
National Park Service
Cultural Landscapes Inventory

2012



Johnson Settlement Area
Lyndon B. Johnson National Historical Park

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Cultural Landscapes in the Cultural Resources Inventory System:

The Cultural Resources Information System (CRIS)

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

Landscapes Inventory (CLI).

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

The Cultural Landscapes Inventory (CLI)

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

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

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

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

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

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

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

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

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

Inventory Unit Description:

INTRODUCTION

The Johnson Settlement Area is one of two component landscapes that make up the Johnson City Unit of the Lyndon B. Johnson National Historical Park. Established in 1969, the multiple and varied resources of the Lyndon B. Johnson National Historical Park document, interpret, and communicate the life and heritage of Lyndon B. Johnson, the 36th President of the United States.

The resources of the Lyndon B. Johnson National Historical Park are located in and around Johnson City, Texas, the county seat of Blanco County. Within the wooded Hill Country of the south-central part of the state, Johnson City possesses a rural, vernacular architectural character. Currently home to just under 1,200 residents, Johnson City is located fifty miles west of Austin, the state capital, and 30 miles east of Fredericksburg, the county seat of Gillespie County. Both Austin and Fredericksburg are accessed via U.S. Highway 290, an east-west route that runs through the state of Texas and is also the main arterial through Johnson City.

Texas Hill Country is characterized by low, rolling hills covered with live oak, mesquite, and cedar trees. There are scattered rock outcroppings, croplands, and hayfields among various small towns in the area. The effects of grazing, fire suppression, the introduction of exotic species of plants and animals, cultivation, and construction are pervasive throughout the region.

LOCATION

The Johnson Settlement Area is located on the western side of Johnson City, Texas, immediately south of Highway 290, also called Main Street within city limits. The Johnson Settlement Area makes up the southwestern section of the city with its maintenance facilities bordering rural land with groves of trees to the south. The Settlement Area is within city limits.

The boundaries of the Johnson Settlement Area Cultural Landscape Inventory include both federally owned and privately owned land. The land in the Johnson Settlement Area historic section and "Back 40" maintenance area is primarily federally owned. However, the portion of land between the federally owned "Back 40" Area and South Nugent Avenue, which is the eastern boundary of the CLI, is privately owned and is included within the Johnson Settlement Area CLI boundary.

HISTORY AND SIGNIFICANCE

The Johnson Settlement Area served as the headquarters for President Johnson's paternal grandparents, Samuel Ealy Johnson and Eliza Bunton's, open-range cattle ranch from 1867 through 1872. After the collapse of the cattle ranching enterprise, the land was sold to James Polk Johnson and later converted into a small-scale farm by John Bruckner, a German immigrant. From 1970 through 1972, Lyndon B. Johnson was involved with the planning, acquisition, and donation of a portion of the original settlement property to the National Park Service. In 1972, a major restoration and reconstruction project was completed as the property was converted into an historic interpretive landscape administered by the National Park Service. The Johnson Settlement Area at the Lyndon B. Johnson National Historical Park opened to the public in 1974.

The period of significance for this component landscape extends from 1864 through 1973. The period of significance begins when Samuel Johnson's brother Tom Johnson obtained the 320-acre property and set up the family ranching business and concludes with the death of Lyndon B. Johnson in 1973. Thus, everything that was present while President Johnson was alive is considered to be contributing to the district. The period of significance covers a broad period in which the landscape has changed dramatically, first converted into a site for large-scale cattle grazing, then later into a small-scale farm, and finally converted into an historic interpretive site upon acquisition by the National Park Service. As a result of the period of significance ending in 1973, the management efforts of the National Park Service in planning an historic interpretive landscape are significant.

The Johnson Settlement Area is an historic vernacular landscape, significant under Criteria A, B, C, and D of the National Register of Historic Places in the areas of Agriculture, Architecture, Exploration/Settlement, Politics/Government, and Community Planning and Development. Criteria considerations E and G also apply to the property as it contains a number of reconstructed buildings that are less than 50 years in age. The Johnson Settlement Area has a rich layering of people, history, and land use with contributions to the development of the landscape by numerous relatives of President Johnson, later residents, and the National Park Service.

The Johnson Settlement Area retains integrity in location, design, setting, materials, workmanship, feeling, and association. The archeological sites, buildings and structures, circulation, cluster arrangement, constructed water features, cultural traditions, land use, natural systems and features, small-scale features, spatial organization, topography, vegetation, and views and vistas all qualify as contributing landscape characteristics at the Johnson Settlement Area. The overall condition of the Johnson Settlement Area landscape is good.

PHYSICAL DESCRIPTION

Currently, the Johnson Settlement Area is a 105-acre educational, interpretive, and administrative historic site characterized by an open pastoral landscape with scenic views. A cluster of buildings and structures in the central portion of the district characterizes the property and forms the main complex of buildings at the Settlement Area. These buildings and structures were restored and reconstructed by the National Park Service in the early 1970s and include several fences and corrals that divide the broader landscape into a smaller patchwork of pastures and field parcels. To the south, a second cluster of buildings known as the "Back 40" Area contains the maintenance facilities and park volunteer campground. Access to the area is provided via the Back Forty Road, which follows the west edge of the Settlement Area and links the two building clusters.

In addition to the aforementioned building clusters, among the most significant features of the Johnson Settlement Area include natural systems, small-scale features, circulation, and vegetation relating to the pastoral landscape. A number of pedestrian paths are within this area, including a ½-mile loop dirt path that circles a 15-acre pasture currently undergoing native prairie restoration. Town Creek cuts through the district at a southwest-northeast angle, and roughly divides the Settlement Area into east and west halves. The area west of Town Creek contains a number of fences and corrals that surround the main building complex, and sections the landscape into pastures and restored prairies. The land to the east of Town Creek primarily consists of native grasses with scattered trees. Dense vegetation grows along the riparian corridor of Town Creek, which screens the Back 40 area from view. Together, these elements convey the ranching activities of President Johnson's grandparents, farming activities of later residents, and tenure of the National Park Service.

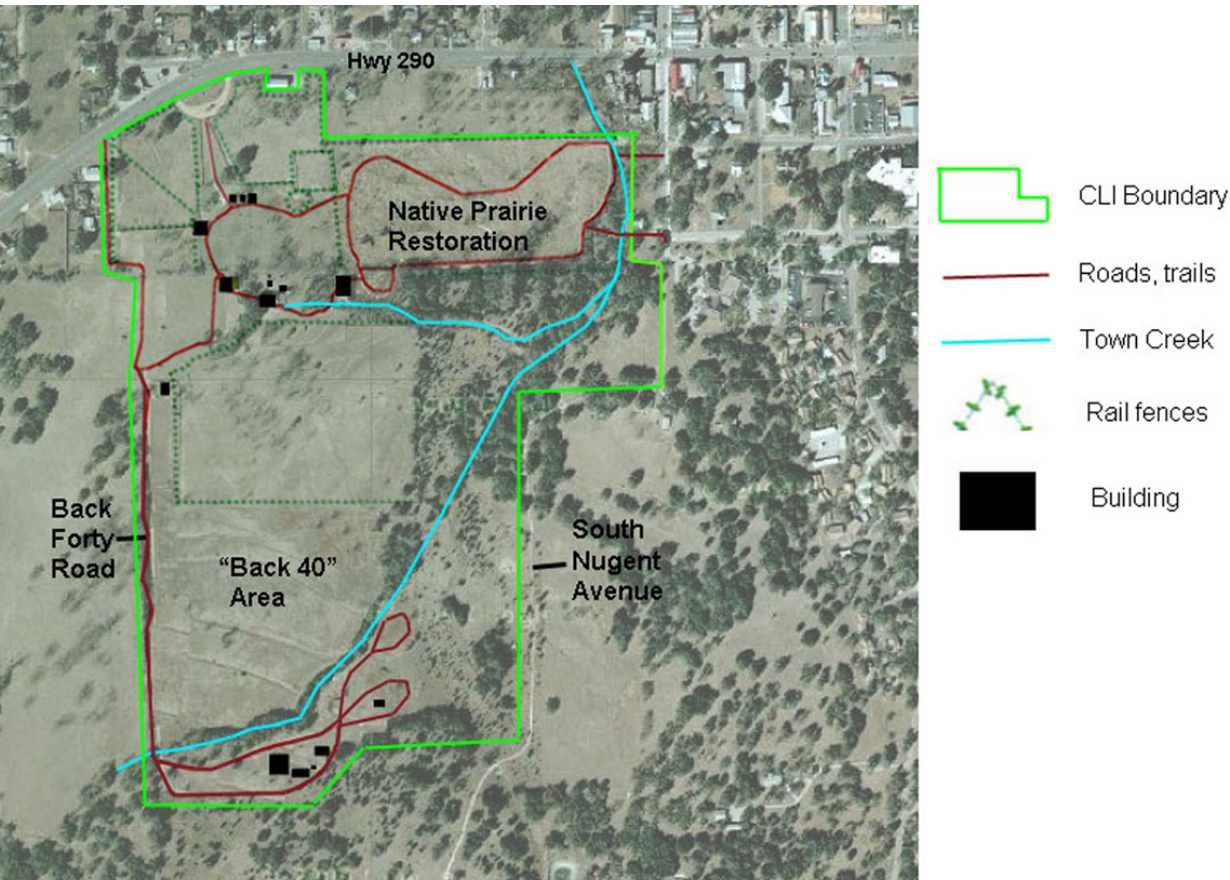
Site Plan



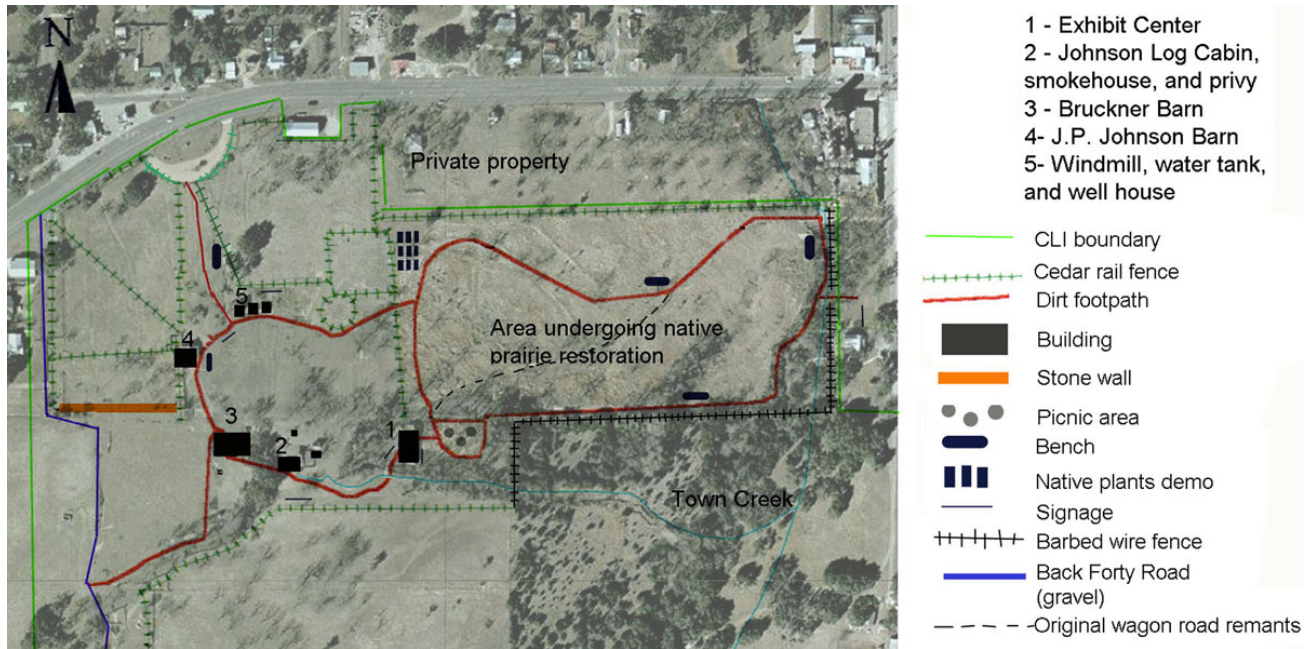
Johnson Settlement Area boundary map (Source: Google Maps, augmented by M. Frisbie).



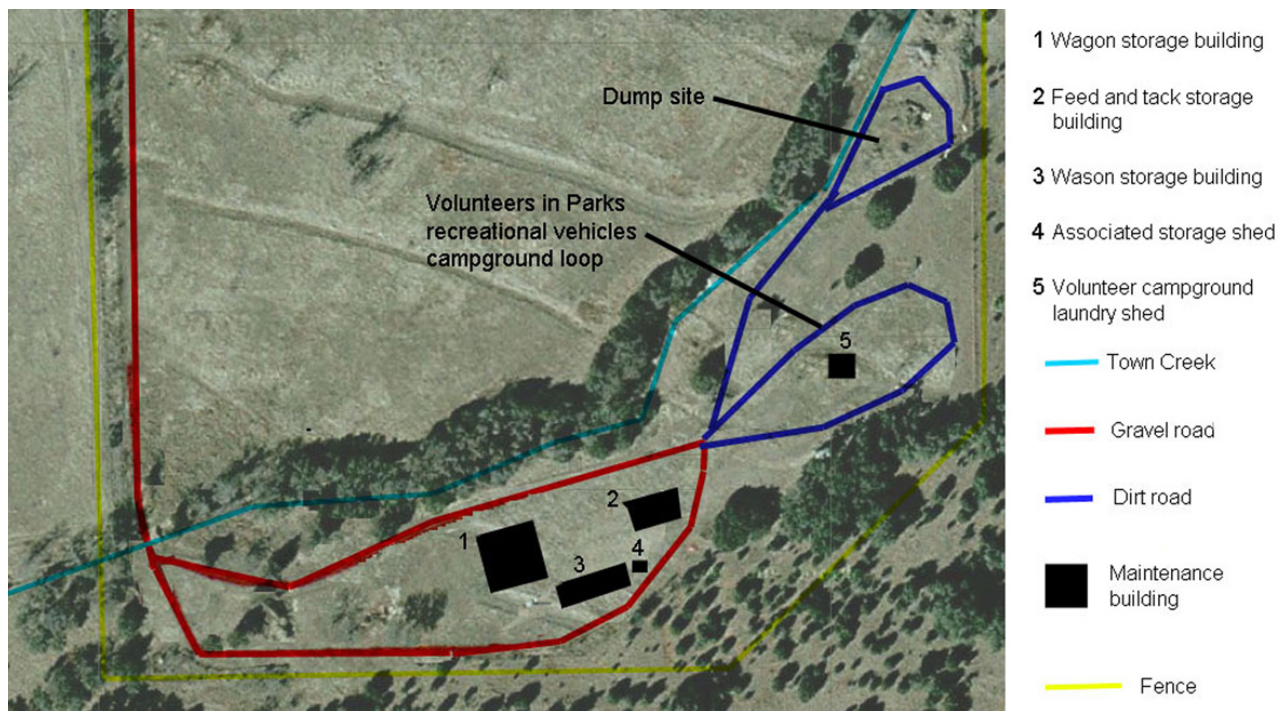
Johnson Settlement Area land ownership map (Source: Google Maps; augmented by M. Frisbie).



Overall Johnson Settlement Area plan (Source: Google Maps; augmented by M. Frisbie).



Detail of northern section of Johnson Settlement Area (Source: Google Maps; augmented by M. Frisbie).



Site plan for “Back 40” Area with maintenance facilities within gravel road. Around the dirt loop are spots for volunteer recreational vehicles (Source: Google Maps; augmented by M. Frisbie).

Property Level and CLI Numbers

Inventory Unit Name:	Johnson Settlement Area
Property Level:	Landscape
CLI Identification Number:	850177
Parent Landscape:	850133

Park Information

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

CLI Hierarchy Description

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

This cultural landscape inventory was completed through a cooperative agreement between the National Park Service and the University of Texas at Austin. Principal investigator was Michael Holleran, Associate Professor within the School of Architecture. Primary author was Meg Frisbie, Graduate Student in Historic Preservation. Historic research was undertaken in winter 2010-2011, and fieldwork was conducted in spring 2011.

Concurrence Status:

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

National Register Concurrence Narrative:

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

Concurrence Graphic Information:

Attachment File Path



United States Department of the Interior

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

IN REPLY REFER TO:

H22

July 16, 2012

MEMORANDUM via email (No Hard Copy to Follow)

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

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

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

Superintendent, LBJ National Historical Park

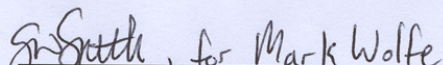
July 16, 2012

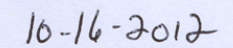
Date

Superintendent concurrence on the findings of the CLI, 7/16/2012.

LBJ BOYHOOD HOME AND JOHNSON SETTLEMENT AREA CLIs

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


State Historic Preservation Officer


Date

Texas Historical Commission (SHPO) concurrence on the findings of the CLI, 10/16/2012.

Geographic Information

Geographic Information & Location Map

State and County:

State: Texas

County Blanco County

Size (Acres) 105

Land Tract Number(s)

Inventory Unit Boundary Description:

The Johnson Settlement Area is located on the western side of Johnson City, Texas, immediately south of Highway 290, also called Main Street within city limits. The Johnson Settlement Area makes up the southwestern section of the city with its maintenance facilities bordering rural land with groves of trees to the south. The Settlement Area is within city limits.

Both federally owned land and some privately owned land within the park-authorized boundary are included in the boundaries for this Johnson Settlement Area CLI. The boundaries addressed in this CLI can be described as follows:

The western boundary follows the authorized park boundary that follows the western edge of Back Forty Road, which is the southern extension of Avenue N south of Main Street. Trees and a fence mark this western property of the boundary.

The northwest boundary of the Johnson Settlement Area follows the park boundary along the south edge of Main Street/Highway 290, which includes a dirt semi-circular parking area. To the northeast, the CLI boundary follows a cedar rail fence, which separates park property from privately owned property to the north. Although this privately owned property is included in the park authorized boundary, these parcels are not included in this CLI. The cedar rail fence that marks the northeast boundary extends to the east side of Town Creek.

From the northeast, the eastern boundary follows the east side of Town Creek, which is all federally owned. At the area of Ladybird Lane there is a fence marking private property. Here the boundary veers slightly east and then south to include the privately owned land. Extending south into undeveloped land, the boundary then veers back west and then to follow South Nugent Avenue, following the alignment of the road until it meets the south boundary. A portion of this eastern section, the land east of the federally-owned "Back 40" Area and west of South Nugent Avenue, is privately owned, but is within the park authorized boundary.

The southern boundary of the Johnson Settlement Area is demarcated by a fence that runs from east to west located to the south of the "Back 40" Area maintenance facilities and Volunteers in Parks campground loop road. There is a row of trees in the area and rural lands to the south.

Boundary Coordinates:

Source: GPS-Differentially Corrected

Type of Point: Area

Latitude: 30.2681328173655

Longitude: -98.4185234164383

Narrative:

Source: GPS-Differentially Corrected

Type of Point: Area

Latitude: 30.2682321718843

Longitude: -98.4165163656558

Narrative:

Source: GPS-Differentially Corrected

Type of Point: Area

Latitude: 30.2688167693561

Longitude: -98.4160762634797

Narrative:

Source: GPS-Differentially Corrected

Type of Point: Area

Latitude: 30.2691832159009

Longitude: -98.4152839751979

Narrative:

Source: GPS-Differentially Corrected

Type of Point: Area

Latitude: 30.2692498723688

Longitude: -98.4140464207204

Narrative:

Source: GPS-Differentially Corrected
Type of Point: Area
Latitude: 30.2723185104884
Longitude: -98.4141529413779
Narrative:

Source: GPS-Differentially Corrected
Type of Point: Area
Latitude: 30.2729153642183
Longitude: -98.4124235453687
Narrative:

Source: GPS-Differentially Corrected
Type of Point: Area
Latitude: 30.273935188813
Longitude: -98.4124486569391
Narrative:

Source: GPS-Differentially Corrected
Type of Point: Area
Latitude: 30.2739371954574
Longitude: -98.4128957068507
Narrative:

Source: GPS-UnCorrected
Type of Point: Area
Latitude: 30.2759501460169
Longitude: -98.4130292752549
Narrative:

Source:	GPS-Differentially Corrected
Type of Point:	Area
Latitude:	30.2752555729487
Longitude:	-98.4191572030867
Narrative:	

Location Map:



Location of Johnson Settlement Area of the Lyndon B. Johnson National Historical Park in Johnson City, Texas, the county seat of Blanco County (Source: County.org; augmented by M. Frisbie).

Regional Context:

Type of Context: Physiographic

Description:

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

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

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

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

Type of Context:

Cultural

Description:

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

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

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

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

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

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

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

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

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

Type of Context: Political

Description:

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

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 12/02/1969

Management Category Explanatory Narrative:

On December 2, 1969, Congress established Lyndon B. Johnson National Historic Site "to preserve in public ownership historically significant properties associated with the life of Lyndon B. Johnson." The Johnson Settlement Area is one of the properties that is associated with the life of the former President and must be preserved and maintained. The park superintendent concurred on 7/16/2012.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement:

Type of Context:

Management Agreement Explanatory Narrative:

No management agreement has been entered into by the National Park Service at the Lyndon B. Johnson National Historical Park. There are no concessionaires, accommodations, or other similar facilities on the site.

NPS Legal Interest:

Type of Interest: Less Than Fee Simple

Narrative: The Johnson Settlement Area includes both federal land and private inholdings within the authorized park boundary. The historic area of the Johnson Settlement Area and the "Back 40" Area are primarily federally owned but the CLI boundaries also include privately owned land located between the "Back 40" Area and South Nugent Avenue to the east.

Located in managed wilderness?: Unknown

Public Access:

Type of Interest: Unrestricted

Explanatory Narrative:

Public access to the site is unrestricted, including the "Back 40" Area where maintenance facilities are located. Although not expressly for visitors, it is reported that local residents use the area as a walking route.

Adjacent Lands Information

Do Adjacent Lands Contribute? No

Adjacent Land Narrative:

National Register Information

Documentation Status:

Entered Inadequately Documented

National Register Explanatory Narrative:

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

The current 1990 NR nomination records the size of the Johnson Settlement Area at 40 acres. This only includes the main visitor areas accessed from the pedestrian loop path around the cluster of historic buildings and structures and the open pasture undergoing restoration in the eastern part of the property. The boundaries addressed in this CLI expand the property to include the pastures south of the main visitor area and the "Back 40" Area maintenance facilities. This is approximately 105 acres in total.

The 1990 NR nomination records the period of significance for the Johnson Settlement Area as 1869 through 1872. This CLI expands the period of significance to 1864 through 1973.

The current NR records the Johnson Settlement Area as significant under Criterion A and B. For this CLI, the Criteria have been expanded to A, B, C, and D. Criteria Considerations E and G also apply.

Concurrence Narrative:

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

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

National Register Eligibility

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

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

Period of Significance:

Time Period: CE 1864 - 1973

Historic Context Theme: Creating Social Institutions and Movements
Subtheme: Ways of Life
Facet: Ranching Communities
Other Facet: NA

Time Period: CE 1864 - 1973

Historic Context Theme: Developing the American Economy
Subtheme: Agriculture
Facet: Animal Husbandry (Cattle, Horses, Sheep, Hogs, Poultry)
Other Facet: NA

Time Period: CE 1864 - 1973

Historic Context Theme: Developing the American Economy

Subtheme: The Cattle Frontier

Facet: Great Trail Drives, 1866-1885

Other Facet: NA

Time Period: CE 1864 - 1973

Historic Context Theme: Expressing Cultural Values

Subtheme: Architecture

Facet: Vernacular Architecture

Other Facet: NA

Time Period: CE 1864 - 1973

Historic Context Theme: Peopling Places

Subtheme: Westward Expansion of the Colonies and the United States, 1763-1898

Facet: The Cattle Frontier

Other Facet: NA

Time Period: CE 1864 - 1973

Historic Context Theme: Peopling Places

Subtheme: Westward Expansion of the Colonies and the United States, 1763-1898

Facet: The Farmers' Frontier

Other Facet: NA

Area of Significance:

Area of Significance Category: Agriculture

Explanatory Narrative: NA

Area of Significance Sub Category: None

Area of Significance Category: Architecture

Explanatory Narrative: NA

Area of Significance Sub Category: None

Area of Significance Category: Exploration - Settlement

Explanatory Narrative: NA

Area of Significance Sub Category: None

Area of Significance Category: Politics - Government

Explanatory Narrative: NA

Area of Significance Sub Category: None

Area of Significance Category: Community Planning and Development

Explanatory Narrative: NA

Area of Significance Sub Category: None

Statement of Significance:

Congress established the Lyndon B. Johnson National Historical Park on December 02, 1969, to preserve and interpret historically significant properties associated with the life and heritage of former President Lyndon B. Johnson. With a range of diverse resources from the 1860s through the 1970s, the park provides a unique perspective on the historic background and full-life span of the 36th President of the United States. The various areas of the Lyndon B. Johnson National Historical Park, including the Johnson Settlement Area, were listed on the National Register of Historic Places in 1990 as a nationally significant historic district.

Though remote from Lyndon B. Johnson's presidential years of 1963 through 1969, the Johnson Settlement Area, where Johnson's grandparents headquartered their 320-acre open-range cattle ranch from 1867 through 1872, reflects the social and cultural heritage of President Johnson. President Johnson took pride in his heritage and the land where he was born and nurtured. It was his grandparents that were among those who first settled Texas Hill Country, a land of extremes, in the mid-19th Century. The Johnson Settlement Area is an historic scene from which this frontier president gained identity, strength, and values.

The Johnson Settlement Area can be characterized as an historic vernacular landscape and its period of significance extends from 1864 through 1973. Tom Johnson, President Johnson's great-uncle, acquired the 320-acre settlement property in 1864 from James Provost and his wife, the original tenants of the property.

From 1867 through 1872 the property served as the headquarters for President Johnson's grandparents, Samuel Ealy Johnson and Eliza Bunton's, open-range cattle ranch. The property was sold to James Polk Johnson, Sam Johnson's nephew, in 1872 at which point the property underwent major changes and was no longer used for cattle grazing. A portion of the property was later purchased by James Bruckner in 1882 and used by Bruckner until 1931. The Bruckner family thereafter owned the section of the property with the Johnson log cabin (HB-7) until the National Park Service acquired it with funds donated by former President Johnson in 1972.

The Johnson Settlement Area is primarily a pastoral landscape with a cluster of restored and reconstructed buildings and structures that function as an interpretive educational site. In 1972 the National Park Service restored the few remaining buildings and reconstructed a handful of related buildings to bolster the historic scene. Former President Johnson contributed to this planning and reconstruction effort in order to recreate the character of the landscape of his ancestors. Because of this, these mid-20th century efforts are important to the history of the property. The period of significance concludes with the death of Lyndon B. Johnson in 1973.

The Johnson Settlement Area is significant under Criteria A, B, C, and D of the National Register of Historic Places. Criteria Considerations E and G also apply. The period of significance, 1864 through 1973, covers a broad period in which the landscape was converted into a site for a large-scale cattle ranching operation and then later used as a small-scale farm before being modified into an interpretive landscape by the National Park Service. Due to its richly varied history and affiliations, the Johnson Settlement Area component landscape is significant in the areas of Agriculture, Architecture, Exploration/Settlement, Politics/Government, and in Community Planning and Development. While the Johnson Settlement Area has experienced many changes since the mid-19th Century, it continues to convey its significance through its integrity of location, design, setting, materials, workmanship, feeling, and association.

Criterion A – Associated with events and broad patterns of history

The resources of the Johnson Settlement Area, the buildings, structures, and landscape features, are significant under Criterion A for their association with the settlement of central Texas and agricultural activities within the region. The property is associated with President Johnson's ancestors' immigration to and livelihood in early Hill Country where they operated an open-range cattle business from the 1864 through 1872. The Johnson Settlement Area is thus significant in terms of both Settlement/Exploration of the Texas frontier and of Agriculture. As part of a larger migration to the south, the Bunton and Johnson families moved to the greater Hill Country area in the mid-19th Century and both families eventually joined the cattle drives of the time. The Hill Country is still associated with cattle grazing today.

Though often subject to the natural hardships of the Texas Hill Country landscape, the Johnson Settlement Area also demonstrates the adaptability to change agricultural enterprises from open range cattle grazing to farming and ranching in the last quarter century, as exemplified by later owners of the property, James Polk Johnson and John Bruckner.

Criterion B – Associated with the lives of significant persons

The Johnson Settlement Area is significant under Criterion B for its association with former President Lyndon B. Johnson. Established in 1969, the purpose of the Lyndon B. Johnson National Historical Park is "to preserve historically significant properties associated with the life of Lyndon B. Johnson," who was president of the United States from 1963 through 1969. As a significant national figure, the longhorns, Hill Country settlers, and somewhat primitive living conditions that were part of President Johnson's frontier background were formative and had a profound influence on Lyndon Johnson's upbringing. This component landscape is thus significant in association with Politics/Government.

President Johnson stated that, "I guess every person feels a part of the place where he was born. He wants to go back to the surroundings that he knew as a child and this is my country, the hill country of Texas. And through the years when time would permit, here is where I would always return, to the Pedernales River, the scenes of my childhood. There's something different about this country from any other part of the Nation" (National Register of Historic Places nomination, 1990).

The Lyndon B. Johnson National Historical Park was the vision of President and Mrs. Johnson. Lyndon

Johnson first donated approximately 30 acres of the Johnson Settlement Area in 1970, and the National Park Service later purchased more acreage in 1972 with funds donated by the president. The Johnson Settlement Area property adds a unique dimension to the greater historical site that interprets the life, heritage, and political career of the 36th president. The original parcel of land donated by President Johnson in 1970 did not include the dogtrot log cabin (HB-7) that his grandparents lived in. Johnson was very interested in the log cabin and even suggested building a replica on the property that he had acquired immediately to the north of the original log cabin. He ultimately donated the funds for the property containing the log cabin, thus fulfilling his wishes to include the cabin in the park. In addition to his role in land acquisition and funding, documents and correspondence with the National Park Service from 1970 indicate that President Johnson was also involved in the planning of the Johnson Settlement Area. He heavily influenced the ultimate restoration and reconstruction of multiple buildings. As a result of Johnson's influence in the planning process, the area is additionally significant under Community Planning and Development.

The properties at the Settlement Area are the physical documentation of President Johnson's ancestry. These properties complement the other resources at the park that record Johnson's entire life span. While distant from his presidential years, the Johnson Settlement Area preserves and interprets the important social and cultural heritage of the president. President Johnson was actively involved in the acquisition and planning of the Johnson Settlement Area.

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

The Johnson Settlement Area is significant under Criterion C in that the buildings and structures in the district represent distinctive and distinguishable types. The buildings demonstrate settlers' influence on the open-range cattle industry of the period and mid-19th Century German immigrant settlers' influence on the architecture of the area. The inhabitants of the Johnson Settlement Area designed the property as a practical working landscape.

Historic buildings and structures at the Johnson Settlement Area exhibit a vernacular style, and include the dogtrot log cabin (HB-7) that Sam Ealy Johnson and Eliza Bunton lived in following their marriage, two stone barns (HB-10 and HB-11), and a stone well house (HB-12), in addition to other structures. Drury B. Alexander, a former architectural historian at the University of Texas identified the construction of the stone outbuildings at the Johnson Settlement Area as Germanic in origin, "exhibiting characteristic details of stonework including the placement of ventilation slits in the outer walls. These features were also brought to the Pennsylvania area by German immigrants in the eighteenth century and survive in many structures in the region of the Pennsylvania Dutch" (Bearss, 192). The Johnson Settlement Area is thus significant in terms of Architecture.

In the early 1970s the National Park Service restored the historic buildings that remained and reconstructed others that were on site during the historic period. The original Johnson dogtrot log cabin (HB-7) was restored by the National Park Service in 1972 to the 1867 to 1872 period. Overall, the building is a good example of a vernacular architectural style. A dogtrot building is generally composed of two separate rooms or log cabins connected under a continuous roof, with an open corridor between for ventilation. The stone barns at the Johnson Settlement, built after Sam Johnson and Eliza Bunton's occupancy of the property, by James Polk Johnson and John Bruckner, are also significant representations of the late 19th Century Texas breezeway architecture.

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

The Johnson Settlement Area is significant under Criterion D of the National Register. As a site inhabited by Anglo settlers since James Provost and his wife purchased the 320-acre property in 1856 and considering the region was likely inhabited by Comanches beforehand, the Johnson Settlement Area and greater surrounding Johnson City region may yield information important in history. The site may yield material and cultural information regarding any or all of the inhabitants, particularly from the historic period in which the area was inhabited by the grandparents of Lyndon B. Johnson. The site may contain information regarding patterns of settlement, native and non-native plants, and other material and cultural resources.

James Provost and his wife likely cleared brush and timber for fuel and building materials. Since they were some distance from any major settlement, it is likely that they would have planted a garden for food. As with the Provosts, it seems fairly likely that the Johnsons would have kept a kitchen garden. Information regarding the

daily life of Texas settlers may be yielded through further investigation of the site particularly around the buildings and throughout the open pastures.

Criterion Consideration E – Reconstructed buildings

The Johnson Settlement Area contains a number of reconstructed buildings and structures that were built in the early 1970s by the National Park Service to contribute to the historic landscape and complement the standing historic buildings at that time. These reconstructions include the Johnson log cabin smokehouse (HB-8), the Johnson log cabin privy (HB-9), the water tank (HB-79), and the chicken house (BLDG-15), all of which are in the immediate area of the original restored buildings that were constructed during the latter half of the 19th Century. With the exception of the chicken house, these reconstructions are considered to be in their original locations.

In addition to the buildings, typical fences and corrals have also been reconstructed throughout the landscape to contribute to the historic character and scene. Constructed between 1970 and 1972, pens and corrals were built in the northern part of the district between the cluster of historic buildings and the “Back 40” Area. They currently house livestock as part of the interpretive scene. These reconstructed features were based on information about the architectural styles and materials of fences from the 19th Century. The reconstructed buildings and structures at the Johnson Settlement Area qualify as accurate reconstructions in a suitable environment.

Criterion Consideration G – Achieving significance within the past 50 years

The reconstructed properties at the Johnson Settlement Area are significant under Criterion G due to their exceptional importance in association with Lyndon B. Johnson. Additionally, the land was acquired and planned through the joint endeavors of Lyndon Johnson and the National Park Service within the past 50 years. The collective resources at the Johnson Settlement Area, both restored and reconstructed, tell the story of the ranching and frontier heritage of Lyndon Johnson’s grandparents.

Summary of Significance

The combined resources at the Lyndon B. Johnson National Historical Park commemorate the heritage, life, and rise to power of the 36th President of the United States. Although they lived in radically different times, Lyndon B. Johnson’s grandparents influenced the identity of the 36th President. The Johnson Settlement Area, with a period of significance from 1864 through 1973, is significant under Criteria A, B, C, and D of the National Register of Historic Places. Criterion Considerations E and G also apply to the property since a number of buildings have been reconstructed within the last 50 years.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Vernacular Landscape

Current and Historic Use/Function:

Primary Historic Function: Interpretive Landscape

Primary Current Use: Livestock

Other Use/Function	Other Type of Use or Function
Agricultural Field	Historic
Barn	Historic
Cabin/Lookout	Historic
Interpretive Landscape	Current,
Livestock	Historic
Livestock	Historic
Pedestrian Circulation	Current, Historic
Pedestrian Circulation	Current,
Prairie	Current, Historic

Current and Historic Names:

Name	Type Of Name
Johnson Settlement Area	Current
Johnson City District	Current
Johnson Settlement Site	Current
Sam Ealy Johnson Farm	Historic
Johnson Ranch	Both Current And Historic
Old Fort Land	Historic

Chronology:

Year	Event	Annotation
CE 1836	Established	Texas declares independence from New Spain (Source: The Handbook of Texas Online).

Year	Event	Annotation
CE 1838	Established	Homesteading legislation is enacted in the Republic of Texas (Source: The Handbook of Texas Online).
CE 1838	Established	November 12. Samuel Ealy Johnson is the tenth child born to Jesse Johnson and Lucy Webb Barnett in Alabama (Source: Johnson 1965, 69).
CE 1846	Settled	Jesse Johnson brings his family to Texas, settling in Lockhart (Source: Johnson 1965, 69).
CE 1848	Established	Texas becomes a state within the U.S. and immigration to East Texas increases (Source: The Handbook of Texas Online).
CE 1849	Established	June 24. Eliza Bunton is born in Russellville, Kentucky, to Robert Holmes and Priscilla Jane McIntosh Bunton (Source: Johnson 1965, 72).
CE 1853	Built	The first fences in the region are built of cedar rails or rocks (Source: Johnson Settlement Fencing and Pasture Management).
CE 1856	Built	Provost and his wife erect a log cabin (HB-7) and build a bush corral and several modest outbuildings on what is now known as the Johnson Settlement Area (Source: Bearss 1971, 185-186).
CE 1856	Homesteaded	James Provost purchases 320 acres of the Joseph Duel Survey (Source: Bearss, 185).
CE 1858	Settled	The Bunton family moves from Kentucky to Texas, near Bastrop, then to Lockhart (Source: Caro 1982, 06-07).
CE 1859	Ranched/Grazed	Sam Johnson and his brother Tom buy cattle and pasture them in Fredericksburg, Texas, before driving them on to Kansas. (Source: Johnson 1965, 70).
CE 1859 - 1871	Established	The Johnson brothers engage in the cattle driving business together, except when enlisted in the Civil War (Source: Dallek 1991, 15).
CE 1861	Established	September 18. Sam Johnson enlists at Lockhart, Texas, in Company B, De Bray's Regiment, C.S.A, and serves through the Civil War (Source: Dallek 1991, 15).
CE 1864	Land Transfer	Tom Johnson acquires the 320-acre Settlement Area from the Provosts and sets up a cattle ranch (Source: Dallek 1991, 15). The period of significance begins.
CE 1864 - 1869	Built	Fences are constructed in the Johnson Settlement Area (Source: Johnson Settlement Fencing and Pasture Management).
CE 1865	Ranched/Grazed	Sam Johnson returns to Johnson City joining his brother Tom at the Settlement Area, the headquarters for their open-range cattle business, and resumes cattle buying (Source: Dallek 1991, 15).

Year	Event	Annotation
CE 1865 - 1869	Built	Mid to late 1860s. The Johnsons build an east wing on the Provost cabin (HB-7), hereafter referred to as the Johnson log cabin, a dogtrot building (Source: Bearss 1971, 190). A well (HB-007.A), smokehouse (HB-8), and privy (HB-9) are also likely constructed at this time.
CE 1867	Established	December 11. Sam Johnson and Eliza Bunton are married in Lockhart (Source: Johnson 1965, 70).
CE 1867	Inhabited	Sam Johnson and Eliza Bunton live in the Johnson log cabin (HB-7) (Source: National Register of Historic Places nomination, 1990).
CE 1869	Altered	Eliza Bunton survives a Comanche attack at the Settlement Area. Horses and cattle are taken (Source: Dallek 1991, 18).
CE 1869	Land Transfer	The Johnsons obtain a fee simple title to the Settlement Area property (Source: Bearss 1971, 188).
CE 1870	Established	Sam and Tom Johnson are mentioned in Trail Drivers of Texas as being the largest individual trail drivers operating in 1870 in Blanco, Gillespie, Llano, Burnet, Hays, Comal, and Kendall Counties. In 1870 they drive 7,000 longhorns north on the Chisholm Trail to Abilene, Kansas (Source: Caro 1982, 20).
CE 1871 - 1872	Altered	The Johnson cattle operation collapses (Source: Caro 1982, 28-30).
CE 1872	Land Transfer	Sam Johnson's nephew, James Polk Johnson, purchases the land and moves to the Settlement Area (Source: Bearss 1971, 187). As the property is no longer used for cattle grazing, it is likely that James Polk Johnson removes some fences and corrals from the property.
CE 1872 - 1882	Built	James Polk Johnson builds a water tank on site (Source: Johnson Settlement Area LCS).
CE 1872 - 1889	Settled	Sam Johnson and Eliza Bunton move to Caldwell County and later to Hays County, where they raise their nine children (Source: Caro 1982, 31).
CE 1879 - 1881	Built	James Polk Johnson builds a barn (HB-11) at the Settlement Area (Source: National Register of Historic Places nomination, 1990).
CE 1880 - 1889	Built	1880s. A 14-foot yellow pine Eclipse windmill (HB-78) tower with a wooden wind wheel is constructed on site (Source: National Register of Historic Places nomination, 1990).
CE 1882	Land Transfer	James Polk Johnson sells the southern portion of the property to John Bruckner who does not move to the land until 1893. This portion of the property contains the Johnson log cabin (HB-7). James Polk Johnson continues to reside in the northern portion in a two-story frame house (Source: Bearss 1971, 187).

Johnson Settlement Area
Lyndon B. Johnson National Historical Park

Year	Event	Annotation
CE 1884	Built	John Bruckner builds a large stone barn (HB-10) with shed additions of board-and-batten construction (Source: National Register of Historic Places nomination, 1990).
CE 1893	Altered	John Bruckner moves to the ranch and makes additions to the log cabin (HB-7): a shed room, kitchen, dining room, and framed-ell (Source: Bearss 1971, 191). It is likely that during Bruckner's tenure on the property the original smokehouse and privy, in addition to some fences and corrals, were removed.
CE 1896	Established	Judge N.T. Stubbs, son-in-law of James Polk Johnson, administers the northern section of the Johnson Settlement Area upon the death of James Polk Johnson's wife (Source: LBJ National Historical Park Archives).
CE 1896 - 1899	Built	Located to the east of the James Polk Johnson barn, Judge N.T. Stubbs constructs a well house (HB-12) for hot weather storage of perishable foods (Source: National Register of Historic Places nomination, 1990).
CE 1908	Established	August 27. Lyndon B. Johnson is born near Stonewall, Texas (Source: The Handbook of Texas Online).
CE 1911	Established	A photograph of the Bruckners in front of the log cabin (HB-7) shows additions to the house: the additional rooms and framed-ell. The roof has corrugated sheet metal. The Johnson well (HB-007.A) and numerous trees to the south of the building are also visible.
CE 1915	Established	February 25. Sam Ealy Johnson dies of pneumonia in Stonewall, Texas (Source: Johnson 1965, 71).
CE 1917	Established	January 30. Eliza Bunton dies (Source: Johnson 1965, 73).
CE 1918	Altered	A two-story framed house near the James Polk Johnson barn burns down (Source: National Register of Historic Places nomination, 1990).
CE 1920 - 1939	Planted	1920s and 1930s. The pecan groves are planted at the Johnson Settlement Area (Source: Carls and Gardner 1986).
CE 1931	Established	Bruckner dies. At this time the ranch has 125 acres under cultivation. The land has been converted from pastures to cultivated fields (Source: Bearss 1971, 188).
CE 1931 - 1970	Land Transfer	Following the death of Bruckner in September, the Bruckner children divide the estate and sell the property to Fred Bruckner for \$10 (Source: Bearss 1971, 188).
CE 1963 - 1969	Established	Lyndon B. Johnson becomes president of the United States following the assassination of John F. Kennedy (Source: The Handbook of Texas Online).

Johnson Settlement Area
Lyndon B. Johnson National Historical Park

Year	Event	Annotation
CE 1969	Established	December 2. Congress establishes Lyndon B. Johnson National Historical Site, which at the time does not include the Johnson Settlement Area (Source: LBJ National Historical Park Archives).
CE 1970	Established	Circa 1970. A temporary Visitor Center located at the corner of Elm Street and Avenue G (Source: LBJ National Historical Park Archives maps).
CE 1970	Land Transfer	Lyndon B. Johnson acquires just under 30 acres of the original Johnson Settlement Area. The acreage includes the area west of Town Creek to present day Back Forty Road, and from Highway 290 to just north of the Bruckner barn (HB-11) and Johnson log cabin (HB-7), but does not include the Bruckner barn or Johnson log cabin (Source: LBJ National Historical Park Archives).
CE 1970	Planned	A development plan for the Johnson Settlement Area is proposed (Source: LBJ National Historical Park Archives).
CE 1970 - 1972	Built	The fences, pens, and corrals at the Settlement Area are built for interpretive purposes by Bobby Flickinger and crew (Source: Johnson Settlement Fencing and Pasture Management).
CE 1970 - 1972	Built	The stone wall near the James Polk Johnson barn is constructed from 6000 tons of rock brought to the site from an existing rock wall in Blanco County (Source: Johnson Settlement Fencing and Pasture Management).
CE 1972	Built	By this time the National Park Service has constructed a dirt footpath nature trail around the cluster of historic buildings and structures (Source: LBJ National Historical Park Archives photographs).
CE 1972	Built	The National Park Service constructs a Blacksmith Shop (HB-13) at the Settlement Area to contribute to the historic scene. There was never a Blacksmith Shop on site (Source: Johnson Settlement Area LCS).
CE 1972	Land Transfer	The parcel of land containing the Johnson log cabin (HB-7) and Bruckner barn (HB-11) is acquired by the NPS with funds provided by Lyndon B. Johnson (Source: LBJ National Historical Park Archives correspondence between the Superintendent and President Johnson).
CE 1972	Reconstructed	The National Park Service reconstructs a privy (HB-9) associated with the log cabin, situated on the original location. It is of squared-oak log construction, chinked with lime mortar and tree-nailed corners and a puncheon floor (Source: National Register of Historic Places nomination, 1990).
CE 1972	Reconstructed	The National Park Service reconstructs a smokehouse (HB-8) associated with the log cabin of squared oak log construction with lime mortar chinking (Source: National Register of Historical Places nomination, 1990).

Johnson Settlement Area
Lyndon B. Johnson National Historical Park

Year	Event	Annotation
CE 1972	Restored	The National Park Service restores the Bruckner barn (HB-10) (Source: Johnson Settlement Area LCS).
CE 1972	Restored	The National Park Service restores the Johnson dogtrot log cabin (HB-7) to the 1867-1872 period (Source: National Register of Historic Places nomination, 1990).
CE 1972	Restored	The National Park Service restores the yellow pine windmill (HB-78) with a wooden tower and wooden wind wheel (Source: Johnson Settlement Area LCS).
CE 1972 - 1973	Built	Early 1970s. The National Park Service constructs a chicken house (HB - 15) of board and batten construction with a cedar shingled roof. Historically there was never a chicken house on site (Source: National Register of Historic Places nomination, 1990).
CE 1972 - 1973	Reconstructed	Early 1970s. The National Park Service reconstructs a cypress water tank (HB-79) (Source: National Register of Historic Places nomination, 1990).
CE 1972 - 1973	Restored	Early 1970s. The National Park Service restores the James Polk Johnson barn (HB-11), likely in 1972 (Source: National Register of Historic Places nomination, 1990).
CE 1973	Built	A picnic area is created southeast of the historic building cluster (Source: LBJ National Historical Park Archives map).
CE 1973	Built	The Johnson Settlement Area Exhibit/Event Center (BLDG-45) is constructed southeast of the cluster of restored and reconstructed buildings and structures (Source: National Register of Historic Places nomination, 1990).
CE 1973	Established	January 22. Lyndon B. Johnson dies (Source: The Handbook of Texas Online). End of the period of significance.
CE 1974	Altered	The Johnson Settlement Area is opened to the public (Source: undated Johnson Settlement Area tour brochure).
CE 1974	Built	Maintenance facilities (BLDG – 49, BLDG – 47) are constructed in the “Back 40” Area of the property that is being leased by the NPS, and likely purchased the following year (Source: LBJ National Historical Park Archives).
CE 1974	Built	The NPS constructs a dirt wagon road for wagon tours through the area (Source: LBJ National Historical Park Archive photographs).
CE 1974	Established	By 1974, the park boundaries extend to the current “Back 40” Area. The “Back 40” Area at this time is leased (Source: LBJ National Historical Park Archives).
CE 1974	Planted	Pastures are plowed and reseeded with native species (Source: LBJ National Historical Park Archives).

Johnson Settlement Area
Lyndon B. Johnson National Historical Park

Year	Event	Annotation
CE 1977	Built	The Sprayer Storage Building (BLDG – 56) at the Johnson Settlement Area is constructed east of Back Forty Road, south of the cluster of historic buildings and structures (Source: National Register of Historic Places nomination, 1990).
CE 1980	Established	The Lyndon B. Johnson National Historic Site becomes the Lyndon B. Johnson National Historic Park, authorizing further acquisition of land (Source: LBJ National Historical Park Archives).
CE 1981	Established	A soil and water conservation plan is completed in the spring of 1981 that includes soil conditions (poor-fair), seeding recommendations, and grazing recommendations (Source: Soil and Water Conservation Plan).
CE 1981	Removed	72 pecan trees are removed from the area (Source: LBJ National Historical Park Archives correspondence).
CE 1982	Established	Measured drawings for the Historic American Buildings Survey (HABS) are completed of the Johnson log cabin (HB-7), Bruckner barn (HB-10), and James Polk Johnson barn (HB-11) (Source: LBJ National Historical Park Archives).
CE 1986	Abandoned	The wagon road through the property is abandoned. Only pedestrian access remains (Source: LBJ National Historical Park Archives map).
CE 1986	Established	A chuck wagon is located south of the Bruckner barn (HB-10) (Source: LBJ National Historical Park Archives map).
CE 1986	Established	An historic vegetation study is completed for the entire park (Source: Carls and Gardner 1986).
CE 1986	Planned	A Development Concept Plan suggests building a horse corral in the northeastern part of the property and establishing longhorn grazing in the major open pasture between Johnson City streets and the location of the historic building cluster.
CE 1988	Preserved	A Cultural Resource Management Plan recommends the cultivation of more native grasses, berries and weeds, the relocation of the chuck wagon, and continued preservation maintenance (Source: 1988 Cultural Resource Management Plan).
CE 1990	Established	A National Register Nomination for the Lyndon B. Johnson National Historical Park is completed.
CE 1992	Built	A new handicap accessible trail is built between the new Visitor Center on Ladybird Lane (HB-100) and Settlement Area with accompanying new signage and waysides and a shuttle bus service (Source: LBJ National Historical Park Archives).
CE 1995	Built	A new trail and planting plan for the Settlement Area are proposed and built (Source: LBJ National Historical Park Archives).

Year	Event	Annotation
CE 1998	Land Transfer	The NPS acquires buffer properties in Johnson City south of Highway 290 to the east of the Settlement Area in for reuse (Source: LBJ National Historical Park Archives).
CE 1999	Established	A General Management Plan is completed. The document describes the necessity of ongoing pasture management in order to convey the historic scene at the Johnson Settlement Area and suggests prescribed burns in order to remove the non-native plants. The document also describes ongoing efforts to work with Johnson City in developing the city's master plan (Source: 1999 General Management Plan).
CE 1999	Established	The 15 acres that dominate the east section of the Settlement Area are restored to tall grass prairie (Source: LBJ National Historical Park Archives).
CE 2001	Established	The "Johnson Settlement Fencing and Pasture Management" document states that the fences on the site historically would have been stone or rail. The document asserts that the fences were constructed from 1970 through 1972 and were not built from plans but from what was known about other fences built by early settlers in the area. The document also notes that there are no compliance documents from past fence maintenance (Source: Johnson Settlement Fencing and Pasture Management).
CE 2002	Removed	Approximately ten more pecan trees are removed from the district (Source: LBJ National Historical Park Archives correspondence).
CE 2004	Altered	Parts of the boundary fence are replaced (Source: LBJ National Historical Park Archives correspondence).
CE 2005	Established	A target plant composition for the prairie is established (Source: LBJ National Historical Park Archives).
CE 2008	Planned	A proposal is put forth to restore the historic entrance at the property (Source: LBJ National Historical Park Archives).
CE 2008	Planned	Additional mid-grass prairie restoration is proposed at the property (Source: LBJ National Historical Park Archives).
CE 2008	Removed	Blacksmith Shop (HB-13) is removed from the property (Source: LBJ National Historical Park Archives).
CE 2010	Altered	Prescribed burn is carried out to restore 3 acres of prairie at the Johnson Settlement Area (Source: LBJ National Historical Park Archives).
CE 2010 - 2012	Established	A Cultural Landscape Inventory is completed for the Settlement Area.

Physical History:

Historical Context: 1836 - 1864

The grandparents of former United States president Lyndon B. Johnson were part of a significant southbound migration of people to central Texas in the mid-19th Century. The land where the Johnsons and Buntons settled would in time influence the identity and values of the 36th President.

Upon declaring independence from New Spain in 1836, the Republic of Texas, with its wide-open tracts of land, enacted homesteading legislation in 1838 to invite settlers into the region (The Handbook of Texas Online). Fueled by dreams of cattle and cotton kingdoms, families slowly began moving to the area in hopes of making a fortune.

During the 1840s there were but a few isolated cabins in the Hill Country of central Texas, scattered sparsely across the landscape west of Austin, the recently established capital of the republic. When Texas gained statehood and joined the United States in 1846, tens of thousands of families headed westward across the Mississippi River and over the Sabine River into Texas, "GTT" – Gone To Texas – scrawled on their wagons. In 1837 the population of Texas was 40,000, and by 1847 the population soared to 140,000 (Caro 1982, 05). Most immigrants settled in the Piney Woods, near the eastern border of the state, along the Gulf and coastal plains. Very few ventured across the Blackland Prairie to the Edwards Plateau of central Texas into Hill Country, a region that was dominated by the Penateka Comanches.

Considered the edge of the frontier, by 1853 there were but thirty-six families along the Blanco River, and thirty-four along the Pedernales in central Texas. By 1858, there were approximately one thousand individuals living along both rivers. Texas historian T.R. Fehrenbach writes that "for two decades the frontier wavered, now forward, now back, locked in bitter battle" with the Comanches. 1858 and 1859 were considered two of the "bloodiest years in Texas history," with hundreds dead on the isolated frontier (Caro 1982, 05).

The home of a typical Hill Country family was a dogtrot cabin, a building usually composed of two separate rooms or log cabins connected under a continuous roof, with an open corridor between for ventilation. One cabin was generally used for cooking and dining, while the other cabin was used for a private living space, such as a bedroom. Fehrenbach writes that, "This life was hardy, dirty, terribly monotonous, lonely, and damagingly narrow... Few of the Americans who later eulogized it would care to relive it" (Caro 1982, 18). Between the threat of raids and harsh living conditions, many risked death on the Texas frontier in hopes of wealth through cattle ranching or farming.

Settlers arrived in Hill Country to encounter fields of tall grasses with almost no brush, only occasional oaks amidst a sea of green grass considered desirable for cattle grazing. However, what appeared to the settlers as an ideal never-ending pastureland was in fact fragile grass that had grown tall over many centuries on a narrow, thin layer of soil atop limestone (Caro 1982, 08-10; Dallek 1991, 14). The climatic conditions and long term consequences associated with the grass growing out of a thin layer of topsoil, easily decimated and vulnerable to wind, rain, and drought, was not understood by the settlers at the time. It was an insidious landscape that would eventually destroy the dreams of many settlers.

Robert Holmes Bunton, former President Lyndon B. Johnson's maternal great-grandfather, followed his brother John to Texas in 1858 at the age forty, first settling with his family near Bastrop then later moving to Lockhart. Bunton fought in the Civil War and then returned to Lockhart where he became a successful cattle driver, sending herds of cattle to Abilene, Kansas, and as a result acquired a large amount of land in central Texas, though not in the immediate region of the Johnson Settlement Area, where President Johnson's grandparents later homesteaded. After a few unprofitable years, Bunton, an intelligent and practical man, stopped raising cattle and instead rented out the family's pastures as grazing lands to other cattle drivers for herds from south Texas that were passing through the area, thus capitalizing on a trade in which few were still making money (Dallek 1991, 17). As such the Buntons survived the economic downturn that affected many in central Texas in the 1870s and made

enough money to retire comfortably and later offer financial assistance to their daughter Eliza Bunton, President Johnson's grandmother.

Eliza Bunton was the fourth child born to Robert Holmes Bunton and Priscilla Jane McIntosh Bunton in Russellville, Kentucky, on June 24, 1849 (Johnson 1965, 72). Eliza Bunton moved with her family to Lockhart and lived there until her marriage to Samuel Ealy Johnson, President Johnson's grandfather, in 1867.

Samuel Ealy Johnson was born on November 12, 1838, in Alabama, as the tenth child of Jesse Johnson and Lucy Webb Barnett (Johnson, 69). In 1846, Jesse Johnson moved his family to Lockhart, Texas, approximately 60 miles southeast of what is today Johnson City. Lockhart records show that in 1850 Jesse Johnson owned 332 acres in the region, 250 head of cattle and 21 horses (Caro 1982, 15). However, when Jesse Johnson passed away in 1856, there was not enough money to pay off his debts. His wife survived him by only one year.

Orphaned at age 18, Sam Johnson and his brother Tom, then twenty, ventured into the cattle business shortly after their father's death, buying and pasturing cattle in the nearby city of Fredericksburg by 1859 and establishing their headquarters in the general area around what was later named Johnson City, though not yet at the Johnson Settlement Area (Caro 1982, 16). Their work in the cattle industry was interrupted when on September 18, 1861, Sam Johnson, then twenty-two, enlisted at Lockhart, Texas, in Company B, De Bray's Regiment, C.S.A., and served through the Civil War (Dallek 1991, 15).

Period of Significance: 1864-1973

After serving briefly in the Texas State Troops, in 1864 Tom Johnson acquired a 320-acre ranch on the Pedernales River, 105 acres of which is now preserved and administered as the Johnson Settlement Area (Dallek 1991, 15). The ranch originally covered much of what is present day Johnson City. Although he did not yet hold title to the land, Tom established the Johnson brothers cattle operations on the property. The previous and first residents of the Settlement Area were James Provost and his wife Martha who purchased the 320 acres of the Joseph Duel Survey. In 1856, Provost and his wife built a log cabin (HB-7) with a stone fireplace, a brush corral, and several outbuildings near a spring (later named Town Creek). Only the log cabin remains of this original settlement. When the Provosts resided at the property, the cabin was a one-room cabin of hand-hewn, squared oak logs with lime mortar chinking. It is likely that Provost and his wife would have cleared any brush and cut any timber in the immediate area for fuel and building materials. Conditions were likely fairly primitive with few structural additions to the original log cabin other than a minimal amount of corral fencing in the immediate vicinity (Bearss 1971, 186). Since they were some distance from any major settlement, it is also likely that they would have planted a garden for food on the site.

At the end of the war in 1865, Sam Johnson took up residence with his brother in the log cabin (HB-7) on the 320-acre settlement, which served as headquarters for the cattle driving operation for the Johnson brothers for the next several years (Dallek 1991, 15). Sometime during the latter half of the 1860s, the Johnson brothers added an east wing with a large chimney to the cabin, creating a dogtrot log cabin (Bearss 1971, 188-190).

Sam Johnson and Eliza Bunton married in Lockhart on December 11, 1867 (Johnson 1965, 70). The couple moved into the dogtrot log cabin (HB-7) at the Settlement Area. Eliza Bunton was eighteen years old when she married Sam Johnson and moved to the Pedernales region, and she immediately began accompanying her husband on many of the cattle drives north. One historian notes that she may have been the only Hill Country wife that accompanied her husband on cattle drives (Caro 1982, 20). The Johnsons obtained a fee simple title to the Settlement Area property in 1869.

In 1869, Eliza was home alone with her young daughter, Mary, in the log cabin (HB-7) when she noticed a number of Comanches riding toward her and she hid in the root cellar of the cabin with her

baby without being noticed. Using a stick pushed through a hole in the root cellar door, she maneuvered a rug over her hiding place. Although the Comanches ransacked the cabin and stole horses and cattle, Eliza and the child survived (Caro 1982, 21). By the late 1860s there were fewer and fewer Comanche raids in Hill Country. Anglo settlers had decimated the buffalo population, which provided food, clothes, and shelter to Native Americans, forcing them to leave the region.

During the Civil War, the region's cattle had run free and had greatly multiplied, both in population and in value. According to local law, unbranded and unattended cattle were free for the taking, so the Johnson brothers' herds increased greatly following the war. Sam and Tom were among the first trail drivers of Hill Country. A growing population in the northern cities of the United States had created an increased demand for beef and when the railroad reached Sedalia, Missouri, in 1866, and shortly thereafter Abilene, Kansas, in 1867, there was a reliable means of getting livestock to the east and north. As the result, the market for longhorn steers flourished. Two-dollar-a-head cattle in Texas sold for \$10 in Sedalia the year after the war, and in 1867 four-dollar Texas steers sold for up to \$50 in Abilene (Caro 1982, 19). The combination of growing cities in the north and access to the railroad made cattle driving extremely viable and profitable. It appeared that all that was needed to succeed was access to water and grass on which to graze cattle herds.

Although it was possible to graze cattle on land in the Hill Country for free, the Johnson brothers began purchasing private land on which to graze their herds. Over the next few years they grazed their herds in the same pastures every season. To help them manage the growing business, they brought in three nephews: John, Jesse, and James Johnson. Other cattle owners brought their herds to the Johnson Settlement for the brothers to drive up the Chisholm Trail to northern railheads (Caro 1982, 25). Over 6 million cattle traveled the Chisholm Trail in one of the largest animal migrations ever documented. Extensive corrals were thus built to hold the many cattle from approximately 1864 through 1869. John Bruckner, who later owned the Johnson Settlement Area property, claimed that the corrals extended from the Settlement Area as far north as the Pedernales River, virtually covering the present area of Johnson City (Johnson Settlement Fencing and Pasture Management).

During this time, the vegetation at the Johnson Settlement Area is believed to have been a tall grass prairie and oak savannah. The overstory shaded 10 to 15 percent of the area and consisted primarily of live oak and post oak, while the understory was dominated by little bluestem, and in lesser amounts indiagrass, big bluestem, Canada wildrye, vine-mesquite, tall dropseed, and feathery bluestems (Carls and Gardener 1986).

There was no effort to balance the numbers of livestock per acre and no methods of rotation or deferred grazing were used. This resulted in over-stocking without knowledge of its results on the land. Tall, high producing forage grasses were killed out by continued heavy use. Weeds and brush began to increase and spread as the heavy grasses began to die out. Short-grasses with shallow root systems began to increase and spread over the range. Soil erosion and runoff also increased as the taller prairie grasses disappeared.

In the years between 1867 and 1870 the Johnson brothers and Eliza Bunton made four annual five-week treks over the 600 miles along the Chisholm Trail, across the Red River to the railhead on the plains of Abilene, Kansas. Each trip was more successful than the previous and the Johnsons made huge profits. The brothers were noted in "Trail Drivers of Texas" as being the largest individual trail drivers in 1870 in Blanco, Gillespie, Llano, Burnet, Hays, Comal, and Kendall Counties (Caro 1982, 20).

In 1870 the Johnsons drove 7000 cattle to the northern markets and returned home with \$100,000. After paying off their creditors, the brothers bought thousands of acres of land in Blanco, Hays, and Gillespie counties, in addition to real estate in Fredericksburg and Austin. They quickly became some of the largest landowners in the region (Dallek 1991, 16).

Fehrenbach writes that, "Cowmen in whom wishful thinking was dominant, could not survive" (Caro 1982, 28). In 1871, the Johnsons ventured up the Chisholm Trail with 10,000 cattle purchased on credit. Relying on their earlier successes, they borrowed money extensively in order to drive their largest herd to date. With the Comanches gone and more settlers moving into Hill Country, the size

of cattle herds had increased rapidly as had the number of trail drivers. By this time the grasses were decimated and the large number of cattle were fast consuming the grasses that held the fragile limestone soil in place and shielded it from the rain.

As it was no longer covered by vegetation, the central Texas soil began to wash away, leaving the land unsuitable for grazing or farming. Robert Caro writes that, "From one spring to the next, landscape changed. One year, a rancher would be looking contentedly at hills covered with grass – green, lush. The next spring, he would keep waiting for those hills to turn green, but they stayed brown – little grass, and that parched and bare soil showing through. And the next, he would suddenly realize that there was white on them, white visible through the brown – chalky, white, limestone white: the bare rock was showing through. Not only was the grass gone, in many places so was the soil in which new grass could grow" (Caro 1982, 22). Thereafter, small, dense shrubs and stunted trees grew in the Hill Country pastures and spread quickly. Cedars now covered large parts of the region. Extremes of drought, wind, and floods were further challenges for settlers. Finally, the exposed limestone could neither be grazed nor plowed. This rich history of people and land profoundly altered the landscape of the Settlement Area over time.

In 1871 the trails were oversaturated with cattle, which resulted in financial disaster for the Johnsons who sold their cattle for less than they had intended. There was a recession in the northeast and cattle prices were dropping. Many cattle that year were not sold at all. Upon return to Hill Country, the Johnsons could not meet their debts and had to sell off most of the land and real estate that they had acquired in the years before (Caro 1982, 28-30).

A drought in 1872 coupled with a Comanche raid, in which the Johnsons lost some 250 to 300 horses, decimated the last of the Johnsons' financial resources (Dallek 1991, 16). Experiencing further losses, Sam Johnson sold the Settlement Area to his nephew James Polk Johnson in 1872 to avoid a court-ordered sale and to satisfy a debt (Caro 1982, 30).

Following the sale of the property, Sam and Eliza left the Pedernales and moved to Lockhart near Eliza's family. In 1873 they moved to the plains of Buda where they lived on a farm and raised their children. All but one of their nine children was raised in Hays County. Finally in 1887, with the financial assistance of Eliza's father, they moved to a 900-acre farm on the Pedernales, just twelve miles from the original settlement area. They remained here for the next 25 years. Following the bust of the cattle business, the Johnsons struggled financially and were subsistence farmers for the remainder of their lives (Caro 1982, 31). In 1915, Sam Johnson died of pneumonia in Stonewall, Texas, and Eliza Bunton passed away shortly thereafter in 1917, following a stroke in 1912 (Johnson 1965, 71-73).

Following the sale of the Johnson Settlement Area in 1872, the property became the residence of James Polk Johnson, the namesake of Johnson City who laid out the town in 1879. James Polk Johnson worked extensively on the property making improvements, including building a barn (HB-11) with coursed stonewalls between 1879 and 1881, now known as the James Polk Johnson barn. James Polk Johnson also built a water tank on site during his tenure on the land (National Register of Historic Places nomination).

James Polk Johnson sold the southern portion of the ranch to John Bruckner, a German immigrant, in 1882. Bruckner's property included the dogtrot cabin (HB-7). Bruckner did not actually move onto the property until 1893 and thus Johnson continued to administer Bruckner's southern section of the property while continuing to live in the northern section of the property in a two-story frame house. During this time, a number of stone outbuildings were erected on the site. In 1884 Bruckner built a large stone barn with shed additions of board and batten construction now known as the Bruckner barn (HB-10). At some point during the 1880s a 14-foot pine windmill (HB-78) made by the Eclipse Company was erected in the northern section of the Johnson Settlement Area adjacent to the water tank.

Upon the death of James Polk Johnson's wife Julia Moore in 1896, James Polk Johnson's son-in-law N.T. Stubbs, a local judge, administered the property. During the late 1890s, Judge N.T. Stubbs constructed a limestone well house (HB-12) for hot weather storage of perishable foods, east of the

Johnson barn (HB-11). Thus, both Stubbs and Bruckner were making improvement to the property during this time period.

Upon moving to the property in 1893, the Bruckner family built a number of additions to the original dogtrot cabin (HB-7): a shed room, kitchen, dining room, and framed-ell. The shed room adjoined the south elevation of the east wing and was roofed with corrugated sheet metal. The kitchen was a detached frame structure southeast of the house with a loft and half window. The dining room adjoined the kitchen to the east. It was sheathed with siding with a puncheon roof and a door in the west elevation provided access to the dining room. The framed ell could be entered from the west wing of the dogtrot. While the original roof had been cypress shakes, by 1911 the shakes had been replaced by corrugated sheet metal, visible in historic photographs. Also during the Bruckner's tenure, in 1918 a two-story framed house near the James Polk Johnson barn burned down (National Register of Historic Places nomination). It is likely that during the tenure of Bruckner on the property the original privy and smokehouse, in addition to fences and corrals, were removed.

Bruckner lived on the Johnson Settlement Area property for many years and at the time of his death in September 1931 his ranch consisted of 1,640 acres, with 125 acres under cultivation. Following the death of their parents, the Bruckner children divided the estate. Charles and Arthur Bruckner, W.N. and Emma Cox, L.E. and Clara Waller, D.R. and Ida Bushnell, Aaron and Hattie Lacey, and Lonnie and Pauline Gipson sold Fred O. Bruckner 47 acres of the property for \$10. This parcel was located in the northwest corner of the original Joseph Duel Survey that included the Johnson log cabin (Bearss 1971, 188). The Bruckner family retained ownership of the southern section of the property until former President and Mrs. Johnson donated the funds to the National Park Service to purchase the property in 1972.

In 1969 in recognition of the national significance of sites related to the life and heritage of Lyndon B. Johnson, president of the United States from 1963 through 1969, President Richard Nixon established the Lyndon B. Johnson National Historical Site. The park was established "in order to preserve in public ownership historically significant properties associated with the life of Lyndon B. Johnson" (LBJ National Historical Park Archives). The Johnson Settlement Area was not a part of the original Lyndon B. Johnson National Historical Site.

Shortly after the establishment of the park, President Johnson acquired a small portion, approximately 30 acres, of the original 320-acre homestead. The property extended west from Town Creek to Back Forty Road and from Main Street to north of the Bruckner barn (HB-10) and the Johnson log cabin (HB-7), but did not include the Bruckner barn or the log cabin. The property contained the James Polk Johnson barn (HB-11), N.T. Stubbs well house (HB-12), and windmill (HB-78). President Johnson offered to donate this land to the National Park Service if a suitable plan for its use was proposed.

In accordance to Johnson's wishes, preliminary development maps were drafted for the area in 1970. A March 1970 letter regarding the development of the property, then referred to as the "Old Fort" land, as drafted by the park superintendent included the following long term plans (Lyndon B. Johnson National Historical Park Archives):

1. Building a picnic area with all necessary utility features in the section near the pecan grove.
2. Designing and building a small visitor center contact station.
3. Stabilizing and eventually restoring the original stone buildings and use audio tapes, interpretive signs, and other appropriate devices as needed to tell the story of these structures.
4. Planning and constructing a history-nature trail "to take the visitor from the contact center, by the historical buildings, and through the grounds..."
5. The recommendation to "minimize roads and parking... The visitor should experience the area primarily by foot.

Plans drafted shortly thereafter demonstrate many of these proposed recommendations. Picnic areas and parking areas were proposed amongst the pecan groves at the east side of the property and footpaths were proposed through the western section. In addition, a Visitor Contact station was proposed in the middle of the parcel, and the park entrance was planned for the northwest corner off

of Highway 290, just east of Back Forty Road.

Plans and recommendations for the 30-acre parcel continued throughout the early 1970s. One document, "The Guidelines for the Proposed Development Sam Ealy Johnson Farm" divided the proposed work into three phases. Phase I involved the installation of utilities, construction of the entrance road, parking area, picnic sites, and comfort station, and entrance and information signs. Phase II involved the stabilization of stone barns, construction of interpretive footpaths, and installation of audio devices. Phase III entailed the construction of a Visitor Center contact station.

Another Development Concept Plan for the Settlement Area expressed the varied needs for the National Park Service in appropriately interpreting and developing the area. It states, "Motorized vehicles are not allowed in the Johnson Settlement. At the Settlement Area, the NPS has acquired barely enough land, or interests in land, to effectively present the sights and sounds of Grandfather Johnson's day through exhibits, restored buildings, living history program and longhorn cattle grazing in the fields" (Lyndon B. Johnson National Historical Park Archives). The document describes the necessity to acquire more land, including lands between the temporary Visitor Center located at the corner of Elm Street and Avenue G and the Settlement Area, and lands to the south including the Johnson log cabin (HB-7) and pastures to graze animals. Other desired lands included parcels adjacent to Highway 290 in the eastern part of the property. It also describes the ultimate necessity to preserve the buildings and to build new fences in the area (Lyndon B. Johnson National Historical Park Archives). Many of these concepts expressed in 1970 contributed to the development of the park in the following years.

In 1971, a Historic Resource Study was completed by historian Edward Bearss that documented the history of the buildings and structures on the property. The study stated the following:

"The exterior and interior of the log dogtrot ranch house can be restored to their appearance, circa 1870. It can be furnished with period furnishings. The three stone structures should be stabilized. These structures, along with some of the corrals which can be reconstructed, can be used to interpret to the visitor life on the Texas frontier in the period 1856-1900, with emphasis on the short-lived cattle empire of Sam and Tom Johnson" (Bearss 1971, 183).

As part of the study, Bearss included a base map, presumably completed in 1970 or 1971, that shows post and rail fences and barbed wire fences dividing all of the standing buildings and structures on the property. For example, a north-south post and rail fence divided the Bruckner barn (HB-10) from the Johnson log cabin (HB-7). A continuous east-west barbed wire fence divided the Bruckner barn (HB-10) and Johnson log cabin (HB-7) from the northern area of the property.

Bearss' Historic Resource Study also includes a description of proposed long-term construction activities for the operation of the park. This includes removing the Bruckner additions to the log cabin (HB-7), stabilizing and rehabilitating the log cabin, rebuilding the west chimney of the log cabin, and stabilizing three stone outbuildings (HB-10, HB-11, and HB-12). Representative corrals were to be constructed, and the grounds were to be restored to their original appearance (Bearss 1971, 184).

Ultimately, the President donated the funds for the further acquisition of adjacent southern lands that included the Johnson log cabin (HB-7) and Bruckner barn (HB-10). This transaction was complete by 1972 (undated Johnson Settlement Area tour brochure). After this property acquisition, the Settlement Area included a total of six original structures. These were the Johnson log cabin (HB-7), the Bruckner barn (HB-10), the James Polk Johnson barn (HB-11), the N.T. Stubbs well house (HB-12), the Eclipse windmill (HB-78), and the Johnson water well (HB-007.A).

Plans by the National Park Service to develop the Johnson Settlement Area into an interpretive landscape were realized in the autumn of 1972 when plans for an extensive restoration and reconstruction project were executed.

As part of the project, the National Park Service restored the Johnson dogtrot log cabin (HB-7) to the 1869-1872 period when newlyweds Samuel Ealy Johnson and Eliza Bunton occupied the building. The later additions made by the Bruckners were removed, which returned the building to its original

dogtrot style. The old mortar and chinking were removed, the foundation was raised and concrete footings were poured, and decayed logs were replaced with logs from other old cabins of the area. The house was rechinked and the mortar used was made in the same manner as the original mortar except that a small amount of cement was added to the sand, unslaked lime, and water mixture for durability. The two fireplaces were rebuilt using the original stone. The house was reroofed in hand-split cypress shingles made at the site.

In addition to the log cabin (HB-7), several other buildings, including the Bruckner barn (HB-11), N.T. Stubbs well house (HB-12), and windmill (HB-78), were restored in 1972. At the Bruckner barn all of the original mortar was removed and new mortar was applied using the same methods as that for the log cabin. The roof was replaced with red cedar shingles. Though the barn originally had a roof of yellow cedar shingles, these were not commercially available, so red cedar shingles were used and treated to give the appearance of the original coloring. Similarly, the N.T. Stubbs well house was remortared and reroofed with red cedar shingles. The windmill was restored with yellow pine (LBJ National Historical Park Archives).

The NPS also restored the James Polk Johnson barn (HB-11) in the early 1970s, likely between 1972 and 1973. The building was reroofed in hand-split cypress shingles. Inside the building, the corn crib, hay loft, granary, tack room, mule stall, and wagon storage were also restored (LBJ National Historical Park Archives)

In addition to the aforementioned restorations, a series of reconstructions were executed by the National Park Service to add to the interpretive historic scene. Reconstructed buildings included the Johnson smokehouse (HB-8), privy (HB-9), and a water tank (HB-79). The Johnson smokehouse reconstruction was done in 1972 using logs from two old cabins in the area. It was roofed in the hand-split cypress shingles. The privy was also reconstructed that same year. It was of squared-oak log construction, chinked with lime mortar and tree-nailed corners and a puncheon floor. Sometime between 1972 and 1973, the water tank was rebuilt of cypress. All reconstructed buildings were erected on their original foundations (National Register of Historic Places nomination 1990).

In addition to the reconstructed buildings, the National Park Service also built two additional buildings that were never historically on the property. The first of these was a blacksmith shop of single-wall construction on a stone pier foundation with weathered cedar board-and-batten siding. Built in 1972, the building had two central doors flanked by window openings on each long axis. The gabled ends each had a central pedestrian door. The second structure was a chicken house (BLDG-15) with board and batten siding and a cedar shingled roof built between 1972 and 1973. Neither of these buildings were part of the original Johnson Settlement, but were constructed in order to contribute to the historic scene. The blacksmith shop was removed in 2008, but the chicken coop is still standing south of the Bruckner barn (HB-10) (National Register of Historic Places nomination).

From 1970 through 1972, the fencing at the Johnson Settlement Area was constructed. Rail fences were put along the road for aesthetic purposes and along the south side of the log cabin. With minimal documentation of the historic fencing plans, there were no historic plans to follow. The crew, led by Bobby Flickinger, copied fence styles that were present in the area at the time. In one case, 6,000 tons of stone from an existing stone wall in Blanco County was moved to the property; this stone was used in the construction of the stone wall near the James Polk Johnson barn and the Exhibit/Event Center (BLDG-45) (Johnson Settlement Fencing and Pasture Management).

In addition to the buildings and structures, other small-scale features were added to the landscape. Accompanying signage, utilities, and interpretation for the property were added to as indicated in the original development plans. Circulation routes were also added to facilitate visitor movement throughout the area. Photographs from the early 1970s indicate that a dirt footpath around the buildings and structures was in place by 1972 when the restorations took place. This was the nature trail mentioned in the 1970 development plans that minimized automobile access to the Johnson Settlement Area.

In 1973, a two-story Exhibit/Event Center (BLDG-45) and accompanying picnic area were constructed to the southeast of the cluster of historic buildings and structures to serve as an

introduction to the historic area (National Register of Historic Places nomination 1990). Development plans from this time include a wagon road from the Visitor Center at the corner of Elm Street and Avenue G that crosses the eastern section of the Settlement Area diagonally, which at the time was dominated by pecan trees, to the Exhibit/Event Center. Visitors would then circulate through the area of restored and reconstructed buildings and structures by foot on the nature trail. The wagon road was constructed a year later in 1974.

That same year management plans proposed the “consolidation of major LBJ sites in and around Johnson City into a single management unit operated by the National Park Service. This enlarged Lyndon B. Johnson National Historic Park would be composed of essentially two units – Johnson City properties and the Ranch Area.” (1973 Lyndon B. Johnson National Historical Park Management Plan). Thereafter, the Lyndon B. Johnson National Historical Park contained five component landscapes located in Johnson City and west of town.

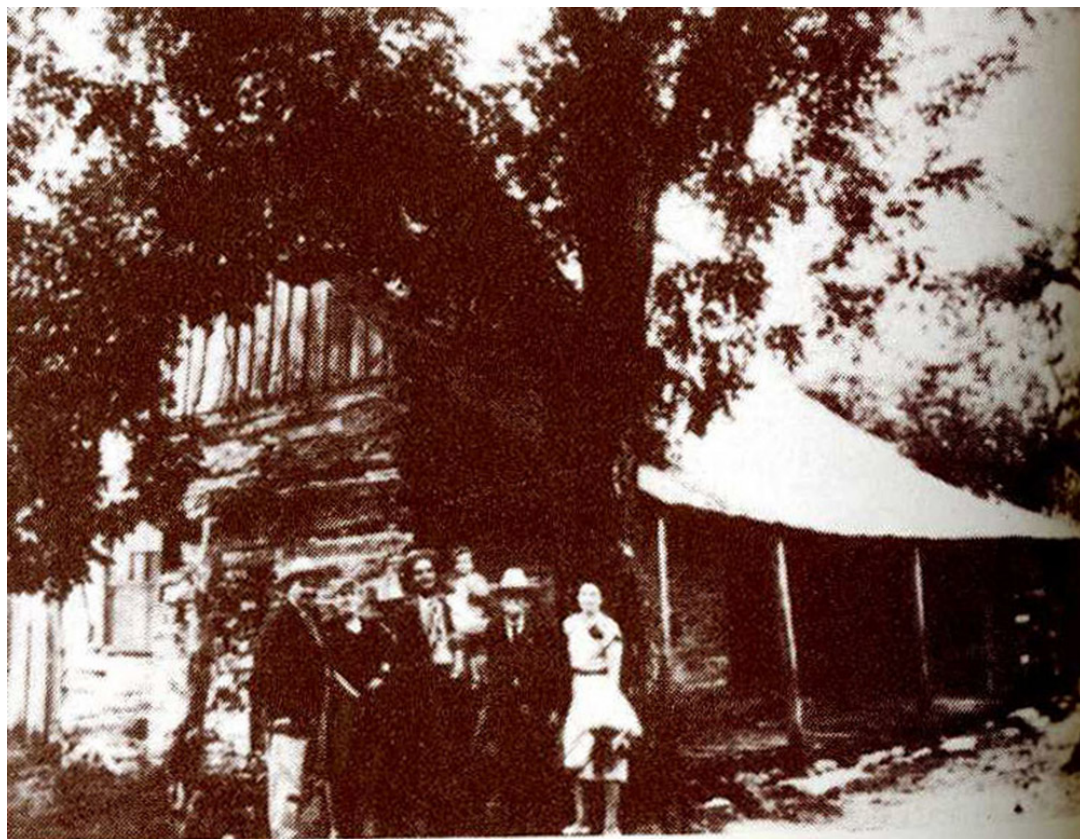
As plans continued to be developed for the area, Lyndon B. Johnson died from a heart attack at age 63 on January 22, 1973.



John Bruckner and family in front of the log cabin (HB-7) with water well (HB-7.A) and numerous trees visible, circa 1911 (Source: LBJ National Historical Park Archives).



Lyndon Johnson and Berry Roebuck, who drove cattle with Sam Johnson, show Lynda Bird Johnson where her great-grandmother Eliza Bunton hid in the root cellar under the log cabin (HB-7) during a Comanche raid, circa late 1940s (Source: Johnson).



Lyndon Johnson, Lady Bird, Lynda Bird, Berry Roebuck, Tom Johnson, and Rebekah Baines Johnson visit the Johnson log cabin (HB-7), circa late 1940s (Source: Johnson).

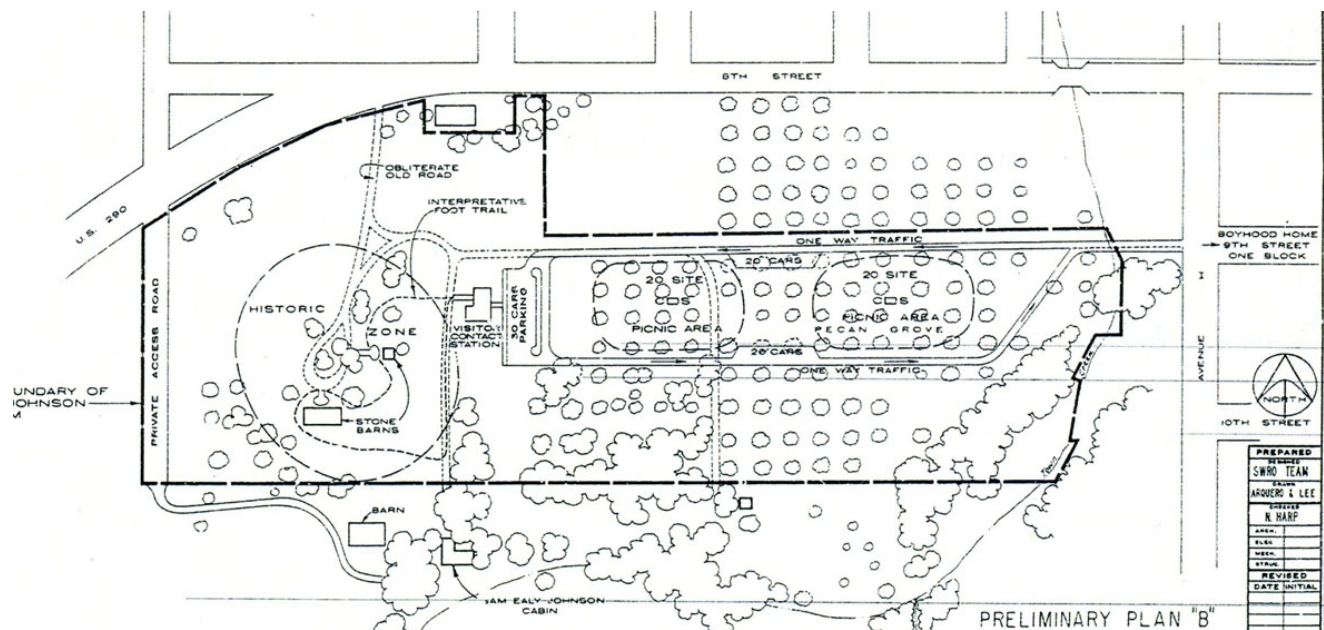


Johnson log cabin (HB-7) south elevation, prior to restoration with Bruckner additions and well visible, 1964 (Source: LBJ National Historical Park Archives).



Lyndon Johnson at the Johnson log cabin (HB-7), 1969 (Source: LBJ National Historical Park Archives).

Johnson Settlement Area
Lyndon B. Johnson National Historical Park



Preliminary Plan "B" Development Plan showing boundaries of park, 1970 (Source: LBJ: National Historical Park Archives).



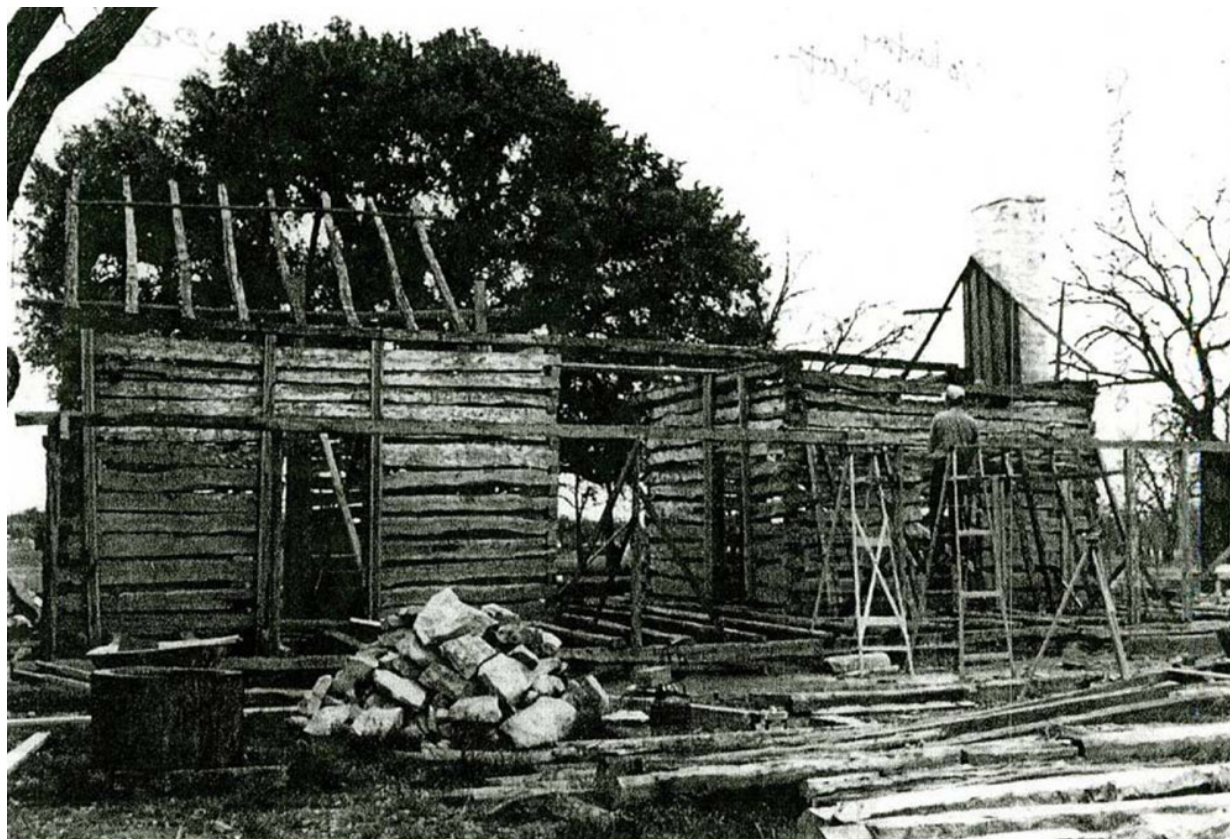
The Johnson log cabin (HB-7) east and south elevations prior to restoration, with Bruckner additions visible and barbed wire fence, circa 1970-1971 (Source: LBJ National Historical Park Archives).



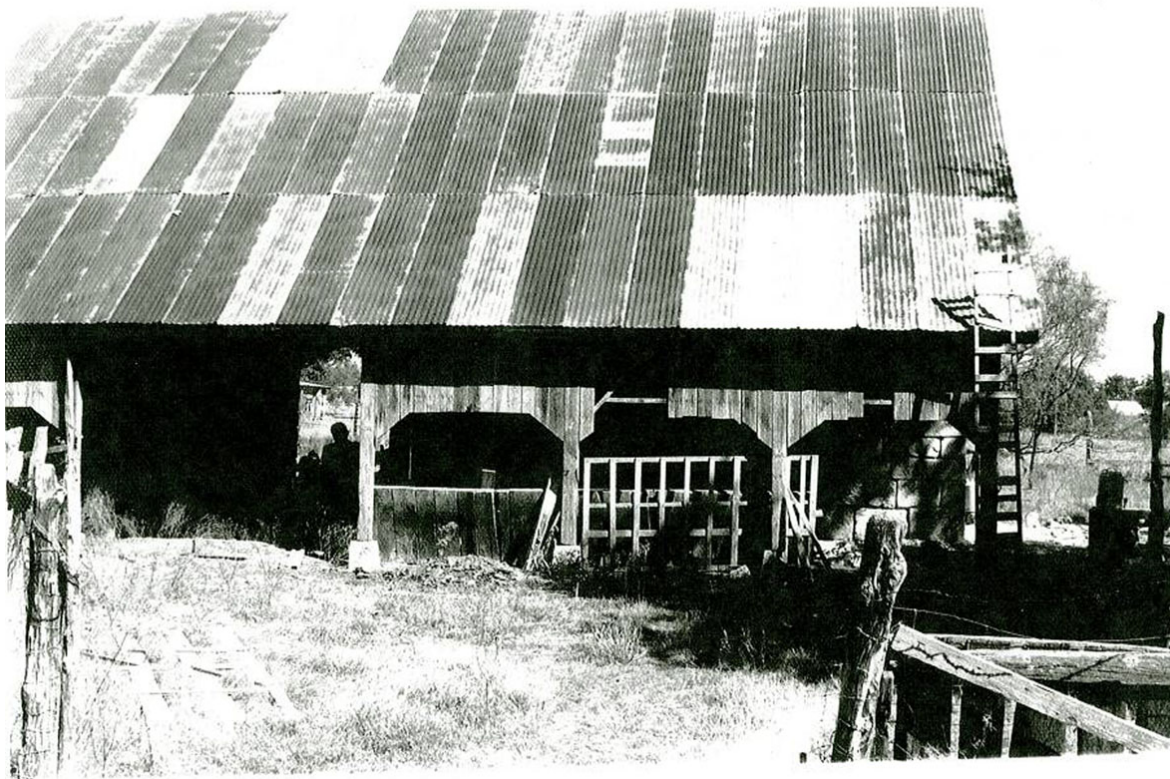
Johnson log cabin (HB-7), south elevation, prior to restoration, circa 1970-1971 (Source: LBJ National Historical Park Archives).



Johnson log cabin (HB-7) restoration in progress, 1972 (Source: LBJ National Historical Park Archives).



Johnson log cabin (HB-7) restoration in progress, 1972 (Source: LBJ National Historical Park Archives).



Bruckner barn (HB-10), south elevation, October 1972 (Source: LBJ National Historical Park Archives).

Post-period of Significance: 1974-Present

Following the death of Lyndon B. Johnson, the Johnson Settlement Area opened to the public in 1974 (undated Johnson Settlement Area tour brochure). The original entrance to the Johnson Settlement Area was in the northeastern part of the property from Elm Street where the temporary Visitor Center was located. Visitors approached the historic building cluster either on wagon or by foot. A dirt footpath went from the Visitor Center on Elm Street, crossed over Town Creek by way of a footbridge, followed the creek to the south, and then veered west toward the Exhibit/Event Center (BLDG-45) (LBJ National Historical Park Archives). The dirt wagon road diagonally traversed the eastern part of the property. At the time pecan trees populated the area and the wagon traveled from the entrance at Elm Street southwest across the field to the Exhibit/Event Center (LBJ National Historical Park Archives photographs). From there, the buildings would then be experienced on foot.

During the mid-1970s, the National Park Service continued to develop the area in accordance to planning documents and Johnson's wishes. In 1974, the National Park Service began leasing the land in the "Back 40" Area from at least three different property owners. Development plans from the time indicate the intention to buy all of the property associated with the "Back 40" Area.

That same year the National Park Service constructed the "Back 40" Area maintenance buildings on the leased land. These included two "Back 40" wagon storage buildings (BLDG – 49 and BLDG – 47), and the "Back 40" feed and tack storage building (BLDG – 56). Additionally, in 1977 the Sprayer Storage Building (BLDG - 52) located east of Back Forty Road was constructed (National Register of Historic Places nomination 1990).

Also in the 1970s, the National Park Service established a management objective to restore the main pasture on the property to a mixed-grass prairie. Due to the compromised nature of the historic

vegetation, prairie restoration has been a central goal in management efforts by the National Park Service (LBJ National Historical Park archives).

In 1980, legislation was passed converting the Lyndon B. Johnson National Historic Site into the Lyndon B. Johnson National Historic Park thereby allowing the park to acquire more property.

In the spring of 1980, a soil and water conservation plan was completed by the Blanco County Unit, Soil Conservation Service. The plan indicated current soil conditions (reported as poor-fair), seeding recommendations, and grazing recommendations. Five-year recommendations were established for range seeding, weed control, prescribed burn, proper grazing use, and recreation area improvement (Soil and Water Conservation Plan).

In 1982, Historic American Buildings Survey (HABS) drawings were completed of the Johnson log cabin (HB-7), Bruckner barn (HB-10), and the Johnson Barn (HB-11) of the Settlement Area (LBJ National Historical Park Archives).

In 1986 a Development Concept Plan for the Johnson Settlement Area suggested constructing a horse corral in the northeastern part of the property and establishing longhorn grazing in the major open pasture between Johnson City streets and the location of the historic building cluster. By this time a chuck wagon was situated south of the Bruckner barn (HB-10) and the wagon road running through the property was abandoned, leaving only the loop footpath as the primary means of accessing the Johnson Settlement Area. Additionally, the pecan groves had been thinned out, becoming far less dense in the eastern region of the Johnson Settlement Area than during the 1970s, giving the appearance of an open pasture (1986 Development Concept Plan).

A 1986 historic vegetation study continued to provide planning guidance and recommendations for the Settlement Area. The study, conducted for the entire park, concluded that, "The overall aspect of the Settlement, its grooming and upkeep, does not at this time provide the visitor with a true sense of a working ranch during the historic period." Following this guidance, a Cultural Resource Management Plan was put forth in 1988, proposing the cultivation of more native grasses, berries and weeds, the relocation of the chuck wagon, and continued preservation maintenance (Carls and Gardner 1986).

In 1992, an ADA accessible trail, new signs and waysides, and a shuttle bus service were added to the Johnson Settlement Area (LBJ National Historical Park Archives).

Alterations in the circulation patterns of the property continued into the mid-1990s. In 1995 a new trail was completed with new plantings that extended from the new Visitor Center (HB-100) on Ladybird Lane to the Settlement Area. This changed the entry sequence of the area, as visitors now accessed the site from Ladybird Lane rather than entering the property from Elm Street (LBJ National Park Archives).

Also in 1997, a vegetation inventory was conducted by the University of Texas at Austin to further define strategies for vegetation restoration to return the area to its pre-Settlement appearance. A 1999 assessment listed the project objectives as: "reestablishing native late-successional grasses and forbs into the area, reducing the abundance and attempting to eliminate Johnsongrass and KR Bluestem, assessing the woody plant species at the Johnson Settlement Area and developing a plan to reduce unwanted species, and developing a vegetation monitoring system to evaluate the rate and direction of vegetation change on the site" (Native Prairie Restoration and Monitoring on the Lyndon B. Johnson National Historical Park, Johnson City, Texas). The same assessment found that reseeding attempts had been largely unsuccessful due to drought though the Johnsongrass had been substantially reduced. As a result, a vegetation monitoring system was developed.

In 1998, the National Park Service acquired buffer properties around the Settlement Area for reuse and constructed new maintenance facilities outside of the Settlement Area in Johnson City south of Main Street (LBJ National Historical Park Archives).

In 1999 a General Management Plan for the Lyndon B. Johnson National Historical Park was

completed. For the Johnson City Unit, the plan advocated the continued acquisition of small tracts of land in Johnson City within the park-authorized boundary. It also suggested the park begin working with the city on its comprehensive plan. At the Johnson Settlement Area, the plan recommended prescribed burns within the pasture areas to eliminate non-native plants and to establish pre-settlement conditions. Roads throughout the Settlement Area were to be maintained unless deemed unnecessary for maintenance or visitor access.

During this time, the 15 acres that dominate the eastern part of the Johnson Settlement Area underwent further prairie restoration (LBJ National Historical Park Archives). Further management decisions were made regarding practices of burning, mowing, and grazing. More pecan trees were also removed to restore the landscape's pre-settlement appearance (LBJ National Historical Park Archives correspondence).

More recently, landscape alterations have largely focused on sustaining previous initiatives. Between 2004 and 2008, parts of the boundary fence erected between 1970 and 1972 were replaced. In 2008, the 1972 Blacksmith Shop was removed from the property (LBJ National Historical Park Archives). Additionally, prairie restoration efforts have continued through prescribed burns since the early 2000s.

Today, the Johnson Settlement Area is an historic zone dominated by an open pastoral landscape with scenic views that suggests the ranching activities of President Johnson's grandparents. From the mid-19th Century through present day the Johnson Settlement Area has undergone numerous changes. The mid-20th Century management efforts of the National Park Service, in coalition with the planning and acquisition efforts of President Johnson, are significant in the history of the property. This land of extremes was experienced by Sam Johnson and Eliza Bunton and has been interpreted by the National Park Service to convey a part of Lyndon B. Johnson's identity and heritage. In sum, the Johnson Settlement Area continues to reflect the social and cultural heritage of President Johnson and the pre-presidential Johnson legacy in the Texas Hill Country.



Open pastures dominated by trees, 1970s (Source: LBJ National Historical Park Archives).



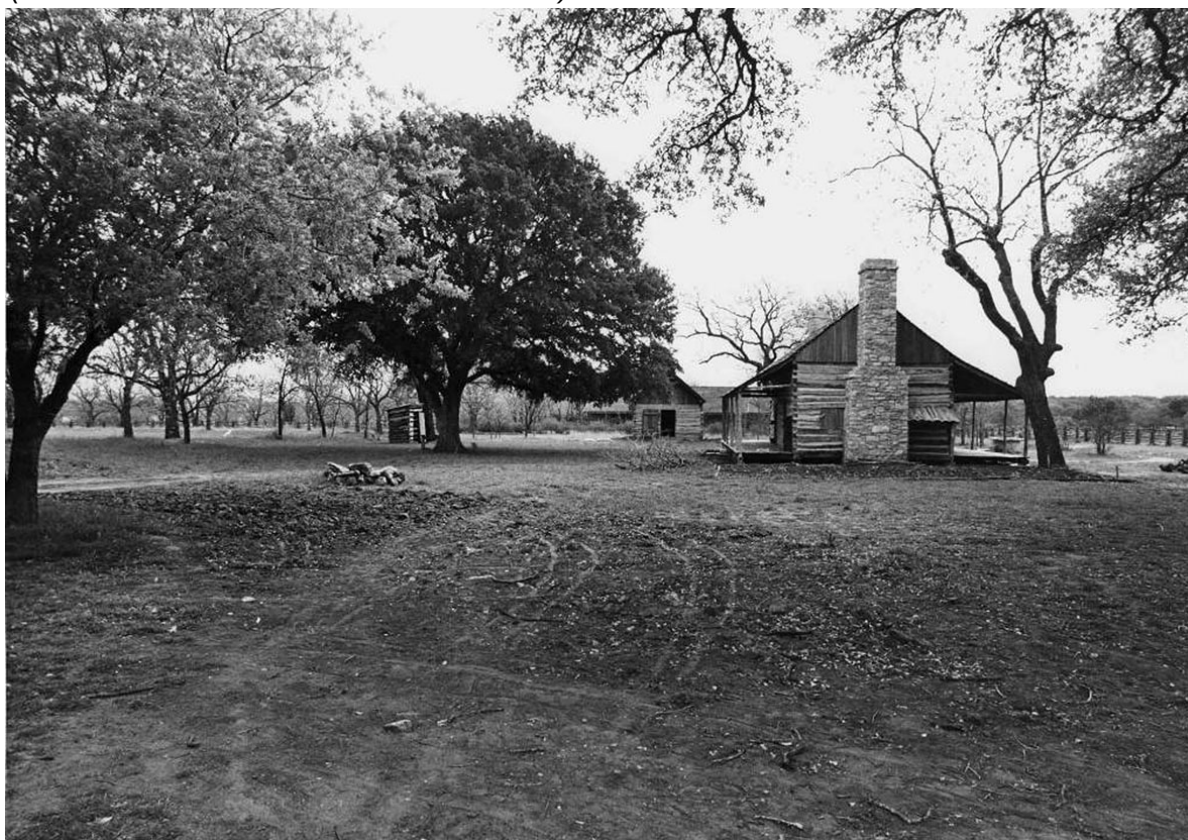
Restored James Polk Johnson barn (HB-11) and reconstructed fences with restored windmill (HB-78), water tank (HB-79), and restored well house (HB-12) in background, 1970s (Source: LBJ National Historical Park Archives).



From left to right: reconstructed smokehouse (HB-8), restored log cabin (HB-7), and reconstructed privy (HB-9), with newly constructed chicken house (BLDG-15) and restored Bruckner barn (HB-10), 1970s (Source: LBJ National Historical Park Archives).



*Restored Johnson log cabin (HB-7) on left with reconstructed privy (HB-9) and smokehouse (HB-8), 1970s
(Source: LBJ National Historical Park Archives).*



On right, the restored Johnson log cabin (HB-7) west elevation with reconstructed smokehouse (HB-8) and privy (HB-9) in background, 1970s (Source: LBJ National Historical Park Archives).



On left, the restored Bruckner barn (HB-10) southern elevation with farm equipment and chickens in open pasture, and restored Johnson log cabin (HB-7) in background, 1970s (Source: LBJ National Historical Park Archives).



Pasture with reconstructed fences, date unknown (Source: LBJ National Historical Park Archives).



Aerial view looking east into the Johnson Settlement Area in relation to Johnson City, with Highway 290 visible, date unknown, likely mid to late 1970s (Source: LBJ National Historical Park Archives).

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The landscape of the Johnson Settlement Area is dominated by open pastures, a cluster of agriculture-related restored and reconstructed buildings and structures, and numerous fences, pens and corrals that are representative of the property's agricultural frontier history. There is also a small cluster of visitor-related services in Johnson City to the east and a cluster of maintenance facilities for the management of the Johnson Settlement Area located in the southern section of the property.

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

Landscapes are also evaluated on the seven aspects of integrity defined by the National Register of Historic Places. The Johnson Settlement Area retains historic integrity in aspects of location, design, setting, materials, workmanship, feeling, and association. Although the original remote rural setting has been compromised with the growth of Johnson City around the Settlement Area since the days of Samuel Ealy Johnson and Eliza Bunton, the period of significance extends through 1973, a date that encompasses the years that much of this development occurred. The seven aspects of integrity collectively convey the sense of a working ranch and frontier history.

Location

The location of the Johnson Settlement Area retains historic integrity. The area administered as the Johnson Settlement Area that served as the center of Lyndon Johnson's grandparents ranching operation in addition to other agricultural activities, is in its original location. While the interpretive site is smaller than the original 320-acre settlement obtained by the Johnson brothers, the locations of the Johnson Settlement Area's significant features have not changed.

The integrity of location is predominantly illustrated by the locations of the cluster of buildings and structures. All restored and reconstructed buildings have been executed on or near their original locations. Thus, the spatial organization and cluster arrangement are akin to during the historic period. Additionally, the locations of maintenance facilities in the "Back 40" Area have not changed.

However, other landscape features are not in their historic locations. Changes to the historic circulation patterns have removed or altered some of the paths and roads, and thus integrity of location is not retained for those features. Similarly, reconstructed livestock pens and corrals are not in their historic locations; the original locations are unknown. Pens and corrals, in addition to the pastures, would have covered a much wider terrain during the historic period. However, as the National Park Service built the reconstructed fences between 1970 and 1972 as an important part of their planning and development of the Settlement Area, they fall within the period of significance.

Despite these changes over time and loss of some features, integrity of location is largely retained.

Design

The design of the Johnson Settlement Area has not changed greatly since the period of significance. The integrity of design is illustrated by the cluster arrangement of restored and reconstructed agricultural buildings. Integrity of design is also illustrated by the cluster arrangement of maintenance buildings in the "Back 40" Area

in the southern part of the property and its relation to the historic building cluster to the north.

The design of the Settlement Area largely demonstrates the functions of a working agricultural landscape on the early Texas frontier. As a vernacular design, the buildings form a rough semi-circle on the western side of the Johnson Settlement Area. The buildings and structures are grouped according to function. As the restorations and reconstructions were completed in the 1970s, the spatial layout of the buildings was retained, and the buildings and structures continue to relate to one another as they would have during the historic period.

The design of the “Back 40” Area cluster conveys a concentration of maintenance facilities necessary in the management and maintenance of an historic interpretive landscape. Planned during the period of significance, the cluster in the “Back 40” Area is within easy access of the cluster of restorations and reconstructions, but out of view from visitors. The design thus reflects National Park Service planning for the management of the area.

Setting

The Settlement Area is no longer an isolated homestead as it was historically, but rather easily accessible and integrated into the town of Johnson City. Johnson City has grown substantially since the beginning of the period of significance in 1864. By 1973, the end of the period of significance, the city had a population of approximately 800 residents. Today, modern houses and conveniences are within visible range of the Johnson Settlement Area, and thus, the setting has changed due to the growth of the city around the Settlement Area since Johnson’s grandparents occupied the property.

The property is also much smaller than the original 320-acre settlement, no longer a vast rural setting, creating a profoundly different experience for the visitors. Since Highway 290 runs immediately north of the property, automobile traffic is visible and audible from throughout the park. Modern signage, benches, utilities, and other small-scale features added during the period of significance also detract from the original 19th Century setting.

However, since the period of significance extends from 1864 to 1973, it also encompasses this change in setting. Though the landscape no longer reflects the setting of a 19th Century homestead, it does closely align to the setting that was present in the 1970s. The setting has thus changed greatly throughout the period of significance. Accordingly, the Johnson Settlement Area maintains integrity in setting as relates to the 1970s. However, since the setting has changed greatly from when settlers first arrived in central Texas, integrity of setting has been diminished for the 19th Century.

Materials

Integrity of materials is displayed in the restored and reconstructed buildings of the area. The building reconstructions and restorations completed by the National Park Service at the Johnson Settlement Area during the early 1970s were constructed of materials akin to those found during the historic period. As a result, the historic materials have not been compromised or replaced with modern equivalents. For example, when restoring the Johnson log cabin (HB-7), the original stones from the chimneys were used in the restoration. Decayed logs were replaced with sound logs from other historic cabins from the area. In addition, all reconstructions completed in the early 1970s were built to match the 19th Century restorations. The materials, mainly limestone and logs, thus maintain historic integrity and correspond to what would have been available to settlers in rural and remote Texas historically.

Workmanship

Integrity of workmanship is present at the Johnson Settlement Area. The building reconstructions and restorations completed in the 1970s by the National Park Service reflect the vernacular architectural styles of the location, time, and context representative of the mid to late 19th Century agricultural landscape. The craftsmanship in the features is still evident. Restorations conform to their original appearance and reconstructions resemble the craftsmanship of the historic period.

Feeling

The Johnson Settlement Area retains integrity of feeling for Texas frontier heritage and associated cattle ranching and farming. The cumulative effect of the natural systems and features, buildings and structures,

cluster arrangement, small-scale features, land use, and cultural traditions at the Settlement Area contribute to the integrity of feeling. In particular, the farm and agriculture related small-scale features, the open pastures with native tall grasses, and the pens and corrals containing longhorns and horses contribute to a strong sense of time and place at the Settlement Area. The feeling of the Texas frontier, particularly an early cattle ranch, is maintained through the physical characteristics of the Johnson Settlement Area. Further, ongoing efforts to restore the native plants to pre-settlement conditions in the open pastures contribute to the integrity of feeling.

Association

As the former home and ranching base for Johnson's grandparents, the buildings, structures, and associated landscape features all contribute to the association with the Texas cattle frontier and with the farmers' frontier. Through the planning and management efforts of the National Park Service, the Johnson Settlement Area displays integrity in its association with the heritage of former president Lyndon B. Johnson and greater Texas frontier traditions and lifestyles. The landscape is also associated with the development of the American economy and agricultural traditions. Further, the vernacular architecture of the buildings and structures also relate an association with the cultural institutions of ranchers, farmers, settlers, and German immigrant communities.

Landscape Characteristic: Archeological Sites

As no recent archeological investigations have been executed at the Johnson Settlement Area, no distinct archeological sites have been identified. However, investigation in and around the area may yield information about the period of significance and how early settlers lived and worked in central Texas.

Since the landscape has been employed in various ways since the purchase by James Provost of the 320-acre tract, the entire Johnson Settlement Area and beyond is a potential archeological site. Artifacts may be embedded or located around the original restored structures and in the open pastures. The entire site has potential to yield and convey information relevant to the historic significance and Texas frontier heritage.

In addition, the original settlement was much larger than the current boundaries of the Johnson Settlement Area and there are thus likely relevant artifacts throughout Johnson City that reflect the historic period. For example, remnants of the original fences, pens, and corrals may be around the property and off site in greater Johnson City.

CONTRIBUTING FEATURES:

Potential archeological sites dating to the period of significance

NON-CONTRIBUTING FEATURES:

Potential archeological sites dating after the period of significance

Landscape Characteristic: Buildings and Structures

The buildings and structures at the Johnson Settlement Area reflect a range of activities and a wide period of time. With a period of significance from 1864 through 1973, the buildings and structures at the Johnson Settlement Area have been added to the property throughout this time period.

The buildings and structures passed through several phases as a frontier settlement and then later as an interpretive site managed by the National Park Service. The first phase began in 1856 with James Provost's purchase of 320 acres of the Joseph Duel Survey. Provost and his wife, the first resident

landowners, erected the west section of what later became a dogtrot log cabin (HB-7) with a stone fireplace. The Provosts also erected a bush corral and several modest outbuildings.

The second phase, 1864-1872, saw the Johnsons occupy the vast acreage. They built the east addition to the dogtrot log cabin (HB-7) that they inhabited during this time period. They obtained a fee simple title to the land in 1869 and worked their open-range cattle business on the property and built a few practical outbuildings, likely the smokehouse, privy, and well. A number of fences were also built between 1864 and 1869.

After the collapse of the ranching operation, Sam Ealy Johnson's nephew, James Polk Johnson purchased and lived on the property in 1872. During his tenure, a water tank, stone barn (HB-11), and windmill (HB-78) were built.

In 1882 James Polk Johnson sold a portion of the property to John Bruckner who did not actually move to the property until 1893. During this phase, the first years of John Bruckner's occupation of the property, a second stone barn (HB-10) was erected. Judge N.T. Stubbs also constructed a well house (HB-12) during this time.

Throughout the 1900s, the land was subdivided as Johnson City grew. Later in 1918, a two-story framed house near the James Polk Johnson barn burned down. Buildings and structures as part of the Settlement Area likely remained with few alterations. However, as land use shifted away from grazing, the buildings and structures likely deteriorated and were removed. Sometime during the 20th Century, the smokehouse, privy, water tank, and fences were removed. By the time the National Park Service acquired the property, only the dog-trot cabin (HB-7), two stone barns (HB-10 and HB-11), well house (HB-12), and windmill (HB-78) remained.

During the early 1970s, after acquiring the property, the National Park Service restored the standing historic buildings and structures on the property: the Johnson log cabin (HB-7), the N.T. Stubbs well house (HB-12), the James Polk Johnson barn (HB-11), the Bruckner barn (HB-10), and the Eclipse windmill (HB-78). The National Park Service also executed a number of reconstructions on the property to contribute to the historic scene. These projects included the smokehouse, privy, water tank, and fences. All of which were completed during the period of significance and are considered to be contributing.

Additional changes were made to the buildings and structures throughout the 1970s. For the management of the property, maintenance facilities (BLDG – 49, BLDG – 47, BLDG – 56) were planned and constructed in the southernmost part of the property, known as the "Back 40" Area. A blacksmith shop and chicken coop were also built, though they were not historically found on the property. In 1970-1972 a stone wall was built near the James Polk Johnson barn. Around this same time, the Exhibit/Event Center (BLDG-45) was also constructed.

Today, there are a number of buildings and structures remaining within the Settlement Area landscape. Each is detailed with more information below.

The Johnson Log Cabin or The Sam Ealy Johnson, Sr. Log House (HB-7, LCS 005713)

James Provost built the west wing of the dogtrot building with a stone fireplace around 1856 and the Johnsons added the east wing in the 1860s. The cabin was constructed with hand-hewn squared oak logs with lime mortar chinking and daubed interstices. There are large end chimneys of coursed limestone, mortared with lime and red clay, on both the east and west elevations. The cabin has a gabled roof with cypress shanks and is approximately 20 feet tall.

When the cattle ranching venture failed in 1872, Sam Johnson's nephew James Polk Johnson, the namesake of Johnson City, purchased and occupied the property. He made several improvements to the cabin. John Bruckner who purchased the property from James Polk Johnson in 1882 added several rooms to the dogtrot cabin including a shed room, kitchen, dining room, and framed-ell. By 1911 the roof of the expanded structure was covered with corrugated sheet metal.

Through restoration work undertaken by the NPS in 1972, the cabin was returned to its dogtrot form with hand-hewn squared-oak logs chinked with lime mortar, a gabled roof, and massive coursed lime-end chimneys at the east and west elevations. All of the later additions made by the Bruckners were removed. The old mortar and chinking were removed, the foundation was raised and concrete footings were poured, and decayed logs were replaced with logs from other old cabins of the area. The house was rechinked and the mortar used was made in the same manner as the original mortar except that a small amount of cement was added to the sand, unslaked lime, and water mixture for durability. The two fireplaces were rebuilt using the original stone. The house was reroofed in hand-split cypress shingles made at the site.

Today plexiglass covers the entrance and windows to provide views to interpretive exhibits inside the dogtrot building. The cabin is currently furnished with artifacts that convey the domestic life of Eliza Bunton and Sam Ealy Johnson. There are wide porches on both the south and north elevations with benches and chairs for visitors.

Johnson Log Cabin Well (HB-007.A, LCS 258479)

Overlooked in the National Register nomination for the site, the log cabin well provided water for the home of Samuel Johnson and Eliza Bunton. Located immediately southeast of the log cabin (HB-7), the well is of circular limestone masonry, approximately 4 feet in diameter with stone capping. It is 18 feet deep and was likely constructed around 1856 with the expansion of the dogtrot cabin.

Johnson Log Cabin Smokehouse (HB-8, LCS 005714)

Reconstructed in 1972, the National Park Service built the Johnson log cabin smokehouse on its original site. The smokehouse has a stone foundation and hand-hewn squared oak log construction with lime mortar chinking. It has an earthen floor with a central stone-ringed smoke pit and a cedar shingle gabled roof. The smokehouse is located northeast of the Johnson log cabin and is intended to add to the 1860s historic scene in the Settlement Area. It is eligible for the National Register under Criterion Consideration E as an accurate reconstruction in a suitable environment.

Johnson Log Cabin Privy (HB-9, LCS 005715)

The privy is of squared-oak log construction, chinked with lime mortar and tree-nailed corners and a puncheon floor. The reconstruction was completed in 1972 and has a shed roof of split wood logs with alternating seams; supported by load bearing walls of hand hewn, squared oak logs with mortar chinking; and resting on limestone block piers.

Entry into the privy is achieved by stepping onto a limestone block step through a batten door on the south elevation, and onto a puncheon floor. Concealed beneath the wood seat of the privy are the electrical alarm system boxes for use by the park personnel in the Johnson log cabin. The Johnson log cabin privy is a National Park Service reconstruction, situated on its original location, northeast of the Johnson Log Cabin.

The privy is eligible for the National Register under Criterion Consideration E as an accurate reconstruction in a suitable environment.

John Bruckner Barn (HB-10, LCS 000878)

In 1884, after purchasing a portion of the Settlement Area from James Polk Johnson, Bruckner built a large two-story stone barn. It is a dogtrot style stone structure with a limestone foundation and coursed limestone walls. The limestone averages 18 inches in thickness. Stone for the barn was quarried in the hills to the south and hauled to the property in ox carts that Bruckner owned. The thick walls maintained a relatively cool environment for perishables. The barn has a wooden floor and a cedar shingle gabled roof supported by a triangular truss. The two rooms off the central breezeway are approximately 10 inches above grade. The second floor is a hayloft with a cedar plank floor and single wallboard and batten construction. The doublewide entry door is located on the north of the barn and showcases rusted hinges and vertical wooden boards. There is a single window on the east

elevation of a similar character. There are multiple windows on the second story. To the east, west, and south are shed additions of single-wall, board-and-batten construction.

The barn reflects German immigrant architecture of the period. It is considered a Pennsylvania Dutch design with narrow holes in the limestone for ventilation. The National Park Service restored the Bruckner barn in 1972.

James Polk Johnson Barn, or James Polk Johnson Stone Horse Barn (HB-11, LCS 005716)

The James Polk Johnson barn has a stone foundation and has coursed limestone walls that are approximately eight feet high, a wood and dirt floor, and a cedar shingle gabled roof.

Sometime after acquiring the Johnson Settlement Area, James Polk Johnson had this coursed stone barn erected in which to shelter several horses. Likely built between 1879 and 1881, this structure is enclosed on three sides and open to the south with wide wooden doors to access the open space. Subsequently, the east half of the building and lofts were built to provide storage space. There are narrow holes in the limestone walls for ventilation. The National Park Service restored the barn in the early 1970s, likely between 1972 and 1973. During restoration, the barn was reroofed with hand-split cypress shingles and the interior corncrib, hayloft, granary, tack room, mule stall, and wagon storage were all restored.

N.T. Stubbs Well House (HB-12, LCS 005717)

Located to the northeast of the Johnson Barn, the N.T. Stubbs Well House was restored by the National Park Service in 1972 and is of coursed limestone construction. In addition it has a stone foundation, a cedar shingled gabled roof, and a dirt floor. During restoration the building was remortared and reroofed with red cedar shingles.

Judge N.T. Stubbs, son in law of James Polk Johnson, erected the small almost square structure in the late 19th Century and used it for hot weather storage of perishable foods. Entrance into the well house is through a single wooden door on the south side of the structure.

The Eclipse Windmill (HB-78, LCS 005741)

The 21-foot tall windmill, restored by the National Park Service in 1972, has been on site since it was erected in the 1880s. As a towering symbol of the countryside, this tall yellow pine windmill is located next to the N.T. Stubbs well house and the water tank. A flowering wheel painted red and green caps the pyramidal form. The well below is capped, covered by heavy limestone slabs in which the pump shaft penetrates down to the well.

The Water Tank (HB-79, LCS 065381)

The water tank is an early 1970s (likely between 1972 and 1973) reconstruction of a water tank likely built between 1872 and 1882 that occupied the property when James Polk Johnson lived on the acreage. Intended to add to the historic scene at the Johnson Settlement Area, the reconstruction is a cypress water tank on four wooden posts and sits on a platform of rough boards. The structure, at approximately 12 feet high, is attached to the windmill with a water pipe and is used to store water. The tank itself is composed of cypress wood and is held together by six steel tension rings. Its cylindrical shape tapers toward the top.

The water tank is considered eligible under Criteria Consideration E as an acceptable reconstruction.

Fences, Pens, and Corrals

The fences, pens, and corrals at the Johnson Settlement Area are important interpretive structures and significant in organizing the property to convey the historic ranching activities of the area. They represent a significant part of National Park Service efforts to plan, manage, and interpret the Johnson Settlement Area and are also employed to demarcate the boundaries of the property.

Circulation throughout the Settlement Area is influenced by the presence of pens and corrals that also maintain horses and longhorns.

The fences, pens, and corrals were constructed between 1970 and 1972, with additional maintenance completed in the early 1980s. According to the "Johnson Settlement Fencing and Pasture Management Report" from 2001, there were no official plans and thus the fences, pens, and corrals constructed by Bobby Flickinger and his crew are in styles and locations that were based on very little information about pre-existing fencing. The crew used their best guesses and copied styles that were present in the area during frontier times. Pens and corrals, including a round pen for horse training, composed of cedar rail dominate the northern part of the Johnson Settlement Area and currently house livestock. There are also numerous pens on the eastern side of Back Forty Road to the south of the cluster of historic buildings and structures. A fence stretching north from the Exhibit/Event Center divides the eastern area undergoing native prairie restoration from the western area with the restored and reconstructed buildings. Fences are generally cedar rail fences or three-strand barbed wire, which was common around the time of Bruckner's death. The fences, pens, and corrals are central in conveying the historic land use and were constructed within the period of significance.

Chicken House Exhibit (HB-15, LCS 005719)

The chicken house is a lean-to shed approximately 8 feet in height that was built by the National Park Service as a living history exhibit. It is of simple 2x4 construction sheathed in a weathered board and batten wall. Cedar shingles cap the roof. The east elevation has a shuttered window and a wood plank door. The small chicken house sits independently about 100 feet west of the Johnson Cabin and south of the Bruckner barn. There are currently no chickens in residence. It was likely built between 1972 and 1973. Historically, there was no chicken house on the property.

Stone Wall

There is a stone wall adjacent to the James Polk Johnson barn that was constructed by the National Park Service from 6,000 tons of rock moved to the site from an existing stone wall in Blanco County in the early 1970s.

The Johnson Settlement Exhibit/Event Center (BLDG-45)

Built in 1973 this is a large administrative structure that serves as a prelude to the Johnson Settlement Area. The large two-story Exhibit/Event Center is characteristic of Texas breezeway architecture and has a concrete foundation, random ashlar-stone walls, tile floors, wood-beamed ceilings, and a cedar shake roof.

The Exhibit/Event Center is approached prior to entering the semi-circle of historic structures and serves as a comfort station in addition to housing exhibits that interpret frontier life, thus serving as an introduction to the historic area. There is a picnic area immediately east of the building and other seating available in and around the building.

The Johnson Settlement "Back 40" Wagon Storage Building (BLDG-49)

Constructed in 1974 by the National Park Service, this is a large single-wall, board-and-batten building of pole construction located at the southernmost part of the Johnson Settlement Area. The building has board-and-batten siding and a corrugated metal roof and is used for storage. The shed was originally used to store the wagons that brought visitors to the Exhibit/Event Center. This building is also listed as BLDG - 55.

Although not physically constructed during the period of significance, this building was planned during the early 1970s at a time when President Johnson was still alive and therefore, is contributing.

The Johnson Settlement "Back 40" Wagon Storage Building (BLDG-47)

Similar to the other wagon storage building in the area, BLDG-47 was also constructed in 1974 by the National Park Service. It is a single-wall, board-and-batten building of pole construction with a corrugated metal roof. It is located at the southernmost part of the Johnson Settlement Area in the Back 40 Area and is used for storage. The building was originally used to store the wagons that brought visitors to the Exhibit/Event Center.

Plans for the building were drafted in the early 1970s, though the building wasn't constructed until 1974. As a result of those early plans, the building is contributing despite its construction date.

The Johnson Settlement "Back 40" Feed Storage Building (BLDG-56)

Constructed in 1974, this is a National Park Service administrative structure. It is of frame construction, board-and-batten siding with a corrugated metal roof. The building houses animal feed and tack necessary as part of the living history exhibits at the park. Originally built as a temporary structure, the building is located at the southernmost part of the Johnson Settlement Area in the Back 40 Area.

Although not physically constructed during the period of significance, this building was planned during the early 1970s at a time when President Johnson was still alive and therefore, is contributing.

The Sprayer Storage Building (BLDG-52)

Constructed in 1977, the Sprayer Storage Building is a small shed with pole construction, board-and-batten siding, and a corrugated metal roof. It is located south of the Bruckner barn and the cluster of historic buildings, immediately to the east of Back Forty Road. It abuts a corral composed of a cedar rails, and is the only structure in this part of the property.

Various sheds

Some sheds have been added to the property for management and storage purposes. One shed is located in the middle of the dirt loop road where the volunteer recreational vehicles are parked in the "Back 40" Area. It contains laundry facilities for the volunteers. Another shed has been built to the east of to the "Back 40" Wagon Storage Building (BLDG-49).

CONTRIBUTING FEATURES:

Johnson Log Cabin (HB-7)
Johnson Log Cabin Smokehouse (HB-8)
Johnson Log Cabin Privy (HB-9)
Johnson Log Cabin Well (HB-007.A)
John Bruckner Barn (HB-10)
James Polk Johnson Barn (HB-11)
N.T. Stubbs Well House (HB-12)
Eclipse Windmill (HB-78)
Water Tank (HB-79)
Fences, Pens, and Corrals
Stone wall adjacent to the James Polk Johnson barn
Chicken House (BLDG-15)
Johnson Settlement Exhibit/Event Center (BLDG-45)
Johnson Settlement "Back 40" Storage Building (BLDG-49)
Johnson Settlement "Back 40" Storage Building (BLDG-47)
Johnson Settlement "Back 40" Tack and Feed Storage Building (BLDG-56)

NON-CONTRIBUTING FEATURES:

Sprayer Storage Building
Various recently constructed sheds

MISSING FEATURES:

Bush corral and outbuildings from Provost era
Two-story framed house near the James Polk Johnson barn (burned 1918)
Blacksmith shop

Character-defining Features:

Feature Name: Johnson Log Cabin (HB-7)

CLI Feature ID: 161576

Feature Contribution: Contributing

CRIS-HS Resource ID: 5713

CRIS-HS Resource Name: Johnson Log Cabin

CRIS-HS Resource Number: HB-007

FMSS Record Type: Location

FMSS Record Number: 14616

Feature Name: Johnson Log Cabin Smokehouse (HB-8)

CLI Feature ID: 161556

Feature Contribution: Contributing

CRIS-HS Resource ID: 5714

CRIS-HS Resource Name: Johnson Log Cabin Smokehouse

CRIS-HS Resource Number: HB-008

FMSS Record Type: Location

FMSS Record Number: 66290

Feature Name: Johnson Log Cabin Privy (HB-9)
CLI Feature ID: 161558
Feature Contribution: Contributing
CRIS-HS Resource ID: 5715
CRIS-HS Resource Name: Johnson Log Cabin Privy
CRIS-HS Resource Number: HB-009
FMSS Record Type: Location
FMSS Record Number: 66293

Feature Name: Johnson Log Cabin Well (HB-007.A)
CLI Feature ID: 161574
Feature Contribution: Contributing
CRIS-HS Resource ID: 258479
CRIS-HS Resource Name: Johnson Log Cabin Well
CRIS-HS Resource Number: HB-007.A

Feature Name: John Bruckner Barn (HB-10)
CLI Feature ID: 161554
Feature Contribution: Contributing
CRIS-HS Resource ID: 878
CRIS-HS Resource Name: John Bruckner Barn
CRIS-HS Resource Number: HB-010
FMSS Record Type: Location
FMSS Record Number: 14609

Feature Name: James Polk Johnson Barn (HB-11)
CLI Feature ID: 161546
Feature Contribution: Contributing

Feature Name: N.T. Stubbs Well House (HB-12)
CLI Feature ID: 161544
Feature Contribution: Contributing

CRIS-HS Resource ID: 5717
CRIS-HS Resource Name: N.T. Stubbs Well House
CRIS-HS Resource Number: HB-012
FMSS Record Type: Location
FMSS Record Number: 66295

Feature Name: Eclipse Windmill (HB-78)
CLI Feature ID: 161550
Feature Contribution: Contributing
CRIS-HS Resource ID: 5741
CRIS-HS Resource Name: Eclipse Windmill
CRIS-HS Resource Number: HB-078
FMSS Record Type: Asset
FMSS Record Number: 16718

Feature Name: Water Tank (HB-79)
CLI Feature ID: 161562
Feature Contribution: Contributing
CRIS-HS Resource ID: 65381
CRIS-HS Resource Name: Water Tank
CRIS-HS Resource Number: HB-079
FMSS Record Type: Asset
FMSS Record Number: 16717

Feature Name: Fences, Pens, and Corrals
CLI Feature ID: 161570
Feature Contribution: Contributing

Feature Name: Stone wall adjacent to J.P. Johnson Barn
CLI Feature ID: 161564
Feature Contribution: Contributing

Feature Name: Chicken House (BLDG-15)
CLI Feature ID: 161572
Feature Contribution: Contributing

Feature Name: Settlement Exhibit/Event Center (#45)
CLI Feature ID: 161560
Feature Contribution: Contributing

Feature Name: Settlement "Back 40" Storage Bldg (#49)

CLI Feature ID: 161568

Feature Contribution: Contributing

Feature Name: Settlement "Back 40" Storage Bldg (#47)

CLI Feature ID: 161552

Feature Contribution: Contributing

Feature Name: "Back 40" Tack/Feed Storage Bldg (#56)

CLI Feature ID: 161548

Feature Contribution: Contributing

Feature Name: Sprayer Storage Building

CLI Feature ID: 161542

Feature Contribution: Non contributing – compatible

Feature Name: Various recently constructed sheds

CLI Feature ID: 161578

Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Restored windmill (HB-78), reconstructed water tank (HB-79), and restored N.T. Stubbs well house (HB-12), facing north (Source: M. Frisbie).



Restored James Polk Johnson barn (HB-11), facing southwest (Source: M. Frisbie).



Restored Johnson log cabin (HB-7), facing northeast (Source: M. Frisbie).



Restored Johnson log cabin (HB-7), facing southeast (Source: M. Frisbie).



Restored Bruckner barn (HB-10), facing southeast (Source: M. Frisbie).



Reconstructed Johnson privy (HB-9), facing northeast (Source: M. Frisbie).



Reconstructed Johnson smokehouse (HB-8), facing north (Source: M. Frisbie).



Johnson Settlement Area Exhibit/Event Center (BLDG-45), facing west (Source: M. Frisbie).



Reconstructed stone wall adjacent to the James Polk Johnson barn, facing southwest (Source: M. Frisbie).



"Back 40" tack and feed storage building (BLDG-56), facing north (Source: Author).



*"Back 40" area maintenance building (BLDG-49), and small shed to the east, facing south
(Source: M. Frisbie).*



*Fences south of the cluster of reconstructed and restored buildings and structures, facing south
(Source: M. Frisbie).*



Circular horse corral located near the northern boundary of the Johnson Settlement Area, facing northeast (Source: M. Frisbie).

Landscape Characteristic:
Circulation

Circulation through the Johnson Settlement Area serves an important role in framing and organizing the visitor experience.

The routes, materials, and general nature of the circulation features from the latter half of the 19th Century are unknown. They likely consisted of informal dirt paths connecting the various elements on the property together, such as from the log cabin (HB-7) to the Bruckner barn (HB-10) or from the log cabin to various corrals. There were likely other informal circulation routes that existed as a result of frequent use and necessity, such as perhaps to Town Creek.

Photographs from the early 1970s indicate that the National Park Service had established the dirt footpath nature trail around the cluster of restored and reconstructed buildings by 1972. When the Johnson Settlement Area opened to the public in 1974, the National Park Service Visitor Center was located on Elm Street in Johnson City, which created circulation routes extending into the site from within Johnson City. Also by this time, the National Park Service had built a wagon road for wagon tours of the Settlement Area that diagonally crossed the eastern part of the property, from the northeast entrance at Elm Street to the Exhibit/Event Center (BLDG-45). This wagon road was abandoned in 1986.

Since the Visitor Center has changed locations, Ladybird Lane rather than Elm Street is now the main point of entry into the Johnson Settlement Area. However, the former entrance into the Settlement Area from Elm Street still exists and is still in use, though to a lesser degree.

Today, contemporary circulation routes have been designed by the National Park Service to move visitors through the landscape, around the open pasture, and in and around the historic buildings and structures in an organized fashion for maximum historic interpretation and minimal environmental disturbance.

Parking for the Johnson Settlement Area is both at the Visitor Center in Johnson City and at a small semi-circular dirt lot at the northwest corner of the property. Thus, there is minimal vehicular circulation anywhere at the Johnson Settlement Area. Extending south from Main Street, the major exception is Back Forty Road that connects Main Street to the "Back 40" Area. It is a one-lane gravel road that can also be accessed from a footpath to the west of the Bruckner barn (HB-10). The Back Forty Road leads south past the cluster of historic buildings and structures and further south past large pastures with a series of corrals on the eastern side that contains longhorns. It then leads to the "Back 40" area where the maintenance facilities are located.

Upon heading south into the "Back 40" area, the gravel road crosses Town Creek and then heads east and forms a loop around a grassy island that houses the "Back 40" maintenance buildings. A smaller teardrop shaped dirt loop road extends off the eastern tip of the Back 40 Road and leads to the Volunteers in Parks campground and recreational vehicle parking area for volunteers. There is another small dirt loop road that extends to the northeast from the campground loop which leads to a dump site.

Pedestrian circulation at the Johnson Settlement Area can be broadly divided into two main areas: (1) The open pasture of tall grass prairie on the eastern side of the historic area, and (2) The cluster of historic buildings and structures on the western side of the historic area.

The Johnson Settlement Area is approached by city sidewalk. The sidewalk leads to Town Creek, a riparian corridor lined with a grove of trees. Upon crossing over the creek by footbridge, the dirt footpath enters into the open pastureland with tall prairie grasses. Upon entering the tall-grass prairie pasture area, the footpath becomes a loop trail. This path, dating to the early 1970s, is very similar to its 1970s configuration, with minor alterations due to the ongoing native prairie restoration. The visitor can choose to either go left or right (south or north, respectively) as the path leads around the pastureland that dominates the entire eastern portion of the Johnson Settlement Area. To both the north and south the path is approximately 4 feet wide and initially mirrors Town Creek. To the west of the trail is the open pasture and to the east is a grove of trees.

Both the northbound and southbound paths eventually veer west in line with adjacent fences and trees. Both dirt paths continue west toward the area dominated by the cluster of historic buildings and structures navigating around the large pasture undergoing native prairie restoration. The width of the footpath generally fluctuates between 4 and 6 feet wide.

As the southern portion of the loop footpath heads west, it reaches the Johnson Settlement Area Exhibit/Event Center (BLDG-45) and picnic area located west of the open prairie. The picnic area is located immediately east in front of the Exhibit/Event Center building that has a north-south orientation. The picnic area is located within a grassy circle and is surrounded by a wider dirt loop path that is intersected by the original footpath. This wider dirt loop path surrounding the picnic area is a service road that connects the Exhibit/Event Center and picnic area to the northern part of the footpath adjacent to the pens and corrals that line the northern border of the Johnson Settlement Area. This north-south road and fence form a divide between the tall grass prairie in the east and the short grass area with historic buildings and structures in the west.

At the Exhibit/Event Center (BLDG-45), the footpath leads through the breezeway and accesses the exhibit halls and restrooms of the building. From here, the footpath winds further west away from the Exhibit/Event Center and south over Town Creek by way of a small footbridge to the Johnson log cabin (HB-7). Thereafter it winds west and north to the Bruckner barn (HB-10). The path approaches the eastern side of the barn and encircles both the south and north elevations of the barn and through its breezeway, inviting the visitor to view farm tools on display. Thereafter, the path heads north past the corrals that contain horses associated with the adjacent James Polk Johnson barn (HB-11). The barn cannot be entered but visitors can stray from the path and approach the adjacent pens that contain horses.

Past the James Polk Johnson barn (HB-11), the path heads north before veering east at the site of the windmill (HB-78), well house (HB-12), and water tank (HB-79). Immediately west of the location of the windmill, well house, and water tank there is path extension that leads north from the dirt footpath

to Main Street. This path connects the loop footpath to a small semi-circular dirt parking area to the north that is adjacent to Main Street/Highway 290. In this parking area there is minimal landscaping and there are no formal designated parking spaces. Visitors can leave their automobiles right off of the main thoroughfare of Johnson City and walk down this path extension to the main loop footpath.

A cedar rail fence divides the semi-circular parking area from the Settlement Area extension path leading to the cluster of buildings. This fence can be opened and vehicles can access the aforementioned service road to the Exhibit/Event Center (BLDG-45) for official gatherings by driving along the northern part of the dirt path.

The dirt path heads east from the windmill (HB-78), water pump (HB-79), and well house (HB-12), and continues east just south of a series of pens and corrals that hold longhorns. The far sides of these corrals are the northern boundary of the Johnson Settlement Area and abut private property. Shortly thereafter the path intersects with the aforementioned wider north-south dirt service road that accesses the picnic area and Exhibit/Event Center (BLDG-45) to the south.

Thereafter the path reenters the pasture area undergoing tall-grass prairie restoration and loops back around the exterior of the pasture near the property boundary. Toward the eastern side of the property, remnants of the original wagon road are visible and accessible from the footpath. Although it is somewhat overgrown, the dirt wagon road can be traced diagonally through the pasture from the northeast part of the property southwest to the Exhibit/Event Center (BLDG-45).

Following the dirt path east, upon reaching Town Creek there is the option to follow the path through a metal gate to Elm Street and leave the Johnson Settlement Area. This was the original Johnson Settlement Area entrance and exit when the Visitor Center was located on Elm Street and Avenue G. The other option is to continue south on the dirt path to complete the loop and cross the footbridge over Town Creek back to Ladybird Lane.

CONTRIBUTING FEATURES:

Dirt pedestrian loop path
Footbridges
Back Forty Road
Dirt loop road leading to volunteer campground
Remnants of the original wagon road

NON-CONTRIBUTING FEATURES:

Johnson City sidewalks

UNDETERMINED FEATURES:

Dirt road leading to dump site

Character-defining Features:

Feature Name:	Dirt pedestrian loop path
CLI Feature ID:	161825
Feature Contribution:	Contributing

Feature Name: Footbridges
CLI Feature ID: 161824
Feature Contribution: Contributing

Feature Name: Back Forty Road
CLI Feature ID: 161828
Feature Contribution: Contributing

Feature Name: Dirt loop road to volunteer campground
CLI Feature ID: 161566
Feature Contribution: Contributing

Feature Name: Remnants of the original wagon road
CLI Feature ID: 161826
Feature Contribution: Contributing

Feature Name: Johnson City sidewalks
CLI Feature ID: 161827
Feature Contribution: Non contributing – compatible

Feature Name: Dirt road leading to dump site
CLI Feature ID: 161600
Feature Contribution: Undetermined

Landscape Characteristic Graphics:



Southern part of dirt loop footpath around tall grass prairie near the entrance to the Johnson Settlement Area, facing west (Source: M. Frisbie).



North-south dirt access road dividing tall grass prairie on the east (right) from short grass area with historic buildings and structures to the west (left), facing north (Source: M. Frisbie).



Intersection of north-south dirt access road from the Exhibit/Event Center (BLDG-45) with the east-west dirt footpath, facing south (Source: M. Frisbie).



Small footbridge over the end of Town Creek tributary, with south elevation of Johnson log cabin (HB-7) visible in background, facing west (Source: M. Frisbie).



Dirt loop footpath meandering through the northern section of the pasture undergoing prairie restoration with private property located between NPS property and Main Street visible in the background, facing north (Source: M. Frisbie).



Remnants of the original wagon road through the pasture currently undergoing restoration, with Exhibit/Event Center in background, facing southwest (Source: M. Frisbie).



Remnants of the original wagon road as seen from the main dirt footpath around the pasture, facing southwest (Source: M. Frisbie).



Semi-circular parking area in northwest part of the property, located immediately off of Main Street, facing south (Source: M. Frisbie).



Semi-circular parking area immediately off of Main Street, facing west (Source: M. Frisbie).



Back Forty Road, facing south (Source: M. Frisbie).



Volunteers in Parks campground dirt loop road off of Back Forty Road, facing east (Source: M. Frisbie).



Dirt loop road extending northeast from the Volunteers in Parks campground loop leading to dump site in "Back 40" Area, facing northeast (Source: M. Frisbie).

**Landscape Characteristic:
Cluster Arrangement**

Several distinct yet interrelated parts characterize the cluster arrangement and spatial organization of the Johnson Settlement Area. The cluster arrangement of the landscape was shaped gradually as buildings and structures were added to the property throughout the period of significance.

The Johnson Settlement Area historically was a ranching and farming complex, which is reflected in the cluster arrangement of the buildings, structures, fences, and corrals that were influenced by the natural systems and features of the landscape. Over time buildings and structures were constructed within a concentrated area, creating a half-circle of buildings that responded to the needs of the changing agricultural and farming landscape.

Today, the close relationship between the buildings is characteristic of a working agricultural landscape. All buildings are all within immediate visual range and walking distance from one another. Fences and corrals add to the historic nature of the scene and also create enclosed spaces. The numerous fences, pens, and corrals are generally clustered on the northern edges of the property, as well as on the western side next to the James Polk Johnson barn (HB-11). In some instances, rows of trees are immediately south of the footpath creating a visual break between areas. The rows of trees around the Settlement Area influence the views and vistas and the way the landscape is experienced. The area is also characterized by cut grass to the east of the buildings that extends to the Exhibit/Event Center (BLDG-45). Nearby is a picnic area. Farther east, north-south dirt access road separates the Exhibit/Event Center (BLDG-45) and a 15-acre area undergoing native prairie restoration. This prairie restoration area is primarily characterized by tall grasses, a few scattered trees, and open views into and around the area. Other notable features include benches, fences, and a loop footpath.

During the early 1970s the National Park Service converted the property into an historic and interpretive landscape and thus added the necessary maintenance and management facilities to the Johnson Settlement Area. This is reflected in the cluster arrangement of the "Back 40" Area where the maintenance facilities are located within close range of the restored and reconstructed buildings, but are out of view from visitors. The maintenance buildings of the "Back 40" Area are clustered on a grassy island accessed from and encircled by Back Forty Road. Also, the Volunteers in Parks campground is located in the "Back 40" Area. The Volunteers in Parks campground is a loop dirt road with four concrete pads suitable for RV parking. The "Back 40" Area cluster is out of visual range from the historic buildings of the property and key in the management and maintenance of the interpretive landscape.

CONTRIBUTING FEATURES:

- Clusters of pens and corrals
- Pastures
- Picnic Area
- Boundary fences
- Clusters of pastures
- Cluster of historic buildings and structures
- Clusters of circulation routes
- Cluster of Back 40 area buildings

NON-CONTRIBUTING FEATURES:

N/A

Character-defining Features:

Feature Name: Clusters of pens and corrals
CLI Feature ID: 161594
Feature Contribution: Contributing

Feature Name: Pastures
CLI Feature ID: 161604
Feature Contribution: Contributing

Feature Name: Picnic Area
CLI Feature ID: 161602
Feature Contribution: Contributing

Feature Name: Boundary fences
CLI Feature ID: 161592
Feature Contribution: Contributing

Feature Name: Clusters of pastures
CLI Feature ID: 161596
Feature Contribution: Contributing

Feature Name: Cluster of historic buildings/structures
CLI Feature ID: 161606
Feature Contribution: Contributing

Feature Name: Clusters of circulation routes
CLI Feature ID: 161598
Feature Contribution: Contributing

Feature Name: Cluster of Back 40 area buildings
CLI Feature ID: 161608
Feature Contribution: Contributing

Landscape Characteristic Graphics:



Cluster of historic reconstructions and restorations with Johnson privy (HB-9) and smokehouse (HB-9), Johnson log cabin (HB-7), and the Bruckner barn (HB-11), from left to right, facing south (Source: M. Frisbie).



Cluster of historic restorations and reconstructions with water tank (HB-79), windmill (HB-78), Bruckner barn (HB-10), and James Polk Johnson barn (HB-11) and fences, from left to right, facing south (Source: M. Frisbie).

**Landscape Characteristic:
Constructed Water Features**

Constructed water features at the Settlement Area are limited. The only known feature is a well of coursed limestone, approximately 18 feet deep and 4 feet wide, which is located to the immediate southeast of the Johnson cabin and was reported by Fred Bruckner to have been dug by the Johnsons. It is currently covered over.

CONTRIBUTING FEATURES:
Johnson log cabin well (HB-007.A; LCS ID: 258479)

NON-CONTRIBUTING FEATURES:
N/A

Character-defining Features:

Feature Name:	Johnson log cabin well
CLI Feature ID:	161610
Feature Contribution:	Contributing
CRIS-HS Resource ID:	258479
CRIS-HS Resource Name:	Johnson Log Cabin Well
CRIS-HS Resource Number:	HB-007.A

Landscape Characteristic Graphics:



Historic water well (HB-7.A) located southeast of the Johnson log cabin, facing northwest (Source: M. Frisbie).



Historic water well (HB-7.A) located southeast of the Johnson log cabin (HB-7) with pen and smokehouse (HB-8) in background, facing northeast (Source: M. Frisbie).

**Landscape Characteristic:
Cultural Traditions**

The Johnson Settlement Area is interpreted and preserved by the National Park Service to communicate the cultural traditions associated with frontier living and the development of working agricultural landscapes of central Texas in the late 19th Century. As the home and headquarters of former president Lyndon B. Johnson's paternal grandparents' cattle ranching operation, the Johnson Settlement Area is particularly associated with the frontier heritage of former president Lyndon B. Johnson, a significant figure in American politics.

These agricultural traditions are part of the westward expansion of the United States as settlers moved into the central Texas frontier and set up cattle ranches in the vast territory. These migrations to central Texas and cattle drives up the Chisholm Trail to Kansas in turn affected the development of the economy and cultures of the region. These agricultural practices distinctly influenced the development of the land use and, in turn, the landscape. Thus, the numerous reconstructed fences, pens, and corrals, and livestock throughout the property contribute in interpreting the associated cultural traditions.

The Johnsons were among the first individuals to settle in the area, eventually setting up their ranching operations south of the Pedernales River. The Johnson Settlement Area interprets cultural traditions associated with the domestic and working aspects of frontier life. This is accomplished through the presence of related artifacts that are on display in the Johnson cabin in addition to through the display of farm tools at the Bruckner barn. Additionally, horses and longhorn cattle are showcased at the property, continuing the tradition of livestock grazing within the region.

Cultural traditions can also be discerned through the associated vernacular architectural styles at the Settlement Area, such as the Texas dogtrot log cabin and barns. These architectural forms are representative of a large-scale working agricultural landscape, and are associated with particular cultural groups. Again, the cultural traditions at the Settlement Area represent the agricultural traditions of ranching and farming communities, in addition to traditions associated with frontier living.

CONTRIBUTING FEATURES:

Continued presence of cattle and horses in the landscape
Division of land by fences and corrals
Traditional use of open range pasture
Buildings and structures representative of a large-scale working agricultural landscape

NON-CONTRIBUTING FEATURES:

N/A

Landscape Characteristic Graphics:



A longhorn resting in one of the several corrals located to the east of Back Forty Road, facing southeast (Source: M. Frisbie).



The architectural forms of the N.T. Stubbs well house (HB-12), water tank (HB-79), and windmill (HB-78) are important cultural traditions of the area, facing southeast (Source: M. Frisbie).

**Landscape Characteristic:
Land Use**

The Johnson Settlement Area has been thoroughly influenced by its land uses. The land has been used as a homestead and working agricultural landscape, as the headquarters of Lyndon Johnson's grandparents ranching operation in the 1860s, in addition to later use as a farming site in the 20th century. Since the 1970s, the landscape has been used as an historic interpretive site managed by the National Park Service. These principal activities on the land have formed, shaped, and organized the landscape of the Johnson Settlement Area throughout its period of significance.

Upon the arrival of Anglo settlers, the open range of central Texas was converted into a working landscape for the grazing of livestock with accompanying infrastructural needs such as widespread fences and corrals for holding the animals. In order to sustain ranching activities, various buildings and structures were constructed over time, including a dwelling for the owners of the ranch to reside in the remote setting. Other structures necessary for the execution of ranching operations such as barns were also added.

The land uses have in turn profoundly influenced the vegetation, the types of buildings and structures, cultural traditions, overall spatial organization, and small-scale features found throughout the property. The landscape was shaped to accommodate human settlement in a remote frontier environment, which entailed harnessing the land.

Only a portion of the original range has been preserved and the growth of Johnson City around the Settlement Area has affected the historically rural setting. Today, the National Park Service manages the property as an interpretive historic landscape that communicates the history and culture of the working frontier. While the historic and original land uses are no longer in operation, their history and influence are preserved through the Johnson Settlement Area that President Johnson was involved with acquiring and planning. The historic land uses are made visible through the interpretation of the property, with an emphasis on the remaining buildings and structures and landscape.

The National Park Service also uses the land for administrative purposes in order to manage the property. The "Back 40" Area contains maintenance facilities that are essential in the administration of the Johnson Settlement Area as an interpretive site. The "Back 40" Area is located near the southern boundary of the property, out of visual range from the historic section, demonstrating a division of land uses by the National Park Service in the management of the Johnson Settlement Area.

CONTRIBUTING FEATURES:

Agricultural land use
Interpretive and recreational land use
National Park Service administrative use

NON-CONTRIBUTING FEATURES:

N/A

Landscape Characteristic Graphics:



A longhorn grazing in a corral, facing north (Source: M. Frisbie).



Pens and corrals in the northern region of the Johnson Settlement Area with Johnson City in background, facing northwest (Source: M. Frisbie).



The James Polk Johnson barn (HB-11) and adjacent corral, facing north (Source: M. Frisbie).

Landscape Characteristic:
Natural Systems and Features

As an historic interpretive agricultural landscape, the natural systems and features of the Johnson Settlement Area are central in the development and history of the property. Historically, the site was a tall grass prairie and oak savannah. This extensive tall grass prairie found by settlers upon arrival in central Texas was considered ideal for cattle grazing.

Town Creek runs northeast through the Settlement Area and, while not a dominant feature, access to water was undoubtedly necessary for the settlers and their activities. Town Creek was and is a riparian corridor on the property that supports various types of vegetation while providing food and a habitat for local species.

Today, a flat open pasture dominates the physical space of the Johnson Settlement Area that is dotted with other features such as buildings and structures. The grasslands have been divided into eight pastures for management purposes that have different conservation and restoration plans according to their use, many of which have been undergoing restoration of native grasses and plants since the 1970s. Much of the vegetation, as part of the natural systems, has been compromised since the early ranching days and restoring the vegetation is a major area of focus in ongoing efforts to preserve the landscape.

Within the Settlement Area property are tall grass prairies that are undergoing restoration, short grasses around the historic buildings and structures, and pastures maintained for grazing that run along the east side of Back Forty Road. As noted above, Town Creek runs through the property and is a riparian corridor.

Preserving the natural systems and features has been a major effort in National Park Service Management of the Johnson Settlement Area.

For additional information, see Vegetation and Land Use.

CONTRIBUTING FEATURES:

Town Creek
Native vegetation
Tall grass prairie
Flat topography

NON-CONTRIBUTING FEATURES:

Non-native vegetation since the 1970s

Character-defining Features:

Feature Name: Town Creek

CLI Feature ID: 161612

Feature Contribution: Contributing

Feature Name: Native vegetation

CLI Feature ID: 161614

Feature Contribution: Contributing

Feature Name: Tall grass prairie

CLI Feature ID: 161616

Feature Contribution: Contributing

Feature Name: Flat topography

CLI Feature ID: 161620

Feature Contribution: Contributing

Feature Name: Non-native vegetation since the 1970s

CLI Feature ID: 161618

Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Town Creek from the footbridge west of Nugent Avenue crossing into Johnson Settlement Area, facing north (Source: M. Frisbie).



Flat open grassy area amidst historic buildings and structures with well house and cedar rail fences visible, facing northeast (Source: M. Frisbie).

**Landscape Characteristic:
Small Scale Features**

There are numerous small-scale features throughout the Johnson Settlement Area, some of which add to the historic scene, while others serve visitor and utilitarian functions.

Historically, it can be assumed that the small-scale features at the property reflected articles necessary to sustain daily life on the frontier. There were likely tools, such as farm utensils, wagons, and other materials and items necessary for maintaining a large-scale working agricultural landscape. There were also likely items and furnishings that reflected domestic life, such as those required for cooking, sewing, cleaning, and eating.

Currently, there are numerous small-scale features on display. Within the Johnson log cabin (HB-7), visible through the windows and doors that are currently covered with plexiglass, are items that communicate frontier domestic life, such as beds, a sewing machine, books, cookware. Around the log cabin are numerous barrels, wooden seating, and firewood.

In the open shed on the southern side of the Bruckner barn (HB-10), farming implements and a carriage are on display, contributing to the historic scene. There are also two hitching posts to which horses could be tethered.

The National Park Service has added numerous modern small-scale features for visitor convenience such as lights, utilities, and trash receptacles. There are benches placed throughout the Settlement Area including around the dirt footpath around the pasture. There is a picnic area with related amenities on the eastern side of the Exhibit/Event Center (BLDG-45).

Numerous signs have been added to the Johnson Settlement Area for wayside exhibits, interpretive and directional signs, and notices regarding appropriate behavior on the site particularly toward the livestock. There is also a Texas historic marker sign at the north parking area immediately off of Main Street.

A native grasses demonstration with extensive signage has been installed just east of the corrals near the northern boundary of the property. These small demonstration plots are lined with limestone and each has an interpretive sign with an image and text containing both common and Latin names of plant species.

In the "Back 40" Area there are numerous pieces of equipment used for maintenance of the property. There is feed for livestock, plows, and trailers in addition to other tools. In the Volunteers in Parks campground there are picnic tables, concrete slabs, and recycling bins.

CONTRIBUTING FEATURES:

Farm tools on display at the Bruckner Barn
Carriage on display at the Bruckner Barn

NON-CONTRIBUTING FEATURES:

Benches
Utilities
Picnic tables
Trash receptacles
Light fixtures
Wayside exhibits
Signage
Limestone rocks at native grasses demonstration garden
Modern maintenance equipment, including trailers and tractors, in "Back 40" Area
Concrete slabs and recycling bins in Volunteers in Parks campground
Fire ring
Hoses and spigots for watering horses

NON-CONTRIBUTING / COMPATIBLE FEATURES:
Barrels, wooden seating, and firewood at Johnson log cabin
Wooden benches and chairs around historic buildings
Hitching posts

FEATURES MANAGED AS A CULTURAL RESOURCE:
Texas historic marker sign

Character-defining Features:

Feature Name:	Farm tools at Bruckner Barn
CLI Feature ID:	161640
Feature Contribution:	Contributing
Feature Name:	Carriage at Bruckner Barn
CLI Feature ID:	161638
Feature Contribution:	Contributing
Feature Name:	Benches
CLI Feature ID:	161646
Feature Contribution:	Non contributing – compatible
Feature Name:	Utilities
CLI Feature ID:	161636
Feature Contribution:	Non contributing – compatible
Feature Name:	Picnic tables
CLI Feature ID:	161632
Feature Contribution:	Non contributing – compatible

Feature Name: Trash receptacles
CLI Feature ID: 161626
Feature Contribution: Non contributing – compatible

Feature Name: Light fixtures
CLI Feature ID: 161628
Feature Contribution: Non contributing – compatible

Feature Name: Wayside exhibits
CLI Feature ID: 161648
Feature Contribution: Non contributing – compatible

Feature Name: Signage
CLI Feature ID: 161642
Feature Contribution: Non contributing – compatible

Feature Name: Limestone rocks at demo garden
CLI Feature ID: 161622
Feature Contribution: Non contributing – compatible

Feature Name: Modern maintenance equipment
CLI Feature ID: 161630
Feature Contribution: Non contributing – compatible

Feature Name: Concrete slabs and recycling bins
CLI Feature ID: 161624
Feature Contribution: Non contributing – compatible

Feature Name: Fire ring
CLI Feature ID: 161644
Feature Contribution: Non contributing – compatible

Feature Name: Hoses and spigots
CLI Feature ID: 161676
Feature Contribution: Non contributing – compatible

Feature Name: Barrels, wooden seating, and firewood
CLI Feature ID: 161678
Feature Contribution: Non contributing – compatible

Feature Name: Wooden benches/chairs at bldgs (compat)
CLI Feature ID: 161684
Feature Contribution: Non contributing – compatible

Feature Name: Hitching posts (compatible)
CLI Feature ID: 161682
Feature Contribution: Non contributing – compatible

Feature Name: Texas historic marker sign (managed as)
CLI Feature ID: 161680
Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Bench along the dirt footpath heading east toward Town Creek, with Johnson City visible in background, facing east (Source: M. Frisbie).



Picnic area with tables with trash receptacles, east of the Exhibit/Event Center (BLDG-45), facing southwest (Source: M. Frisbie).



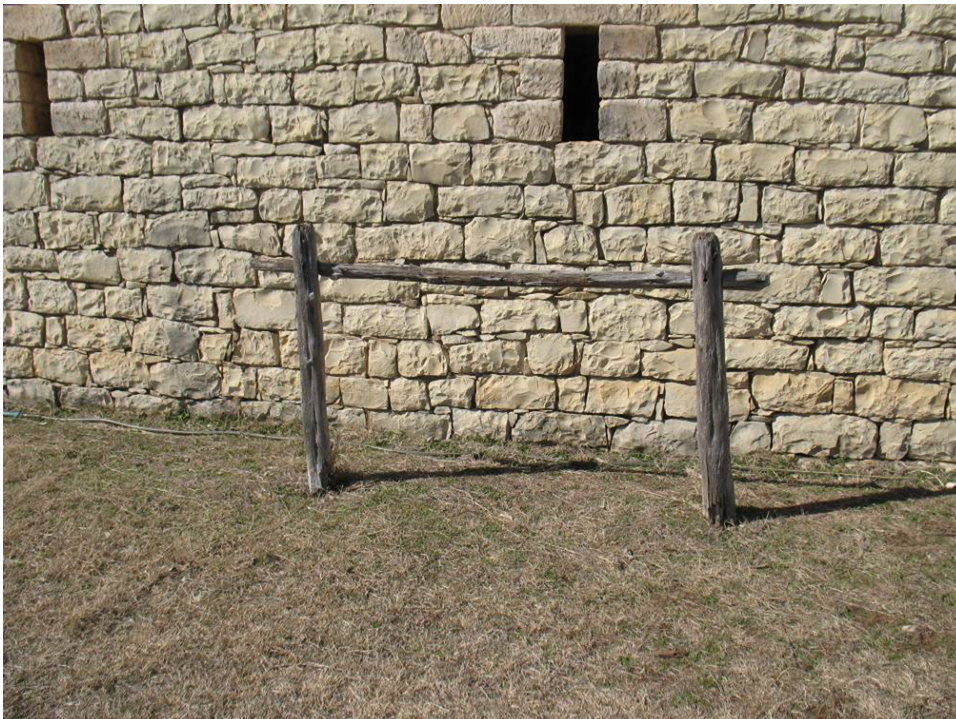
Warning sign regarding grazing longhorns outside of corrals located south of the cluster of restored and reconstructed buildings, facing south (Source: M. Frisbie).



Directional signage located in the northern parking area off of Main Street, facing south (Source: M. Frisbie).



An example of a wayside interpretive sign at the Johnson Settlement Area, facing west (Source: M. Frisbie).



Hitching post along the eastern elevation of the James Polk Johnson barn (HB-11), facing west (Source: M. Frisbie).



Farm tools on display outside of the southern elevation of the Bruckner barn (HB-10), facing west (Source: M. Frisbie).



Carriage on display outside of the southern elevation of the Bruckner barn (HB-10), facing northeast (Source: M. Frisbie).



Utilities in the "Back 40" Area, facing west (Source: M. Frisbie).

**Landscape Characteristic:
Spatial Organization**

See Cluster Arrangement and Circulation.

**Landscape Characteristic:
Topography**

The topography of the Johnson Settlement Area is flat with perhaps only a slight slope in some areas. There are few variations in the landscape and virtually no changes have been made to the historic ground plane. The only notable changes is that the National Park Service has added a few drainage ditches to the landscape, only slightly altering the topography.

CONTRIBUTING FEATURES:

Flat, gently sloping topography

NON-CONTRIBUTING FEATURES:

Small-scale changes in topography for drainage ditches

Landscape Characteristic Graphics:



Flat topography as viewed from Back Forty Road with Bruckner barn (HB-10) visible, facing northeast (Source: M. Frisbie).



View of relatively flat topography and tall grass prairie pasture area with the Exhibit/Event Center (BLDG-45) in the background, facing south (Source: M. Frisbie).

**Landscape Characteristic:
Vegetation**

The vegetation at the Johnson Settlement Area has undergone many changes throughout its history due to the nature of the working landscape and interventions as an interpretive landscape managed by the National Park Service.

Conclusions about the plants that grew in the Johnson Settlement Area in the mid-19th Century can be drawn from what is known generally about the regional vegetation and land uses during that time. The historic vegetation in this area is believed to have been a tall grass prairie and oak savannah. The overstory shaded 10 to 15 percent of the area and consisted primarily of live oak and post oak, while the understory was dominated by little bluestem, and in lesser amounts indiagrass, big bluestem, Canada wildrye, vine-mesquite, tall dropseed, and feathery bluestems.

Before the arrival of settlers, central Texas is believed to have been an open range of tall grasses that grew for miles. Consequent overgrazing of livestock by homesteaders quickly exhausted and diminished this resource. The first fences in the region were built in 1853, composed of cedar rails or rocks, which led to the enclosure of livestock in concentrated areas. No methods of rotation were used and overstocking occurred without knowledge of its effects on the vegetation. Thus the forage grasses were killed out by overuse with numerous other consequences such as soil erosion and runoff.

Due to the compromised nature of the historic vegetation over the years and its central role in interpreting the site, the vegetation at the Johnson Settlement Area has been a major issue in management efforts by the National Park Service. As such several conservation plans, vegetation inventories and reports, and analyses of how to accomplish successful prairie restoration have been executed since the National Park Service acquired the property.

A pecan grove was planted during the first half of the 20th Century and has since been thinned by the National Park Service after obtaining the property. The former pecan orchard is representative of an altered mesic grassland on the Edwards Plateau and thus the National Park Service decided to systematically remove it to restore the pre-settlement appearance. Cedar also became a problem within the area around the 1930s.

By 1976 a Native Grasses program was established at the Johnson Settlement Area and it was recommended that all seeded areas be deferred from livestock grazing for two growing seasons until plants were established. Most areas were older fields in poor to fair soil condition due to overuse. It was deemed necessary to control weedy plants for several years to insure seedling survival.

By 1978 the National Park Service continued to thin the pecan orchard to a less dense makeup and overseeded the ground plane with a mixture of native grasses (Native Prairie Restoration and Monitoring on the Lyndon B. Johnson National Historical Park Johnson City, Texas).

By 1980, it was reported that 20-30% of total vegetation was native tall grass prairie species. The remainder of the vegetation in the area was comprised of invasive species or pioneer plants (Soil Conservation Service Assessment).

In 1986 an historic vegetation study was conducted for the entire park that concluded, "The cypress trees that grow along a drainage through and adjacent to the site are of special interest and value both historically and environmentally. Because of its value for timber, much of the cypress in the region has been severely cut for building and construction. The large live oaks on the property have not been dated, and it is not known whether any of them were in place during the historic period" (Carls and Gardner 1986, 20).

In 1997, researchers from the University of Texas at Austin conducted a vegetation inventory with the aim of returning the vegetation composition within the Settlement Area to the pre-Settlement appearance. The project objectives included: "reestablishing native late-successional grasses and

forbs into the area, reducing the abundance and attempting to eliminate Johnsongrass and KR Bluestem, assessing the woody plant species on site and developing a plan to reduce unwanted species, and developing a vegetation monitoring system to evaluate the rate and direction of vegetation change on the site" (Native Prairie Restoration and Monitoring on the Lyndon B. Johnson National Historical Park, Johnson City, Texas). The same assessment found that reseeding attempts had been largely unsuccessful due to drought but that Johnsongrass had been substantially reduced. Subsequently, a vegetation monitoring system was developed for the management of the property.

By 1999, further prairie restoration was undertaken in the 15 acres near the Exhibit/Event Center (BLDG-45), in the eastern part of the property (LBJ National Historical Park Archives). Prairie restoration continues today throughout the Settlement Area with multiple monitoring and reporting efforts.

At an unknown time, though likely within the last decade, a native plant demonstration walk was constructed in the northern part of the property, north of the dirt footpath and directly north of the Exhibit/Event Center (BLDG-45). Individual plots have examples of native plants and grasses with small interpretive signs with each plant's common and Latin names.

Today, the National Park Service intends to keep the majority of the Johnson Settlement Area as a natural area with native plants. The park's target floral composition, typical of a Edwards Plateau clay-loam range site, is predominantly native mixed-grass prairie species comprising little bluestem (50%), Indiangrass (10%), big bluestem (5%), other grasses (50%), with annual and perennial wildflowers (5%) that are able to coexist with tall grass species such as Maximilian sunflower, Engelmann daisy, and bundleflower.

The area undergoing restoration is currently composed of a mix of tall grasses approximately 2.5 to 3 feet tall. There is now a reasonable mix of mid-successional grasses and forbs, though scattered patches of exotic species are also present. The western side where the historic buildings and structures are located has mowed short grass. To the south along the eastern side of Back Forty Road are multiple pastures used for livestock grazing by National Park Service for longhorns, mules, and horses. The major native tree species throughout the property consist of live oak, post oak, cedar elm, bald cypress, and pecan. Exotic invasive species include Chinaberry, Johnsongrass, KR bluestem, Chinese tallow, and mesquite.

As the Johnson Settlement Area is dominated by pasturelands and is an interpretive historic agricultural site, the vegetation is important in portraying the nature of the frontier landscape.

CONTRIBUTING FEATURES:

Native prairie grasses (green sprangletop, sidegoats grama, little bluestem, big bluestem, Indiangrass)
Native perennial wildflowers purple coneflower, Illinois bundleflower, black-eyed Susan, green thread, purple prairie clover, and white prairie clover)
Live oak
Post oak
Cedar elm
Bald cypress
Pecan trees

NON-CONTRIBUTING FEATURES:

Native plants demonstration walk
Exotic / invasive species (Chinaberry, Johnsongrass, KR bluestem, Chinese tallow, mesquite)

Character-defining Features:

Feature Name: Native prairie grasses
CLI Feature ID: 161660
Feature Contribution: Contributing

Feature Name: Native perennial wildflowers
CLI Feature ID: 161654
Feature Contribution: Contributing

Feature Name: Live oak
CLI Feature ID: 161652
Feature Contribution: Contributing

Feature Name: Post oak
CLI Feature ID: 161658
Feature Contribution: Contributing

Feature Name: Cedar elm
CLI Feature ID: 161666
Feature Contribution: Contributing

Feature Name: Bald cypress
CLI Feature ID: 161650
Feature Contribution: Contributing

Feature Name: Pecan trees
CLI Feature ID: 161839
Feature Contribution: Contributing

Feature Name: Exotic / invasive species
CLI Feature ID: 161656
Feature Contribution: Non contributing – compatible

Landscape Characteristic Graphics:



Live Oak immediately southwest of the Johnson log cabin (HB-7), facing southeast (Source: M. Frisbie).



Short mowed grass dominates the area with historic buildings and structures, facing east (Source: M. Frisbie).



Open area around historic buildings and structures with Johnson privy (HB-9) visible at far right, facing southeast (Source: M. Frisbie).



Tall grass pasture undergoing native prairie restoration that encompasses the eastern part of the Johnson Settlement Area with Johnson City in background, facing northeast (Source: M. Frisbie).



Pastures east of Back Forty Road with grazing corrals in distance, facing northeast (Source: M. Frisbie).



Pecan trees located to the northwest of the Exhibit/Event Center (BLDG-45) with fence in the background that divides the tall grass prairie from the region with reconstructed and restored buildings and structures, facing east (Source: M. Frisbie).



Native plants demonstration walk slightly northeast of the cluster of buildings and structures, north of the dirt footpath, and immediately south of the northern property boundary with private property in the background, facing north (Source: M. Frisbie).

Landscape Characteristic:

Views and Vistas

The views and vistas at the Johnson Settlement Area have changed since Sam Johnson and Eliza Bunton lived in the area as a result of the growth of Johnson City around the property that was originally much larger. Historically, the area would have been a rural and remote settlement that likely would have had expansive views in all directions due to the flat topography with fewer and smaller trees. No other development would have been discernable.

Today, the Johnson Settlement Area administered by the National Park Service is much smaller than the original settlement and abuts private property. Immediately to the north and west of the Johnson Settlement Area are a handful private homes that face Main Street/Highway 290 and are within view. In addition to pens and corrals, modern conveniences, such as a gas station and water tank are within the views to the north from the property. Since the period of significance ends in 1973, at which point the city had developed substantially, all views, including those into the city, are contributing.

Views west also contain some private property in the distance, but are dominated by the cluster of reconstructed and restored buildings and structures and beyond that some private property and open fields and trees.

The views looking east are primarily into the open pasturelands with scattered trees. This view is eventually terminated by a line of trees along Town Creek, bordering Nugent Avenue in Johnson City. One large industrial building is visible outside of the property line to the northeast.

From the core of the Johnson Settlement Area near the historic building cluster, the views to the south contain open pastures with occasional trees and corrals for the livestock. There is minimal development to the south thus creating a view over the flat pasture toward the "Back 40" Area, which itself is not visible due to the trees growing along Town Creek. The grazing pastures, often divided with pens and corrals, characterize the views to the south.

CONTRIBUTING FEATURES:

Views west toward the buildings and structures across open pastureland
Views south toward the "Back 40" Area with pasture
Views east toward Town Creek across open pastureland
Views north toward Johnson City

NON-CONTRIBUTING FEATURES:

N/A

Character-defining Features:

Feature Name: Views west to bldgs across pasture

CLI Feature ID: 161672

Feature Contribution: Contributing

Feature Name: Views south to “Back 40” Area/pasture

CLI Feature ID: 161674

Feature Contribution: Contributing

Feature Name: Views east to Town Creek across pasture

CLI Feature ID: 161664

Feature Contribution: Contributing

Feature Name: Views north toward Johnson City

CLI Feature ID: 161670

Feature Contribution: Contributing

Landscape Characteristic Graphics:



View looking north toward Johnson City from the Johnson Settlement Area (Source: M. Frisbie).



View looking west across open pastureland from the Johnson Settlement Area (Source: M. Frisbie).



View looking south toward the Back 40 Area and pastures from the Johnson Settlement Area (Source: M. Frisbie).



View looking east toward Town Creek (marked with trees) and Johnson City from the Johnson Settlement Area (Source: M. Frisbie).

Condition

Assessment Interval (Years): 6

Next Assessment Due Date: 09/30/2024

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 07/16/2012

Condition Assessment Explanatory Narrative:

The condition of the Johnson Settlement Area can be considered good. Superintendent concurrence was received 7/16/2012.

Condition Assessment: Good

Assessment Date: 08/30/2018

Condition Assessment Explanatory Narrative:

The Johnson Settlement Area landscape is in Good condition and is well maintained. The Management category is changed from "Should be Preserved and Maintained" to "Must be Preserved and Maintained". Acting Superintendent concurrence on 8/30/2018

Stabilization Measures:

Impacts

Type of Impact:	Vegetation/Invasive Plants
Other Impact:	
External or Internal:	Internal
Impact Description:	The vegetation has been adversely affected by the historic practices of ranching and overstocking cattle on the land. Exotic and non-native species have been introduced over the years. The pastures are thus undergoing native prairie restoration to restore the area pastures to a late-successional, pre-European mixed-grass prairie with isolated native trees.
Type of Impact:	Erosion
Other Impact:	
External or Internal:	Internal
Impact Description:	Due to the overgrazing of cattle on the land during the historic period, the thin soil eroded over time with rains. The landscape has experienced erosion as is thus, as noted above, undergoing native prairie restoration.
Type of Impact:	Adjacent Lands
Other Impact:	
External or Internal:	External
Impact Description:	The Johnson Settlement Area is surrounded by Johnson City and thus development and modern conveniences are visible from within the historic site, altering the experience of a rural frontier setting.

Stabilization Costs

Treatment

Treatment

Approved Treatment: Restoration

Approved Treatment Document Explanatory Narrative:

A Prairie Restoration Management Plan was developed for the park outlining restoration as an appropriate treatment option for the vegetation of the area.

Approved Treatment Completed: No

Approved Treatment Costs

Cost Date: 2005-08-01

Landscape Approved Treatment Cost Explanatory Description:

A Prairie Restoration Management Plan was developed for the park outlining restoration as an appropriate treatment option for the vegetation of the area.

Bibliography and Supplemental Information

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Citation Type: Narrative

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Archives Resource Binders

Year of Publication:

Citation Publisher: National Park Service

Citation Type: Both Graphic And Narrative