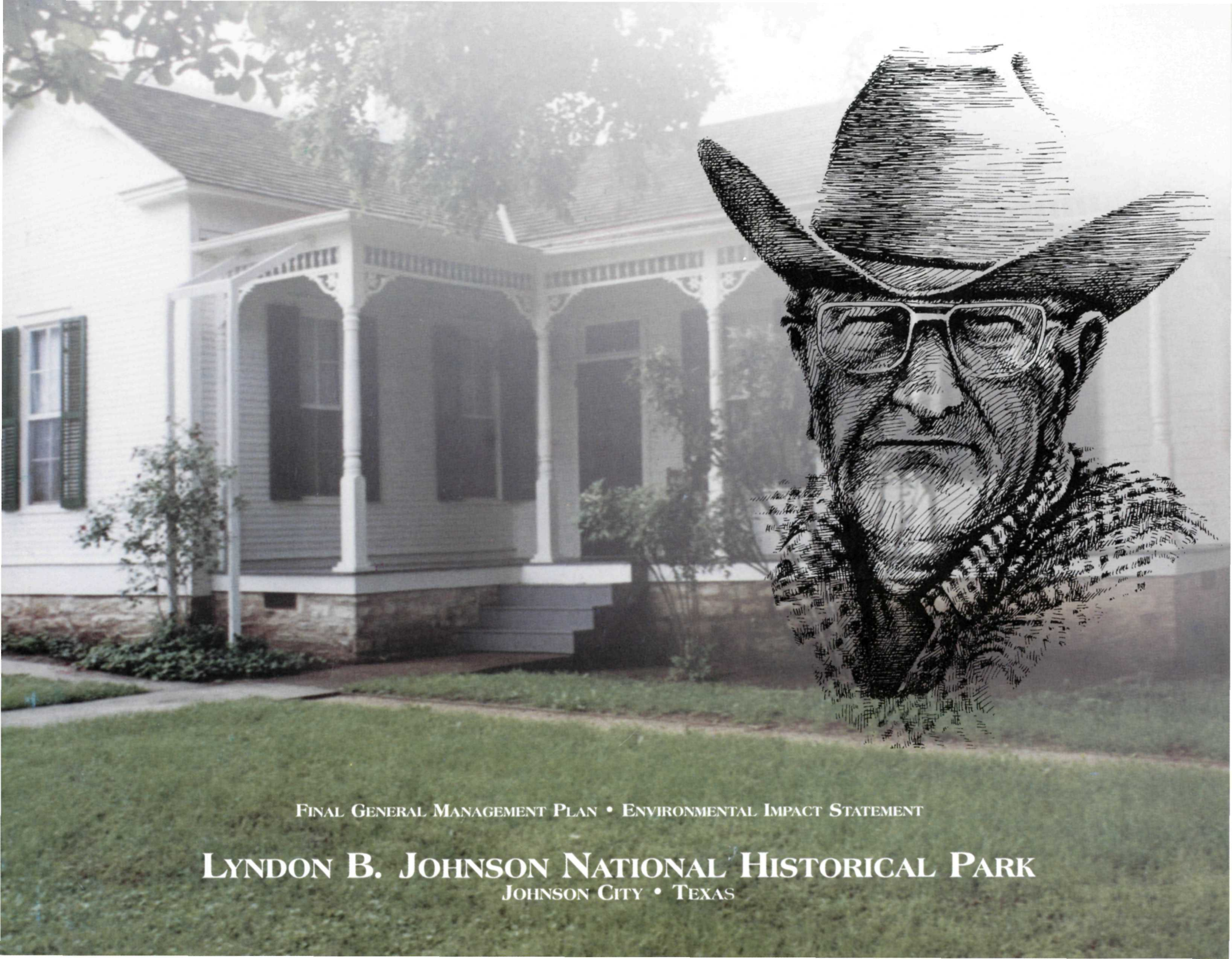


FINAL GENERAL MANAGEMENT PLAN • ENVIRONMENTAL IMPACT STATEMENT

# LYNDON B. JOHNSON NATIONAL HISTORICAL PARK

JOHNSON CITY • TEXAS





















*Photographs in this document are courtesy of: Laurence Parent, Lyndon B. Johnson NHP staff, and LBJ Presidential Library.*

Final
General Management Plan
Environmental Impact Statement

March 1999

# LYNDON B. JOHNSON

National Historical Park
Blanco and Gillespie Counties, Texas

This *Final General Management Plan / Environmental Impact Statement* presents three alternatives for management, use, and development of the national historical park in ways that will best serve visitors while preserving the historic character, structures, and landscape. All alternatives provide a two-phased approach to management and development of the national historical park. The first phase reflects the actions that could be implemented immediately and the second phase those actions following the departure of the Secret Service. Alternative 1, the no-action alternative, describes a continuation of the present management course. It provides the baseline to which all other alternatives are compared. It does not allow for the opening of the Texas White House to visitors except on a special occasion basis. It continues the bus tour at the ranch and provides no visitor transportation into the settlement. It maintains all historic structures in their present condition. It provides only minimal upgraded programs and no additional staff. Alternative 2, the minimum requirements alternative, reflects a modest increase in the level of park maintenance, interpretation, and administration. It allows a limited schedule of visitation at the Texas White House and changes the bus tour to a shuttle system. It provides a higher level of protection for park historic resources and expands educational outreach into the local community. Minimal additional staff would be added. Alternative 3, the National Park Service's proposed action, describes a comprehensive change in the overall visitor experience of the ranch, with the Texas White House open on a regularly scheduled basis, the bus tour becoming a shuttle system, and new facilities for visitor contact, maintenance, ranching, and park interpretive staff. In Johnson City, the visitor experience of the settlement would become much more unique and educational. Staffing would be significantly upgraded. All alternatives would preserve and maintain exteriors of all historic buildings, would improve interpretive programs and educational outreach, and would enhance partnerships. Impact topics assessed for the three alternatives include archeological and historic resources, soils, water resources and water quality, floodplains, economy and social environment, and visitor use/experience and interpretation.

The *Draft General Management Plan* was distributed in November 1998. The public review period ended January 22, 1999. The results of public comment on the draft document, along with responses by the National Park Service, are included in the "Consultation and Coordination" chapter of this final document. A record of decision can be issued 30 days after publication of release of the document in the Federal Register. For further information about this document, contact:

Superintendent
Lyndon B. Johnson National Historical Park
P.O. Box 329
Johnson City, TX 78636

United States Department of the Interior • National Park Service





*Stonewall, Texas*

Dear Friends,



The Hill Country has been my home since 1934 when Lyndon and I were married. I fell in love with the beauty of its landscape carpeted with bluebonnets and Indian paintbrush, teeming with deer and abundant bird life. But my strongest bond to the Hill Country has been its people.

The Hill Country is where my husband's ancestors pioneered and put down roots. Lyndon was born and is buried on the LBJ Ranch. His formative years were spent in Johnson City and that is where his political career began in earnest, continuing a Johnson family legacy of public service. In 1951, the Ranch became our refuge from the demands of political life — where Lyndon could draw strength from the land. The LBJ Ranch has always been a happy home filled with love and family. And yet, it was here that some of the most influential people of our time — politicians, heads-of-state, world leaders — gathered to seek answers to the problems of the hour. The "Texas White House," as the LBJ Ranch was called during Lyndon's administration, and the Hill Country became part of our public identity.

As we reflected on the presidential years, Lyndon and I felt strongly that this place should be preserved for the American people. There could be no better custodians of this little piece of history than the National Park Service and the State of Texas Parks and Wildlife Department. In his retirement years, Lyndon spent time working with representatives of both agencies to express his vision for the parks and create the compatible relationship that endures today.

We wanted the Lyndon B. Johnson National Historical Park to preserve the historic properties associated with Lyndon's life and to present a balanced account of the history of his times. It was important that the Ranch continue to thrive as a working ranch, not become a sterile relic of the past. We also wanted the LBJ Ranch to be our home for the remaining years left to us, and then to be open to all who wished to visit. These are the goals we set in 1969 and the NPS honors them to this day.

As I write these words nearly thirty years later, much has changed. The NPS has broadened its stewardship responsibilities to become partners in many local and regional initiatives outside the traditional park "boundaries." This General Management Plan reflects the involvement of many of our friends and neighbors throughout the land, and I gratefully salute all of you who have contributed your time and talent in charting a course for the future while honoring the commitments of the past.

Lady Bird Johnson

# SUMMARY



Lyndon B. Johnson National Historical Park preserves the birthplace, boyhood home, and ranch of the 36th president of the United States as well as several other structures associated with the president and his ancestors. Two districts, one consisting of the LBJ Ranch and the other consisting of properties in Johnson City, total 674.15 acres. The park researches, preserves, and interprets the life and heritage of the president, and, in association with the adjacent Lyndon B. Johnson State Historical Park, provides a variety of opportunities to experience the local and regional context that shaped the last frontier president, informed his policies and programs, and defined his legacy.

This *Final General Management Plan / Environmental Impact Statement* presents three alternatives for management, use, and development of the national historical park in ways that will best serve visitors while preserving the historic character, structures, and landscape. A *Master Plan* was published in 1977 but is now almost fully implemented. Those items not completed or underway are either outdated or no longer desirable. A new general management plan for the national historical park will guide park management for the next 10 to 15 years.

The alternatives were formulated to address problems and management concerns related to the future operation of the LBJ Ranch district following Mrs. Johnson's passing, as well as concerns related to visitor use, resource management, and facility development. These issues and concerns were identified during scoping meetings in Johnson City during May 1997 and January 1998 and during meetings among park staff.

The alternatives, briefly described here, range from a continuation of existing conditions to a comprehensive rethinking of the management, interpretation, and operation of the park. Alternatives 2 and 3 have been designed to protect and preserve exceptional resources and to meet identified planning objectives, or as defined in this document, *mission goals*. These *mission goals* reflect and expand on the site's purpose established in the authorizing legislation (Public Law 91-134, December 2, 1969, as amended), which is to preserve in public ownership "historically significant properties associated with the life of Lyndon B. Johnson."

All alternatives provide a two-phased approach to management and development of the national historical park. The first phase reflects actions that could be implemented immediately and the second phase those actions following the departure of the Secret Service.

Alternative 1, the no-action alternative, describes a continuation of the present management course. It provides the baseline to which all other alternatives are compared. It does not allow for the opening of the Texas White House to visitors except on a special occasion basis. It continues the bus tour at the ranch and provides no visitor transportation into the settlement. It maintains all historic structures in their present condition and provides only minimal upgraded programs. There would be no additional staff.

Alternative 2 reflects a modest increase in the level of park maintenance, interpretation, and administration. It allows a limited schedule of visitation at the Texas White House and changes the bus tour to a shuttle system. It provides a higher level of protection for park historic resources and expands educational outreach into the local community. Minimal additional staff would be added.

Alternative 3, the National Park Service's proposed action, describes a comprehensive change in the overall visitor experience of the ranch with the Texas White House open on a regularly scheduled basis, the bus tour

becoming a shuttle system, and new facilities for visitor contact, maintenance, ranching, and park interpretive staff. In Johnson City, the visitor experience of the settlement would become much more unique and educational. Staffing would be significantly upgraded.

Estimated development and staffing costs for the three alternatives are provided. Potential environmental impacts on the archeological and historic resources, soils, water resources and water quality, floodplains, economy and social environment, and visitor use/experience and interpretation are also included.

The *Draft General Management Plan/Environmental Impact Statement* underwent 60 days public review from November 1998–January 1999. This final plan responds to or incorporates public comments on the draft document. After a 30-day no action period, a record of decision will be prepared and circulated to interested parties. This will complete the National Environmental Policy Act process.

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# PART ONE: PLANNING BACKGROUND AND ALTERNATIVES

# INTRODUCTION



## PURPOSE OF AND NEED FOR ACTION

Lyndon B. Johnson National Historical Park was originally established by Public Law 91-14 on December 2, 1969, as a national historic site. That designation was changed to national historical park on December 28, 1980. Subsequent to the park's establishment as a unit of the national park system, several documents and studies have been produced to guide the planning and management of park resources. These include the 1977 *Master Plan*, 1979 *Development Concept Plan*, 1995 *Statement for Management*, 1996 *Resources Management Plan*, and 1997 *Strategic Plan*. Other resource-specific documents have also been produced to guide interpretation and resource preservation.

The park has been operating under the 1977 *Master Plan*. Although that plan provided initial guidance and direction for the park's early years, it is now almost fully implemented. A comprehensive general management plan is needed to provide long-term guidance. Since the 1977 plan was approved, several factors have resulted in changed conditions or a better understanding of the ramifications of existing conditions that need to be addressed in a new general management plan.

This general management plan will explain the actions required to make the Texas White House and other resources available to the public and the preservation requirements necessary to ensure their continued existence. It will also guide the overall management, development, and use of the park in ways that best serve visitors while preserving the historic character, structures, and other resources of the park. It is the intent of this planning effort to provide a comprehensive direction for the park for the next 10 to 15 years.

As part of this general management plan, an environmental impact statement has been prepared according to the National Environmental Policy Act of 1969 and regulations of the Council on Environmental Quality (40 CFR 1500-1508). It assesses the impacts that potential actions may have on resources in the affected environment.



## BRIEF DESCRIPTION OF THE NATIONAL AND STATE HISTORICAL PARKS

Lyndon B. Johnson National Historical Park is in the "Hill Country" of south-central Texas, a landscape of forested hills, deep canyons, and secluded valleys. The park is made up of two districts: one in Johnson City and one at the LBJ Ranch near Stonewall. The Johnson City district lies 47 miles west of Austin and 63 miles north of San Antonio, while the LBJ Ranch district lies 14 miles west of Johnson City (see the Region and Vicinity maps). The general area is drained by the Pedernales River, a tributary of the Colorado River. The Johnson City district focuses on the roots and ancestry of the president; it includes the park's visitor center, headquarters offices, boyhood home, Johnson settlement, and an education center (see the Existing Conditions – Johnson City District map). The LBJ Ranch district focuses primarily on Lyndon Johnson the rancher and president; it includes the Junction School, reconstructed birthplace, Texas White House, show barn, ranch lands and cattle, and other structures related to Johnson's life in the Texas Hill Country (see the Existing Conditions – LBJ District maps). In-depth information on the specific resources and visitor use of the national historical park can be found in the "Affected Environment" chapter of "Part Two: Environmental Analysis."

Closely associated with the national historical park is the Lyndon B. Johnson State Historical Park, which is operated by the Texas Parks and Wildlife Department and was also initiated by President Johnson. Interpretation at the state historical park concentrates on the natural and cultural resources of the Texas Hill Country and the environment that greatly influenced the future president. The park provides exhibits, orientation films, and an educational sales area in the visitor center. Other activities, including visiting the Sauer Beckman living history farm, viewing wild animals, swimming, and baseball, are also available. The NPS tour of the LBJ Ranch begins at the state historical park.

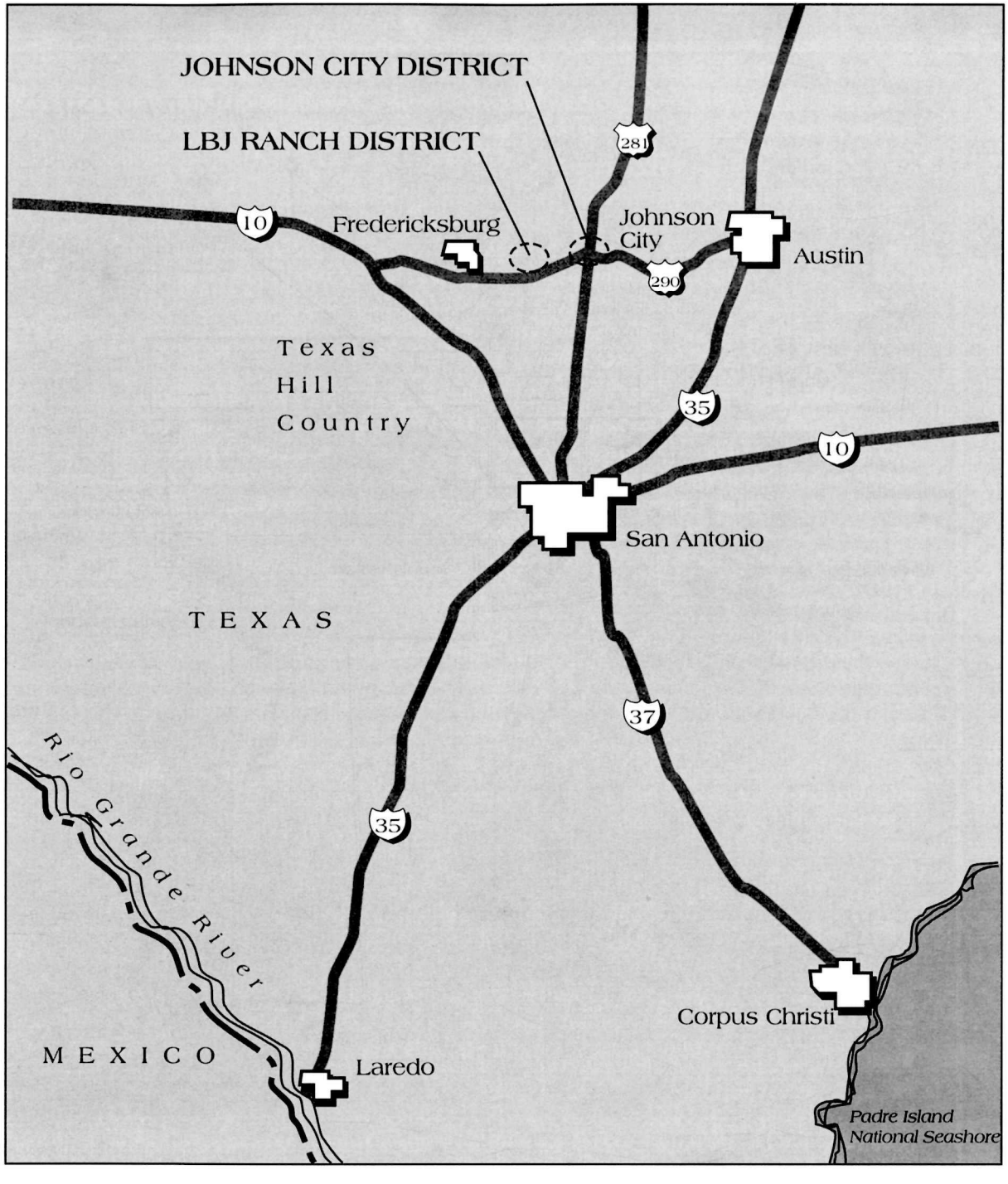
The mission of the state historical park is changing to a more regional focus as a result of a recent emphasis by the state park system to become more self-supporting. There is an increased impetus for the state historical park to strengthen its partnership with the national historical park.

Together, the national and state historical parks provide an unparalleled opportunity for understanding Lyndon B. Johnson, the 36th president of the United States.

## LEGISLATIVE BACKGROUND

Public Law 91-134, December 2, 1969, authorized the secretary of the interior "in order to preserve in public ownership historically significant properties associated with the life of Lyndon B. Johnson" to acquire "by donation or by purchase with donated funds" lands for the national historic site. The act authorized "to be appropriated not more than $180,000.00" to provide for development. Only the boyhood home and birthplace were specifically included in this legislation (see appendix A).

Senate 2363-1980, Park Omnibus Bill, Title VI, Lyndon B. Johnson National Historical Park, December 28, 1980, amended P.L. 91-134 by changing "national historic site" to "national historical park," raising the development ceiling to $4,100,000, and authorizing the acquisition of land by purchase with appropriated funds not to exceed $1,400,000 (see appendix A).




NORTH

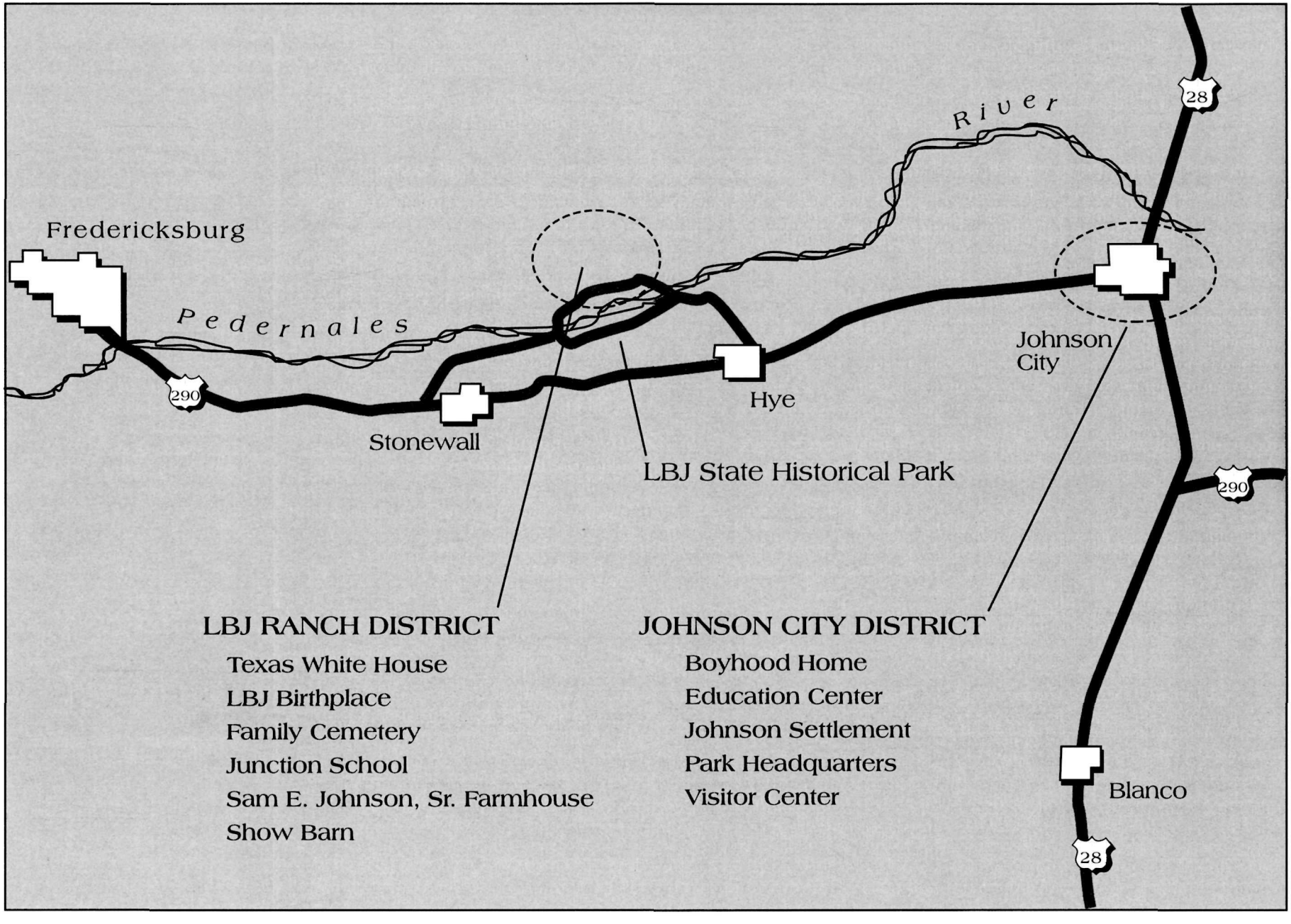
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# REGION

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

DSC • MAR 98 • 447 • 20017




NORTH

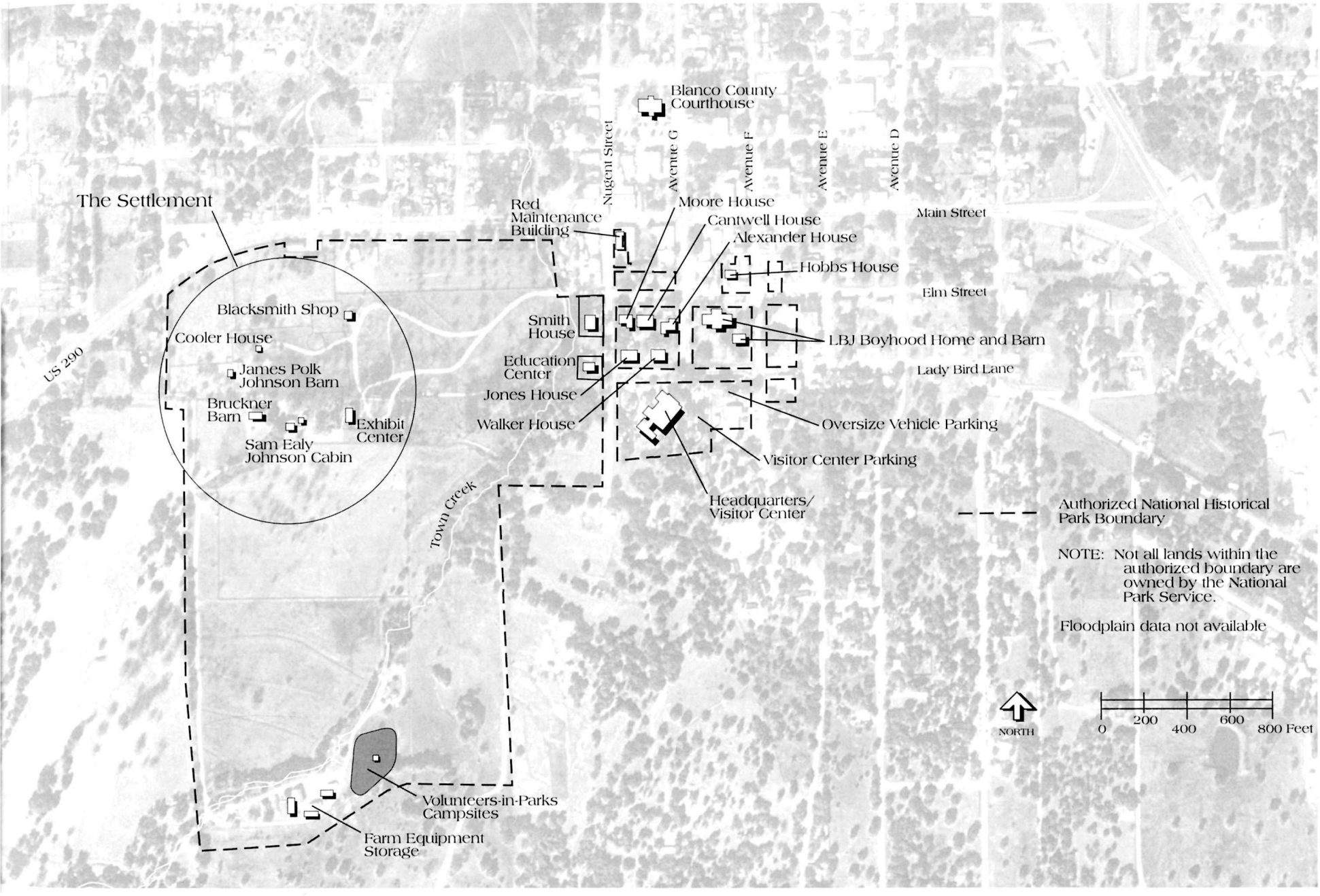
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# VICINITY

Lyndon B. Johnson National Historical Park

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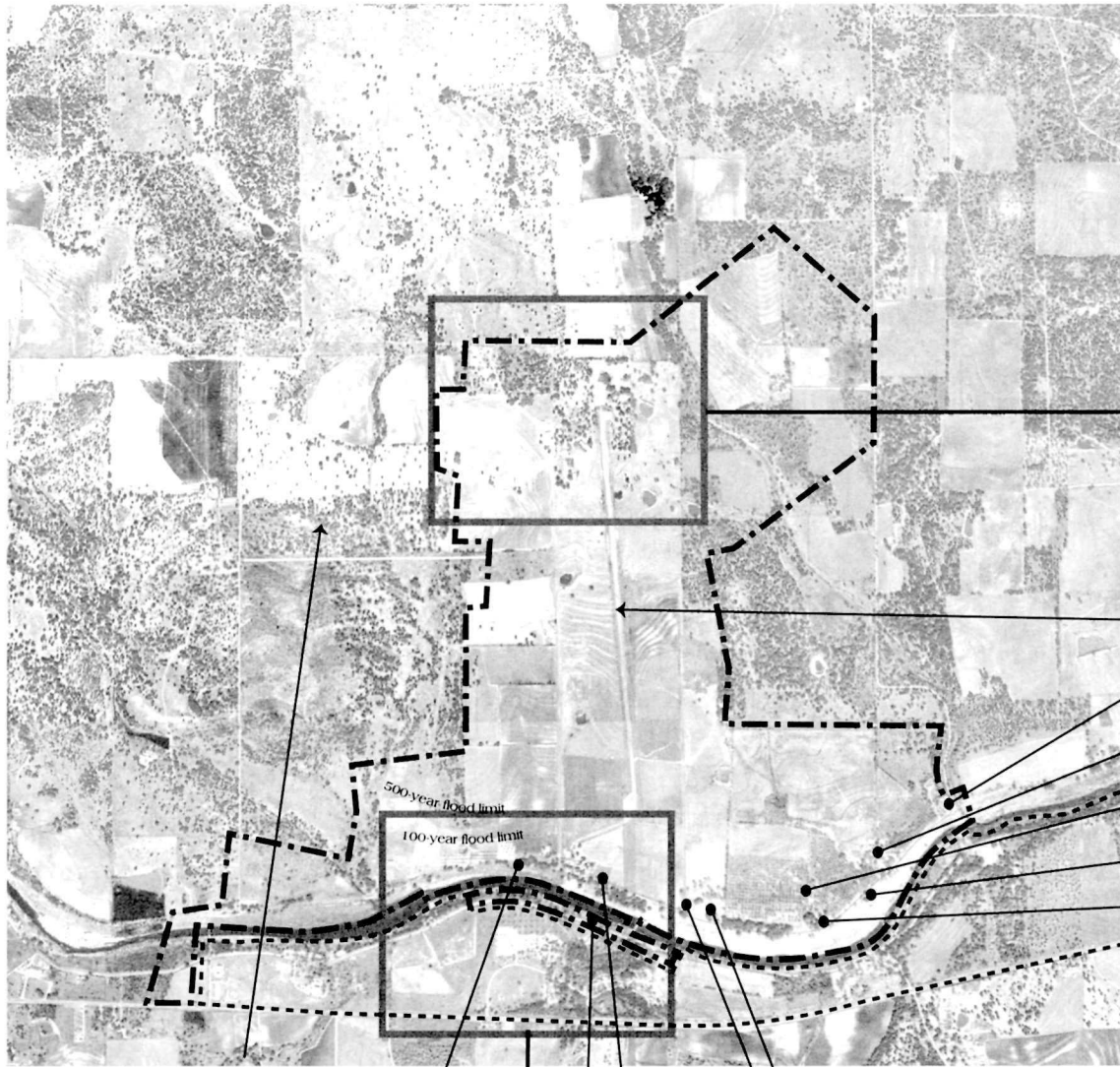

# EXISTING CONDITIONS

## JOHNSON CITY DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

DSC • MAR 98 • 447 • 20026




Authorized National Historical Park Boundary

Note: Not all lands within the authorized boundary are owned by the National Park Service.

State Historical Park Boundary

SEE EXISTING CONDITIONS - SHOW BARN DETAIL PLAN

Runway

Junction School

LBJ Birthplace

Pecan Orchard

Johnson Family Cemetery

Sam E. Johnson, Sr. Farmhouse

NORTH

0 1000 2000 Feet

English Park Road

West Gate

SEE EXISTING CONDITIONS - TEXAS WHITE HOUSE DETAIL PLAN

South Gate

East Gate

Cedar Guest House

Bailey House

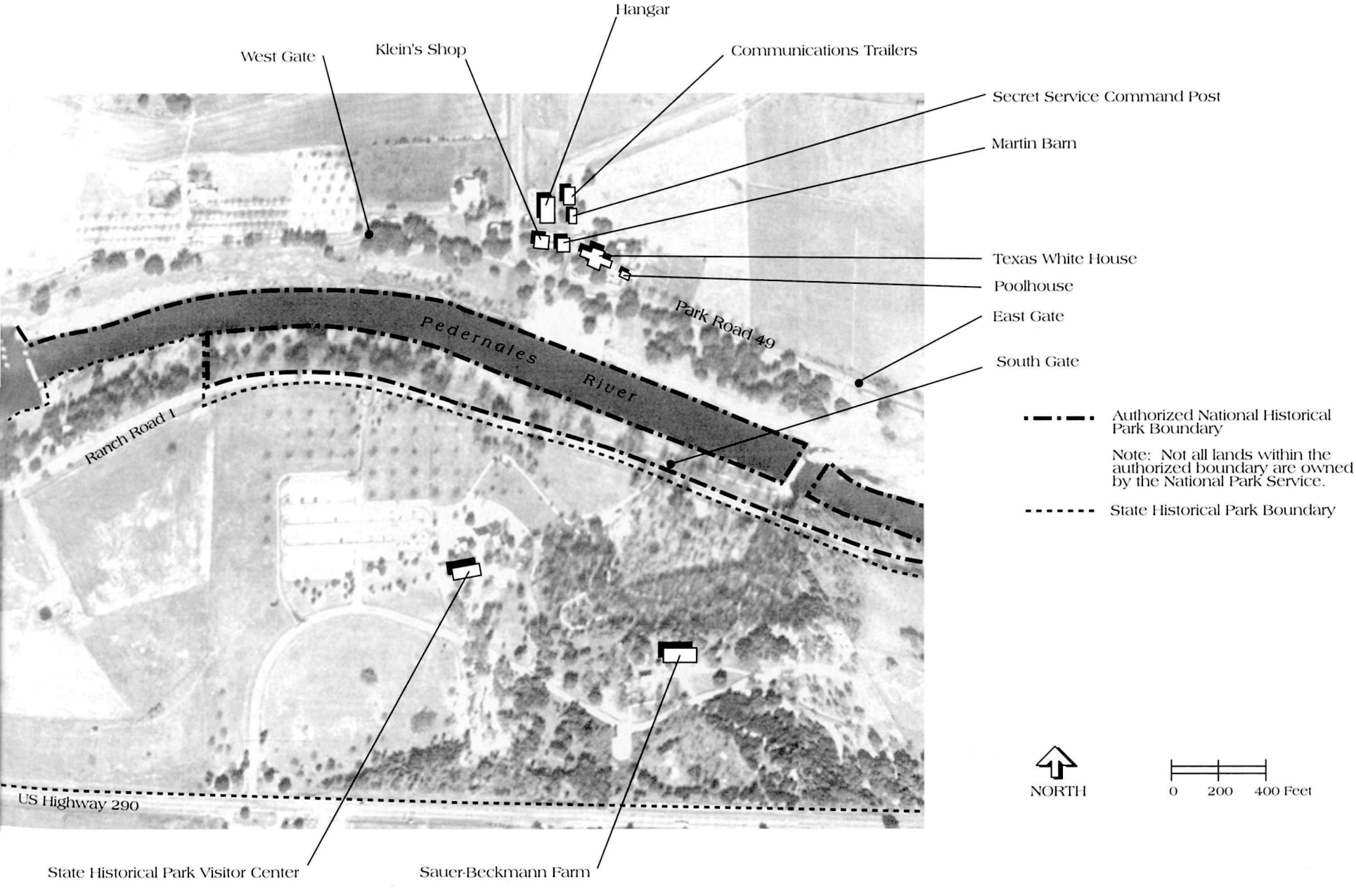
# EXISTING CONDITIONS

## LBJ RANCH DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

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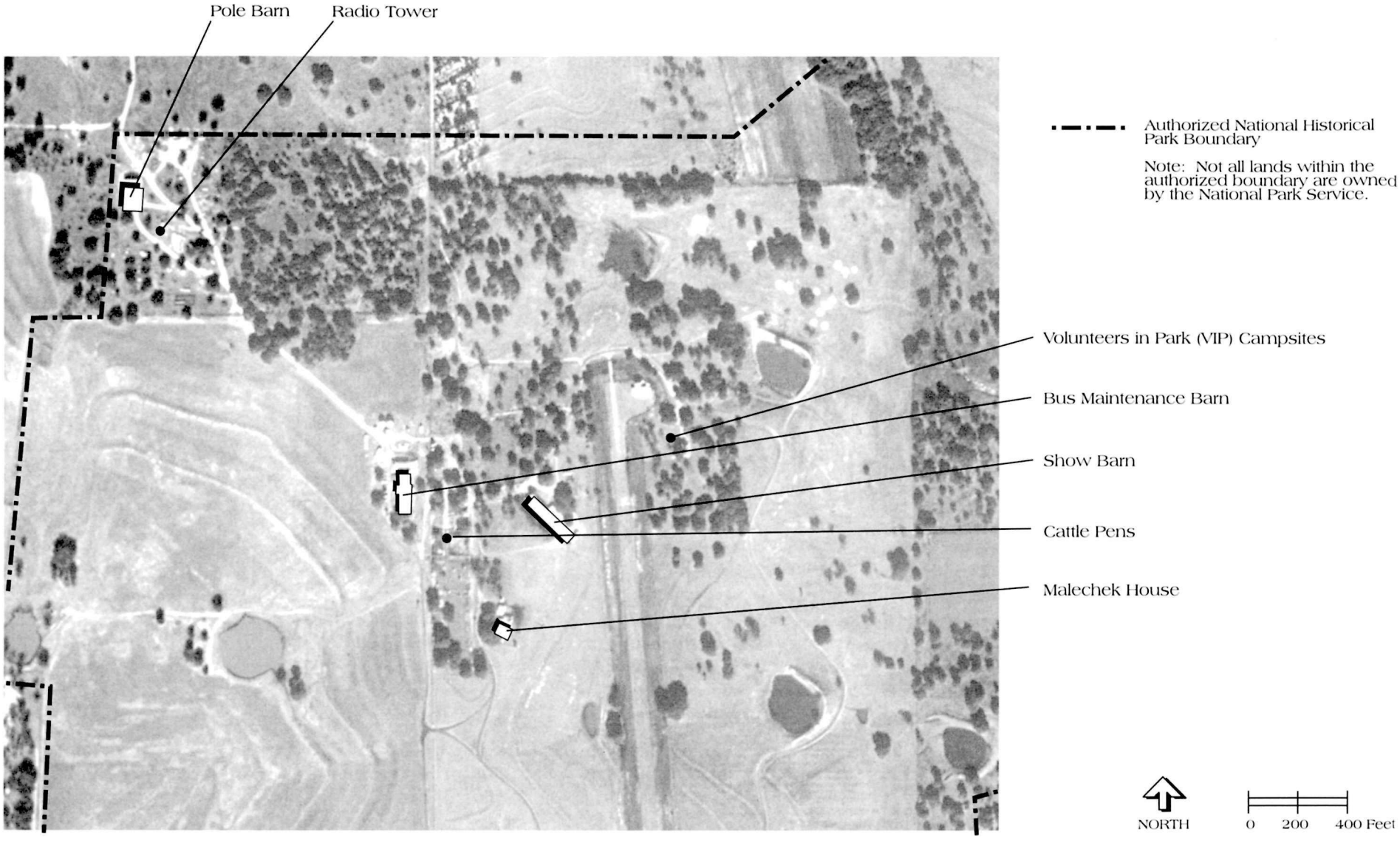

# EXISTING CONDITIONS

## TEXAS WHITE HOUSE AREA OF LBJ RANCH DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

DSC • MAR 98 • 447 • 20024




# EXISTING CONDITIONS

## SHOW BARN AREA OF LBJ RANCH DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

DSC • MAR 98 • 447 • 20023

The Johnson family has donated significant structures and tracts of land in both park districts. The boundaries in 1998 encompass 1,570 acres between the two districts, with 674.15 acres in federal ownership; the remainder is in private ownership.

## PARK PURPOSE AND SIGNIFICANCE STATEMENTS

The purpose of the park as stated in the establishing legislation is "to preserve in public ownership historically significant properties associated with the life of Lyndon B. Johnson." The park through public input and analysis has further defined the purpose as follows:

- To research, preserve, and interpret significant resources and influences associated with the life and heritage of Lyndon B. Johnson.
- To provide a variety of opportunities to experience the local and regional context that shaped the last frontier president, informed his policies and programs, and defined his legacy.

Unlike park purpose statements, which are based on the legislative mandate, park significance statements are based on the resources. Significance statements capture what attributes make the park resources and values important enough to warrant national park designation. They also help define the park's interpretive focus. With the passage of time a park may gain significance for something that was never envisioned in the enabling legislation. This may reflect new ways of looking at existing resources or may result from the identification of new resources. Ultimately, recognition of the significant resources further ensures their values and protection when implementing park management actions.

With public input the national historical park has defined its significance as encompassing three broad areas:

1. *The resources of the Lyndon B. Johnson National Historical Park document and communicate the life and heritage of the 36th president of the United States. Here, as in few other historical parks, one can see the lands and structures that represent the origins, ancestry, full life span, and continuing legacy of a major historical figure.*

   The Lyndon B. Johnson National Historical Park and Johnson City are interwoven historically and economically. Both contain historic structures in their original locations that are on the National Register of Historic Places and provide insight into President Johnson's early influences as well as a window into the frontier life of the Texas Hill Country.

   The Johnson settlement is a comprehensive historic scene from which the last of the frontier presidents gained identity, strength, and values.

   President Johnson was born, lived, died, and was buried on the LBJ Ranch. The closeness of the reconstructed birthplace, his grandparents home, and the family cemetery where the president is buried reflects a deep attachment for place and heritage.

   The Junction School is where Lyndon Johnson began his formal education and as president signed the Elementary and Secondary Education Act of 1965.

   The boyhood home is where Lyndon Johnson spent his formative years and launched his political career.

2. *President Johnson had a deep and abiding connection with the Hill Country of central Texas and with the people of Texas. He used his experience with the people, land, and resources to advocate his local, national, and international programs. It was this connection and his commitment to a government that works for people that sustained him throughout his life.*

   Immediately following the assassination of President John F. Kennedy, the Johnson family home was transformed into the Texas White House. This historic ranch house served as a busy office, residential command post, as well as a quiet refuge for the Johnson family during both the good and the tumultuous times.

   The operation of the LBJ Ranch is critical to understanding the image of a rancher/president. President Johnson's desire to demonstrate ranching culture and conservation practices prompted him to stipulate that the property remain a working ranch and not a sterile relic of the past.

   Johnson City, Stonewall, and surrounding areas reflect Lyndon Johnson's political legacy and its continuing economic impact on the region.

3. *President Johnson was directly involved in the restoration and preservation of the sites within the park. The Texas White House remains Mrs. Johnson's residence, and the Johnson family continues to be involved in the park's activities.*

   The partnership of the Lyndon B. Johnson National and State Historical Parks began as a vision of President Johnson. He was the driving force behind the planning, acquisition, and initial development of the two parks. This cooperative effort continues today.

   Mrs. Johnson's advocacy of conservation, preservation, and beautification continues to focus national attention on the legacy of the Johnson administration.

## INTERPRETIVE THEMES

Interpretation is a process of education designed to stimulate curiosity and convey ideas and information to people. It is part of the visitor experience. The National Park Service uses interpretive themes as a framework from which interpretive programming can be developed. Through the interpretive themes listed below, Lyndon B. Johnson National Historical Park will provide the visitor with an understanding of the life and heritage of the 36th president of the United States. Visitors will have a variety of opportunities to experience the local and regional context that shaped the last "frontier President," informed his policies and programs, and defined his legacy. Seven primary interpretive themes were developed after a workshop held on August 5 and 6, 1997, with university professors, interested parties, planning staff, and park employees.

- Lyndon Johnson's life reflects his deep commitment to the enrichment of all Americans through governmental action.
- The environment and community of the Texas Hill Country shaped the character of Lyndon Johnson and in return he improved the quality of life in the region.
- Lyndon Johnson's family provided unique influences that helped prepare him to become a U.S. president.

- The complex image of Lyndon Johnson was part personality, part creation, and part myth.
- Mrs. Johnson was an advocate and significant influence during the Johnson administration and continues to have a notable effect on the American public long after leaving the White House and 25 years after the president's death.
- The Viet Nam War overshadowed President Johnson's other foreign policy initiatives and much of his domestic agenda.
- The office of the presidency, the value of public service, and participation in the processes of government are fundamental messages of presidential parks.

## MISSION GOALS FOR THE PARK

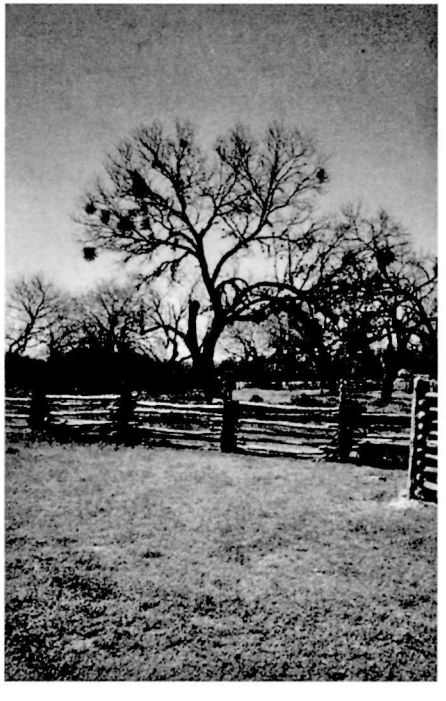
The *Lyndon B. Johnson National Historical Park Strategic Plan* of September 1997 describes mission goals for general park management and operation, resource management, park protection, visitor use and interpretation, facilities and infrastructure, and partnerships. Also included in that document are actions necessary to bring about the desired conditions.

The mission goals for Lyndon B. Johnson National Historical Park are as follows:

**Goal 1:** The natural environment and cultural heritage of the Texas Hill Country are protected and maintained through a regional network of private and public stewardship. Lyndon B. Johnson National Historical Park is a full partner in the research, resource preservation, and technical assistance integral to sustaining public awareness of the connection between influence of place and the programs of the Johnson administration.

**Goal 2:** The public, provided with a variety of options for direct and indirect access, can identify and value the significance of President Johnson, and the policies and programs of his administration, in the context of his ancestry, full life span, and continuing legacy. Major sites related to the Johnsons' legacy — the Presidential Library, the Lady Bird Johnson Wildflower Center, and the national and state historical parks — provide a "backbone" for regional tourism and contribute significantly to a national network of presidential sites and the "story of the presidency."

**Goal 3:** Lyndon B. Johnson National Historical Park partners internally, within divisions and across division lines, and across park boundaries with other National Park Service, private, public, and governmental entities to maximize our strengths and minimize our deficiencies. Park employees have a comprehensive knowledge of and practice a strong conservation and preservation ethic.

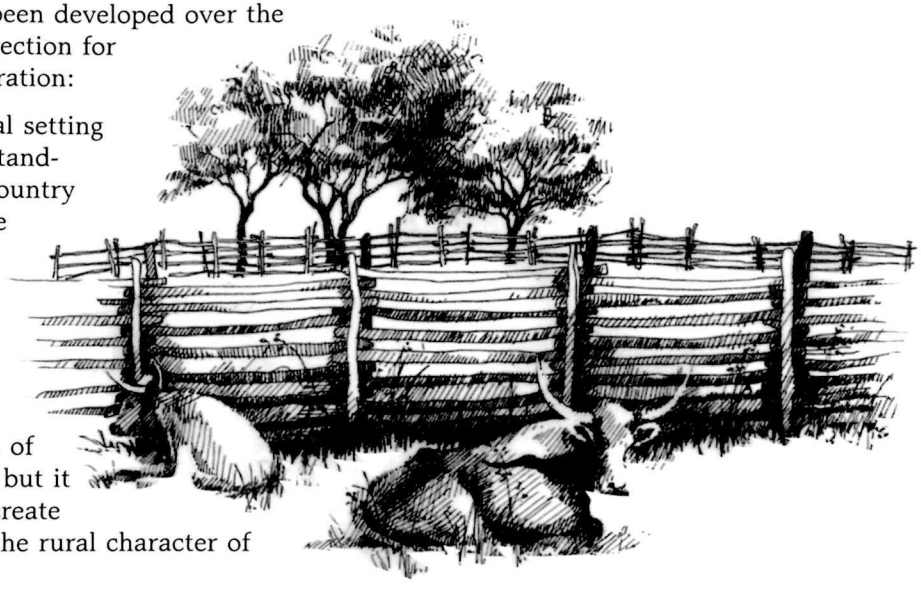


## PRESERVATION PHILOSOPHY

The preservation philosophy at Lyndon B. Johnson National Historical Park can be described on two levels. The first level refers to those concepts of park management that have evolved over the years, some of which derive from the actions or statements of the president, some of which derive from an understanding of the resource,

and some of which derive from agency goals and beliefs about preservation and interpretation. The second level is more difficult to describe. It comes from the belief that the park is only one important facet of the LBJ story and that the Hill Country, with its amazing physical record of resources, has a much larger story to tell than the park alone can tell. Out of that belief comes the realization that the National Park Service cannot work alone but must develop partnerships to interpret and preserve the resources and legacy of President Lyndon B. Johnson in the Hill Country. Together, the levels provide guidance for the preservation of the structures, objects, and landscapes of the park and for the interpretation, education, and enjoyment of all Johnson-related resources for future generations.

The first level is guidance that has been developed over the years and that provides practical direction for everyday management and administration:



Maintaining the rural agricultural setting of the ranch is key to an understanding of the isolation of the Hill Country during the president's youth, the work ethic of its residents, an understanding of a Texas cattle operation, and the origin of many of the president's ideas, programs, and legislative concerns. Obviously the National Park Service cannot purchase all of the land surrounding the ranch, but it can work with its neighbors to create viewshed easements that allow the rural character of the ranch to be preserved.

President Johnson spoke of his desire that the ranch operations not become "a sterile relic of the past." It was his wish that the ranch continue as an operating cattle ranch using the best modern scientific methods available. The national historical park continues to maintain and raise the same genetic strain of Herefords raised by the president and has honored his desire to use modern ranching and farming practices.

As a general guide, the park uses a timeframe of 1963–1973 when determining to what period ranch structures should be restored. This is the period of the Texas White House and the five years leading up to the president's death. The national historical park tells a broader story than just this 10-year span, but it is this period that is most significant to the Johnson story at the ranch. Exceptions to this general guide refer mostly to changes made by Mrs. Johnson in subsequent years. As her legacy has grown over the past quarter century since the president's death, the National Park Service has endeavored to honor her changes.

To preserve its rural character and not contribute to degradation of the visitor experience, private vehicles should not be allowed except for special occasions. There is nowhere to park vehicles that would not visually intrude on the scene, and there would be no easy way to turn back visitors when available parking is full. The existing bus tour provides an opportunity for all visitors to see the ranch without damaging the resource.

In Johnson City, the park structures represent several decades. To try to re-create one era over the entire site would be impossible because some structures are reconstructions and others never existed side by side. The landscapes are likewise problematic. Therefore, each is maintained and interpreted to the period of its greatest significance.

An important part of the interpretive story at the settlement is the period of the cattle drive in the mid- to late-19th century. Yet it is difficult today to visualize what the landscape looked like. Thus, the park has begun a program of prescribed burns to remove non-native plants and to return the vegetation to one similar to pre-settlement times.

On the second level is the greater preservation and interpretive goal of connecting all of the resources of the Hill Country that tell a more comprehensive story of the life and legacy of President Lyndon B. Johnson. The president felt a close affinity with the people and landscape of the Hill Country and often spoke of its influence on him. There was a sense of peace and calm, a sense of being one with the land that he felt strongly. The Hill Country was his special haven and the place where he returned for rejuvenation whenever his energy level was low. He did not forget the Hill Country while in Washington, and the evidence of this lies all over south-central Texas.

The Hill Country contains structures and institutions that tell a much broader story than the park can tell with its more specific family-related resources. This record is overseen by governmental, institutional, and private entities who could be enlisted as partners to help educate the public about other facets of the LBJ story. These resources also help visitors to find a personal connection with the many programs he championed as a congressman, senator, and president, e.g., the war on poverty, rural electrification, and education reform.

The national historical park would like to provide a link between all of these resources to tell a more complete story, to encourage the understanding and preservation of these important structures and institutions, and to add value to the communities of the Hill Country by drawing attention to their connection with Lyndon Johnson and the economic viability that such resources may have.

## ISSUES AND IMPACT TOPICS

Specific planning issues and concerns were identified and impact topics developed. Impact topics include subjects that are generally of sufficient environmental concern as to require discussion within the plan. Other impacts were identified based on federal laws or environmental statutes, regulations, and executive orders; NPS management policies; and NPS knowledge of limited or easily impacted resources. Occasionally an impact topic may be identified but cannot be dealt with in the plan. A brief rationale for the selection of each impact topic is given below, as well as the rationale for dismissing specific topics from further consideration.

HERE AMIDST THESE FAMILIAR HILLS AND UNDER THESE EXPANSIVE SKIES HIS EARTHLY LIFE HAS COME FULL CIRCLE. IT WAS HERE THAT LYNDON BAINES JOHNSON WAS BORN AND REARED AND HIS LIFE MOLDED.

REVEREND DOCTOR BILLY GRAHAM
*LBJ: IMAGES OF A VIBRANT LIFE*

**Impact Topics Considered in this Document**

**Cultural Resources.** Several federal historic preservation laws and regulations mandate that the National Park Service consider the effects of its actions on cultural resources under its jurisdiction. The alternatives described in this *Final General Management Plan / Environmental Impact Statement* propose a variety of actions (listed below) that would affect the cultural resources of Lyndon B. Johnson National Historical Park.

- adaptively rehabilitating or restoring the interior of the Texas White House, as several threats to the house have been identified, including electrical problems and inadequate load-bearing capacity of floors
- adaptively rehabilitating the interiors of historic buildings and structures throughout the park
- restoring the exteriors of the communications trailers and Junction School
- possibly restoring or reconstructing cultural landscapes at the settlement and boyhood home in Johnson City and the reconstructed birthplace at the LBJ Ranch in accordance with a cultural landscape report
- using the historic property leasing program within the Johnson City Historic District

In order to assess the impact of these and other proposed actions on the park's cultural resources, as well as to consider ways to avoid, reduce, or mitigate adverse impacts, cultural resources will be addressed as an impact topic.

**Soils**. Erosion along the Pedernales has been a major problem during floods. As a result, flooding of the Pedernales River has caused some bank erosion along the south side of the river within the boundary. Around 1980 the National Park Service constructed some rock gabion structures on the south side of the river across from the Texas White House. This bank stabilization effort has resulted in reduced soil erosion. However, bank erosion continues downstream, primarily along the north bank and within the LBJ Ranch district boundary. Continued livestock grazing and nutria burrowing in all alternatives would also have some effect on bank stabilization. Therefore, erosion concerns related to soils is included for discussion.

**Water Resources and Water Quality.** Water impoundments are important to the operation and historic interpretation of the ranch, and demand for water is increasing in the vicinity of the park. The allocation of local water sources is an issue as is clarification of water rights. While the Department of the Interior owns water rights, it does not own all water rights. NPS water rights are attached to lands donated by the Johnson family.

Maintaining the legal authorization for current and future park water supply needs is an important issue. Water resources is not only an impact topic, but also must be addressed as a policy issue with implications for management and development. This can only be done following a study of park water rights. This plan identifies in several places where such concerns exist and calls for a study of water rights.

There are no major surface water quality issues.

**Floodplains.** The floodplain of Town Creek in the Johnson City district has not been fully delineated. However, park development has occurred in the area along the creek south of the settlement and that area is the likely location for additional development.

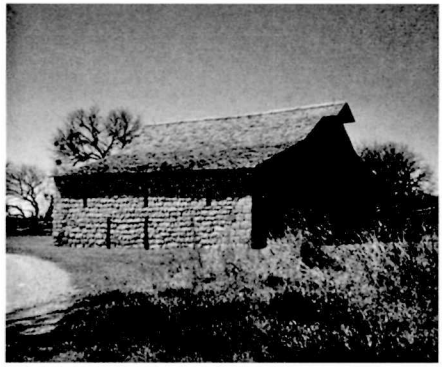
At the LBJ Ranch district several historic structures (inhabited and uninhabited) lie within the 100-year floodplain, including the Junction School, LBJ birthplace, Sam Ealy Johnson, Sr. farmhouse, the Bailey house, and the cedar guest house (see Floodplains – LBJ Ranch District map in the "Affected Environment" chapter of "Part Two: Environmental Analysis"). In addition, the Texas White House and the Lyndon B. Johnson State Historical Park maintenance facility lie within the 500-year floodplain. Some joint development actions are proposed for the state historical park maintenance area. Because the potential for impacts on historic structures in the 500-year floodplain is present and because of the frequency of heavy flooding, this topic is included for discussion in this document.

**Socioeconomics and Visitor Use and Experience.** The national historical park is one of the largest employers in Blanco County and has a significant economic impact on Johnson City, Stonewall, and in turn, Blanco and Gillespie Counties. This plan identifies increased staffing needs for the park, increased interpretation of park resources, and possible new ways of experiencing park resources. Each of these would affect the amount of time visitors spend in the park and their understanding of the resources. The more understanding and enjoyment the visitor perceives, the greater likelihood of a longer stay in the local communities or a return visit at a later date. This could result in an expanded economic impact on the communities, such as increased overnight accommodations, services, and restaurants.

No contingency was provided in the *Master Plan* for the Texas White House after Mrs. Johnson's passing. She lives in the house under a life estate. However, upon her death, the National Park Service anticipates opening the house to interpretive use by visitors. Initially, there would likely be a large number of visitors wanting to see the Texas White House. With the Secret Service security concerns removed, visitors would have a much freer access to the immediate area around the house and would likely increase their length of stay. How to interpret and protect the house and its contents needs to be addressed in the plan.

In the years following implementation of the *Master Plan*, a better understanding of the resources to be managed by the National Park Service at the ranch has been realized. Viewsheds adjacent to the boundary would be subject to development that could significantly change the character of the ranch. Several structures, including a guest house and telephone communications building within the Texas White House complex but outside the park boundary, would remain in the Johnson family. Any additional development or changes to these buildings could adversely affect the setting of the complex. The park uses a deeded easement through the English Park to exit the LBJ Ranch district upon completion of tours. Development within the English Park could significantly affect the visitor experience or result in discontinuance of the use of this route. Varying deed restrictions affect the use, management, and preservation of the LBJ Ranch district.

Visitor numbers have declined considerably since 1980 with a corresponding aging of the visiting public (see discussion on visitation in the "Affected Environment" chapter of "Part Two: Environmental Analysis"). Park staff has also declined, causing the curtailment of interpretive programs and reduction of the ability to maintain a park that is much larger than it was in 1977 when the original park master plan was written.



### Impact Topics Dismissed from Further Analysis

**Air Quality**. Under the action alternatives, local air quality would be temporarily and minimally affected by construction dust and vehicle emissions. Also, emission impacts from propane-fueled buses would be short term and negligible and would not have any serious effects on air quality. Standard construction practices would be used to minimize airborne dust levels in the work area. Long-term impacts on air quality from the proposed development would be negligible. Visitation would be limited and not expected to appreciably affect air quality. Therefore, air quality was dismissed as an impact topic in this document.

**Vegetation.** Maintenance of the vegetation at Lyndon B. Johnson National Historical Park would continue, with some removal and replacement of trees, as well as rotational grazing of the grasslands. Proposed actions are not expected to have a major impact on vegetation. Thus, this topic will not be addressed further in this document.

**Biotic Communities.** Within the two park districts, there is some diversity in land use, consisting mostly of a rural historic community (Johnson City district) setting and ranch and agricultural lands (LBJ Ranch district). None of the actions proposed is expected to affect biotic communities. Therefore, this topic was dismissed from further analysis in this document.

**Special Status Species (Threatened, Endangered, and Species of Concern).** Based on the most current available information, there are no known federally listed or state protected species within the Johnson City and LBJ Ranch districts. NPS informal consultations with the U.S. Fish and Wildlife Service according to section 7 of the Endangered Species Act are documented in appendix B. Thus, special status species will not be addressed as an impact topic in this document.

**Wetlands.** None of the proposed actions is expected to affect wetlands. Thus, wetlands was dismissed as an impact topic in this document.

**Prime and Unique Farmlands.** According to the Natural Resource Conservation Service (formerly Soil Conservation Service), prime farmland soils lie within both the Johnson City and LBJ Ranch districts. Based on the minimal proposed ground-disturbing actions, no prime and unique farmland soils would be adversely affected because most actions would occur in previously disturbed areas. Therefore, this topic will not be addressed further in this document.

**Minority Populations and Low-Income Populations.** Executive Order 12898 requires all federal agencies to incorporate environmental justice into their missions by identifying and addressing disproportionately high and adverse human health or environmental effects of their programs and policies on minorities and low-income populations and communities. The proposed actions in this *Final General Management Plan / Environmental Impact Statement* are not expected to result in significant changes in the socioeconomic environment of the project area, and therefore would not be expected to have any direct or indirect impacts on minority or low-income populations or communities. Therefore, environmental justice was dismissed as an impact topic.

# ALTERNATIVES, INCLUDING THE PROPOSED ACTION



## INTRODUCTION

This *Final General Management Plan / Environmental Impact Statement* describes three alternatives for management, development, and use of Lyndon B. Johnson National Historical Park. Alternative 1, the no-action alternative, continues the present management direction for the park. Alternative 2, the minimum requirements, describes a modest increase in visitor services and staffing, and a greater emphasis on partnerships and outreach to the local communities. Alternative 3, the National Park Service's proposed action, greatly enhances the visitor experience of the park with additional personal services, expanded regional outreach, greater use of partnerships, and emphasis on restoration of the historic scene at both the Johnson settlement area and the Texas White House complex.

All alternatives provide a two-phased strategy for the LBJ Ranch district. Actions proposed in phase 1 would be implemented immediately, and actions proposed in phase 2 would be implemented following Mrs. Johnson's passing and the departure of the United States Secret Service. At that time the National Park Service would be solely responsible for the preservation and interpretation of the Texas White House and several additional structures that are currently used by the Johnson family or the Secret Service. Unless otherwise noted, the reader may assume that all actions described are phase 1.

Summary comparisons of the three alternatives and their potential environmental impacts are included at the end of this chapter (see tables 4 and 5). Related compliance requirements under section 106 of the National Historic Preservation Act of 1966, as amended, are included in the "Compliance" section of the "Environmental Consequences" chapter of "Part Two: Environmental Analysis." Development cost estimates for the three alternatives are detailed in appendix C, and a list of future research, plans, and studies needed is included in appendix D.

### Management Zoning

Management zoning is a method used by the National Park Service to provide a framework for specific planning decisions on use and development. Its purpose is to ensure that appropriate visitor use and park development occur only where such activities would have the least impact on resources, and, where such activities already exist, that they not be expanded to inappropriate locations.

Both the Johnson City and LBJ Ranch districts of the national historical park have been divided into two zones that best describe their management emphasis: historic zone and park development zone. The emphasis within the historic zone is on preservation, protection, and interpretation of the cultural resources and their settings. The emphasis within the park development zone is on provision and maintenance of park development to serve the needs of park operations and visitors. This zone includes areas where park development and/or intensive use substantially alter the natural environment or the setting for historically significant resources.

**Johnson City District.** Within the Johnson City district the two zones have been subdivided into subzones to further differentiate activities in each zone (see the Management Zones – Johnson City District map). Under the

historic zone are the preservation, preservation/adaptive use, and preservation scenic easement subzones. The preservation subzone includes all historic structures integral to interpretation of the district. Properties within this subzone include the LBJ boyhood home and block and the historic structures and grounds at the settlement (Sam Ealy Johnson, Sr. cabin, Bruckner barn, James Polk Johnson barn, and the cooler house).

The adaptive use subzone covers those historic structures worthy of preservation but for which an interior adaptive use has been identified following the historic preservation fundamental principle that "a building that is utilized is better maintained than a building that remains unused." The landscape around these buildings has already been modified and would be maintained as at present. Properties within this subzone include the red maintenance building, the education center (Taylor house), the visitor center/headquarters property, and the block containing the Moore, Cantwell, Jones, and Walker houses (the Alexander house on that block is not within NPS ownership but is rented and maintained by the National Park Service in the same manner as the other houses).

The preservation scenic easement subzone includes those lands in Johnson City primarily south of Town Creek within the legislated boundary. If the park acquires an easement on this property, the owner would be expected to manage it in keeping with this subzone.

Within the park development zone are four subzones: administrative development, educational/interpretive development, residential development, and landscape management area. The administrative development subzone includes those areas that are not historic and have been designated for a maintenance or a park visitor staging area purpose (the area south of the settlement across Town Creek known as the "back 40" and the Smith house site).

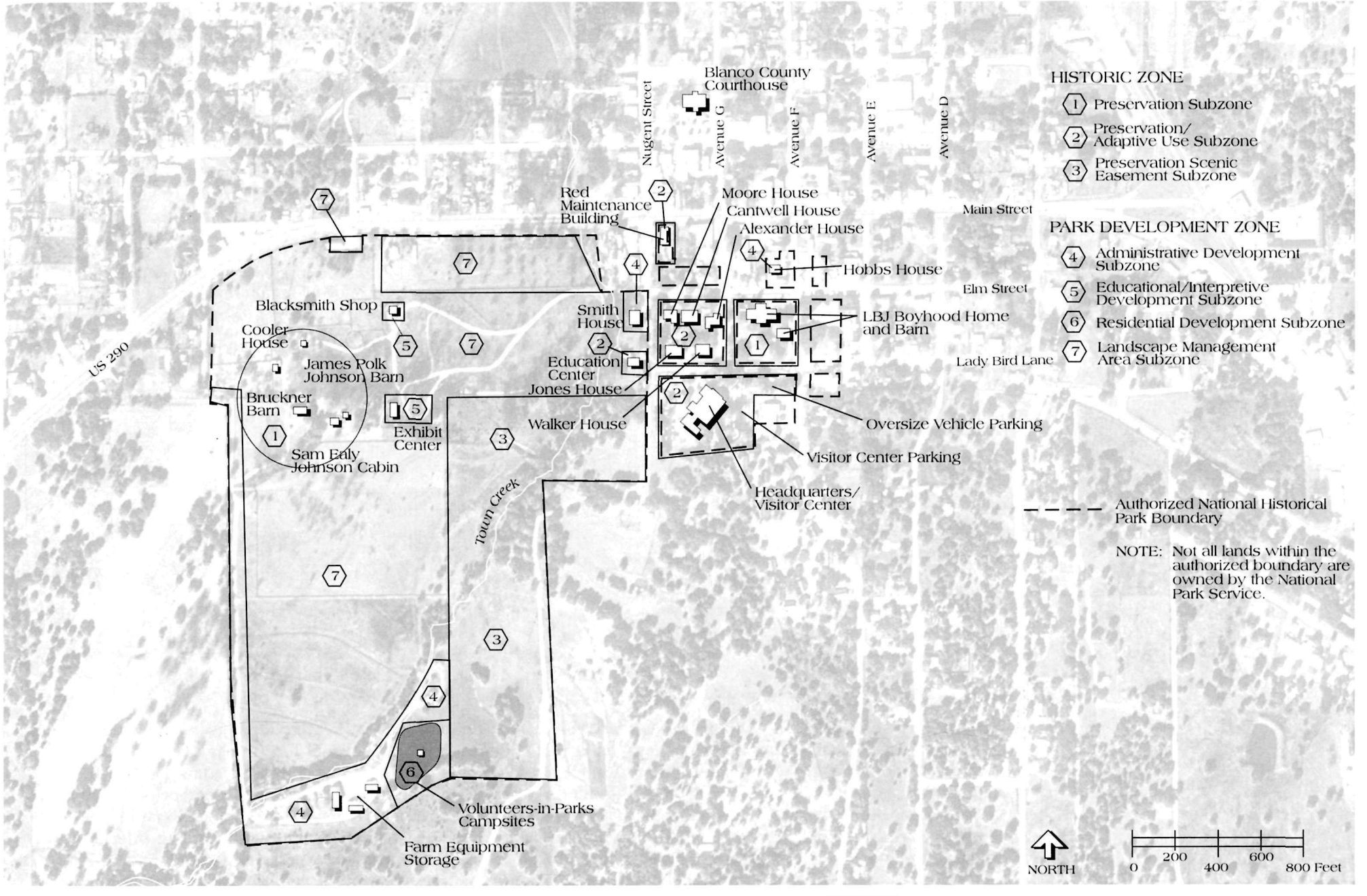
The educational/interpretive development subzone includes the exhibit center at the settlement. Although the exhibit center is not a historic structure, it is integral to the interpretation of the settlement.

The residential development subzone encompasses that area within the back 40 that provides accommodation for Volunteers-in-Parks (VIP) recreational vehicles (RVs).

The landscape management area subzone includes those portions of the settlement that would be managed either for better visitor understanding of the historic landscape or as a backdrop for the historic structures at the settlement. Several additions to this subzone would occur if the park acquires the Masonic Lodge property and the Cox tract.

Several properties have not been zoned because they are not owned by the National Park Service and are not expected to be acquired. These properties are described in the later section on "Boundaries" and noted on the Management Zones – Johnson City District map.

**LBJ Ranch District.** Within the LBJ Ranch district the two zones have also been subdivided into subzones (see the Management Zones – LBJ Ranch District map). Under the historic preservation zone are the preservation and preservation/adaptive use subzones, the definitions for which are the same as given for the Johnson City district. The preservation subzone includes the Texas White House and grounds, the Secret Service command post and yard, the LBJ birthplace and immediate grounds, and the cemetery (the National Park Service does not own the cemetery but maintains it). Also included in the preservation subzone are the ranch lands that are managed as




# MANAGEMENT ZONES

## JOHNSON CITY DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

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they were from 1963 to 1973. Properties within the authorized boundary on which the National Park Service seeks to acquire a scenic easement would also be expected to be managed in keeping with this subzone.

The preservation/adaptive use subzone includes Klein's shop, the Martin barn, the hangar at the Texas White House complex, the Junction School, the Malechek house, the Bailey house, the cedar guest house, the Sam Ealy Johnson, Sr. farmstead, the show barn and pens complex, and the Texas White House poolhouse.

Within the park development zone are the administrative development and residential development subzones. The administrative development subzone includes the radio tower/big hay shed/"boneyard" site in the far northwest corner of the ranch, and the bus operation headquarters. If the Weinheimer tract is acquired as a site for a new bus maintenance facility in alternative 3, it also would be within this subzone.

The residential development subzone would encompass the existing Volunteers in Parks RV sites. If a new Volunteers in Parks RV site is developed near the radio tower/big hay shed/boneyard in alternative 3, it would replace the existing site. The existing site would then revert to the preservation subzone.

Properties within the authorized boundary but not to be acquired in fee by the National Park Service are envisioned as scenic easements. These properties are noted on the Management Zoning – LBJ Ranch District map.

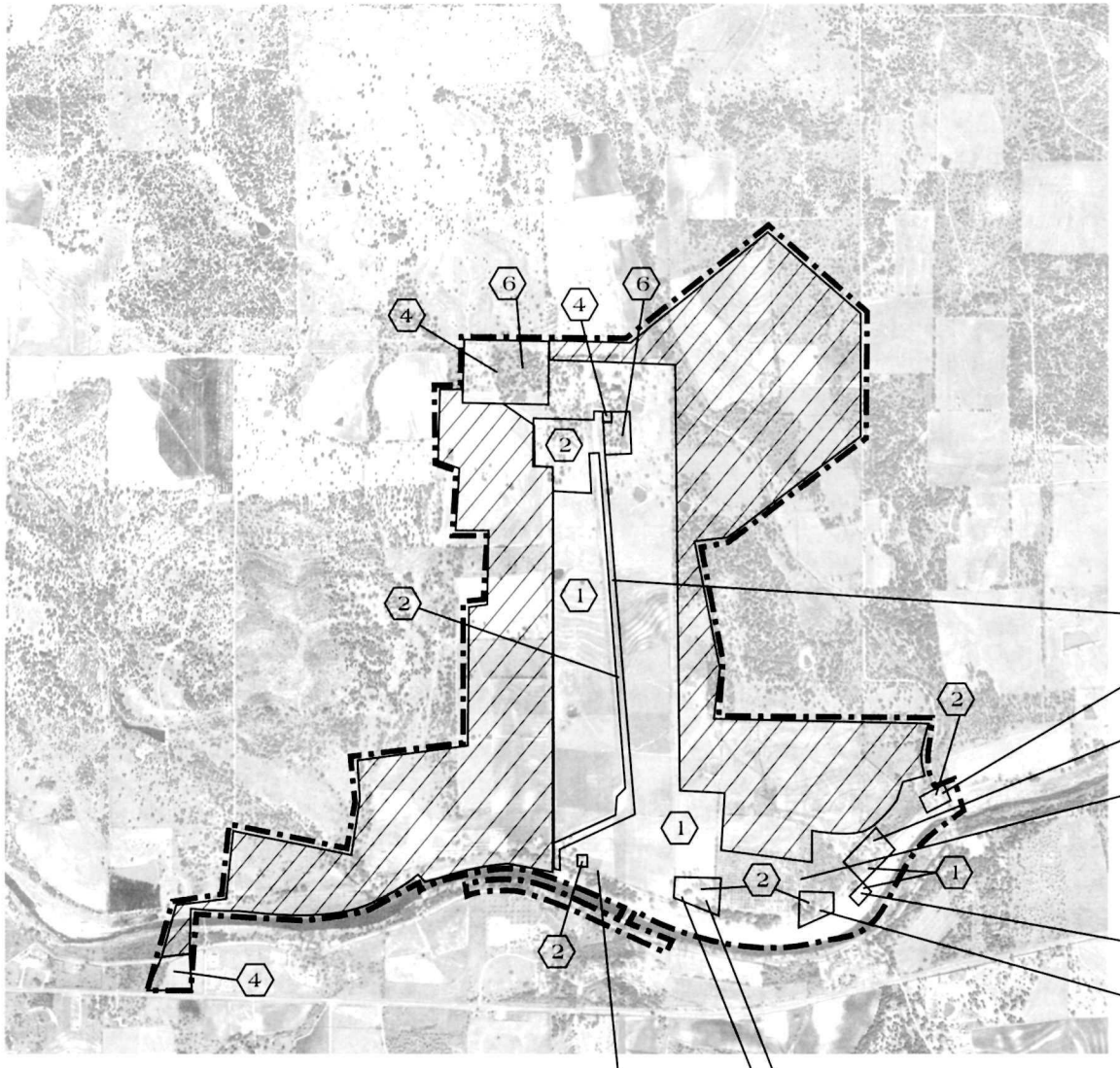
### Interpretation and Visitor Use

Lyndon B. Johnson National Historical Park currently uses a variety of interpretive techniques to tell a very broad story. Unlike other historical parks that commemorate a specific event, the national historical park celebrates the life of the 36th president, beginning with the arrival of his ancestors to the area in 1856 and continuing to the present-day activities of Mrs. Johnson, who has become a significant figure in her own right. Each alternative discusses to what extent each of the interpretive techniques would be used.

### Interpretive Scenarios – Texas White House

At the present time it is not known what furnishings or family personal objects in the Texas White House would be turned over to the National Park Service in phase 2 (see earlier discussion on phasing). The following scenarios have been developed to help guide the planning for interpretation of the house.

**Limited Furnishings Remain.** The historic structural condition and appearance of the building's interior would be maintained. At a minimum, the president's office would be restored with original furnishings already in the park's collection. Visitors would access the building by guided tours with interpreters either leading the tour or stationed at strategic points within the building. Interpretive talks throughout the tour would attempt to describe the appearance of the structure's interior when the Johnson family occupied the building. Brief audio and video clips could introduce images and sounds from the Johnson period of occupancy. Exhibits could present brief text, graphics, and photographs depicting the family and official guests. Visitors would experience an empty house that echoes the voice of the interpreter but not the business of the president or the joys of the family that lived in the structure.




Authorized National Historical Park Boundary

Note: Not all lands within the authorized boundary are owned by the National Park Service.

HISTORIC ZONE

1 Preservation Subzone

2 Preservation/Adaptive Use Subzone

PARK DEVELOPMENT ZONE

4 Administrative Development Subzone

6 Residential Development Subzone

Scenic easement desired

NORTH

0 1000 2000 Feet

# MANAGEMENT ZONES

## LBJ RANCH DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

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**Only Gifts of State Remain.** The historic structural condition of the building's interior would be maintained. Visitors would access the building on guided tours interpreted primarily through personal service talks. Gift of state items and some furnishings already in park collections would be displayed in appropriate areas of the house to provide visitors a link through original objects to the people and events in the Texas White House. Visitors would experience a mostly empty house with a few original items that represent only one aspect of the complicated family life and government business that took place within the walls of the structure.

**Most Furnishings Remain.** The historic structural condition and appearance of the building's home interior would be restored or preserved as appropriate. Visitors would access the home and office of the president with interpreters. A talk presented prior to entering the home would welcome visitors and establish a basis for understanding and appreciating the significance of the building and of the original furnishings they are about to experience. The visitor experience would be characterized by educational, emotional, evocative, and experiential contact with original resources that link visitors to the Johnson presidency, the Johnson family, and the significance of both to the nation's past, present, and future.

### Boundaries

The national historical park does not own all of the lands inside the authorized boundary. However, some of the authorized but unowned lands lie within the park's viewshed. Development of these lands could significantly impact the viewshed and therefore the visitor experience. The park would work with neighboring landowners to acquire scenic easements (alternatives 2 and 3). Scenic easements are agreements between the landowner and the National Park Service that provide limits on development of the easement property as a means of protecting the park's setting. The easement agreement spells out what types of development could take place without affecting the viewshed. The easements could be purchased or donated in return for tax benefits. The park's updated land protection plan would reflect the proposals outlined in this general management plan.

### Partnerships

The Hill Country is experiencing a significant increase in population and popularity that is expected to continue. There is a considerable amount of planning being undertaken or soon to be undertaken in the immediate region, all of which could be beneficial to planning for the park. It is vital that the National Park Service become involved in these undertakings to ensure that park needs and issues are reflected in those plans.

The park is working with Johnson City as it develops its community master plan. Both the Stonewall and Johnson City communities are growing and that growth will impact the park. Johnson City is of particular concern because it provides city water, sewer, and street maintenance to the park. By working together both communities and the park would be better served.

The park has identified a number of potential partners — Lower Colorado River Authority, the LBJ Presidential Library, the Lady Bird Johnson Wildflower Center, the Texas State Park System, and economic development agencies from Fredericksburg, Austin, and San Antonio. These agencies can provide valuable expertise, funding, or knowledge that would be useful to the park.

The Lower Colorado River Authority is currently working on its regional strategic plan with actions that could affect the Pedernales River through the park. Other possible partners might include Southwest Texas State University, University of Texas, Texas A&M University, and University of Texas at San Antonio.

## ACTIONS COMMON TO ALL ALTERNATIVES

Although there are differences among the alternatives, several actions are common to all alternatives.

### General

The park would address the decline in visitation through improved interpretive programs, educational outreach, a park newsletter, and additional park events. Each alternative differs by level and amount of additional programs, outreach, and special events that would be undertaken. Alternative 1 would focus mainly on refinements to existing programs and events, while alternatives 2 and 3 would expand the quality of existing programs and add new programs, expand outreach, and develop new park-related events. New programs and events described in alternatives 2 and 3, along with the opening of the Texas White House to the public, would likely increase visitation.

The park's educational outreach programs to surrounding communities and efforts to increase park visibility through regional, state, and national initiatives would continue. Each alternative differs in the scope of its outreach, with alternatives 2 and 3 incrementally expanding the coverage beyond the local communities.

All historic structures or features that were existing at the ranch prior to the death of Lyndon B. Johnson would be preserved because they are part of the cultural landscape. Uses for those structures not important to the interpretive story of the national historical park have been identified. These structures would continue to function as part of a working ranch and would be maintained and protected to an appropriate level. In addition, all historic park structures in Johnson City would be preserved; those not important to the interpretation of Lyndon B. Johnson would be maintained, protected, and used for park purposes.

All landscape restoration would be accomplished in accordance with a cultural landscape report and would be subject to considerations of feasibility, appropriateness, and practicality.

All items accessioned into the park's museum collections and archives would be fully protected and preserved for future study, interpretation, or use. The archival and museum collection would continue to be exhibited or stored in appropriately controlled environments, to ensure adequate protection against accidents, theft, atmospheric elements, insect infestations, and vandalism.

The park's educational outreach programs to surrounding communities and efforts to increase park visibility through regional, state, and national initiatives would continue.

Efforts to work with city, state, and regional entities to improve site access and visibility would continue. The intensity of activity varies in each alternative.

IN THE RUGGED HILL COUNTRY . . . 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,
*LBJ: IMAGES OF A VIBRANT LIFE*

The park's current cooperative relationship with the Lyndon B. Johnson State Historical Park would be enhanced wherever possible.

All facilities (e.g., structures, trails, buses) would be evaluated for accessibility. The impacts on historic resources that may be altered for accessibility would be mitigated to the fullest extent possible, or if the resources cannot be altered, a comparable visitor experience would be provided. All new facilities would be designed for universal accessibility.

### Johnson City District

The park would continue to work with Johnson City in all matters of mutual interest such as the city's master plan, signs, 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.

The park would continue its efforts to acquire several small tracts of land in Johnson City within the park boundary that resulted from survey errors. Acquisition of these isolated, undevelopable pieces of land would ensure their maintenance and preclude any future administrative difficulties.

The practice of prescribed burns to establish and maintain presettlement conditions would continue.

Appropriate livestock such as Texas longhorns would continue to be grazed at the settlement as a part of the interpretation and landscape management of the site.

Roads throughout the settlement would be maintained unless deemed unnecessary for maintenance or visitor access.

### LBJ Ranch District

The national historical park would maintain its easement through the English Park.

The historic landscape of the LBJ Ranch would be preserved.

The present management of the genetic characteristics of the cattle herd would be adhered to in accordance with the recommendations of a report by Texas A&M University.

Use of the Malechek house would continue subject to life estate restrictions and would then revert to park adaptive use.

The Jordan and Johnson dams would be maintained in accordance with NPS management guideline, NPS-40, "Dams and Appurtenant Works: Maintenance, Operations, and Safety."

A gate would be installed across Park Road 49 at the Junction School to secure after-hours' access to the ranch (phase 2).

Joint use of the hangar at the Texas White House would end (phase 2).

## ALTERNATIVE 1: NO ACTION

### Concept

The no-action alternative describes the baseline to which all other alternatives are compared. It outlines what would happen if the current funding levels were maintained and the management, interpretation, and maintenance also stayed the same. Although it is possible that the no-action alternative could become the selected alternative, it is rarely the case, based on NPS planning experience, because it does not adequately address the issues identified. Of most concern would be the inability for the general public to visit the Texas White House.

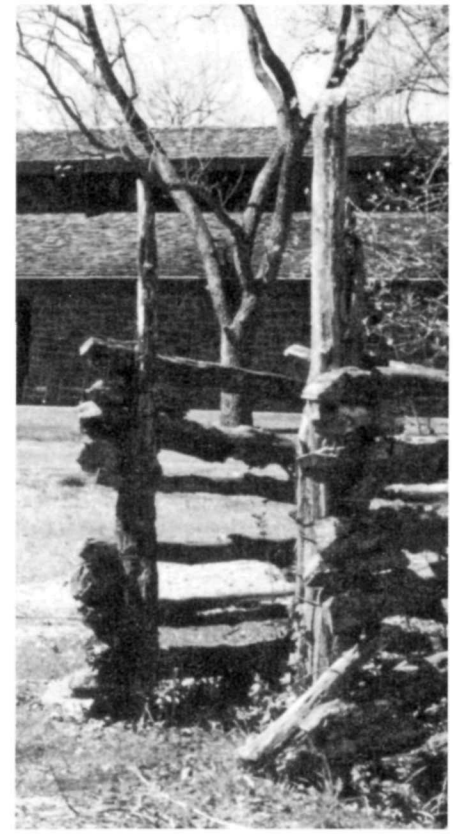
### Goals

The current condition does not meet the objectives of the national historical park's mission goals — as described in part one of this document as well as in the park's 1997 *Strategic Plan*. Rather, it provides the baseline to which the goals are compared.

**Goal #1** – The national historical park does not currently meet the objective of this mission goal, but it is in the process of identifying partners and ways of working with those partners to encourage the preservation and maintenance of the cultural and natural environments of the Hill Country. The park is also placing emphasis on the collection of data required by NPS policy that would contribute to the needs of those partners. However, fiscal and personnel constraints force the park to focus on meeting the requirements of applicable laws and NPS policies and hampers the park's ability to fully realize this goal.

**Goal #2** – The national historical park is moving toward identification of resources that provide visitors with a better understanding of the Johnson life and legacy. It is beginning to develop a network of national, state, local, and private entities that would cooperate in providing a "backbone" for regional tourism based on the former president. However, the park currently has only minimal resources to work toward this goal.

**Goal #3** – The national historical park is trying to refocus its energies to continue a leadership role within the Intermountain Region of the National Park Service while trying to partner with other agencies, state, and private groups to maximize the telling of the Johnson story and to preserve and protect the very resources upon which that story depends.



### Interpretation and Visitor Use

Currently yearly visitation to the national historical park is approximately 140,000 visitors. Visitation figures for the ranch (approximately 75,000 visitors) are based on the bus ticket count. Visitation figures for Johnson City (approximately 62,000 visitors) are less accurate because some visitors do not check in at the visitor center. However, the trend over the last 10 years has been a decline in visitation. The park would continue to upgrade and improve the way that it does interpretation. Improved programs give visitors a reason to return and draw word-of-mouth attention to park programs. However, current staffing and funding levels would limit the park's

ability to increase the number or frequency of new programs that could be implemented; thus, visitation likely would continue to decline.

All primary interpretive themes are currently presented providing visitors with a basic understanding and appreciation of Johnson's life and legacy. Secondary themes enhancing visitor experience are presented mainly through occasional personal contact with a ranger or Volunteers in Parks, or through nonpersonal media such as exhibits, brochures, or film.

Facilities are open on a regular basis during the heavy visitor season in the spring and more intermittently the rest of the year based on staffing availability. Visitors receive formal orientation to the park at the visitor center in Johnson City and at the state historical park's visitor center. Ranger- or Volunteers in Parks-led interpretive programs occur in both districts, and special events are held throughout the year. As new programs are developed by the park, other programs must be reevaluated and staffing reallocated to accommodate new programs.

The park has developed one historic structure in Johnson City into an education center where park staff work with school groups of various ages to provide them with an understanding of history of the Johnson family and presidency. A lack of staffing has hampered the full use of this facility.

A more in-depth description of current interpretation and visitor use and experience at Lyndon B. Johnson National Historical Park is included in the "Affected Environment" section of "Part Two: Environmental Analysis."

HE ALWAYS WANTED TO KNOW

THE HUMAN CONSEQUENCES.

"WHAT DOES IT MEAN TO

PEOPLE?", HE WOULD ASK.

WALTER HELLER
*LBJ: IMAGES OF A VIBRANT LIFE*

### Facility Development and Maintenance

**Johnson City District**. All historic structures within the Johnson City District have been preserved. These structures represent several periods of significance. The structures important to the interpretive story have been restored to represent those periods most appropriate to their interpretation. Historic structures not a part of the interpretive story have been preserved and rehabilitated to serve various park functions. There would be no change in the level of maintenance for these structures.

The landscape of the boyhood home is maintained as it was when it was given to the park. The landscape of the Sam Ealy Johnson, Sr. cabin and outbuildings is maintained in grass pending recommendations of a proposed historic landscape study. The current level of landscape maintenance would continue.

The maintenance shop is in the red maintenance (Withers-Spaulding) building, which has a small outdoor storage yard/vehicle parking area. A larger storage area and covered storage facility is in the area south of Town Creek below the settlement referred to by the park as the back 40. These facilities would remain unchanged.

Also in the back 40 is the Volunteers in Parks campground where park volunteers who sign up for an extended period of time can park their RV. This area is equipped with concrete pads for parking, sewer hookup, water, and clothes washing facilities. No additions or changes to this area would be made.

The nonhistoric Smith House, which is currently in a deteriorated state, would be removed.

Although the authorized boundary is larger than what is actually owned, the park would not actively seek to acquire the Masonic Lodge, Cox tract, or the Alexander house in Johnson City. Likewise, the park would not seek to purchase an easement on the property along Town Creek south of the settlement as a visual buffer against future development. Instead, the park would continue to work with adjacent landowners and the city to ensure that visual buffers would be provided as part of any development of the properties.

There would be no change in road maintenance or livestock grazing within the settlement.

**LBJ Ranch District.** As in the Johnson City district all historic structures are being preserved. Some structures, such as the Junction School, Bailey house, and the Sam Ealy Johnson, Sr. farmhouse, have been "mothballed" to preserve them as a valuable part of the historic landscape and to allow for future use. Klein's shop in the Texas White House complex has been rehabilitated as the ranch district maintenance facility. The former White House communications building (and fertilizer shed) has been converted into the bus maintenance garage and ranch district offices. The communications trailers are in a deteriorated state but are being preserved as a valuable part of the historic landscape and the Texas White House story although their condition does not allow their interiors to be opened to the public. The park would continue to maintain these buildings at current levels.

The ranger office in the H.A. Jordan storage shed/workshop would eventually be rehabilitated to better accommodate that function.

The Texas White House would undergo thorough evaluation by the National Park Service, and measures would be undertaken to arrest deterioration. However, only preventive maintenance would be performed. No rehabilitation of the structure's interior would be undertaken to prepare it for visitors or exhibits.

The Texas White House complex, including the Martin barn, LBJ hangar, and poolhouse, would be maintained as important features of the ranch landscape.

The show barn would be maintained as an important stop on the bus tour. A Volunteers in Parks campground has been developed near the north airplane hangar. It would be maintained and the utilities eventually upgraded.

At the north end of the ranch near the historic radio tower, the ranch district has a storage area for farm equipment and supplies and a curatorial storage structure. There would be no changes in use or maintenance.

Ranch lands would continue to be maintained in accordance with current NPS policies and procedures to look essentially as they did during the president's lifetime. No scenic easements would be purchased, rather the national historical park would work with neighbors to minimize the impact of any changes in use or development within the authorized boundary but not within NPS ownership.

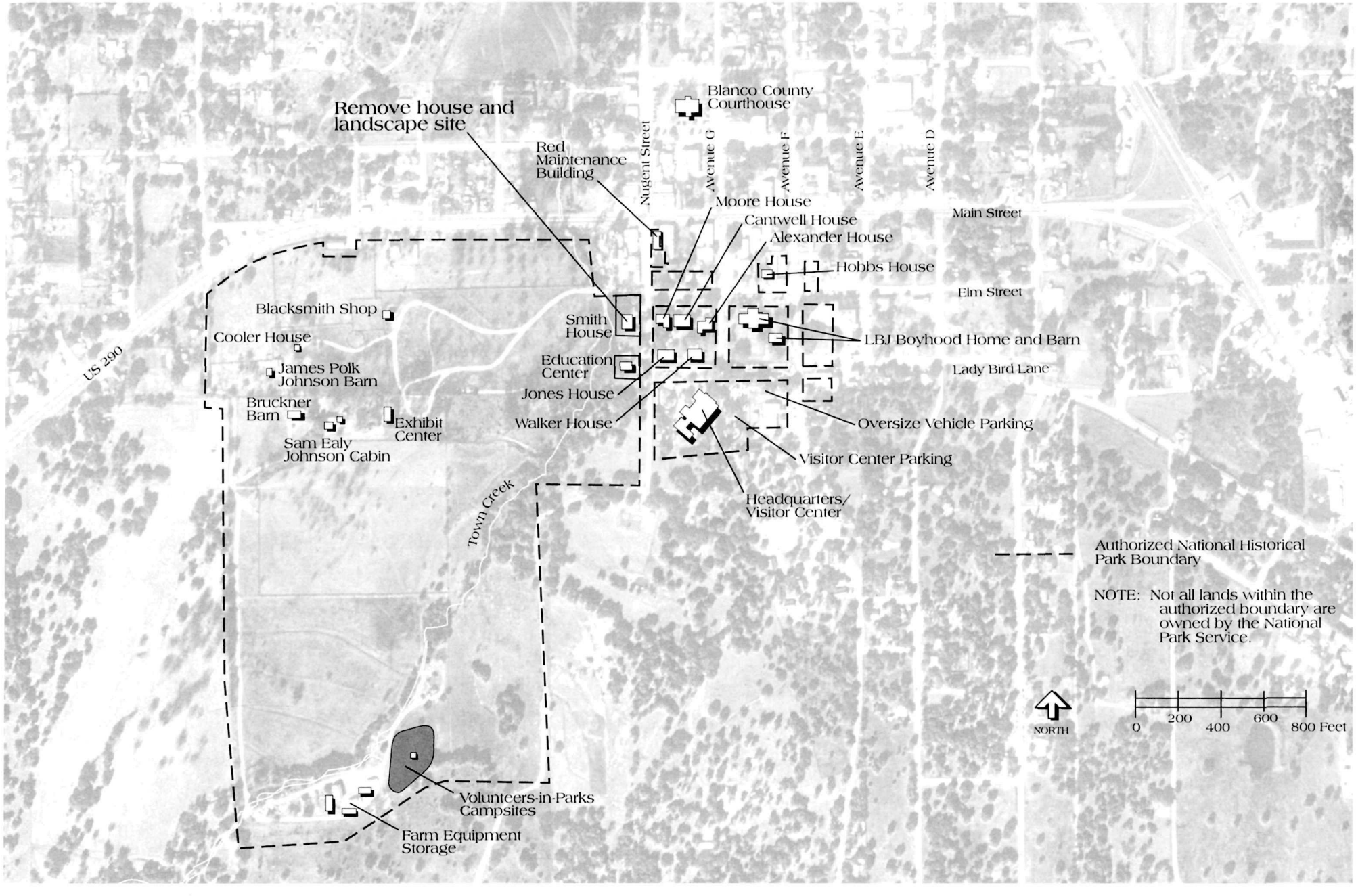
**Plan Implementation**

This alternative reflects the current park staffing and is not reflected in the park's 1997 *Strategic Plan*. This level would not allow for any expansion of educational or visitor outreach beyond what could be accomplished by current staff. There would continue to be a heavy reliance on brochures, films, and other media.

The estimated development cost of implementing alternative 1 is $91,000 (see appendix C for a breakdown of costs).

## TABLE 1: STAFFING REQUIREMENTS AND COSTS - ALTERNATIVE 1 (NO ACTION)

| FUNCTION | CURRENT STAFF |
|---|---|
| Superintendent | 2 permanent |
| Administration | 6 permanent |
| Facility Management | 23 permanent<br>12 seasonal |
| Interpretation and Resource Management | 23 permanent<br>9 seasonal |
| Operations and Maintenance Cost (based on current staff) | $2,669,000 |

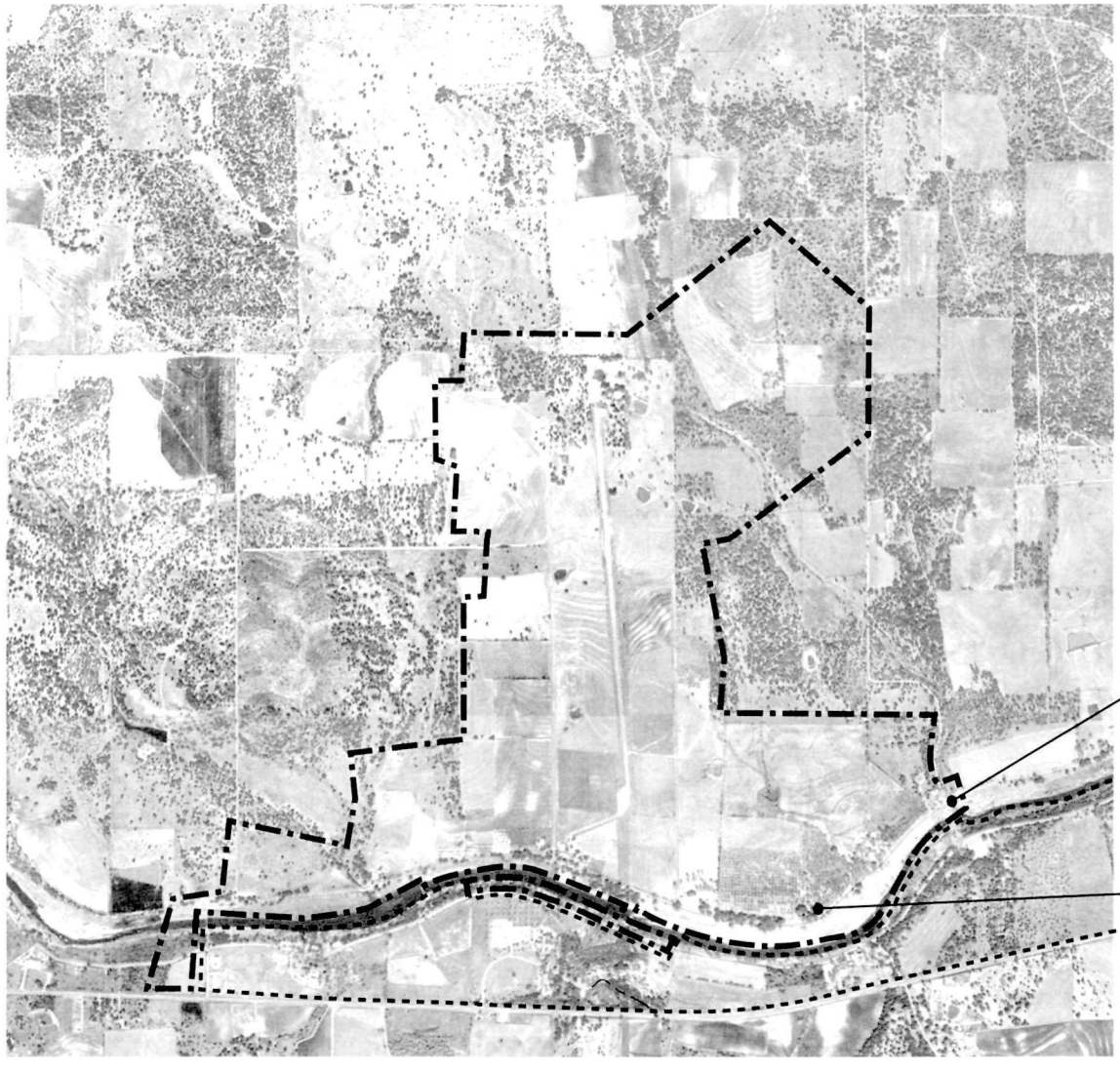



# ALTERNATIVE 1

## JOHNSON CITY DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service
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Authorized National Historical Park Boundary

Note: Not all lands within the authorized boundary are owned by the National Park Service.

State Historical Park Boundary

Install gate across Park Road 49 at Junction School (phase 2)

Rehabilitate Tile House Ranger Office

NORTH

0 1000 2000 Feet

# ALTERNATIVE 1

## LBJ RANCH DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

DSC • MAR 98 • 447 • 20020

## ALTERNATIVE 2: MINIMUM REQUIREMENTS

### Concept

Alternative 2 is characterized by small, incremental changes in everyday maintenance, interpretation, and administration of the park. It raises the level of site maintenance and preservation, provides additional personal services for interpretation, modestly expands educational outreach to the local community, and provides the additional staff necessary to prepare the Texas White House for opening to the public and interpretive and protective staff to make a limited schedule of visitation possible.

### Goals

This alternative meets the objectives of the national historical park's long-term goals — as described in part one of this document as well as in the park's 1997 *Strategic Plan* — for the following reasons:

**Goal #1** – It meets the objective of this goal because it addresses the need to partner with other agencies and organizations to protect and maintain the natural environment and cultural resources of the Hill Country. It also places emphasis on the collection of data required by NPS policy that would contribute to the needs of those partners.

**Goal #2** – It meets but does not exceed the objective of this goal because it does not substantially increase the amount of personal services that the park provides nor does it significantly increase the amount of special programs or outreach over the present.

**Goal #3** – It minimally meets the objective of this goal because it allows the park to acquire additional staff to focus resources on internal NPS initiatives and oversee additional Volunteers in Parks personnel.

### Interpretation and Visitor Use

All primary interpretive themes would be presented to provide visitors with a basic understanding and appreciation of Johnson's life and legacy. Secondary themes that enhance visitor experience would be presented through personal and nonpersonal media to meet increasing visitor needs to the extent funding and staff allow.

The interpretive program would not change for the foreseeable future. Facilities would be open on a regular basis, as staffing is available. Visitors would continue to receive formal orientation to the park and ranger led interpretive programs. There would be some expansion of current programs to meet increased needs, but no new program initiatives would be undertaken. Nonpersonal services such as wayside exhibits, site bulletins, brochures, and audiovisual media would be used to supplement personal services throughout the park. Education and outreach programs would be fostered and expanded in the community. The current positive relationship with the Southwest Parks and Monuments Association (SPMA) would continue and other partnerships would be sought.

I HAVE NEVER FOUND A MAN SO DEEPLY INFLUENCED BY HIS FAMILY AND SO STEEPED IN HIS ANCESTRY AS LYNDON B. JOHNSON.

BELA KORNITZER
*HISTORIC RESOURCE STUDY: LYNDON B. JOHNSON NHS*

In phase 1 the visitor would not likely be aware of changes to the interpretive program in Johnson City or at the ranch. The park staff would upgrade and improve its programs, but those changes would likely be refinements in program scheduling, frequency, and quality of interpretive talks and special programs, and additional brochures and handouts. However, in phase 2 the Texas White House would be open on a limited basis, which would cause the park to change how it does interpretation at the ranch. It is expected that visitation to the ranch would increase considerably with the opening of the Texas White House, while initially decreasing the number of visitors to Johnson City as visitors focus on seeing the ranch house.

**Johnson City District.** Interpretive programs at the Johnson City district would continue as at present. Current staffing levels could provide adequate orientation and information in the visitor center. Interpretive media would include films, exhibits, and audio stations. The SPMA sales outlet would remain in full operation. Regularly scheduled ranger-led tours of the boyhood home would be conducted daily. A continuing but limited calendar of special events, lectures, and educational and outreach activities would be conducted in the district.

The Johnson settlement would be open daily. Costumed interpreters, whether staff or Volunteers in Parks, would oversee the site. There would be limited interpretive demonstrations as staffing permits. Occasional special events would be held to celebrate events and to encourage visitors to return to the park. Interpreters would be supplemented by new site bulletins that describe interesting facets of settlement life. A park bus would continue to bring visitors to the settlement on special occasions or on very busy days. Access to the settlement would remain primarily by foot but visitors with disabilities would continue to be allowed to drive into the settlement area as far as the exhibit center.

**LBJ Ranch District.** Interpretation at the LBJ Ranch district would be maintained at current levels. The cooperative arrangement between the state and national historical parks would continue. Both parks would continue to seek package tours to increase visitation. NPS interpretive lectures would be given occasionally as staffing permits at the state historical park's auditorium building. Daily bus tours and a calendar of special events, lectures, exhibits, and educational activities would continue.

The interpretive bus tour operation with interpretive fee collection would continue on a regularly scheduled basis. The bus would gather visitors at the state historical park and bring them to various stops in the LBJ Ranch district (Junction School, birthplace and cemetery, Texas White House complex, show barn) with interpretive talks given on the bus. Restricted visitor access in the core area of the Texas White House would continue.

Interpretive exhibits at the show barn would be upgraded, but personal services would remain limited at this site. Special events and education program activities would be continued at the show barn. Wayside exhibits and brochures would provide nonpersonal interpretation between the Junction School and the east gate to the Texas White House.

In phase 2, once security needs were no longer a consideration, the bus tour would become a shuttle system with designated stops where visitors could exit the bus to explore the historic sites then get on another bus and continue their tour. The Texas White House would be opened for visitation; visitors would also have limited access to other historic features of the Texas White House complex such as the Secret Service command post, the hangar, the Martin barn, and grounds. Rangers would be stationed at various locations to assist visitors and to provide interpretive talks. Under this alternative, there would be a need for increased staffing after the Texas White House is opened and the Secret Service has left.

### Facility Development and Maintenance

**Johnson City District.** The appearance of the park would not change much from the way it looks today. The level of maintenance on buildings and landscape would be the same as at present. No attempt would be made to restore the grounds around the boyhood home or the Johnson cabin to a more historical appearance.

The red maintenance building would continue to be used for maintenance operations. The nonhistoric Smith house, which is in very poor condition, would be removed and the site landscaped. The nonhistoric Hobbs house would continue to be maintained for storage purposes.

The park would seek to acquire two sites along U.S. Route 290: the Masonic Lodge and the Cox tract. The park would also seek to acquire the historic Alexander house. The park would not seek to purchase an easement on the property along Town Creek south of the Johnson settlement as a visual buffer unless future development south of the park became a reality or the integrity of the settlement's southern viewshed was compromised. The park would first try to work with neighbors and the city to ensure that visual buffers become a significant part of any development of the property.

**LBJ Ranch District.** The park would continue to provide access to the ranch using the current bus system with onboard interpreter. However, in phase 2, the bus system would become a "shuttle" system with buses continually circling from stop to stop and passengers boarding and disembarking at their leisure. Limited interpretation would be provided on the shuttle.

The Junction School would be stabilized but not open to the public. An entrance gate would be constructed near the school to secure access to the ranch. The growth of wildflowers along Park Road 49 would be encouraged and maintained as a part of the continuing legacy of Mrs. Johnson.

The Bailey and H.A. Jordan storage shed/workshop would be rehabilitated for park administrative needs.

The show barn would be maintained as an important stop on the bus tour with both upgraded office space and exhibits. Minor improvements would be made to the bus barn. Utilities at the Volunteers in Parks trailer site would be upgraded.

Ranch lands would continue to be maintained in accordance with current NPS policies and procedures to look essentially as they did during the president's lifetime. Scenic easements would be acquired, wherever possible, for those properties within the authorized LBJ Ranch boundary but not within NPS ownership to ensure that the visual impact of any development within those easements would be minimal.

Development concept plans and design guidelines for the LBJ Ranch district would be required.

In phase 2, the Texas White House would be evaluated, stabilized, and preserved and subsequently opened to the public for interpretation.

Also in phase 2 the maintenance operation would be moved to a new structure in the vicinity of the communications tower on the north side of the ranch. Klein's shop would become a visitor contact/holding facility for tours of the Texas White House. The communications trailers would be stabilized to prevent deterioration. The Martin barn, hangar, and poolhouse would be adaptively used and maintained as important features of the LBJ Ranch landscape.



YELLOW BITTERWOOD

**Plan Implementation**

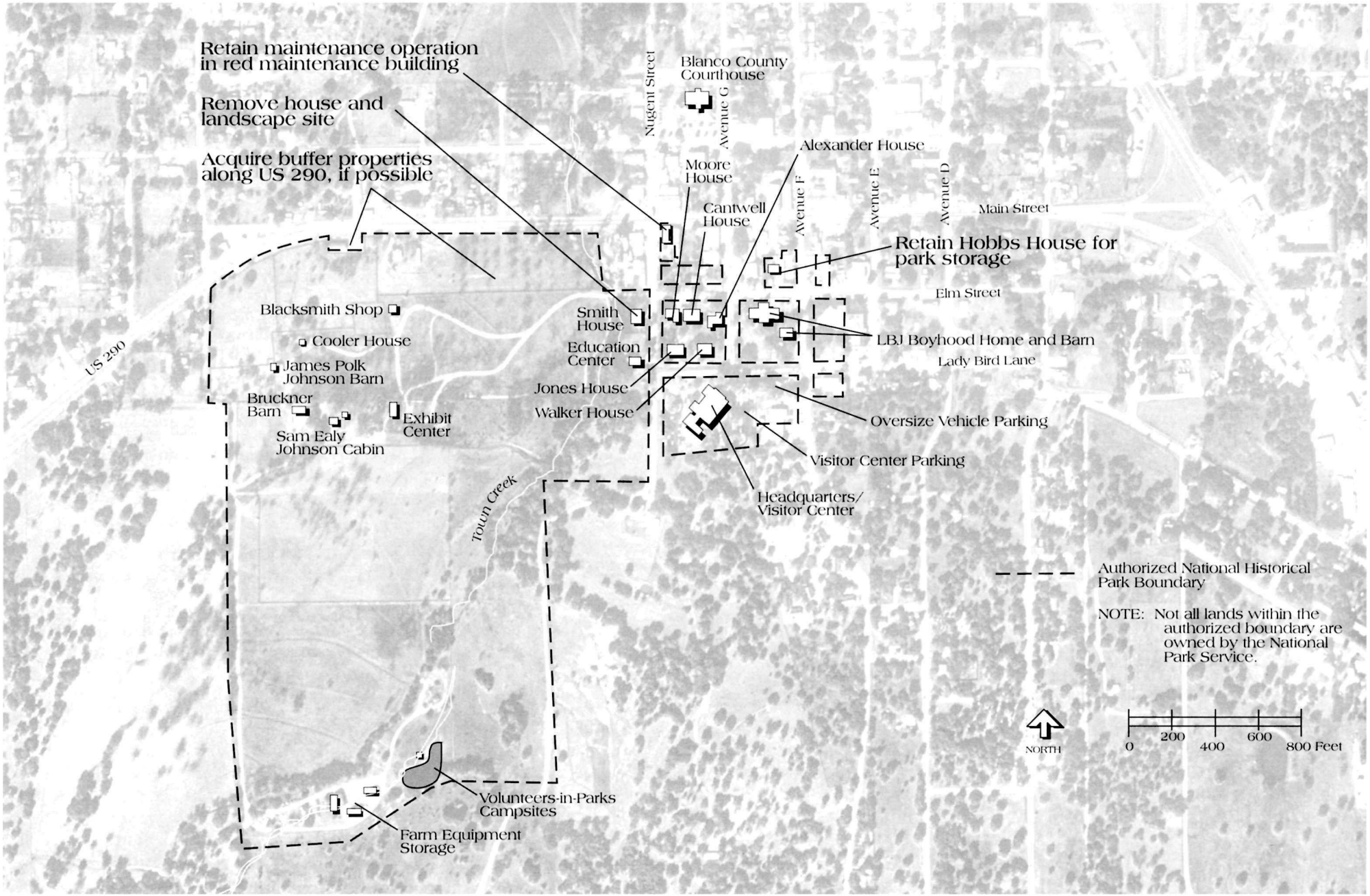
This alternative identifies a need for gradual increases in permanent NPS and volunteer staff as outlined in the park's five-year *Strategic Plan*. These increases would make it possible to supplement the programs and interpretation currently being provided with additional staff and by the production of improved media such as newsletters, brochures, and site bulletins. The park would be better able to focus its staff where needed.

The estimated development cost of implementing alternative 2 is $3,757,000 (see appendix C for a breakdown of costs).

## TABLE 2: STAFFING REQUIREMENTS AND COSTS- ALTERNATIVE 2 (MIMINUM REQUIREMENTS)

| FUNCTION | CURRENT STAFF | ADDITIONAL STAFF |
|---|---|---|
| Superintendent | 2 permanent | |
| Administration | 6 permanent | 1 GS-7 property clerk |
| Facility Management | 23 permanent<br>12 seasonal | 1 WG-8 maintenance worker<br>1 WG-3 laborer<br>1 WG-5 maintenance worker*<br>1 WG-3 custodian** |
| Interpretation and Resource Management | 23 permanent<br>9 seasonal | 1 GS-9 museum assistant<br>1.5 GS-9 interpreters<br>.5 GS-9 PIO assistant<br>2 GS-9 education assistants<br>2 GS-9 interpretive rangers*<br>2 GS-9 protection rangers* |
| Operations and Maintenance Cost (based on current staff) | $2,669,000 | |
| Additional Operations and Maintenance Cost (based on increased staff) | $2,669,000 | $375,800 – Phase 1<br>$297,100 – Phase 2*<br>$672,900 |

** In phase 2, additional staff would be needed for the Texas White House complex.*



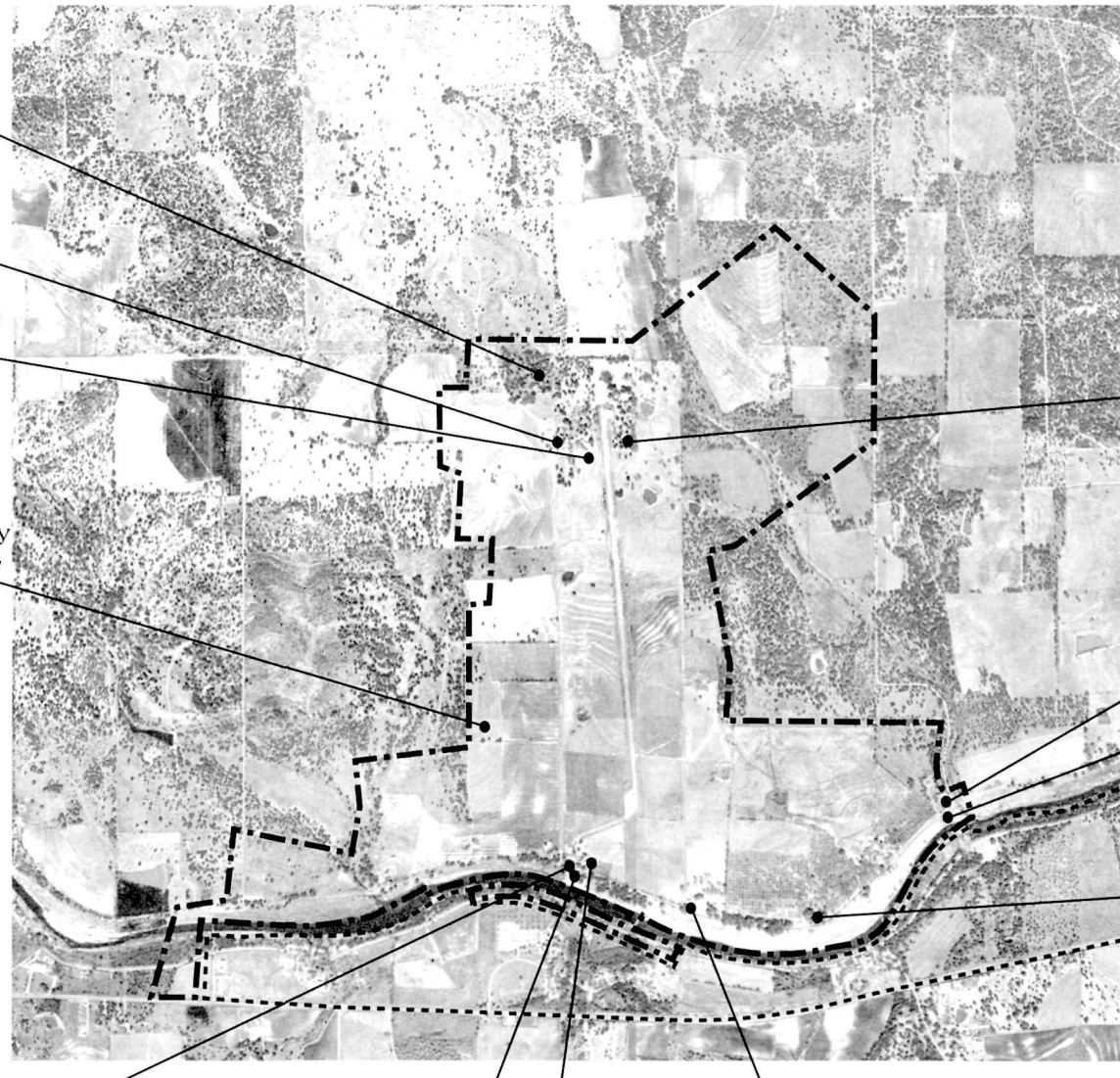

# ALTERNATIVE 2

## JOHNSON CITY DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

DSC • MAR 98 • 447 • 20028



Relocate ranch maintenance operations to new facility (Phase 2)

Make minor improvements to bus barn

Upgrade show barn office space and exhibits

Acquire scenic easements within authorized boundary from adjacent landowners, if possible

Authorized National Historical Park Boundary

Note: Not all lands within the authorized boundary are owned by the National Park Service.

State Historical Park Boundary

Upgrade Volunteers-in-Parks site and utilities

Stabilize Junction School

Install gate across Park Road 49 at Junction School (Phase 2)

Stabilize/preserve Sam Ealy Johnson, Sr. farmhouse; rehabilitate tile house

Remodel Klein's shop as visitor contact orientation station and restrooms (Phase 2)

Evaluate, stabilize and preserve Texas White House (Phase 2)

Stabilize historic communications trailers and communications equipment

Rehabilitate Bailey house

NORTH

0 1000 2000 Feet

# ALTERNATIVE 2

## LBJ RANCH DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

DSC • MAR 98 • 447 • 20021

## ALTERNATIVE 3: PROPOSED ACTION

### Concept

This alternative significantly expands the park operations, maintenance, and interpretation levels. It greatly increases park outreach to the region and allows the public much greater access to the Texas White House. This alternative is the National Park Service's preferred course of action at this time.

Alternative 3 depends heavily on construction of a new combination bus maintenance facility/interpretive ranger office south of the Pedernales River. This new facility would allow the ranch maintenance and ranch operations to move into the bus maintenance facility and a visitor contact station to be installed in Klein's shop. Without this new facility, none of the other operations could be moved and this alternative could not be implemented. All facets of visitor interpretation and transportation would be affected.

### Goals

This alternative fully meets the objectives of the national historical park's long-term goals — as described in part one of this document and in the park's 1997 *Strategic Plan* — for the following reasons:

**Goal #1** – It provides for partnering with other agencies and organizations to protect and maintain the natural environment and cultural resources of the Hill Country. It places emphasis on the collection of data required by NPS policy that would contribute to the needs of those partners. It provides adequate staff to make partnering possible.

**Goal #2** – It makes additional staff and financial resources available to increase personal services within the park and to increase special programs and outreach.

**Goal #3** – It provides the additional resources necessary to accomplish internal NPS initiatives and assist other parks and it allows the park to more fully use Volunteers in Parks to accomplish the kinds of programs that the park has had to curtail because of a lack of staff and funding.

### Interpretation and Visitor Use

Interpretive programs and facilities throughout the park would present all primary and many secondary interpretive themes to enhance the visitor experience. Visitors would find opportunities to participate in a range of orientation, education, and interpretive activities for differing levels of interest, understanding, and sophistication. They would be able to explore the park's diverse resources, visualize the setting associated with the historic time period interpreted, and identify with the experience and feelings of personalities who historically lived at or visited this site. They would have access to accurate, balanced, and in-depth information about Johnson's life and legacy.

The interpretation would be designed to significantly increase the number of repeat visitors who return to the park for additional programs and special events. The return of the wagon transport in Johnson City and the opening of the Texas White House is expected to create considerable interest initially in visiting the park, and the variety and number of new programs and events would continue to bring visitors back. The improved park experience and greater outreach programs would enhance the park's position within the crowded tourism market of south-central Texas and would be expected to substantially increase visitation at both the Johnson City and LBJ Ranch districts.

**Johnson City District.** All facilities in this district would be open on a daily basis. Additional interpretive staff (up to 14 FTEs) would provide creative, well-researched, high-quality interpretive programs. The visitor center would function as it does now, but with extended emphasis on children's interpretation, lectures, and additional interpretive presentations on a variety of topics.

Ranger-led tours of the LBJ boyhood home would continue to be provided daily on a regularly scheduled basis. Education program opportunities would be expanded to educational institutions and schools throughout the region.

Significant improvements in interpretive opportunities would be implemented at the Johnson settlement. Interpretation would be expanded to provide costumed interpreters at the cabin and chuckwagon on a daily basis. A wagon would be used to provide transportation for visitors from a staging area (the Smith house site) outside the historic area to the exhibit center, and to set the mood for the costumed interpretive program.

NO MAN, ALL THE CYNICAL STEREOTYPES TO THE CONTRARY, EVER MORE VOLUNTARILY GAVE UP POWER IN AN EFFORT TO BRING REUNION TO HIS COUNTRY.

WILLIAM S. WHITE,
*LBJ: IMAGES OF A VIBRANT LIFE*

**LBJ Ranch District**. Cooperative arrangements with the Lyndon B. Johnson State Historical Park and the Southwest Parks and Monuments Association would remain positive and strong with increased dependence on each organization to share in the responsibility of effectively presenting both parks' stories in all interpretive programs and materials when feasible. The cooperative arrangement between the state and national historical parks would be expanded to include cooperation/assistance with exhibits and interpretation and better overall integration of programs. Both parks would work together to encourage package bus tours from around the region and country.

Interpretation at the show barn would be expanded to include personal services, exhibits, and audiovisual productions. There would be an upgrade of exhibits in the barn as well as a display of historic farming and ranching equipment. There would also be an increase in special events and education programs.

In phase 2, new interpretive stops would be added at the Junction School and the Texas White House. Interpretive staff located at each site would explain the significance of that particular resource. For visitors who prefer to see the site on foot, an interpretive trail would be located between the Junction School and the birthplace and on to the east gate. Adaptive reuse of the Junction School would provide interpretive opportunities for visitors through exhibits and facilities for education programs.

In phase 2, the Texas White House complex would become the focal point of the interpretive program at the LBJ Ranch. Visitors would also have access to several other historic features of the Texas White House complex. The Secret Service command post would be restored and interpreted. The airplane hangar would become a flexible exhibit area with multipurpose space for interpretive programs, audiovisual presentations, lectures, and films.

The Martin barn would contain exhibits relating to early agricultural history on the LBJ Ranch. Klein's shop would be used as a visitor contact station with a limited SPMA sales area and restrooms.

### Facility Development and Maintenance

**Johnson City District.** Although the park would not look substantially different than it does today, some changes would be noticeable. The level of maintenance on buildings and landscape would be higher than at present. A cultural landscape report would determine the feasibility and desirability of restoring the landscapes of the Johnson cabin and the boyhood home to a more historical appearance. If restoration is not considered feasible or desirable, the landscapes would continue to be maintained at the present level.

The nonhistoric Smith house would be removed and the site landscaped to function as a staging area for the horse-drawn wagons. The nonhistoric Hobbs house would be disposed of either by exchanging the property for the historic Alexander house (which the park rents and maintains) or by selling the house and requiring that it be moved off the property. The site would then be landscaped open space.

A new maintenance facility for the Johnson City district would be constructed south of the settlement in the back 40. The red maintenance building, a historic structure that is not a part of the park's interpretive story, would be adaptively reused or leased under the historic leasing program or used for other park purposes.

The park would attempt to acquire the Masonic Lodge, the Cox tract, and the Alexander house. If acquired, the Alexander House would be adaptively reused. Scenic easements would be sought for the area along Town Creek between the education center (Taylor house) and the Volunteers in Parks campsites to the south. Town Creek provides an excellent backdrop for the settlement, and vegetation along its banks would protect its viewshed from any future development to the south and east. The park would work with park neighbors to ensure that any development does not detract from the historic character of the park.

As a part of its ongoing research, the park would develop a cultural landscape report for the entire district to improve interpretation of historic resources and to ensure accuracy of historic landscapes.

Visitors with disabilities would continue to be able to drive on existing maintained roads to the settlement exhibit center or ride accessible buses.

**LBJ Ranch District.** Expanded cooperation with the state historical park could extend to construction of a new joint bus maintenance facility on state historical park property. Should that prove infeasible, the park would seek to purchase the Weinheimer property across the road west of the state historical park's maintenance facility.

The growth of wildflowers along Park Road 49 would be encouraged and maintained as a part of the continuing legacy of Mrs. Johnson.

The Junction School would be restored on the exterior and rehabilitated on the interior for educational programs. Restrooms and utilities would be installed. A trail would be constructed from the Junction School to the Texas White House complex so that visitors could walk rather than ride the bus should they so desire.



TEXAS PAINTBRUSH

The show barn would be rehabilitated with new exhibits of ranching and historic farm equipment, as well as new restroom facilities and upgraded utilities. The ranching operation office would move to the vacated bus maintenance facility with the show barn becoming an interpretive/visitor use area.

Utilities at the Volunteers in Parks site would be upgraded immediately. However, because the trailer pads are tightly arranged and unsatisfactory, the entire Volunteers in Parks site facility would eventually be moved to a site east of the communications tower/haybarn/boneyard and screened by vegetation and topography. Four new concrete RV pads would be constructed as well as a gravel access road.

Ranch lands would be maintained in accordance with current NPS policies and procedures to look essentially as they did during the president's lifetime. A cultural landscape report would determine whether missing historic features of that landscape would be restored.

Scenic easements would be purchased, wherever possible, over those properties within the authorized ranch boundary but not within NPS ownership as a means of ensuring that the visual impact of any such development within those easements would be minimal.

Development concept plans and design guidelines for the LBJ Ranch district would be required.

In phase 2, the Texas White House would be stabilized and opened to the public. The maintenance operation would be moved out of Klein's shop and the structure converted to a visitor contact station/SPMA sales operation serving the LBJ Ranch. Once the new bus maintenance facility is constructed south of the Pedernales River, the vacated bus barn would be converted for ranch maintenance operations moved from Klein's shop and the ranching operations moved from the show barn.

In phase 2, the Martin barn would be preserved with walk-through exhibits. The communications trailers would be stabilized, the exteriors restored, and the communications equipment preserved. The Secret Service command post would be restored for interpretive purposes. The LBJ hangar would be preserved and used for exhibits, lectures, and films. The poolhouse would be preserved as an important feature of the Texas White House landscape, but the interior would be adaptively reused.

**Plan Implementation**

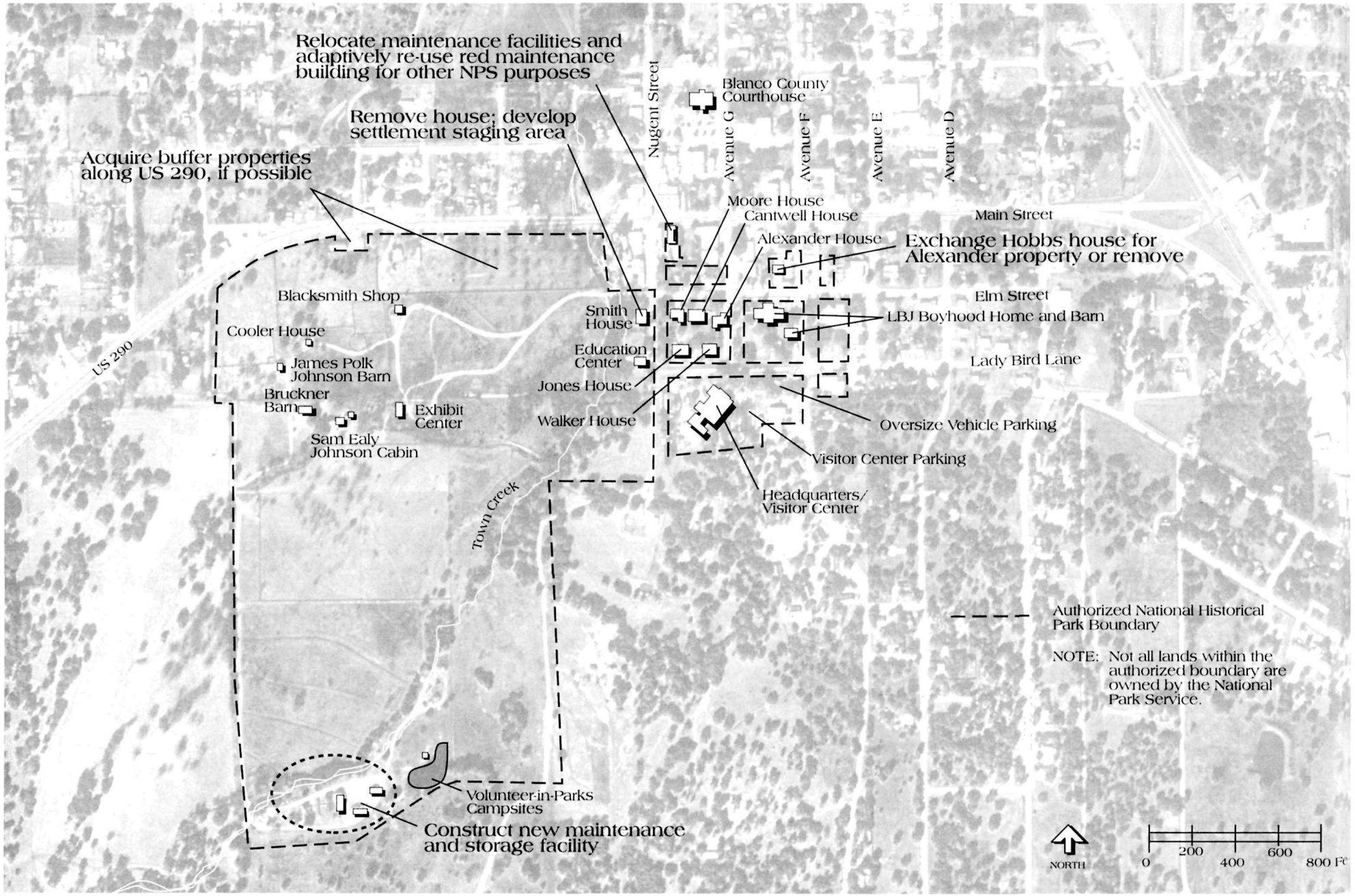
Implementation of this alternative would require an increase in permanent NPS and volunteer staff over and above that outlined in the park's *Strategic Plan* and alternative 1. These increases would make it possible to substantially upgrade programs and interpretation, maintenance, protection, and outreach to the public. The park would be better able to focus its staff where needed.

The estimated development cost of implementing alternative 3 is $6,763,000 (see appendix C for a breakdown of costs).

## TABLE 3: STAFFING REQUIREMENTS AND COSTS - ALTERNATIVE 3 (PROPOSED ACTION)

| FUNCTION | CURRENT STAFF | ADDITIONAL STAFF |
|---|---|---|
| Superintendent | 2 permanent | |
| Administration | 6 permanent | 1 GS-7 property clerk<br>1 GS-5 clerk |
| Facility Management | 23 permanent<br>12 seasonal | 1 WG-8 maintenance worker<br>1 WG-7 maintenance worker<br>1 WG-3 laborer<br>1 WG-5 maintenance worker*<br>2 WG-3 laborers/custodians* |
| Interpretation and Resource Management | 23 permanent<br>9 seasonal | 1 GS-9 museum assistant<br>1.5 GS-9 interpreters<br>.5 GS-9 PIO assistant<br>2 GS-9 education assistants<br>4 GS-5 interpreters (wagon addition; probably subject to furlough equaling 4 FTEs)<br>1 GS-9 lead interpreter*<br>1.5 GS-5 park guides*<br>4 GS-5 park guides*<br>3 GS-9 protection rangers* |
| Operations and Maintenance Cost (based on current staff) | $2,669,000 | |
| Additional Operations and Maintenance Cost (based on increased staff) | | $574,300 – Phase 1<br>$320,300 – Phase 2*<br>$994,600 |

**In phase 2, additional staff needed for full park management of the Texas White House complex.*



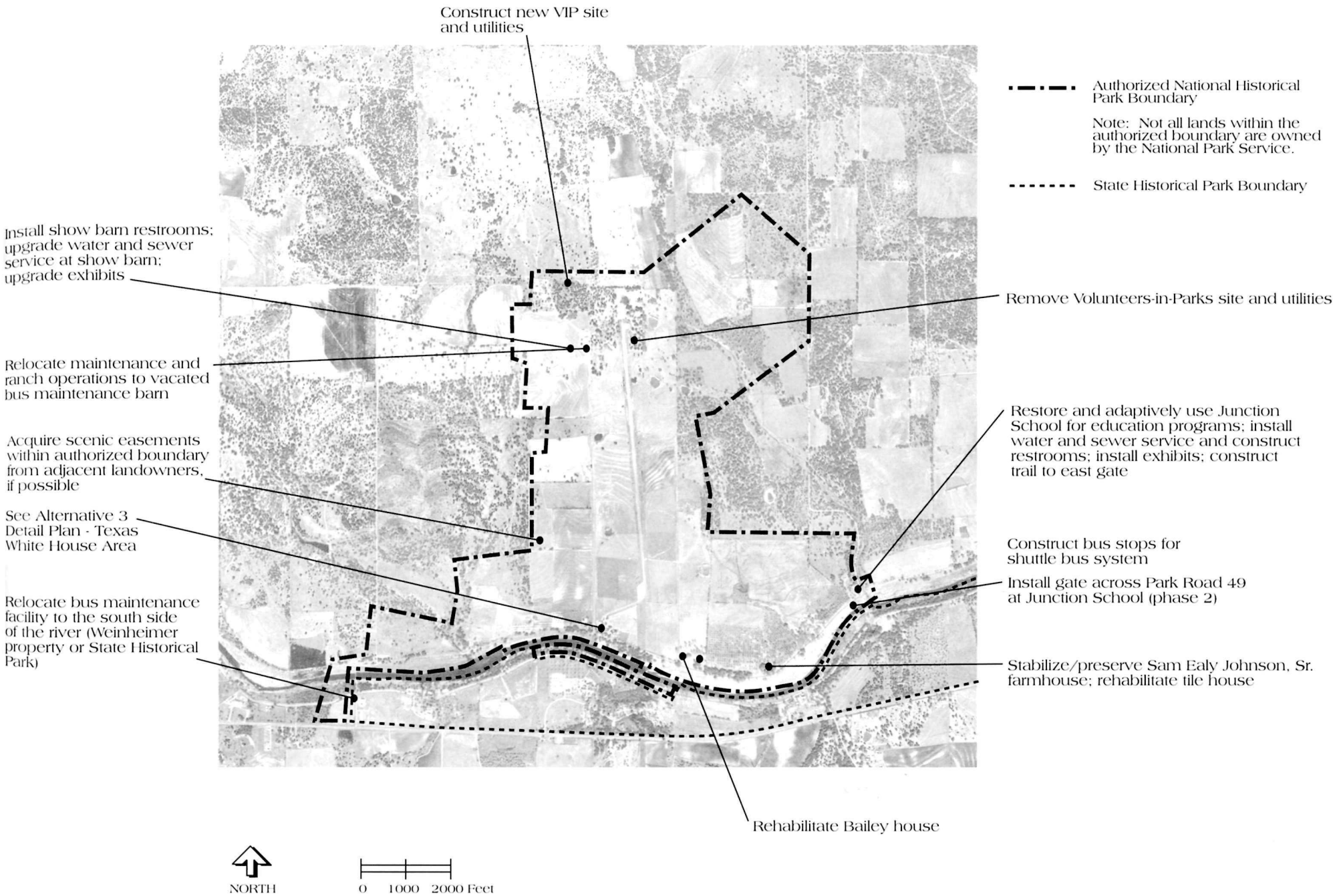

# ALTERNATIVE 3

## JOHNSON CITY DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

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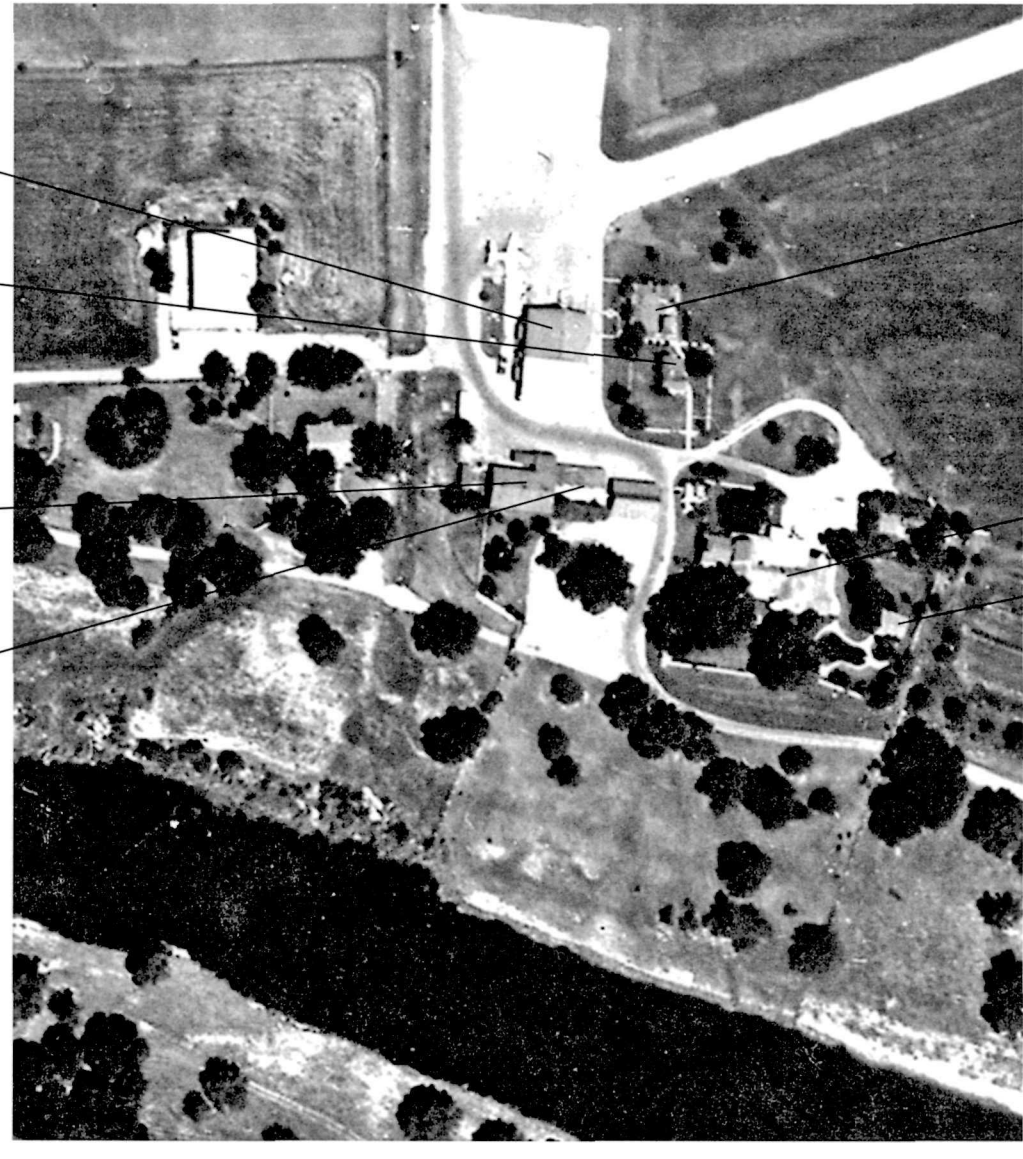



# ALTERNATIVE 3

## LBJ RANCH DISTRICT

Lyndon B. Johnson National Historical Park

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# ALTERNATIVE 3

## DETAIL PLAN - TEXAS WHITE HOUSE AREA OF LBJ RANCH DISTRICT

Lyndon B. Johnson National Historical Park

United States Department of the Interior / National Park Service

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## ALTERNATIVES CONSIDERED BUT REJECTED

No fully conceived alternatives were developed and later rejected. However, various concepts or portions of alternatives were considered, discussed, and rejected. Some of those ideas are described below.

- The construction of a road between the visitor center in Johnson City and the proposed back 40 maintenance facility was considered because of the desire by park staff to avoid driving slow-moving vehicles on busy U.S. 290. No route could be found that did not require purchase of property outside the park's authorized boundary or that did not significantly intrude on the views from the settlement area.
- The possibility of removing the poolhouse because it was constructed following the period of significance (1963–1973) was quickly rejected because it reflects the continuum of use at the site by Mrs. Johnson, a significant figure in the interpretation of the site.

  Another concept quickly rejected was use of the poolhouse as a visitor contact facility. The size of the poolhouse and its location is awkward so near to the house. It would have been convenient for visitors walking up to the Texas White House complex from the birthplace, but would not have been as convenient for visitors arriving by bus as would Klein's shop.
- The possibility of private vehicular access to the LBJ Ranch was contemplated. It was rejected for the following reasons:

  Preservation of the historic scene is paramount, and parking within the Texas White House complex would visually impact the historic setting, as well as parking large numbers of vehicles anywhere else on the ranch.

  The National Park Service could not easily control the number of vehicles within the complex.

  Vehicle/bus conflicts would occur.

  The ranch is a working ranch with farm vehicles using the same roads that visitors would use. Also cattle/vehicle conflicts could occur.

  There is inadequate parking along Park Road 49.

## TABLE 4: SUMMARY OF ALTERNATIVES

| TOPIC | ALTERNATIVE 1: NO ACTION | ALTERNATIVE 2: MINIMUM REQUIREMENTS | ALTERNATIVE 3: PROPOSED ACTION |
|---|---|---|---|
| **Actions Common to All Alternatives** | • Preserve and maintain exteriors of all historic buildings.<br>• Accomplish landscape work in accordance with a landscape management plan.<br>• Implement conservation treatment plan for objects in buildings, particularly historic communications equipment.<br>• Enhance cooperative relationship with LBJ State Historical Park.<br>• Evaluate all buildings for accessibility; design all new facilities for universal accessibility.<br>• Continue work with Johnson City (e.g., city master plan, one-way streets, signs).<br>• Work with TexDOT to improve road signs in Johnson City and along U.S. 290.<br>• Acquire small tracts of land resulting from survey errors (Johnson City).<br>• Continue prescribed burns to establish and maintain presettlement conditions.<br>• Maintain representative livestock at settlement area.<br>• Provide guided daily tours/special events at LBJ boyhood home.<br>• Maintain easement through English Park.<br>• Preserve historic landscape of the LBJ Ranch.<br>• Manage ranch herd in conjunction with the Texas A&M report.<br>• Retain Malechek house in life estate, then revert to adaptive use.<br>• Maintain Jordan and Johnson dams.<br>• Provide routine road maintenance<br>• Maintain landing strip surface and corridor.<br>• Install gate across Park Road 49 (no private vehicles) – phase 2.<br>• Discontinue joint use of the hangar at Texas White House – phase 2. | | |
| **Johnson City District – Settlement Area** | • Keep facilities open as staffing permits<br>• Provide limited special events<br>• Provide limited costumed interpretive demonstrations<br>• Use primarily pedestrian access with limited bus access<br>• No expanded use of site bulletins to supplement personal services<br>• Maintain landscape at cabin<br>• Concentrate educational outreach on immediate communities<br>• No attempt to acquire properties along U.S. 290<br>• Remove Smith house and landscape site | • Same as alternative 1<br>• Same as alternative 1<br>• Same as alternative 1<br>• Same as alternative 1<br>• Expand use of site bulletins to supplement personal services<br>• Same as alternative 1<br>• Expand educational outreach throughout Hill Country<br>• Acquire properties along U.S. 290<br>• Same as alternative 1 | • Keep all facilities open daily<br>• Provide special events/expanded education programs<br>• Expand interpretation/chuck wagon, cabin/period interpretation (costume)<br>• Transport visitors to site in wagons; develop Smith site as staging area for wagons and overflow parking for education center<br>• Emphasize personal interpretive services<br>• Manage landscape around cabin based on cultural landscape report<br>• Expand educational outreach throughout region<br>• Same as alternative 2<br>• Remove Smith house and develop site as staging area for settlement |
| **Johnson City District – Historic Area** | • Maintain landscape of block containing Moore, Cantwell, Jones, and Walker houses<br>• Maintain Hobbs house for storage<br>• Retain maintenance operation in red maintenance building<br>• Monitor/influence viewsheds and adjacent land uses | • Same as alternative 1<br>• Same as alternative 1<br>• Same as alternative 1<br>• Same as alternative 1 | • Restore landscape of block containing Moore, Cantwell, Jones, and Walker houses according to cultural landscape report<br>• Exchange Hobbs house for other needed properties or sell Hobbs house with condition that it be removed from property and pursue acquisition of Alexander house<br>• Move maintenance function from red maintenance building to "Back 40"; adaptively use or lease red maintenance building<br>• Actively work with neighbors and city to influence viewsheds and adjacent land uses |
| **Johnson City District – LBJ Boyhood Home** | • Maintain landscape | • Same as alternative 1 | • Explore restoration of landscape to 1920s per landscape study |

| Topic | Alternative 1: No Action | Alternative 2: Minimum Requirements | Alternative 3: Proposed Action |
|---|---|---|---|
| **Johnson City District – General** | • Nurture and strengthen existing educational outreach and partnerships in the community<br>• Work with Johnson City and TexDOT concentrating efforts on park internal visitor safety needs | • Nurture and expand educational outreach and partnerships in the region<br>• Actively work with Johnson City and TexDOT to improve safety | • Maximize educational outreach and partnerships in the community and beyond park boundaries<br>• Same as alternative 2 |
| **LBJ Ranch District – Ranch/State Historical Park** | • Maintain cooperative operations with state historical park<br>• Continue bus operations/fee collection as at present<br>• Maintain current level of special events, interpretation, relations with SPMA, and educational initiative<br>• Provide assistance to state historical park in efforts to encourage bus tours<br>• No change | • Same as alternative 1<br>• Continue bus operations/fee collection as at present; in phase 2, change to shuttle system with designated stops where visitors exit the bus, explore historic sites, and board another bus to continue tour<br>• Increase special events, interpretation, relations with SPMA, and educational initiative<br>• Actively encourage package bus tours in association with state historical park<br>• No change | • Increase cooperative operations, e.g., cooperation in updating exhibits, better integration of programs<br>• Same as alternative 2<br>• Broaden/enhance special events, interpretation, relations with SPMA, and educational initiative<br>• Same as alternative 2<br>• Construct new bus maintenance/ranger office facility south of Pedernales River |
| **LBJ Ranch District – Park Road 49 to East Gate-Texas White House** | • Continue tour bus operation<br>• Stabilize Junction School<br>• No new wayside exhibits from Junction School to east gate<br>• Continue guided tours only at birthplace<br>• Stabilize and mothball Bailey house<br>• Rehabilitate ranger office in tile house<br>• Continue maintenance operation in Klein's shop/Martin barn<br>• Continue current level of special programs<br>• Stabilize communications trailers<br>• No change<br>• No change<br>• No access to Texas White House, except on sporadic basis or for special events | • In phase 2, implement shuttle bus system, with stops at Junction School, birthplace and cemetery, Texas White House complex, and show barn<br>• Same as alternative 1<br>• Install wayside exhibits between Junction School and the east gate to the Texas White House<br>• Same as alternative 1<br>• Rehabilitate Bailey house for park purposes<br>• Same as alternative 1<br>• Remove maintenance operation from Klein's shop/Martin barn and relocate to new facility near communications tower; remodel Klein's shop as visitor contact station; develop walk-through exhibits in Martin barn.<br>• Same as alternative 1<br>• Same as alternative 1<br>• No change<br>• Restore/interpret Secret Service command post (phase 2)<br>• In phase 2, provide access to Texas White House; limited access to other historic features of the complex | • In phase 2, implement shuttle bus system, with stops at Junction School, birthplace and cemetery, Texas White House complex, and show barn; construct trail between Junction School and east gate<br>• Restore and adaptively use Junction School; provide educational programs; install exhibits; install water and sewer service/restrooms<br>• Same as alternative 2<br>• Have interpreters at each site except Junction School<br>• Same as alternative 2<br>• Remove ranger office from tile house and relocate to new bus maintenance facility<br>• Remove maintenance operation from Klein's shop/Martin barn and relocate to old bus maintenance barn; remodel Klein's shop as visitor contact station; develop walk-through exhibits in Martin barn<br>• Upgrade and increase special programs<br>• Restore exteriors of communications trailers<br>• Develop flexible exhibit/multipurpose space in hangar<br>• Same as alternative 2<br>• In phase 2, provide guided tours of Texas White House (accessible to the greatest extent possible); other buildings are self-guided |
| **LBJ Ranch District - Ranch Lands** | • Maintain landscape as is, including current agricultural practices in accordance with NPS policies/procedures<br>• No attempt to acquire scenic easements | • Same as alternative 1<br>• Seek scenic easements/protect viewsheds | • Maintain character of ranch lands at the time of Lyndon Johnson's death; explore options for replacing missing significant landscape elements if any<br>• Same as alternative 2 |
| **LBJ Ranch District - Show Barn** | • Provide minimal personal services<br>• Maintain office space<br>• Rehabilitate exhibits<br>• Continue education program<br>• No change | • Same as alternative 1<br>• Same as alternative 1<br>• Upgrade exhibits<br>• Same as alternative 1<br>• No change | • Expand interpretation (both personal and nonpersonal services)<br>• Move ranch operations office space to bus barn<br>• Upgrade exhibits in show barn and develop historic farm equipment exhibit<br>• Upgrade education programs, special events<br>• Install restrooms; upgrade water and sewer |

## TABLE 5: SUMMARY OF ENVIRONMENTAL IMPACTS

| TOPIC | ALTERNATIVE 1: NO ACTION | ALTERNATIVE 2: MINIMUM REQUIREMENTS | ALTERNATIVE 3: PROPOSED ACTION |
|---|---|---|---|
| **Impacts on Archeological Resources** | There would be no new impacts on archeological resources. | No archeologically significant resources would be lost or adversely affected. | With mitigation, no archeological resources would be adversely affected by proposed undertakings. |
| **Impacts on Ethnographic Resources** | No ethnographic resources would be directly or indirectly affected by alternative actions. | Same as alternative 1. | Same as alternative 1. |
| **Impacts on Historic Resources** | Cultural resource management actions would be limited to routine preservation maintenance and ongoing preservation activities designed to ensure the long-term preservation of historic buildings and structures. Neither the rehabilitation or the restoration of buildings and structures nor the restoration or reconstruction of potential cultural landscapes would be undertaken. The gradual intrusion of inappropriate development adjacent to the park's boundaries would occur. Monitoring the carrying capacity of historic buildings and structures could contribute to the stability or integrity of the structures without hindering interpretation for visitors. Visual, audible, and atmospheric intrusions would occur during all construction activities; however, the impacts would be temporary and minor. | Ongoing preservation activities and routine preservation maintenance would ensure the long-term preservation of all significant historic buildings and structures. Several historic buildings would be adaptively rehabilitated, and park viewsheds would be protected from inappropriate development adjacent to park boundaries. With mitigation, none of the actions would adversely impact historic resources. | This alternative would establish a systematic and comprehensive program for the preservation, protection, and interpretation of a broad cross-section of cultural resources in the park, as well as prevent inappropriate development adjacent to the park lands. With appropriate mitigation, none of the proposed undertakings would adversely impact significant cultural resources. |
| **Impacts on Soils** | There would be a minor impact on soils from activities such as landscape maintenance, periodic maintenance of the Jordan and Johnson dam structures, bank stabilization along the Pedernales River, livestock grazing, and erosion damage by nutria. | Same as alternative 1. | Same as alternative 1; in addition, proposed facility development would disturb approximately 8.5 acres, some of which may have been previously disturbed. Overall impact would be minor. |
| **Impacts on Water Resources and Water Quality** | There would be no long-term change in water resources or water quality in either district. Dam maintenance and riverbank stabilization may increase turbidity of the Pedernales River, but these impacts would be temporary and minor. Continued prescribed burns and livestock grazing at the park would contribute minimally to water quality degradation. | Same as alternative 1. | Same as alternative 1 |
| **Impacts on Floodplains** | The floodplain would not be impeded by new construction or measures to halt its movement. If left unchecked, the low water bridge would be bypassed by the river and the Junction School could eventually be lost. | With mitigating measures, there would be a minor impact on the floodplain of the Pedernales River due to proposed construction of new maintenance facility. | With mitigating measures, there would be a minor impact on the floodplains of Town Creek and the Pedernales River due to proposed facility development. |
| **Impacts on Economy and Social Environment** | During activities such as preservation and stabilization of structures and upgrading of utilities, there could be some positive/negative impact on communities near the national historical park, as workers would spend money in the local economy for food, lodging, and building materials. However, the opportunities for the contribution of money into the local business community would be the least beneficial under this alternative. No properties would be removed from the tax rolls. | During activities such as preservation and stabilization of structures and upgrading of utilities, there could be some positive/negative impact on communities near the national historical park, as workers would spend money in the local economy for food, lodging, and building materials. There would be more opportunities for the contribution of money into the local business community than alternative 1. If acquired, the Masonic Lodge and the Cox tract properties would be removed from the local tax rolls. | This alternative would have the most beneficial effect on the local communities resulting from more construction activities and other activities such as preservation and stabilization of structures and upgrading of utilities in the park, as workers would spend money in the local economy for food, lodging, and building materials.. If acquired, the Masonic Lodge and the Cox tract properties would be removed from the local tax rolls. |
| **Impacts on Visitor Use/Experience and Interpretation** | Partnerships with regional planning and visitor service providers would encourage compatible development, thus enhancing the regional visitor experience. Otherwise, there would be little or no change in either visitor use or the visitor experience. Visitation would likely remain the same or decline. | Visitation would likely remain constant in phase 1, then increase considerably at the ranch district in phase 2. Improvements in interpretation would occur in small incremental steps as operating funds and staff could be made available. The visitor experience at the park would remain as it is now. However, in phase 2, after opening the Texas White House and related resources to the public, increased visitation could impact the visitor experience. | Visitation would increase considerably at both districts, particularly following the opening of the Texas White House in phase 2. Visitor services and the quality of interpretation would be greatly enhanced. Expanded visitor opportunities would result in increased visitor satisfaction, understanding and enjoyment, and decreased resource damage. In phase 2, after opening the Texas White House for public tours, a significant increase in visitation could result in visitor crowding, long waits for tours, etc. |




# PART TWO: ENVIRONMENTAL ANALYSIS

# AFFECTED ENVIRONMENT



## INTRODUCTION

This chapter of the document provides information on cultural resources, natural resources, socioeconomics, interpretation, and visitor use and experience that may be affected by proposals under consideration. Additional background material on Lyndon B. Johnson National Historical Park is included in appendix E; and in published documents listed in the "Bibliography" of this *Final General Management Plan / Environmental Impact Statement*.

## CULTURAL ENVIRONMENT

The story of how Lyndon B. Johnson's family and his Texas Hill Country upbringing shaped the values and later the programs and policies of the Johnson administration is one of the primary tenets of the park's mission. The following section describes the cultural resources that are critical to conveying this story and that may be affected by one or all of the alternatives.

### Archeological Resources

Human use and occupation of central Texas may date back to at least 9,000 B.C., when small bands of nomadic Paleo-Indians occupied cave shelters or open campsites. Although the Lyndon B. Johnson National Historical Park has not been systematically surveyed for archeological resources, scattered prehistoric remains such as chipping debris, lithic scatters, and projectile points have been discovered within the present-day boundaries of both park districts. In the LBJ Ranch district, isolated prehistoric remains have been found along Bailey Road. In the Johnson City district, prehistoric remains have been found both along the banks of Town Creek, which borders the eastern side of the Johnson settlement area, and in the vicinity of the Taylor house. None of the prehistoric sites was determined eligible for nomination to the National Register of Historic Places following evaluation.

Due to the nomadic nature of tribes in this area and over 100 years of agriculture and ranching, American Indian archeological resources are limited. Much of the previous archeological testing within the park was conducted to either determine the placement of utilities or confirm the location of former buildings and structures. Many of the historic artifacts uncovered during these surveys date from the late 19th century forward and were associated with the occupation and use of the buildings and structures. Available data for the national historical park, as well as for the state historical park — where archeological surveys in 1968 uncovered both prehistoric and historic sites — indicate the presence of both prehistoric and historic occupations in the general area and underscore the need for a systematic inventory and evaluation of the park's archeological resources.

### Historic Resources – Buildings and Structures

Lyndon B. Johnson National Historical Park encompasses numerous historic resources that reflect the cultural and social heritage of Johnson or that commemorate or contribute to the historic scene: his grandparents' first

settlement in the area, his birth and boyhood years, his demanding public life when the LBJ Ranch served as the Texas White House, and finally the retirement years and later burial in the family cemetery. Below is a synopsis of the buildings and structures in the park's two administrative districts. Table 6 presents a more detailed description of each structure, along with background information that illustrates how the structure(s) related to the nation's 36th president.

**Johnson City District.** Major structures in the district include the park headquarters/visitor center, Johnson's boyhood home (where he lived from 1913 to 1931), and the Johnson settlement area, which Johnson's grandfather, Samuel Ealy Johnson, Sr., used as headquarters for his open-range cattle business from 1867 to 1872. The original log house purchased and expanded by Sam Johnson still stands in the settlement area, as do several stone buildings constructed by later property owners.

**LBJ Ranch District.** The focal point of this district is the ranch house, which was purchased by then Senator and Mrs. Johnson in 1951. This was President Johnson's home and served as the Texas White House during his administration. The LBJ Ranch district also encompasses many auxiliary structures associated with presidential communications, transportation, and security, as well as the reconstructed birthplace house, the Junction School, the Johnson family cemetery, an airstrip, and a 35-acre pecan grove. In accordance with President Johnson's wishes, the ranch — with its fields and pastures, show barn, cattle pens, and registered Herefords descended from Johnson's herd — continues to operate as a working ranch rather than a sterile relic of the past.

### Cultural Landscapes



According to the National Park Service's *Cultural Resource Management Guideline* (NPS-28), a cultural landscape is

> a reflection of human adaptation and use of natural resources and is often expressed in the way land is organized and divided, patterns of settlement, land use, systems of circulation, and the types of structures that are built. The character of a cultural landscape is defined both by physical materials, such as roads, buildings, walls, and vegetation, and by use reflecting cultural values and traditions.

Cultural landscapes are the result of the long interaction between people and the land, the influence of human beliefs and actions over time on the natural landscape. Shaped through time by historical land-use and management practices, as well as politics and property laws, levels of technology, and economic conditions, cultural landscapes provide a living record of an area's past, a visual chronicle of its history. The dynamic nature of modern human life, however, contributes to the continual reshaping of cultural landscapes making them a good source of information on specific times and places, but at the same time rendering their long-term preservation a challenge.

A draft cultural landscape inventory (levels 1 and 2) — which identifies and documents potential cultural landscapes by providing information on location, size, historical development, character-defining features, and management — was completed for the ranch district of Lyndon B. Johnson National Historical Park in August 1993. A cultural landscape inventory documents up to three scales of information: landscape, component landscapes, and features. A cultural landscape encompasses the largest contiguous area that is potentially eligible for the National Register of Historic Places. Some areas within a landscape may be further documented in more detail as

TABLE 6 : SUMMARY OF STRUCTURES, LYNDON B. JOHNSON NATIONAL HISTORICAL PARK

| STRUCTURE | PREVIOUS PRESERVATION AND MODIFICATIONS | DESCRIPTION | COMMENTS |
|---|---|---|---|
| JOHNSON CITY DISTRICT | | | |
| **LBJ boyhood home** | Restored and furnished by the National Park Service to reflect the structure's 1922–1925 appearance (1973–1974). | The home is a one-story, six-room house resting on a stone rubble foundation. The structure possesses single-wall construction with lapped siding, and front and back porches. The interior was extensively remodeled in 1964 by the Johnsons. | The Johnson family first moved into the house in 1913. Lyndon Johnson's mother retained ownership until 1942, when she sold it to her son. The home was designated as a national historic landmark in 1966.[1] Johnson donated the house to the National Park Service in 1969. The house is currently restored and furnished to reflect Johnson's high school years (1922–1925). |
| **LBJ boyhood home barn, garage, fences, and misc. outbuildings** | The barn, fences, and outbuildings were erected and the garage renovated by the National Park Service (1972). | A local barn was purchased by the National Park Service under the direction of President Johnson and moved to the approximate location of the original barn. | The fence and outbuildings were erected to enhance the historic appearance of the site. The garage postdates the years the Johnson's resided in the house. It was renovated to accommodate storage and restrooms. |
| **Boyhood home windmill and water tank** | Water tank replaced with exact replica in 1972. | The 1,600-gallon galvanized metal water tank sits upon a 10-foot high wooden platform supported by four corner posts and center post. The *metal bladed Dempster Windmill rests atop a 30-foot galvanized iron* tower. | The two connected structures supplied water to the house. |
| **Boyhood home smokehouse-shed** | NPS reconstruction. | The shed-smokehouse is a two-room building with a stone-pier foundation frame construction, wood floor and gabled roof with shingles. The shed addition opens to the south. | Rebekah Johnson, Lyndon B. Johnson's mother, stored magazines and trunks in the shed. |
| **Boyhood home privy** | NPS reconstruction | The structure is a two-hole privy with a wood floor. It is of a single-wall board-and-batten construction with a wood-shingle roof. | The privy is intended to add to the 1920s historic scene of the Boyhood Home. |
| **George T. Bryan/Taylor house and outbuildings** | | The front elevation is symmetrical, with paired double-hung windows flanking the front door. A small, hip-roofed porch shelters the front entrance, and a stucco-on-metal lathe skirting camouflages the pier foundation. On the interior, parlors flank the central entrance hall. The bathroom, kitchen, and enclosed porch are at the rear of the structure. Also located on the property are three outbuildings. A small, one-bay garage is a frame structure with a corrugated-metal gable roof. The foundation posts are infilled with rubble masonry walls. The double doors for the garage open onto the street from the building's east side. A six-panel door provides access to the structure from the west. The second outbuilding, a garden shed, is another small, gable-roofed structure. The exterior walls are covered with brick-patterned pressed metal, and cornerboards edge the corners. The third is a chicken house. | Bryan was one of Johnson City's prominent merchants and the house, which was built in 1905, reflects his social status within the community. The National Park Service purchased the house from the Taylors and it now serves as the Park's Education Center. The outbuildings are probably as old as the house. |
| **Withers & Spaulding building** | | The structure is a one-story frame building. A fire-resistant stud wall and concrete floor were added to the single-wall, board-and-batten constructed building in the 1970s. The wood frame roof is covered with corrugated metal. | Built in 1893, the building was originally a general store. The building currently serves as a maintenance shop for the Johnson City district . |

*1. National Historic Landmarks are recognized as being among our nation's most important cultural resources, possessing exceptional value or quality in illustrating or interpreting the heritage of the United States. All national historic landmarks are included on the National Register of Historic Places; however, less than 5% of the 50,000+ national register properties are national historic landmarks.*

| Structure | Previous Preservation and Modifications | Description | Comments |
|---|---|---|---|
| **LBJ National Historical Park headquarters and visitor center** | | The 25,700-square foot building is partially excavated into the hillside of the sloping site. The foundation system consists of 10-inch concrete basement perimeter walls with concrete columns and spandrel beams supporting the rest of the building. The exterior walls are constructed of regularly spaced concrete columns supporting concrete spandrel beams. The spaces between the columns are filled in with a veneer of native limestone. The roof structure is composed of steel I-beams and steel rafters. The parapeted roof is constructed of standing-seam stainless steel over cement fiberboard decking. Site landscaping elements consist of large spreading oak trees, native and ornamental shrubs, ivy ground cover, and grass lawns. Concrete sidewalks lead from the parking and drop-off locations to the main entrances on the first and basement levels. Asphalt drives access parking, the service dock delivery area, one covered building entrance, and a public street. There are also five memorial sites on the property, which are dedicated to former patients and civic leaders of the community. The memorial sites include planting beds, dedicated trees, granite markers, and wooden benches. | The structure is in the former LBJ Memorial Hospital, which the National Park Service acquired in 1990. The building also houses curatorial operations, the park library, the Southwest Parks and Monuments Association (SPMA) sales area, and provides a full range of interpretive exhibits and programs. |
| **Sam Ealy Johnson, Sr., log cabin** | NPS restoration (1972). | The cabin, constructed with hand-hewn, squared-oak logs with lime mortar chinking, has a gabled roof with cypress shakes. Massive coursed lime-end chimneys rise at the east and west elevations. | Lyndon B. Johnson's grandparents, Sam Ealy Johnson, Sr. and Eliza Bunton, lived in this dog-trot cabin from 1867 to 1872. It also was the headquarters for his grandfather's open-range cattle business. |
| **Johnson log cabin-smokehouse** | NPS reconstruction (1972). | The smokehouse has a stone foundation and hand-hewn, squared-oak log construction with lime mortar chinking. The building has an earth-en floor with a stone-ringed smoke pit and cypress shingle gabled roof. | The structure was reconstructed on its original site to add to the 1860s–1870s historic scene of the area. |
| **Johnson log cabin privy** | NPS restoration (1972). | This "one-holer" is of squared-oak log construction, is chinked with lime mortar and has tree-nailed corners, with a puncheon floor. | |
| **James Polk Johnson barn** | NPS restoration (1970s). | The structure has a stone foundation and coursed stone walls, a wood and dirt floor, and cedar shingle roof. | James Polk Johnson (President Johnson's second cousin and the founder of Johnson City) erected the barn between 1879 and 1881. |
| **N. T. Stubbs cooler house** | NPS restoration (early 1970s). | The building has a stone foundation, coursed limestone construction, and a dirt floor. | Judge N. T. Stubbs, the son-in-law of James Polk Johnson, erected the well house in the late 19th century and used it for hot weather storage of perishable foodstuffs. |
| **Eclipse windmill** | NPS reconstruction (early 1970s) | The 14-foot windmill consists of a yellow pine, wooden tower with a wooden wind wheel. | The original was erected on this site during the 1880s. |
| **Water tank** | NPS reconstruction (early 1970s) | The 12-foot high cypress water tank sits atop four posts and is attached to the Eclipse Windmill. | The tank replicates the one that occupied the site when James Polk Johnson lived on the acreage. |
| **John Bruckner barn** | NPS restoration (early 1970s) | The barn has a limestone foundation, coursed stone walls, wooden floor, and a cedar shingle roof. Adjacent to the barn's north, west, and south facades are shed additions of single-wall, board-and-batten construction. | Bruckner erected this large stone barn in 1884, two years after purchasing 320 acres from James Polk Johnson. The barn restoration reflects vernacular German immigrant architecture. |

| Structure | Previous Preservation and Modifications | Description | Comments |
|---|---|---|---|
| **Johnson City Historic District** | | The historic district is primarily centered in the downtown area and encompasses over two dozen buildings and structures, including NPS structures between Lady Bird Lane and Elm Street, Avenue F and Nugent Street plus the red maintenance building and Taylor and Smith houses. | During the late 1980s Johnson City's City Council passed a zoning ordinance creating a historic district. The district is significant as Lyndon B. Johnson's hometown, reflecting the environment he grew to adulthood in, as well as the changes that occurred either directly or indirectly as a result of his influence and renown as congressman and president. |
| LBJ Ranch District | | | |
| **Ranch House / Texas White House** | | The two-story house has 28 rooms, a limestone foundation, lap-and-gap siding, and double-hung windows adorned with shutters. The original limestone building, erected on the site in 1896, is now the main living room. Large Live Oaks grow in the front yard. To the east of the house are the outdoor and indoor swimming pools and the poolhouse. | Purchased by Senator and Mrs. Johnson in 1951, the house was remodeled and added on to during the following years to accommodate the demands of the Senator's work, vice-presidential and presidential activities, and the needs of their family. It was after Johnson became president, however, that the ranch house assumed its special significance as the Texas White House. President and Mrs. Johnson donated the ranch house to the Park Service in December 1972, with the understanding that they would retain a life estate. At present, the Park Service maintains the exterior and structural integrity of the house, and Mrs. Johnson maintains the interior. |
| **Poolhouse and swimming pool** | | The concrete, kidney-shaped pool has ceramic tile facing and a fired brick border. A cabana, also erected in 1955, is of frame construction with white-painted, lap-and-gap siding. The structure has a gabled roof with variegated gray asphalt shingles and a projecting overhang. In 1983 Mrs. Johnson had an enclosed swimming pool built. The structure, which is attached to the east end of the cabana, is built of stone and glass with an asphalt shingle roof. Solar collectors mounted on the poolhouse heat the enclosed pool. | The outdoor pool was built in 1955 to provide exercise for Senator Johnson following a heart attack. |
| **Old Martin barn** | | The barn has a concrete foundation, is of post-and-beam construction, and has a steeply pitched, broken gable roof. There are four small rooms along the north side, with a hayloft above. | The barn is part of the historical and working ranch. |
| **Klein's maintenance shop** | | The maintenance shop is of steel-truss construction and has a concrete floor, gable roof, and corrugated roofing and siding. | The shop is an integral component of the working ranch. |
| **Freezer-cooler shed** | | The shed is attached to the north side of Klein's shop. It is a corrugated metal structure with a shed roof and sits on a concrete foundation and shelters walk-in coolers/freezers. | The shed is part of the working ranch. |
| **Welder storage shed** | | The welder storage shed is attached to the freezer-cooler shed. The structure has a flat, corrugated metal roof on steel supports. | The shed is part of the working ranch. |
| **Five-stall carport** | Modified by the National Park Service (1982). | The structure has a flat, corrugated metal roof on steel supports. In 1982 the National Park Service enclosed two sections of the carport to protect and display two Lincoln Continentals owned by President Johnson. | |
| **Single-unit carport** | | This vehicle shelter has a flat, corrugated metal roof, steel supports. | This structure may at one time have been used as a washrack. |

| Structure | Previous Preservation and Modifications | Description | Comments |
|---|---|---|---|
| **Headquarters incinerator** | Moved from original site. | The incinerator is made of steel and brick. | The incinerator was originally located north of the ranch house. The structure was moved in 1984 (at Mrs. Johnson's request) to its present location near the big hay shed. The National Park Service intends to restore it to its original location in the future. |
| **White stucco electric vault** | | The electric vault is a single-story, concrete structure with a concrete foundation. The structure is stuccoed with white-paint plaster and has a flat tar and gravel roof. It is primarily used as a transformer vault. | The structure is part of the working ranch. |
| **Pump control building and water softener** | | Attached to the white stucco pump house, this frame structure sits on a concrete foundation and has lap-and-gap siding. | The building is part of the working ranch. |
| **Water well pumphouse** | | This small, limestone structure is attached to the southwest corner of the fence that encloses the ranch house. | The pumphouse is part of the working ranch. |
| **Airplane hangar** | | The corrugated metal sided hangar is located northwest of the ranch house. The exterior of the hangar is currently maintained to its appearance during the final year of the Johnson presidency. | The hangar was used by President Johnson to store his airplane, to hold press conferences and parties, and for showing motion pictures to guests and neighbors. The hangar is presently owned by the National Park Service, with Mrs. Johnson reserving a life estate. |
| **Airstrip** | Originally constructed in 1953; lengthened to 3,000 feet and paved with asphalt (latter 1950s) | In 1962, during Johnson's vice-presidency, the airstrip was extended to its present length of 6,300 feet and a helicopter landing pad was constructed. | The airstrip was used by both civilian and military aircraft during Johnson's presidency and retirement years. The airstrip is still used by members of the Johnson family today. |
| **Tetrahedron** | | This metal structure, which indicates the wind direction to pilots landing on the airstrip, stands on a pivot surrounded by a 3-foot, white picket fence. The tetrahedron is located at the crest of the hill southeast of the foreman's house. | |
| **FAA generator** | | The generator is housed within a small butler-type building. | The generator was installed by the Federal Aviation Administration (FAA) to provide emergency power for the airstrip's lights and navigational instruments. |
| **Emergency generator** | | Near the FAA generator building, this generator provides emergency power for the ranch headquarters complex. | The original was removed and the present one installed by the U.S. Navy in 1973. |
| **Oriole Bailey house** | | This prefabricated house, approximately 0.2 mile east of the ranch house, rests on a stone foundation, is of frame construction with board-and-batten siding, and has an asphalt shingle roof. A deck adjoins the south side of the house. | The house was placed in its present location by President Johnson for Mrs. Oriole Bailey, who was his cousin. |
| **Cedar guest house** | | Approximately 0.1 mile east of the Oriole Bailey house is a second prefabricated house. The house sits on coarsed stone foundation, is of single wall construction with cedar tongue-and-groove siding with an asphalt shingle roof, and has a porch on the southeast corner. | The house was erected during Johnson's presidency. Many important guests and high administration officials stayed here. The house was also the site of President Johnson's interviews with news reporter Walter Cronkite. |
| **Johnson Dam and low-water crossing** | | Southeast of the ranch house, the combined concrete dam and low water crossing was one of the first improvements Johnson made after purchasing the property in 1951. | The water was diverted for irrigation and the pond created by the dam was used as a "swimming hole" before the swimming pool was built in 1955. |
| **Jordan Dam** | | The concrete dam, built by H.A. Jordan in 1944, is on the Pedernales River south of the Johnson Family Cemetery and was included in the property Johnson purchased in 1972. | |

| Structure | Previous Preservation and Modifications | Description | Comments |
|---|---|---|---|
| **Limestone pillars and wooden gates** | | These elements, on Ranch Road 1, denote the original entrance to the ranch. The black asphalt road leads down to Johnson Dam and the low water crossing. | |
| Birthplace Complex | | | |
| **Lyndon B. Johnson birthplace / guest house** | Reconstructed by the Johnsons (1964). The Park Service modified the structure and reconstructed the outbuildings. | The house is a seven-room, dog-trot style house, with a stone foundation, frame construction, board-and-batten siding, and wood-shingled roof, and wooden porch. The Park Service, with Mrs. Johnson's approval, subsequently made several changes designed to more accurately portray the historic scene of 1908 to 1913, including the placement of wide boards on the building's porch, a reduction in the number of flower beds nearby, and the reconstruction of a period barn and two privies. | Lyndon B. Johnson was born on this site on August 27, 1908. The Johnson family lived here until 1913, when they moved to Johnson City. The original house was torn down in the 1940s. In 1964 President and Mrs. Johnson had the structure reconstructed to a reasonable semblance of its original appearance. The house was briefly used as a guest house, then was opened to the public, with volunteers and taped recordings interpreting Johnson's early childhood years. The Johnsons donated the house to the Park Service in December 1969. |
| Secret Service Complex | | | |
| **Secret Service command post** | | Behind the ranch house, this six-room, one-story, frame house with white lap-and-gap siding rests on a concrete foundation, and has a gable roof and double-hung windows. A white-painted plank fence on a coarse stone foundation encloses the yard. | The command post served as headquarters and housing for President Johnson's Secret Service staff both during and after his presidency, and continues to serve the same function for Mrs. Johnson. |
| **White House communications switchboard building / cryptography trailer** | | This single-entry, mobile home has a flat roof with a cooling unit on top. | Temporary-facilities to provide communications for the president. |
| **Military aides trailer** | | This three-room mobile home has a flat roof with two large cooling units. | Temporary facility to house military aides. |
| **Secret Service guard shacks (3)** | One shack reconstructed (post 1978) | These three, small-frame structures with lap-and-gap siding each have a single door and double-hung windows on all sides. One is at the east security gate, the second is at the west security gate, and the third is on the south side of the Pedernales River at the original ranch entrance. The guard shack at the original ranch entrance is a reconstruction; the original structure was destroyed by flood waters in 1978. | |
| **Weather station** | | Behind the ranch house, the weather station consists of a wooden stand, thermometers, a brass-and-copper cylinder rain gauge, and an anemometer used to supply weather data for air traffic. | |
| **Communication tower** | | This 340-foot steel tower was erected by the White House Communications Agency in 1963 on the highest point in the ranch, and is secured by cables anchored approximately 190-feet away and has antennas for broadcasting and receiving high-and-low band radio, television, and microwave communications. | The tower, which is a visual landmark up to five miles away, is still used by the Secret Service and the National Park Service. |
| **Communications/switchboard building:** | | The center of communications for the Texas White House, this one-story, rectangular, steel structure has a ridged, shallow-sloping gable roof. | |
| **Classified document incinerator** | | Constructed of heavy-set steel on a concrete slab west of the radio transmitter building, this incinerator was used to destroy classified documents during and after the presidency. | |

| Structure | Previous Preservation and Modifications | Description | Comments |
|---|---|---|---|
| Secret Service Complex | | | |
| **Sam Ealy Johnson, Sr., farmhouse** | | The building has a cedar-post foundation, box-frame construction, a corrugated metal roof, and double-hung windows. | President Johnson's grandparents, Sam and Eliza Johnson, made this their home during the late 19th and early 20th centuries. The house was used as a rental house for the president's employees during the latter 1960s and early 1970s. Mrs. Johnson donated the property to the Park Service in 1980. The exterior of the house and surrounding grounds are maintained as part of the ranch's historic scene, 1963–1973. |
| **H. A. Jordan utility room and water tower** | | Immediately to the rear of the farmhouse, this structure of tile-block construction housed a washer, dryer, and pressure tank for the water system. | This structure was built by H .A. Jordan but acquired by President Johnson in 1972 when he purchased the property |
| **H. A. Jordan storage shed or workshop** | Modified by the National Park Service | The building, which sits on concrete foundation, has tile-block walls, wood-frame windows, and a composition shingle roof. | The structure was built by H. A. Jordan but acquired by President Johnson in 1972. The National Park Service modified the building's interior into a residence for Volunteers in the Park (VIPs). |
| **H. A. Jordan goat shed** | | This structure is of board-and-batten construction with a corrugated metal roof. | The structure was built by H. A. Jordan but acquired by President Johnson in 1972. |
| **H. A. Jordan barn and working pens** | | The barn is of frame construction with a corrugated metal roof and tile block ends. The working pens, which include crowding pens, a working chute, and a loading chute, are constructed of net-wire bottom with wood-rail top over creosote posts. | The barn and working pens were built by H. A. Jordan but acquired by President Johnson in 1972. |
| **H. A. Jordan chicken shed** | | Of board-and-batten construction with a corrugated metal roof. | The chicken shed was built by H .A. Jordan but acquired by President Johnson in 1972, when he purchased the property. |
| Show Barn Complex | | | |
| **Show barn** | | The barn is a metal frame structure with a corrugated roof. | The show barn was one of President Johnson's favorite places on the ranch. He brought visitors there to view his registered Herefords and to make cattle sales. Today the National Park Service's ranching crew works out of this building and the ongoing ranching activities help fulfill the objective of giving visitors a feeling for, and an understanding of, the ranching atmosphere that was such an important part of President Johnson's life. In 1984 Mrs. Johnson donated the show barn and surrounding area to the National Park Service, while reserving a life estate. |
| **Show barn pens and corrals:** | | The feed pens are constructed of white-painted cedar posts and wire, and the corrals are post and plank, painted white. | The pens and corrals are an integral part of the ranching operation, where branding, washing, and doctoring of cattle occur. During Johnson's time most of the cattle sold were shipped from these pens. |

| Structure | Previous Preservation and Modifications | Description | Comments |
|---|---|---|---|
| **Scales and loading chute** | | The scales are covered by a structure consisting of metal poles and metal roof, open on four sides with gates on the east and west sides. The loading chute has a stone base, post-and plank sides, is open at the top, and is painted white. | President Johnson noted of these structures: "This is where the cattle go out and the money comes in." |
| **Malechek house (foreman house)** | | The house is a one-story frame structure with a concrete foundation, asphalt-shingle roof, and painted white. | The house was built in 1963 by President Johnson for ranch foreman Dale Malechek and his family. The building was donated to the National Park Service in 1986, with Jewell Malechek Scott retaining a life estate. |
| **Round grain bins (7)** | | In the north section of the ranch, each bin holds approximately 1,500 bushels of grain, which is used for cattle feed. The bins, constructed of corrugated metal, are 16-feet in diameter and 8-feet high and sit upon concrete slabs. | |
| Ranch Field Complex | | | |
| **East oat field hay shed** | | In the east oat field, the shed is of post-and-beam construction with a corrugated metal roof and siding. | When the ranch was in full operation, the structure was used to store hay and shelter cattle. |
| **Headquarters coastal hay shed** | | The shed is of post-and-beam construction with a corrugated metal roof and siding. | When the ranch was in full operation, the structure was used to store hay and shelter cattle. |
| **Valley irrigation systems (2)** | | Each irrigation system consists of a pivot assembly, 6-inch main pipe with sprinklers, a pipe drain, individual tower units, and support-and-truss cables. The irrigation systems, which are powered hydraulically by pressure drawn from their pipelines, travel clockwise around a central pivot. They are designed to perform with a minimum of maintenance and attention. | |
| **West airstrip hay shed** | | In the west airstrip field, the shed is of post-and-beam construction with a corrugated metal roof and siding. | When the ranch was in full operation, the structure was used to store hay and shelter cattle |
| **Earthen dams (2) and tanks (7)** | | Dotting the ranch's landscape are seven earthen dams and tanks, all part of an elaborate conservation scheme, which serve as reservoirs to hold runoff water for irrigation and to store water for cattle. Many of the tanks are connected to the Pedernales River by irrigation trunk lines, so water can be pumped in and out as needed. | Reflects president's desire to be a modern ranch owner using scientific farming/ranching practices. |
| **Big hay shed** | | At the north end of the ranch, the shed is of pole construction with a dirt floor and a gable roof covered with corrugated metal, and is used to store hay for ranching operations. | |
| Bus Barn Complex | | | |
| **White House communications building (the bus barn) and fertilizer shed** | Modified | The communications building has a concrete slab foundation and corrugated metal siding and roof. There is a carport along the building's west facade. | The communications building was originally built by the White House Communications Agency and used both as their headquarters and a repair facility for electronic equipment. The interior was modified to accommodate the park's bus operations. The fertilizer shed, north of the White House communications building, originally housed equipment used for the manufacture of liquid feed and fertilizer. The building is now an automotive shop and both the interior and exterior have been altered from their original appearance. |

| Structure | Previous Preservation and Modifications | Description | Comments |
|---|---|---|---|
| Johnson Family Cemetery and Junction School Complex | | | |
| **Johnson family cemetery** | | The cemetery, set against a backdrop of Live Oaks, is enclosed by a coursed stone wall bonded with mortar and has corner posts, decorative urns, and wrought iron gates on the east and north walls. | President Johnson and his parents, grandparents, brother, sisters, and other relatives, as well as neighbors, are buried in this 1/4-acre lot, and other family members will be buried in the cemetery. The National Park Service perpetuates the peaceful simplicity and rural ambiance of the cemetery, and Mrs. Johnson is consulted before any physical change or development takes places in or around the cemetery. The cemetery belongs to the family, but the National Park Service maintains it. |
| **Junction School** | | The school is a one-story frame building with a pier and beam foundation, embossed metal siding, and a gable roof. | Johnson briefly attended school here during the Fall of 1912, when he was four years old. To signify the importance of education to the nation and to underscore its role in his life, President Johnson returned to the school on April 11, 1965, to sign the landmark Elementary and Secondary Education Act. The structure was purchased by the National Park Service in 1972, with funds donated by President Johnson. |

component landscapes, which are definable physical components of a landscape that either contribute to the overall landscape's significance or are significant in their own right. Features include individual elements that comprise a cultural or component landscape, such as fences, paths, agricultural fields, irrigation systems, or vistas.



The cultural landscape inventory identified the following as among the more prominent elements that contribute to the ranch's primary period of significance, 1963–1973 (the years of Johnson's presidency and later retirement). During this period the ranch was not only the site of the Texas White House but also a working ranch and a haven for President Johnson during the stressful years of his presidency. These elements include the following:

- the gently rolling topography of the Texas Hill Country
- the Pedernales River, which generally forms the ranch's southern boundary, and the Johnson and H.A. Jordan dams that illustrate the manipulation of water resources
- the large, geometrically shaped agricultural fields, and the field terracing that minimizes soil erosion, controls and directs the run-off of water to a series of "tanks" or ponds, and that facilitates the use of agricultural machinery
- the ranch house complex, including the hangar and landing strip and other ancillary buildings associated both with Johnson's presidency and the working ranch, as well as the formal plantings, the flower and vegetable gardens, and the views from the house south to the Pedernales River and the surrounding Texas Hill Country
- the show barn complex, which includes several interactive features — the show barn, corrals and run-out pens, scales and loading chute, seven round storage bins, the foreman's house, and the nearby pasture
- the field grasses — that undulate across large areas of the ranch
- the 35-acre pecan orchard
- the water features, such as the ranch's irrigation structures and systems, as well as the retention tanks or ponds
- the herd of Herefords
- the Johnson family cemetery and its canopy of large live oaks that impart a sense of peace and dignity
- the reconstructed birthplace/guest house and its formal landscaping
- the Junction School, the first building seen by visitors entering the park (The building is also the site of one of Johnson's earliest memories, that of sitting on his teacher's lap and reciting lessons. This building is emblematic of Johnson's lifelong dedication to education and the site of his signing of the landmark Elementary and Secondary Education Act on April 11, 1965.)
- the network of roads (Ranch Road 1, Park Road 49, Bailey Road, and Malechek Road), paths, and fences that tie the ranch together and visually reinforce the distance between areas of the ranch



Because change and continuity have been successfully balanced over the previous three decades, the historic character of the LBJ Ranch has been retained and preserved. The ranch still exhibits continuity of location, setting, design, spatial organization, and land use, and neither the property's association with President and Mrs. Johnson nor its expression of historical significance has been diminished.

Recent changes to the cultural landscape inventory have identified three potential component landscapes in the LBJ Ranch district.

**Texas White House Complex.** The Texas White House complex primarily consists of the ranch house and surrounding gardens and landscaped areas; roads and paths; the poolhouse, Martin barn, Secret Service command post, hangar, communications trailers and other outbuildings; east and west gates; the airstrip; and the Pedernales River. Senator and Mrs. Johnson purchased the ranch house and surrounding acreage in 1951. From 1951 until his death in 1973, Johnson made the ranch house his home when he was not in Washington, D. C. During his presidency, the ranch house also served as the Texas White House. The integrity of the ranch house and ancillary buildings is good, and the spatial organization and circulation patterns of the area, which are the focal point of the ranch, have changed little over the previous years and still reflect the commingling of presidential activity and ranching operations. Many aspects of the ranch house's formal landscaping, which was undertaken during the latter 1960s by Richard Myrick, a prominent Dallas landscape architect, remain intact, especially the curvilinear planting beds and the variety of vegetation that provides screening and four-season interest. The large live oaks, President Johnson's favorite tree, continue to spread their canopies along the front of the residence providing shade and privacy, dominating the grounds of the ranch house, and offering a stark contrast to the large open fields to the north.

**Agricultural Areas.** Agricultural areas consist primarily of the show barn complex, fields and pastures, water tanks, the pecan grove, and associated roads and paths. Of particular note is the show barn complex. The complex, which includes the barn, pens and corrals, scales and loading chute, grain bins, the foreman's house, adjacent fields, and the circulation system that ties the features together, remains little changed from the time of Johnson's presidency and retirement, 1963–1973. The show barn was one of Johnson's favorite places on the ranch, where he made cattle sales and brought visitors to view his registered Herefords. Today, the National Park Service's ranching crew works out of the show barn, continuing the structure's historic use, and the ongoing ranching activities assist the park in fulfilling its objective of providing visitors a feeling for, and an understanding of, the ranching atmosphere that was such an important part of Johnson's life.

**Historic Areas.** Historic areas include the birthplace house, Junction School, Sam E. Johnson ranch house complex, all associated gardens and designed landscape areas, the Johnson family cemetery, the pecan grove between the birthplace house and Sam E. Johnson ranch house, the area between the Junction School and the birthplace house, the Pedernales River, and Park Road 49. Of particular note is the birthplace house. In 1964 President and Mrs. Johnson had the current birthplace house constructed for use as a guest house and the surrounding grounds landscaped by Richard Myrick. Existing trees, most notably the remnants of a pecan orchard, a large American elm referred to as the Johnson family elm, and three large oaks, were gradually supplemented by the planting of trees and shrubs that were either gifts received or were transplanted from other locations:

> On the west side of the house near the chimney is a holly that was a gift from former Secretary of the Interior Stewart Udall. The magnolia located north of the house was a seedling brought from George Washington's Mount Vernon, and the magnolia southeast of the house along the path was brought from The Elms, the Johnson's home in Washington during (his) vice-presidency. (Carls and Gardner 1986: 44).

In addition to the tree and shrub plantings, annual flowers were planted extensively along the fence, providing a backdrop of color throughout the growing season and adding variety to the landscape of the birthplace site not found elsewhere on the ranch, except at the ranch house.

Neither the landscaping nor foliage of the birthplace site accurately reflects the historic period of the years of the Johnson family's residency at the original birthplace, 1907–1913. Yet, both the reconstructed birthplace house and the landscaping represent President and Mrs. Johnson's wishes and is their personal imprint upon the site, which is significant in and of itself. As a result, the National Park Service manages the birthplace site in a manner consistent with the ranch's historic period of significance, 1963–1973.

A cultural landscape inventory and subsequent cultural landscape report of the Johnson City district needs to be initiated. One potential component landscape is the area encompassed by the Johnson settlement, but over the past 125 years extensive change has transformed the landscape of the settlement into a mixture of historic scenes. As a result, the landscape of the Johnson settlement may lack the integrity — the ability of the property to convey its significance through the surviving physical characteristics of its historic period — to be eligible for listing as a cultural landscape on the National Register of Historic Places. The dog-trot log cabin in which Lyndon B. Johnson' grandparents lived from 1867 to 1872, and which served as the headquarters for his grandfather's open range cattle driving business, survives, and the nearby reconstructed log cabin smokehouse and privy also add to the historic scene of the 1860s and 1870s. Yet, the other major structures on the site — the James Polk Johnson barn, the N. T. Stubbs well house, and the John Bruckner barn — date from the 1880s and 1890s and are more representative of the region's German immigrant architecture and closed-range ranching and farming. In addition, the well-kept grounds around the log cabin do not yield a sense of a working ranch and "the existing vegetation (of the Settlement) is radically different from what the Johnson's knew in 1867–1872" (Carls and Gardner 1986: 18). Not only is the impact of hundreds of head of cattle on the surrounding vegetation lost, but also the nearby pecan orchard is not of the historic period and nonnative vegetation, such as the numerous Chinaberry trees, now dominates much of the landscape.

The boyhood home complex constitutes a second potential component landscape in the Johnson City district, although it too possesses varying levels of integrity. The rural, small-town location and setting of the property, together with the buildings and structures — the house, the windmill and water tank, the reconstructed smokehouse/shed and privy, and the walkway and informal paths — still collectively reflect the historic scene of the boyhood home's period of significance, i.e., 1922–1925, when Johnson attended high school in Johnson City. However,

> (t)he vegetation of the Boyhood Home has changed substantially since the historic period, and the landscape scene is greatly altered. The general impression is that the grounds are now much better kept and more attractive than they would have been during the historic period. From a purely aesthetic point-of-view, the existing landscaping and maintenance is an improvement over what it was during Lyndon Johnson's boyhood years. But from the perspective of history, the grounds do not provide an accurate representation of the historic scene (Carls and Gardner 1986: 38).

The existing landscape is the cumulative result of landscaping undertaken by the Johnsons in 1964 and later by the National Park Service, after the property became part of the Lyndon B. Johnson National Historic Site in 1970. Historically, the grounds would have exhibited a spotty growth of native grasses, rather than the extant St. Augustine grass lawn, and there would have been few ornamental plantings of trees, shrubs, and flowers.



### Museum Collection

The museum collection and archives of Lyndon B. Johnson National Historical Park are important park resources in their own right as well as being valuable information to document and support the history, events, activities, and interactions of the Johnson family in the Hill Country. The museum objects comprise a part of the park's story, and their collection is basic to the park's interpretive and resource management programs.

The collection includes original furnishings, farm and ranch equipment, LBJ memorabilia, automobiles, archeological artifacts, photographs, and archival materials. There are currently over 7,400 objects in the museum collection that are documented to the catalog-data level, as well as over 2,800 archeological artifacts and approximately 150 natural history specimens.

Objects from the collection are exhibited at the boyhood home, in the visitor center in Johnson City, and at the birthplace and the hangar carport at the ranch.

### Ethnographic Resources

Ethnographic resources are defined by the National Park Service as any "site, structure, object, landscape, or natural resource feature assigned traditional, legendary, religious, subsistence, or other significance in the cultural system of a group traditionally associated with it" (NPS, USDI 1994b: 191). There are no federally recognized Indian tribes traditionally affiliated with the lands of Lyndon B. Johnson National Historical Park, nor are there any known ethnographic resources within the park's boundaries. The nearby community of Fredericksburg, located approximately 15 miles west of the ranch district, was settled by German immigrants during the 1840s.

The community still reflects its Germanic roots, predominantly through folklife and the town's 19th century vernacular architecture.

## NATURAL RESOURCES

### Soils

Soils of the Johnson City district area are shallow and underlain by limestone and marl, characterized as loamy, clayey, stony soils of the Brackett-Purves-Doss Association, on undulating and hilly uplands. These soils have low potential for cultivated crops. Shallow rooting depth, rapid runoff, low available water capacity, small stones, and steep slopes are limitations (SCS, USDA 1979). Also, they have medium potential for recreational uses. Other soil characteristics are moderately slow permeability, low potential for sanitary facilities, limitations on depth to rock, and shrink and swell potential with moisture.

The soils of the LBJ Ranch district are sandy to loamy, gently sloping soils of the Luckenbach-Pedernales-Heatly Association on uplands and terraces. In general, these soils are moderately well drained, permeability is moderately slow, and runoff is moderate. Cropland is a well-suited use of these soils.

Numerous floods have continued to cause bank erosion along the Pedernales River within the LBJ Ranch district. Two projects were undertaken to control this situation. During 1975–76 the north side of the riverbank was stabilized through backsloping and shaping. Then in 1982, 2,450 feet of riverbank on the south side of the river directly across from the Texas White House was shaped and stabilized with rock gabions, petromat, and vegetation consisting primarily of Bermuda grass. Soil erosion has been reduced since this installation, but no follow-up studies have been done to further monitor and evaluate the situation.

At the present time, bank erosion is a concern along the north shore, just upstream from the Texas White House, and below the Johnson Dam, between it and the Junction School, on the north bank of the river. To date, nothing has been done or studied on this issue. Further study and research is needed. Additional gabion placement and bank-sloping may be necessary. There is no current threat to human safety, but bank erosion of an undetermined amount continues.

The two NPS-owned dams (Jordan and Johnson) and associated structures along the Pedernales River undergo periodic maintenance by the National Park Service. While sedimentation from continuing soil and bank erosion, caused by the numerous flash-flooding events, has not been a concern, monitoring of sedimentation is necessary.

### Water Resources and Water Quality

**Surface Water.** There are several surface water resources within the Lyndon B. Johnson National Historical Park, primarily in the LBJ Ranch district. These include the Pedernales River and several prominent impoundments (Jordan and Johnson dams). The total Pedernales River drainage is 1,302 square mile, while the area drained by the river before it reaches the park is approximately 602 square miles (NPS 1982). Numerous other surface waters in the LBJ Ranch district consist of earthen dams and tanks (ponds). Erosion is severe in the Hill Country

because of periodic heavy rains, thin soils, poor percolation, and severe runoff leading to extreme flooding. The Pedernales River is subject to severe flooding, as well as very dry periods.

The Pedernales River generally flows eastward through Gillespie and Blanco Counties then it drains into the Colorado River at Lake Travis in western Travis County, outside of Austin, Texas; from there the flows head southeasterly to the Gulf of Mexico. The Pedernales River drainage is dominantly effluent streams, which receive large amounts of baseflow from groundwater naturally discharged from the Paleozoic and Cretaceous aquifers (State of Texas 1992). The tributaries of this and other large streams are characterized by two dominant types, i.e., perennial spring-fed streams and intermittent streams, which transport storm runoff.

Surface water resources at the Johnson City district include Town Creek, Johnson Pond, and a small spring-fed seep. Town Creek is an intermittent stream, which flows directly through the settlement area of the district. The Johnson Pond is spring-fed and located in the settlement area, as is the small seep. Several other parental streams lie within this district.

In the past Johnson City (Blanco County) used its surface water from the Pedernales River to supplement its groundwater supply. Surface water is also used for irrigation and livestock watering in both Blanco and Gillespie Counties.

The main surface water feature in Gillespie County is the Pedernales River, but numerous tributaries flow within the county. Many of the creeks dry up during periods of drought. Surface water in Gillespie County is widely used as irrigation and livestock water, or for manufacturing.

Based on a surface water supply analysis projected for the year 2030, results indicate that surface water would not be suitable as a primary water source for Gillespie County and/or city of Fredricksburg because there is not enough water to provide a dependable water supply (Hill Country Underground Water Conservation District 1995). The county's water demands would only partially be served, and it would be necessary to rely on ground water; even during minor droughts. Optimally, a conjunctive management of available surface and groundwater supplies would develop, fulfill, and provide sufficient supplies to meet the projected demands. Use of surface water to supplement supply source would help reduce or prevent groundwater depletion, especially during drought conditions.

The Johnson City district does not use any surface water for any purpose. The LBJ Ranch district pumps water from the Pedernales River at two points — one below at the Texas White House and the other below the cemetery.

**Groundwater.** The aquifers (Paleozoic) of central Texas, which include both park districts, provide varying amounts of water to the area. Locally, these aquifers provide minor amounts of water for domestic and livestock supply (State of Texas 1996).

The initial baseflow of the major streams within the seven-county area comes from seeps and springs, primarily from the Edwards-Trinity aquifer (State of Texas 1996). Groundwater in the area is generally available from the strata of Hickory Sandstone, Ellenburger Limestone, Hensell Sand, and Edwards Limestone.

In 1990 the Texas Water Commission (now the Texas Natural Resource Conservation Commission) and the Texas Water Development Board prepared a report proposing ultimately designating a critical area designation for

counties within the Hill Country, including both Gillespie and Blanco Counties. Critical areas are those areas that are experiencing or will experience groundwater shortages, contamination, etc. by the year 2010. As a direct result of this initiative, the Hill Country Underground Water Conservation District was formed to provide some regulatory powers related to water planning.

The Johnson City district primarily uses the city domestic water system with some use of a park well to irrigate the lawns at the boyhood home. The LBJ Ranch district uses eight wells to supply most of the water at the ranch.

**Water Rights.** The natural flows of the surface water streams within the state of Texas are subject to use under an appropriative rights system, which is managed by the Texas Natural Resource Conservation Commission (HCUWCD 1995). Under this system, a permit must be obtained from the commission for the purpose of diverting or storing surface water; thus using the resource to the greatest benefit.

At the LBJ Ranch district land donations included water rights, however the Johnsons retained the right of first use.

Surface water in Gillespie County is used primarily for irrigation and livestock watering, and virtually all of the water rights are permitted for these uses.

On a broader scale, the Lower Colorado River Authority holds senior water rights on the Pedernales River.

**Water Supply Consumption and Demand.** Within a seven-county area, which includes Blanco and Gillespie Counties, groundwater use increased from 1980 to 1992. These counties supplied 65%–73% of the total demand (State of Texas 1996), respectively. Water supply demand is increasing, more so in Gillespie County, due to the increasing population and subsequent demands from a growing Fredericksburg, Texas. Generally speaking, the water supply demand is not as critical an issue in Blanco County as in Gillespie County.

In the year 2000 it is estimated that in Blanco County per capita water consumption can be expected to range from 144 to 193 gallons per capita day (gpcd); while in 2030 consumption is anticipated to range between 152 and 192 gpcd (LCRA 1988).

Water demand in Blanco County for municipal water could range from 1,048 to 1,803 acre-feet in 2000 compared in 2030 to 1,577 to 3,043 acre-feet per year. For Johnson City municipal water consumption in 2000 could range from 281 to 475 acre-feet per year and 520 to 801 acre-feet per year in 2030.

Water demand actual use in 1980 was 799 acre-feet, with a water demand projection of 869 acre-feet in 2030 (LCRA 1988). Therefore, to meet the mining and manufacturing, irrigation and livestock water needs projected, water from both groundwater and surface water sources is necessary.

Groundwater availability within Blanco County has been estimated at 9,121 acre-feet of dependable groundwater each year for the six major aquifer groups in the area. Therefore, because of the estimated total annual groundwater supply is greater that the projected county demands, it appears there may be sufficient groundwater to meet the projected total county demands.

Water supplies are available to meet Johnson City's municipal needs. The city is currently using wells to supply municipal needs, but uses water from the Pedernales River occasionally to supply demand.

HE WAS A SCHOOL TEACHER WHO DEDICATED HIS PUBLIC LIFE TO THE CAUSE OF EDUCATION, A MAN OF COMPASSION FOR THE ELDERLY AND OF CONCERN FOR THE YOUNG; HE WAS A PRESIDENT WHO SAW AMERICA AS THE GUARDIAN OF FREEDOM AND HE ACTED ACCORDINGLY.

HUBERT HUMPHREY
*LBJ: IMAGES OF A VIBRANT LIFE*

In Gillespie County the average per capita water use ranges from 68 to 135 gallons per day (gpd), whereas the Fredricksburg residential per capita use is estimated at 145 to 155 gpd.

Gillespie County relies heavily on groundwater as an irrigation source rather than on surface water. The Texas Water Development Board projects that irrigation demands will level off and remain constant at about 1,500 acre-fee per year. Mining water, though limited, is supplied from groundwater sources. Livestock demands are met equally from groundwater and surface water sources. Annual demand for livestock use is projected at 1,535 acre-feet per year (HCUWD 1995). The projected total water use in Gillespie County for both the city of Fredericksburg and outside Fredericksburg with and without conservation measures is as follows: city of Fredericksburg from year 2000 to 2030 – 2,776 to 4,057 acre-feet/year and 2,674 to 3,659 acre-feet/year, respectively; and outside Fredericksburg from year 2000 to 2030 – 5,213 to 6,019 acre-feet/year and 5,102 to 5,533 acre-feet/year, respectively (HCUWD 1995).

**Water Quality and Monitoring Efforts.** Lyndon B. Johnson National Historical Park has been engaged in water quality monitoring at two sites on the Pedernales River since 1996. The monitoring was initiated in response to park concerns related to nutrient and bacteria contamination from livestock grazing on lands upstream from the ranch. The monitoring is conducted by park staff as part of the Colorado River Watch Network, which is sponsored by the Lower Colorado River Authority. Water quality measurements were taken approximately twice a month for the following parameters: water temperature, pH, dissolved oxygen, total dissolved solids, nitrate nitrogen, phosphates, and fecal coliform bacteria. Preliminary review of these data indicated normal ranges of values for most parameters except fecal coliform bacteria.

Fecal coliform values at the park upstream site (LBJ State Park Dam) ranged from 30 to 5,820 coliform colonies per 100 milliliter (mL). Fecal coliform values at the park downstream site (PR49 High Water Bridge) ranged from 30 to 6,030 coliform colonies per 100 mL. The state of Texas water quality standard for fecal coliform in the Pedernales River is 200 coliform colonies per 100 mL based on a 30-day geometric mean of at least five water samples. The designated uses for the Pedernales River are contact recreation, high quality aquatic habitat, and public water supply. Water quality monitoring of fecal coliform bacteria on a bimonthly basis is not sufficient to determine whether actual water quality standard violations have occurred, or are occurring. The park began monitoring *E. coli* as well as fecal coliform in February 1998.

Other water quality monitoring efforts in the national historical park have addressed effects on drinking water wells from spraying pesticides on nearby pecan groves in the park, related to leaching into the groundwater table. Results from water samples analyzed by a state certified laboratory identified no contamination from organic chemicals in 1995 and 1996.

Another water quality concern in the park is related to bank erosion due to flooding on the Pedernales River. To date, no water quality studies have been conducted to address this issue.

### Floodplains

Based on the 1979 Corps of Engineers' *Special Flood Hazard Information Report* studying the flooding along the Pedernales River at the LBJ Ranch district and immediate area, frequency flood profiles were identified for the

2-, 10-, 25-, 50-, 100-, and 500-year floods, including delineation of the 100-year floodplain. Historical records indicate large flood events on the Pedernales River occurred in 1869, 1900, 1944, 1952, 1959, and 1978. The September 1952 flood was the largest. Flooding is an ever-present threat.

The area surrounding the Lyndon B. Johnson National Historical Park experiences storms that result in some of the highest rainfall rates in the United States. Generally, the flood-producing storms occur over the Pedernales River watershed occur in the spring and fall. The U.S. Geological Survey has two stream-gaging stations located on the Pedernales River near Stonewall and Johnson City. From the Corps of Engineers' study, stream characteristics for the Pedernales River at the LBJ Ranch district indicate that for the 100-year flood event, peak discharge would be at 220,200 cubic feet per second, 25 feet height of rise above bank full stage, and a velocity in channel of 21 feet per second (Corps of Engineers 1979).



Flash flooding is always a concern within the area. The National Oceanic and Atmospheric Administration's National Weather Service office in Austin, Texas, issues flash-flood warnings for the Pedernales River basin, which includes the two park districts. Flood-warning schemes for the Pedernales Rivers near Stonewall and at Johnson City are provided by the National Weather Service.

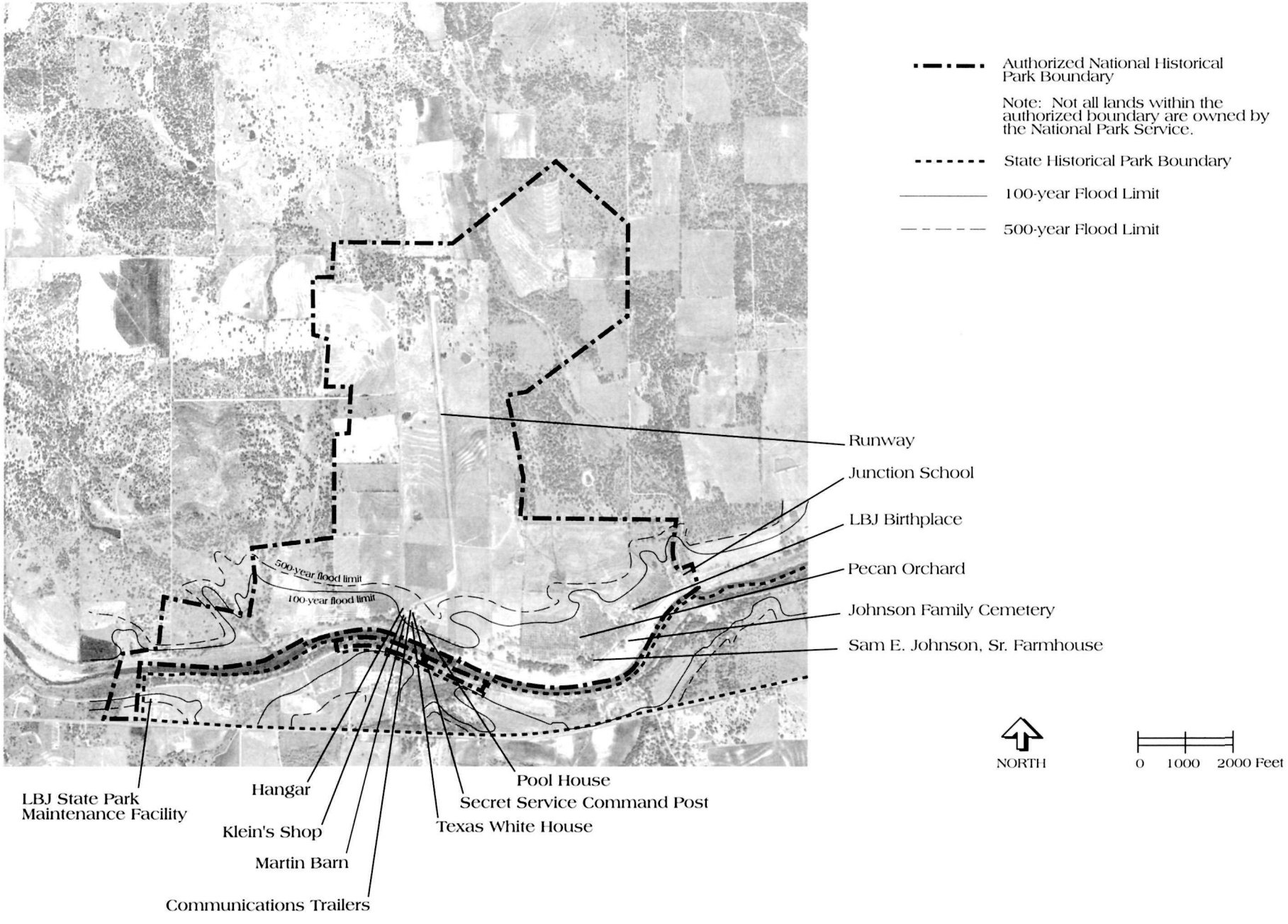
Due to the local topography and the hydrography (natural river flows) of the Pedernales River, large portions of lands within both districts of the national historical park partially lie within the 100- and 500-year floodplains. The Federal Emergency Management Agency (FEMA) has mapped the 100-year floodplain, which includes some of the lands in both park districts. Except for the cedar guest house, only uninhabited facilities, primarily at the LBJ Ranch district, lie within the 100-year floodplain, e.g., the Junction School and the reconstructed birthplace. Some additional historic structures and buildings lie within the 500-year floodplain, e.g., the Texas White House, the Secret Service trailers, the converted hangar building, and the Lyndon B. Johnson State Historical Park maintenance facility. There are no critical actions proposed in the 500-year floodplain. The Floodplains map for the LBJ Ranch district delineates the approximate 100- and 500-year floodplains; no floodplain data is currently available for the Johnson City district.

Past 100-year flood events have resulted in some flooding of at least one uninhabited NPS historic structure. During the last major flood (1978), water completely inundated the cemetery, while approximately 2 feet covered the Junction School building floor, with water extending to the base of the reconstructed Johnson birthplace home. Also, at this event, the water level reached the road directly in front of the Texas White House.

## SOCIOECONOMIC ENVIRONMENT

### Population and Economy

**Statewide.** Texas is the secondmost populated state behind California with an estimated population of 18.7 million people in 1995 (U.S. Census Bureau 1995). Since 1990, growth has taken place at an estimated 10.2% pace with most growth occurring in the large metropolitan areas such as Houston, Dallas, San Antonio, Austin, and El Paso. Nearly 84% of the Texas population lives in such metropolitan areas (U.S. Census Bureau 1994).




# FLOODPLAINS

LBJ RANCH DISTRICT
Lyndon B. Johnson National Historical Park
United States Department of the Interior / National Park Service
DSC • MAR 98 • 447 • 20032

The Texas population is aging rapidly. In 1990, 39.6% of the population was less than age 25, 33.2% between 25 and 44, 17.1% between 45 and 64, and 10.1% 65 or older. The Texas A&M University, Department of Rural Sociology, projects that the same categories will be 25.7%, 25.6%, 25%, and 23.7% in 2030.

Texas is home to the second largest population of Hispanics (25.5%) and the third largest population of Blacks (11.9%) in America (U.S. Census Bureau 1990). By the year 2030, more than half of the state's population will be non-Anglo, Hispanics representing 45% and Blacks 10% (Department of Rural Sociology, Texas A&M University).

Statewide per capita income in 1995 was $19,204. The unemployment rate was 6.4% in 1994 with 19.1% of the population below the poverty level (U.S. Census Bureau).

**Blanco and Gillespie Counties.** Lyndon B. Johnson National Historical Park is in the Hill Country of central Texas, a rapidly growing area of the state bordering the Austin metropolitan area on the east and the San Antonio metropolitan area on the south. Although rural, the park is within an hour's drive of both cities.

Both counties are rural, Blanco with 7,651 people and Gillespie with 19,408 people (U.S. Census Bureau 1995). Johnson City, the Blanco County seat, is approximately 50 miles west of Austin and 60 miles north of San Antonio. Its population was 932 people in 1990.

More than 800,000 people live within a 50-mile radius of Johnson City, more than 2.8 million people live within 100 miles, and nearly 9.5 million people live within 200 miles.

The populations of Blanco and Gillespie Counties are significantly older than those of the state as a whole. In 1990, 31.6% of Blanco County and 29.2% of Gillespie County were less than age 25; 26.8% of Blanco County and 24.3% of Gillespie County were between 25 and 44; 21.3% of Blanco County and 22.1% of Gillespie County were between 45 and 64; and 20.3% of Blanco County and 24.4% of Gillespie County were 65 or older. As with the rest of the state, both counties are expected to age rapidly.

Neither county mirrors the state in Hispanic or Black population figures. In 1990 the Blanco County population was 14.1% Hispanic and .9% Black, Gillespie County was 14.1% Hispanic and .2% Black (U.S. Census Bureau 1990).

Per capita incomes in Blanco and Gillespie Counties in 1995 were $17,372 and $17808, respectively, both below the statewide average (Bureau of Economic Analysis 1995).

In 1994 unemployment in Blanco County was 2.8%, and it was 2.4% in Gillespie County (Bureau of Labor Statistics 1994). Major employers within the two counties are Pedernales Electric Cooperative, the National Park Service, the Texas Department of Parks and Wildlife, Central Texas Electric, the Texas Department of Transportation, Hill Country Memorial Hospital, and both county school districts.

Within 50 miles of Johnson City are a host of state parks and other places of interest such as Natural Bridge Caverns, Cascade Caverns, Aquarena Springs, Wonderworld, Lady Bird Johnson Wildflower Center, Canyon Lake, Lake Travis, Lake Marble Falls, Lake Georgetown, Lake L. B. Johnson, Lake Buchanan, Guadalupe River State Park, Blanco State Park, Admiral Nimitz State Historical Park, McKinney Falls State Park, Pedernales Falls State Park, Lyndon B. Johnson State Historical Park, Enchanted Rock State Natural Area, Longhorn Cavern State Park, and Inks Lake State Park.

Fredericksburg, 30 miles west of Johnson City, has become a major regional tourist destination based on its German heritage and serving a mostly weekend crowd of shoppers. Austin, the Texas State capital, is a major tourist attraction with its western music, nightclubs, the University of Texas, LBJ Presidential Library, and the Texas State Museum.

Just outside the 50 mile radius are major national attractions in San Antonio as Sea World of Texas, Fiesta Texas, the San Antonio Riverwalk, the Alamo, and San Antonio Missions National Historical Park.

### Land Use

No approved land use plans regulate development in the Stonewall vicinity or in rural areas of Blanco and Gillespie Counties, although both counties have subdivision regulations. Johnson City has a zoning ordinance in effect for the city, but there is no formal land use plan.

Adjacent developments on the north side of the Johnson City district include single-family residential, commercial (retail shops and restaurants), public (U.S. Post Office), and private institutional (Masonic Lodge) land uses. To the south of the district the land uses are predominantly agricultural, with some single-family and multifamily residential development to the southeast. Adjacent to the east are single-family residential development and the commercial operations of the Pedernales Electric Cooperative, which includes their shops, parking, and offices. West of the settlement area of the Johnson City district, land use is mostly agricultural with a small amount (two to three homes) of single-family residential or undeveloped. Since the settlement area is open to views, highway traffic, and noise on the north, it is important to note the potential for incompatible land uses and/or viewshed intrusions to develop on non-NPS properties on both sides of U.S. 290 in this area.

Several proposals for development in the Johnson City area have been identified. However, it is unclear at this time which if any of the proposals would be undertaken or exactly what their impact on the national historical park might be. Two miles west of Johnson City a subdivision of 5,000–6,000 acres has been proposed. Each lot would be approximately 25 acres. Such a subdivision could add 600–900 people to the population when fully developed.

Another proposal is for a conference center east of Johnson City that would also include an airstrip and hotel facilities.

With the recent sale of the feed mill, a restaurant/retail complex on the park's north perimeter, there is a greater likelihood of further development of the property. Parking is already tight in the immediate vicinity and would only become tighter with additional development. Were parking for the feed mill to be developed on the Cox property, it would severely impact the setting of the settlement.

Adjacent land uses at the LBJ Ranch district are less diverse than in the Johnson City district. To the west, east, and north of the LBJ Ranch are agricultural land uses. Immediately south of the ranch is the Pedernales River, and south of the river are public (Lyndon B. Johnson State Historical Park and the local Head Start facility) and private institutional (church) land uses.

Lyndon B. Johnson State Historical Park was established in 1967 as part of the Texas Parks and Wildlife Department. The state park addresses the life of the 36th president of the United States, and the many cultures that contributed to the region's history, most notably Indian, Spanish, and German, and the wildlife of the Texas Hill Country. By agreement among the Texas Parks and Wildlife Department, the National Park Service, and President and Mrs. Johnson, the state historical park provides a location for visitor orientation for both the state and national historical parks and is the departure point for NPS bus tours of the ranch. In addition, the state historical park affords visitors a wide range of recreational activities.

### Access and Circulation

Each district of the national historical park has its own means of access and circulation.

The Johnson City district is primarily a walking experience. The visitor arrives at the park via U.S. 290 and is directed by sign to turn south on Avenue F two blocks then right on Lady Bird Lane one block to the entrance to the visitor center. The visitor leaves his/her car at the visitor center, enters the visitor center for orientation and direction, and then proceeds via a self-guided map to walk the rest of the site on city sidewalks or designated trails. Bus visitors arrive essentially the same way except that parking is at Avenue F Street and Lady Bird Lane adjoining the visitor center car parking.

Visitors to the Johnson Ranch and Texas White House complex must first park at the Lyndon B. Johnson State Historical Park visitor center just east of Stonewall, Texas, on U.S. 290. There the visitor receives orientation and purchases a ticket for a guided interpretive bus tour of the ranch. The bus picks up visitors just outside the state historical park's visitor center and conveys them along a route that consists of Ranch Road 1 and Park Road 49 to the ranch. Stops are made at the LBJ birthplace and cemetery and the show barn. Visitors may exit the bus at these sites to walk around and view the structures. Currently, visitors do not exit the bus at the Texas White House complex. The tour continues from the show barn and returns through the English Park and along the Martin Road to the state historical park's visitor center.

### Visitation

Lyndon B. Johnson National Historical Park is open everyday except Christmas and New Years Day. In Johnson City the visitor center opens at 8:45 A.M. with the first boyhood home tour at 9:00 A.M. At the LBJ Ranch, a ranger is at the tour coordinator desk by 8:30 A.M. with the first bus tour scheduled for 10:00 A.M.

At the LBJ Ranch district, visitation by the public is measured two ways: the actual count of visitors who purchase a ticket for the bus tour and a less accurate count of those visitors who do not take the bus tour but who spend measurable time with a national historical park ranger. Both counts are taken at the state historical park's visitor center.

Visitation in Johnson City is considerably more difficult to assess because there is no one site through which all visitors are funneled as there is at the LBJ Ranch district. Visitation numbers are measured by actual visitor counts at the park's visitor center and at the boyhood home but estimated for the settlement. Because some





visitors, particularly local visitors, only walk the grounds of the settlement, the park added an electric counter there during 1997. This counter is not as accurate as the hand counts at either the visitor center or the boyhood home but is more accurate than the estimated count before 1997.

The peak year for visitation was in 1973 when 586,533 persons visited Lyndon B. Johnson National Historical Park. Two events probably caused the unusually high visitation: President Johnson's death and the inauguration of the LBJ Ranch bus tours. Visitation has subsequently declined. Visitation in 1982 was 301,274. Visitation in 1996, the last year for which statistics are available, was 136,892, a nearly 55% decline since 1982 and a nearly 77% decline since 1973. Some of this decline has resulted from changes and refinements over the years in the way that the park gathers data and how the data is used to calculate visitation.

Visitation is highest during the period from March through May. This is a period of pleasant daytime temperatures and springtime color, when the famous bluebonnets join with Indian paintbrush to blanket the countryside eventually being replaced by the red and yellow of Indian blankets and buttercups. As the summer heat grows, visitation drops off noticeably. There is a small spike in the fall that peaks in October.

A 1985 NPS visitor study corroborated by more current anecdotal evidence suggests that visitors tend to be middle- to older-aged couples. This may partly result from the inclusion of the park in commercial bus tours conducted throughout the region. Such tours are generally made up of older Americans.

The park develops and provides educational outreach programs to local schools. Currently, these efforts are directed primarily toward the elementary and middle school level. Eventually all children in kindergarten through grade 12 would be included. School groups are scheduled throughout the school year and are a significant component of ranch visitation.

## INTERPRETATION

### Visitor Centers

The park uses two visitor centers, one in Johnson City and the other at the Lyndon B. Johnson State Historical Park near Stonewall. The centers are staffed with rangers and volunteers who provide visitors with information on how best to visit the park, what not to miss, and what guided tours and events are available. Exhibits and films at each center introduce the visitor to Lyndon Johnson and set the stage for exploration of the district. These interpretive media provide opportunities for visitors to see artifacts and photographs that cannot be displayed elsewhere in the park. Brochures, books, and appropriate educational items are available or may be purchased in the visitor center sales areas.

### Tours

Because of access restrictions at the LBJ Ranch and the need to protect park resources in both districts, ranger-led tours have traditionally been a large part of the Lyndon B. Johnson National Historical Park experience. Tours at the ranch and in Johnson City are given throughout each day. Costumed interpretation is available at the Johnson settlement area for a portion of the year as funding permits. Interpretive talks at historic structures and self-guided trails provide additional information and permit the visitor to tailor the visit to match their individual interests.

### Brochures and Site Bulletins

Numerous brochures and site bulletins provide information on principal park programs and resources. Park brochures are an easy means of orienting visitors to the site and providing them with a general overall background and themes. Site bulletins highlight individual themes, points of interest, and/or provide details on the time and location of interpretive programs. Although many visitors do not use these materials until after leaving the site, they serve a useful purpose by allowing visitors to continue to learn about President Johnson and the park well after their departure.

### Wayside Exhibits

Wayside exhibits have been installed in both park districts. These exhibits provide an important means of explaining site-specific features to a visitor. Waysides may describe the history of the area and other significant facts about a feature or location. The wayside may include text, maps, photographs, or audio interpretation.

HE ALWAYS EXPECTS MORE OF YOU THAN YOU THINK YOU ARE REALLY MENTALLY OR PHYSICALLY CAPABLE OF PUTTING OUT. IT IS REALLY VERY STIMULATING. IT IS ALSO VERY TIRING.

MRS. LYNDON B. JOHNSON
*PRESIDENTIAL ANECDOTES*

## VISITOR USE AND EXPERIENCE

### Johnson City District

Within the Johnson City district are the park's new visitor center, headquarters offices, boyhood home, Johnson settlement, and an education center. The district functions as somewhat of a city park. Many citizens walk the settlement trails for exercise and participate in scheduled special events.

The visitor center provides park visitors their first opportunity to weave together the diverse strands of the park's sites and themes and their relevance to the Johnson life and legacy. This visitor center has two time lines, exhibits, films, an information counter, and an SPMA sales area. The LBJ time line displays information on Johnson's birth, education, rise in political office, presidency (with the two main thrusts of the Great Society and Vietnam), and retirement. The information is presented with photographs, text, audios, and videos. Other permanent exhibits display objects from the presidency and information and pictures describing some of the legislative thrusts of his administration, such as the space program, education, poverty, and civil rights. Two 30-minute films, "LBJ: The President" and "Lady Bird Johnson," are regularly shown in two auditoriums. Special guest lectures and interpretive talks are also given in the auditoriums. Nature walks and walking tours of historic Johnson City originate in the visitor center.

Park rangers at the contact counter in the visitor center provide visitors specific information about Lyndon Johnson, park resources, daily visitor activities, and general information on the surrounding area. Visitors can purchase books or other interpretive items from an SPMA sales area adjacent to the contact counter.

The park headquarters, located in the same building as the visitor center, has a library where park staff, visitors, and academics may view a collection of books and articles related to Lyndon Johnson and the Hill Country. The library has approximately 4,000 volumes and contains nearly 500 oral history interviews with Johnson's friends and relatives.

The headquarters also houses a museum and curatorial storage of objects related to President and Mrs. Johnson and their lives in the Hill Country. Research using the collection may be arranged upon request.

One block north of the visitor center, park rangers give a 20-minute tour of the boyhood home, where Johnson lived during most of his elementary and high school years. West of the visitor center an interpretive trail guides visitors to an exhibit center and the Johnson settlement. On an intermittent basis, visitors can ride to the exhibit center on a bus driven by park interpreters.

The settlement includes the original dog trot cabin in which Johnson's grandfather settled after he arrived in the area to begin his cattle-droving business, as well as later structures such as barns, a cooler house, and a windmill. The exhibit center near the settlement orients visitors to early Texas ranching and farming. When staffing permits, visitors can experience costumed interpretation at the cabin or at the chuckwagon, or they can take a 45-minute ranger-guided tour of the settlement.

Annual events in the Johnson City district include "National Park Week," "The LBJ Birthday Commemoration," "Heritage Crafts Day," and "A Timeless Christmas in Johnson City."

An education center near the visitor center has space for meetings and workshops for teachers, students, and other groups. An education program provides information and curriculum based activities related to President Johnson's life and legacy.

### LBJ Ranch District



Within the LBJ Ranch district are the Junction School, reconstructed birthplace, Texas White House, show barn, ranch lands and cattle, and other structures related to Johnson's life in the Texas Hill Country.

Visitors to the LBJ Ranch district generally stop first at Lyndon B. Johnson State Historical Park visitor center where, through a partnership established by the president, they receive orientation on the national historical park and purchase a ticket for the NPS bus tour of the LBJ Ranch. The state historical park auditorium building also has an SPMA sales area, orientation film, and ranger talks.

The LBJ Ranch bus tour is the focal point of the visitor experience in this district. Visitors board the bus outside the state historical park visitor center. A ranger interpreter drives the bus and narrates the tour. Each ranger develops the theme for his/her tour and include discussions of all major resources on the ranch. The first resource on the tour is the Junction School, the first school Johnson attended. A half-hour stop at the birthplace allows the visitor to see Johnson's reconstruction of the original home. At the birthplace stop visitors can also visit the Johnson family cemetery where the president and many other family members are buried. The tour continues past the Texas White House without allowing visitors to exit the bus, as this is still the home of Mrs. Lady Bird Johnson and is under Secret Service protection. The tour proceeds through ranch lands and stops at the show barn, the place where the president showed off his prize-winning Hereford cattle. The 1¼ hour tour then returns to the state historical park.

During the year there are several special programs and events for visitors. Prior to Christmas, Mrs. Johnson attends a tree lighting ceremony that opens holiday activities. In August, President Johnson's birthday is commemorated. Night sky programs and guest lectures are held throughout the year.

# ENVIRONMENTAL CONSEQUENCES



The "Environmental Consequences" chapter describes the impacts associated with each of the alternatives. It is organized by impact topics that focus the presentation of environmental impacts and allow a standardized comparison between alternatives based on the most relevant topics. This chapter begins with a summary of the general methodology describing the analysis approach used to determine impacts. A discussion on the rationales used in selecting each of the impact topics as well as those dismissed from further analysis is presented in "Part One: Planning Background and Alternatives."

At the end of each alternative there is a summary discussion of "cumulative impacts," unavoidable adverse impacts, "the relationship between short-term uses and maintenance and enhancement of long-term productivity, and "irreversible and irretrievable commitments of resources." Each of these is defined below.

Cumulative impacts are impacts on the environment that result from the incremental impact of the action when added to other past, present, and reasonable foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively major actions taking place over a period of time.

The unavoidable adverse impacts are those negative impacts that would occur as a result of the implementation of the action and that cannot be avoided or satisfactorily mitigated.

The relationship between short-term uses and maintenance and enhancement of long-term productivity refers to the balance (or trade-offs) between the immediate, short-term uses of a resource and the overall long-term productivity or value of that resource over time.

Irreversible and irretrievable commitments of resources refer to impacts that cannot be changed once they occur or that continue for such an extended period of time that they must be considered permanent.

## METHODOLOGY FOR ASSESSING IMPACTS

### Cultural Resources

The assessment of impacts on cultural resources followed a three-step process: (1) determining the area of potential effect of the proposed actions; (2) identifying the cultural resources within the area of potential effect that are either listed in or eligible for listing in the National Register of Historic Places (see "Affected Environment, Cultural Resources" section); and (3) assessing the extent and type of impacts the proposed action may have on cultural resources.

An impact on a cultural resource occurs if an action has the potential of altering in any way the characteristics that qualify the resource for inclusion in the national register. If a proposed action diminishes the integrity of such characteristics, it is considered to have an adverse effect. Impacts that may occur later than or at a distance from the location of a proposed action are also potential impacts of the action and are considered to be indirect impacts.

### Natural Resources

Impact assessment of natural resources, like cultural resources, followed a similar process of (1) determining the area of potential effect of the proposed actions; (2) identifying the natural resources within the area of potential effect; and (3) assessing the extent and type of impacts the proposed action may have on natural resources. Potential impacts are predicted by comparing the current with the projected future situation under each alternative. Due to the lack of quantitative information on park natural resources, the definitions below are expressed in qualitative terms.

Negligible – The impact is not measurable or perceptible.

Minor – The impact is measurable or perceptible, and is localized within a relatively small area. However, the overall viability of the resource would not be affected. Left alone, the resource would recover and the impact would be reversed.

Moderate – The impact is sufficient to cause a change in the resource (e.g., abundance, distribution, quantity, or quality) but remains localized. The change is measurable and perceptible but could be reversed.

Major – The impact is substantial, highly noticeable, and may be permanent.

## IMPACTS COMMON TO ALL ALTERNATIVES

### Impacts on Historic Resources

To appropriately preserve and protect the historic resources of Lyndon B. Johnson National Historical Park that are either listed in or eligible for inclusion in the National Register of Historic Places, all preservation, rehabilitation, and restoration efforts, as well as daily, cyclical, and seasonal maintenance, would be undertaken in accordance with the National Park Service's *Management Policies* (1988)and *NPS 28: Cultural Resource Management Guideline* (1994), and the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995). The preparation of historic structure reports, which document the history and changes through time of buildings and structures, would precede the adaptive rehabilitation or restoration of all historic buildings and structures. In addition, the preparation of cultural landscape report(s), which document the history and changes through time of landscapes, would guide treatment decisions for landscapes. Consultation with the Texas State Historic Preservation Office would be conducted in accordance with the National Historic Preservation Act of 1966, as amended.

The exteriors of all historic buildings and structures within the park would undergo an appropriate preservation treatment based on a historic structure report. In addition, care would be taken to ensure that all buildings and structures have efficient drainage systems and that vegetation is trimmed away from foundations, as appropriate, to minimize the deleterious effects of water infiltration. The historic buildings and structures could suffer wear and tear from increased visitation under any alternative, but determining and monitoring the carrying capacity of historic buildings and structures could result in the imposition of visitation levels or constraints that would contribute to the stability or integrity of the resources without hindering interpretation for visitors. Unstaffed or minimally staffed sites, however, could be more susceptible to vandalism.

The boyhood home, a national historic landmark, in Johnson City would continue to be protected and preserved in its present form. None of the alternatives would introduce any actions that would adversely compromise the integrity of the building.

Preliminary evaluation by the National Park Service finds the Smith house ineligible for inclusion on the National Register of Historic Places. However, prior to removal of the house, its eligibility for inclusion in the national register, either individually or as a contributing element to the Johnson City Historic District, would be evaluated in consultation with the Texas Historical Commission. If the Smith house were determined to be eligible for the national register, removal of the building could proceed by negotiating a memorandum of agreement among the National Park Service, the Texas Historical Commission, and the Advisory Council on Historic Preservation. The memorandum of agreement would ensure that the building was properly documented prior to removal to mitigate the adverse effect on a historic resource.

The Malechek house (foreman's house), which is located at the LBJ Ranch and is currently subject to a life estate agreement, would be adaptively rehabilitated at the end of that life estate. The integrity and character of the structure's exterior would be preserved while establishing the most efficient use of the interior's available space. Materials removed during rehabilitation of the house would be evaluated to determine their value to the park's museum collections and/or for comparative use in future preservation work at the site.

The Johnson dam/low water crossing and the Jordan Dam would be preserved and maintained to their physical appearance as of 1973. Thus, there would be no change in the appearance of the structures or their function.

The Johnson family cemetery would be preserved and maintained, to ensure that the peaceful simplicity and rural ambiance of the site are not compromised by incompatible development or natural forces.

Making historic buildings and structures accessible to the mobility impaired, to comply with the Architectural Barriers Act of 1968 and the Rehabilitation Act of 1973, could result in the loss of historic fabric or the introduction of new visual and nonhistoric elements. For example, the doorways of buildings could require widening and ramps or wheelchair lifts could be added to the exterior of buildings. The park would develop design solutions to accessibility requirements that minimize impacts on cultural resources.

Visual, audible, and atmospheric intrusions would occur in the vicinity of all construction activities. Such impacts, however, would be temporary and minor.

The park would develop and implement a collection management plan for museum objects located in historic buildings, in accordance with the National Park Service's *Management Policies, Museum Handbook* (1990), and *NPS 28: Cultural Resource Management Guideline.* In addition, the park's archival and museum collection would continue to be exhibited or stored in appropriately controlled environments, to ensure adequate protection against accidents, theft, atmospheric elements, insect infestations, and vandalism.

### Impacts on Ethnographic Resources

None of the alternatives would either directly or indirectly impact ethnographic resources. In the unlikely event that human remains, funerary objects, sacred objects, or objects of cultural patrimony are discovered during



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implementation of any of the undertakings proposed in the alternatives, the provisions outlined in the Native American Graves Protection and Repatriation Act (1990) would be followed.

### Impacts on Soils

At the Johnson City and LBJ Ranch districts, landscape maintenance activities would have a minor, short-term impact on soils. At the LBJ Ranch district, periodic maintenance of the Jordan and Johnson dam structures would result in some minor soil compaction from heavy equipment and some small-scale soil erosion along the riverbank.

Continued livestock grazing at both the Johnson City and LBJ Ranch districts would result in some minor but noticeable soil compaction and erosion, and loss of vegetative cover. Rotation of pastures used for grazing, strict control of livestock numbers, and supplemental hay feeding would allow the recovery of vegetation and help to mitigate soil impacts.

In pastures along the Pedernales River, bank stabilization would reduce erosion damage due to flooding and to a lesser degree livestock watering (cattle drinking from the river). Erosion damage caused by nutria, a fast reproducing, nonnative rodent that burrows into the riverbank, would be slowed by the park's monitoring and control program. However, neither of these would cause as much erosion as flooding.

Ranching operations and agricultural practices use the most up-to-date scientific methods. A very regimented, closely monitored livestock management and grazing program is followed. Strict control over livestock numbers coupled with rotation of pastures guards against overgrazing and keeps impacts on soils negligible. Soil conservation practices such as terracing, plowing, and grass selection minimize the loss of soil.

The park has begun a program of prescribed burns as a means of re-creating a more historically accurate appearance for a small portion of the settlement landscape. Continuation of this program would assist with the control of exotic species. For a short time following each burn there would be a slight possibility of erosion and/or ash washed into Town Creek. Because the area of burn is small, the impact would be minimal.

The small herd of cattle on the settlement would be maintained as would the herd at the ranch. Current management practices have been designed to minimize erosion and retain the ground cover. Periodic maintenance of the two dams on the Pedernales River would benefit and further protect the riverbank soils during high water by reducing, although not eliminating, soil erosion.

### Impacts on Water Resources and Water Quality

None of the alternatives proposes any actions that would result in a long-term change in water resources or water quality in either the Johnson City district or the LBJ Ranch district. During dam maintenance and riverbank stabilization there may be some increased turbidity within the Pedernales River, but it would settle within a few days and not become a permanent condition.

The park would continue to monitor the quality of the water in its wells along the Pedernales River. However, further study of water resources, water rights, and measures that might be taken to upgrade the water quality within the Pedernales River entering the national historical park would be undertaken.

Preliminary data shows the Jordan and Johnson dams impoundments possibly improve water quality through settling and exposure to ultraviolet light only during low water periods.

Some minor, short-term water quality degradation would occur following ongoing prescribed burns at the settlement designed to return a small portion of that site to a presettlement condition. This would result if ash gets washed into the river, but the effect would be short term in nature.

There may be some degradation of water in Town Creek as a result of ongoing cattle grazing at the settlement resulting from manure washed into the creek following rain.

Periodic livestock grazing of the pasture along the Pedernales River would result in some temporary, short-term water quality degradation, primarily turbidity and fecal coliform increases. This ongoing activity would not increase water quality degradation from the present.

Applications of pesticides and herbicides in the pecan orchard are ongoing at the ranch. Monitoring is periodically undertaken to ensure that these chemicals do not contaminate the groundwater. Thus far, no contamination has been detected.

### Impacts on Floodplains

Historic structures and park facilities within the 100-year floodplain at the LBJ Ranch have been identified and measures implemented to mitigate any flood impacts. In Johnson City, the floodplain of Town Creek has not been fully identified within the park. No historic structures are known to be within the floodplain; however, the floodplain requires further delineation.

While floodplains provide natural storage of surface water and groundwater and natural improvement of water quality, none of the proposed actions affect these floodplain values.

### Impacts on Economy and Social Environment

There would be some historic structure preservation work, i.e., stabilization, rehabilitation, adaptation, or restoration. There would also be some upgrading of utilities. Much of this work can be performed by park maintenance staff, but some types of work would require the services of a local or regional contractor. During construction activities, there could be some economic positive/negative impact on the communities surrounding the national historical park, as workers would spend money in the local economy for food, lodging, and building materials.

The park would continue to work with local and regional economic development agencies and tour operators to increase visitation to both districts of the national historical park and the state historical park. The longer

visitors stay at the park the greater the likelihood that local goods and services such as food and lodging would be purchased in the immediate area.

### Impacts on Visitor Use and Experience

Many actions proposed as common to all alternatives are current activities that would continue. Most of the activities proposed for change would have a predominantly positive effect on visitor experience opportunities in the park.

Partnerships with regional planning and visitor service providers would encourage compatible development throughout the region to enhance the regional visitor experience. This planning is critical as the Hill Country has become very popular for retirement and relocation. Joint NPS and community action could preserve significant visual features, inside and outside the park, related to Johnson's life and legacy and the Hill Country environment that helped mold him. Visitors would have opportunities throughout the region to experience many elements of that same environment. Coordination of activities among the many visitor service providers would offer more diverse visitor experience opportunities than if each entity operated independently. Coordinated activities are critical to visitor understanding and enjoyment of area resources and services.

Gating Park Road 49 would not curtail after-hours' use. With increased protection staffing, some after-hours' use by visitors could be permitted much as it is currently. The gate would be closed at dusk.

## IMPACTS OF ALTERNATIVE 1: NO ACTION

### Impacts on Archeological Resources

Implementation of this alternative would result in neither direct nor indirect impacts on the archeological resources of Lyndon B. Johnson National Historical Park. None of the undertakings described would require new ground disturbance or changes in land management practices.

### Impacts on Historic Resources

**Johnson City District.** All buildings and structures within the settlement area would be preserved and protected with their present landscape elements intact. The park would continue its efforts begun several years ago to return a portion of the settlement landscape to a semblance of its historical appearance ca. 1870 using prescribed burns to control the spread of nonnative vegetation. Livestock would continue to be an important feature of this historic landscape. Failure to purchase buffer properties along U.S. 290 would result in the gradual intrusion of inappropriate development adjacent to the park's boundary. That intrusion could include visual and audible elements out of keeping with the pastoral setting of the site.

A cultural landscape report of the boyhood home to explore the ramifications of restoring the site's landscape to its period of significance, 1922–1925, would not be prepared. The site would continue to reflect the cumulative landscaping efforts of both the Johnsons and the National Park Service. A nearby interpretive wayside exhibit,

however, depicts a photograph of the site during the 1920s, which helps to dispel any misconceptions visitors may have regarding the site's historical appearance.

The park would continue to adaptively use the interiors of the Hobbs, Cantwell, Moore, Jones, and Walker houses, with no change in the physical appearance of the buildings exteriors. Adaptive use would ensure their continued existence, and the emphasis on preservation of the exteriors and the landscape would ensure that there would be no effect on either the significance of the park or the Johnson City Historic District. Removal of the nonhistoric Smith house would have no effect on park significance or the city's historic district.

**LBJ Ranch District.** This alternative would have little, if any, impact on the historic fabric or current appearance of the Texas White House. To the greatest extent possible, the exterior of the Texas White House, as well as ancillary buildings and landscaping, would continue to be preserved and interpreted as they are now. Some of those buildings retain their 1973 appearance, while other buildings and the landscape reflect the continuum of occupancy by Mrs. Johnson and have acquired historical significance in their own right. The interior of the Texas White House would be preserved to protect its present appearance.

Stabilization of the communication center trailers, the Junction School, and the Bailey house would prevent further deterioration with minimal loss of historic fabric.

The exteriors and landscape of the Sam Ealy Johnson, Sr. house and associated outbuildings would continue to be preserved and maintained to their 1973 appearance. The storage shed/workshop to the north is used as a ranger office, and several other outbuildings are occasionally used as a part of the ranching operation. The outbuildings are not a part of the Johnson legacy at the ranch and remain only as landscape features. The interior of the H.A. Jordan storage shed/workshop would be rehabilitated to better function as a ranger office, but the other structures would remain unchanged. There would be no impact on the significant qualities of the H.A. Jordan storage shed/workshop.

Enhancing interpretive exhibits at the show barn would have no impact on the building or its landscape. No modifications of the building or landscape would be necessary.

Because there would be little or no alteration of the landscape, the principal elements of the LBJ Ranch landscape would remain intact. There would be no alteration of the character-defining features of potential cultural or component landscapes.

The decision not to seek scenic easements along the boundaries of the LBJ Ranch district could result in inappropriate development adjacent to the park's boundaries, which could both visually and audibly intrude on park lands and resources. The park would work with park neighbors to influence decisions regarding such development.

### Impacts on Soils

There would be no additional impacts on soils above those described under "Impacts Common to All Alternatives."

### Impacts on Water Resources and Water Quality

There would be no additional impacts on water resources and water quality above those described under "Impacts Common to All Alternatives."

### Impacts on Floodplains

Park Road 49 and several historic structures are within the floodplain. However, except for a new park entrance sign and gate, no new construction is proposed within the floodplain. Thus, the floodplain would not be impeded. Near the Junction School, the Pedernales River is shifting its streambed. If left unchecked the Junction School might be lost as the riverbed moves to the north and the low water bridge is bypassed. However, this alternative does not include measures to retard the natural movement of the river.

The presence of nine small historic residences does not affect floodplain values. There are no critical actions proposed within the 500-year floodplain.

### Impacts on Economy and Social Environment

This alternative would result in the least beneficial impact of the three alternatives. There would be fewer construction contracts contributing money into the local economy than the other alternatives. Overall, the no-action alternative provides less of a visitor draw than alternatives 2 and 3, therefore providing less opportunity for the local business community to benefit from park visitors. No properties would be removed from the local tax rolls.

### Impacts on Visitor Use/Experience and Interpretation

The integrity of all historic structures within the park would be protected. The visitor experience would remain essentially unchanged even after the National Park Service assumes full control of the Texas White House complex because the house would be open only sporadically and for special events. The bus tour would continue rather than change to a shuttle system.

The level of personal services would remain the same, and interpretation would be little changed because no reductions in operation are proposed for either district. There would still be a major reliance on nonpersonal services. Educational outreach would be limited to the local area.

Visitation at the national historical park would likely remain constant or decline.

### Cumulative Impacts

Because the no-action alternative does not enhance the visitor experience, any impact on the visitor experience would come from development of natural and cultural resources outside the national historical park.

### Unavoidable Adverse Impacts

If the Texas White House remains unopened to visitors, or opened only on an extremely limited basis, the full potential of the structure to supplement the interpretive story of the site would be lost.

If the meandering of the Pedernales River is not arrested, the Junction School could be lost and the low water bridge leading into the park rendered useless.

### The Relationship between Short-Term Uses of the Environment and Maintenance and Enhancement of Long-Term Productivity

The National Park Service would continue to manage park lands to preserve natural and cultural resources and to provide visitor experiences and services consistent with resource management needs.

The no-action alternative would not affect the long-term productivity of resources in either park district.

### Irreversible and Irretrievable Commitments of Resources

There would be no irreversible or irretrievable commitments of resources unless the Pedernales River continues to meander and threaten the Junction School. Were that to happen, the loss would be irretrievable.

## IMPACTS OF ALTERNATIVE 2: MINIMUM REQUIREMENTS

### Impacts on Archeological Resources

Implementation of this alternative would neither directly nor indirectly impact the park's known archeological resources. However, limited ground disturbance would occur during the razing of the Smith house and later restoration of the site, when the propane tanks are removed, and if the construction of roadside pull-offs or waysides becomes necessary to implement the shuttle bus system at the LBJ Ranch. To ensure that adequate consideration and protection are accorded potential archeological resources, archeological surveys would precede all significant ground-disturbing activities and archeological monitoring would occur where lesser ground disturbance is expected. If previously undiscovered archeological resources are unearthed during construction or demolition activities, all work in the immediate vicinity of the discovery would be halted until the resources could be identified and documented and an appropriate mitigation strategy developed, if necessary.

No archeologically significant resources would be lost or adversely affected by this alternative.

### Impacts on Historic Resources

**Johnson City District.** All buildings and structures within the settlement area would be preserved and protected. The present landscape elements would remain intact under this alternative, but no efforts would be made to

HIS PREDECESSORS BEGAN
THE WAR IN SOUTHEAST ASIA
AND HIS SUCCESSOR ENDED IT.
IT WAS HIS FATE TO BE THE
BRIDGE OVER THE INTERVENING
CHASM OF CONFLICT THAT
SWEPT THIS COUNTRY
AND THE WORLD.

JOHN B. CONNALLY
*LBJ: IMAGES OF A VIBRANT LIFE*

return the landscape to a semblance of its historical appearance ca. 1870. Retaining the livestock around the cabin and in the nearby pasture would contribute to the historic scene.

Acquisition of the buffer properties along nearby U.S. 290 would prevent inappropriate development along the park's boundary and associated visual and audible intrusions.

The park would continue to adaptively use the interiors of the Hobbs, Cantwell, Moore, Jones, and Walker houses, with no change in the physical appearance of the buildings' exteriors or grounds. Since this represents a continuation of existing conditions, there would be neither direct nor indirect impacts on the Johnson City Historic District.

Because the site of the Smith house would be restored to a natural appearance resembling the adjacent settlement area, razing the building would not adversely impact the Johnson City Historic District. The integrity of the historic district would not be compromised by incompatible development.

A cultural landscape report for the boyhood home to explore the ramifications of restoring the site's landscape to its period of significance, 1922–1925, would not be prepared. The site would continue to reflect the cumulative landscaping efforts of both the Johnsons and the National Park Service. A nearby interpretive wayside exhibit, however, depicts a photograph of the site during the 1920s, which helps dispel any misconceptions visitors may have regarding the site's historical appearance.

The acquisition of scenic and preservation easements would benefit the Johnson City district in general and have no known detrimental effects. Failure to expand existing easements could result in future inappropriate development adjacent to the park and adverse visual and audible intrusions.

THE BEST FERTILIZER FOR ANY MAN'S RANCH IS THE FOOTSTEPS OF ITS OWNER.

LYNDON B. JOHNSON
*LBJ: IMAGES OF A VIBRANT LIFE*

**LBJ Ranch District.** This alternative would have little, if any, impact on the historic fabric or current appearance of the Texas White House. To the greatest extent possible, the exterior of the Texas White House, as well as the ancillary buildings and landscaping, would continue to be preserved and interpreted as they appeared in 1973. However, later changes to the house and grounds initiated by Mrs. Johnson, such as the poolhouse and the varied flower and vegetable plantings, would also be respected and preserved. Such additions represent the historical continuum of Mrs. Johnson's life at the ranch and have acquired historical significance in their own right. In phase 2 the interior of the Texas White House would be preserved and protected but not adaptively rehabilitated or restored.

Stabilization of the White House communications trailers, as well as the Junction School, would improve their structural stability and weather resistance, with minimal loss of historic fabric.

The exterior of the Sam Ealy Johnson, Sr./H. A. Jordan house, as well as associated outbuildings and landscape, would be preserved and maintained to their appearance in 1963–1973. With the exception of the H.A. Jordan storage shed/workshop, also known as the H. A. Jordan storage shed or workshop, there would be little or no change in the current physical appearance and function of the buildings or in the physical appearance of the landscape.

The H.A. Jordan storage shed/workshop, as well as the Bailey house, would be adaptively rehabilitated to preserve the integrity and character of each building's exterior while establishing the most efficient use of each interior's available space. Careful rehabilitation would not compromise either the character or integrity of the hous-

immediate Stonewall and Johnson City communities for food and gas. However, visitation would be expected to eventually drop back after the first year or two.

### Impacts on Visitor Use/Experience and Interpretation

The visitor experience at the park would remain as it is now. Continuation of existing trends in management would not significantly negatively impact existing visitor experiences, but would also not offer significant improvements to visitor experience opportunities. Improvements in interpretation would occur in small incremental steps as operating funds and staff could be made available.

Improvements in the visitor experience through historic grounds restoration at the boyhood home and the Sam Ealy Johnson, Sr. cabin would not be possible. There would be no change in the aesthetic quality of the LBJ Ranch district.

In phase 2, after opening of the Texas White House and related resources to the public, visitation at the LBJ Ranch district would be expected to increase considerably while remaining essentially the same in the Johnson City district. This period of increased visitation at the ranch could impact the visitor experience. Demand for access to previously closed facilities and limited access possibilities, especially inside the Texas White House, could result in crowding and extended waiting time for the next available house tour. A significant number of visitors might be denied access to the interior of the Texas White House.

Klein's shop would become a visitor contact/holding facility for visitors awaiting tours of the Texas White House. Exhibits, interpretive talks, and possibly a film would help visitors pass the time until the next available tour or to give visitors a sense of what the house is like during those times when the house is unavailable for tours.

### Cumulative Impacts

Any interpretive, educational, and orientation activities undertaken by the national historical park, when combined with similar activities in other federal or state areas in central Texas, would have a positive cumulative effect on the preservation and interpretation of cultural resources, as well as visitor experience, throughout the region.

Actions under this alternative would not degrade the water quality of Town Creek, and impacts on the Pedernales River are expected to be minor and would be the subject of further study. Any additional ranching or agricultural practices that would improve water quality would be explored and implemented, if feasible.

The addition of 12 people to the park staff would result in increased staff spending in the communities of Johnson City and Stonewall for goods and services and in the rental or purchase of housing. When combined with the growth throughout the Hill Country as a secondary result of the growth of Austin and San Antonio, this increase in park staff would contribute to the ongoing decrease in rural lands and ranching lifestyles and an increase in subdivisions and population.

### Unavoidable Adverse Impacts

There would be no unavoidable adverse impacts on cultural or natural resources.

### The Relationship between Short-Term Uses of the Environment and Maintenance and Enhancement of Long-Term Productivity

This alternative would result in the eventual preservation of all historic structures and the historic landscapes within the park. The overall visitor experience of the park would be enhanced. The short-term impact on cultural and natural resources would be negligible.

### Irreversible and Irretrievable Commitments of Resources

Adaptively rehabilitating the interiors of historic buildings would result in a minor irreversible loss of historic fabric. However, adaptive rehabilitation allows for the efficient contemporary use of buildings while preserving those features that contribute to their historical and/or architectural significance.

The use of fossil fuels and building supplies would be irreversible. There would be no irreversible or irretrievable commitment of park natural resources.

## IMPACTS OF ALTERNATIVE 3: PROPOSED ACTION

### Impacts on Archeological Resources

Implementation of this alternative would neither directly nor indirectly impact the park's known archeological resources. Several undertakings described in this alternative, however, could involve significant ground disturbance, especially the relocation of the Johnson City district maintenance facilities to the back 40, the relocation of the LBJ Ranch bus maintenance facility to the south side of the Pedernales River, the development of a trail between the Junction School and the east gate, and the extension of underground utilities to the Junction School and the relocated Volunteers in Parks sites. To ensure that adequate consideration and protection are accorded potential archeological resources, either archeological surveys would precede all significant ground-disturbing activities or archeological monitoring would occur where lesser ground disturbance is expected. If undiscovered archeological resources are unearthed during construction or demolition activities, all work in the immediate vicinity of the discovery would be halted until the resources could be identified and documented and an appropriate mitigation strategy developed, if necessary.

With mitigation, none of the actions described would adversely impact archeological resources.

THE PRESIDENT WILL REST IN HIS BELOVED HILL COUNTRY, WHERE HE HAS TOLD US HIS FATHER BEFORE HIM SAID HE WANTED TO BE HOME, "WHERE FOLKS KNOW WHEN YOU'RE SICK AND CARE WHEN YOU DIE."

BARBARA JORDAN
*LBJ: IMAGES OF A VIBRANT LIFE*

### Impacts on Historic Resources

**Johnson City District.** All historic buildings and structures within the settlement area would be preserved and protected. Retaining the livestock around the cabin and in the nearby pasture would contribute to the historic scene. Acquisition of the buffer properties along nearby U.S. 290 would prevent inappropriate development along the park's boundary and associated visual and audible intrusions.

The park would explore returning the entire settlement landscape to a semblance of its historical appearance, ca. 1870. Reconstruction of the cultural landscape would only be implemented, however, if both sufficient documentation exists to reliably support the proposed treatment and the proposed treatment would substantially contribute to the site's interpretive goals.

Constructing a new maintenance facility in the back 40, as well as the continued use of the three nonhistoric buildings for storage, would introduce new development and increased activity into the vicinity of the settlement. Sensitive design and location of the new building, the use of appropriate materials and colors in construction, and select plantings of native vegetation as visual buffers would permit the facility to blend as much as possible into the natural surroundings of the park lands. In addition, the over 1/4-mile distance between the facility and the settlement area and the intervening vegetation would minimize the visual and audible intrusion of the facility and its associated activities on visitors.

The park would continue to adaptively use the interiors of the Cantwell, Moore, Jones, and Walker houses. Continued adaptive use of the houses would ensure the preservation of the buildings in their present form and their continued contribution to the integrity of the Johnson City Historic District.

Prior to the proposed sale of the Hobbs house, with the condition that the structure be moved from the property, the building's eligibility for inclusion in the National Register of Historic Places would be evaluated in consultation with the Texas Historical Commission. If the Hobbs house was determined to be a contributing element to the Johnson City Historic District, a proposal for moving the building would be reviewed by the Texas Historical Commission and the Advisory Council on Historic Preservation. The proposal would consider the effects of movement on the building, its present environment, and its proposed environment. The sale and movement of the building could proceed by negotiating a memorandum of agreement among the National Park Service, the Texas Historical Commission, and the Advisory Council on Historic Preservation, to ensure that the building would be properly documented and recorded before it was moved.

If the park retains possession of the Hobbs house, the building would continue to be used for storage. Stabilization and preservation maintenance would be performed as necessary to maintain the structural integrity of the building and prevent its natural deterioration. Since this represents a continuation of existing conditions, the Johnson City Historic District would be unaffected.

Adaptively rehabilitating the Withers & Spaulding building (red maintenance building), as well as the Alexander house, if acquired by the park, would preserve the integrity and character of the building exteriors while establishing the most efficient use of the available space inside. Careful rehabilitation would not compromise either the character or integrity of the buildings, and materials removed during the rehabilitation would be evaluated to determine their value to the park's museum collections and/or for their comparative use in future preservation

work at the site. Adaptive rehabilitation of the buildings would ensure both their continued preservation and potential contribution to the integrity of the Johnson City Historic District.

The Smith house would be evaluated formally for the National Register of Historic Places. If the Smith house is determined ineligible for inclusion on the national register, its removal would not adversely impact the Johnson City Historic District. The site of the Smith house would be developed as a staging area for wagon rides to the settlement and to accommodate overflow parking for the nearby education center. The integrity of the historic district would not be compromised by incompatible development.

A cultural landscape report of the boyhood home exploring the ramifications of restoring the site's landscape to its period of significance from 1922 to 1925 would be prepared. Restoration or reconstruction of the cultural landscape would only be implemented, however, if both sufficient documentation exists to reliably support the proposed treatment and the proposed treatment would substantially contribute to the site's interpretive goals. If restoration or reconstruction of the site's cultural landscape is not undertaken, the site would continue to reflect the cumulative landscaping efforts of both the Johnson family and the National Park Service. A nearby interpretive wayside exhibit, however, depicts a photograph of the site during the 1920s, which helps dispel any misconceptions visitors may have regarding the site's historical appearance.

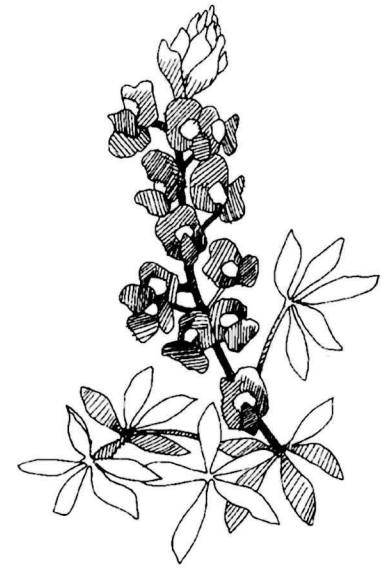
The acquisition of scenic and preservation easements would benefit the Johnson City district in general and have no known detrimental effects. Failure to expand existing easements could result in future inappropriate development adjacent to the park and adverse visual and audible intrusions.

**LBJ Ranch District.** During Mrs. Johnson's lifetime, the impacts of this alternative on the Texas White House would be the same as those described under the no-action alternative. In phase 2, the interior of the Texas White House would undergo adaptive rehabilitation or restoration, as appropriate, to accommodate visitors and interpretive exhibits, enhance interpretation of the site, and provide space for park administrative activities. The primary historic elements of the building's interior would be preserved and interpreted, and selected rooms would be restored to reflect their historical appearance in 1973. Other rooms would be used as contemporary museum space, with the restoration of any other character-defining elements. Still others would be carefully rehabilitated for administrative use. Proper and sensitive rehabilitation would not compromise either the character-defining features of the interior or its integrity.

Also in phase 2 the exteriors of the Secret Service command post, the Martin barn, and Klein's shop would be restored to their appearance as of 1973 and each of the structure's interiors would be adaptively rehabilitated to accommodate visitors and interpretive exhibits. Careful rehabilitation would not compromise either the character or integrity of the structures, and materials removed during rehabilitation would be evaluated to determine their value to the park's museum collections and/or for their comparative use in future preservation work at the sites.

Rehabilitating the interior of the hangar to create auditorium and exhibit space would have minimal impact on the structure's integrity. With proper planning and careful execution, none of structure's primary architectural features would be compromised.

The exteriors of the communication center trailers would be restored to their appearance in 1973, and the interiors would be stabilized to prevent further deterioration. Stabilization of the interiors could result in a minimal loss of historic fabric, but all materials removed during the restoration would be evaluated to determine their



TEXAS BLUEBONNET

value to the park's museum collections and/or for their comparative use in future preservation work at the site. Objects in the trailers that possess historical significance would be placed in curatorial storage to ensure their preservation.

The exterior of the Sam Ealy Johnson, Sr./H. A. Jordan house, as well as the building's associated outbuildings and landscape, would be preserved and maintained to their appearance as of 1963–1973. With the exception of the H.A. Jordan storage shed/workshop, there would be little or no change in the physical appearance and function of the buildings or in the physical appearance of the landscape.

The H.A. Jordan storage shed/workshop, as well as the Bailey house, would be adaptively rehabilitated to preserve the integrity and character of the building exteriors while establishing the most efficient use of each interior's available space. Sensitivity to the character-defining features of the interior would guide the rehabilitation, and all materials removed would be evaluated to determine their value to the park's museum collections and/or for their comparative use in future preservation work at the sites.

The exterior of the Junction School would be restored to its appearance ca. 1912. The structure's interior would be adaptively rehabilitated to provide classroom space, which is a continued historic use of the structure. Sensitivity to the character-defining features of the structure's interior would guide the rehabilitation, and all materials removed during the restoration and rehabilitation of the house would be evaluated to determine their value to the park's museum collections and/or for their comparative use in future preservation work at the site.

Constructing a trail between the Junction School and the east gate, parallel to Park Road 49, would not detract from the overall visual quality along the road. The road corridor is currently the scene of vehicular and pedestrian traffic, and segments of the trail would be partially screened by the rolling contours of the land or softened by vegetation. Appropriate materials and colors would be used to help blend trail furnishings, e.g., benches and signs, into the natural surroundings of the adjacent land. Because Park Road 49 lies between the Johnson family cemetery and the proposed route of the trail, visitor activity along the trail should not disturb the reflective tranquility of the cemetery.

Constructing Volunteers in Parks campsites in the vicinity of the boneyard would have no impact on the LBJ Ranch district's cultural resources. The proposed location of the campsites is not visible from either the Texas White House or the show barn complex, and any audible or atmospheric intrusions would be minimal.

Relocating the bus maintenance facility to the south side of the Pedernales River would have little, if any, visual impact on either the national or state historical park. The rolling contours of the land and dense vegetation would obscure views of the facility from both the state park and the Texas White House.

There would be little alteration of the landscape of the LBJ Ranch; thus, the principal landscape elements would remain intact. None of the actions described in alternative 3 would alter the character-defining features of potential cultural or component landscapes. If, however, a future cultural landscape report recommends the restoration or reconstruction of landscape features or elements, the restoration or reconstruction would only be undertaken if both sufficient documentation exists to reliably support the proposed treatment and the proposed treatment would substantially contribute to the site's interpretive goals.

The acquisition of scenic and preservation easements would benefit the LBJ Ranch district in general and have no known detrimental effects. Failure to expand existing easements could result in future inappropriate development adjacent to the park and adverse visual and audible intrusions.

Overall, this alternative would establish a systematic and comprehensive program for the preservation, protection, and interpretation of a broad cross-section of cultural resources in the park, as well as prevent inappropriate development adjacent to park lands. With appropriate mitigation, none of the undertakings described in the alternative would adversely impact significant cultural resources.

### Impacts on Soils

Construction of a new maintenance building south of Town Creek in Johnson City would result in a minor disturbance of approximately 0.5 acre.

Should the return of the boyhood home landscape prove feasible and desirable, there would be a minor loss to wind erosion of soil due to the lack of vegetation in a swept dirt condition. Exposed soil would be less than 0.025 acre. Should the historic landscape not be re-created, there would be no loss of soil.

A new bus maintenance facility for the LBJ Ranch district would disturb approximately 3.0 acres of land, some of which may have already been previously disturbed.

Installation of the water/sewer utilities at the Junction School and the show barn would have a negligible impact (less than 0.01 acre) on or displacement of soils.

Construction of a new Volunteers in Parks facility in the area east of the hay shed/communications tower at the LBJ Ranch district would disturb approximately 5 acres of previously undisturbed soils. Construction would remove most juniper trees while avoiding live oaks.

The overall impact of proposed actions on soils would be minor.

### Impacts on Water Resources and Water Quality

There would be no additional impacts on water resources and water quality above those described under "Impacts Common to All Alternatives."

### Impacts on Floodplains

Construction of a new maintenance facility in Johnson City might occur within the floodplain of Town Creek. Prior to construction, a delineation of the 100- and 500-year floodplains would be made and measures identified to mitigate any impact the facility might have on the floodplain.

Should the site be within the floodplain, the facilities would be floodproofed to ensure that any chemicals or fuels stored onsite would not be released during a flood or that valuable materials would not be lost or damaged.

The National Park Service would prepare a floodplain statement of findings describing conditions, assessing the specific impacts, and describing recommended mitigating measures.

The proposed new bus maintenance facility for the LBJ Ranch district would be on state historical park property or the Weinheimer property outside the 100-year floodplain but may be within the 500-year floodplain. Measures would be identified to ensure that any hazardous materials would be stored out of the floodplain. Further evaluation would determine whether floodproofing measures for the facility would be necessary.

With mitigating measures, there would be a minor impact on the floodplains of Town Creek and the Pedernales River.

**Impacts on Economy and Social Environment**

This alternative would have the most beneficial effect on the local communities. There would be more programs and special events to draw visitors and keep them longer. There would be more construction activity resulting in more jobs for people working in the national historical park and in the construction and services trades.

Should the Masonic Lodge and Cox tract be acquired, these two properties would be removed from the local tax rolls.

In phase 2, after the Texas White House has been opened to the public, there would be an expected sharp increase in site visitation as visitors from the surrounding area come to see the new facilities and as newspapers and magazines feature articles about the opening. This could result in some increased spending within the immediate Stonewall and Johnson City communities for food and gas. However, visitation would be expected to eventually drop back after the first year or two.

**Impacts on Visitor Use/Experience and Interpretation**

Visitor service and the quality of interpretation at the park would be greatly enhanced by using resources not previously available, such as the Texas White House, Klein's shop, and Secret Service command post. Facilities throughout the park would be open year-round or as considered feasible. All primary interpretive themes could be more effectively addressed by expanded and enhanced interpretive programs using historic structures, film, exhibits (indoor and outdoor) ranger-led interpretive programs, wayside exhibits, guided and self-guided tours and transportation systems. Expanded visitor opportunities would result in increased visitor satisfaction, understanding and enjoyment, and decreased resource damage.

Greater ranger interaction with visitors and a shuttle transportation system would enrich visitor experience by allowing visitors to choose activities and length of stay that best fits their individual preferences.

Visitors with disabilities and those unable or reluctant to walk to the settlement or tour the Texas White House would have access to a transportation system and audiovisual media.

Schools and other organized groups would benefit from increased access to specially designed education programs.

OLD MEN STRAIGHTENED THEIR STOOPED BACKS BECAUSE LYNDON B. JOHNSON LIVED. LITTLE CHILDREN DARED TO LOOK FORWARD TO INTELLECTUAL ACHIEVEMENTS BECAUSE HE LIVED. BLACK AMERICANS BECAME EXCITED ABOUT A FUTURE OF OPPORTUNITY, HOPE, JUSTICE AND DIGNITY.

BARBARA JORDAN
*LBJ: IMAGES OF A VIBRANT LIFE*

The aesthetic integrity of the LBJ Ranch area would remain as unchanged as possible. Restoration of historic scenes in areas of the settlement and around the boyhood home would provide a better understanding of the historic environment that molded a president.

Park visitors and staff would experience some inconvenience during implementation of proposed improvements, but the disruptions would be short term, and both visitors and staff would ultimately benefit from the renovations. Visitors and staff would also experience long-term benefits because higher levels of visitation could be better accommodated. Significantly more visitors would understand and appreciate park resources by participating in expanded interpretive programs.

Acquisition of scenic easements or fee ownership of selected properties to protect viewsheds would have a positive effect on the visitor experience.

Visitation would be expected to increase in the Johnson City district immediately and after implementation of the second phase at the LBJ Ranch district. Visitor numbers would be a substantial increase over those in the no-action alternative.

Opening the Texas White House for public tours in phase 2 is expected to increase visitation significantly. Capacity at the Texas White House could be exceeded, resulting in visitor crowding, long waits for tours, and other inconveniences. Management options such as a reservation system would be required to protect the resource and provide a high quality visitor experience for those on tour. If significant original furnishings and personal effects of President Johnson do not remain in the Texas White House in National Park Service ownership, the quality of the visitor experience would be greatly compromised. An increase in the variety of other activities in the area — visitor contact and book sales in Klein's shop, exhibits and films in the hangar, communications trailers and Secret Service operations center — would provide attractive and interesting options. Once acquired and restored, the Secret Service command post would provide visitors a chance to imagine life at the LBJ Ranch as seen by the agents from behind the one-way glass mirror as they sought to protect the president and his family.

### Cumulative Impacts

The proposal would have a greater impact on the economy of the Hill Country by making the park a more desirable place to visit. Proposed outreach and partnership programs would be more extensive and result in a positive cumulative impact on the preservation and interpretation of cultural resources, and improved visitor experience, throughout the region. Ancillary attractions and businesses would become more feasible than under alternative 1.

The park's contribution to water quality degradation comes from livestock grazing and agricultural activities along Town Creek and the Pedernales River. It is believed to be minor but would be the subject of further study. Any additional ranching or agricultural practices that would improve water quality would be explored and implemented by the park, if feasible. Generally, ranching and agricultural practices are some of the most environmentally sensitive practices used.

The creation of approximately 26 new positions on the park staff would result in increased staff spending in the communities of Johnson City and Stonewall for goods and services and in the rental of purchase of housing. When combined with the growth that is occurring throughout the Hill Country as a secondary result of the growth of Austin and San Antonio, there could be an increased shortage of affordable housing.

### Unavoidable Adverse Impacts

There would be no unavoidable adverse impacts.

### The Relationship between Short-Term Uses of the Environment and Maintenance and Enhancement of Long-Term Productivity

This alternative would result in the eventual preservation of all historic structures and historic landscapes within the park. The overall visitor experience of the park would be enhanced. The short-term impact on cultural and natural resources would be negligible.

### Irreversible and Irretrievable Commitments of Resources

Adaptively rehabilitating the interiors of historic buildings would result in a minor irreversible loss of historic fabric. However, adaptive rehabilitation allows for the efficient contemporary use of buildings while preserving those features that contribute to their historical and/or architectural significance. The use of fossil fuels and building supplies would be irreversible. There would be some loss of currently undeveloped land at the sites of new construction such as the two maintenance facilities, the new Volunteers in Parks facility, and the site of restrooms at the Junction School.

## COMPLIANCE WITH FEDERAL LAWS, EXECUTIVE ORDERS, AND REGULATIONS

### National Environmental Policy Act of 1969

The purpose of this act is to declare a federal policy to preserve important historic, cultural, and natural aspects of our nation's heritage and requires federal agencies to use a systematic, interdisciplinary approach that will ensure the integrated use of the natural and social sciences in planning and decision making that may have an impact on man's environment. This *Final General Management Plan / Environmental Impact Statement* was prepared pursuant to the act and its implementing regulations and guidelines. A notice of intent to prepare an environmental impact statement was published in the *Federal Register* on April 30, 1997. Following public review of this draft, the National Park Service will address comments and prepare a final environmental impact statement and final plan. The agency will also prepare a record of decision.

### National Park Service Organic Act of 1916

The National Park Service Organic Act created the National Park Service to promote and regulate the use of a system of federal parks "which purpose is to conserve the scenery and natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for future generations."

### Cultural Resources

The National Park Service is mandated to preserve and protect its cultural resources through the Organic Act of 1916 (USC title 16) and such specific legislation as the Antiquities Act of 1906 (16 USC 431), the National Historic Preservation Act of 1966, as amended (16 USC 470), the National Environmental Policy Act of 1969, as amended (42 USC 4321, 4331, 4332), the Archeological Resources Protection Act of 1979 (16 USC 470), and the Native American Graves Protection and Repatriation Act of 1990 (25 USC 3001). In addition, the management of cultural resources would be guided by the Advisory Council on Historic Preservation's implementing regulations regarding "Protection of Historic Properties" (36 CFR 800), the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:44716-40), Chapter 5 of the NPS *Management Policies*, and *NPS-28: Cultural Resource Management Guideline*.

REALITY RARELY MATCHES DREAMS, BUT ONLY DREAMS GIVE NOBILITY TO PURPOSE.

LYNDON B. JOHNSON

**National Historic Preservation Act of 1966, As Amended.** As part of its cultural resource management responsibilities, the National Park Service inventories and evaluates all cultural resources on lands under its jurisdiction. Section 110 of the National Historic Preservation Act requires that historic properties be identified and evaluated for their eligibility for listing on the National Register of Historic Places. Section 110 also stipulates that historic properties be managed in a way that preserves and protects their values, especially nationally significant values. Cultural resources under NPS jurisdiction, as well as those not under the jurisdiction of the Lyndon B. Johnson National Historical Park but that could be affected by actions outlined in this plan, were considered during this planning process.

Section 106 of the National Historic Preservation Act requires that federal agencies consider the effects of actions, over which they have either direct or indirect jurisdiction, on resources either listed on or eligible for listing on the National Register of Historic Places. As stipulated by the October 1995 programmatic agreement among the National Conference of State Historic Preservation Officers, the Advisory Council on Historic Preservation, and the National Park Service, the Texas State Historic Preservation Office (SHPO) and the Advisory Council on Historic Preservation were invited to participate in the planning process. Neither the SHPO nor a representative of the advisory council were able to devote the necessary time to attend team meetings, but a SHPO representative attended a public meeting during January 1998. In addition, the park historian informally updated the SHPO several times about the progress of the planning process and the alternatives. Both the SHPO and the advisory council will have an opportunity to review and comment on the draft document.

Table 7 at the end of the "Compliance" section lists actions that are either programmatic exclusions under the programmatic agreement between the National Conference of State Historic Preservation Officers, the Advisory Council on Historic Preservation, and the National Park Service, or are subject to further consultation with the

Texas SHPO and the advisory council. Should the National Park Service and the SHPO so decide, other actions not meeting the programmatic exclusion definition may be determined to need no further review under section 106 of the National Historic Preservation Act, as amended. Any such agreement, however, must be determined mutually and must be fully documented.

### Natural Resource Compliance

**Endangered Species Act of 1973.** Section 7 of the Endangered Species Act requires all federal agencies to consult with the U.S. Fish and Wildlife Service to ensure that any action authorized, funded, or carried out by the agency does not jeopardize the continued existence of listed species or critical habitat.

Because the surrounding area includes listed species, the National Park Service has been informally consulting with the U.S. Fish and Wildlife Service. Lists of species were obtained from the U.S. Fish and Wildlife Service and the Texas Parks and Wildlife Department. If it is later determined that actions under this plan could have significant adverse effects on a federally listed species, formal consultation will be initiated. As part of the consultation process, the National Park Service will seek concurrence regarding the environmental impact statement's determination of effect on endangered, threatened, and candidate species.

It is NPS policy to provide protection for federal candidate species and any state-listed species. Consultation with the U.S. Fish and Wildlife Service concerning these species has been completed (see appendix B).

**Executive Orders for Floodplains and Wetlands.** Executive Order 11988, "Floodplain Management" (1977) requires federal agencies to reduce the risk of flood loss, minimize the impact of floods on human safety, health, and welfare, and restore and preserve the natural and beneficial values served by floodplains in carrying out agency responsibility. Executive Order 11990, "Protection of Wetlands" (1977) requires federal agencies to "avoid to the extent possible the long- and short-term adverse impacts associated with the destruction or modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative."

The Pedernales River in the LBJ Ranch district and Town Creek in the Johnson City district includes broad floodplains, with several small seeps forming several small wetlands, and NPS activities are subject to executive orders protecting these habitat areas. Wetland information on these seeps is limited and their size, function, and values would not be affected by any of the management actions.

Both sites for relocated maintenance facilities in alternative 3 are located in the 100- and 500-year floodplains. It is expected that adverse impacts on floodplains would occur, based on the general concept locations of the maintenance facilities. Once site development concept plans are prepared, which identify specific location(s), and funding is available, then a floodplain statement of findings would be required and prepared for implementing the executive orders. However, federal roads, foot trails, and associated daytime parking areas, and picnic areas are excepted from compliance with EO 11988 under NPS final implementation procedures as outlined in Special Directive 93-4, *A Floodplain Management Guideline*. Historic structures would need to be in compliance, with development of an emergency evacuation plan. Warning signs and an emergency flood response plan will be developed for dealing with all floodprone areas under the proposed action. No other construction is proposed by

the National Park Service that might adversely affect floodplain or wetland values. Any future proposed actions will include recommendations.

**Prime and Unique Farmland.** In August 1980 the Council on Environmental Quality directed that federal agencies assess the effects of their federal actions on farmland soils classified as prime or unique by the U.S. Department of Agriculture's Natural Resource Conservation Service (formerly the Soil Conservation Service). This policy was developed to minimize the effect of federal programs in converting prime, unique, or locally important farmland to nonagricultural use. Prime farmland is defined as soil that particularly produces general crops such as common foods, forage, fiber, and oil seed; unique farmland produces specialty crops such as fruits, vegetables, and nuts. According to the Soil Conservation Service (1971), prime and unique farmlands are located within the two NPS districts but would not be adversely affected. Refer to discussion in appendix E on prime and unique farmlands.

**Clean Air Act, As Amended.** Section 118 of the Clean Air Act, as amended (42 USC 7401 et seq.), requires all federal facilities to comply with federal, state, and local air pollution control laws and regulations. Under the Clean Air Act conformity requirements, federal actions must conform to all applicable state implementation plan requirements and purposes, and these actions must not cause or contribute to any violation. Conformity regulations published in late 1993 addressed only those areas that are not in attainment. Currently, both Blanco and Gillespie Counties are in attainment status.

**Federal Water Pollution Control Act, As Amended.** This act includes section 404 of the Clean Water Act, section 10 of the Rivers and Harbors Act of 1899, and the 1987 Water Quality Act. The act establishes federal regulation of the nation's waters and contains provisions designed to restore and maintain the chemical, physical, and biological integrity of the nation's waters. The act requires that the states set and enforce water quality standards to meet EPA minimum guidelines. It establishes effluent limitations for point source pollution, requires permits for point source discharge of pollutants and discharge of dredged or fill material, and emphasizes onsite biological monitoring. The Corps of Engineers issues permits for work affecting waters and wetlands of the United States and (with the states) issues joint permits for work affecting the waters of the states.

The Clean Water Act delegates water quality management to states with federal oversight by the Environmental Protection Agency. The Nebraska Department of Environmental Quality administers surface water quality standards and stream classifications under title 117, standards for new septic systems under title 124, and regulations pertaining to feedlots and animal waste control under title 130. Due to the continuing high fecal coliform levels, the Pedernales River water quality must be maintained, protected, and monitored.

Under the 1987 amendments to the Clean Water Act, a new stormwater rule has been promulgated to regulate stormwater discharges. The stormwater rule (40 CFR, parts 122, 123, and 124) requires that a National Pollution Discharge Elimination System (NPDES) permit on certain categories of stormwater discharge. Road construction that involves clearing and grading activities on more than 5 acres will require that an NPDES permit provide that wildlife conservation receives equal consideration and is coordinated with other features of water-resource development programs.

THE SINEW OF HIS STRENGTH CAME FROM HIS TEXAS ORIGINS ALONG THE PEDERNALES. HE COMBINED THE CONTRADICTIONS OF PIONEER INDEPENDENCE AND THE HELPLESSNESS OF THE POOR IN A BALANCE OF POWER AND COMPASSION IN MUCH OF WHAT HE DID. AND HE DID MANY THINGS.

LOS ANGELES TIMES
*LBJ: IMAGES OF A VIBRANT LIFE*

### Executive Order 12898, "Environmental Justice"

This executive order requires all federal agencies to identify and address disproportionately high and adverse human health or environmental effects of their programs and policies on minority and low-income populations and communities. Actions proposed in this general management plan were assessed during the planning process relative to the order. It was determined that none of the alternatives would result in any direct or indirect negative effects on any minority including Native Americans) or low-income populations.

## TABLE 7: GENERAL MANAGEMENT PLAN ACTIONS AND COMPLIANCE REQUIREMENTS

NOTE: Numbers in parentheses following items under "Programmatic Exclusion" column refer to specific programmatic exclusion numbers in the programmatic memorandum of agreement among the National Conference of State Historic Preservation Officers, the Advisory Council on Historic Preservation, and the National Park Service.

| ALTERNATIVE 1: NO ACTION | |
|---|---|
| REQUIRES FURTHER SHPO/ACHP REVIEW | PROGRAMMATIC EXCLUSION |
| **Johnson City District** | **Johnson City District** |
| • Determination of eligibility for listing on the National Register of Historic Places prepared for Smith house. If house found eligible, memorandum of agreement negotiated prior to building's removal | • Preservation and protection of buildings and structures in settlement area (1)<br>• Installation of wayside exhibits and signs (12) |
| **LBJ Ranch District** | **LBJ Ranch District** |
| • Rehabilitation of the tile house | • Archeological monitoring and testing (4)<br>• Preservation and protection of interior of Texas White House (1)<br>• Stabilization of Secret Service command post and communication center trailers, 3 guard shacks, Junction School, and Bailey house (1)<br>• Preservation and protection of exteriors of Sam Ealy Johnson, Sr./H. A. Jordan house, as well as associated outbuildings and landscape (1) |

| ALTERNATIVE 2: MINIMUM REQUIREMENTS | |
|---|---|
| REQUIRES FURTHER SHPO/ACHP REVIEW | PROGRAMMATIC EXCLUSION |
| **Johnson City District** | **Johnson City District** |
| • Determination of eligibility for listing in the National Register of Historic Places prepared for Smith house. If Smith house is eligible, memorandum of agreement negotiated prior to building's removal | • Archeological monitoring and testing (4)<br>• Preservation and protection of buildings and structures in settlement area (1)<br>• Acquisition of buffer properties along U.S. 290 (5)<br>• Installation of wayside exhibits and signs (12) |
| **LBJ Ranch District** | **LBJ Ranch District** |
| • Adaptive rehabilitation of the tile house and Bailey house | • Archeological monitoring and testing (4)<br>• Preservation and protection of interior of Texas White House (1)<br>• Stabilization of Secret Service communication center trailers, 3 guard shacks, and Junction School (1)<br>• Preservation and protection of exteriors of Sam Ealy Johnson, Sr./H. A. Jordan house, as well as associated outbuildings and landscape (1)<br>• Acquisition of scenic and preservation easements (5)<br>• Installation of wayside exhibits and signs (12) |

| ALTERNATIVE 3: PROPOSED ACTION | |
|---|---|
| REQUIRES FURTHER SHPO/ACHP REVIEW | PROGRAMMATIC EXCLUSION |
| **Johnson City District** | **Johnson City District** |
| • Reconstruction of settlement landscape to appearance ca. 1870<br>• Erection of new maintenance facility in the "Back 40"<br>• Determination of eligibility for listing in the National Register of Historic Places prepared for Hobbs house. If Hobbs house is eligible, memorandum of agreement negotiated prior to building's removal<br>• Adaptive rehabilitation of Withers & Spaulding building (red maintenance building)<br>• Determination of eligibility for listing in the National Register of Historic Places prepared for Smith house. If Smith house is eligible, memorandum of agreement negotiated prior to building's removal<br>• Restoration of the boyhood home's landscape to its appearance ca. 1922–1925 | • Archeological monitoring and testing (4)<br>• Preservation and protection of buildings and structures in settlement area (1)<br>• If park retains possession of Hobbs house, building would be stabilized (1)<br>• Leasing of historic properties, e.g., the Cantwell, Moore, Jones, and Walker houses (13)<br>• Acquisition of buffer properties along U.S. 290 (5) |
| **LBJ Ranch District** | **LBJ Ranch District** |
| • Adaptive rehabilitation of interior of Texas White House<br>• Restoration of exteriors of Secret Service command post, communication center trailers, Martin barn, and Klein's shop to appearance as of 1973<br>• Adaptive rehabilitation of interior of hangar<br>• Adaptive rehabilitation of the tile house and Bailey house<br>• Restoration of exterior of Junction School to its appearance ca. 1912 and adaptive rehabilitation of structure's interior<br>• Construction of trail between Junction School and east gate, parallel to Park Road 49<br>• Construction of VIP campsites in vicinity of boneyard<br>• Relocation of bus maintenance facility to south side of Pedernales River | • Archeological monitoring and testing (4)<br>• Preservation and protection of exterior of Texas White House (1)<br>• Stabilization of interiors of Secret Service communication center trailers (1)<br>• Stabilization of 3 guard shacks and gates (1)<br>• Preservation and protection of Sam Ealy Johnson, Sr./H. A. Jordan house, as well as associated outbuildings and landscape (1)<br>• Acquisition of scenic and preservation easements (5)<br>• Installation of wayside exhibits and signs (12) |

# CONSULTATION AND COORDINATION



## SUMMARY OF PUBLIC SCOPING

A notice of intent to produce an environmental impact statement was published in the *Federal Register* on April 30, 1997. A public scoping meeting was held in Johnson City at the Pedernales Electric Cooperative building on Wednesday, May 14, 1997. A summary of that meeting and a description of the preliminary alternatives subsequently derived was provided in volume 1.1 of the park newsletter dated September 1997. A second newsletter (volume 2.1) providing an update on the planning process was prepared during January 1998. A news release dated December 18, 1997, heralded a second public meeting on January 14, 1998, at which the park and planning team outlined the preliminary alternatives for public review and comment. Those comments were incorporated into the alternatives described in the *Draft General Management Plan / Environmental Impact Statement*.

## LIST OF AGENCIES AND ORGANIZATIONS TO WHOM COPIES OF THE DRAFT DOCUMENT WERE SENT

### Federal

Advisory Council on Historic Preservation
Environmental Protection Agency
Federal Emergency Management Agency
National Resource Conservation Service
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service

### State

Texas Department of Commerce
Texas Department of Parks and Wildlife
Texas Department of Transportation
Lyndon B. Johnson State Historical Park
Texas Natural Resource Conservation Commission
Texas Historical Commission
Texas Water Development Board

### County and Local

Mayor, City of Fredericksburg
Mayor, City of Johnson City

County Judge, Blanco County
County Judge, Gillespie County
Fredericksburg Chamber of Commerce
Johnson City Chamber of Commerce
Stonewall Chamber of Commerce

**Organizations**

Alamo Council of Governments
Capital Area Council of Governments
Hill Country Underground Water Conservation District
Lady Bird Johnson Wildflower Center
LBJ Heartland Network
LBJ Holding Company
LBJ Presidential Library
Lower Colorado River Authority
Pedernales Electric Cooperative
Pedernales Soil and Water Conservation District
The Hill Country Sun

## COMMENTS AND RESPONSES

Approximately 400 copies of the *Draft General Management Plan/Environmental Impact Statement* were distributed to agencies, organizations, and individuals. A total of 6 letters, one telephone comment, and one internet response were received. None of the comments meet the definition of "substantive comment" in the Council on Environmental Quality Guidelines (40CFR1503.4). However, all comments have been reproduced on the following pages. Many recommended changes were incorporated directly into the final document. When comments were not incorporated into the plan an NPS response explains why they were not incorporated. All page number citations in the responses refer to the draft plan.

DEC

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**
REGION 6
1445 ROSS AVENUE, SUITE 1200
DALLAS, TX 75202-2733

December 17, 1998

Leslie Starr Hart
Superintendent
Lyndon B. Johnson National Historical Park
P.O. Box 329
Johnson City, TX 78636

Dear Superintendent Hart:

In accordance with our responsibilities under Section 309 of the Clean Air Act, the National Environmental Policy Act (NEPA), and the Council on Environmental Quality Regulations for Implementing NEPA, the U.S. Environmental Protection Agency (EPA) Region 6 office in Dallas, Texas, has completed its review of the draft General Management Plan/Environmental Impact Statement (DEIS) for the Lyndon B. Johnson National Historical Park, Blanco and Gillespie Counties , Texas.

The EPA rates your DEIS as "LO," i.e., EPA has "Lack of Objections" to the lead agency's preferred alternative. Our classification will be published in the Federal Register according to our responsibility under Section 309 of the Clean Air Act, to inform the public of our views on proposed Federal actions.

We appreciate the opportunity to review the DEIS and request that you send our office one copy of the Final EIS at the same time that it is sent to the Office of Federal Activities, (2251A), EPA, 1200 Pennsylvania Avenue, N.W., Washington, D.C. 20044.

Sincerely yours,

Michael P. Jansky, P.E.
Regional Environmental Review
Coordinator

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NOV 24 1998

TEXAS HISTORICAL COMMISSION

George W. Bush • *Governor*
John L. Nau, III • *Chairman*
Curtis Tunnell • *Executive Director*

*The State Agency for Historic Preservation*

November 17, 1998

Leslie Starr Hart
Lyndon B. Johnson National Historical Park
PO Box 329
Johnson City, TX 78636

Re: *Project review under Section 106 of the National Historic Preservation Act of 1966*
*Draft General Management Plan, Lyndon B. Johnson National Historical Park, Johnson City, Blanco & Gillespie Counties, Texas. (NPS)*

Dear Ms. Hart:

Thank you for the opportunity to review and comment upon the draft of the General Management Plan. This letter serves as preliminary comment on the proposed plan from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission.

Staff has reviewed the draft management plan and finds that the proposals appear to be in keeping with the *Secretary of the Interior Standard's for Rehabilitation*. We strongly support the implementation of Alternative #3, which is the National Park Service's proposed course of action.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this federal review process, and for your efforts to preserve the irreplaceable heritage of Texas. If you have any questions concerning our review or if we can be of further assistance, please contact Bradford Patterson at 512/463-6167.

Sincerely,

For
Curtis Tunnell, State Historic Preservation Officer

CDT/BP

Cc: Debra Beene, Texas Historical Commission

P.O. Box 12276 • Austin, TX 78711-2276 • 512/463-6100 • Fax 512/475-4872 • TDD 1-800-735-2989

JAN 2 0 1999

Pedernales Electric Cooperative, Inc.

P.O. Box 1 Johnson City, Texas 78636-0001
(830) 868-7155 • 1-888-554-4732

January 18, 1999

Ms. Leslie Hart
Superintendent
Lyndon B. Johnson National Historical Park
P.O. Box 329
Johnson City, Texas 78636

Dear Ms. Hart:

The Draft General Management Plan/Environmental Impact Statement identifies property owned by Pedernales Electric Cooperative, Inc. within the National Historical Park boundary. The drawings in the Draft Plan show PEC property in the Existing Conditions/Johnson City District and in each of the three alternative plans. The Cooperative has never granted permission to be included in the Park Service zone and it is unlikely the Park Service will acquire our holdings.

The Cooperative has been and will continue to be good neighbors with the Park Service, however, we respectfully request immediate removal from any and all inclusions within the Park boundary. Please let us know what action will be taken to ensure that PEC property is not included in the Park boundary in any future drawings, plans or other documents.

If you have any questions regarding this matter, please contact me at 868-7155.

Sincerely,

Bennie Fuelberg
General Manager

BF:JD:vh

Bertram • Canyon Lake • Cedar Park • Dripping Springs • Johnson City • Kyle/Buda • Lake Creek • Lake Travis • Manchaca • Marble Falls

1. The boundary maps shown within this document reflect the current congressionally authorized boundaries of the national historical park.

When Lyndon B. Johnson National Historic Site was authorized by Congress in December 1969, and subsequently expanded into a national historical park in December 1980, park boundaries were also established. Within those boundaries, lands or easements can be acquired without further congressional legislation. Not all of the lands within the boundary were expected to be purchased. The boundaries were designed to allow for the purchase of scenic easements around the historic core of the site to ensure that inappropriate development did not occur on the park periphery, adversely affecting park values (the sections on Management Zoning, pp. 19-20, and Boundaries, page 24, generally describe such easements). The park has been unable to purchase any easements due to funding restraints.

The Pedernales Electric Cooperative properties are within the authorized boundaries and within the scenic easement category. Being within the authorized boundary does not impact PEC in any way. They are most assuredly good neighbors, and the National Park Service has no need to seek an easement at this time. To change the existing authorized boundary would take congressional action.

NOV 17 1998

THE RANCH AT BLANCO

15 Nov 98

Ms. Leslie Hart
Superintendent
Lyndon B. Johnson National Historical Park
Post Office Box 329
Johnson City, Texas 78636

Dear Ms. Hart:

Thank you for sending a copy of the Draft General Management Plan/Environmental Impact Statement for Lyndon B. Johnson National Historical Park.

The document is well-written and self-explanatory.

If you are taking votes on the alternative plans, I vote for Alternative Plan Two.

I believe that the sketches of President Johnson on the cover and of Mrs. Johnson on page iii are not good representations of these people.

Good luck with your efforts.

Sincerely,

Curtis Chubb

Curtis Chubb, Ph.D.

POST OFFICE BOX 1360 • BLANCO/TEXAS • 78606
PHONE 830/833-4334 • FAX 830/833-2159 • E-MAIL: BLANCOTX@AOL.COM

**Review comments from Buddy Hodges on Draft General Management Plan/Environmental Impact Statement for Lyndon B. Johnson National Historical Park**

1 Dear Friends letter from Mrs. Johnson:
2nd line, correct spelling for "married"

2 Map of Existing Conditions - Johnson City District
VIP Campsites (spell out VIP on this and all maps)

3 Map of Existing Conditions - LBJ Ranch District
English Park Road - arrow points to boundary line instead of road

4 Map of Existing Conditions - Texas White House Area of LBJ Ranch District - denote east, west, and south gate at proper places

5 Page 15, first paragraph, last sentence:
"The existing bus tour provides an opportunity for all visitors to see the ranch without overrunning the resource." Perhaps a better word could be used for "overrunning".

6 Page 15, third paragraph, last sentence:
"Thus, the park has begun a program of prescribed burns to re-create the appearance of a portion of the settlement at the time of its development." Unclear as to what this really means.

7 Page 32, Map
100-year and 500-year Flood Limit is not indicated on map

8 Page 33 and on...
Does Phase 1, 2 and 3 in Alternative 2 mean the same as Phase 1, 2 or 3 in Alternative 1? Are they synonymous?

9 Page 37, Map
Barn is identified whereas on other maps it is not

10 Page 48
Remove Smith House
Alternative 3 develop (not remove) same as Alternative 2

1. The misspelling has been corrected.
2. VIP has been spelled out on all maps.
3. The arrow has been corrected.
4. Gate locations have been changed.
5. "Overrunning" has been changed to "damaging."
6. The sentence has been changed to read: "Thus, the park has begun a program of prescribed burns to remove non-native plants and to return the vegetation to one similar to pre-settlement times."
7. The map has been corrected.
8. Phasing was explained on page 19.
9. The map has been corrected.
10. The Smith house will be removed (see para. 2, p. 41).

**11** Page 49
Alternative 2 and 3 re: Klein's Shop/Martin Barn
Should these be reversed, i.e., 3 should be 2, 2 should be 3?

**12** Pg. 55
Column under Comments, first section
Johnson donated the house to the National Park Service - should be 1969

**13** Pages 55 & 56
Verify one and two-holers. Which is which?

**14** Page 57
Add Wash Rack to structures. It is not identified.

**15** Page 58
Under Structures:
White stucco pumphouse should be listed as electric vault

**16** Page 59
Description Column:
Are there two privies or one? The National Park Service added modern public restrooms inside the Barn.

**17** Structures:
Omit switchboard building in first reference

**18** Radio transmitter building should be listed as a building

**19** Page 60
Structure:
H.A. Jordan vs Tile House?

**20** Page 61
Description:
1st paragraph: The scales...open on four sides with gates on the **east** and **west** sides...

**21** Question that the hay shed has a concrete foundation

**22** Page 63
2nd paragraph, 2nd "bullet"
What about the 13+ acres between the River and Ranch Road 1 (as shown on boundary maps)

11. The description is correct, no change has been made.
12. The date has been changed.
13. The document is correct.
14. The wash rack has been added.
15. The change has been made.
16. The document is correct.
17. The change has been made.
18. No change has been made because the radio transmitter building has been removed.
19. The references to the tile house throughout the document have been changed to the H.A. Jordan storage shed or workshop.
20. The change has been made.
21. The text has been corrected.
22. The word "generally" has been added.

**23** Page 63
2nd paragraph, 6th "bullet"
the fields-cultivated fields are usually planted yearly in oats, barley, or hybrid sudan and the coastal bermuda grass is in the improved fields

**24** Page 68
Need to address surface water erosion in the Ranch District-i.e., re-build terraces for drainage into the stock tanks, and also drainage along Bailey and Malechek Roads.

**25** Page 69
4th paragraph
At the LBJ Ranch district land donations included water rights; however, the Johnson's retained the right of first use.

**26** Page 70
4th paragraph
Should be LBJ State Park Dam instead of Hodges Dam

**27** Page 71
1st paragraph
Historical records..occurred in...add the year 1959

**28** Page 84
Impacts on Soils 4th-6th paragraphs
Need to address the rebuilding of terraces and the water drainage along Bailey and Malechek roads

**29** Page 85
Need to address quantification of water rights

**30** Page 87
5th paragraph, 2nd line
The tile house (or say H.A. Jordan for consistency) is north (instead of behind)

**31** Page 92
Impacts on Visitor...
2nd paragraph
Improvements in...shouldn't this be Birthplace instead of Boyhood Home?

23. The text has been changed.
24. The park staff has met with Mr. Hodges and clarified the terrace and road issues. The park will address these water runoff problems by seeking project funding for analysis and mitigation. Some of the problems will be corrected in FY99.
25. The change has been made.
26. The change has been made.
27. The change has been made.
28. No change has been made. See response to comment 24 above.
29. The park has consulted with the National Park Service Water Rights Office on the issue of water rights. The donated lands came with surface water rights. A preliminary review finds that the rights should be adequate to meet park needs. The park will continue to consult with the Water Rights Office to more specifically determine the adequacy of these donated rights.
30. References to the tile house throughout the document have been changed to the H.A. Jordan storage shed or workshop. The suggested use of "north" rather than "behind" has been incorporated.
31. The document is correct; no change has been made.

**32** Page 98
2nd paragraph
The proposed new...state historical park property [add]or the Weinheimer property...

**33** Page 99
second phase or phase 2 - be consistent with verbiage

**34** Page 120
#8
Extend 6-inch...and back (what does "and back" mean?)

**35** Page 124
2nd paragraph
...He encountered... (some of sentence must have been omitted)

**36** Page 127
1st paragraph, 5th line
need space between include the

**37** 3rd paragraph, end of 3rd line
Only one cypress tree that I am aware of. Replace cypress with pecan trees or omit this sentence.

**38** Page 128
2nd paragraph
Who decided shooting nutria has been an effective means of control?

32. The change has been made.
33. The change has not been made. The document is consistent in its usage.
34. The document has been changed to add "to the Texas White House, creating a loop."
35. The quote has been corrected.
36. The change has been made.
37. No change has been made. This is a general description of the area, not just the park.
38. The last sentence has been removed.

DEC 15 1998

**MELODY WEBB**

December 14, 1998

Superintendent Leslie Starr Hart
Lyndon B. Johnson National Historical Park
P. O. Box 329
Johnson City, Texas 78636

Dear Leslie:

Thank you for including me as an "interested party" to review the Draft General Management Plan/Environmental Impact Statement for Lyndon B. Johnson National Historical Park. I still care about the park and look forward to watching the planning and development evolve. The park has long needed a comprehensive plan to guide it. Jay Bright's old Master Plan (officially called a Development Concept Plan) has been hopelessly out of date for the last fifteen years. No one is better trained than you to undertake this thankless task.

The plan addresses most of the significant needs of the park and places them in the larger context of regional planning. It recognizes that the park cannot do everything for everybody. For the most part, it is a realistic statement that holds true to President and Mrs. Johnson's wishes. It also continues the tradition of a strong personal service ethic for which the park is well known. None of the proposals break the faith of earlier promises and expectations. Most people will be pleased and happy with the direction of the park.

1 The plan is well written and attractively presented. I especially liked the photographs at the beginning and end. They were appropriate and meaningful to me, but I wonder if captions wouldn't make them more meaningful to all readers. Captions would also allow the reader to recognize how thoughtfully the photos were selected and provide a snapshot of some of the plan's issues. I also wonder if the plan couldn't have corrected the misspelling in the first

1. Photographs inside the front and back document covers were provided to give the reader a sample of the park's resources program. Most were thought to be self-explanatory, such as longhorn cattle, examples of structures, family members, typical interpretive moments, or special park events. Others, such as the signing of the education bill in the black-and-white photograph inside the back cover could be described in considerable detail. However, as none of the photographs relate to actions described within the document, it was concluded that such description was unnecessary.

   The typographical error has been corrected.

Webb 2

1 sentence of Mrs. Johnson's reproduced letter. I'm sure that she would be mortified if she could see such a gaff.

2 The plan has one basic assumption that I question. It assumes that visitation has declined because the interpretive program has been reduced. It also assumes that visitation will increase with an enhanced interpretive program to draw new and repeat visitors. Unfortunately, as much as I hate to admit it, the public is increasingly uninterested in President Johnson. Despite the tremendous achievements of his administration, the legacy of the Vietnam War and the dismantling of many of his programs will continue to distort his memory among Americans. As a result, I fear that even the most elaborate interpretive program will not stimulate curiosity or interest in LBJ.

3 I also have one major frustration with the plan. It is incomplete. It does not spell out which rooms in the Texas White House will be restored and to what time period. It does not say why some buildings, such as the Bailey house, are being rehabilitated. Nor does it state what properties are being targeted for scenic easements. While some of these issues can and will be addressed in a future Development Concept Plan, I believe the public should know as much as possible at this stage or be told that these issues will be confronted later after more time has passed to assess more objectively Mrs. Johnson's contributions, etc. Some decisions regarding the restoration of the Texas White House seem to have been made, for otherwise the planners could not have provided an estimate of $1,221,000 for the restoration. Why not share that decision making with the public?

4 Also, the costs of the plan's alternatives are erroneously derived. For example, the total for Alternative Two does not include the costs of converting Klein's Shop to a visitor contact station, for the exhibits in the hangar, or for constructing a new maintenance building at the communications tower. These costs alone might add another million dollars to the total for this modest proposal.

5 At the same time, the high costs for scenic easements are never addressed. Land acquisition is probably one of the biggest costs the plan has. Again, the public and especially the park's neighbors deserve to know which tracts are important enough to protect with expensive scenic easements. In Johnson City three tracts are clearly targeted for acquisition, but none of the tracts around

2. The observation that visitation may not improve with better interpretation may be true for the reasons cited. However, interpretation is changing rapidly throughout the national park system as the agency responds to the incredible expansion of attractions vying for the visitor's time and dollars. Nevertheless, the apparent increased interest in cultural tourism (museums, historical sites) may benefit the park. Indeed, the explosion of data available, the rapidly changing population demographics, and the ways that people process data dictate a rethinking of the park's interpretation. Efforts to make Lyndon B. Johnson National Historical Park a place that people want to return to, as well as a place that receives good word-of-mouth praise, and a focus change to emphasize primary and secondary education and to meet state school requirements are worthy and overdue endeavors.

3. On page 22 ("Interpretive Scenarios-Texas White House") we note that no decisions have been reached with the Johnson family about furnishings to remain within the house. Without knowing what furnishings will remain, it is not possible to determine which rooms could be restored and those that may have only exhibits. Future plans will address the interpretation of the various rooms as decisions on furnishings are made.

   Although the document does not list the properties or property owners from whom scenic easements would be sought, maps on pages 21 and 23 provide this information. The authorized boundary is a part of the public record; only the Masonic Lodge property in Johnson City is outside that authorized boundary. All other properties or property easements to be acquired are within the existing authorized boundary.

   The cost estimate for restoration of the Texas White House was reached by multiplying the gross square footage of the structure by a general cost figure. That general cost figure is an average of the cost per square foot experienced on "similar" work around the National Park Service and does not take special building considerations into account. The estimate may not be precise, but it is used only as a figure for comparing the alternatives. The actual cost for any of the items listed may be more or less than presented in the chart. The National Park Service will prepare more accurate estimates following the approval of this document and completion of design documents prior to its request for money from Congress.

   While Mrs. Johnson lives in the Texas White House, the National Park Service cannot undertake the kind of structural and other architectural/engineering work required to determine the building's condition or needs. Such studies are often invasive and require removing building fabric and/or systems, resulting in the kind of disruptions that would make living in the house difficult if not impossible. Until such studies can be undertaken, accurate cost estimates cannot be derived.

4. The reviewer is correct. The additional costs have been incorporated in alternative 2.

5. Actions described in this plan do not depend upon acquisition of land or easements because it is unlikely that any such purchases would occur in the near future. However, lands proposed for acquisition or easement must be identified within the general management plan to allow for their future acquisition, whether by donation or purchase. The reviewer is correct that land acquisition and easements may be expensive. Land acquisition and easement costs are determined by appraisal and negotiation and are very difficult to estimate.

5 the Ranch are spelled out. Why not incorporate the elements of a Land Protection Plan in the General Development Plan if they are known?

6 I have a few comments regarding the three alternatives. While each plan must have a "no action" alternative, I doubt that the public would accept a proposal that did not include access to the interior of the Texas White House after Mrs. Johnson's death. Thus, I can't see this alternative being adopted.

7 Alternative 2 is perhaps the most realistic of the three proposals. I would like to see it more fully developed. Why is the Bailey house being rehabilitated? What types of park administrative uses are planned for rooms within the Texas White House? For what purpose is the pool house to be adaptively reused? I thought that if a plan recommended adaptive reuse, it also stated how it was to be used. How else can "interested parties" assess the effect of the adaptive use on the historic property? Regarding the Alexander house in Johnson City, why does the park continue to lease it and maintain it? How does the park use that structure now, and how will it be used if it is acquired? Why does the park want the Mason Lodge building and the Cox tract? What are the true costs of this proposal?

8 Alternative 3 is certainly ambitious. Predictably, I hate to see the return of the hokey costumed wagon transportation system to the Johnson Settlement. There is no historic association for the wagon rides. It is simply a gimmick to get visitors to go to the settlement--Disney style. It is also costly in terms of maintenance and personal services. The plan does not state whether the park would own or lease the mules and the wagons nor does the plan address their maintenance requirements. There are no operating costs for this proposal, except for staffing. I would rather the funds be used to preserve actual historic properties or provide greater interpretive outreach or develop meaningful programs for the rotating exhibits room.

9 I commend you for tackling a cultural landscape plan for the Boyhood Home. Nonetheless, I doubt that politics will allow restoration of a more accurate landscape. I also wonder if the American public would want to see packed earth instead of lawn and flowers. Even the National Park Service's own landscape tradition would have a hard time restoring the historic scene. Probably the best alternative is using historic photographs to educate the visitor. The plan does not address the new red pavement at the Texas White House. It is a jarring departure from the historic scene and non-compatible with



With one exception, the Masonic Lodge tract in Johnson City, all properties proposed for acquisitions are already within the park's authorized boundary and a part of the public record.

6. A no-action alternative is required by the National Environmental Policy Act and is designed to act as a base for comparing alternatives, but it is rarely selected. See the discussion under "Concept," page 27.

7. The Bailey house and the poolhouse are important landscape features of the site, and their exteriors would not be altered. Adaptive reuse of the interior of historic structures is a method in preservation in compliance with the National Historic Preservation Act (NHPA). Administrative use of rooms in the Texas White House and poolhouse are dependent on the use of the public portion of the Texas White House. Therefore, the adaptive use of these structures awaits the decisions on the Texas White House, as discussed in the question above. As with all historic structures at the site, further NHPA compliance and consultation would occur prior to any adaptive interior reuse.

   The park has recently vacated the Alexander house at the request of the family. The National Park Service has, until recently, rented the structure for storage and maintained it as a significant part of the historic landscape of the park. As part of the cultural landscape, *the potential removal and rebuilding of a different house/structure would significantly and adversely impact the boyhood home landscape.* If it is eventually acquired by the park, it would likely serve some as yet unidentified use, or as a less desirable option, it would be preserved but not used.

   The Masonic Lodge and Cox tracts are proposed for acquisition as a means of controlling development along U.S. 290 and protecting the viewshed from the settlement. If the property was not purchased and development occured, it is possible that these lands could be developed with structures impacting the viewshed at the settlement. If acquired, the Masonic Lodge would be incorporated into the park landscape. As noted above, the costs of land acquisition are subject to negotiation. No development is planned for either site.

8. The park attempts to offer bus rides to the settlement as a means of encouraging visitors to experience this important resource. It is felt that the wagon ride would be a more appropriate means of setting the mood for visitors to the Settlement. The park does not wish to offer a "hokey...gimmick...style" experience. The park believes this would be a valuable addition, but it would continue to evaluate the cost-effectiveness of this proposal.

9. The comment about the cultural landscape at the boyhood home is noted.

   The original evaluation of a small sample of the color of the aggregate for the Texas White House pavement appeared to approximate the brown color desired. The final large-scale color appears to be too red. The park hopes that over time the color intensity will decrease. The pavement will be returned to historic appearance at the next opportunity.

Webb 4

9 the traditional pavement on the remaining roads. Will it be returned to its historic appearance at the next opportunity?

10 Finally, the Junction School is in the floodplain. I saw it flooded twice in the three years I was at the park. Is adaptive reuse reasonable and cost effective? Why not use the hangar for school groups and save the cost of restrooms and utilities? Would the trail from the school to the Texas White House be open when the road is closed? If not, would you be able to keep walkers out? Would the trail be safe, especially if cattle are grazing along the way? Is such a trail justified? Have visitors ever requested one? Also, shouldn't the reason and high cost for expanding the water line at the Ranch be discussed?

11 During my tenure there were several troubling issues that the plan has not addressed. First is the complicated concept of water rights. The regional office strongly recommended acquiring quantified water rights from the LBJ Company, which own the rights of first use. This is a political and potentially expensive problem. Another expensive issue is the erosion of the terraces in the Ranch pastures. Water no longer is channeled to natural waterways, but runs down the middle of the terrace. These terraces need to be surveyed and new soil brought in to build them back to their proper contours. Finally, shouldn't the coastal fields at the Ranch be burned annually as well as the settlement pastures?

Overall, the management plan is a huge undertaking. I appreciate the time and effort that everyone has contributed. The plan, however, fails to confront some tough issues, especially regarding the restoration of the Texas White House. Maybe those decisions are better made in the more objective future, but they should at least be introduced in this document.

Thanks, Leslie, for offering me an opportunity to review the park's blueprint for the future. I look forward to the final plan.

Yours,

Melody Webb

10. The Junction School is an important landscape feature at the LBJ Ranch that would be appropriate for an educational use similar to the education center in Johnson City. Such a facility would allow school groups to be separated from the rest of the park visitors for specially designed programs. There would be no conflict with visitors viewing the planned exhibits in the hangar.

Several historic preservation truisms come into play here. First, a building is best used for its originally intended purpose. Fewer modifications are required, its interpretation becomes more self-explanatory, and the visitor gets a better feel for its historic use. Second, a building not used for a specific purpose deteriorates faster than one that is utilized. Because it is a historic structure, the park must maintain it. However, with no purpose, structural needs are identified later, put off as tight funds and staff get diverted, and other pressing park needs take precedence.

The park receives adequate warning of floods so there is little danger to life. An evacuation plan will be developed for the Junction School to ensure that any historic furnishings within the building are removed or raised above the flood level during such episodes. (To the extent possible compatible with historic preservation practice, the school will be flood proofed.)

The trail would allow a more leisurely experience for visitors and an alternative to the shuttle. The cost would be minimal. A trail could be gated, and no additional security would be necessary. Visitor/cattle safety concerns could be controlled by trail closure.

Waterline improvements are necessary for fire safety. There are many historic structures with historic furnishings that could be lost to fire. Currently, there is not sufficient water from the existing wells to allow installation of automatic sprinkler systems or to pump with enough pressure to adequately fight a fire at the birthplace, Junction School, or Sam Ealy farmstead.

11. The park has consulted with the NPS Water Rights Office on the issue of water rights. The donated lands came with surface water rights, and a preliminary review finds that they should be adequate to meet park needs. The park will continue to consult with the Water Rights Office to more specifically determine the adequacy of these donated rights.

The park staff has met with Mr. Hodges and clarified the terrace and road drainage issues. The park will address these water runoff problems by seeking project funding for analysis and mitigation. Some of the problems will be corrected in FY99.

Whether or not to burn fields and pastures is within the park's existing authority and independent of the general management plan. It is mentioned at the settlement because it is a tool currently being used by the park to recreate a historic environment.

---

Author: LYJO Superintendent at NP-LYJO
Date: 12/4/98 8:24 AM
Normal

*TO: Leslie HartTO: Bob HowardTO: John TiffSubject: GMP Comment*---------- -------- Message Contents

Sent to Leslie, Bob & John T. blj

---------- Forward Header ----------
Subject: GMP Comment
Author: Ron Wilson at NP-BISO
Date: 12/4/98 7:56 AM

Hello,

I am a former Chief, IRM at LBJ. (The second)

I have reviewed the GMP with great interest. I am disappointed to note that many of the issues which we faced during my time, are still with the park! I generally support the preferred alternative as stated in the Draft GMP.

If any of the staff from the early days are still around, please tell them hello for me. They were some of the greatest.

Ron Wilson
Management Assistant, *BISO*

WEINHEIMER CROSS CREEK RANCH
P.O. BOX 255
STONEWALL, TEXAS 78671

January 14, 1999

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

Re: Draft General Management Plan/Environmental Impact Statement

Dear Superintendent,

We have seen and reviewed your plans for the LBJNHP. They are very impressive and we can see that a lot of time has gone into this project. We have attended a number of your public meetings and would like to respond.

We would like to make reference to Alternative 3 of the LBJ Ranch District regarding the relocation of the bus barn to Weinheimer Cross Creek property located on Ranch Road 1 across from the LBJSHP. This property is owned by a family corporation of five families and it has never been or is for sale at any time. The corporation plans to leave this property as a lovely grassy field to be enjoyed in its natural state exemplifying our region. Also, the river property is not for sale and will also be kept in its natural scenic state.

Thanks for sharing your plan with us.

Sincerely,

Alvin F. Weinheimer, President
Weinheimer Cross Creek Ranch

1. In alternative 3, the preferred location for the bus barn is at the LBJ State Historical Park within the existing maintenance area. Such a location would save wear and tear on the buses by beginning and ending near the state park visitor center where the tours begin and end, thus saving several miles daily. It would also free up the existing bus facilities to accommodate ranch maintenance operations.

   It is fully expected that an arrangement can be worked out with the state of Texas to allow such a facility to be constructed. The Weinheimer property across the road west of the preferred site is described in the alternative as a possible alternative location because it is south of the Pedernales River, has similar benefits as the preferred site, is already within the existing authorized park boundary, and would not require an act of Congress to purchase. The National Park Service does not own this property and would purchase it only on a willing-seller basis. We support the intention of the Weinheimer family to retain the scenic qualities of this undeveloped parcel.

   Should the state park site prove unworkable, the National Park Service would reevaluate other sites within the park boundary, and further public consultation would be undertaken.




# PART THREE: REFERENCES, PREPARERS, AND INDEX

# APPENDIX A: LEGISLATION

## AUTHORIZING LEGISLATION

**An Act to establish the Lyndon B. Johnson National Historic Site. (83 Stat. 279)**

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled*, That, in order to preserve in public ownership historically significant properties associated with the life of Lyndon B. Johnson, the Secretary of the Interior is authorized to acquire, by donation or by purchase with donated funds, such lands and interests in lands, together with the buildings and improvements thereon, at or in the vicinity of Johnson City, Texas, as are depicted on the drawing entitled "Lyndon B. Johnson National Historic Site Boundary Map", numbered NHS–LBJ–20,000 and dated September 1969, together with such lands as from time to time may be donated for addition to the site and such lands as he shall deem necessary to provide adequate public parking for visitors at a suitable location. The drawing shall be on file and available for public inspection in the offices of the National Park Service, Department of the Interior. When acquired such site shall be known as the Lyndon B. Johnson National Historic Site.

SEC. 2. The Secretary shall administer the Lyndon B. Johnson National Historic Site in accordance with the Act approved August 25, 1916 (39 Stat. 535; 16 U.S.C. 1 et seq.), as amended and supplemented, and the Act approved August 21, 1935 (49 Stat. 666; 16 U.S.C. 461 et seq.), as amended.

SEC. 3. There are hereby authorized to be appropriated not more than $180,000 to provide for the development of the Lyndon B. Johnson National Historic Site.

Approved December 2, 1969.

***Legislative History***

House Report No. 91–636 (Committee on Interior and Insular Affairs).
Senate Report No. 91–364 (Committee on Interior and Insular Affairs).
Congressional Record, Vol. 115 (1969):
Aug. 13: Considered and passed Senate.
Nov. 17: Considered and passed House, amended.
Nov. 19: Senate concurred in House amendment.

AMENDATORY LEGISLATION



## TITLE VI

### LYNDON B. JOHNSON NATIONAL HISTORICAL PARK

SEC. 601. The Act entitled "An Act to establish the Lyndon B. Johnson National Historic Site", approved December 2, 1969 (83 Stat. 274) is amended—

16 USC 410kk

(1) in the first section, by changing "by donation or by purchase with donated funds" to "by donation or by purchase with donated or appropriated funds" and by changing "drawing entitled 'Lyndon B. Johnson National Historic Site Boundary Map', numbered NHS-LBJ-20,000 and dated September 1969" to "drawings entitled 'Boundary Map, Lyndon B. Johnson National Historical Park', numbered 447-40,008B and 447-40,000A, and dated January 1980";

16 USC 410kk-2

(2) in section 3, by changing "not more than $680,000 to provide for the development of" to "such sums as may be necessary to carry out the provisions of this Act, but not more than $4,100,000 for development and not more than $1,400,000 for the acquisition of lands and interests therein for"; and

16 USC 410kk, 401 kk-1, 401kk-2, 461 note

(3) by changing "National Historic Site" whenever it appears to "National Historical Park".

# APPENDIX B: SECTION 7 CONSULTATION WITH THE U.S. FISH AND WILDLIFE SERVICE

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ecological Services Field Office
10711 Burnet Road, Suite 200
Hartland Bank Bldg.
Austin, Texas 78758

JAN 26 1998

2-15-98-I-346

Leslie Starr Hart, Superintendent
Lyndon B. Johnson National Historical Park
P.O. Box 329
Johnson City, Texas 78636

Dear Ms. Hart:

This responds to your letter, dated December 12, 1997, requesting a current list of federally listed threatened or endangered species and critical habitats, or special status species that might occur in the vicinity of Lyndon B. Johnson National Historical Park in Blanco and Gillespie County. Although Species of concern (SOC) are not afforded the same legal protection under the Endangered Species Act as federally listed species, they are included here for future planning purposes.

In addition to the information you requested, we have also enclosed a copy of "Threatened and Endangered Species of Texas," a publication that provides general life history, habitat, and distribution information for Texas' federally listed species. We have also included two, more detailed species excerpts from "Endangered and Threatened Animals of Texas" for the federally listed endangered black-capped vireo (*Vireo atricapillarus*) and golden-cheeked warbler (*Dendroica chrysoparia*).

If we can be of any further assistance, please contact Dianne Williams at 512/490-0063.

Sincerely,

for Field Supervisor

Enclosures

Enclosure

Federally Listed Threatened and Endangered Species

**This list represents species that may be found in counties throughout the state. It is recommended that the field station responsible for a project area be contacted if additional information is needed.**

**DISCLAIMER**

**This County by County list is based on information available to the U.S. Fish and Wildlife Service at the time of preparation, date on page 1. This list is subject to change, without notice, as new biological information is gathered and should not be used as the sole source for identifying species that may be impacted by a project.**

**(Edwards Aquifer County)** refers to those six counties within the Edwards Aquifer region. The Edwards Aquifer underlies portions of Kinney, Uvalde, Medina, Bexar, Hays, and Comal Counties (Texas). The Service has expressed concern that the combined current level of water withdrawal for all consumers from the Edwards Aquifer adversely affects aquifer-dependent species located at Comal and San Marcos springs during low flows. Deterioration of water quality and/or water withdrawal from the Edwards Aquifer may adversely affect five federally-listed species and three proposed to be listed species.

Migratory Species Common to many or all Counties: Species listed specifically in a county have confirmed sightings. If a species is not listed they may occur as migrants in those counties.

| | | |
|---|---|---|
| American peregrine falcon | (E) | *Falco peregrinus anatum* |
| Least tern | (E) | *Sterna antillarum* |
| Whooping crane | (E) | *Grus americana* |
| Bald eagle | (T) | *Haliaeetus leucocephalus* |
| Piping plover | (T) | *Charadrius melodus* |
| Arctic peregrine falcon | (TSA) | *Falco peregrinus tundrius* |
| Loggerhead shrike | (SOC) | *Lanius ludovicianus* |
| White-faced ibis | (SOC) | *Plegadis chihi* |
| **Blanco County** | | |
| Black-capped vireo | (E) | *Vireo atricapillus* |
| Golden-cheeked warbler | (E) | *Dendroica chrysoparia* |
| Loggerhead shrike | (SOC) | *Lanius ludovicianus* |
| Texas garter snake | (SOC) | *Thamnophis sirtalis annectans* |
| Texas horned lizard | (SOC) | *Phrynosoma cornutum* |

| | | |
|---|---|---|
| Texas salamander | (SOC) | *Eurycea neotenes* |
| Canyon mock orange | (SOC) | *Philadelphus ernestii* |
| Hill Country wild mercury | (SOC) | *Argythamnia aphoroides* |
| **Gillespie County** | | |
| Black-capped vireo | (E) | *Vireo atricapillus* |
| Golden-cheeked warbler | (E) | *Dendroica chrysoparia* |
| Whooping crane | (E) | *Grus americana* |
| Bald eagle | (T) | *Haliaeetus leucocephalus* |
| Texas horned lizard | (SOC) | *Phrynosoma cornutum* |
| Texas salamander | (SOC) | *Eurycea neotenes* |
| Big red sage | (SOC) | *Salvia penstemonoides* |
| Edwards' Plateau cornsalad | (SOC) | *Valerianella texana* |
| Hill Country wild mercury | (SOC) | *Argythamnia aphoroides* |
| Texas purple spike | (SOC) | *Hexalectris warnockii* |

E = Species in danger of extinction throughout all or a significant portion of its range.
T = Species which is likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
TSA = Threatened due to similarity of appearance.
SOC = Species for which there is some information evidence of vulnerability, but not enough data to support listing at this time.

# APPENDIX C: COST ESTIMATES FOR ALTERNATIVES

NOTE: A "class C" cost estimate is the most preliminary estimate the National Park Service develops. It is not based on any project-specific design; rather, it is based on costs for similar facilities at other locations and known construction cost trends. It may change considerably once design begins.

## COST ESTIMATE - ALTERNATIVE 1: NO ACTION

| Item | Description | Quantity | Unit | Gross Cost |
|---|---|---|---|---|
| 1 | Remove Smith house | | | |
| | demolition | 1,200 | SF | $6,000 |
| | *restore disturbed areas* | 1,000 | SF | 5,000 |
| 2 | Improve electric service at ranch VIP campsite: | | | |
| | upgrade electric service to 50 amp | 1,200 | LF | 24,000 |
| 3 | Install pipe gate across Park Road 49 at Junction School (40 LF) | LS | LS | 3,000 |
| 4 | Rehabilitate ranger office in tile house | 540 | SF | 42,000 |
| | Subtotals | | | $80,000 |
| | Advance and Project Planning | | | $11,000 |
| | **TOTAL** | | | **$91,000** |

## COST ESTIMATE – ALTERNATIVE 2: MINIMUM REQUIREMENTS

| ITEM | DESCRIPTION | QUANTITY | UNIT | GROSS COST |
|---|---|---|---|---|
| 1 | Remove Smith house: | | | |
| | demolition | 1,200 | SF | $6,000 |
| | restore disturbed areas | 1,000 | SF | 5,000 |
| 2 | Stabilize LBJ Ranch structures | 14,366 | SF | 917,000 |
| 3 | Reconfigure VIP campground on the same site: | | | |
| | demolish 4 RV pads | 100 | SY | 3,000 |
| | construct 4 new 10" x 20" RV pads | 4 | Sites | 110,000 |
| 4 | Stabilize riverbank within park boundary (2,000 SY - gabions, erosion mat, grading, seeding) | LS | LS | 288,000 |
| 5 | Stabilize Junction School | 1,015 | SF | 66,000 |
| 6 | Install pipe gate across Park Road 49 at Junction School (40 LF) | LS | LS | 3,000 |
| 7 | Rehabilitate Bailey house | 1,255 | SF | 99,000 |
| 8 | Rehabilitate H.A. Jordan storage shed/workshop | 540 | SF | 42,000 |
| 9 | Stabilize Sam Ealy Johnson, Sr., farmhouse | 1,620 | SF | 106,000 |
| 10 | Restore Texas White House | 8,472 | SF | 1,221,000 |
| 11 | Upgrade restroom facilities at the hangar | 320 | SF | 105,000 |
| 12 | Stabilize 3 historic communications trailers and communications equipment | 1,438 | SF | 94,000 |
| 13 | Construct building and relocate Klein's Shop operation | 2,500 | SF | 238,000 |
| 14 | Rehabilitate Klein's Shop as visitor contact/orientation station with restrooms and sales area | 2,400 | SF | 236,000 |
| | Subtotals | | | $3,539,000 |
| | Advance and Project Planning | | | $486,000 |
| | **TOTAL** | | | **$4,025,000** |

COST ESTIMATE – ALTERNATIVE 3: PROPOSED ACTION

| ITEM | DESCRIPTION | QUANTITY | UNIT | GROSS COST |
|---|---|---|---|---|
| 1 | Remove Smith house: | | | |
| | demolition | 1,200 | SF | $6,000 |
| | restore disturbed areas | 1,000 | SF | 5,000 |
| 2 | Construct new access pedestrian route and wagon staging area at Smith house, including: | | | |
| | unpaved wagon road/trail connection to settlement | 110 | SY | 4,000 |
| | gravel overflow parking for 10 cars | 10 | Spaces | 11,000 |
| | restoration of disturbed areas, landscaping, site amenities, etc. | LS | LS | 25,000 |
| | concrete sidewalks and pads | 140 | SY | 8,000 |
| 3 | Construct new maintenance facility in the "Back 40" | 3,000 | SF | 531,000 |
| 4 | Construct new bus maintenance/interpretation facility on the south side of the river | | | |
| | construct new metal building | 10,000 | SF | 950,000 |
| | construct office | 150 | SF | 5,000 |
| | construct workroom | 500 | SF | 16,000 |
| | construct conference room/break room | 500 | SF | 16,000 |
| | construct bus parking shade structure | 6,400 | SF | 252,000 |
| | asphalt pavement | 8,000 | SY | 210,000 |
| | install above-ground fuel tanks and containment structures: | | | |
| | relocate existing propane tank from ranch (40,000 gal.) | 1 | EA | 26,000 |
| | 500 gallon gasoline tank | 1 | EA | 7,000 |
| | 500 gallon diesel tank | 1 | EA | 7,000 |
| | extend water service | 500 | LF | 20,000 |
| | extend electrical service | 500 | LF | 10,000 |
| | extend telephone service | 500 | LF | 10,000 |
| | install septic system (assume 20 persons on-site) | LS | LS | 26,000 |
| 5 | Stabilize riverbank within park boundary (2,000 SY - gabions, erosion mat, grading, seeding) | LS | LS | 288,000 |
| 6 | Install pipe gate across Park Road 49 at Junction School (40 LF) | LS | LS | 3,000 |
| 7 | Restore Junction School exterior; rehabilitate interior for educational use | 1015 | SF | 66,000 |
| 8 | Extend 6-inch water line from Texas White House to Junction School and back to the Texas White House, creating a loop | 13500 | LF | 707,000 |
| 9 | Construct restrooms at Junction School: | | | |
| | construct restroom structure | 400 | SF | 118,000 |
| | extend water service from new water line to school and new restroom building | 300 | LF | 10,000 |
| | install septic system | LS | LS | 26,000 |
| 10 | Extend water service from new water line to Johnson birthplace restrooms | 500 | LF | 16,000 |

| ITEM | DESCRIPTION | QUANTITY | UNIT | GROSS COST |
|---|---|---|---|---|
| 11 | Rehabilitate Bailey house | 1255 | SF | 99,000 |
| 12 | Rehabilitate H.A. Johnson storage shed/workshop | 540 | SF | 42,000 |
| 13 | Stabilize Sam Ealy Johnson, Sr., farmhouse | 1620 | SF | 106,000 |
| 14 | Restore Texas White House | 8,472 | SF | 1,221,000 |
| 15 | Stabilize 3 historic communications trailers and communications equipment | 1,438 | SF | 94,000 |
| 16 | Rehabilitate Klein's shop as visitor contact/orientation station with restrooms and sales area | 2,400 | SF | 236,000 |
| 17 | Develop/install 4 - 10' x 10', free-standing, movable exhibits in hangar | 4 | EA | 131,000 |
| 18 | Restore Secret Service command post (interior and exterior) | 507 | SF | 53,000 |
| 19 | Relocate VIP campsites to hay barn/radio tower site: | | | |
| | construct 4 new 10' x 20' concrete RV pads | 4 | Sites | 110,000 |
| | extend 50 amp electric service | 1,200 | LF | 24,000 |
| | extend water service | 1,200 | LF | 39,000 |
| | install septic system (to serve 20 persons) | LS | LS | 26,000 |
| | construct gravel access road (16' x 700') | 1,250 | SY | 25,000 |
| 20 | Construct restrooms at show barn - 1 male, 1 female; accessible | 160 | SF | 47,000 |
| | enlarge septic system | LS | LS | 26,000 |
| 21 | Rehabilitate bus barn and relocate ranch and Klein's shop operations there: | | | |
| | provide shop space for relocated Klein's shop | 2,500 | SF | 131,000 |
| 22 | Restore historic uses in vacated show barn offices and storage rooms | 1,500 | SF | 157,000 |
| | Subtotals | | | $5,946,000 |
| | Advance and Project Planning | | | $817,000 |
| | **TOTAL** | | | **$6,763,000** |

# APPENDIX D: FUTURE RESEARCH, PLANS, AND STUDIES NEEDED

## CULTURAL RESOURCES

Historic structure reports for buildings and structures, as necessary

Cultural landscape reports for both the LBJ Ranch and Johnson City districts

Archeological surveys and assessments of park lands

Ethnographic assessment of the LBJ Ranch district

Collections management plan

## NATURAL RESOURCES

Comprehensive parkwide integrated pest management plan

Baseline data on vegetation, invertebrates, and mammals

Aerial photography and Geographic Information System (GIS) mapping of geology, vegetation, soils, and hydrology

Water resource management plans and related implementation of monitoring programs

Study of water rights

Further study and research on methods to control bank erosion and water runoff

Inventory of threatened and endangered species

# APPENDIX E: BACKGROUND INFORMATION ON LYNDON B. JOHNSON NATIONAL HISTORICAL PARK

## HISTORICAL OVERVIEW OF LYNDON B. JOHNSON

Lyndon Baines Johnson, the first of Sam Ealy and Rebekah Baines Johnson's five children, was born in a small ranch house along the Pedernales River in central Texas on August 27, 1908. Sam and Rebekah doted on their eldest child, but so close was Lyndon to his mother that her intense love and devotion became a great source of inspiration and resolve for him throughout his life. Rebekah, a former teacher, taught Lyndon the alphabet by age two and to read by age four. During the fall of 1912 the precocious four year old was enrolled at the nearby one-room Junction School, where his favorite memory was of sitting on the teacher's lap and reciting lessons. After several of the schoolchildren contracted whooping cough, and the school was closed in January, Johnson spent the rest of the school year at home.

The following September Sam moved his family 14 miles east to Johnson City, named for their forebears, where he pursued a career as a realtor and newspaperman In 1917, Sam Johnson was elected to the third of his eventual six terms as a state legislator. Lyndon Johnson grew up listening to tales of Texas politics and earned pocket money at odd jobs such as shining shoes and picking cotton. After graduating from high school in 1924, at the age of 15, Johnson made his way to California to seek his fortune, despite the urgings of his parents that he continue his education. A year later, broke and dispirited, Johnson returned home to work on a road construction crew.

In 1927, after borrowing $75 from the president of the Blanco Bank, Johnson enrolled in Southwest Texas State Teachers College at San Marcos, Texas. He worked his way through college, earning money as a janitor and office assistant, as well as editing the school paper and starring on the debate team. Though he dropped out of school for one year to teach at a small, predominantly Mexican-American school in southern Texas (where his concern for the poverty and circumstances of others deepened), Johnson ultimately graduated in 1930 with a Bachelor of Science degree. Following graduation, Johnson briefly taught high school in both Pearsall and Houston, Texas.

In 1931 Texas Congressman Richard Kleberg asked Johnson to serve as his private secretary in Washington, D. C. Johnson held this position for over three years, during which time he observed firsthand the innerworkings of Congress, and in 1933 he was elected speaker of the "Little Congress," an organization of congressional aides. During a trip home to Texas in September, 1934, Johnson met Claudia Alta "Lady Bird" Taylor. They were married in November, after a two-month whirlwind courtship.

On July 25, 1935, Johnson accepted President Franklin D. Roosevelt's appointment as the Texas Director of the National Youth Administration, a New Deal agency that arranged part-time employment for students enrolled in colleges and universities. After the death of Texas Congressional Representative James P. Buchanan in 1937, however, Johnson resigned his directorship to enter the special election called to fill Buchanan's seat. Elected as a staunch New Deal Democrat, Johnson served in the House of Representatives until 1949.

During his early years in Congress, Johnson devoted much of his time to rural electrification and public housing and was appointed to the Naval Affairs Committee at the request of President Roosevelt. Johnson also had an influential mentor in Congress — Sam Rayburn, the majority leader of the House of Representatives, who had served in the Texas state legislature with Johnson's father. But Johnson

> required few, if any, lessons on how to broaden and strengthen his political base and standing with his (Texas) constituents. He ordered all letters to be answered by his staff on the day of their receipt, if feasible, and they would be replied to promptly no matter their request or content. He thus kept a firm hand on the pulse of the voters. He encountered no difficulty in maintaining the flow of federal funds into (his congressional district). He made certain that the Colorado River dams and reclamation projects inaugurated by his predecessor were continued. Soil conservation projects and farm credit programs, including the first legislation aimed at helping black farmers, earned (his) enthusiastic support (NPS, Bearss 1984: 2).

When Texas Senator Morris Sheppard died during April 1941, Johnson ran as a candidate to fill the remainder of his term. Johnson was defeated by a narrow margin in a hard fought campaign, however, and returned to Washington to resume his congressional duties. The following year, after the Japanese bombing of Pearl Harbor, on December 7, 1941, he became the first member of Congress to volunteer for active military duty. Johnson served in the U.S. Navy until July 1942, when Roosevelt ordered all members of Congress serving in the armed forces to return to their legislative posts in Washington.

In 1948 Johnson again campaigned for a seat in the U.S. Senate. Criss-crossing Texas in a helicopter, an aircraft few people in Texas had even seen at the time, Johnson carried his message of rural electrification, soil and water conservation, federal housing assistance, and aid for teacher's salaries

> to the people, land(ing) on courthouse squares, baseball fields, or in pastures and vacant lots to "meet folks who haven't seen a candidate for U.S. Senator" in years. "I like to get out and be with the people," Johnson told the press, "Texans don't want a Senator who is afraid to leave air conditioned hotel rooms and speak to" them (NPS, Bearss 1984: 43).

In the November general election, Johnson won the Senate seat by a two-to-one margin. As a Senator, Johnson's ceaseless capacity for hard work, his attention to detail, and his skillful powers of persuasion at reconciling diverse, and often contentious, viewpoints enabled him to quickly rise to the upper echelon of party leadership. In 1951, at the age of 42, Johnson became the youngest man ever to hold a position of Senate leadership, when his fellow Democratic Senators elected him the majority whip. Two years later Johnson was elected minority leader of the Senate and achieved national acclaim as chairman of the Preparedness Investigating Subcommittee, the watchdog of the Senate Armed Forces Committee. Following his reelection to the Senate in 1954, Johnson was elected Senate majority leader, the youngest man to ever serve in this position, and gained renown as the most able legislative leader of the postwar era. Johnson believed his greatest accomplishments as Senate majority leader were the acceleration of the nation's nascent space program, through the passage of the National Aeronautics and Space Act of 1958, and the passage of the Civil Rights Acts of 1957 and 1960, the first civil rights legislation enacted by Congress since the Reconstruction era.

In 1960 John F. Kennedy was elected president of the United States, with Johnson serving as his vice-president. Following Kennedy's assassination on November 22, 1963, Johnson assumed the presidency and pledged his support for the stalled domestic agenda of Kennedy's New Frontier, which called for tax reform; the passage of a "medicare" bill, to provide medical assistance to the elderly through an increase in social security taxes; the rebuilding of the nation's inner cities; a comprehensive program of federal aid to education; and the furthering of civil rights. During 1964, while exercising strong executive leadership and drawing upon his quarter-century of congressional experience, Johnson secured passage of a tax bill, a Civil Rights Act, after a 75-day Senate filibuster, and funding for 10 separate antipoverty programs to be administered by the newly created Office of Economic Opportunity.

Following Johnson's landslide election in 1964, and amid a period of unprecedented national prosperity, Johnson sought to build upon Kennedy's New Frontier, to create what he called a Great Society. Johnson's more expansive vision captured the ideals and hopes of his generation, who believed the nation's sustained economic growth would permit bold new public initiatives to the improve the quality of life for all Americans. During the next three years Congress passed numerous major pieces of legislation designed to expand the nation's social welfare system, eliminate poverty, and promote civil rights including the creation of the Medicare-Medicaid program; a billion dollar increase in federal aid to elementary and secondary education; a multibillion dollar program of relief for the eleven state Appalachian region; the creation of the Cabinet level Departments of Housing and Urban Development (HUD) and Transportation; and the passage of the Voting Rights Act of 1965, which Johnson cited in 1969 as the greatest accomplishment of his administration. In addition, over 300 environmental and conservation measures were passed during the Johnson administration and over 40 units were added to the National Park system.

Though the Great Society initially worked as Johnson hoped, the mixed legacy of his domestic agenda — the widening web of federal activity, how many programs ultimately fell short of expectations and proved to be more expensive and inefficient than proponents anticipated, as well as the ongoing debate as to whether or not the federal government was the appropriate vehicle for social engineering — was quickly overshadowed by foreign affairs. In 1965 Johnson was criticized for sending 28,000 U.S. Marines to the Dominican Republic to halt a revolt against that nation's government, which aroused suspicion throughout Latin America of renewed American interventionism. But the most tragic crisis of the Johnson administration stemmed from the escalation of the American military presence in Vietnam.

Under Presidents Eisenhower and Kennedy military supplies and advisors were sent to Vietnam to bolster the noncommunist government in the South and strengthen its military forces, who were engaged in a civil war with the communist North. Faced with the choice of either phasing out the American presence in Vietnam or committing the United States to an enormous military effort, the Johnson administration opted to ultimately send more than 500,000 troops to Vietnam, as well as initiate a massive aerial bombing of the North. The nation's escalating involvement in Vietnam bitterly divided the American people. Johnson's critics deplored the heavy loss of American life and the enormous economic cost, as the administration's decision to maintain both the war and domestic commitments without raising taxes fanned an inflation that roared out of control. As the nation's involvement in Vietnam became increasingly unpopular, with hundreds of thousands of Americans demonstrating in the streets, Johnson announced in a nationally televised address to the American people on March 31, 1968,

that he was ordering a partial halt to the bombing of North Vietnam in an effort to spur peace negotiations and, in acknowledging that he could no longer unify the nation, withdrew as a candidate for re-election

Johnson left office in January 1969, despondent and unpopular with the American people and returned to Texas and the LBJ Ranch. In retirement Johnson wrote his memoirs, *The Vantage Point*, and oversaw the establishment of both the state and national historical parks, as well as the Lyndon Baines Johnson Library on the campus of the University of Texas at Austin. On January 22, 1973, Johnson died and was buried in the family cemetery near his birthplace, where, in the words of the Reverend Billy Graham, "amidst these familiar hills and under these expansive skies his earthly life (had) come full circle" (NPS 1990b: 19).

## OTHER PARK RESOURCES

### Topography, Geology, and Climate

Both the LBJ Ranch and Johnson City districts lie within the Pedernales River valley. The area is located mostly within a relatively rugged topographic basin, with rough terrain and considerable relief, along with relatively flat inner portions within the basin. Hills covered by ashe juniper, locally known as cedar, and oak characterize the scenery. Elevations range from slightly less than 1,000 to 2,500 feet above mean sea level (MSL).

Geologically, the region is different and distinctive from the rest of Texas. The river valley cuts through a geologic region known as the Llano Uplift, which is bounded on the south and west by the Edwards Plateau and on the east by the central Texas Hill Country. The hills are capped by Cretaceous limestone underlain by sands and shales of the Cretaceous age. The Llano Uplift is a structural high dome of very old igneous and metamorphic Precambrian rocks. To the north local Precambrian granite highs of the Llano Uplift have been identified as upward protruding "knobs." Because of the differences in limestone/marl weathering, the landscape has a stairstepped/benched appearance.

### Mining and Minerals

There are no active mining operations immediate to the Johnson City and LBJ Ranch districts that provide usable quantities. However, in the G area there are several quarries in operation, which mine granite and limestone; in Marble Falls, Texas, granite rock is mined.

### Vegetation

Historically, when the land was first settled in the early to mid-1800s, wild species of native grasses, 3 to 5 feet tall, were dominant. The landscape resembled a sea of grass, while at the same time the slopes were mostly covered with stunted live-oaks and cedar, miles of brush country and tall, thin grass coexisting together. Past records and accounts indicate that upland forests existed in Blanco and Gillespie Counties prior to 1860 (Weniger 1984). Wild pine and cedar (juniper) grew in the area. Oaks, primarily live oak, but including post, blackjack and Spanish or red, were clearly the predominant trees in the original Hill Country.

The Llano Uplift and Edwards Plateau within the area provides a highly diverse biota. The most common description of this region is that of live oak-juniper savanna on the uplands with juniper-dominated thickets in the steep canyons (Carls and Gardner 1986). According to McMahan (1984) three vegetation classes are found in the Lyndon B. Johnson National Historical Park area: live oak-mesquite, live oak-juniper, and live-oak-ashe juniper. Common associated native species include the following: Texas oak, shin oak, cedar elm, netleaf hackberry, black willow, bald cypress, flameleaf sumac, agarito, Texas persimmon, possum haw holly, rusty black-haw viburnum, Mexican persimmon, Texas prickly pear, kidneywood, saw greenbriar, Texas wintergrass, little bluestem, curly mesquite, Texas grama, Halls panicum, purple three-awn, hairy tridens, cedar sedge, two-leaved senna, mat euphorbia, and rabbit tobacco.

Introduced species of grasses and forbs have evolved over time and are potentially damaging to native plants. Common exotic species include Queen Anne's lace, common sowthistle, curly dock, King Ranch bluestem, and Johnson grass.

Today, much of the rural landscape is heavily infested with mesquite and whitebrush, including a variety of shorter grass species. Prairie grasses and stands of live and Spanish oak, elm, hackberry, cottonwood, sycamore, and willow grow on the upper plateaus and terraces. Cedar (ashe juniper) are also present. Cypress trees line the banks of the creeks and rivers. Native grasses include little bluestem, Indian grass, sideoats grama, and Texas winter grass. The most common exotic/introduced grasses include Coastal Bermuda, Plains lovegrass, Klein grass, and King Ranch bluestem (as cited by Cuyler 1931). Based on NPS field surveys and records, approximately 52 species of native terrestrial plant species are known to be within Lyndon B. Johnson National Historical Park (NPS 1994).

Findings from the *Johnson Settlement Vegetation Restoration Report* (Fowler, Gabbard, and Noel 1998) indicate that, within a 10-acre plot, grasses occupy approximately 66% of the plant cover. Most common grasses are side-oats grama, muhly grasses, King Ranch bluestem, and three-awn grasses, including herbaceous species of Indian blanket and bluebonnet. Results from the study and other vegetative findings suggest that this site is more mesic than typical for this area of Texas; soil is possibly alluvial in nature. The primary grasses of tallgrass prairies in Texas are little bluestem, Indian grass, big bluestem and side-oats grama, all of which are present at this site, with the exception of big bluestem. Therefore, restoration of the site to a tallgrass prairie is viable option to depict presettlement era vegetation.

The inventory phase of the park's maintenance management system identified about 800 pecan trees (includes the cultivated domestic pecans at the ranch) and 4,680 live oak and other trees within Lyndon B. Johnson National Historical Park (NPS 1995).

### Wildlife

Park profile records indicate that approximately 72 native resident terrestrial vertebrates can be found within the park boundaries. However, no extensive studies or monitoring of wildlife has been done in the park (NPS 1996). Checklists for vertebrate mammals, fish, amphibians, reptiles and insects need to be accomplished. There is a bird list for the national historical park.

A number of exotic animal species were raised on the LBJ Ranch during the historic period as exotic game species for hunting. Currently, one game farm borders the LBJ Ranch district, while several other game farms continue operations within the region. These exotic game species include Mouflon-Barbados sheep (*Ovis sp.*), Aoudad sheep-barbary (*Ammotragus lervia*), Nilgai antelope (*Rosetaphus tragocamelus*), Blackbuck antelope (*Antilope cervicapra*), English red deer (*Cervus elaphus*), Axis deer (*Axis axis*), Fallow deer (*Dama dama*), and Sitka deer (*Cervus nippon*).

Currently, a more common exotic, the nutria (*Myocastor coypus*) or coypu occur in small, but unknown numbers along the Pedernales Rivers, adjacent to the LBJ Ranch district. Classified as a large rodent, in size compared to a muskrat or beaver, they inhabit the riverbanks. With their bank-side burrowing, they pose a threat to stable banks, which has resulted in some erosion of the riverbank.

**Special Status Species (Threatened, Endangered, Candidate, and Rare Species)**

A detailed or specific listing and status of any threatened, rare, and endangered species has not been done for the park. In Blanco County several listed species are know to occur. According to the U.S. Fish and Wildlife Service and the Texas Parks and Wildlife Department, Endangered Species Branch, several birds and reptiles are present within the county. Within Blanco County, the most common species include the endangered black-capped vireo (*Vireo atricapillus*) and the golden-cheeked warbler (*Denroica chrysoparia*). Though not legally protected, species of concern within Blanco County include the loggerhead shrike (*Lanius ludovicianus*), Texas garter snake (*Thamnophis sirtalis annectans*), Texas horned lizard (*Phrynosoma cornutum*), Texas salamander (*Eurycea neotenes*), Canyon mock orange (*Philadelphus ernestii*), and Hill Country wild mercury (*Argythamnia aphoroides*).

Gillespie County is known to have occurrences of the following federally listed species: the endangered black-capped vireo (*Vireo atricapillus*), golden-cheeked warbler (*Denroica chrysoparia*), whooping crane (*Grus americana*); and the threatened bald eagle (*Haliaeetus leucocephalus*). Species of concern within Gillespie County include the Texas horned lizard (*Phrynosoma cornutum*), Texas salamander (*Eurycea neotenes*), big red sage (*Salvia penstemonoides*), Edward's Plateau cornsalad (*Valerianella texana*), Hill Country wild mercury (*Argythamnia aphoroides*), and Texas purple spike (*Hexalectris warnockii*).

The accompanying table identifies the federal and state listed species known to occur or that have been sighted in both Blanco and Gillespie Counties (U.S. Fish and Wildlife Service 1998; Texas Parks and Wildlife Department 1997).

At a countywide level, all these species specifically have confirmed sightings (USFWS 1998). However, based on park's resource staff knowledge, none of these protected species is known to occur within the two districts of Lyndon B. Johnson National Park (NPS, J. Tiff, pers. comm. 1998). In addition, it is possible that the following species may occur as migrants: American peregrine falcon, Arctic peregrine falcon, least tern, whooping crane, bald eagle, piping plover, loggerhead shrike, and white-faced ibis.

**Prime and Unique Farmlands**

Based on Blanco and Gillespie County soil surveys, prime and unique farmland soils commonly occur within each of the counties, as well as in both the Johnson City and LBJ Ranch districts of Lyndon B. Johnson National Historical Park. Four prime farmland soils occur within the Johnson City district, primarily in the settlement area and along Town Creek. It is roughly estimated that they occupy between 25% and 50 % of the district's acreage. The prime farmland soils classified are Anhalt clay, 0-1% slopes; Bolar clay loam, 1%-3% slopes; Hye fine sandy loam, 1%-5% slopes; and Krum clay, 1%–3% slopes. Within the LBJ Ranch district, about eight prime farmland soils exist. It is roughly estimated that they occupy more the 50% of the district's acreage, mostly behind the Texas White House and adjacent to the airstrip. The most common prime farmland soils include Luckenbach clay loam, 1%–3% and 3%–5% slopes, Pedernales fine sandy loam, 3%–5% slopes, and Tobosa clay. Other scattered prime farmland soils in the LBJ Ranch district include Bastrop loamy fine sand, Blanket clay loam, Denton silty clay, and Frio silty clay loam

FEDERAL AND STATE PROTECTED THREATENED AND ENDANGERED SPECIES
U.S. FISH AND WILDLIFE SERVICE & TEXAS PARKS AND WILDLIFE DEPARTMENT

| COMMON NAME | SCIENTIFIC NAME | FEDERAL STATUS | STATE STATUS |
|---|---|---|---|
| BLANCO COUNTY, TEXAS | | | |
| **Amphibians** | | | |
| Texas salamander | Eurycea neotenes | SOC | |
| Blanco River Springs salamander | Eurycea pterophila | | |
| Edwards Plateau Spring salamander | Eurycea sp. | | |
| **Birds** | | | |
| Golden-cheeked warbler | Dendroica chrysoparia | LE | E |
| Black-capped vireo | Vireo atricapillus | LE | E |
| American peregrine falcon | Falco peregrinus anatum | LE | E |
| Arctic peregrine falcon | Falco peregrinus tundrius | E/SA | T |
| Whooping crane | Grus americana | LE | E |
| Brown pelican | Pelecanus occidentalis | LE | E |
| White-faced ibis | Plegadis chihi | | T |
| Interior least tern | Sterna antillarum athalassos | LE | E |
| Loggerhead shrike | Lanius ludovicianus | SOC | |
| **Fishes** | | | |
| Guadelupe bass | Micropterus treculi | | |
| **Mammals** | | | |
| Llano pocket gopher | Geomys texensis texensis | | |
| Cave Myotis bat | Myotic velifer | | |
| **Reptiles** | | | |
| Texas horned lizard | Phrynosoma cornutum | SOC | |
| Texas garter snake | Thamnophis sirtalis annectans | SOC | |
| Spot-tailed earless lizard | Holbrookia nitida | | |
| **Vascular Plants** | | | |
| Canyon mock orange | Philadelphus enrestii | SOC | |
| Hill Country wild mercury | Argythamnia aphoroides | SOC | |
| Glass Mountains coral-root | Hexalectris nitida | | |

| Common Name | Scientific Name | Federal Status | State Status |
|---|---|---|---|
| Gillespie County, Texas | | | |
| **Amphibians** | | | |
| Texas salamander | Eurycea neotenes | SOC | |
| *Pedernales River Springs salamander* | *Eurycea sp* | | |
| Edwards Plateau Spring salamander | Eurycea sp | | |
| **Birds** | | | |
| Golden-cheeked warbler | Dendroica chrysoparia | LE | E |
| Black-capped vireo | Vireo atricapillus | LE | E |
| Bald eagle | Haliaeetus leucocephalus | T | |
| Zone-tailed hawk | Buteo albonotatus | | T |
| American peregrine falcon | Falco peregrinus anatum | LE | E |
| Arctic peregrine falcon | Falco peregrinus tundrius | E/SA | T |
| Whooping crane | Grus americana | LE | E |
| Brown pelican | Pelecanus occidentalis | LE | E |
| White-faced ibis | Plegadis chihi | | T |
| Interior least tern | Sterna antillarum athalassos | LE | E |
| **Fishes** | | | |
| Guadeloupe bass | Micropterus treculi | | |
| **Mammals** | | | |
| Llano pocket gopher | Geomys texensis texensis | | |
| **Reptiles** | | | |
| Texas horned lizard | Phrynosoma cornutum | SOC | T |
| Spot-tailed earless lizard | Holbrookia nitida | | |
| **Vascular Plants** | | | |
| Big red sage | Salvia penstemonoides | SOC | |
| Edwards' Plateau cornsalad | Valerianella texana | SOC | |
| Hill Country wild mercury | Argythamnia aphoroides | SOC | |
| Texas purple spike | Hexalectris warnockii | SOC | |
| **Natural Communities** | | | |
| Rush-sedge series | | | |

***Key:*** *LE = federally listed endangered; E/SA = federally endangered by similarity of appearance; E = stated endangered; T = state threatened; SOC = secies of concern*

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★U.S. GOVERNMENT PRINTING OFFICE: 1999–844-508







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