret Service, and NPS employees. The general public is not allowed pedestrian access however they may view the area from tour buses traveling through the Texas White House complex. Tour buses drive west on Park Road 49, turn right at the Texas White House, left in front of the U.S. Secret Service Command Post, right at the Airplane Hangar, and then north on Malechek Road, which runs parallel to the LBJ Airstrip to the east, toward the Show Barn. Authorized individuals enter through the East Gate along Park Road 49. According to the NPS historian associated with the park, Park Road 49 had a higher use by traffic before the area was secured because of LBJ's presidency.

Traffic involved with the agricultural and livestock operation turn off Park Road 49 to Bailey Road, which travels north and parallel to the LBJ Airstrip to the west, thus avoiding the Texas White House core area. All remaining vehicular traffic is made up of security and park personnel with most vehicles remaining within the Texas White House core area.

CONTRIBUTING FEATURES

- Pedernales River
- Travel along Park Road 49 through the Texas White House complex
- Malechek Road
- Bailey Road

NON-CONTRIBUTING FEATURES

- Circulation of park visitors

Character-defining Features:

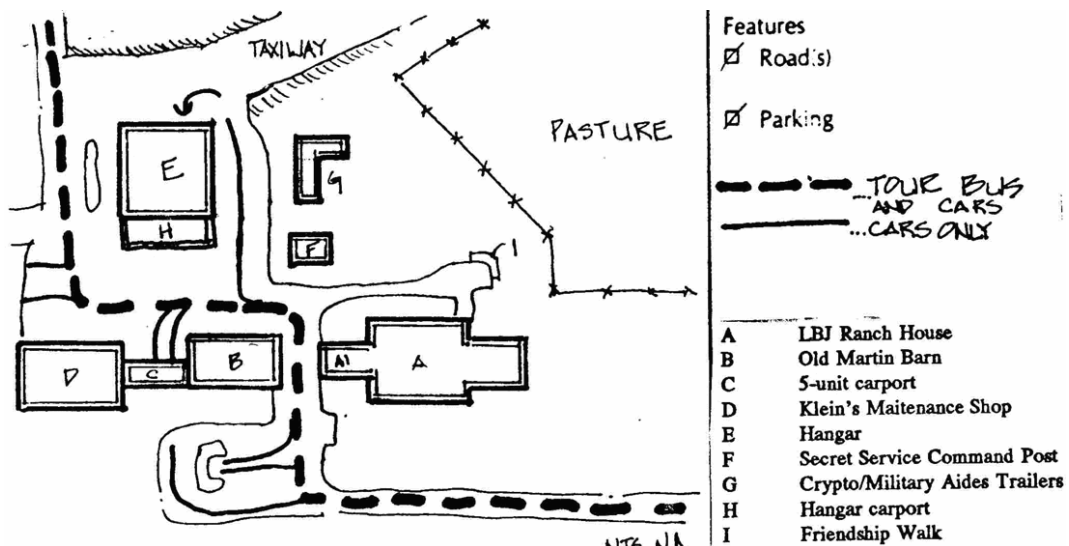
Feature: Pedernales River
Feature Identification Number: 120670
Type of Feature Contribution: Contributing

Feature: Malechek Road
Feature Identification Number: 120672
Type of Feature Contribution: Contributing

Feature: Bailey Road
Feature Identification Number: 120674
Type of Feature Contribution: Contributing

Feature: Circulation of park visitors
Feature Identification Number: 120676
Type of Feature Contribution: Non Contributing

Landscape Characteristic Graphics:



Circulation within the LBJ Ranch House area (Texas White House); heavy dashed lines indicate the route taken by tour buses. Source: IMR Cultural Landscapes Program files.



View of the airstrip at Texas White House, July 2011. Source: C. Mardorf, NPS.

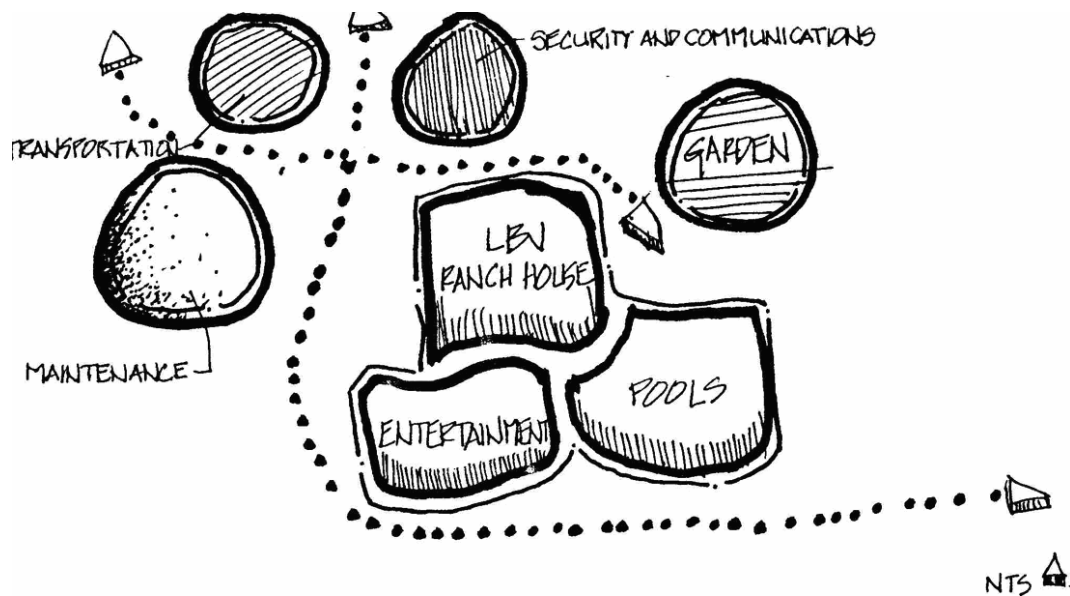
Cluster Arrangement

The Texas White House component landscape is located at the southern part of the LBJ ranch, with structures associated with the residential and command functions in the same cluster. The Texas White House is the center of this cluster, with the public function of entertainment to the south (the public face of the house) and the maintenance and security features to the north (the private face of the house). The Texas White House is the focus of the LBJ Ranch District, with agricultural activities, especially the livestock areas, located far away enough for visitors to avoid the smells and noises of a working ranch.

CONTRIBUTING FEATURES:

- Texas White House and associated service buildings

Landscape Characteristic Graphics:



Cluster arrangement of areas within the Texas White House component landscape, specifically the complex around the Ranch House. Source: IMR Cultural Landscapes Program files.

Constructed Water Features

The dominant constructed water features in the Texas White House component landscape are the Johnson Dam and the Low Water Crossing on the Pedernales River. Located in front of the house, the dam controls the river for irrigation and recreational purposes. Also in front of the house, the Low Water Crossing provided easy access when the river was low. The Low Water Crossing is no longer in use. The other notable constructed water feature is the large swimming pool near the house, which is used for the family's pleasure and for the entertainment of guests.

CONTRIBUTING FEATURES

- Johnson Dam and Low-Water Crossing
- Swimming Pool

Character-defining Features:

Feature:	Johnson Dam and Low Water Crossing
Feature Identification Number:	120678
Type of Feature Contribution:	Contributing
IDLCS Number:	65456
LCS Structure Name:	Johnson Dam and Low Water Crossing
LCS Structure Number:	HB-050

Feature: Swimming Pool
Feature Identification Number: 120680
Type of Feature Contribution: Contributing
IDLCS Number: 5728
LCS Structure Name: Swimming Pool
LCS Structure Number: HB-030

Landscape Characteristic Graphics:



Johnson Dam & Low-Water Crossing (HB-050): One of the first improvements made to the ranch after its purchase. Water from the Pedernales was diverted for irrigation and the pond created by the dam provided a swimming hole."Photo by LYJO.



Swimming Pool (HB-030): Important part of the domestic life at the Texas White House. The pool was installed after LBJ's 1965 heart attack to encourage his recovery. Photo by LYJO.

Cultural Traditions

The core of the LBJ Ranch District is the German-built and designed stone house erected in 1894. The cultural traditions evident in the landscape are a layering of Southern-derived traditions over this German core, but the overall effect is of a landscape firmly grounded in Texas traditions of sociability and entertainment, the individualism of the Johnsons, and the era of the 1960s and 1970s when American tastes reached toward the experimental and sleek modernity.

CONTRIBUTING FEATURES

- German Stonework
- Vernacular Texas design

Character-defining Features:

Feature: German Stonework

Feature Identification Number: 120682

Type of Feature Contribution: Contributing

Feature: Vernacular Texas design

Feature Identification Number: 120684

Type of Feature Contribution: Contributing

Land Use

Although the land use of the Texas White House component landscape is now residential, prior to the elaboration of the house area by the Johnsons the area was mixed residential and agricultural. Maintenance centers on keeping up the appearance of the house as a residence and a presidential site; gardeners and maintenance people work under the supervision of Mrs. Johnson, with NPS input.

CONTRIBUTING FEATURES

- Residential use
- Gardening, landscape
- Maintenance of property

Character-defining Features:

Feature: Residential use

Feature Identification Number: 120686

Type of Feature Contribution: Contributing

Feature: Gardening, landscape

Feature Identification Number: 120688

Type of Feature Contribution: Contributing

Feature: Maintenance of property

Feature Identification Number: 120690

Type of Feature Contribution: Contributing

Natural Systems and Features

The abundant water of the Pedernales River, became the determining factor in the location of the residential area—from the time of the Meier occupation to the elaboration of the LBJ Ranch House into the Texas White House. The prairie and riparian areas have long disappeared in favor of the designed landscape, but wildflowers native to the area, some planted by Mrs. Johnson, and some growing from wind-borne seeds, provide evidence of the natural communities at the site before it underwent development.

CONTRIBUTING FEATURES

- The Pedernales River
- Native Wildflowers

Character-defining Features:

Feature: The Pedernales River

Feature Identification Number: 120692

Type of Feature Contribution: Contributing

Feature: Native Wildflowers

Feature Identification Number: 120694

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Pedernales River. Photo by E. Degutis, 1993.

Small Scale Features

Small scale features are prevalent in the Texas White House component landscape. Functional and decorative features bring a sense of human scale and intimacy to the area, from the bird feeders in the back yard, to the old-fashioned gas pumps, which are not functional but retained for their nostalgic value. Some of the more notable small scale features in the Texas White House component landscape include: the circle of lawn furniture in front of the house and under the live oak where LBJ met with personal and official guests, the 1970's tables and chairs around the swimming pool, the friendship stones/walk, the LBJ signature sidewalk reading "Welcome to the LBJ Ranch," the presidential flagpole, the weather vane atop the Old Martin Barn, and the small metal signs in Mrs. Johnson's gardens and borders around the house.

CONTRIBUTING FEATURES

- LBJ Signature Sidewalk
- Martin Weathervane
- Friendship Walk and Stones
- Birdfeeders
- Gas pumps
- Small metal signs in gardens
- Circle of lawn furniture

Character-defining Features:

Feature: LBJ Signature Sidewalk

Feature Identification Number: 120696

Type of Feature Contribution: Contributing

Feature: Martin Weathervane

Feature Identification Number: 120698

Type of Feature Contribution: Contributing

Feature: Friendship Walk and Stones

Feature Identification Number: 120700

Type of Feature Contribution: Contributing

Feature: Birdfeeders

Feature Identification Number: 120702

Type of Feature Contribution: Contributing

Feature: Gas pumps

Feature Identification Number: 120704

Type of Feature Contribution: Contributing

Feature: Small metal signs in gardens

Feature Identification Number: 120706

Type of Feature Contribution: Contributing

Feature: Circle of lawn furniture

Feature Identification Number: 120708

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



LBJ signature sidewalk: "Welcome to the LBJ Ranch." Photo by E. Degutis, 1993.



Mrs. Johnson had several small signs in the perennial and planting borders around the ranch house. Photo by E. Degutis, 1993.

Spatial Organization

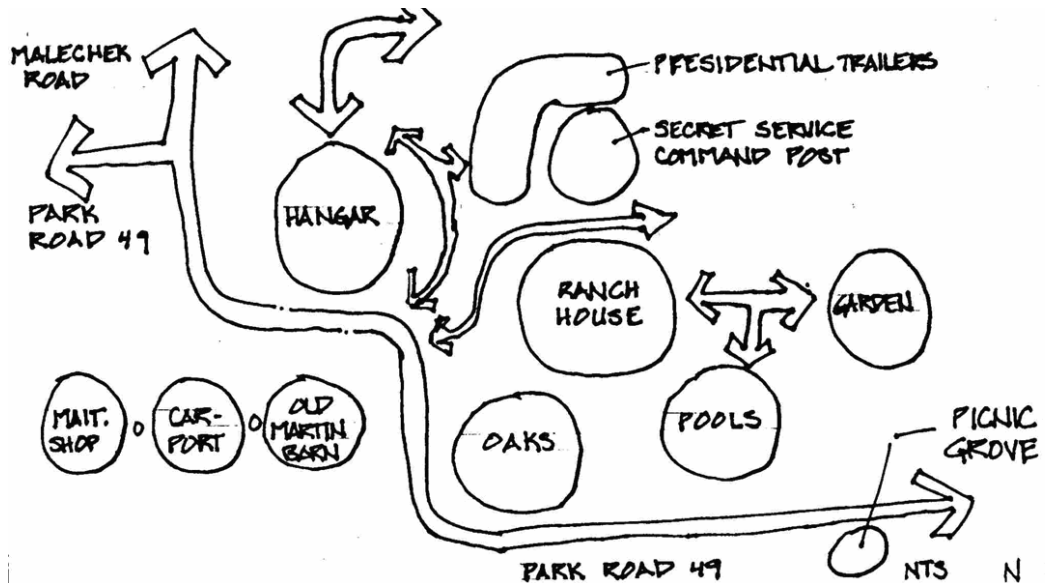
The Texas White House component landscape is spatially organized with the Texas White House as its hub. The Pedernales riverfront is the showplace and entertainment area, with the landscaped grounds and oak grove oriented to the public approach to the house. To the side and rear of the house the utilitarian areas associated with the security, operational, and maintenance activities are located, out of sight, but within easy access. The guesthouses are further to the east, which are situated and screened to ensure privacy as well as easy access to the Texas

White House.

CONTRIBUTING FEATURES

- Arrangement of private, public, maintenance, and security features

Landscape Characteristic Graphics:



Spatial organization at the Texas White House component landscape (airstrip excluded).

Source: IMR Cultural Landscapes Program files.

Topography

The Texas White House component landscape is located on an elevated river terrace above the Pedernales River. The topography of the site rises away from the river in rolling swells to the northwest, the highest point of the LBJ Ranch District.

CONTRIBUTING FEATURES

- Elevated river terraces
- Rolling hills typical of Texas Hill Country

Character-defining Features:

Feature: Elevated river terraces

Feature Identification Number: 120710

Type of Feature Contribution: Contributing

Feature: Rolling hills typical of Texas Hill

Feature Identification Number: 120712

Type of Feature Contribution:	Contributing
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Vegetation

The vegetation of the Texas White House component landscape is designed with a variety of lawns, gardens, and border plantings. The great live oaks dominate the landscape. Although Dallas landscape architect Richard B. Myrick designed and implemented several planting designs throughout the 1960s, 1967 was the year of his most intensive design work. Mrs. Johnson's continuing and active interest in plants, especially wildflowers, has been vital in determining the look of the landscape around the Texas White House. Mrs. Johnson's has the assistance of Master Gardener James Davis and his staff.

The landscape is under constant attack by invasive weedy species.

CONTRIBUTING FEATURES

- Historic live oaks
- Lawn
- Myrick-designed planting beds and overall design
- Native wildflowers
- Kitchen garden areas

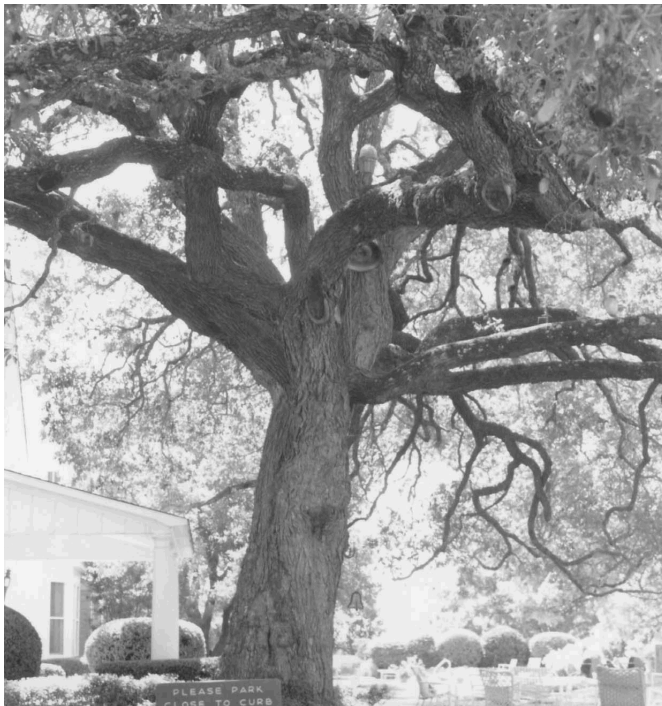
Character-defining Features:

Feature:	Historic live oaks
Feature Identification Number:	120714
Type of Feature Contribution:	Contributing
Feature:	Lawn
Feature Identification Number:	120716
Type of Feature Contribution:	Contributing
Feature:	Native wildflowers
Feature Identification Number:	120718
Type of Feature Contribution:	Contributing
Feature:	Kitchen garden areas
Feature Identification Number:	120720
Type of Feature Contribution:	Contributing

Landscape Characteristic Graphics:



Formalized planting beds designed by Richard Myrick, Landscape Architect. Photo by E. Degutis, 1993.



*LBJ Ranch House Live Oaks (*quercus virginiana*). Photo by E. Degutis, 1993.*

Views and Vistas

The area of the Texas White House component landscape was designed to feel protected and homey. Although views of the river from the house are part of the feeling of the place, the house is screened by live oaks so that it is relatively protected from public view across the river. The spreading canopy of the live oaks provide the Texas White House component landscape with privacy, and shades the area from the direct sun.

CONTRIBUTING FEATURES:

- Views of the Pedernales River from the Texas White House
- Live Oaks shade and privacy
- View from kitchen window of garden and bird-watching area
- View from rear of house to agricultural area

Landscape Characteristic Graphics:



View from Park Highway 1 across Pedernales River to area of Texas White House, screened from public view by Live Oaks planted for that purpose by Mrs. Johnson.

Texas White House

Lyndon B. Johnson National Historical Park



View of the Texas White House from LBJ Airstrip. Photo by E. Degutis, 1993.

Condition

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 01/01/1993

Condition Assessment Explanatory Narrative:

The landscape was assessed in fair condition. No details were provided regarding this condition assessment.

Condition Assessment: Good

Assessment Date: 04/20/2001

Condition Assessment Explanatory Narrative:

Condition upgraded from fair to good. The Communications Trailer, Communications/Switchboard Building and Military Aides Trailer are scheduled for stabilization and repair in FY2001. An extensive project to rehabilitate the Oriole Bailey House for alternative use as a ranger station is underway and will be completed in summer 2001. Funding has been secured for the repair and slurry seal of the LBJ airstrip, which should take place by the end of the year. Condition upgraded at the request of the Chief of Resources Management and Visitor Protection, Brian Carey, in a memo dated 4/20/2001. Hardcopy on file in LYJO CLI binder.

Condition Assessment: Good

Assessment Date: 03/15/2006

Condition Assessment Explanatory Narrative:

The landscape remains in good condition. Superintendent concurred on 5/15/2006.

Condition Assessment: Fair

Assessment Date: 09/13/2011

Condition Assessment Explanatory Narrative:

The landscape was down-graded to fair condition. The Texas White House shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. For example, most of the rock curbing, stone walkways and stone walls need to be repaired and re-pointed. The wood fencing around the Texas White House and the Secret Service Command Post need to be re-constructed. Many of the aging oak trees need to be stabilized or removed and replaced. The outside swimming pool needs to have a new filtration system and the concrete deck is cracked and will have to be replaced within 3 to 5 years. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape features will cause the inventory unit to degrade to a poor condition. Superintendent concurred on 9/13/2011.

Stabilization Measures:

PMIS 68376 A - Maintain Historic Landscape Features - \$7100

PMIS 106214 A - Maintain Texas White House Area Fences - \$10300

PMIS 114431 A - Maintain Texas White House Outside Swimming Pool- \$13500

PMIS 60213 - Remove Exotic Plants and Restore Riparian Vegetation along Pedernales River (50%) - \$9750

PMIS 115739 - Stabilize Historic LBJ Ranch Entrance Road - \$23100

PMIS 122665 - Establish Historic Vegetation Management Plan for LYJO (33%) - \$9600

PMIS 39590 - Conserve Texas White House Friendship Stones And Produce Exhibit - \$45000

PMIS 115857 - Maintain 190 Johnson Family Historic Cultural Landscape Live Oak Trees - \$46600

PMIS 39162 - Mitigate River Bank Erosion at LBJ Ranch (25%) - \$62500

Impacts

Type of Impact:	Adjacent Lands
External or Internal:	External
Impact Description:	Possible development by adjoining property owners, within legislated boundaries, but not owned by the NPS, threatens the rural landscape of the Park.
Type of Impact:	Deferred Maintenance
External or Internal:	Internal
Impact Description:	Lack of funding from maintenance threatens certain elements of the LBJ Ranch House component, notably the military trailer cluster and the airstrip, which must be maintained in a usable state.
Type of Impact:	Erosion
External or Internal:	Both Internal and External
Impact Description:	The Pedernales River continues to erode its banks, which require constant stabilization.
Type of Impact:	Impending Development
External or Internal:	External
Impact Description:	Adjacent lands may be developed by owners, which will threaten the rural nature of the landscape.
Type of Impact:	Structural Deterioration
External or Internal:	Internal

Impact Description: The military trailer cluster is suffering from deterioration and is in poor condition.

Type of Impact: Vegetation/Invasive Plants

External or Internal: Internal

Impact Description: The landscape is under constant attack by invasive weedy species.

Stabilization Costs

Landscape Stabilization Cost: 217,850.00

Cost Date: 04/10/2006

Level of Estimate: C - Similar Facilities

Cost Estimator: Park/FMSS

Landscape Stabilization Cost Explanatory Description:

Above figures are taken from PMIS project statements.

Treatment

Treatment

Approved Treatment: Undetermined

Approved Treatment Document Explanatory Narrative:

A Cultural Landscape Report with Treatment Plan is planned for the LBJ Ranch Unit; PMIS 51111 A & B (33% of cost).

Approved Treatment Completed: No

Approved Treatment Costs

Landscape Treatment Cost: 45,000.00

Level of Estimate: C - Similar Facilities

Cost Estimator: Park/FMSS

Bibliography and Supplemental Information

Bibliography

Citation Author:	Gardner, Gwendolyn Ann
Citation Title:	A Study of Historical Vegetation in Lyndon B. Johnson National Historical Park
Year of Publication:	1986
Source Name:	CRBIB
Citation Number:	600477
Citation Author:	Carls, Glenn E//Gardner, Gwendolyn A.
Citation Title:	Cultural Landscape Report, Analysis of Historical Vegetation, Lyndon B. Johnson National Historical Park
Year of Publication:	1986
Source Name:	CRBIB
Citation Number:	600280
Citation Author:	Staff
Citation Title:	Development Concept Plan Amendment, Environmental Assessment for Lyndon B. Johnson National Historical Park, Johnson City Unit
Year of Publication:	1992
Source Name:	CRBIB
Citation Number:	600275
Citation Type:	Both Graphic And Narrative
Citation Location:	U.S. Department of the Interior, National Park Service
Citation Author:	Staff
Citation Title:	Draft General Management Plan and Environmental Impact Statement
Year of Publication:	1998
Source Name:	CRBIB

Citation Author:	Staff
Citation Title:	Final Master Plan, Lyndon B. Johnson National Historic Site, Texas
Year of Publication:	1977
Source Name:	CRBIB
Citation Number:	011270
Citation Type:	Both Graphic And Narrative
Citation Location:	U.S. Department of the Interior, National Park Service
Citation Author:	Bearss, Edwin C.
Citation Title:	Historic Resource Study - Lyndon B. Johnson and the Hill Country 1937-1963
Year of Publication:	1984
Source Name:	CRBIB
Citation Number:	600279
Citation Author:	Bearss, Edwin C
Citation Title:	Historic Resource Study including Historic Base Maps and Historic Structure report, Lyndon B Johnson National Historic Site, Blanco & Gillespie Counties, Texas
Year of Publication:	1971
Source Name:	CRBIB
Citation Number:	003501
Citation Author:	Bearss, Edwin C
Citation Title:	Historic Structures Report/Texas White House
Year of Publication:	1986
Source Name:	CRBIB
Citation Number:	600278

Citation Author:	Staff
Citation Title:	Land Protection Plan
Year of Publication:	1985
Source Name:	CRBIB
Citation Number:	600277
Citation Author:	Staff
Citation Title:	Statement for Management, Lyndon B. Johnson National Historic Site
Year of Publication:	1976
Source Name:	CRBIB
Citation Number:	014030
Citation Author:	Roewe, Blumberg, and Dombroski
Citation Title:	LBJ Ranch Recording Project
Year of Publication:	1984
Source Name:	HABS
Citation Number:	TX 3328A