

Historic Sites Committee

February 1, 2022



TEXAS HISTORICAL COMMISSION

AGENDA HISTORIC SITES COMMITTEE

Hilton Austin
Room 400/402
500 East 4th Street
Austin, TX 78701
February 1, 2022
9:45 a.m.

(or upon the adjournment of the 9:00 a.m. preceding Community Heritage Development Committee, whichever occurs later)

This meeting of the THC Historic Sites committee has been properly posted with the Secretary of State's Office according to the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. The members may discuss and/or take action on any of the items listed in the agenda.

1. Call to Order
 - A. Committee member introductions
 - B. Establish quorum
 - C. Recognize and/or excuse absences
2. Consider approval of the October 28, 2021, Historic Sites Committee meeting minutes
3. Consider approval of the Phase I Assessment for the G.W. Bush Childhood Home – (Item 15.2)
4. Consider approval of the Phase II Assessment for Presidio La Bahia – (Item 15.3)
5. Consider approval to deaccession items from the Starr Family Home and Varner-Hogg Plantation State Historic Sites – (Item 15.4)
6. Consider approval of the update to the Historic Sites Fee Structure – (Item 15.5)
7. Consider approval to request capital authority for Palmito Ranch Tower, San Felipe de Austin archeology lab/maintenance facility, acquisition of land at the Levi Jordan Plantation State Historic Site, and the acquisition of the Almonte Surrender Site at San Jacinto Battleground State Historic Site – (Item 15.6)
8. Consider acceptance of donation of real property adjacent to the French Legation State Historic Site, Travis County – (Item 15.7)
9. Historic Sites Facilities Report
10. Report on Retail Development
11. Update on Casa Navarro
12. Update on the San Jacinto Operating Agreement and Management Plan
13. Update on the National Museum of the Pacific War Management Plan
14. Deputy Executive Director of Historic Sites Update
15. Adjournment

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact Esther Brickley at (512) 463-5768 at least four (4) business days prior to the meeting so that appropriate arrangements can be made.

TEXAS HISTORICAL COMMISSION

HISTORIC SITES COMMITTEE MINUTES

Double Tree Suites by Hilton Hotel

Bluebonnet Room

303 W 15th Street

Austin, TX 78701

October 28, 2021

Note: For the full text of action items, please contact the Texas Historical Commission at P.O. Box 12276, Austin, TX 78711 or call 512.463.6100.

Commissioners in attendance: John Crain (Chair), Jim Bruseth, Monica Zárate Burdette, David Gravelle, Laurie Limbacher, Catherine McKnight, and Pete Peterson.

1. Call to Order

The meeting was called to order by Chairman John Crain at 1:26 pm on October 28, 2021. The meeting had been posted to the *Texas Register*, was being held in conformance with the Texas Open Meetings Act, Texas Government Code, Chapter 551 and that notice had been properly posted with the Secretary of State's Office as required.

A. Committee member introductions

Chairman Crain welcomed all present and conducted roll call.

B. Establish quorum

Chairman Crain reported that a quorum was present and declared the meeting open.

C. Recognize and/or excuse absences

Absences: Chairman Crain noted that Commissioner Catherine McKnight was absent and called for a motion to excuse her absence. Motion to excuse the absence was made by Commissioner Jim Bruseth and was seconded by Commissioner Pete Peterson. Chairman Crain called for a vote. Vote to approve was unanimous.

2. Consider approval of the July 26, 2021, Historic Sites Committee meeting minutes

Chairman Crain asked if anyone had any comments regarding the minutes. There being none, he called for a motion. Motion to approve the July 26, 2021, minutes was made by Commissioner Peterson and seconded by Commissioner Bruseth. Chairman Crain called for a vote. Vote to approve was unanimous.

3. Consider approval of Phase I Assessment for Presidio La Bahia – (Item 14.2)

Deputy Executive Director of Historic Sites Joseph Bell introduced Bill Irwin, Director of Historic Sites Operations to provide an overview of the Phase I Assessment that was conducted for Presidio La Bahia. Irwin said that staff met with the Diocese of Victoria and the director of the Presidio regarding collaborative programming opportunities. It was determined at that meeting that the Phase I Assessment of the site should be initiated. He noted that the Presidio is owned and operation by the Diocese of Victoria and is a defining place for Texans, not only as a key site of the Texas Revolution, but as a direct link to Texas' Spanish Colonial past. Irwin noted that staff finds that Presidio La Bahia, meeting the primary criteria for inclusion in the Historic Sites Program, recommends that the Phase II assessment of Presidio La Bahia be authorized. Chairman Crain then called for a motion. Commissioner Peterson moved to send forward to the full commission and recommend approval of staff recommendation that the Phase I Evaluation of Presidio La Bahia concluded that the site does meet the criteria for acceptance as a THC State Historic Site and recommends that a Phase II study should be authorized. The motion was seconded by Commissioner David Gravelle. After brief discussion, Chairman Crain called for a vote. Vote to approve was unanimous.

4. Consider approval of CenterPoint Energy Easement at Varner-Hogg Plantation – (Item 14.3)

Bell introduced Chris Elliott, Site Manager for the Varner-Hogg Plantation to provide details of the easement. Elliott noted that during an audit of documents for a current project, it was discovered that there was no easement obtained by Houston Light and Power for an above-ground transmission line that was installed back in 1968 over what is now the Varner-Hogg Plantation. This motion for CenterPoint Energy is being sought as a cure to the discrepancy. Elliott also noted that CenterPoint Energy will submit a payment of \$6500 for the easement. Chairman Crain asked for a motion. Commissioner Bruseth moved to send forward to the full commission and recommend approval of the easement at Varner-Hogg Plantation State Historic Site. The motion was seconded by Commissioner Peterson. Chairman Crain called for a vote. Vote to approve was unanimous.

5. Consider approval of the purchase of a house at San Felipe de Austin SHS – (Item 14.4)

Bell noted that the recent fire highlighted the need for a site residence. The Eidman House in San Felipe has been offered for sale. He noted that it is one of the oldest houses in the town. Bell continued saying that the house provides direct access and visibility to the state historic site to improve security and enhance programming. The property is owned by the Fort Chadbourne Foundation. Bell described the slides of the house and layout and said that staff recommends the approval to purchase. Chairman Crain moved to send forward to the full commission and recommend approval of the purchase of a house at San Felipe de Austin State Historic Site. The motion was seconded by Commissioner Peterson. Chairman Crain called for a vote. Vote to approve was unanimous.

6. Consider approval of a resolution in support of the Dark Sky Certification at Texas Historical Commission State Historic Sites. – (Item 14.5)

Bell gave background information regarding the certification noting that Staff and the Friends of Fort McKavett have been working to get Dark Sky Certification for the site and that it required an approved resolution in support to the program from the Commission. The overall objective is to preserve the night sky from light pollution and to utilize methods to protect the night sky at THC sites and to also work with local authorities and landowners to proactively address night illumination in a way that does not impact night sky viewing. Bell noted that the slides show Fort McKavett at night with the milky way and time lapse photography. He said that at the western forts, there are astronomy programs that focus on navigation and season cultivation with night sky programming. Chairman Crain asked for a motion. Commissioner Laurie Limbacher moved to send forward to the full commission and recommend approval of the resolution in support of the Dark Sky Certification at Texas Historical Commission State Historic Sites. The motion was seconded by Commissioner Peterson. Chairman Crain called for a vote. Vote to approve was unanimous.

7. Historic Sites Facilities Report

Bell introduced Glenn Reed to give the facilities update. Reed noted that on the screen is the graph showing the progress of the major architectural projects from planning through the end of construction.

Describing the slides and photos being shown, Reed noted that at the Villa de Austin project at San Felipe the Allen Dwelling is complete and the reconstruction of the burned courthouse will be completed very soon. The grand opening for the project is scheduled for November 12. He further noted that the project depicts buildings that once stood on Lot 566 on the west side and that by 1836, lot 566 was one of the most densely developed lots in the colony, and the buildings constructed there over a 13-year period represented a variety of uses and construction methods

At the Levi Jordan Plantation, Reed said that the Learning Center Complex project is now 90 percent complete. He noted that due to the swampy nature of the site, staff elected to construct the elevated boardwalk shown on the image to connect the parking lot to the visitor center. He said that not only will this

keep visitors out of the mud, but it adds a little bit of ceremony to the arrival sequence. Continuing with the Levi Jordan Plantation project, Reed said that the Archeology Building will serve as the temporary visitor center until the larger museum project has been completed. He noted that the next photo was the lobby of that building with the main entrance to the right. He said that along the hallway to left there is a row of windows that will allow visitors to observe the artifact cleaning and cataloging process taking place inside the lab.

The last part of this phase of the Levi Jordan Plantation project is the Learning Center, which includes a large community room in the foreground and a guest room wing extending to the rear. Reed said that the overall project will be completed by the end of the year and will open to the public in the spring.

Reed stated that at Caddo Mounds the visitor center project is moving forward despite some ongoing supply chain issues and is now 30 percent complete. Describing the images on the slides, he noted that the image shows the concrete block walls going up, some of which will be reinforced with steel and grout to form an area of refuge inside the building.

Reed said that the ruins stabilization projects at Fort Griffin and Fort Lancaster are now well underway. At Fort Griffin, the contractor deconstructed three chimneys, which were structurally compromised, and reconstructed them on new engineered foundations. He said that work at Fort Lancaster will focus on masonry and adobe reconstruction.

Reed stated that at Varner-Hogg Plantation, the design phase of the stabilization and preservation project for the plantation house and at Sabine Pass Battleground, the seawall repair projects are moving along on schedule and that he has nothing new to report.

At the Magoffin Home, Reed noted that structural repairs to the 1901 Visitor Center building began in September and will be completed in March 2022. The work involves improving the connections between the loadbearing brick walls with the wooden floor and roof framing. Across the street at the historic Magoffin Home, Reed said that a detailed engineering assessment of the adobe structure confirmed that moisture movement is causing progressive deterioration of the adobe walls. This deterioration is concealed behind the interior and exterior stucco finishes and was discovered and quantified by the engineers using a variety of techniques including infrared thermal imaging, resistance drilling, and moisture sampling. He further noted that the report identified the west wall of the rear wing as a specific area of weakness and recommended that that wall be temporarily stabilized until a more comprehensive preservation project can be conducted. At our request, the contractor designed a reinforcing structure that was built and installed by our maintenance staff.

Reed said that at Landmark Inn it was decided to take a preservation approach to the treatment of the 1854 Medina River dam and the scope of the project is in development with the contract engineers and the Division of Architecture.

Reed noted that at Fanthorp Inn, in-house design and development of the exterior preservation project has been on hold pending the arrival of the new architect to join Historic Sites.

At Palmito Ranch Battlefield, Reed noted that Chanin Engineering has submitted their latest construction drawings for the battlefield viewing platform. Staff is in the process of reviewing these drawings, as well as developing the interpretive materials that will be installed on the platform. He said that the project will be put out for bids in early spring.

The French Legation preservation project received a merit award from Preservation Austin. Reed said that staff will accept the award at a ceremony to be held in Austin on December 2.

Reed concluded noting the master project list includes 65 projects that have the potential to be executed under the Memorandum of Agreement with TXDOT. He said that 11 projects have been selected to pursue during this biennium and gave a brief description of each one.

- At Washington-on-the-Brazos, staff is working with Gallagher & Associates to develop a new site entry that is more formal and more visually prominent, and TXDOT will perform the paving work for that project. They will also perform repairs at two of the existing parking lots at the site.
- At the French Legation, a new parking lot will be constructed on the land immediately adjacent to the site, which was recently donated to us by Aquila Commercial.
- As the Sam Bell Maxey House in Paris, the existing parking that serves both visitors and staff has evolved over the course of many years in a haphazard manner and needs to be rehabilitated to provide a better visitor experience and to mitigate some site drainage issues.
- At Caddo Mounds, TXDOT will refresh and restripe the existing parking lot as we near the end of the Visitor Center construction process.
- At Eisenhower Birthplace, staff will ask TXDOT to tackle a couple of the components of our larger pedestrian plaza project, for which fundraising is underway.
- At San Felipe de Austin, TXDOT will construct the roads and parking areas that will serve the new maintenance building that is planned for construction in this biennium.
- At the Kreishe Brewery, the brewery itself was specifically designed to catch rainwater that was used in the brewing process, but that design has become a liability to our preservation efforts, and we need to divert water away from the ruins. Staff will be talking with TXDOT about how they can assist us in that effort.
- And at Mission Dolores, TXDOT will refresh the existing parking lot as the finishing touch to the museum renovation and new exhibit project.

8. Report on the IMLS Grant

Bell introduced Ellen Cone Busch, Director of Historic Sites Operations, and Jamie Ross, Archeological Collections Manager, to provide information on the process and progress of the special grant offered by the Institute of Museum and Library Services made possible in 2020 by the Coronavirus Aid, Relief, and Economic Securities Act, which THC was awarded in September 2020. Busch began by saying that the pandemic made more urgent the need to develop our digital reach with 21st century engagement tools. Our field trip students were online, our visitors were online, and our colleagues were online. She continued noting that there was the need to meet the audience where they were. Deliverables for the grant are scheduled to wrap up by August 2022 and final reporting and reimbursement wrapping in September 2022.

Busch noted that the first major milestone has been achieved, which is the beta launch of the Virtual Learning Portal. The second deliverable is the Virtual Field Trips and the third is the Crisis Response Toolkit. She continued to describe the slides containing images of the landing page for the learning portal. Busch introduced Jamie Ross. Ms. Ross played a major role in the development and selection of the appropriate software applications.

Ross said that the process of developing the virtual platform began soon after we were notified that the grant was awarded. The original grant application requested funding for the development of interactive PDF lesson plans that would be directly accessible on the THC website. Unfortunately, the software that was originally proposed was unable to accommodate all aspects of the grant project and implementation would be complex. She noted that instead of continuing with the originally proposed vendor, staff consulted other museums, libraries, school districts, and institutions that had developed virtual lesson plans and exhibits to find out the applications that they used. Ross said that staff attended numerous vendor demonstrations and

eventually developed a solution that was able to answer to all parts of the grant deliverable at a cost that could be sustained over the long-term. She continued noting that the Virtual Learning Portal is a seamless platform to the end-user but is a customized suite of powerful engagement tools in one place. The site itself is built on a WordPress platform with customized page templates and style sheets that integrate multiple applications. Ross said that this site will be linked to the THC site and present a seamless experience for users. Site administrators can edit and add content easily and the site is designed for expansion. It can be accessed from desktop, laptop, or mobile devices in a variety of browsers and page designs are set to be responsive so that changes will be optimized across all access mediums. Accessibility was important and was one of the chief priorities driving our platform and application selection.

Ross continued stating that in addition to the WordPress platform, there are multiple applications and integrated plug-ins powering the site. These include PlayPosit, which is an integrated video platform that encourages student engagement by integrating user interactions (such as multiple-choice questions and polling surveys) with video content. As part of the grant, we have also obtained licenses for Matterport, which allows us to create and embed interactive 3D tours of spaces such as exhibit galleries or our historic homes, and Sketchfab, which will allow us to render 3D models of unique objects and artifacts.

Busch continued by describing the images on the slides. She said that we will have two categories of content on the portal – virtual field trips and online experiences. The virtual field trips are a major component of our grant deliverables – we are committed to developing six themes focused on aspects of Texas history, which will be rolled out over the course of this coming year that are aligned with TEKS. The online experiences are a larger catch-all of exhibits, tours, webinars, artifact catalogue searches and more. As part of the grant deliverables, we are producing two online exhibits and a crisis response toolkit.

Busch concluded by noting that the content development and rollouts will continue through August 2022.

9. Update on San Jacinto Operating Agreement and Management Plan

Bell said that the San Jacinto Operating Agreement was reviewed by the museum association board on October 20. He noted that based on statute, the Chairman can appoint two non-voting THC members to the board of trustees. They are Commissioner Catherine McKnight and Commissioner Lilia Garcia. The board will be incorporating new board members at its December 1 annual dinner in Houston. Bell continued noting that the audit was completed with no findings. He said that the Management Plan is being drafted and will be finalized for the January 2022 board and Commission meetings. He described the organizational chart on the slide noting that the chart illustrates the business management structure for the site. Amy Rogers, the Executive Director manages both the state staff and non-profit staff. She reports to both the museum association board and THC Commission.

10. Update on the Levi Jordan Plantation Business Plan and Site Development

Bell introduced Chris Elliott to provide a brief overview of the Levi Jordan Plantation business plan and future site development plans. Elliott described the slides and gave information on the goals and objectives, fee structure, and planned retail items. He noted that staff will be cultivating relationships with local universities and businesses as well as reaching nationally. Elliott said that they are looking into acquiring specific property for archeological features.

11. Update on the Sabine Pass Battleground Business Plan and Site Development

Elliott began by stating that Sabine Pass has one of the highest visitation numbers and that is not because of the history, it is because of the fishing. He said that currently they are only charging entry fees and RV rental fees. That will be expanded in the future to include retail and store items and events. He noted that being a seven-day operation, with the current staffing of only one person, has its limitations. Elliott concluded noting that the site has definite potential for revenue growth.

12. Deputy Executive Director of Historic Sites update

Bell noted that at San Felipe de Austin - Ville de Austin Townsite exhibit is being completed. Contractors and staff are finalizing the projects on site. He said that the entire commission is invited to its grand opening on November 12.

Bell stated that planning for the Illumination Event at San Jacinto Battleground is proceeding. There will be 21,500 luminary bags placed on-site to honor Texans that gave their lives in armed conflict from the Texas Revolution to Afghanistan. He noted the event will be on November 13.

Bell said that the Levi Jordan Advisory Committee has been meeting with the architect and exhibit teams and that the next meeting is scheduled for December 10. This meeting will be to finalize the facility name, mission, vision and take away with the Committee. He noted that the working name under review is "Center for Texas African American History and Culture". Describing the slides, he noted that the visitor center was sited within the historic site and operationally connected to the landscape, archeological learning center and main house. He detailed the building design and budget noting that the visitor center will include a museum store/cafe with admin support space, five exhibit halls, community room, and theater. Once the concept design is agreed upon a more solid cost estimate will be calculated. Bell noted that the estimate ranges from \$43.7M to \$53.1M. Bell stated that Chief Justice Wallace Jefferson is chairing the Friends of THC Levi Jordan project committee regarding the feasibility of a multi-million-dollar capital campaign.

Bell stated that the Texas Legislature appropriated \$20M in federal funds for the project at Washington-on-the-Brazos. This amount added to the existing \$11M makes for \$31M in place with \$11.8 needed in private funds. He noted that a capital campaign plan will be crafted to address the need and that Chairman Nau has kicked off the campaign with a \$2.5M challenge. Bell continued noting that work is underway to finalize the site master plan with the Washington-on-the-Brazos Foundation. Gallagher and Associates are working to phase the project to keep the site open to the public through the planned improvements.

The transfer of both the building and collection are completed with Blinn College. Bell said that an agreement document was finalized with the college to formalize the museum's Blinn College Advisory Committee. Commissioner Crain is a member of that committee.

Bell said that staff have been working with the Retail, Marketing and Promotions subcommittee. An RFP was posted for an E-Commerce consultant and the selected contractor was Museum Revenue Partners. Bell noted that the overall objective in developing the Historic Sites' retail E-commerce is to: strengthen our brand loyalty and value, create iconic, site-based product lines; inspire public visitation through retail, and to enhance the visitor experience on-site and on the web. He stated that staff has been exploring systems and potential partners, both state and non-profit partners.

Bell continued by noting Museum Revenue Partners experience and the scope of what they will be asked to complete. He noted that their site visits will be completed in November and a report to the commission is being planned for the February meeting.

Bell said that staff has completed the washhouse exhibit at Landmark Inn. The exhibit restores the interior to its 19th century appearance when it was used to support the inn operations.

At the National Museum of the Pacific War, Bell noted that the Admiral Nimitz Foundation will be working on the following projects this year: Children's Gallery, Bush Gallery Renovation, Large Scale 3-d Artifact Conservation with appropriate armed forces departments, online educational program development, work to reestablish the living history program at the Combat Zone amphitheater, continue work with the Japanese

Consulate in Houston, and the Memorial Court Planning and Restoration. He described the photos of the Nimitz Hotel Ballroom Rehabilitation noting the restored stenciling, the well in ballroom floor and commemorative stained glass to Admiral Nimitz.

Bell stated that with the Summerlee Foundation \$20,000 award matching Chairman Nau's \$20,000, we now have the full \$120,000 needed for the Caddo Mounds Grass House project. Bell said that as part of the project, the Caddo Tribe will be engaged and that private funds will pay for tribal members travel costs, tribal events, and programming. He further noted that Caddo Mounds staff started harvesting willows for the grass house's construction.

Mission Dolores' Grand Opening went well with local community participation. Bell noted that the exhibit gallery was redone to focus on the mission system, Caddo culture, and Spanish El Camino Real trade route. He said that new admissions and a retail store were incorporated into the facility.

Staff is working with the Office of the Attorney General on the hazardous material that was illegally dumped on San Jacinto Battleground just before the 4th of July holiday. Bell noted that a demand for payment letter has been sent to the trucking company and that it is still under criminal investigation.

Bell said that the Battleship Texas will be open again to the public December 4th and 5th

Bell noted that the Statewide Collection Storage and Searchable Database Study has begun, and that staff has mobilized the partner agencies to review and further research a joint collection storage facility and searchable database. Our partner agencies are the General Land Office, Texas Parks and Wildlife Department, Texas State Library and Archives, Texas Facilities Commission, and the State Preservation Board. Bell concluded noting that staff is working with our partner agencies to update the needs and requirements for any future facility and database. Meetings are scheduled through the spring of 2022 with the objective of having a report ready by summer.

13. Adjournment

At 2:43pm, Chairman Crain asked for any other business to be brought before the committee. There being none, he stated without objection that the Historic Sites Committee meeting was adjourned.

Quarterly Report

Historic Sites Division
October–December 2021

OPERATIONS

Visitation and outreach at the sites this quarter was 148,947, 18.6 percent higher than this time last year.

Mission Dolores, French Legation, and San Felipe de Austin's Villa de Austin had very successful openings.

Historic Sites is working with Staff Services and the Friends of the THC (FTHC) on the purchase of the Eidman House at San Felipe de Austin.

Property insurance coverage has been added for San Jacinto, Washington-on-the-Brazos, and San Felipe to get all the properties close to the coast covered.

The San Jacinto operating agreement is being further discussed with the museum association. An amendment to the existing agreement has been executed through March 1.

Discussions are underway with the Blinn College Foundation regarding funds on account for the Star of the Republic Museum. A draft agreement has been forwarded to them for review.

The Port Isabel Lighthouse lens and Caddo Mounds exhibits are scheduled to be installed in April 2022.

The Levi Jordan Learning Center project is in its final stages. The lobby of the visitors center is being detailed for retail and exhibit installations.

A meeting is scheduled on January 6 with UTSA to review and discuss the university's development of the lot next to Casa Navarro.

The staff at San Jacinto are working with the Battleship Texas Foundation on the ship's upcoming move to Galveston.

An appraiser has been engaged to assess land next to Old Mission Socorro.

The Hill family would like to donate land next to San Felipe de Austin. The property is a valued archeological area associated with the town.

FRIENDS GROUPS AND COMMUNITY ENGAGEMENT

The coordinator began laying the groundwork to expand the program to include working with other community organizations that partner with historic sites. This may include coordinating efforts with the Texas Heritage Trails Program; working with the Interpretation Program to coordinate stakeholder meetings for the IMP process; and meeting with nonprofits that currently own sites that have potential for transfer to the THC. In the coming months, the coordinator will visit sites and site managers to determine their need for the expanded role of the Community Partnerships Program, which has been renamed the Community Engagement Program.

The coordinator continues to work closely with the Friends of the THC, leading the Friends Alliance Award logistical planning to recognize the 2022 award winner, Washington-on-the-Brazos Historical Foundation, during the Real Places conference. The coordinator also co-facilitated the December grants workshop with the FTHC and is planning for co-facilitating the Real Places Development Seminar. In addition, the coordinator submitted proposals for two interns from the FTHC's Preservation Scholars Program to assist with this position. The coordinator also continues to serve as a historic sites staff liaison to the FTHC board and serves on the FTHC's Preservation Scholars committee.

The monthly e-newsletter, "First Friday News for Friends," continues delivering nonprofit training opportunities, Friends Group announcements, and MOA reminders to all Friends Group board members.

CONSTRUCTION PROJECTS

Caddo Mounds: Construction progress for the Caddo Cultural Center Phase I has reached 40 percent. The substantial completion date is April 6.

Fort Griffin and Fort Lancaster: The ruins stabilization work at Fort Griffin has been completed and work at Fort Lancaster has begun.

Levi Jordan Plantation: The Learning Center Complex project reached Substantial Completion on November 19, 2021. The architectural and exhibit design work for the visitors center project is progressing. The design team is actively collaborating with the African American Advisory Group.

Magoffin Home: Structural repairs to the visitors center are underway and will be completed this spring.

Palmito Ranch Battlefield: The engineering design for the proposed elevated viewing platform is 85 percent complete.

Varner-Hogg Plantation: Construction documents for foundation repairs and exterior preservation of the plantation house are in development.

INTERPRETATION

The final submission of the new interpretive master plan for Fulton Mansion will be submitted to Historic Sites by the contract team in early January.

The Levi Jordan Advisory Committee continues to meet to assist and advise the contract team on the creation of the interpretive concepts and give input on the museum design.

The major exhibit and interpretative redesign project at the Star of the Republic Museum is proceeding. The contract team presented its 100 percent interpretive plan documents, and the overall contract is being increased using federal funds received. Work Authorization 2 on the project will initiate in January.

The Villa de Austin at San Felipe had its grand opening on November 12. Michael Moore did an exemplary job with the buildings' historic furnishings and pulling together a team of very enthusiastic volunteer interpreters for the opening weekend.

The Starr Family Home will be the host site for the 2022 Texas Living History Association conference. Site staff is working on interpretive plans to highlight the sites' history and collections with special programs and tours.

COLLECTIONS

Jamie Ross, Archeology Collections Manager, is working with the Archeology Division to implement an NEH Grant for \$101,673 for the processing, preservation, and digitization of the archeological legacy collection at Mission Dolores. Jamie is also working with the FTHC and submitted a Save America's Treasures Grant for THC's Collections Stewardship through Community Curation Program. This is a pilot project with Fanthorp Inn, Levi Jordan, and San Felipe de Austin.

Per Senate Bill 1177, the Austin collections team and a multi-agency cultural collections task force discussed initiatives for both a joint cultural agency collections storage facility and collections database on October 14. The Austin collections team has since met with the Texas Facilities Commission regarding potential locations for the facility and its program requirements.

Reproduction Wilton-style carpets for Fulton Mansion will be completed by the summer, funded by a grant through the National Park Service.

This fall, Madelyn Mezzell and Meghan Hoefling from the Anthropology programs at Texas State University and the University of Texas, respectively, interned at the Curatorial Facility for Artifact Research in Austin, preparing Mission Dolores collections for rehousing and Varner Hogg Plantation artifacts for loan to Rice University for spring semester study.

HISTORIC SITES - VISITATION / OUTREACH - FY2022

| | Sep-21 | Oct-21 | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 | Jul-22 | Aug-22 | TOTAL |
|-----------------------------------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Acton | | | | | | | | | | | | | 0 |
| Caddo Mounds | 441 | 520 | 327 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,288 |
| Casa Navarro | 209 | 467 | 845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,521 |
| Confederate Reunion Grounds | 67 | 48 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 181 |
| Eisenhower Birthplace | 711 | 1,700 | 991 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,402 |
| Fannin Battleground | 33 | 136 | 142 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 311 |
| Fanthorp Inn | 105 | 151 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 256 |
| Fort Griffin | 1,130 | 2,535 | 3,599 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,264 |
| Fort Lancaster | 135 | 151 | 143 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 429 |
| Fort McKavett | 358 | 676 | 939 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,973 |
| French Legation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fulton Mansion | 847 | 971 | 767 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,585 |
| Goodnight Ranch | 293 | 201 | 134 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 628 |
| Landmark Inn | 472 | 298 | 373 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,143 |
| Levi Jordan | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| Lipantitlan | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Magoffin Home | 330 | 373 | 284 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 987 |
| Mission Dolores | 74 | 352 | 213 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 639 |
| Kreische Brewery/Monument Hill | 1,008 | 2,690 | 1,026 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,724 |
| Ntl Museum of the Pacific | 7,058 | 9,495 | 11,318 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,871 |
| Port Isabel Lighthouse | 3,269 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,269 |
| Sabine Pass Battleground | 1,328 | 0 | 1,236 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,564 |
| Sam Bell Maxey | 139 | 651 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 885 |
| Sam Rayburn House | 169 | 67 | 216 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 452 |
| San Felipe de Austin | 402 | 965 | 1,851 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,218 |
| San Jacinto Battleground | 17,062 | 19,074 | 24,009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60,145 |
| San Jacinto Monument | 2,435 | 2,091 | 1,984 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,510 |
| Starr Family Home | 566 | 183 | 193 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 942 |
| Varner-Hogg Plantation | 243 | 304 | 274 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 821 |
| Washington-on-the-Brazos Complex* | 5,105 | 2,182 | 7,653 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,940 |
| Monthly totals | 44,015 | 46,281 | 58,678 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 148,974 |
| Quarterly totals | | | 148,974 | | | 0 | | | 0 | | | 0 | |

* The WOB Complex consists of Washington-on-the-Brazos, Star of the Republic Museum, Independence Hall, and Barrington Plantation.

**Historic Sites Division
Architectural Capital Project Status**

1/18/2022

| PROJECT | | | DESIGN | | | | | | CONSTRUCTION | | | | |
|---------------------------|--|---|---------------------|--------------------------|-----------------------|--------------------|--------------------|--------------------|--------------|---------------------|-----------------------|--------------------------|---------------------------|
| Site | Project | Budget (incl. design fees & const.) projected or actual | Consultant selected | Design contract executed | Consultant | Schematic Design | Design Dev. | Const. Docs. | Bidding | Contractor selected | Contractor | Const. contract executed | Construction (% complete) |
| San Felipe de Austin | Interpretive Evocations | \$2,075,811 | in house | n/a | n/a | √ | √ | √ | √ | √ | Forney Construction | √ | 95% |
| Levi Jordan Plantation | Learning Center Complex | \$2,400,000 | √ | √ | Broaddus Construction | √ | √ | √ | √ | √ | Broaddus Construction | √ | 85% |
| Levi Jordan Plantation | New Visitor Center | \$2,500,000 | √ | √ | Richter Architects | in progress | | | | | | | |
| Caddo Mounds | Visitor Center | \$2,500,000 | √ | √ | Richter Architects | √ | √ | √ | √ | √ | Garrett & Associates | √ | 20% |
| Magoffin Home | Visitor Center structural repairs | \$306,448 | √ | √ | TreanorHL | √ | √ | √ | √ | √ | Mirador Enterprises | √ | 5% |
| Sabine Pass | Seawall Repairs | | √ | √ | LJA Engineering | √ | in progress | | | | | | |
| Varner-Hogg Plantation | Plantation House Stabilization and Exterior Preservation | \$624,000 | √ | √ | WJE Engineering | √ | in progress | | | | | | |
| Landmark Inn | Medina River Dam Repairs | \$750,000 | √ | √ | Freese & Nichols | in progress | | | | | | | |
| Palmito Ranch Battlefield | Observation Platform | \$400,000 | √ | √ | Chanin Engineering | √ | √ | in progress | | | | | |

TEXAS HISTORICAL COMMISSION

Item 15.2
Texas Historical Commission
Quarterly Meeting
February 2, 2022

Consider approval of the Phase I Assessment for the George W. Bush Childhood Home

Background:

The board of the George W. Bush Childhood Home has requested that THC incorporate the property into the network of THC State Historic Sites. Staff has done a preliminary assessment of the property and determined it to be eligible for a Phase I assessment. Historic Sites staff have met with staff and board members of the Bush Home and crafted the Phase I evaluation for the commission's consideration.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend acceptance of the Phase I recommendation that a Phase II assessment should be authorized for the George W. Bush Childhood Home.

Suggested Motion (Commission):

Move to accept the Phase I recommendation that a Phase II assessment should be authorized for the George W. Bush Childhood Home.



Phase I Assessment of the George W. Bush Childhood Home

**Midland, Texas
For Addition to the Texas Historical Commission's
Historic Sites Program**

January 2022
Texas Historical Commission

Phase I Assessment of the George W. Bush Childhood Home

**Midland, Texas
For Addition to the Texas Historical Commission's
Historic Sites Program**

Assessment Team:

Ellen Cone Busch, Director of Historic Sites Operations

H. Glenn Reed, Chief Architect

Laura DeNormandie, Chief Curator

Hal Simon-Hassell, Chief Interpretive Specialist

Angela Reed, Community Partnerships Program Manager

January 2022

Texas Historical Commission
P.O. Box 12276
Austin, TX 78711

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PHOTO COURTESY OF THE GEORGE BUSH FOUNDATION LIBRARY

“Our deepest values in life often come from our earliest years. It is here in Midland and in West Texas where I learned to respect people from different backgrounds, to respect people from all walks of life. It is here where I learned what it means to be a good neighbor at backyard barbecues or just chatting across the fence. It is here in West Texas where I learned to trust in God.”

*George W. Bush
Centennial Plaza Speech, January 17, 2001, Midland, Texas*

Exhibit panel at the George W. Bush Childhood Home Visitor Center

INTRODUCTION

In a letter dated September 29, 2021, the Board of Directors of The George W. Bush Childhood Home Inc. requested that the Texas Historical Commission (THC) consider receiving the George W. Bush Childhood Home (GWBCH) into its historic sites program.

As put forward in the THC rules (Title 13, Part 2, Chapter 16 Rule §16.3), potential THC historic sites must meet specific criteria. To make this determination, the candidate site undergoes two phases of evaluation and assessment conducted by THC staff.

This report represents the Phase I assessment of the GWBCH. The report discusses each of the evaluation requirements as established in the THC rules. Should the candidate site meet the requirements set forth by the THC rules, the Commission may then authorize a more detailed “Phase II” study that comprehensively evaluates the context and interpretive potential of the site and provides specific details regarding how the site would be developed and operated, as well as the funding needed to make that plan a reality.

This report also contains a conclusions section that addresses what is presently known about the GWBCH relative to the Chapter §16.3 rules criteria, which are the overarching conditions a site must meet to be considered for the THC’s historic sites program.

Based on this Phase I assessment, the THC staff finds that the George W. Bush Childhood Home largely meets the criteria for acceptance and recommends that a Phase II study be authorized.

PROPERTY DESCRIPTION

The George W. Bush Childhood Home (GWBCH) is in the city of Midland in Midland County in Texas' Permian Basin (Figure 1). The closest THC state historic sites to the GWBCH are Fort McKavett and Fort Griffin, which are located approximately 182 miles to the southeast and 196 miles to the northeast, respectively.



Figure 1. Location of Midland within the state of Texas.

The GWBCH is located at 1412 West Ohio Avenue at the corner of North H Street and consists of a single-family wood frame home and detached garage. The museum campus contains three other buildings of similar construction that were former neighborhood residences. The former

residence directly across North H Street from the GWBCH is used as the museum’s visitor center and staff offices, and the dwelling behind it at 400 East Broadway is used as a rental property.



Figure 2. Satellite view of the George W. Bush Childhood Home campus.



Figure 3. The George W. Bush Childhood Home

The George W. Bush Childhood Home (1412 West Ohio Avenue)

The George W. Bush Childhood Home draws its significance from its association with the Bush family, rather than from its design or construction. The 1,655 square foot, one-story house is clad in horizontal wood siding and features an oriel window that admits light to the living room. The remaining windows are two-over-two double hung units. The rather complex hipped roof is clad in red composition shingles. A brick chimney located on the front façade serves a modest fireplace in the dining room. A one-car garage located along the east side of the house was enclosed in the period 1948-50 to provide additional living space. On the west side, a concrete ramp provides access to the side door for the disabled.

The detached one-car garage on a concrete slab, built in 1948-50, is clad in the same siding as the house and includes two storage closets that face the backyard, which is enclosed by a white picket fence. The shingles on the gabled garage roof match those of the house.

The house interior has been restored to the finishes that were in place during the Bush occupancy. This includes wood floors throughout, except for the linoleum in the two bathrooms, the kitchen and the converted garage living space. The living room features a wood paneled wainscot, with upper walls and ceiling of painted sheetrock joined by a modest crown molding. The dining room walls feature full height wood paneling and a wood paneled ceiling, punctuated by a stone fireplace and flush hearth. Most of the windows are protected by Venetian blinds, with some having curtains and valences.

The bedrooms and hallway are finished in flat sheetrock walls and ceilings with simple baseboards and crown molding.

Porcelain ceramic, gas-fired wall heaters have been retained, but have been disconnected from gas supply for safety. The original floor furnace is present in the hallway but is likewise

disconnected. The house is conditioned by a modern Unico small duct, high-velocity HVAC system and has modern electrical and plumbing systems.

The house is generally in very good and stable condition, with no issues that would require immediate attention. The wood siding and trim exhibits several areas of minor rot that should be repaired, and the entire exterior should be repainted within three years.

The GWBCH Visitor Center and Staff Annex (400 East Broadway Street)

The detached garage of the residence located at 400 East Broadway Street serves as a Visitor Center for the George W. Bush Childhood Home. The building is a single-story, slab-on-grade structure of approximately 1,000 square feet with painted CMU exterior walls, wood roof framing, and a hipped composition shingle roof.

A gate accessed from the sidewalk on North H Street admits visitors to a walled courtyard. Visitors then enter a reception room and gift shop via a door on the west side of the building. The pedestrian route from the street and into this space is generally TAS compliant. The space is well-lit and the interior finishes are in good condition. A wall-mounted ductless air handling unit conditions the space. A unisex accessible restroom opens to the reception space.

The garage bay located to the north of the reception area is accessed via a personnel door within the courtyard and by two overhead segmented garage doors facing North H Street. The space is unfinished, with a concrete floor, CMU walls, and exposed roof framing. It is used for storage.

The building exterior is generally in good condition and has no issues that would require immediate attention. A gas meter is located immediately adjacent to the driveway that serves the garage bays. It is vulnerable to vehicular impact and should be protected with bollards.

The residence located at 400 East Broadway Street contains staff offices as well as a reading room used for programs. The building is a one-story, slab-on-grade house of approximately 1,700 square feet, with painted CMU exterior walls, wood roof framing, aluminum windows, and

a hipped composition shingle roof with exposed rafter tails. A central fireplace is served by a brick chimney.

Visitors enter this building via a pair of French doors facing the patio in the courtyard. The doors are served by a temporary ramp that provides an accessible route. Immediately inside the doors is Robyn's Reading Room, where community reading programs are held. This room is contained in a former porch, clad in simulated board-and-batten siding.

The original kitchen is intact and is used as such. The three bedrooms and one of the two bathrooms are used for offices and storage, with the remaining bathroom serving the staff and visitors.

The building exterior is in generally good condition. The exposed rafter tails and soffits need to be painted. The brick chimney should be inspected and capped if necessary.

The building interior is in fair condition. A flooring replacement project was underway during our November 2021 visit to the site. The sheetrock walls and ceilings are in fair to good condition. The HVAC, electrical and plumbing systems are reportedly in good condition.



Figure 4. Staff office building from East Broadway Street.



Figure 5. Visitor Center building from the GWBCH across the street.



Figure 6. Staff office building from the courtyard.



Figure 7. Staff office building entrance from inside.



Figure 8. 400 East Broadway Rental Property.

400 East Broadway Rental Property

The residence located at 402 East Broadway Street is used as an income-generating rental property. It was vacant during the time of our visit in November 2021.

The building is a one-story, pier-and-beam house of approximately 1,675 square feet with an adjacent 275 square foot slab-on-grade garage. The two structures were connected at some point by a fully enclosed and conditioned addition. The house is clad in painted, wire-cut brick with double-hung, divided-lite wood windows and a combination hipped and gabled composition shingle roof. Fascia and rake trim are wood. Gable cladding is composite lapped siding. The front façade features two large plate glass windows. One side of the garage retains an operable overhead door, while the other garage door has been infilled with framing and wood siding to allow that bay to be used as storage. The HVAC system is reportedly recent and features ducted supply through the attic and ducted return through the crawlspace.

Overall, the building is in good condition. Some interior finishes, appliances, and window treatments are in need of replacement. A semi-circular concrete patio behind the garage exhibits several large, displaced cracks and should be removed and reconstructed. The crawlspace ductwork should be inspected and sealed to prevent intrusion from rodents and insects. The electrical panel, weatherhead, and associated accessories are being impacted by overgrown plantings. These should be removed, and all electrical components inspected for damage.

INVENTORY OF COLLECTIONS

The George W. Bush Childhood Home contains a total of eight rooms, five of which are furnished with period room displays based on photographs from the Bush residency. There is no archival material that is site provenanced, however, the site is inherently linked to several repositories of original materials including the George H.W. Bush Library and Museum in College Station, Texas and the George W. Bush Presidential Center in Dallas, Texas. The only furnishing item in the house that is provenanced to the extended family is a turquoise General Electric refrigerator in the kitchen. The twentieth century period of the site means there is also good potential for acquiring some relevant family associated collections in the future. A complete inventory is included in Appendix C.



Figure 9. Period refrigerator in the GWBCH Kitchen.



Figure 10. Restored George W. Bush bedroom with period furnishings.



Figure 11. Hallway phone niche.

BACKGROUND, SIGNIFICANCE, AND INTEGRITY

The George W. Bush Childhood Home is on the National Register of Historic Places as the home of an exceptional political family who shaped state and national politics in the late 20th and early 21st centuries. This place was home to two U.S. Presidents, a First Lady, a Vice President, a Second Lady and two State Governors:

- George Herbert Walker Bush (June 12, 1924-November 30, 2018) served two terms as Vice President under President Ronald Regan from 1981-1989, and later as the 41st President of the United States from 1989 to 1993. Born in Massachusetts.
- Barbara Pierce Bush (June 8, 1925 – April 17, 2018) was Second Lady of the United States from 1981 to 1989 and First Lady from 1989 to 1993.
- George Walker Bush (July 6, 1946) served as the Governor of the State of Texas from 1995 to 2000, and then two terms as the 43rd President of the United States from 2001 to 2009. Born in Connecticut, raised in Midland.
- John Ellis “Jeb” Bush (February 1953) served as the Governor of the State of Florida from 1999 to 2007.

The house was purchased in 1952 by George Herbert Walker Bush and his family lived in the home until 1955. The family’s memories of their time in this home would be noted by each of them as influential to the rest of their lives.

The site’s National Register of Historic Places nomination was completed in 2004 by the THC’s National Register Coordinator, Gregory W. Smith. It documents very thoroughly the background, significance, and integrity of the GWBCH and has therefore been included as an appendix to this report in its entirety in Appendix A.



Figure 12. President George H.W. Bush and First Lady Barbara Pierce Bush, 1989-1993.



Figure 13. President George W. Bush and First Lady Laura Welch Bush, 1995-2000.

STATEMENT OF WILLINGNESS TO TRANSFER

Below is a copy of the letter received from the George W. Bush Childhood Home, Inc. Interim Executive Director Jaclyn Woolf expressing the Board of Directors' desire for a Phase I assessment be conducted for the George W. Bush Childhood Home to become a THC historic site.



Mark Wolfe, Executive Director
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711

September 29, 2021

Re: Addition of The George W. Bush Childhood Home to the Texas Historical Commission
Historic Sites Program

Dear Mr. Wolfe and Members of the Texas Historical Commission:

On behalf of The George W. Bush Childhood Home, Inc., the Board of Directors submits this letter of intent to request addition of our site to the Texas Historical Commission Historic Sites Program. The Bush Childhood Home is an official Presidential Site and the only historic home of two presidents, two governors, and a first lady. Currently the site is privately owned and operated by a nonprofit board of directors.

Recently, the National Parks Service commissioned a resource study to analyze the site's suitability as a federal Parks addition. However, this study may take up to five years, and then legislation must be passed to officially add the Childhood Home, which may take several more, with no guarantees of success. It has always been the ultimate goal of the Bush Home founders and directors to see the Childhood Home established permanently under federal or state governance, in order to guarantee its longevity and historical preservation. With the uncertainty of the National Parks Service option, our Board of Directors has voted to seek the site's addition to the Texas Historical Commission.

It is our understanding that even if THC takes over our site, that does not preclude the possibility of the NPS partnering with THC or adopting the site in the future. However, even if that future does not occur, it is nevertheless our desire to transfer the George W. Bush Childhood Home to the Texas Historical Commission.

Please let me know as soon as possible what the next steps in the process will be. We will cooperate fully to make the process as quick and efficient as possible. If you have any questions for me, please feel free to call the office at (432) 685-1112 or email me at gwbhome@bushchildhoodhome.org. Thank you so much for your time and attention, and I look forward to speaking with you soon.

Kindest regards,

A handwritten signature in black ink that reads "Jaclyn E. Woolf". The signature is written in a cursive style with a long, sweeping tail on the letter "f".

Jaclyn E. Woolf
Executive Director-Interim, The George W. Bush Childhood Home

COMMUNITY SUPPORT

Historic Sites staff has met with the Board of Directors of the George W. Bush Childhood Home, Inc., the 501(c)3 nonprofit that currently operates the site. The board confirmed their support of the transfer to the THC and stated their intention to continue as a supporting nonprofit (friends group) for the site after its transfer to the THC. The executive director of the GWBCH, Inc. estimates that they can reasonably expect to earn an approximate \$75,000 annually through grants, donations, and the oil and gas lease. That amount does not include revenue from special events, programs, or other incidental grant opportunities that may arise throughout the year.

INTERPRETIVE POTENTIAL

The George W. Bush Childhood Home in Midland, TX has very good, but unrealized, interpretive potential. Programs are very limited, changing interpretation and exhibits do not occur often, and special events are nonexistent. Currently the site has no Interpretive Planning documents, no formalized Mission Statement nor Vision Statement, all of which will be necessary to create should the site transfer to the Texas Historical Commission.

The current interpretive story, and site name, place most of the emphasis on George W. Bush himself, and the time in which he lived in the house as a child. The site is described to the public online and in the organization's publications as the home of "Two Presidents, Two Governors, and a First Lady" but little is done to interpret the lives of George H.W. Bush, Barbara Bush, or their son born during the time they lived in the home, John Ellis "Jeb" Bush. The interpretation does include the Bush's daughter, Pauline Robinson "Robin" Bush, who was diagnosed with advanced leukemia and died while the family lived in the home.

Topically, the site could tell a much more comprehensive story about the Bush Family, the middle-class lifestyle early in George H W Bush's career in the oil industry while living in this home and in their various moves in the Midland-Odessa area. That would serve to highlight the success that each member of the family created and grew into, and how their experiences in West Texas helped influence their ideals and provide impetus for their future roles within the late 20th Century history of the United States.

While the interpretive emphasis of this property is not and should not primarily be the later political positions or stances which the members of the family held, it could help set the stage for an understanding of their later careers and influence. An interpretive story more inclusive of the entire family who lived on site might serve the visiting public better.

The current organization operating the museum has chosen to focus on First Lady Laura Bush's literacy campaign and programs. They sponsor a reading program centered around both active story time readings and a free library where children can come to find books which they may take home for free. The literacy program is centered around a space named "Robin's Reading Room", after the senior Bush's deceased daughter, and located in the Staff Office Building.

The literacy program is a valuable approach that does connect directly with the family but could be better honed by interpreting both Laura Bush's Literacy Program and Barbara Bush's Literacy program as both First Ladies made that a target project for themselves. That would broaden the story to be more inclusive of the family's philanthropic legacy, and more firmly tie the program to Pauline Robinson "Robin" Bush.

Additionally, the site does not interpret or discuss other philanthropic legacies of the senior Bushes or George W Bush and his generation. An example would be the Bright Star Foundation, founded in honor of Robin Bush, to combat childhood leukemia and Barbara Bush's work as the chairperson for the National Leukemia & Lymphoma Society.

The Childhood Home itself has excellent interpretive potential. The current gallery exhibits should shift to the reconfigured Staff office Building/Visitors Center complex, allowing the home to be fully furnished to better show the lifestyle and family life of the Bush family during the period they lived in the house. The current period furnished spaces are done fairly well, with the replication of George W. Bush's childhood bedroom being excellent. With the three rooms of gallery exhibits replicated, the balance of the home could be furnished as appropriate to the period also, with as much as possible being based on extant period photos from during the family's residency and oral histories. As none of the furniture in the historic home is original to the family, the opportunity for a more interactive visitor experience in the furnished rooms is excellent.

From an interpretive perspective there are a large number of possible special event or seasonal exhibit programs that would be appropriate to the site and would assist in attracting visitors. Patriotic national holidays (Independence Day, Veteran's Day, Inauguration Day), Bush family

related days (family birthdays, the senior Bush’s anniversary, an observance of Robin’s death, etc.), and seasonal holidays (A 1950s Bush Family Christmas, Little League Baseball Season, a typical family easter, etc.) would all be good times for potential programs, event, and interpretive changes in the house itself.

The interpretive potential of the current George W. Bush Childhood Home far exceeds the ability of the current nonprofit to achieve due to its limited resources, but that potential could be stretched under the management of the Texas Historical Commission.

While not a presidential birthplace, the George W. Bush Childhood home is still a place of significance in the lives of multiple Bush family members, many of whom had a dramatic influence on late 20th century American politics and culture.



Figure 14. George H.W. Bush with Pauline Robinson “Robin” Bush in Texas, 1953.

EDUCATIONAL POTENTIAL

Current educational program offerings at the GWBCH are creative, fun, and responsive to teacher needs but are limited by existing staffing levels and do not all tie closely to the interpretive themes of the site. There is currently one part-time educator who also serves as the site's volunteer coordinator. School tours were suspended in 2020 due to the COVID-19 pandemic and have not resumed, but prior school program engagement including both onsite and outreach programs was estimated by staff at about 5,000 students annually.

The Texas Essential Knowledge and Skills (TEKS) for Texas public schools detail the curriculum requirements for every course, and State-mandated standardized tests measure students' acquisition of the specific knowledge and skills outlined in this curriculum. Successful field trips at historic sites tie their curriculum to the TEKS to ensure schools that the field trip experience will further their teaching goals and students' success. The importance of good citizenship, the function of government in American life, and the role of the free-market economic system are themes that run through the Texas Essential Knowledge and Skills (TEKS) for Texas public schools for all grade levels, though the most relevant to the site are in the elementary and high school levels. The interpretive content at the GWBCH provides a rich opportunity to develop field trips within these themes using more contemporary subjects that can be more familiar, relevant, and engaging to students than earlier time periods.

There is good potential for growth of onsite field trip programs. In 2020, there were 26,393 students in the Midland Independent School District (ISD) and an additional 33,707 students in nearby Ector County ISD that covers the city of Odessa. The Midland-Odessa metropolitan area also has over 13,000 college students. Despite the impact of the pandemic in the last few years, the cities of Midland and nearby Odessa have been growing, with the oil and gas industry attracting families from across the country. The city of Midland alone is sustaining a 2.5% growth rate and is expected to reach over 230,000 people by 2030. The local market for field trips and other school-based educational engagement would allow for significant expansion of the site's programming given adequate staff, resources, and marketing.

NEEDED AND AVAILABLE FUNDING

Currently, there is no available funding to operate the GWBCH as a THC state historic site. Needed funding for annual operations is estimated at \$603,500. Funding for development, repairs, and improvements to the GWBCH is estimated to be \$1,597,636. These estimates are for planning purposes only and should not be used as final costs.

OPERATING AND DEVELOPMENT COSTS

To operate the GWBCH as a state historic site open six days a week would require hiring a staff of five full-time employees (FTEs). These would include a site manager, an administrative assistant, an educator, a public programs coordinator or outreach specialist, and a maintenance supervisor. Additional annual operating costs would include utilities for the buildings, consumable supplies, fuels, gift store merchandise, marketing, annual maintenance and repairs, and other operating costs. Staff estimate the annual operating costs for the GWBCH would be \$603,500 as shown below.

George W. Bush Childhood Home

Annual Operating Costs

| | |
|----------------------------------|------------------|
| Salaries and Benefits for 5 FTEs | \$475,000 |
| Utilities & Telecommunications | \$16,500 |
| Supplies | \$15,000 |
| Gift Store Merchandise | \$12,000 |
| Travel | \$4,000 |
| Fuel | \$2,000 |
| Marketing | \$19,000 |
| Maintenance & Repairs | \$35,000 |
| Other Operating Expenses | \$25,000 |
| <i>Total</i> | <u>\$603,500</u> |

The GWBCH development costs include repairs and renovations to the historic GWBCH, funding of an interpretive master plan for the site, enhancements to the furnishings in the historic home, the renovation of the visitor center garage for exhibits and visitor orientation as well as updates and improvements to the exhibits, reconfiguring and renovating the staff office building to better accommodate staff offices and program needs, repairs and renovations to the site's rental property for use as a site manager's residence, site identification and wayfinding signage, the purchase of site vehicles, and general improvements to the site's accessibility, lighting, and security.

Currently, faded signage and the courtyard entrances to the visitor center do not clearly orient arriving visitors to begin their experience at the site. The retail and admissions space is small and does not accommodate tour or school groups. Renovation of the attached garage currently used as storage would allow for an accessible, street-frontage entrance opposite the historic

GWBCH that would be a clear point of entrance to the site’s experience. The space would also allow gallery style exhibits currently in the historic GWBCH to move to the visitor center where they can be viewed independently of the tours and aid with visitor orientation and tour queuing.

The staff office building retains its original, residential interior layout, which is not fully accessible, nor does it make the most efficient use of the available space for the purposes it is used for. Reconfiguring the interior would allow for more office space to expand the staff, provide an accessible restroom, improve program storage, and offer better separation of programmatic space from the staff areas.

In total, staff estimate the site development and improvement costs would be \$1,597,636 as summarized on the table below and detailed in Appendix B.

George W. Bush Childhood Home

Development Costs

| | |
|--------------------------------|-----------------|
| Facilities Repair & Renovation | \$887,136 |
| Site Vehicles | \$75,000 |
| Interpretive Enhancements | |
| Interpretive Master Plan | \$48,000 |
| Furnishings Enhancements | \$175,000 |
| Visitor Center Exhibits | \$402,500 |
| Outdoor Interpretive Panels | <u>\$10,000</u> |
| | <hr/> |
| | \$1,597,636 |

ACCEPTANCE CRITERIA CONCLUSIONS AND RECOMMENDATION

As put forward in THC rules (Title 13, Part 2, Chapter 16 Rule §16.3), consideration for accepting a historic property for development as a Texas Historical Commission historic site must be accomplished through addressing the specific criteria listed below.

(1) The property must have recognized statewide or national significance based on the standards of the National Register of Historic Places.

Conclusion: The George W. Bush Childhood Home was listed in the National Register of Historic Places in 2004 under Criterion B for its association with the lives of significant persons in politics and government on both the state and national level, primarily George W. Bush, 43rd President of the United States and Governor of Texas. The period of significance of the property is 1951-1955, during which time George W. Bush lived in the Midland, Texas home with his family, which also included the 41st President of the United States George H.W. Bush and First Lady Barbara Pierce Bush, and Florida Governor John Ellis “Jeb” Bush.

(2) The property should be able to provide interpretation of a significant theme or event of Texas history that is not fully represented by the Commission’s existing historic sites or other historic sites accessible to the public. The Commission will strive to maintain a geographic, cultural, and thematic balance in its program.

Conclusion: The GWBCH provides an opportunity for the THC to tell a more complete story of Texas’ significant influence on the political life of the nation, particularly in the later 20th century. This would expand the story told at the Eisenhower Birthplace and the Sam Rayburn House State Historic Sites, which focus on the first half of the century. The GWBCH would not only provide a state historic site in a currently unrepresented era but also an underrepresented area of the state.

(3) The property should have exceptional integrity of location (including surrounding environment), design, material, setting, feeling, and association.

Conclusion: The integrity of the GWBCH is generally good. The house has not been significantly altered and what alterations were made were reversed in selective demolition and restoration efforts. The exterior features of other properties on the GWBCH campus retain much of their mid-20th century character, thereby lending authenticity to the cultural landscape of the historic GWBCH.

(4) The property should have appropriate collections (objects, manuscript material, artifacts) associated with the historic site or necessary artifacts related to the site's history and period of significance should be identified and available.

Conclusion: There is no archival material that is site provenanced, however, the site is inherently linked to several repositories of original materials including the George H.W. Bush Library and Museum in College Station, Texas and the George W. Bush Presidential Center in Dallas, Texas. With one exception, furnishings in the historic GWBCH are not family provenanced, however, given the later period of the site, it may be possible to cultivate artifact donations from the family in the future.

(5) The property must be appropriate for use as an interpretive museum or historic site, have high potential to attract and accommodate diverse and new audiences, and be accessible to travelers as well as to the local community.

Conclusion: The GWBCH already functions as a historic site with a visitor center, interpretive tours, exhibits, and educational programming operated by the George W. Bush Childhood Home, Inc. The site's location in Midland places it in a growing city along Interstate 20 halfway between Fort Worth and El Paso with an international airport, and active tourist destinations. Annual visitation prior to March 2020 was approximately 6,000. With enhanced marketing, expanded programming, and improvements to the visitor experience, this number has the potential to be significantly higher and reach more diverse and new audiences.

(6) The property must be available without restrictions that would limit the Commission's options for preservation and interpretation as a historic site (for example, a life estate retained by the grantor, restrictions against future sale or conveyance, or limits on alterations deemed appropriate by Commission). The Commission encourages the use of easements or other restrictions to ensure the preservation of historic sites.

Conclusion: The GWBCH is owned by the George W. Bush Childhood Home, Inc. The board has indicated it will transfer the site to the THC without restrictions (see "Statement of Willingness to Transfer").

(7) Financial resources must be available or assured, including an endowment fund where appropriate, or sources of funding must be identified in a comprehensive funding plan to ensure the restoration, interpretation, development, long-term operation and preservation of the site.

Conclusion: Operation of the GWBCH as a state historic site would require a commitment from the state for dedicated full-time employees and operating costs to be added to THC's annual base operating budget. Additional one-time funds would also be necessary for needed repairs and improvements to the site.

(8) The property must have the potential for strong supporting partnerships including community support.

Conclusion: The current Board of Directors for the George W. Bush Childhood Home, Inc. have indicated their desire to continue to support the GWBCH if it becomes a state historic site, perhaps becoming the foundation of a Friends group for the site. There are existing and potential partnership opportunities with institutions in the area such as the Midland College Legacy Program, the Texas Pecos Trail, the Museum of the Southwest, the Permian Basin Petroleum Museum, the Midland Historical Society, the Midland Army Air Field Museum, and the Haley Memorial Library & History Center as well as the George W. Bush Presidential Center in Dallas and the George H.W. Bush Presidential Library & Museum in College Station

Recommendation

The George W. Bush Childhood Home is an important and historically significant site that can contribute to the public's understanding of Texas' significant influence on the political life of the nation, particularly in the later 20th century. The GWBCH appears to meet all the Phase I assessment criteria to become a potential THC state historic site. As such, it is the recommendation of the staff that the Commission authorize a more detailed Phase II study to comprehensively evaluate the context and interpretive potential of the site and provide specific details regarding how the site would be developed and operated as a state historic site.

(Oct. 1990)

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Bush, George W., Childhood Home
OTHER NAME/SITE NUMBER: Bush, George H. W. and Barbara, Family Home

2. LOCATION

STREET & NUMBER: 1412 W. Ohio
CITY OR TOWN: Midland
STATE: Texas CODE: TX COUNTY: Midland CODE: 329
NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 79701-6073

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (x nomination) () request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x meets) () does not meet) the National Register criteria. I recommend that this property be considered significant (x nationally) () statewide) () locally). () See continuation sheet for additional comments.)

[Handwritten Signature]

Signature of certifying official

6-9-2004
Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register
See continuation sheet.
- determined eligible for the National Register
- See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

for
[Handwritten Signature]
Signature of the Keeper

7/28/04
Date of Action

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

| NUMBER OF RESOURCES WITHIN PROPERTY: | CONTRIBUTING | NONCONTRIBUTING |
|---|---------------------|------------------------|
| | 2 | 0 BUILDINGS |
| | 0 | 0 SITES |
| | 0 | 0 STRUCTURES |
| | 0 | 0 OBJECTS |
| | 2 | 0 TOTAL |

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING:

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling

CURRENT FUNCTIONS: WORK IN PROGRESS

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: OTHER: Minimal Traditional

MATERIALS: FOUNDATION WOOD, CONCRETE
WALLS WOOD
ROOF ASPHALT
OTHER

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-7).

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George W. Bush Childhood Home
Midland, Midland County, Texas

The George W. Bush Childhood Home at 1412 W. Ohio Avenue, Midland, Texas, is a Minimal Traditional wood frame house built circa 1939 and occupied by the George H.W. Bush Family from 1952-1955. The wood siding, decorative brick chimney, and complex hipped roof are distinguishing features of the home. Included in the nomination is the entire lot on which the house and detached garage sit. The home is in the process of being returned to its appearance during the Bush occupancy. Under the preservation plan, nonhistoric aluminum siding has been removed and the horizontal wood siding, which is in good condition, will be painted as it was while the Bush Family lived there. The second bathroom and bedroom alcove addition and all porch roofs have also been removed, and the east façade is being returned to the way it appeared during the period of significance.

The George W. Bush Childhood Home remains in a residential setting on its original site on the west end of the 1400 block of Ohio Avenue. The major change has been the expansion of Trinity Episcopal Church to the south of the home. The growth of the church, which fronts on Illinois Avenue, has resulted in demolition of the small residences across the street (south) from the Bush Home on Ohio Avenue, as well as two houses on the north side. To maintain some of the residential context for the Bush Home, the George W. Bush Childhood Home, Inc. (hereafter GWBCH, Inc.) has purchased two adjacent neighborhood houses. The organization plans to purchase other homes in the neighborhood (specifically the two homes next door that appear in period photographs) when circumstances permit their purchase. On the east end of the 1400 block of Ohio Avenue, GWBCH, Inc. has successfully negotiated with The Episcopal Church of the Holy Trinity to develop two lots owned by the church into a parking lot for use both by the visitors to the Bush Home and by the church.

During the period of significance (1952-55) most of the houses fronting W. Ohio between "H" Street and "F" Street to the east were typical pre- and post-war dwellings: small two- and three-bedroom and one-bath homes commonly occupied by growing families. The houses on the south side of Ohio Avenue were similar to those along the north side of the street. George W. Bush and his friends often walked or rode their bicycles to school or to the downtown movie theater. The neighborhood was on the edge downtown Midland, approximately 10 blocks away.

While the remaining neighborhood setting helps to interpret the overall character of 1412 W. Ohio in the 1950s, it is the shape and proportion of the one-story house that are the character-defining aspects of the building. Minimal Traditional houses such as the Bush Home feature simplified forms very loosely based on the Tudor and Colonial Revival styles from the 1920s and 1930s. These economically-built dwellings feature limited ornamentation, and are usually small 1-story dwellings with low-pitched gable roofs and flush eaves. Exterior wall coverings are normally weatherboard siding, though many feature brick and stone veneers. These houses first became popular in the late 1930s and were the dominant style from the late 1940s through the late 1950s. As it existed during the Bush period, the front façade chimney was a prominent design element and was especially striking with red brick detailing near the top of the stack that complemented the home's red-shingled roof. Likewise, the multi-faceted hipped roof was a significant element in the overall architectural design. The hipped configuration, without end gables, created compact proportions and was a contributing factor in reducing overall scale. Over the wood framing was horizontal wood siding, painted a medium blue-gray hue to compliment the red roof and chimney details.

Current Description of Exterior

The exterior of the Bush Home has the original wood siding, most of the original wood windows, one replacement window, and replacement doors. The wood siding was re-exposed in 2003 when aluminum siding was removed and is

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George W. Bush Childhood Home
Midland, Midland County, Texas

generally in good condition. The original siding which is now exposed was specified as "No.1 grade ¾" X 8" Texas ship-lap" with corners finished with metal. The wood is currently primed only, priming added after the layers of lead-based paint were removed in 2003. Paint sampling was done prior to abatement.

The original decorative dark red diamond-shaped shingles were replaced after the Bush era. The roof on the home is neither the color nor the style of the Bush period. However, the current composition roof is in good condition, protecting the interior finishes. There are no eaves on the home so the windows are exposed to the weather and have consequently deteriorated. Many of the sills are rotten, the paint is peeling, and some of the panes are cracked. The original window screens are no longer present.

None of the existing exterior doors or screen doors are appropriate for the Bush occupancy period, but most are in usable condition. The exterior of the George W. Bush Childhood Home needs extensive work in order to be rehabilitated for appropriate interpretation. The Home currently needs repair and replacement of deteriorated materials, paint, and, attention to all architectural and landscape details.

The **south** (front) façade of the home has original siding, wood windows, a brick chimney (painted, but showing original exposed brick where flashing was removed during selective demolition), a paneled wood door and a screen door added after the Bush occupancy; and a composition roof. The edge of the roof requires repair after recent removal of a front porch addition. The siding is in generally good condition, but required repair. The pre-Bush era infill of two original 1940s window is still evident. The windows are deteriorated and must be repaired. The foundation under the bay window in the garage conversion is rotting and sinking so repairs are needed. The light fixture is missing. The original concrete front porch is cracking in places, and the original front walk is in place.

The current **west** façade reflects the original architecture of the home, with the following exceptions: the composition shingle roof, and the doors that were replaced by later tenants. The original wood siding is now exposed and has been primed. All original windows require stabilization or replacement due to deterioration. The center single-pane portion of the bay window is not original, but is in good condition. Concrete walks are cracked, but are still in place.

The **north** façade appears as it did during the Bush occupancy. Many non-original materials have been removed under the current preservation project, but many nonhistoric roof vents, electrical feeds, and the AC condensing unit are currently still visible. A nonhistoric parking pad in the north yard. As on other facades, the original siding and windows are in place, but need repair. The roof is composition shingle.

Selective demolition in 2003 of a later addition on the **east** side has returned the floor plan to its 1952-1955 configuration. The removal of the center portion of this façade leaves a section of the façade boarded up until renovation work replaces the siding and the windows into the center bedroom. All windows seen from this side are those existing during the Bush Occupancy. Shown in the East Façade photo are the porch addition and the enclosed 1940's one-car garage (now with bay window). Original siding of the house and original siding on the porch is now exposed and primed.

Interior Features

The basic arrangement of interior spaces often reveals important aspects of a building's character. In the case of 1412 W. Ohio, the sequence of rooms is significant in its order and simplicity. The compact nature of two- and three-bedroom and

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George W. Bush Childhood Home
Midland, Midland County, Texas

one-bath arrangements of pre-WWII-era houses created typical and efficient layouts. As is normal in smaller homes of this era, one enters the house directly into the living room space. There is an exterior door in the kitchen and one in each of the bedrooms on the north side of the home. The bedrooms and the single bathroom are accessed from a central hallway.

The most significant interior features include the paneling made of knotty pine, original cabinets, hardware, phone niche, "tile look" wallboard, an original light fixture, and the wallpaper from the Bush occupancy. Knotty pine paneling is found in the living room, den and bedroom #1. The cabinets in the kitchen, hall bath, and closet (Rm. 117) of Bedroom #3 are original with the hardware intact. The distinctive doorknobs and escutcheons are present on most of the original two-panel interior doors. As was typical in homes of the 1940s and 1950s, there is a phone niche in the central hall. In the kitchen, on the north wall and below the wainscot of the east and south walls, there is wallboard scored to resemble square tiles. From some physical evidence plus historic photographs, there is documentation for the period wallpapers that were in the kitchen, central hall and bedroom #3 while the Bush Family lived in the home. Hardwood oak floors are present throughout the home with the exception of the kitchen and bathroom. During the Bush occupancy, there is photographic evidence that the living room and den were covered in a light-colored, short, shag carpet. At least one original light fixture has survived and is located in the central hall.

There was and is one outbuilding in the form of a one-car garage with an attached storage room. This building has horizontal wood siding and a gable roof with a concrete slab foundation. The interior is unfinished with the framing exposed. The detached garage was built circa 1950 when the attached garage was converted to a den (Rm. 102).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: G

AREAS OF SIGNIFICANCE: Politics/Government

PERIOD OF SIGNIFICANCE: 1951-1955

SIGNIFICANT DATES: 1951 (Bush family purchased property)

SIGNIFICANT PERSON: Bush, George W., 43rd President of the United States and Governor of Texas

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Houston Hill, building contractor

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-18).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-19 through 9-21).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office: (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University: (*Texas A&M University, George Bush Presidential Library, College Station, Texas*)
- Other -- Specify Repository: (*George W. Bush Childhood Home Inc., Midland, Texas*)

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George W. Bush Childhood Home
Midland, Midland County, Texas

Statement of Significance

The George W. Bush Childhood Home, at 1412 W. Ohio Avenue, Midland, Texas, is currently under restoration as the representative childhood home of President George W. Bush. Several of George W. Bush's childhood dwellings in West Texas were very temporary or are now either demolished or in poor condition. The home at 1412 W. Ohio is where George W. Bush lived the longest (about 4 years) during his childhood, and is the house most often recalled in family memoirs.¹ His years there were formative – he began playing baseball, stood by his parents through the tragic death of his sister, and welcomed the first two of his three younger brothers. From early 1952 to late 1955, this otherwise unremarkable house on W. Ohio Avenue was the home of two people who would one day become President of the United States: a young man beginning his family and learning the oil business, and his oldest son, George.

The house is nominated to the National Register of Historic Places under Criterion B, in the area of Politics/Government, at the national level of significance, as the childhood home of the forty-third President of the United States, George W. Bush. Although the period of significance (1952 through 1955) is less than 50 years distant, the property meets Criteria Consideration G for its association with the current President of the United States as the property that best exemplifies his childhood.

Midland in the 1950s: The Emergence of a Modern City²

When the George and Barbara Bush Family moved to Midland, Texas in May 1950, they were part of much larger migration that would greatly transform the city by the end of the decade. By the onset of the 1950s, Midland was transforming itself into the economic center of the Permian Basin, a diverse region comprising 62 counties in Texas and New Mexico that is defined by its leading industry – oil. The region receives its name from a subterranean geologic structure, the remnants of a vast sea floor which existed during the Permian period, some 285-300 million years ago.

By 1950, two hundred and fifteen oil companies had offices in Midland.³ The growing economy left the city in need of commercial buildings to house the booming white-collar population. It would be during this decade that Midland would transform from essentially a small county seat into a city with a skyline that could be seen thirty miles away.⁴ Nearly every major oil company in the nation contributed to the building frenzy, as did the major banks, including the Midland National Bank and First National Bank.

As the strong economy of Midland led to a population boom, the city's public school system was forced to keep pace with a population that expanded from under 25,000 to almost 60,000 by the end of the decade.⁵ Young couples accounted for the majority of people moving to Midland in the 1950s, resulting in over 14,000 births during the decade. These children forced school enrollment to rise from 3,686 pupils in January 1949, to 14,647 by the fall of 1959. To accommodate this increase, the school district built 12 new elementary schools, three junior high schools, a junior/senior high school, and

¹ See "Chronology of Bush Residences," end of this section.

² Adapted from the official Bush Childhood Home website: www.bushchildhoodhome.org/midland_1950.html, with references to outside sources cited.

³ Tyler, Ron, ed., *The New Handbook of Texas*, published by the Texas State Historical Society, Houston, Texas; Vol. 4, pp. 706-710.

⁴ Clemens, Gus, *Legacy*, published by Mulberry Avenue Books for the Nita Stewart Haley Memorial Library, San Antonio, Texas, 1983, pp.9, 137-153.

⁵ 1952 Texas State Almanac.

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George W. Bush Childhood Home
Midland, Midland County, Texas

additions to 14 other school buildings.⁶

As the 1950s drew to a close, residents of the Permian Basin had benefited from a quarter century of prosperity, the largest sustained growth period in the history of the region. As the region's economic epicenter, Midland would be first among the beneficiaries of this prosperity. Midland led the nation in the number of oil offices, as more than six hundred oil and oil-servicing firms maintained offices in the city. Midland had successfully completed its transition from a sleepy farming and ranching community to a prosperous modern city.

Chronological history of the Bush House

Original Occupancy

(January 1939 to June 1945)

In January of 1939, Miss Mildred L. Ethridge purchased for the price of \$125.00 a the parcel of land 1412 W. Ohio, on the western fringe of Midland, Texas. Though the subdivision was first platted in 1907, only a small portion appears to have been built upon by 1939, the lots first being developed in 1938.⁷ Ethridge, a familiar proprietor of a tobacco and newsstand at the Scharbauer Hotel in downtown Midland, planned to build a new house for herself and a sister, Raynee Carroll, and teenage nephew, Jack Carroll. Miss Ethridge was also a horsewoman who owned pastureland and orchards beyond the city limits, so it is presumed that she appreciated the raw land and open views that the West Midland Addition offered.⁸ In February of 1939, Miss Ethridge hired the well-known local building contractor, Houston Hill, to draw plans for a custom home. Together, they signed a Mechanic's Lien Note for the construction of a 36' by 44' frame house to be completed within sixty days for the sum of \$4,590.89.⁹

The only known copy of Hill's original floor plan for 1412 W. Ohio has been destroyed, but an 8-page construction specifications document remains.¹⁰ The specs, prepared on Mid-West Lumber Company stationery and signed by Ethridge and Hill, provides detailed information on everything from footings and rough framing to architectural features, fixtures, and finishes.¹¹ With an attached single-car garage, the three-bedroom and one-bath house was charming, well-built, and well-appointed for its day. Based on photographic and physical evidence, the siding appears to have been painted a white or cream color when the house was first built. Home movie footage, ca. 1939-1945, confirms that the original roof was

⁶Griffin, John Howard, *Land of the High Sky*, published by the First National Bank of Midland, Midland, Texas, 1959, pp. 163-180.

⁷Midland County Plat Records. West Midland Addition first platted on March 28, 1907; Vol. 14, p. 245; West Midland Addition replatted to form lots on May 6, 1938; Vol. 61, p. 48.

⁸Interview of March 11, 2002 with June Ethridge Davis and interview of March 12, 2002, with Patricia Petosky Darby. Both interviews were conducted in Midland, Texas, by Darlene Marwitz.

⁹Midland County Mechanic's Lien Records. Contract executed by Mildred L. Ethridge to Houston Hill, dated February 10, 1939; Vol. 5, p. 605.

¹⁰Interview by Darlene Marwitz on March 12, 2002, with Patricia Petosky Darby in Midland, Texas.

¹¹"Specifications For Residence To Be Built For Miss Mildred Etheridge (sic)," signed by Mildred Ethridge and Houston Hill, ca. 1939. A copy of this document was provided by Patricia Petosky Darby of Midland, Texas.

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George W. Bush Childhood Home
Midland, Midland County, Texas

red.¹² Although it has since been painted, the chimney was constructed of a light-colored face brick with red brick detailing at the top.¹³

Interim Occupancy (June 1945 to November 1951)

Mildred L. Ethridge eventually sold the house in June of 1945 for the sum of \$9,000.00.¹⁴ Thereafter, between June of 1945 and November of 1951, the property was owned and occupied by two additional families, W. B. and Evelyn Hanley and Paxton and Ester K. Howard.¹⁵ A third owner during this period, Lloyd Ponder, acquired the house for resale, but never occupied the premises.¹⁶

The Paxton Howard family lived in the house immediately prior to the Bush family. They had purchased the house in January of 1947, and later that year the family increased the size of their lot by purchasing an additional strip of land from the neighbors to the east.¹⁷ It also appears that the Howards made a number of improvements to the property. They sold the house in March of 1951 to Lloyd Ponder, but by agreement with Ponder continued to live in the house for several months until their new home, being built by Lloyd Ponder, was completed.¹⁸ It is unknown whether or not Lloyd Ponder made additional cosmetic improvements to the house in order to sell the property.

The most noticeable change during this period was the remodeling and incorporation of the single-car garage as indoor space, ca. 1948–1950, thus enlarging the home's original living room. A large bay window with seating was built to fill the original garage door opening. Likely coinciding with the garage conversion to additional living space, a new detached single-car garage was also constructed on the northwest corner of the property and a side porch or sunroom (Rm. 103) was attached to the southeast corner of the house. The chimney appears to have been painted (except for the red brick detail) during this period.¹⁹ The home's original front door appears to have been replaced during the later part of this period. At some point during the latter part of this period, the two windows flanking the chimney on the front of the house were removed. The openings were patched with siding on the exterior and filled in with display shelving on the interior.

¹² "Memories of the Petosky Family, 1939-1948," a video cassette including images of 1410 and 1412 W. Ohio between 1939 and 1945, provided by Patricia Petosky Darby of Midland, Texas.

¹³ On site investigation by Darlene Marwitz on August 1, 2001.

¹⁴ Midland County Deed Records. Warranty Deed with Vendor's Lien executed by Mildred L. Ethridge to W. B. Hanley and Evelyn Hanley, dated June 30, 1945; Vol. 84, p. 537.

¹⁵ Midland County Deed Records. Warranty Deed executed by W. B. Hanley and Evelyn Hanley to Paxton Howard, dated January 3, 1947; Vol. 94, p. 99.

¹⁶ Midland County Deed Records. Warranty Deed executed by Paxton H. Howard and Esther K. Howard to Lloyd Ponder, dated March 19, 1951; Vol. 140, p. 59. Telephone records for this period show the property as being vacant.

¹⁷ Midland County Deed Records. Warranty Deed executed by Edward Leland Durrell to Paxton Howard, dated April 30, 1947; Vol. 95, p. 365.

¹⁸ Interview by Darlene Marwitz on March 19, 2002, with Paxton Howard, Jr., in Temple, Texas.

¹⁹ Photographic evidence during the later Bush period shows the chimney and the modified diamond-shaped shingles.

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George W. Bush Childhood Home
Midland, Midland County, Texas

Bush Occupancy

(November 1951-December 1955)

George H. W. and Barbara Pierce Bush purchased 1412 W. Ohio on November 7, 1951, for the sum of \$9,000.00 (the same sales price as when the original owner first sold the house in 1945).²⁰ Oral history confirms that the Bush family did not fix up their new house before moving in.²¹ A mechanic's lien at the end of 1952, however, indicates that work valued at \$1,762.08 of work was performed on the property, described as:

*Addition of room to existing structure; enlarge bathroom; install tile and linoleum in bath; Make other minor repairs and painting, such as replacement of screens on windows and doors.*²²

The interpretation of "addition of room to existing structure" and "enlarge bathroom" remains unclear at this time. An interview with Barbara Bush clearly confirmed that they had only one bathroom.²³ Because neither a new addition nor bathroom enlargement is known to have occurred during the Bush period, it is generally assumed that the description possibly represents the original intent of the mechanic's lien, and not necessarily the work carried out. A gas floor furnace is generally believed to have been installed in the central hall by the time of Bush occupancy, though an original installation date has not been fully determined. Based on photographic evidence, an evaporative cooler (also known as a "swamp cooler") was in use during all or a portion of the Bush period and was installed at the southwest corner of house, outside a living room window.

Significance Under Criterion B: Association with Significant Persons

The George W. Bush Childhood Home Project pays tribute to President George W. Bush, the 43rd President of the United States, as well as to his family. Their time at the 1412 W. Ohio Home became one of their strongest memories, and their years there influenced the rest of their lives.

The most common house museum type in the United States is a property that commemorates a famous person or family.²⁴ To this end, the house at 1412 W. Ohio Avenue in Midland, Texas, is extraordinary. It was occupied by the George Herbert Walker Bush family in the early through mid-1950s. Unlike any other historic house museum in the U.S., this one honors not one, but two United States Presidents. The Project's mission statement further affirms the significance of the Bush Family:

²⁰ Midland County Deed Records. Warranty Deed executed by Lloyd Ponder to George H. W. Bush and Barbara Pierce Bush, dated November 7, 1951; Vol. 156, p. 331.; Warranty Deed executed in the amount of \$9,000.00 by Mildred L. Ethridge to W. B. Hanley and Evelyn Hanley, dated June 30, 1945; Vol. 84, p. 537.

²¹ Interview by Darlene Marwitz on November 22, 2002, with Barbara Bush in Houston, Texas.

²² Midland County Mechanic's Lien Records. Contract executed by George H. W. Bush and Barbara Pierce Bush to C. L. Cunningham, dated December 20, 1952; Volume 29, p. 313.

²³ Interview by Darlene Marwitz on November 22, 2002, with Barbara Bush in Houston, Texas.

²⁴ Sherry Butcher-Youngmans. *Historic House Museums: A Practical Handbook for Their Care, Preservation, and Management*. New York and Oxford: Oxford University Press, 1993, p. 184.

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George W. Bush Childhood Home
Midland, Midland County, Texas

The mission of the George W. Bush Childhood Home, Inc. is to express and interpret the history of one of America's great families by telling the story of the Bush Family and the childhood of George W. Bush in Midland, Texas, and celebrating the lives of two Presidents, two Governors, and two First Ladies.²⁵

- George H.W. Bush, 41st President
- George W. Bush, 43rd President (and Governor of Texas)
- John Ellis (Jeb) Bush, Governor of Florida
- Barbara Pierce Bush, First Lady
- Laura Welch Bush, First Lady (raised in Midland)

It is anticipated that when restoration is completed, the organization will coordinate with the Texas Historical Commission, various Presidential Libraries and Sites, and the National Park Service to establish a Texas Presidential Trail that extends into West Texas.

President George W. Bush²⁶

As the eldest son of George H. W. Bush and Barbara Pierce Bush, George Walker Bush was born on July 6, 1946, in New Haven, Connecticut, while his father was an undergraduate student at Yale.²⁷ By the time George was two, the family had moved to West Texas, where his father started working in the oil industry, first in Odessa in 1948, and then in Midland in 1950 (with a sojourn to California between Odessa and Midland).²⁸ When the Bush family first moved to Midland, they bought a house at 405 East Maple,²⁹ among a cluster of tiny colorful houses in a development nicknamed Easter Egg Row.³⁰ In November of 1951,³¹ the Bushes purchased a larger home for their growing family at 1412 W. Ohio Avenue. The original W. Ohio house was built in 1939, but by the time the Bush Family occupied the home, it had two additions bringing the size to 1547 square-feet, plus a detached garage.

President George W. Bush has expressed fond memories of his childhood home on W. Ohio, a time when he attended nearby Sam Houston Elementary School. After the family moved to a house on Sentinel in Midland, George attended San Jacinto Junior High. He began high school in Houston, Texas, at Kincaid High School, and then followed in the footsteps of his father by completing his high school education at Phillips Academy in Andover, Massachusetts. President Bush received his bachelor's degree from Yale University in 1968, then served as a fighter pilot in the Texas Air National Guard. He next received a Master of Business Administration from Harvard Business School in 1975. He then moved back to Midland and began a career in the oil industry. In 1977, President Bush married Laura Welch, a teacher and librarian and a native of Midland. They have twin daughters, born in 1981, Jenna Welch Bush and Barbara Pierce Bush.

²⁵ The George W. Bush Childhood Home, Inc. "Come Home with America's First Family" (a fundraising brochure). Midland: 2002.

²⁶ The majority of this information is from the Official White House Web Site, <http://www.whitehouse.gov/president>.

²⁷ Barbara Bush. *Barbara Bush, A Memoir* (New York: Charles Scribner's Sons, 1994), p. 27.

²⁸ Booklet compiled by Patricia Burchfield and Jason Hancock. "George Bush: Presidential Library," (Lawrenceburg, Indiana: The Creative Company, 1999).

²⁹ McGrath, Jim, Editor, *Heartbeat: George Bush in His Own Words*, (New York: Scribner), p. 269.

³⁰ "Bush A-Z: The Complete Guide to Everything You Ever Cared to Know About George H. W. Bush (re: Easter Egg Row)," compiled by William A. Harris, December 6, 2000; George Bush Presidential Library and Museum.

³¹ Per Midland County Deed Records.

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George W. Bush Childhood Home
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George W. Bush worked on his father's successful 1988 presidential campaign and then with a group of partners, purchased of the Texas Rangers baseball franchise in 1989. He was the managing general partner of the Texas Rangers until he was elected Governor of Texas on November 8, 1994. He became the first Texas governor to be elected to consecutive four-year terms when he was reelected in 1998.

Following the 1999 Texas legislative session, Governor Bush began his presidential campaign. Following a contested election on November 7, 2000, Bush was declared the winner on December 13, 2000. He resigned from the governorship on December 21, 2000, to prepare for the Presidency. George W. Bush was inaugurated as the 43rd President of the United States on January 20, 2001. Key events of his first term include the 9/11 tragedy and the wars in Afghanistan and Iraq.

Other significant persons associated with the house

President George H. W. Bush³²

George Herbert Walker Bush was born in Milton, Massachusetts, on June 12, 1924. On his 18th birthday, following attendance at Phillips Academy in Andover, Massachusetts, Bush enlisted in the Navy to become the youngest fighter pilot in the U.S. Navy at the time he earned his wings. He flew 58 combat missions during World War II and, on one mission, was shot down by Japanese anti-aircraft fire, rescued, and then awarded the Distinguished Flying Cross.

In 1945, he married Barbara Pierce. Later that year, he began his college education at Yale University, where he excelled in his coursework and in sports. He was a member of Phi Beta Kappa and was captain of the baseball team. Following graduation, George Bush and his young family departed the East Coast to set out upon a career in the oil industry of West Texas. He lived in Midland, Texas, from 1950 until 1959, when he moved to Houston.

While living in Houston, Bush's involvement with public service and politics developed as he served two terms in the U.S. House of Representatives. Thereafter, he served in a series of high-level appointments: Ambassador to the United Nations, Chairman of the Republican National Committee, Chief of the U. S. Liaison Office in the People's Republic of China, and Director of the Central Intelligence Agency. In 1980, George Herbert Walker Bush was chosen as Ronald Reagan's Vice Presidential running mate. In 1988, he was elected the 41st President of the United States (1989-1993).

First Lady Barbara Pierce Bush³³

Barbara Pierce Bush was born on June 8, 1925, in New York City, but grew up in Rye, New York. After attending Ashley Hall in Charleston, South Carolina,³⁴ she spent more than a year at Smith College before marrying George H. W. Bush on January 6, 1945, while George was still in the Navy.

³² The majority of this information is from the Official White House Web Site, <http://www.whitehouse.gov.presidents>.

³³ A large portion of this information is from the Official White House Web Site, <http://www.whitehouse.gov.history/firstladies>.

³⁴ Barbara Bush. *Barbara Bush, A Memoir* (New York: Charles Scribner's Sons, 1994), pp. 5, 14, 16.

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George W. Bush Childhood Home
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After the war, while George was attending Yale University in New Haven, Connecticut, Mrs. Bush gave birth to their first child, George Walker Bush in July of 1946. In 1948, the Bushes moved to Odessa, Texas, and then to California in the spring of 1949. Pauline Robinson (Robin) Bush was born on December 20, 1949, while the family was still in California. In 1950, they moved to Midland, Texas, where Mrs. Bush cared for their growing family while her husband built his oil business. Mrs. Bush also became involved in community volunteer work in Midland, an enthusiasm she continued throughout her life. When her husband was away on business and in public service, Mrs. Bush held the family together. Their young daughter Robin's death from leukemia in 1953, while they were living on W. Ohio, was life-altering, and Mrs. Bush has said, "Because of Robin, George and I love every living human more."³⁵ The Bushes had six children; their four sons and their daughter now have families of their own.

Barbara Bush actively supported her husband during his campaigns for public office and has been his partner throughout his public career. Mrs. Bush began nationally promoting the cause of literacy while her husband was Vice President, a passion that continues today in her position as Honorary Chairman of the Barbara Bush Foundation for Family Literacy. Mrs. Bush's civic-minded advocacy of volunteerism and community service and her role as a beloved wife and mother have earned her a special place in America's heart.

Governor John Ellis (Jeb) Bush³⁶

As the second son born to George H. W. Bush and Barbara Pierce Bush, John Ellis (Jeb) Bush was born on February 11, 1953, in Midland, Texas, and came home to 1412 W. Ohio Avenue. He graduated with honors from the University of Texas at Austin with a degree in Latin American Studies. He married Columba Garnica Gallo from Leon, Guanajato, Mexico in 1974, and they have three children: George Prescott, Noelle Lucila, and John Ellis (Jebby), Jr.³⁷

After initially working in Houston in the Latin American Division of the Texas Commerce Bank, Bush moved to Venezuela as an assistant vice president of the bank. He then served in his father's national campaigns in 1979 and 1980. In the early 1980s, the Bush family moved to Florida, where Mr. Bush founded a real estate development business before being appointed state Secretary of Commerce. Bush first ran for governor in 1994, but did not win. He ran again and won the governorship of Florida in 1998. Governor Jeb Bush was reelected for a second term in 2002.³⁸

Post-Bush Occupancy and Rehabilitation (December 1955-2001)

Numerous families and/or individuals owned and/or otherwise occupied 1412 W. Ohio from the end of 1955 to 2001. Some major modifications to the interior and exterior occurred during this period. At some point during this period, a roof was added to the front porch and a roof cover for the west patio was added, changing the overall look of the south and west facades (this roof has been removed).

³⁵ Official White House Web Site, <http://www.whitehouse.gov/history/firstladies>.

³⁶ "Bush A-Z: The Complete Guide to Everything You Ever Cared to Know About George H. W. Bush," compiled by William A. Harris, December 6, 2000; George Bush Presidential Library and Museum.

³⁷ <http://www.myflorida.com/myflorida/governorsoffice/firstlady/index.html>, accessed on July 10, 2003.

³⁸ Some of this information is from the Web Site, <http://www.myflorida.com/myflorida/government>.

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George W. Bush Childhood Home
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In 2001, the Permian Basin Board of Realtors purchased the home from the last private owners, and a nonprofit organization was established to develop and manage the property in its original location as a presidential site. The George W. Bush Childhood Home, Inc. is lead by its Board of Directors.

The Bush Childhood Home at 1412 W. Ohio Avenue is currently 1,655 square feet and largely unchanged since 1956. Under Phase I, the house's architectural details will be restored to the early 1952 to late 1955 period when the Bush Family lived on Ohio Avenue. Restoration began in the fall of 2003, and the home will be open to the public in the fall of 2004. The house will be fully interpreted, leaving no space for offices, exhibits, or other functions necessary to the operation of a historic site visited by the public. Phase II, therefore, calls for acquiring two other neighborhood homes for use as support facilities, developing and sharing the parking lot of the neighborhood church, and designing a new 4,000 square foot Visitors Center and Exhibit Gallery. The site will be landscaped to retain a sense of neighborhood, while incorporating appropriate signage and pathways. Projects under Phase II will begin in 2006.

For the reasons cited above, the George W. Bush Childhood Home is nominated to the National Register of Historic Places under Criterion B, in the Area of Politics/Government, at the national level of significance. Criteria Consideration G applies, as the property is exceptionally important not only as the former home of President George W. Bush, but also as a property representing the early life of the George H.W. Bush family in West Texas.

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George W. Bush Childhood Home
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Appendix 1: BUSH FAMILY TIMELINE through 1959

| DATE | DETAILS |
|-------------|--|
| 1941-1942 | "I (George H.W. Bush) remember exactly where I was when I heard the news about Pearl Harbor. I was seventeen years old, walking across the green at school. . . . And so on my eighteenth birthday, June 12, 1942, I was sworn into the navy as a seaman second class." <i>Heartbeat</i> , p. 179. |
| | "I met Barbara at a dance in December [at the Greenwich Country Club], right after Pearl Harbor, December 1941. . ." <i>Heartbeat</i> , p. 267. |
| 1/6/1945 | George and Barbara Bush were married in the First Presbyterian Church in Rye, New York. |
| 7/6/1946 | George W. was born in New Haven, Connecticut, while his father was an undergraduate student at Yale. |
| 1947 | "I played in 1947 in the first College World Series finals And the next year, '48 again our Yale team reached the finals . . . we lost both times." <i>Heartbeat</i> , p. 65. |
| 6/1948 | "I first set out for Texas . . . from Connecticut in a red Studebaker in June of 1948 . . . I didn't know if chicken-fried steak was chicken fried like steak or a steak that tasted like chicken . . ." <i>Heartbeat</i> , p. 28. |
| 1948 | "I remember the first place Barbara and I lived in, when our son George was just a baby—a tiny, ramshackle shotgun house in the oil town of Odessa, Texas. It had a makeshift partition down the middle that cut the house into two apartments, leaving us with a small kitchen and a shared bathroom, and the old water-drip window unit . . ." <i>Heartbeat</i> , p. 78. |
| 1948-1949 | Moved to Odessa and first lived in an apartment at 1319 E. 7th St., the first of three locations in Odessa. |
| | "I had many reasons for coming West . . . I am proud to be a Texan. Barbara and I raised our kids here. From 1948 on, we voted in every presidential election here. I coached Little League here, built my business here, . . . There is no place like Texas." <i>Heartbeat</i> , p. 213. |
| Spring 1949 | Moved to California. George worked as assemblyman at Pacific Pumps, then as salesman for Security Engineers Company (manufacturer of drilling bits). Lived in a motel in Whittier, the Pierpoint Inn in Ventura, a rented house in Bakersfield, and then an apartment in Compton at 624 S. Santa Fe. |
| 12/20/1949 | Pauline Robinson (Robin) Bush was born in California. |
| 1950 | Moved to Midland. First stayed in George's Courts, a downtown motel on Main Street. |
| 1950 | Bought first house at 405 E. Maple St. in a section of town called "Easter Egg Row." <i>Heartbeat</i> , p. 269. |
| Late 1950 | George and John Overbey formed Bush-Overbey Oil Development Company, Inc. (George had worked for Dresser for several years prior to starting the new company.) |
| 11/7/1951 | Moved to bigger house at 1412 W. Ohio Avenue. Bush Family purchased 1412 W. Ohio according to Midland County Deed Records. "You could ride your bike downtown and take in a movie." <i>George W. Bush: A Charge to Keep</i> , p. 16. |
| 2/11/1953 | John (Jeb) Ellis Bush was born in Midland, Texas. |

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George W. Bush Childhood Home
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| | |
|-------------|--|
| Spring 1953 | Robin was diagnosed with leukemia and was treated both in Midland and at Sloan-Kettering in New York; the Bushes stayed in "Ganny" and "Gampy" Walker's (Mr. and Mrs. George Herbert Walker's) apartment in New York, off and on until October when Robin was in the hospital. |
| 1953 | Bush-Overbey joined brothers Hugh and Bill Liedtke, creating a new company "Zapata." (<i>Viva Zapata!</i> was a movie playing in downtown Midland at the time.) |
| 10/11/1953 | Robin died of leukemia in New York. Bright Star Foundation in Robin's name was eventually established for leukemia research. His parents drove their green Oldsmobile to George W.'s school (Sam Houston Elementary) to pick him up and tell him about Robin's death. <i>George W. Bush: A Charge to Keep</i> , p. 14. |
| 1954 | "Midland was a small town, with small-town values. We learned to respect our elders, to do what they said, and to be good neighbors. We went to church. Families spent time together, outside, the grown-ups talking with neighbors while the kids played ball or with marbles and yo-yos. Our homework and schoolwork were important." . . . ; "To this day I can recite the starting lineup of the 1954 Giants team. Willie Mays was my hero. . . I remember the time I rode my bicycle to the house of a friend of my dad, Mr. John Ashman, to borrow his copy of the first-ever <i>Sports Illustrated</i> , August 26, 1954." <i>George W. Bush: A Charge to Keep</i> , p. 18. |
| 1955 | Barbara "retired" from Woman's Exchange shop of the Junior Service League to take care of her growing family. |
| 1/22/1955 | Neil Mallon Bush was born in Midland, Texas. |
| 12/14/1955 | Bush Family sold 1412 W. Ohio Avenue according to Midland County Deed Records. |
| 12/1955 | The Bushes moved to larger house at 2703 Sentinel near McCall Park. |
| 10/22/1956 | Marvin Pierce Bush was born in Midland, Texas. |
| 1959 | George moved to Houston first. Zapata Petroleum Company split, and George took over Zapata Off-Shore. Barbara and boys eventually moved to Houston while new house was being built. <i>Barbara Bush: A Memoir</i> , p. 53. |
| 8/18/1959 | Dorothy (Doro) Walker Bush was born in Houston, Texas. George moved them into their newly finished house while Barbara was still in the hospital with Doro. |

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George W. Bush Childhood Home
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Appendix 2: CHRONOLOGY OF BUSH CHILDREN

| DATE | NAME |
|---|-------------------------------|
| Born: July 6, 1946 | George Walker Bush |
| Born: December 20, 1949 Died: October 11, 1953 | Pauline Robinson (Robin) Bush |
| Born: February 11, 1953 | John Ellis (Jeb) Bush |
| Born: January 22, 1955 | Neil Mallon Bush |
| Born: October 22, 1956 | Marvin Pierce Bush |
| Born: August 18, 1959 | Dorothy (Doro) Walker Bush |

Appendix 3: CHRONOLOGY OF BUSH HOMES IN TEXAS and CALIFORNIA, 1948-1966

| DATE | ADDRESS |
|--------------------------------------|---|
| August 23, 1948 - September 1948 | 1319 East 7th Street, Odessa |
| October 1, 1948 - December 3, 1948 | 1523 East 7th Street, Odessa |
| December 3, 1948 - April 15, 1949 | 916 East 17th Street, Odessa |
| April 20, 1949 - May 22, 1949 | Pierpoint Inn, Ventura (California) |
| June 14, 1949 - September 6, 1949 | 2101 Monterey, Bakersfield (California) |
| September 7, 1949 - April 15, 1950 | 624-A S. Santa Fe, Compton (California) |
| May 1950 - November 1951 | 405 East Maple, Midland |
| November 7, 1951 - December 14, 1955 | 1412 W. Ohio Avenue, Midland |
| December 1955 - June 1959 | 2703 Sentinel, Midland |
| June 1959 - August 1959 | 5107 Del Monte, Apt. 9, Houston |
| August, 1959 - November, 1966 | 5525 Briar Drive, Houston |

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George W. Bush Childhood Home
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WORKS CONSULTED

Birnbaum House, Hot Springs, Garland County, Arkansas (Bill Clinton Boyhood Home). Nomination to the National Register of Historic Places, 1995.

Barbara Bush. *Barbara Bush, A Memoir*. New York: Charles Scribner's Sons, 1994.

George W. Bush. *George W. Bush: A Charge to Keep*. New York: William Morrow and Company, Inc., 1999.

Sherry Butcher-Youngmans. *Historic House Museums: A Practical Handbook for Their Care, Preservation, and Management*. New York and Oxford: Oxford University Press, 1993, p. 184.

Jim McGrath, Editor. *Heartbeat: George Bush in His Own Words*. New York: Scribner, 2001.

Historic and Third Party Photographs Sites:

The George Bush Presidential Library and Museum.

June Ethridge Davis Personal Collection.

Dr. Paxton Howard, Jr., Personal Collection

Interviews:

(First Lady) Barbara Pierce Bush interviewed by Darlene Marwitz in Houston, Texas. November 22, 2002.

Patricia Petosky Darby interviewed by Darlene Marwitz in Midland, Texas. March 12, 2002.

June Etheridge Davis interviewed by Darlene Marwitz in Midland, Texas. March 11, 2002.

Dr. Paxton Howard, Jr. interviewed by Darlene Marwitz in Temple, Texas. March 19, 2002.

Internet Sites:

Florida Government Website. <http://www.myflorida.com/myflorida/government>. Accessed April 2003.

Official Whitehouse Web Site, <http://www.whitehouse.gov/president>. Accessed April 2003.

Official George W. Bush Childhood Home website: www.bushchildhoodhome.org/

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Maps, Surveys, Drawings, Plats & Public Records:

Original Plat of the West Midland Addition. March 29th, 1907. County Clerk's Office, Midland County Courthouse, Midland, Texas.

Mechanic's Lien. Contract Executed by George H. W. Bush and Barbara Pierce Bush to C. L. Cunningham. December 20, 1952. Volume 29, p. 313. Midland County Mechanic's Lien Records.

Mechanic's Lien. Contract executed by Mildred L. Ethridge to Houston Hill, dated February 10, 1939; Vol. 5, p. 605. Midland County Mechanic's Lien Records.

Plat of West Midland Addition. March 28, 1907. Volume 14, p. 245. Midland County Deed Records. May also be found in Cabinet A, p. 180 of Plat Records.

Midland County Plat Records. West Midland Addition re-platted to form lots on May 6, 1938; Vol. 61, p. 48.

Warranty Deed. B.C. Girdley to Mildred L. Etheridge. January 11, 1939, Volume 2, p. 396. Midland County Deed Records.

Warranty Deed. Mildred L. Etheridge to W. B. Hanley and Evelyn Hanley in the amount of \$9,000.. June 30, 1945, Volume 84, p. 537. Midland County Deed Records.

Warranty Deed. W. B. Hanley and Evelyn Hanley to Paxton Howard. January 3, 1947, Volume 94, p. 99. Midland County Deed Records.

Warranty Deed. Edward Leland Durrell to Paxton Howard. April 30, 1947. Volume 95, p. 365.

Warranty Deed. Paxton H. Howard and Esther K Howard to Lloyd Ponder. March 19, 1951, Volume 140, p. 59. Midland County Deed Records.

Warranty Deed. Lloyd Ponder to George H. W. Bush and Barbara Pierce Bush. November 7, 1951, Volume 156, p. 331. Midland County Deed Records.

Pamphlets/Brochures:

Patricia Burchfield and Jason Hancock, compilers. "George Bush: Presidential Library." Lawrenceburg, Indiana: The Creative Company, 1999.

George W. Bush Childhood Home, Inc. "Come Home with America's First Family." (fundraising brochure) Midland: 2002.

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George W. Bush Childhood Home
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Unpublished Works:

Abstractor's Certificate. Lone Star Abstract & Title Co., Inc. GF#76797. January 19, 2001. Midland, Texas.

William A. Harris, compiler. "Bush A-Z: The Complete Guide to Everything You Ever Cared to Know About George H. W. Bush." December 6, 2000

Darlene Marwitz. On-site investigation notes of 1412 W. Ohio Avenue, Midland, Texas. August 1, 2001.

"Memories of the Petosky Family: 1939-1948." Video tape provided by Patricia Petosky.

"Paint analysis by students at the University of Texas at Austin directed by Professor Dan Leary in the Fall 2002."
Results verified by Darlene Marwitz and Lynn Smith on March 6, 2003, to identify the exterior gray paint color for the George W. Bush Childhood Home during the Bush occupancy.

"Specifications For Residence To Be Built For Miss Mildred Etheridge (sic)." Signed by Mildred Ethridge and Houston Hill, ca. 1939. Copy of Document provided by Patricia Petosky Darby.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

| UTM REFERENCES | <u>Zone</u> | <u>Easting</u> | <u>Northing</u> |
|-----------------------|-------------|----------------|-----------------|
| | 13 | 774928 | 3544033 |

VERBAL BOUNDARY DESCRIPTION: All of Lot Eight (8) and the West six (6) feet of Lot Nine (9), Block Two (2), Block No. 2 West Midland Addition, an addition to the City of Midland, Midland County, Texas, according to the map or plat thereof, recorded in Volume 61, Page 48 of the Deed Records, Midland County, Texas.

BOUNDARY JUSTIFICATION: Nomination includes all property historically associated with the building

11. FORM PREPARED BY (with assistance from Gregory W. Smith, THC Historian)

NAME/TITLE: Dealey Herndon ,with C. Lynn Smith (Consultant)

ORGANIZATION: Herndon, Stauch & Associates

DATE: April 1, 2004

STREET & NUMBER: Barton Oaks Plaza V, Suite 200

TELEPHONE: (512) 472-4600

CITY OR TOWN: Austin

STATE: Texas

ZIP CODE: 78746

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS (see continuation sheet Photo-33)

ADDITIONAL ITEMS (see continuation sheets Figure-22 through Figure-32)

PROPERTY OWNER

NAME: George W. Bush Childhood Home, Inc. (Bill Scott, President)

STREET & NUMBER: 900 West Loop 250N, Suite D

TELEPHONE: (432) 682-1111

CITY OR TOWN: Midland

STATE: Texas

ZIP CODE: 79705

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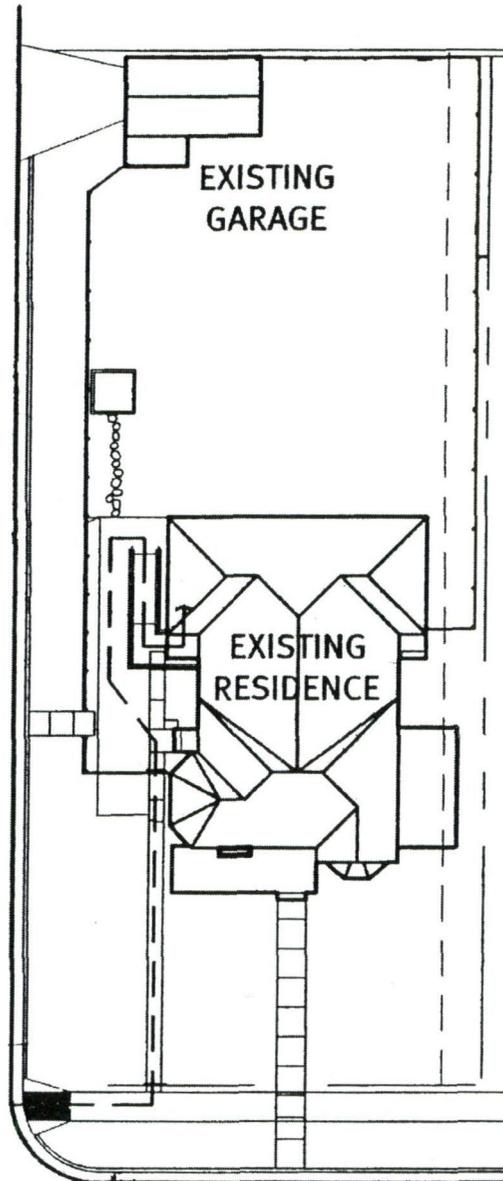
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George W. Bush Childhood Home
Midland, Midland County, Texas

Site Plan

Prepared by Rhotenberry Wellen Architects, Midland, Texas



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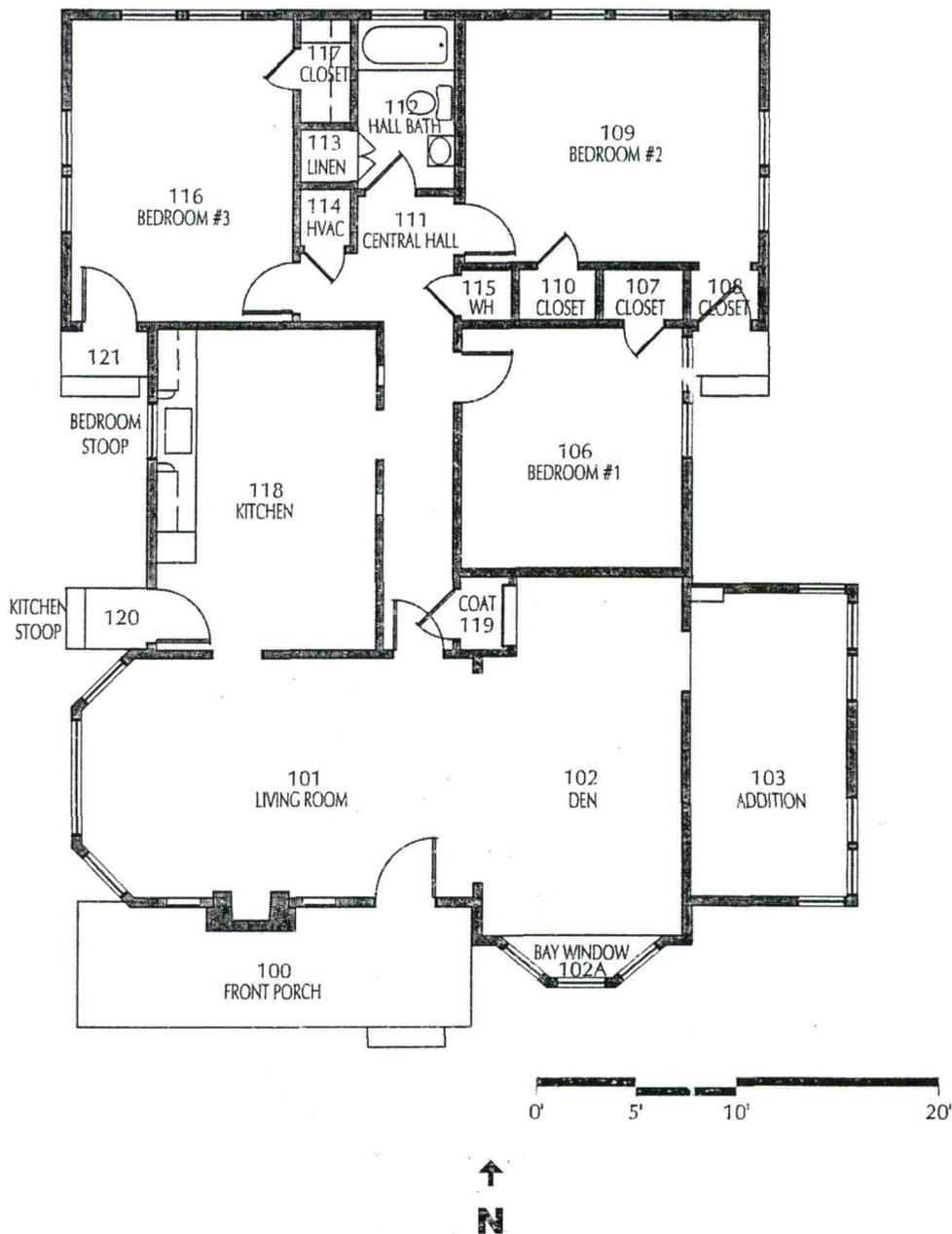
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George W. Bush Childhood Home
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House Plan

Prepared by Rhotenberry Wellen Architects, Midland, Texas



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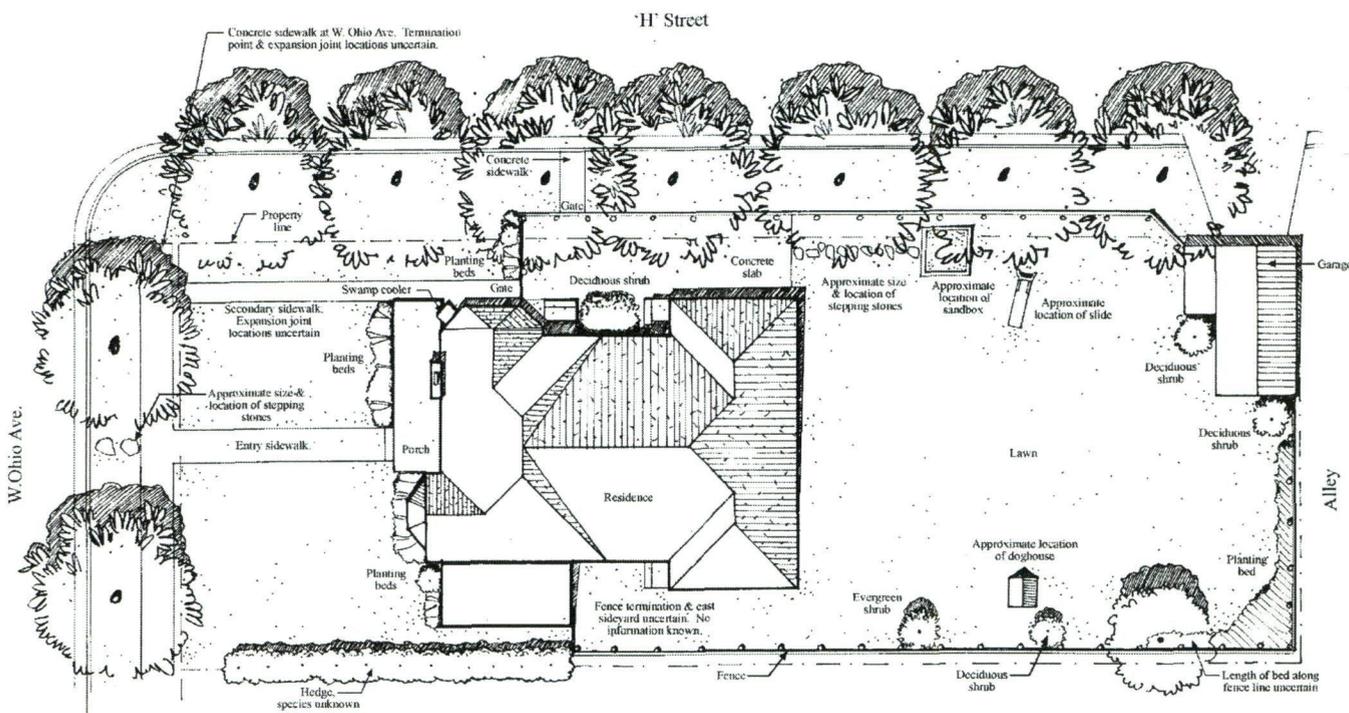
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George W. Bush Childhood Home
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1952 Landscape Plan

Prepared by Rhotenberry Wellen Architects, based on interviews with First Lady Barbara Bush, Dr. Paxton Howard, and Patricia Petosky Darby, as well as physical evidence within the George W. Bush Childhood Home.



Site Plan of 1412 W. Ohio Ave.,
Midland, Tx, circa 1952
Scale 1" = 10'-0"



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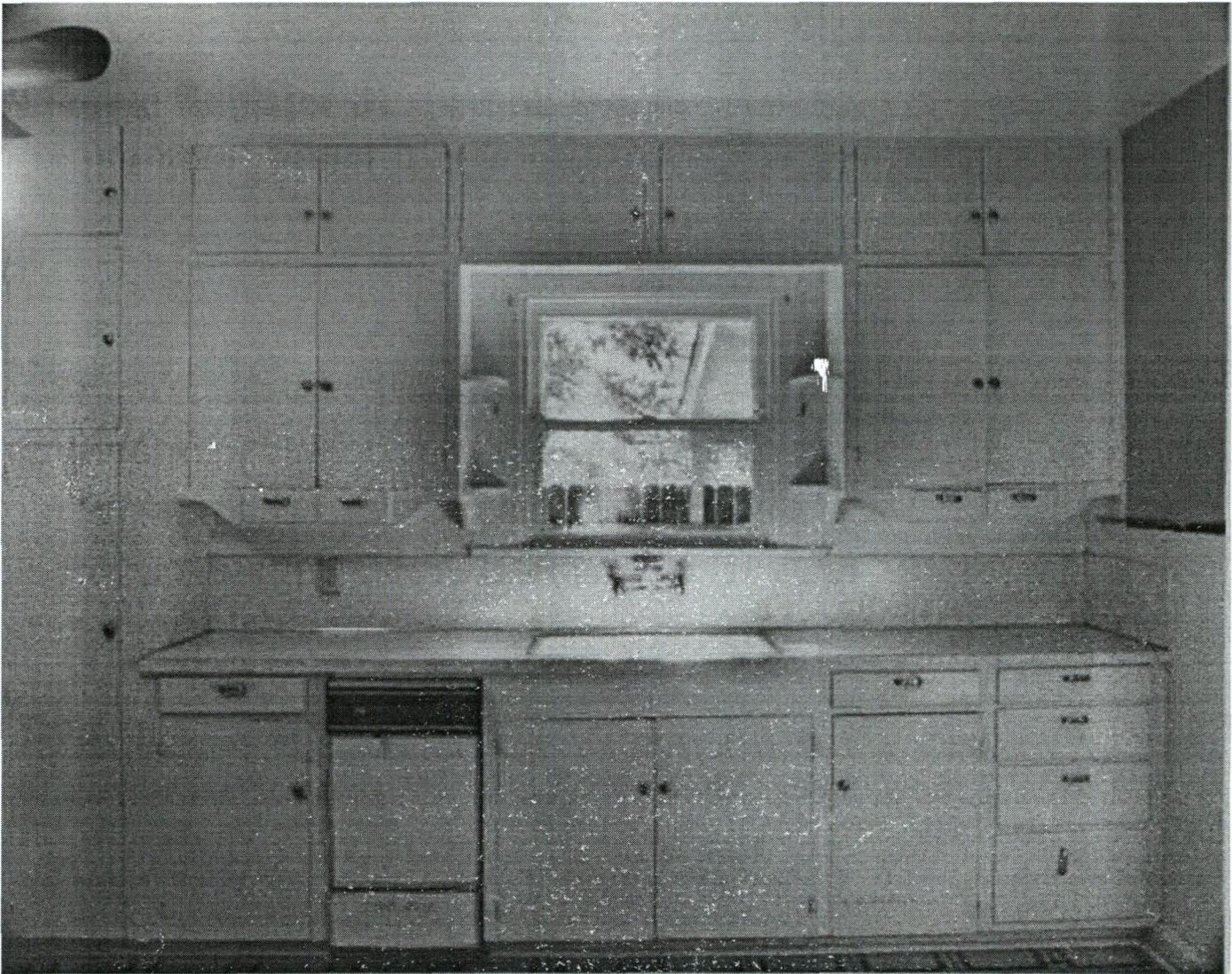


Figure 1 (Photo 2002)

West wall of Kitchen (Rm. 118) showing original cabinets and hardware. The only post-Bush occupancy alteration of note is the introduction of a small dishwasher seen to the left of the sink in this photo. This dishwasher will be removed during the rehabilitation construction.

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George W. Bush Childhood Home
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Figure 2 (Photo 2002)

Living Room, looking west. The plate glass window in the center of the bay will be replaced with a replica of the original 4 over 4 double-hung window.

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George W. Bush Childhood Home
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Figure 3 (c. 1940-1945)
Original French style door can be seen in this view.
Photo Credit: June Ethridge Davis



Figure 4 (c. 1940-1945)
Bush Home before any additions or alterations.
Photo Credit: June Ethridge Davis

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George W. Bush Childhood Home
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Figure 5 (c. 1947-1948)

Martha Howard in the front, Paxton Howard, Jr. on the left and Phyllis (Fifi) Pryor on the right in front of the original garage, front porch, and mailbox. This garage was converted to a Den prior to the Bush Occupancy.

Photo Credit: *Dr. Paxton Howard.*



Figure 6 (June 1950)

Note original chimney appearance.

Photo credit: *June Ethridge Davis*

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George W. Bush Childhood Home
Midland, Midland County, Texas



Figure 7

12/26/1954: George H. W. Bush and his son, George W. Bush in front of 1412 W. Ohio. The distinctive mailbox, porch light, front door design, and modified diamond-shaped roof shingles can be seen in the background of this photograph. Photo Credit: *George Bush Presidential Library and Museum at Texas A&M in College Station.*

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George W. Bush Childhood Home
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Figure 8 (Spring 1954)

George W. Bush in his Cub Scout uniform in front of 1412 W. Ohio.

Photo Credit: George Bush Presidential Library and Museum at Texas A&M University.

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National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 31

George W. Bush Childhood Home
Midland, Midland County, Texas

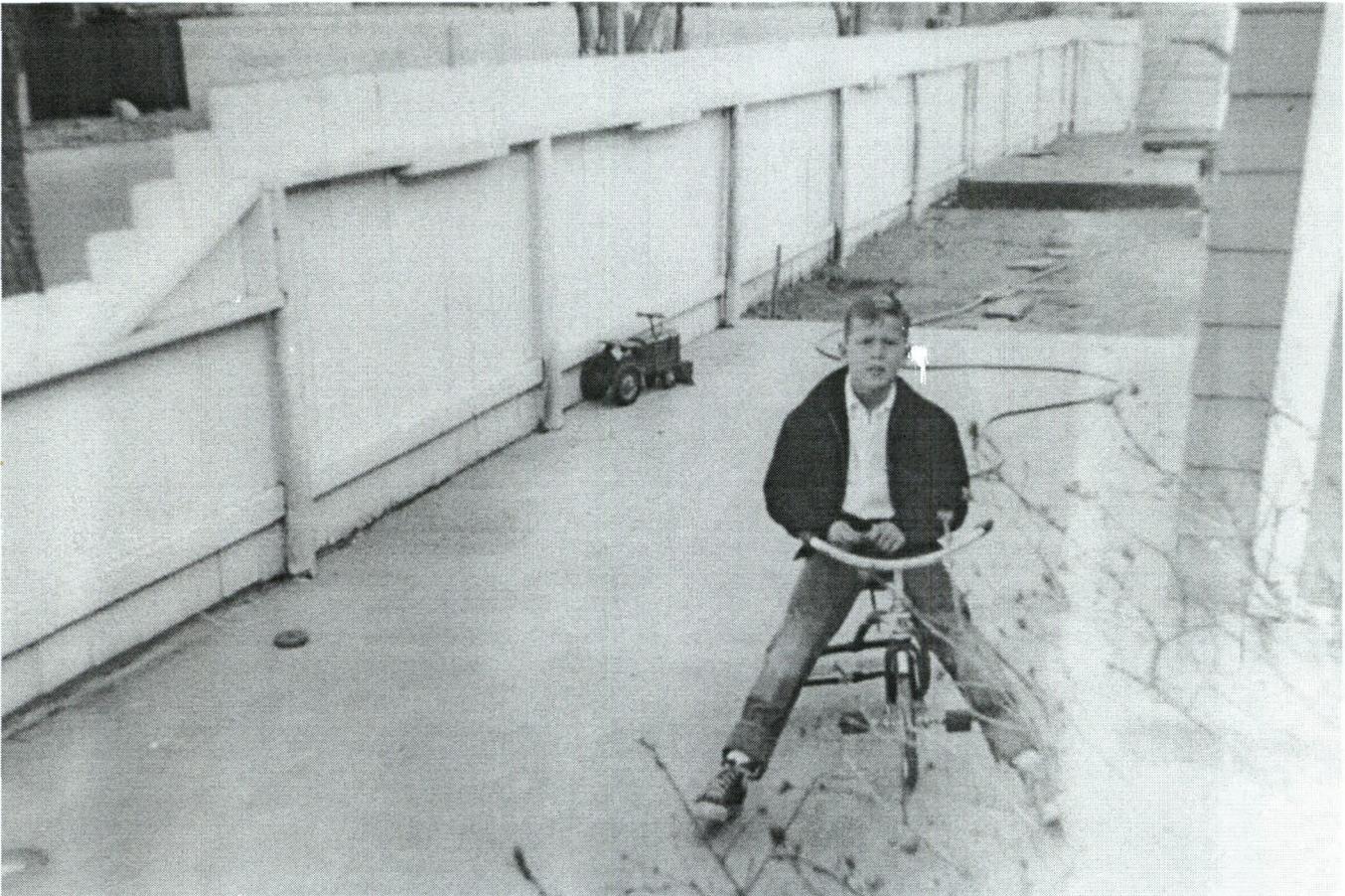


Figure 9 (c.1954-1955)

George W. Bush on the west patio of 1412 W. Ohio.

Photo Credit: George Bush Presidential Library and Museum at Texas A&M University.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Figure Page 32

George W. Bush Childhood Home
Midland, Midland County, Texas

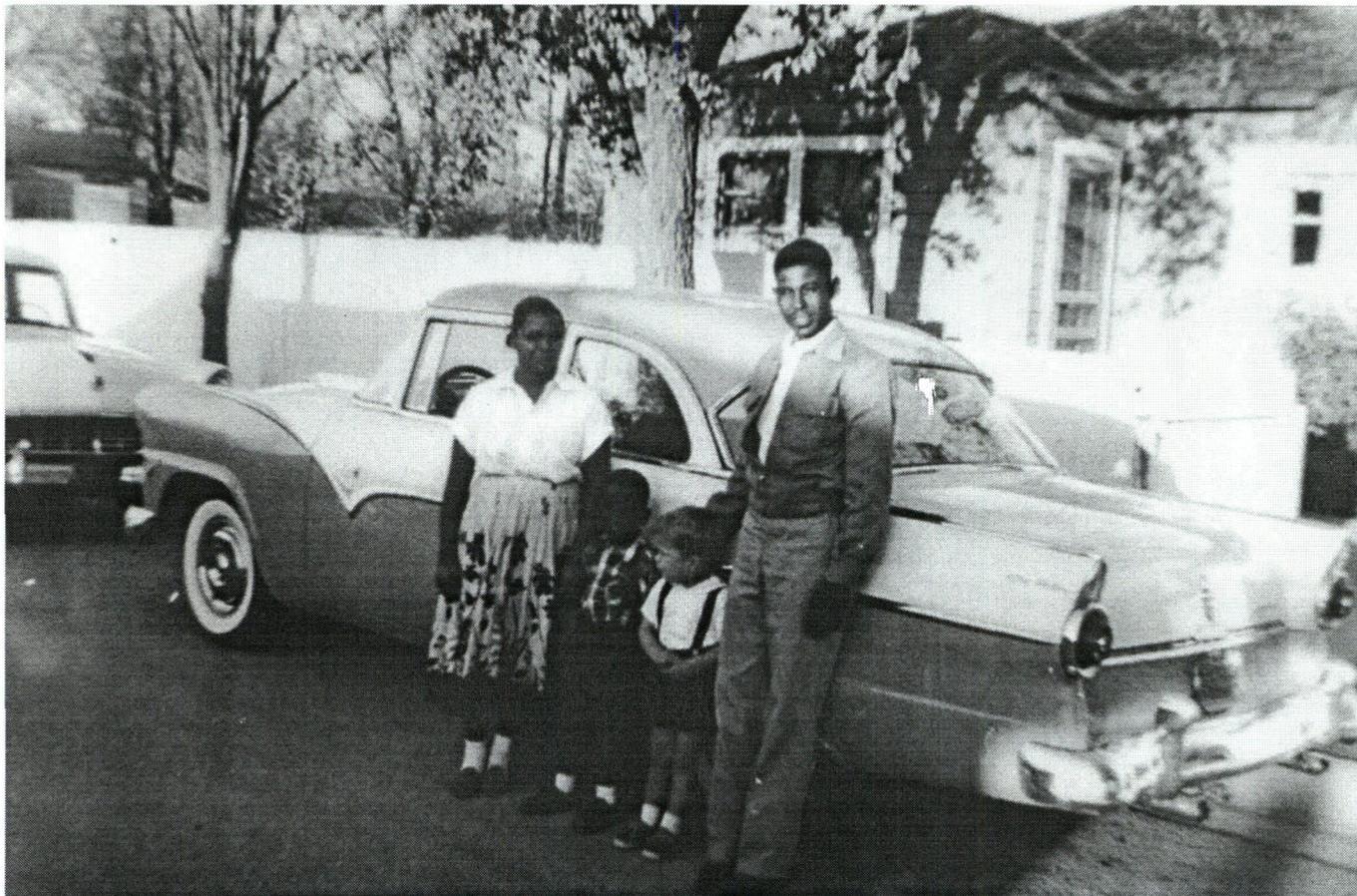


Figure 10 (c.1954-55)

Julia May Cooper, Nelson Cooper, Jeb Bush, and Willie Cooper on H Street along the west side of the home
Photo Credit: George Bush Presidential Library and Museum at Texas A&M University.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Photo Page 33

George W. Bush Childhood Home
Midland, Midland County, Texas

Photo Log

George W. Bush Childhood Home
1412 W. Ohio Ave.
Midland, Midland County, Texas
Photographed February 2004
Photographer: Mark T. Wellen, AIA, Rhotenberry Wellen Architects

Photo 1
South elevation
Camera facing north

Photo 2
West elevation
Camera facing east

Photo 3
West elevation detail
Camera facing northeast

Photo 4
North elevation
Camera facing south

Photo 5
East elevation
Camera facing west

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Bush, George W., Childhood Home

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Midland

DATE RECEIVED: 6/14/04 DATE OF PENDING LIST: 7/08/04
DATE OF 16TH DAY: 7/23/04 DATE OF 45TH DAY: 7/28/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000768

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: Y

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The George W. Bush Childhood Home is nationally significant under Criterion B for its association with the forty-third president of the United States. The Bush family lived in the house from 1951 to 1955, shortly after George H. Bush began working in the oil industry. It figures prominently in family memoirs and played a formative role in George W. Bush's early life. The appearance of the house is largely unchanged from the era of the Bush family's occupancy. The property reflects the political significance of George W. Bush and retains integrity from its period of significance.

RECOM./CRITERIA Accept B

REVIEWER Daniel Vivian

DISCIPLINE Historian

TELEPHONE (202) 354-2252

DATE 7/28/04

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

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-M
NATL



GEORGE W. BUSH CHILDHOOD HOME
1412 W. OHIO AVE.
MIDLAND, MIDLAND CO., TEXAS

PHOTOGRAPH 1 of 5



GEORGE W. BUSH CHILDHOOD HOME

1412 W. OHIO AVE.

MIDLAND, MIDLAND CO., TEXAS

PHOTOGRAPH 2 of 5



GEORGE W. BUSH CHILDHOOD HOME
1412 W. OHIO AVE.

MIDLAND, MIDLAND CO., TEXAS

PHOTOGRAPH 3 of 5



GEORGE W. BUSH CHILDHOOD HOME
1412 W. OHIO AVE.
MIDLAND, MIDLAND CO., TEXAS

PHOTOGRAPH 4 of 5



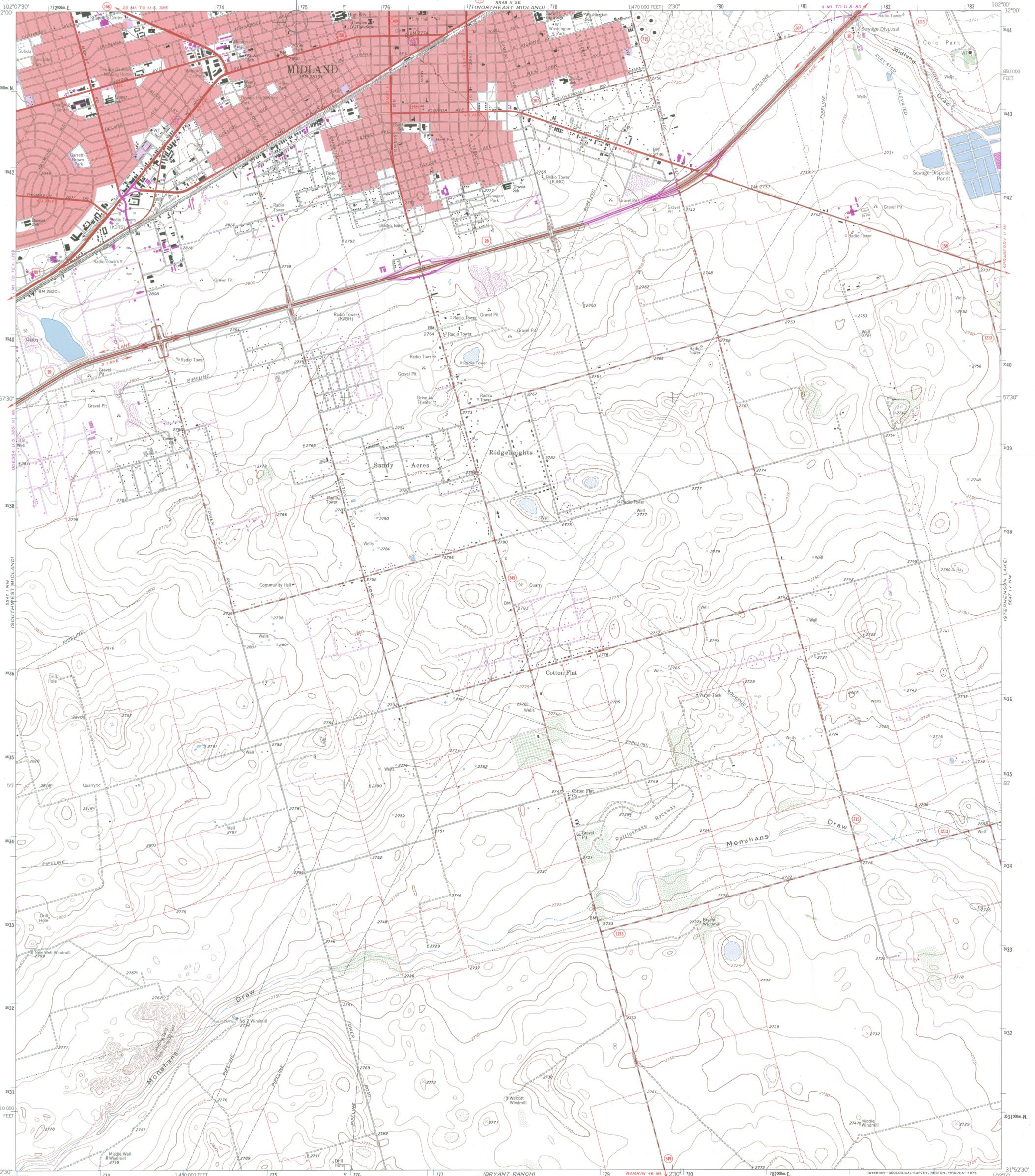
GEORGE W. BUSH CHILDHOOD HOME

1412 W. OHIO AVE.

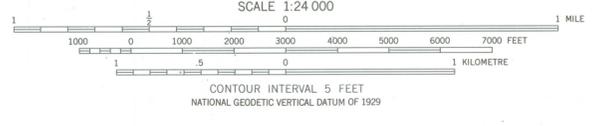
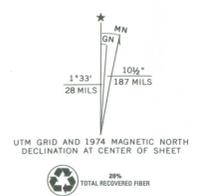
MIDLAND, MIDLAND CO., TEXAS

PHOTOGRAPH 5 of 5

GEORGE W. BUSH CHILDHOOD HOME
1412 W. OHIO, MIDLAND, MIDLAND CO., TEXAS
ZONE 13, 77428E, 3544033N



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Planimetry by photogrammetric methods from aerial photographs taken 1963. Topography by planetable surveys 1965
Polyconic projection 1927 North American datum 10,000-foot grid based on Texas coordinate system, central zone 1000-metre Universal Transverse Mercator grid ticks, zone 13, shown in blue
Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Revisions shown in purple compiled from aerial photographs taken 1974. This information not field checked
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

| | |
|---------------------------------|---|
| Primary highway, hard surface | Light-duty road, hard or improved surface |
| Secondary highway, hard surface | Unimproved road |

Interstate Route U.S. Route State Route



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SOUTHEAST MIDLAND, TEX.
N3152.5-W10200/7.5
1965
PHOTOREVISED 1974
AMS 5547 I NE—SERIES V882

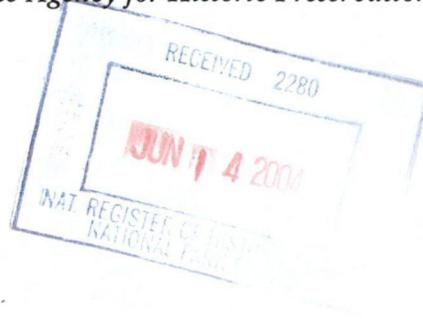




**TEXAS
HISTORICAL
COMMISSION**

Rick Perry • *Governor*
John L. Nau, III • *Chairman*
F. Lawrence Oaks • *Executive Director*

The State Agency for Historic Preservation



TO: Carol Shull, Keeper
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: George W. Bush Childhood Home, Midland, Midland County, Texas

DATE: June 9, 2004

The following materials are submitted regarding: George W. Bush Childhood Home

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Original National Register of Historic Places form |
| <input type="checkbox"/> | Resubmitted nomination |
| <input type="checkbox"/> | Multiple Property nomination form |
| <input checked="" type="checkbox"/> | Photographs |
| <input checked="" type="checkbox"/> | USGS map |
| <input type="checkbox"/> | Correspondence |
| <input type="checkbox"/> | Other: |

COMMENTS:

SHPO requests substantive review

The enclosed owner objections (do) (do not) constitute a majority of property owners

Other: _____

George W. Bush Childhood Home Cost Estimate

| Description | Scope | Quantity | Unit | Unit Cost | Total (2022 dollars) |
|---|---|----------|------|-----------|----------------------|
| Site Work and General | | | | | |
| Remove drip irrigation system and repair lawns | Existing subgrade system is leaking at valves, control panels exhibit fault codes, piping is exposed and/or damaged. | | ALW | | \$50,000 |
| Replace identification and wayfinding/informational signage | | | ALW | | \$30,000 |
| Sidewalk | Construct new sidewalks to connect sidewalk along W. Ohio in front of Bush Home to sidewalk along E. Broadway | 600 | SF | \$6.60 | \$3,960 |
| Flag illumination | Provide 24 hour illumination for flagpoles | | ALW | | \$7,500 |
| Hazardous materials testing | Perform lead paint and asbestos testing for rental residence, staff office building, and visitor center. | | ALW | | \$4,000 |
| Tree maintenance | Trim all trees throughout site and parking lot to provide reasonable headroom for pedestrians and margin from building walls and roofs. | | ALW | | \$20,000 |
| Bush Home & Garage | | | | | |
| Replace and relocate historical marker | Combine markers and move closer to public sidewalk to enhance view of house | | ALW | | \$5,000 |
| Exterior carpentry repairs | Repair minor rot at wood siding, window trim, etc. | | ALW | | \$5,000 |
| Exterior paint | Repaint siding and trim at house and detached garage | 1,842 | SF | \$32.77 | \$60,362 |

| | | | | | |
|--|---|-------|-----|----------|-----------|
| Door hardware | Repair hardware on side door; rekey exterior doors | | ALW | | \$750 |
| Reconstruct doorway to Robyn's room | Re-create doorway, casing, hinge butts, etc. | | ALW | | \$3,500 |
| Inspect chimney | Cap if needed | | ALW | | \$500 |
| Re-lamp light fixtures | Re-lamp all interior light fixtures with interpretively appropriate lamp types | | ALW | | \$400 |
| Relocate thermostat | Thermostat is located in hall closet, which is unconditioned. Relocate for better function. | | ALW | | \$500 |
| Provide attic access | Attic access is limited to a small hatch inside a closet. Better and safer access to the air handling unit would be desirable. Install pull down attic stair. | | ALW | | \$3,000 |
| Visitor Center | | | | | |
| Door hardware | Re-key exterior doors | | ALW | | \$250 |
| Install protective bollards at gas meter | | | ALW | | \$1,500 |
| Renovate garage as visitor center | Replace overhead garage doors with aluminum storefront system, pour new slab in garage bay flush with adjacent existing floor, create compliant accessible routes throughout, revise HVAC and lighting as needed. | 1,150 | SF | \$150.00 | \$172,500 |
| Staff Office Building | | | | | |
| Chimney | Cap chimney | 1 | ALW | | \$800 |
| Door hardware | Re-key exterior doors | | ALW | | \$250 |
| Exterior paint | Prepare and paint all exposed rafter tails, soffit, vent louvers | | ALW | | \$7,500 |
| Access ramp | Construct permanent access ramp to courtyard door to complete the accessible route for visitors. | | ALW | | \$4,000 |

| | | | | | |
|---------------------------------|---|-------|-----|----------|-----------|
| Interior renovation | Renovate and reconfigure interior to accommodate staff offices, storage, and visitor functions, including accessible visitor restroom. | 2,200 | SF | \$150.00 | \$330,000 |
| Rental Residence | | | | | |
| Door hardware | Re-key exterior doors | | ALW | | \$250 |
| Interior floors | Remove carpet and refinish hardwood floors where applicable | 400 | SF | \$5.00 | \$2,000 |
| Interior floors | Replace carpet with vinyl plank flooring where applicable | 160 | SF | \$5.00 | \$800 |
| Window coverings | Replace all mini-blinds with new | 10 | SF | \$50.00 | \$500 |
| Sliding glass door | Replace sliding glass door to patio | 1 | ALW | | \$2,500 |
| Appliances | Replace dishwasher | 1 | ALW | | \$1,000 |
| HVAC | Inspect, clean, and seal ductwork in attic and crawlspace | | | | \$1,500 |
| Windows | Repair, reglaze, and repaint wood windows | 10 | EA | \$500.00 | \$5,000 |
| Smoke detectors | Replace all smoke and CO2 detectors | | ALW | | \$500 |
| Electrical system | Inspect weatherhead and panel for damage and repair. Provide grounded outlets throughout and GFCI where required by code. Upgrade service size? | | ALW | | \$25,000 |
| Dryer vent | Replace exterior wall vent | | | | \$100 |
| Patio | Demolish and reconstruct concrete patio to ensure positive drainage | | | | \$5,000 |
| Exterior wood repairs and paint | Replace rotted wood, prepare and paint all wood soffit and fascia | | | | \$5,000 |
| Landscape | Revise plantings around building to prevent contact, regrade beds to provide positive drainage | | | | \$2,500 |
| Landscape | Remove large tree near front door | | | | \$1,500 |
| Gutters | Install gutters and downspouts at all eaves | | | | \$5,000 |

| | | | | | |
|--|--|-------|--------|------------|--------------------|
| Remove gas fireplace | Remove gas fireplace, cap gas supply, remove brick platform, cap vent flue at roof | | | | \$2,000 |
| subtotal | | | | | \$771,422 |
| Contingency | 15% | | | | \$115,713 |
| Renovation subtotal | | | | | \$887,136 |
| Interpretation | | | | | |
| Interpretive Master Plan | | 1 | ALW | | \$48,000 |
| Bush Home interior interpretive Frunishings | | | | | \$175,000 |
| Visitor Center exhibits | | 1,150 | SF | \$350.00 | \$402,500 |
| Outdoor interpretive panels | | 4 | panels | \$2,500.00 | \$10,000 |
| Project Grand Total | | | | | \$1,347,636 |

| Room | Location | Item | Notes/Description |
|---------------|------------------|--|--|
| Baseball Room | Wall Display | iconic 40s and 50s baseball stars | |
| Baseball Room | wall panel | 1955 Midland Cubs Little League Roster w/ GWB | |
| Baseball Room | Photo | GWB throwing 1st pitch at Game 3 of 2001 World Series | |
| Baseball Room | wall panel | (2) Saturday Evening Post wall displays | |
| Baseball Room | Central Display | photo panel - Marilyn Monroe and Joe Dimaggio | |
| Baseball Room | Central Display | magazine, Sports Illustrated, August 16, 1954 | |
| Baseball Room | Central Display | (2) signed Willie Mays baseball cards, 1954 | |
| Baseball Room | Central Display | History of Baseball photo panel | |
| Baseball Room | Central Display | Little League photo panel | |
| Baseball Room | Central Display | glass case containing: 1950s Little League mitt and baseball | |
| Baseball Room | Central Display | GWB and TX Rangers photo panel | |
| Baseball Room | Central Display | photo | GHWB with Babe Ruth at 1948 Yale baseball game, signed by GHWB |
| Bathroom | Medicine cabinet | Noxema cream jar | |
| Bathroom | Medicine cabinet | Pro-Grip bowler's non-slip cream in jar | |
| Bathroom | Medicine cabinet | Johnson's baby lotion | |
| Bathroom | Medicine cabinet | Cutex cuticle oil jar | |
| Bathroom | Medicine cabinet | Methiolate bottle | |
| Bathroom | Medicine cabinet | Nail polish jar | |
| Bathroom | Medicine cabinet | Vicks Vapo-Rub tin | |
| Bathroom | Medicine cabinet | Gillette safety razor and blades | |
| Bathroom | Medicine cabinet | Children's Mild Musterole | |
| Bathroom | Medicine cabinet | travel first-aid kit in leather case | |
| Bathroom | sink | wrapped bar, Camay soap | |
| Bathroom | Floor | bathmat and rug | |
| Bathroom | sink | Colgate tooth powder canister | |
| Bathroom | sink | Avon Talc powder can | |
| Bathroom | sink | hand towel | |
| Bathroom | sink | Cashmere bouquet bath set | |
| Bathroom | closet | various linens, towels | |
| Dining | Front wall | Drop leaf table | on loan from Gayle Dodson |
| Dining | Mantle | (2) ivy leaf vases | |
| Dining | Front wall | teal jar w/lid | |
| Dining | Mantle | Photo | GW with toddler Jeb, studio photo |
| Dining | Wall Shelves | Photo | GWB first inauguation, swearing in |
| Dining | Wall Shelves | Photo | GWB and Jeb in Florida, 2004 |
| Dining | Wall Shelves | Photo | extended Bush family at a Christmas gathering |

| | | | |
|--------|-----------------|-------|--|
| Dining | Wall Shelves | Photo | extended Bush family at White House - 60th anniversary party for GHWB and Barbara |
| Dining | Wall Shelves | Photo | GWB and Barney, Crawford, TX |
| Dining | Wall Shelves | Photo | GHWB and Barbara, Jenna/Barbara, Laura/GWB, and Jenna Welch at Crawford, 2005 |
| Dining | Wall Shelves | Photo | Bush family: GH, Barbara, GW, Jeb, Neil, and Marvin in Midland, 1959. Barbara is pregnant with Dorothy. |
| Dining | Wall Shelves | Photo | GH with GW at Zapata Offshore event (opening/ribboncutting?) - Houston, TX |
| Dining | Wall Shelves | Photo | GH and Barbara at 1412 W Ohio, ribbon cutting/opening ceremony, April 2006 |
| Dining | Wall Shelves | Photo | GH/Barbara, GW/Laura at Camp David, 2005 |
| Dining | Wall Shelves | Photo | GH/Barbara, GW/Laura, twins at Crawford ranch, 2005 |
| Dining | Wall Shelves | Photo | Bush siblings at public event (GW, Jeb, Neil, Marvin, Doro), with GH and Barbara on background screen |
| Dining | Wall Shelves | Photo | Barbara and Dottie Craig with three unidentified people - signed photo from Barbara to Dottie, in silver White House frame |
| Dining | Wall Shelves | Photo | Barbara and Laura at Walkers Point, 2004 |
| Dining | Central Display | Photo | GW with dog Mark at W.Ohio front yard |
| Dining | Central Display | Photo | Toddler Jeb in W. Ohio backyard, 1954? |
| Dining | Central Display | Photo | GW with best friend Mike Proctor, front porch of W. Ohio, 1955? |
| Dining | Central Display | Photo | newspaper clipping - GW and GH competing in YMCA electric train races (Midland) |
| Dining | Central Display | Photo | newspaper clipping w/headline: "Final Vote Condemns McCarthy" (1954) |
| Dining | Central Display | Photo | Bush family: GH, Barbara, GW, Jeb, Neil, Marvin, and baby Doro - Houston, 1959 |
| Dining | Central Display | Photo | Bush boys on Christmas morning in Sentinel St. house, 1955 (GW, Jeb, and Neil) |
| Dining | Central Display | Photo | Toddler Jeb on slide, W. Ohio backyard, 1954 |
| Dining | Central Display | Photo | Bush boys at Sentinel St. house, 1956 - GW holding newborn Marvin, Jeb, and Neil |
| Dining | Central Display | Photo | Cover, Scouting Magazine, February 1953 |
| Dining | Central Display | Photo | GW in Cub Scout uniform, front yard of W. Ohio house, 1954 or 55 |
| Dining | Central Display | Photo | GW with Mark on front porch of W. Ohio |
| Dining | Central Display | Photo | GW and Jeb on slide with neighborhood friends, 1954 |

| | | | |
|--------|--------------------|--------------------|--|
| Dining | Central Display | Photo | Barbara with George and Jeb on front porch of W. Ohio, 1954 |
| Dining | Central Display | Photo | postcard - Midland churches |
| Dining | Central Display | Photo | cover, Saturday Evening Post, March 24, 1956 |
| Dining | Central Display | Photo | Barbara by kitchen door of W. Ohio |
| Dining | Central Display | Photo | Barbara and GW in front yard of W. Ohio |
| Dining | Central Display | Photo | Concept color drawing of 1421 W. Ohio Ave |
| Dining | Central Display | Photo | Jeb on bouncy horse, backyard of W. Ohio, 1954 |
| Dining | Central Display | Photo | GHW and toddler GW, about 1948 |
| Dining | Central Display | Photo | GW in cowboy hat with tin horse, Christmas morning in Compton, CA, 1949 (note: horse in photo matches our tin horse in the playroom) |
| Dining | Central Display | Photo | cover, Saturday Evening Post, July 24, 1954 |
| Dining | Central Display | Photo | GHW holding Robin, around 1953 |
| Dining | Central Display | Photo | Robin feeding newborn Jeb a bottle, 1953 |
| Dining | Central Display | Photo | GW "riding" a cement rabbit sculpture in Odessa, TX |
| Dining | Central Display | Photo | front of Zapata Petroleum building, downtown Midland |
| Dining | Central Display | Photo | 1955 Christmas card photo of GW, Jeb, and Neil |
| Dining | Central Display | Photo | GW and Jeb making a snowman in front yard of W. Ohio, 1954-55 |
| Dining | Central Display | Photo | cover, Saturday Evening Post, June 18, 1955 |
| Dining | Central Display | Photo | Barbara holding 5-week-old Robin in Compton, 1949 |
| Dining | Central Display | Photo | Studio photo of GW and Robin, ages when they moved into W. Ohio in 1951 (5 and nearly 2) |
| Dining | Central Display | Photo | Barbara holding baby Jeb with Robin next to her on front porch of W. Ohio, 1953 |
| Dining | Central Display | Photo | GW and Robin on Easter 1953, front porch of W. Ohio (likely one of few times she was home from NY following her diagnosis) |
| Dining | Central Display | Glass Display Case | glass case containing: Roy Rogers and Dale Evans coloring book, marbles, metal pop-gun and holster |
| Dining | Central Display | Photo | GW with housekeeper Julia May Cooper on front porch of W. Ohio, 1953 |
| Dining | Central Display | Glass Display Case | glass case containing: scouting manual, Cub Scouts official penknife, Cub Scouts hat |
| Dining | Bay Window Display | Panel Display | 6 panels detailing restoration process, research, and team |
| Dining | Bay Window Display | Glass Display Case | glass containing: child's cowboy boots, Midland postcard, plastic cowboys and horses |

| | | | |
|-------------|--------------------|--|--|
| Dining | Bay Window Display | Glass Display Case | glass case containing: diecast plane, diecast dump truck, and plastic cowboy/horse figurines |
| Dining | Wall Shelves | teal vase/flower holder | |
| Dining | Wall Shelves | teal vase/flower holder | |
| Dining | Interior Wall | Floor lamp | identical to lamp in Compton 1949 Christmas photo |
| Dining | Interior Wall | China Buffet | storage for china/silverware/linens, lift-up top |
| Dining | Buffet | Photo | Large framed photo in pearl-adorned frame of Barbara Bush, 2000s |
| Dining | Buffet | Photo | Large framed photo of GHW and GW, 1990s/early 2000s |
| GWB Bedroom | Corner shelves | Child's cowboy hat | |
| GWB Bedroom | Corner shelves | early Mickey Mouse stuffed toy | |
| GWB Bedroom | Corner shelves | teddy bear | |
| GWB Bedroom | Built-ins | (2) baseballs | |
| GWB Bedroom | Built-ins | Plastic toy horse | |
| GWB Bedroom | Built-ins | Cast iron fire truck | |
| GWB Bedroom | Built-ins | (2) cap guns with holster | |
| GWB Bedroom | Built-ins | box of bang caps for cap guns | |
| GWB Bedroom | Built-ins | Daisy B3 air rifle | |
| GWB Bedroom | Built-ins | Cub Scout uniform shirt and neckerchiefs | |
| GWB Bedroom | Built-ins | Book, "Roy Rogers and the Gopher Creek Gunman" | |
| GWB Bedroom | Built-ins | (2) Roy Rogers Trigger button-down shirts | |
| GWB Bedroom | Built-ins | Child's leather belt | |
| GWB Bedroom | Built-ins | woven bedspread, western-themed | |
| GWB Bedroom | Floor | wooden croquet set | *formerly owned, and donated by, Joseph O'Neill, friend and childhood playmate of GWB |
| GWB Bedroom | Built-ins | child's felt cowboy hat | |
| GWB Bedroom | Built-ins | child's leather cowboy boots | |
| GWB Bedroom | Built-ins | viewmaster toy with 19 viewmaster photo slides | |
| GWB Bedroom | Built-ins | set: Young Folks library books, 1955 (ten volumes) | |
| GWB Bedroom | Built-ins | Dinky Toy Co. metal truck | |
| GWB Bedroom | Built-ins | plastic wind-up airplane toy | |
| GWB Bedroom | Built-ins | "Calling All Cars!" board game | |
| GWB Bedroom | Built-ins | Marvel strap-on metal roller skates, model 197 | |
| GWB Bedroom | Built-ins | wooden spinning top | |
| GWB Bedroom | Built-ins | leather marble pouch | |
| GWB Bedroom | Built-ins | paddle ball | |
| GWB Bedroom | Built-ins | wooden slingshot | |
| GWB Bedroom | Built-ins | six plastic farm animals, var. | |

| | | | |
|-------------|------------------|--|---|
| GWB Bedroom | Built-ins | school supplies | glue, tape dispenser, mucilage container, Major brand staples |
| GWB Bedroom | Built-ins | gooseneck desk lamp | |
| GWB Bedroom | Built-ins | (2) Lone Ranger comic books - 1954, #74 and #75 | |
| GWB Bedroom | Built-ins | metal Hubley truck | |
| GWB Bedroom | Floor | plastic horseshoe throwing set | |
| GWB Bedroom | Built-ins | pin-the-tail-on-the-donkey party game | |
| GWB Bedroom | Built-ins | plastic motorcycle policeman action figure | |
| GWB Bedroom | Built-ins | wooden airplane toy | |
| GWB Bedroom | Built-ins | leather football/rugby ball | |
| GWB Bedroom | Built-ins | wooden racer car | |
| GWB Bedroom | Built-ins | plastic taxi toy car | |
| GWB Bedroom | Built-ins | Tootsie Toy metal dump truck | |
| GWB Bedroom | Built-ins | metal Packard car | |
| GWB Bedroom | Built-ins | Structo Telephone Co. metal truck | |
| GWB Bedroom | Built-ins | Grapette glass soda bottle | |
| GWB Bedroom | Built-ins | wooden dominos set | |
| GWB Bedroom | Built-ins | checkboard | |
| GWB Bedroom | Built-ins | diecast metal truck | |
| GWB Bedroom | Floor | wooden Wilson baseball bat | |
| GWB Bedroom | Floor | Westinghouse portable record player, model H71Mp1 | |
| GWB Bedroom | Floor | (5) 45 records/record player | |
| GWB Bedroom | Floor | Lionel train set, track, and power pack | |
| GWB Bedroom | Floor | Lincoln Log set w/box | |
| GWB Bedroom | Floor | Tinkertoy set w/box, #146 | |
| GWB Bedroom | Floor | metal Chinese checkerboard | |
| GWB Bedroom | Floor | Rope Ring Toss set | |
| GWB Bedroom | Floor | child's wooden desk chair with cushion | |
| GWB Bedroom | Floor | GWB exhibit display | |
| GWB Bedroom | north wall | Chest of Drawers - built in 1939, original to house | |
| GWB Bedroom | Chest of Drawers | tin farmhouse with plastic animals, cowboys, and fence set | |
| GWB Bedroom | Chest of Drawers | U.S.A. map puzzle - Jaymar Vacation and Play, 1950 | |
| GWB Bedroom | Chest of Drawers | magazine, Sports Illustrated, July 25, 1950 | |
| GWB Bedroom | closet | baseball uniform - felt, gray/red trim | |
| GWB Bedroom | closet | Indian costume bonnet | |
| GWB Bedroom | closet | set of 4 Stardee's puzzles | |
| GWB Bedroom | closet | Saalfield carboard jigsaw puzzle 7342 | |
| GWB Bedroom | closet | (24) 1950s <i>Post and Life</i> magazines | |
| GWB Bedroom | closet | (19) Scouting magazines, 1952-54 | |

| | | |
|-------------|-----------------|---|
| GWB Bedroom | closet | wooden bow with quiver, four arrows |
| Hallway | Shelf/Caddy | Black rotary telephone with cords |
| Hallway | Shelf/Caddy | 1954 Midland phone book |
| Hallway | Shelf/Caddy | 1952 Midland phone book |
| Kitchen | east wall | box of Hershey's Milk Chocolate Kisses |
| Kitchen | east wall | dial radio |
| Kitchen | east wall | rolling pin |
| Kitchen | east wall | metal rolling cart |
| Kitchen | east wall | martini shaker |
| Kitchen | east wall | flour sifter |
| Kitchen | east wall | oven mitt |
| Kitchen | east wall | embroidered doily |
| Kitchen | east wall | green glass orange juicer |
| Kitchen | east wall | toaster |
| Kitchen | east wall | saucepan |
| Kitchen | east wall | ivy leaf pattern serving tray |
| Kitchen | refrigerator | Aqua General Electric "combination unit" refrigerator |
| Kitchen | refrigerator | metal ice tray with lever |
| Kitchen | refrigerator | Pyrex "refrigerator dishes" - red, yellow, blue |
| Kitchen | refrigerator | green glass water bottle with pouring cap |
| Kitchen | refrigerator | 7-up soda bottle |
| Kitchen | refrigerator | glass juice jar |
| Kitchen | refrigerator | plastic butter dish |
| Kitchen | refrigerator | metal bread box |
| Kitchen | refrigerator | fish-themed thermos |
| Kitchen | refrigerator | ceramic mug with plastic measuring spoons |
| Kitchen | west wall | red metal rolling cart |
| Kitchen | west wall | 3 glas soda bottles (RC Cola, Nugrape, 7-up) |
| Kitchen | west wall | stand mixer with glass mixing bowl |
| Kitchen | west wall | tin measuring cup |
| Kitchen | west wall | plug-in iron |
| Kitchen | west wall | cut-glass bowl with metal carrying handle |
| Kitchen | west wall | recipe pamphlets |
| Kitchen | west wall | ceramic child's plate with bear decoration |
| Kitchen | west wall | metal pitcher |
| Kitchen | cabinet drawers | silver flatware set |
| Kitchen | table | wood card table |

formerly owned, and donated by, Jenna Welch (Laura Bush's mother). Was in good working condition at time of donation in early 2000s, but has not been plugged in since that time.

8 dishes, varying sizes, 6 with clear glass lids

| | | | |
|---------|---------------|--|---|
| Kitchen | table | 3 metal folding chairs with red fabric | *identical to chairs in kitchen photos |
| Kitchen | table | wooden baby high chair | *identical to Jeb's high chair in photos |
| Kitchen | table | ceramic baby plate, hollow bottom with cork hole | |
| Kitchen | table | metal/plastic baby teething toy (key set) | |
| Kitchen | table | Ivy Leaf Wedgewood china set | same pattern GH and Barbara received as a wedding gift |
| Kitchen | table | ceramic soup tureen | |
| Kitchen | table | "cake cutter" tool | |
| Kitchen | cabinets | cut glass drinking cups (6-8) | |
| Kitchen | table | orange juice cups - glass with painted oranges | |
| Kitchen | table | metal cake plate/cover | |
| Kitchen | south wall | red metal step-stool set | |
| Kitchen | south wall | 1955 Norman Rockwell illustrated calendar | |
| Kitchen | oven range | Universal oven/range unit, gas | |
| Kitchen | oven range | Grease container/kettle | |
| Kitchen | oven range | pressure cooker | |
| Kitchen | oven range | ceramic dish with teal lid | |
| Kitchen | oven range | (3) crocheted heat pads | |
| Kitchen | oven range | box of matches | |
| Kitchen | oven range | "Laundry Twins" salt and pepper shaker set | free gift that came with the Westinghouse Laundry Twins set, 1950 |
| Kitchen | oven range | cornbread baking pan | |
| Kitchen | oven range | roasting pan with lid | |
| Kitchen | oven range | embroidered hand towel | |
| Kitchen | west wall | plug-in electric wall clock | |
| Kitchen | photo display | Photo | GW and Jeb in kitchen on Jeb's first birthday |
| Kitchen | table | green brocade table cloth | |
| Kitchen | photo display | Photo | cover, Saturday Evening Post, April 8, 1953 |
| Kitchen | photo display | Photo | cover, Saturday Evening post, February 19, 1955 |
| Kitchen | countertop | metal ice tray with lever | |
| Kitchen | countertop | potato masher | |
| Kitchen | countertop | syrup jar with pour lid/handle | |
| Kitchen | countertop | cookie and biscuit cutters (star, two circles) | |
| Kitchen | countertop | rolling pin | |
| Kitchen | countertop | ice cream scoop | |
| Kitchen | countertop | hand egg/cake beater | |
| Kitchen | countertop | onion/veggie chopper and jar | |
| Kitchen | countertop | jar with nut grinder lid/handle | |
| Kitchen | countertop | set of Pyrex mixing bowls, primary colors | |
| Kitchen | countertop | Betty Furness Westinghouse cookbook | |

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|---------|----------------|--|--|
| Kitchen | countertop | (3) floral-patterned tin cannisters | |
| Kitchen | sink | crocheted dishrag | |
| Kitchen | window shelves | seasoning/flavoring bottles (var.) | Poultry, cloves, garlic salt, MAGGI seasoning, imitation maple flavoring, red and green food coloring, mint extract, salt substitute |
| Kitchen | window shelves | Hummel ceramic figurine | |
| Kitchen | window shelves | alka-seltzer bottle | |
| Kitchen | window shelves | (2) green glass spice bottles with metal lids | |
| Kitchen | sink | (2) emboidered handkerchief window valances | |
| Kitchen | countertop | ceramic baby bottle warmer | |
| Kitchen | countertop | toaster | |
| Kitchen | countertop | embroidered hand towels | |
| Kitchen | countertop | sheer (chiffon?) apron | |
| Kitchen | countertop | glass baby bottle with plastic cap | |
| Kitchen | cabinets | (3) green glass drinking cup | |
| Kitchen | countertop | dish drainer/dry rack | |
| Kitchen | countertop | (4) glass milk bottles, half-pint to liter sizes | |
| Kitchen | cabinets | (6) metal glasses | |
| Kitchen | cabinets | tin cannister - Sunrise Pure Lard | |
| Kitchen | cabinets | tin canister - Premium Saltines | |
| Kitchen | cabinets | tin canister - Sunshine Trumps Cookies | |
| Kitchen | cabinets | tin canister - Planter mixed nuts | |
| Kitchen | cabinets | tin canister - Cheese Ritz | |
| Kitchen | cabinets | tin canister - Peter Pan peanut butter | |
| Kitchen | cabinets | tin canister - Shurfine coffee | |
| Kitchen | cabinets | tin canister - Donald Duck coffee | |
| Kitchen | cabinets | tin canister - Maxwell House coffee | |
| Kitchen | cabinets | Pyrex refrigerator dish w/glass lid, yellow | |
| Kitchen | cabinets | 2 glass canister jars with lids | |
| Kitchen | cabinets | white glass mixing bowl with handle and pour spout | |
| Kitchen | cabinets | Glass jar with lid | |
| Kitchen | cabinets | glass measuring cup handle/pour spout | |
| Kitchen | cabinets | set: striped juice pitcher and glasses (5-6) | |
| Living | Bookshelves | Book | Little Golden Book of Words |
| Living | Bookshelves | Book | Little Golden Book, "The Animals of Farmer John" |
| Living | Bookshelves | Book | Little Golden Book, "The Little Red Caboose" |
| Living | Bookshelves | Book | Little Golden Book, "The Three Bears" |
| Living | Bookshelves | Book | Little Golden Book, "Roy Rogers and the Mountain Lion" |
| Living | Bookshelves | Book | Little Golden Book, "Fury" |

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|--------|-------------|------|--|
| Living | Bookshelves | Book | Little Golden Book, "Bugs Bunny and the Indians" |
| Living | Bookshelves | Book | <i>The Chequer Board</i> by Nevil Shute |
| Living | Bookshelves | Book | <i>The Last Frontier</i> by Howard Fast |
| Living | Bookshelves | Book | <i>The Tender Trap</i> , play by Schuman and Smith |
| Living | Bookshelves | Book | <i>Hilda Crane</i> by Samson Raphaelson |
| Living | Bookshelves | Book | <i>Reclining Figure</i> by Kunitz |
| Living | Bookshelves | Book | <i>Cannon Hill</i> by Mary Deasy |
| Living | Bookshelves | Book | "Prayers for Little Children" - a Rand McNally book |
| Living | Bookshelves | Book | "Gene Autry Goes to the Circus" |
| Living | Bookshelves | Book | <i>Blaze of Glory</i> by Agatha Young |
| Living | Bookshelves | Book | <i>Silas Marner</i> by George Eliot |
| Living | Bookshelves | Book | <i>Origins of the American Revolution</i> by John C. Miller |
| Living | Bookshelves | Book | <i>Lady Baltimore</i> by Wister |
| Living | Bookshelves | Book | <i>Behind the Crimson Blind</i> by Carter Dickson |
| Living | Bookshelves | Book | <i>Fanny</i> , a play by Dorothy Hughes |
| Living | Bookshelves | Book | <i>The Davidian Report</i> by Behrman and Logan |
| Living | Bookshelves | Book | <i>The Desert and the Stars</i> by Holt |
| Living | Bookshelves | Book | <i>Postmarked Moscow</i> by Kirk |
| Living | Bookshelves | Book | Set: "The World's Greatest Events" Vol. I-V |
| Living | Bookshelves | Book | "How to Make Good Pictures" - Kodak |
| Living | Bookshelves | Book | <i>Jaro and the Golden Colt</i> by Phelps |
| Living | Bookshelves | Book | <i>Each Bright River</i> by Mildred Masterson McNeilly |
| Living | Bookshelves | Book | <i>Each Man's Son</i> by Hugh Maclennan |
| Living | Bookshelves | Book | (2 copies) <i>The Outline of History</i> by H.G. Wells |
| Living | Bookshelves | Book | <i>Our Amazing Birds</i> by Robert Lemmon |
| Living | Bookshelves | Book | <i>Animal Farm</i> by George Orwell |
| Living | Bookshelves | Book | <i>A Change of Climate</i> by Kauffman |
| Living | Bookshelves | Book | <i>Banners at Shenandoah</i> by Bruce Cotton |
| Living | Bookshelves | Book | <i>Not as a Stranger</i> by Morton Thompson |
| Living | Bookshelves | Book | <i>Deep Water Days</i> by Oliver Swan |
| Living | Bookshelves | Book | Set: "Nations of the World," Vol. I-XII |
| Living | Bookshelves | Book | <i>Canterbury Tales</i> by Chaucer |
| Living | Bookshelves | Book | <i>Annapurna</i> by Maurice Herzog |
| Living | Bookshelves | Book | <i>Valley of the Sky</i> by Skidmore |
| Living | Bookshelves | Book | Three-volume set by George Coxe: <i>The Glass Triangle, The Jade Vase, The Fifth Key</i> |
| Living | Bookshelves | Book | <i>Union Now</i> by Clarke Street |
| Living | Bookshelves | Book | <i>Coniston</i> by Winston Churchill |
| Living | Bookshelves | Book | Set: "Lands and People," Vol. 1-7 |

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|--------|--------------|---|--|
| Living | Bookshelves | Book | Set: "Childcraft Encyclopedias" (12 volumes) |
| Living | Bookshelves | Book | <i>Magnificent Obsession</i> by Lloyd Douglas |
| Living | Bookshelves | Book | <i>Forgive us our Trespasses</i> by Lloyd Douglas |
| Living | Bookshelves | Book | <i>White Banners</i> by Lloyd Douglas |
| Living | Bookshelves | Book | <i>Doctor Hudson's Secret Journal</i> by Lloyd Douglas |
| Living | Bookshelves | Book | <i>Disputed Passage</i> by Lloyd Douglas |
| Living | Bookshelves | Book | <i>Green Light</i> by Lloyd Douglas |
| Living | Bookshelves | Bookends | 2 carved wood Scottish Terrier bookends |
| Living | Bookshelves | Camera | Anson Rediflash camera |
| Living | Bookshelves | Camera | Brownie Flash camera, Hawkeye model |
| Living | Bookshelves | Camera | Sylvania flashbulbs (box) |
| Living | Back wall | Framed Card | framed Christmas card to Dottie and Earle Craig, signed by GH and Barbara Bush, 1991 |
| Living | Back wall | Framed Card | framed Christmas card to Dottie and Earle Craig, signed by GH and Barbara Bush, 1992 |
| Living | Back wall | Sled | antique Royal Racer sled |
| Living | Living area | Wooden end table | |
| Living | Living area | Marble-based red glass lamp | |
| Living | Living area | Book | Emily Post's <i>Etiquette</i> , 1950 |
| Living | Living area | Green glass ashtray | |
| Living | Living area | 1949 Hoffmann television set | same make/model that GH and Barbara received as a Christmas gift in 1949 |
| Living | Living area | Period-style sofa | |
| Living | Living area | Period-style arm chair | |
| Living | Living area | Blanket chest/coffee table | |
| Living | Living area | wooden TV stand | |
| Living | Living area | "Rabbit ears" antennae for TV | |
| Living | Living area | 2 throw pillows on sofa | |
| Living | Living area | Framed mirror/wall art | |
| Living | Living area | tin spinning top toy | |
| Living | Living area | stuffed dog toy | |
| Living | Living area | wooden magazine holder | |
| Living | Living area | Magazines from 1950s - Time, Life, American Girl, etc | |
| Living | End table | Savings account ledger, "Midland Savings Association" | |
| Living | End table | address book | |
| Living | End table | Midland Savings matchbook | |
| Living | End table | matchbook with Midland High 1954 football schedule | |
| Living | Library cart | Book | "the Little Engine that Could" by Watty Piper |
| Living | Library cart | Book | "Fun with Us" by Bond (children's book) |

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|----------------|-----------------|--|---|
| Living | Library cart | Book | <i>Something for Nothing</i> by Davis |
| Living | Library cart | Book | <i>Great Operas</i> by Newman |
| Living | Library cart | Book | <i>Masterplots</i> by Magill, Second Series A-Lay and Laz-Z (2 volumes) |
| Living | Library cart | Book | <i>My Name is Aram</i> |
| Living | Library cart | Book | <i>Grimm's Fairy Tales</i> |
| Living | Library cart | Book | <i>The Robe</i> by Douglas |
| Living | Library cart | Book | <i>The Song of Bernadette</i> by Werfed |
| Living | Library cart | Book | <i>the Barretts of Wimpole Street</i> by Besier |
| Living | Library cart | Book | J.P. Marquand, three-in-one: <i>Thank You, Mr. Moto, Think Fast, Mr. Moto, Mr. Moto is so Sorry</i> |
| Living | Library cart | Book | Mary Roberts Rinehart, two-in-one: <i>The Door and The Confession</i> |
| Living | Library cart | Book | Home Repairs Simplified |
| Living | Library cart | catalogs, Montgomery Ward (2) | |
| Living | Back wall | rolling library cart | |
| Master/Midland | Wall Display | photos: iconic Midland buildings and locations | |
| Master/Midland | south wall | Stromberg/Carlson combination record/radio console | |
| Master/Midland | radio console | South Pacific vinyl record and cover | |
| Master/Midland | Central Display | glass case containing: 1953 Midland phonebook | |
| Master/Midland | Central Display | (4) 1950s Midland postcards | |
| Master/Midland | Central Display | (3) store counter checks | |
| Master/Midland | Central Display | Hotel Scharbauer stationery | |
| Master/Midland | Central Display | Early Midland photo panel | |
| Master/Midland | Central Display | Midland 1950s photo panel | |
| Master/Midland | Central Display | Buildings/MAF photo panel | |
| Master/Midland | Central Display | Santa Rita #1 photo panel | |
| Master/Midland | Central Display | Gone To Texas photo panel | |
| Master/Midland | Central Display | Community Service/involvement photo panel | |
| Master/Midland | wall panel | Photo | GWB at age 10, in front of his dad's pump jack, w/quote on growing up in Midland |
| Master/Midland | radio console | Photo | framed photo of GW, Laura, Dottie and Earle Craig (signed by GWB and Laura Bush) |
| Master/Midland | Craig exhibit | 1991 Gala invitation | |
| Master/Midland | Craig exhibit | Letter | from Barbara to Dottie Craig, thanking her for chairing the White House Endowment Fund |
| Master/Midland | Craig exhibit | Photo | framed photo of Barbara with dottie and Earle Craig |
| Master/Midland | Craig exhibit | Photo | framed photo of Dottie and Earle Craig at White House with ID card for Secret Service |

| | | | |
|----------------|---------------|--|--|
| Master/Midland | Craig exhibit | Letter | informal note to Dottie from Barbara |
| Master/Midland | Craig exhibit | Photo | Framed photo of GH and Barbara with Earle Craig, signed |
| Master/Midland | Craig exhibit | Dinner invitation with president of Yemen Arab Republic, White House | |
| Master/Midland | Craig exhibit | RSVP card from White House Social Secretary | |
| Master/Midland | Craig exhibit | Inaugural anniversary gala invitations, 1991-92 | |
| Master/Midland | Craig exhibit | Letter | Notice of Secret Service assigned mail code "Blue" to close friends and family of Bushes |
| Master/Midland | Craig exhibit | Letter | postcard from GH to Earle Craig, thanking him for encouragement |
| Master/Midland | Craig exhibit | Photo | framed photo of GH and Barbara with Earle Craig, unknown event |
| Master/Midland | Craig exhibit | Letter | handwritten letter to Dottie and Earle Craig from GH after Christmas 1992 |
| Master/Midland | Craig exhibit | Photo | framed photo of GH in Oval Office |
| Master/Midland | Craig exhibit | Invitation | bicentennial inauguration invitation |
| Master/Midland | Craig exhibit | Letter | handwritten note from Barbara to Dottie Craig, 1989 |
| Master/Midland | Craig exhibit | Letter | handwritten note from Barbara to Dottie and Earle |
| Master/Midland | Craig exhibit | Letter | handwritten note from Barbara to Dottie Craig |
| Master/Midland | Craig exhibit | Invitation | invitation and passes to groundbreaking and dedication of George Bush Presidential Library, 1994 |
| Master/Midland | Craig exhibit | Invitation | invitation to commemorate 200th anniversary of cornerstone laying at the White House, 1992 |
| Master/Midland | Craig exhibit | Photo | framed photo, Dottie Craig with GHWB at dinner to greet Queen Elizabeth II, 1991 |
| Master/Midland | Craig exhibit | Dinner invitation | dinner with Queen Elizabeth II and Prince Philip, 1991 |
| Master/Midland | Craig exhibit | Invitation | invitation for event to greet Queen Elizabeth and Philip, 1991 |
| Master/Midland | Craig exhibit | Photo | framed photo of Barbara and Dottie on sofa |
| Master/Midland | Craig exhibit | Photo | framed photo of Barbara and GHW at a house party, 1950s |
| Master/Midland | Craig exhibit | Letter | postcard from GH to Dottie, thank-you for dinner, 1991 |
| Master/Midland | Craig exhibit | Letter | postcard from GH to Dottie and Earle, sending best wishes |
| Master/Midland | Craig exhibit | Photo | framed photo of GH and Barbara with Dottie and Earle, date unknown |
| Master/Midland | Craig exhibit | Photo | framed photo of Barbara with Dottie and Earle Craig, with signed happy birthday card |
| Playroom | TV stand | wood box/TV stand/table | |
| Playroom | TV stand | Bugs Bunny stuffed toy | |
| Playroom | TV stand | wooden letter building blocks | |
| Playroom | TV stand | Wooden child's puzzle | |

| | | | |
|----------|---------------------|--|--|
| Playroom | TV stand | Flatscreen TV/DVD player | player and TV play a DVD of clips from historic newsreels and televisions shows popular in the 1950s |
| Playroom | Floor | Baseball player ring toss set | |
| Playroom | Front window corner | wooded painted bouncy spring horse | |
| Playroom | Front corner | Painted wooden child chair | |
| Playroom | window wall | Tin riding horse | *identical to horse in Christmas 1949 photo taken in Compton, CA |
| Playroom | Bookshelves | Vinyl record and cover | "Bozo at the Circus" - Capitol Records |
| Playroom | Bookshelves | Ceramic duck figurine | |
| Playroom | Bookshelves | Giraffe stuffed vinyl toy | |
| Playroom | Wall | Framed painting of baby | |
| Playroom | Bookshelves | Bozo the Clown rattle toy | |
| Playroom | Bookshelves | String of large wooden beads | |
| Playroom | Bookshelves | Clown wobble toy | |
| Playroom | Bookshelves | Jolly Time jigsaw puzzle in box | |
| Playroom | Bookshelves | "The Brownies" paint book | |
| Playroom | Bookshelves | Rubber clown squeaky toy | |
| Playroom | Bookshelves | Heinz 57 rattle | |
| Playroom | Wall | stick horse, "Texas Pony" | |
| Playroom | Rear window corner | Easel and chalkboard with paper scroll | |



TEXAS HISTORICAL COMMISSION
real places telling real stories

TEXAS HISTORICAL COMMISSION

Item 15.3
Texas Historical Commission
Quarterly Meeting
February 2, 2022

Consider approval of the Phase II Assessment of Nuestra Señora Santa María de Loreto de la Bahía del Espíritu Santo also known as Presidio La Bahia

Background:

In a meeting attended by Joseph Bell, Deputy Executive Director, and Bill Irwin, Director of Historic Site Operations on July 28, 2021, Bishop Brendan J. Cahill of the Diocese of Victoria requested that the Texas Historical Commission (THC) consider developing an operational partnership at Presidio La Bahia, receiving the site into its historic sites program under a programmatic agreement.

Presidio La Bahia is a defining place for Texans, not only as a key site of the Texas Revolution, but also as a direct link to Texas' Spanish Colonial past. Based on this Phase I assessment, the THC staff finds that Presidio La Bahia meets the criteria established for inclusion in the Texas Historical Commission Historic Sites Program with one variance in how the property ownership will be addressed and recommends a Phase II Assessment be conducted.

After approval of the Phase I assessment was received, staff have been working with the Diocese of Victoria to complete the Phase II evaluation.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend acceptance of the Phase II recommendation that Presidio La Bahia become a Texas Historical Commission State Historic Site.

Suggested Motion (Commission):

Move to accept the Phase II recommendation that Presidio La Bahia become a Texas Historical Commission State Historic Site.

TEXAS HISTORICAL COMMISSION

**Phase II Assessment of the Presidio La Bahia
Goliad, Texas**

**For Addition to the Texas Historical Commission's
Historic Sites Program**



Texas Historical Commission
February 2022

Phase II Assessment of the Presidio La Bahia

Goliad, Texas

**For Addition to the Texas Historical Commission's
Historic Sites Program**

Assessment Team:

Bill Irwin, Director of Historic Sites Operations

H. Glenn Reed, Chief Architect

Hal Simon-Hassell, Chief Interpretive Specialist

Review Panel:

Dr. Stephen Hardin, McMurry University

Seneca McAdams, Texas Independence Trail Region

Ernesto Rodriguez, The Alamo Trust

February 2022

Texas Historical Commission

P.O. Box 12276

Austin, TX 78711

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Figure 1 Our Lady of Loreto Chapel

INTRODUCTION

On July 28, 2021, Historic Site staff met with Bishop Cahill of the Diocese of Victory to discuss the Texas Historical Commission (THC) developing an operational partnership at Presidio La Bahia, ultimately receiving the site into its historic sites program under a programmatic agreement. A follow up meeting occurred on December 7, 2021 to discuss a potential partnership agreement in more detail. On that same date, a meeting was held with the Presidio La Bahia Foundation to discuss the potential partnership and their potential role and support in the future.

As put forward in the THC rules (Title 13, Part 2, Chapter 16 Rule §16.3), potential THC historic sites must meet specific criteria. To make this determination, the candidate site undergoes three phases of evaluation and assessment conducted by THC staff, a preliminary staff review and formal Phase I and II assessments.

This report represents the Phase II assessment of the Presidio La Bahia. The report discusses each of the evaluation requirements as established in the THC rules. A “Phase II” study comprehensively evaluates the context and interpretive potential of the site and provides specific details regarding how the site would be developed and operated, as well as the funding needed to make that plan a reality. The assessment is reviewed by three independent professionals in the fields of history, heritage tourism and museum operations.

This report also contains a conclusions section that addresses what is presently known about the Presidio relative to the Chapter §16.3 rules criteria, which are the overarching conditions a site must meet to be considered for the THC’s historic sites program.

Based on this Phase II assessment, the THC staff finds that Presidio La Bahia meets the criteria established for inclusion in the Texas Historical Commission Historic Sites Program with one variance in how the property ownership will be addressed and recommends the Commission authorize the Executive Director to establish an operating agreement with the Diocese of Victoria and work toward designating Presidio La Bahia as a State Historic Site.

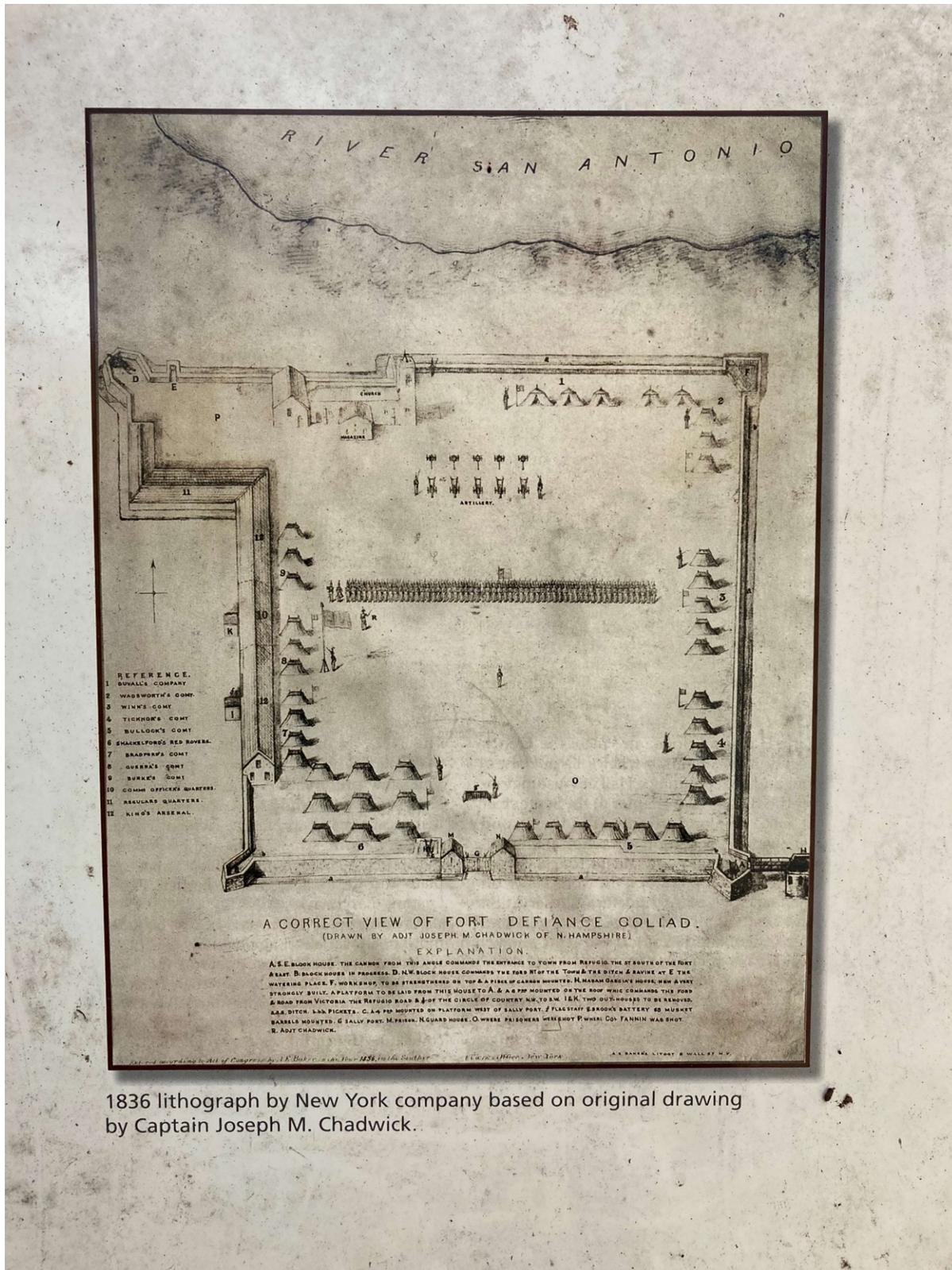


Figure 2 Fort Defiance Plan View

SIGNIFICANCE AND INTEGRITY

In response to the French construction of Fort St. Louis, Domingo Ramón occupied La Bahía del Espíritu Santo and in April 1721 founded a presidio upon the ruins of La Salle's Fort. The presidio was named Nuestra Señora Santa María de Loreto de la Bahía del Espíritu Santo, though the name was commonly shortened to Nuestra Señora de Loreto Presidio; the place was popularly called Presidio La Bahía.

Although the presidio and mission were at least twice moved farther inland, the names, including La Bahía, were retained. La Bahía presidio and mission were reestablished in 1726 on the Guadalupe River near the site of present Mission Valley in Victoria County. In 1749, the mission was moved to the north bank of the San Antonio River while the presidio moved to the south bank near the site of present-day Goliad in Goliad County.

In time a civic settlement grew up around the presidio, and it, too, was known as La Bahía. This village became commercially important as a center for ranching and a transportation hub at the crossroads of the Atascosito Road, the La Bahía Road, and roads from Béxar and El Cópago. La Bahía, Bexar, and Nacogdoches were thus the most important areas of Spanish settlement in Texas. During the Spanish Colonial and Mexican Republic eras Presidio La Bahía played a role in significant events including the Gutierrez McGee and Long expeditions.

Shortly after the initial battle of the Texas Revolution in Gonzales, La Bahía became a priority objective of the Texians who captured it from the Mexican Military in October 1835. The Presidio was renamed Fort Defiance and along with the Alamo in Bexar became the primary military centers during the Texian Campaign. It was also a site where independence from Mexico rather than a return to the Constitution of 1824 was proposed early in the conflict. Colonel James W. Fannin commanded Fort Defiance until it was abandoned when he withdrew with his command to join Houston's forces on the Colorado River. Fannin and his men were caught in the open during the retreat and fought the Battle of Coleto Creek approximately 9 miles to the northeast of the Presidio at the current site of Fannin Battleground State Historic Site. After his surrender to Mexican forces Fannin and his men were returned to the Presidio and held prisoner until March 27, 1836. That morning the prisoners who were able, were separated into three groups and marched away from the Presidio in three different directions. Within a mile the prisoners were halted, and the Mexican soldiers opened fire, executing the Texians, who were left where they lay. Approximately 40 prisoners, including Fannin, who were too ill or injured to march were executed within the walls of the Presidio and the bodies cremated. In June 1836 Thomas J. Rusk and Juan Seguin were able to visit Goliad with a small number of troops. They collected the remains they could and buried them with honors to the southeast of the Presidio, site of the current Fannin Monument.

Presidio La Bahia



Figure 3 Fannin Monument

During the Republic of Texas period and after annexation, the old mission and presidio fell into ruin, but the presidio chapel remained intact and was used first as a residence and then for church services after the Catholic Church regained possession of it in about 1853. This chapel was commonly referred to as "La Bahía Mission," a designation that led to confusion with the actual La Bahía mission, Espíritu Santo, which lay in ruins until reconstructed as a public-works project in the 1930s. Presidio La Bahía and its chapel were restored in the 1960s by the Kathryn O'Connor Foundation.

The area surrounding the site is relatively undeveloped with an excellent viewshed of the surrounding countryside. Presidio Nuestra Señora Santa María de Loreto de la Bahía del Espíritu Santo is believed to be the only restored Spanish presidio west of the Mississippi. The site is also unique in that the presidio and the mission it served have been restored and are intact. The mission, presidio, Zaragoza Birthplace, Angel of Goliad statue and Fannin Monument are all located adjacent or in general proximity, but operated and maintained by different groups, providing tremendous opportunity for collaboration.

PROPERTY DESCRIPTION

La Bahía, literally "the bay," is a term with multiple meanings in Texas history. Various sites on the Gulf Coast were so designated. The Spanish came to use the name as a short form of La Bahía del Espíritu Santo, or Bay of the Holy Spirit, now called Matagorda Bay and Lavaca Bay. Nuestra Señora Santa María de Loreto de la Bahía del Espíritu Santo, commonly shortened to Nuestra Señora de Loreto Presidio; the place was popularly called Presidio La Bahía. Established on its third, and current site, in 1749 the presidio was strategically situated to provide protection to landing sites along the Gulf of Mexico and at the intersection of the primary roads traversing Texas. The construction and operation of the Presidio and the Mission Espiritu Santo across the San Antonio River went hand in hand as the spiritual and secular centers of the local community.

The Presidio La Bahia was constructed of local stone with a defensive wall 8'-10' tall enclosing a parade ground of roughly 3 acres with bastions at the corners. The main gate was located on the south facing wall flanked by a guard room and storage/barracks rooms, while the west wall held the officer's quarters and administrative offices. To the east were jacals built along the wall to house presidial families. These were later removed as the village of La Bahia grew around the Presidio. A chapel was constructed in the northwest corner of the compound for the soldiers, their families, and the growing community. The Presidio La Bahia remained an active military establishment through the Spanish Colonial, Mexican Republic, and Texas Revolution eras. After the Texas Revolution the main part of the site was abandoned and began to fall into ruin. The chapel was used as a private home for a short time but was again utilized by the Catholic Church as an active chapel as early as the 1850s and mass has been held continuously on site since that time. In the 1960s, the O'Connor family spearheaded a drive to restore the Presidio and noted preservation architect Raiford Stripling was hired to design and oversee the restoration, which was completed in 1965.

Stripling's drawings on the following page (Figure 3), dated July 5, 1964, illustrate the condition of the presidio and chapel before the restoration, and are entitled Elevations of Presidio after Excavations to 1836 Level. Much of the perimeter walls, barracks, officers' quarters, and other structures are shown in a state of ruin. A dashed line above the ruins depicts Stripling's assessment of the original height of these buildings. A visual comparison of the assumed original structure height against the standing walls in 1964 suggests roughly 1/4 to 1/3 of the original structure remained at that time. The original walls were incorporated into the restoration which extended them with new masonry to Stripling's proposed height. His construction drawings are reportedly among the archive documents kept at the site, but these have not been reviewed by the Historic Sites Division architectural staff as of the date of this report.

The Diocese of Victoria, with assistance from the local community, has operated the site ever since its restoration, depending on earned income to support the operation. Adjacent to the Presidio to the west are an amphitheater, a monument to Ignacio Zaragoza, and a replica home representing Zaragoza's birthplace, all owned and operated by Texas Parks and Wildlife Department. To the south and southeast Goliad County maintains a monument to the "Angel of Goliad" and the Fannin Monument.

Presidio La Bahia

The property has been well maintained, however plumbing and electrical systems have not been upgraded and are beginning to show their age. Restoration activities took place prior to the advent of ADA regulations so many aspects of the facilities do not meet the Texas Accessibility Standards. This is especially evident in doorway widths and threshold heights. Public restrooms are also undersized and do not meet current standards.

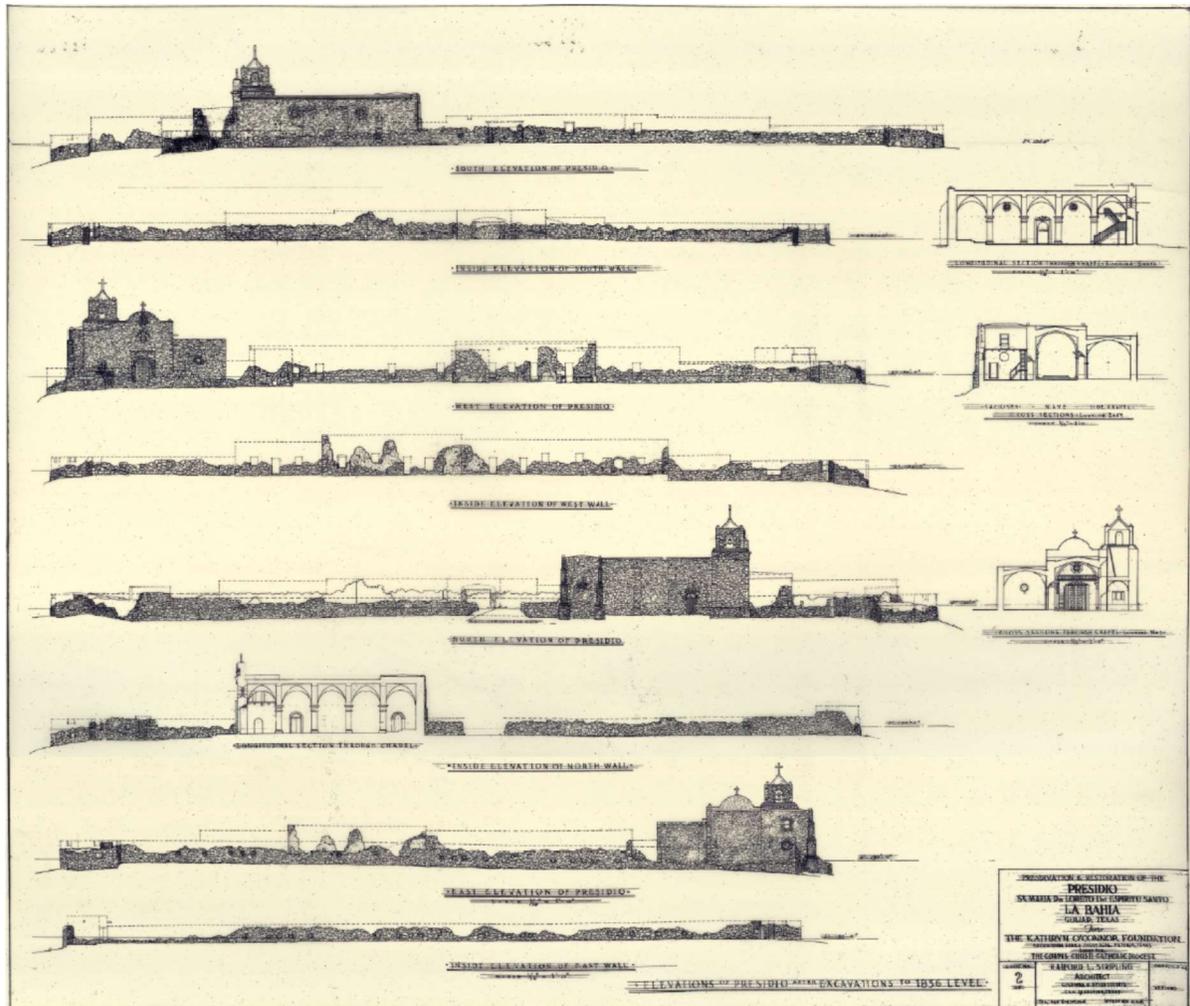


Figure 4 Plan View prior to Restoration

INVENTORY OF COLLECTIONS

The Presidio La Bahia collection features primarily archaeological objects found on site during excavations for restoration. As such, the collection is made up of mostly 18th and 19th century pottery, metal works, and glass. Additionally, there is some artwork, and a few historic documents. There is one bust statue on loan from Goliad State Park, otherwise the exhibits are made up entirely using the permanent collection. All the objects appear to properly fit within the scope of interpretation for the site. The scope presently includes 1749 to the end of

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the Republic of Texas Era, and represents topics such as Spanish colonialism, Texas Revolution, mission and military relations, and the Catholic Church.

STATEMENT OF WILLINGNESS TO TRANSFER

The Diocese of Victoria represented by Bishop Brendan Cahill is not willing to transfer ownership of the property at this time but has expressed interest in entering into an operational or lease agreement with the THC to operate the Presidio La Bahia as an historic site under THC control.

COMMUNITY SUPPORT

The Diocese of Victoria and the Goliad community are very proud of their heritage and support both the Mission and Presidio La Bahia and their respective stewards. There is an opportunity to create an even stronger partnership between the Texas Historical Commission and the Texas Parks & Wildlife Department while increasing community support for both entities.

EDUCATIONAL POTENTIAL

The Presidio La Bahia presents exceptional and outstanding educational and interpretive opportunities as a potential property under the management of the Texas Historical Commission.

The restored and reproduced structures of the Presidio are firmly based on both its extant remains when the work was undertaken in the mid-1960s, and in its current configuration presents one of the most accurate and immersive settings to interpret an important pivotal point in the Texas struggle for independence. Its natural surroundings and setting would give visitors the best “you were there” experience of any military site from the Texas Revolution in the state.

Additionally, it is the best site in the state to interpret and educate visitors on the system of Presidios associated with Spanish Missions, due to both its physical presence and condition, as well as its proximity to the original Mission Espiritu Santo State Historic Site, currently operated by Texas Parks and Wildlife. It is in fact the only location in Texas where visitors can experience both a fully realized Spanish Presidio and its associated Mission standing together to understand their interrelationship under the Spanish Mission system.

The Presidio La Bahia could easily be developed into an important destination location for many heritage tourists, school and public education groups, and Texas history enthusiasts. It has likely not realized this full potential in the past due to a lack of funding and sufficient staffing.

The facilities at the Presidio offer a wide range of interpretive and educational opportunities for both gallery exhibits and active/interactive programs centering around both the Texas Revolution and the Spanish Mission period. The site offers good potential for over-night immersive programming for all ages.

Presidio La Bahia

The existing gallery exhibits are very professionally produced and fabricated, and make excellent use of the gallery space available, and very good use of the large collection of site-specific artifacts to assist visitors in learning about the history of the site over time. These exhibits would still be viable for many years, with some modifications in content and additions of technology-based interactives.

The Presidio's permanent collection contains only site-specific artifacts, covering all periods of its use and occupation, providing a rare educational opportunity for the visiting public to gain a better understanding of both daily life in the periods it represents, and the role that La Bahia played in the fight for Texas independence that is unequalled elsewhere in the state. Its education and use collections are likewise excellent extant resources for education.

The Presidio La Bahia is a vital lynchpin in interpreting Texas history and educating the public about the important events surrounding the Texas Revolution due to its physical presence, its almost untouched environs, and its excellent collection. From an educational and interpretive perspective it would be an excellent site for consideration of management by the Texas Historical Commission.



Figure 5 South Gate from Parade Ground

BUSINESS PLAN

Vision:

The establishment of an operational vision for the site is important to assess opportunities to attract the largest visitor base and grow revenue to support the site and the agency.

Texas is rich in cultural differences. This is evident in each historic site's local economic focus, history, and customs. It is important to explore our human experience with cuisine, art, music, science and unique customs tied to the site's history.

At Presidio La Bahia the THC would strive to preserve not only its standing resources, but also the cultural expressions of the people the site served historically. The objective is to transform the historic properties significant to telling the story of Spanish settlement, Mexican Independence, and the Texas Revolution into a name recognized property vital in the history of Texas. This will be achieved through coordination of operations, upgrade of existing facilities and development of programming to enhance the overall visitor experience in partnership with the Alamo Trust, Texas Parks & Wildlife Department, Goliad County, and the surrounding community.

Enhancing the visitor experience will be achieved through effective marketing, theme programs, quality services and creating an active sensory hands-on environment. A focus will be to create active programs that engage and excite the public, to provide an authentic and dynamic experience that guests will remember, promote, and revisit. THC management of Presidio La Bahia provides greater opportunities for coordinating the visitor experience across the Texas Independence story with assistance from the Texas Independence Trail Region at Fannin Battleground, San Felipe de Austin, Washington-on-the-Brazos and San Jacinto Battleground State Historic Sites.

Potential Interpretive Themes:

- Spanish Colonial Mission System
- Presidios/Forts
 - Spanish/Mexican Military
 - Soldiers & Families
 - Community building
 - Trade
 - Transportation
- Filibustering
- Independence Movements
- Texas Revolution/Fort Defiance, "Goliad Massacre"
- Historic Preservation
- Archaeology
- Catholic Church in America

Presidio La Bahia

Operational Focuses:

The following are important focus areas for the THC's Historic Sites Division:

- Innovation and Growth

The development of innovative approaches to attract new visitors and grow the site's revenue is a business objective. This can be done with new business practices, methods to increase operational efficiencies, and new entrepreneurial efforts to enhance the visitor experience and increase market exposure. In addition, the utilization of technology is another tool to enhance the site's business objectives, market position and name recognition.

- Preservation/Stewardship

One primary focus is the overall care and maintenance of the property, and on-site conservation and care of the museum and archive collections. This includes innovative approaches to implement industry best practices in the stewardship of historic sites and collections; efforts in place or planned to promote public interest in historic preservation, archeology, and museum/archival collections; and the establishment of best practices to safeguard the site collections as well as the public.

- Educational Programming

The development of innovative educational and interpretive programming that attracts visitors to the site is vital to success. This includes garnering positive responses from local schools and districts on the value of the site in meeting the school's needs through programs that meet the core state curriculum standards, and resources for students and teachers that augment classroom learning. This also includes innovative public programs that attract a broad spectrum of ages and interests that center on Texas history.

- Community Engagement

The growth of local support for the historic site within an established Friends Group, if applicable, and the community at large is vital. This may include a strong volunteer force that supplements the site's ability to meet business objectives, onsite events, and outreach programs. The active support of the local community in meeting overall business objectives is critical. Community engagement also includes the active participation of the site manager in local groups to represent the Texas Historical Commission, contribute to the community, and build strong relationships with both public and private organizations. Through these efforts, the result is a positive reputation of the Texas Historical Commission within the community it serves and reciprocated support that expands the site's capacity to grow in its mission.

Future Business Objectives:

- Strengthen the destination's sense of place and integrate with other like sites.
- Enhancing the public realm.
- Create a pedestrian friendly environment.
- Establish a contemporary interpretive experience.
- Use developed infrastructure in an exciting way to better serve the public.
- Enhance and accentuate the historic archaeology

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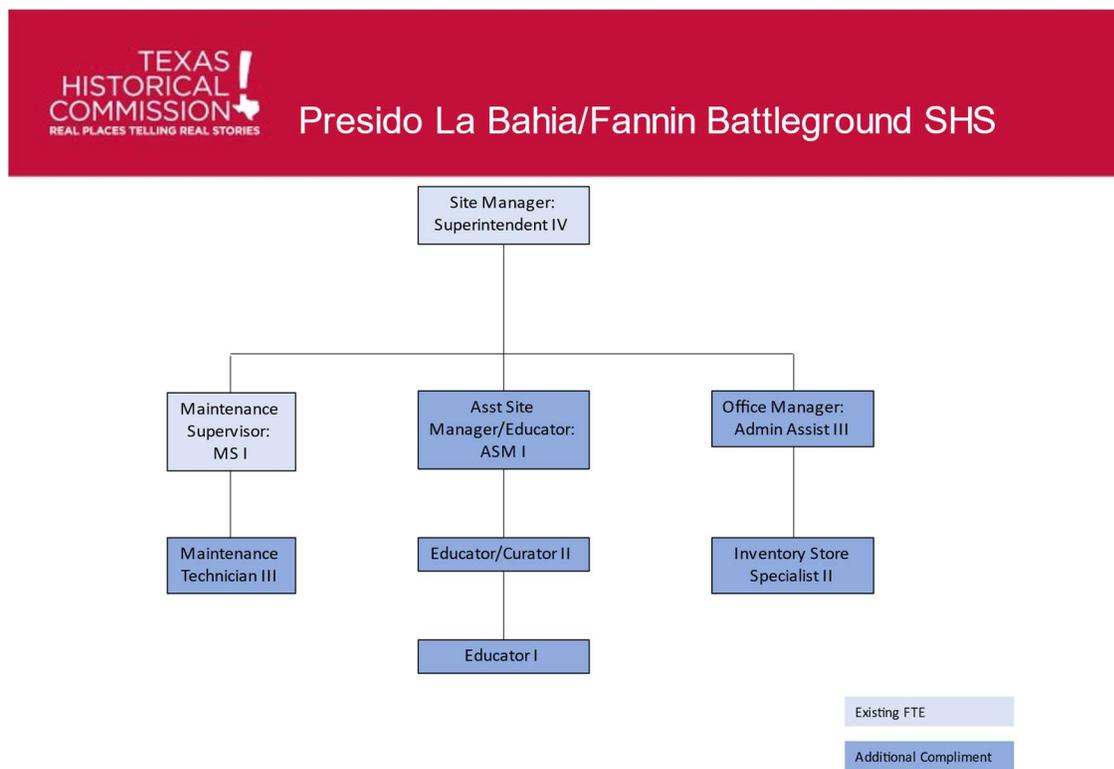
- Provide an excellent example of interpretive landscape design
- Offer an interesting destination for visitors to and residents of the state.
- Ongoing temporary exhibits and new programming to maintain strong visitation and interests.
- Increase cooperative marketing of Independence Sites and the local community.

NEEDED AND AVAILABLE FUNDING

The Presidio La Bahia visitation averages 21,500 visitors annually and has produced on average \$237,400.00 in earned income annually over the last five fiscal years of operation with an average annual operating cost of \$218,400.00. The Diocese of Victoria holds a reserve balance fund containing \$175,856.00. In addition, the Presidio La Bahia Foundation holds a very successful annual fund raiser in support of the capital maintenance program providing over \$156,000 in support over the last five years.

OPERATING AND DEVELOPMENT COSTS

Operating Costs. Based on current attendance and revenue figures provided by the Presidio La Bahia it would enter operations as a Tier IV site and would be complexed with Fannin Battleground State Historic Site. The site would operate a 7-day schedule and its size and complexity of operation would require 7-8 staff.



Presidio La Bahia

Anticipated annual budget:

| | |
|------------|----------------------------------|
| Personnel | \$350,000 to \$400,000 (7-8 FTE) |
| Operations | \$195,000 to \$210,000 |



Presidio La Bahia/Fannin Battleground SHS

Proposed Complex Budget

| | |
|--------------------------------|-------------------|
| Salaries and Wages | 390,000.00 |
| Other Personnel Costs | <u>10,000.00</u> |
| Total Personnel | 400,000.00 |
| Travel | 6,500.00 |
| Fuel and Lubricants | 4,500.00 |
| Purchased Contracted Services | 5,500.00 |
| Copies Services | 600.00 |
| Postage and Postal Services | 600.00 |
| Consumables | 5,700.00 |
| Hardware, Supplies, Materials | 600.00 |
| Parts Furnishings Equipment | 1,000.00 |
| Communication Services | 1,700.00 |
| Electricity | 55,000.00 |
| Telcom Monthly Charge | 6,500.00 |
| Telcom Other Svcs Charges | 1,700.00 |
| Telcom Dedicat Data Circuit | 575.00 |
| Waste Disposal | 3,600.00 |
| Membership Dues | 60.00 |
| Employee Registration Fees | 1,500.00 |
| Fees And Other Charges | 450.00 |
| Electronic Payments Fees | 2,000.00 |
| Property, Furniture, Equipment | 50,000.00 |
| Building Mnt and Repair | 50,486.90 |
| Vehicle Mnt and Repairs | <u>8,000.00</u> |
| Total Operating | 206,571.90 |
| TOTAL | 606,571.90 |

Development Costs. The primary physical needs for the complex include updated electrical and plumbing systems, general accessibility improvements to overcome floor level changes for the disabled, and especially, accessible public restrooms. Other costs would include additional archeology, roof replacements, exterior masonry restoration, appropriate landscaping modifications, interpretive master-planning, and some exhibit updates.

Taken together these items point to a comprehensive project approaching \$3.8 million over the next 3 biennia. The maintenance and systems upgrade totals \$2.4 million and can be addressed annually with operational funds, Friend’s capital maintenance program funds, or maintenance funding. The estimated exhibit upgrades total \$650,000 and can be planned but are not critical at this time. The archeology (\$180,000), professional services (\$313,680) and interpretive master planning (\$150,000) can annually be budgeted and scheduled.

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Ideally, construction and related services would be completed as a single project. This would achieve the greatest efficiency, attract the most qualified contractors and vendors, and have the shortest duration of disruption at the site, but also require the greatest up-front cost. With the work subdivided into several smaller projects as discussed above and in Operational Phasing on the following pages, there would be some lost efficiency, plus escalated construction costs over the extended duration. In this case THC would package the work in phases corresponding to priority need as detailed in the Appendix.

Regardless of which approach is taken, there will be some inconvenience to staff and visitors during construction and exhibit updating. However, site operations would not have to be shut down for the duration of construction. Periodic shutdowns for electrical and plumbing work must be expected.

REVENUE GROWTH POTENTIAL

POTENTIAL REVENUE SOURCES

- Admissions
- Rentals
- Events
- Retail
- Lodging
- Food Service
- Educational Programming
- Endowment Revenue
- Direct Donations

A new operational model for the site can assist in growing additional revenue to assist in supporting the historic site.

- Museum Retail Store

An upgraded and remodeled museum store with expanded items available for purchase will assist in creating more visitor interest and assist in enhancing an amenity that the public looks for at cultural institutions. The stories told at the site range from Spanish Colonial Missions, ranching, Native Americans, military, revolution and Western settlement history. This provides an opportunity to stock the store with items that illustrate and enhance the stories told on-site.

It is important to establish a museum quality product line consistent with site and agency missions, maintain consistent inventory levels to maintain interest, obtain the lowest cost and highest profit margin, and establish a per visitor sale goal at the historic site to monitor success

Presidio La Bahia

both in revenue objective and public engagement and interest. The following are important objectives for the museum store:

- Define signature item/items for the historic site;
- Cultivate vendors to provide product/branding consistency;
- Coordinate with Austin management for overall retail plan coordination within the system of sites;
- Coordinate brand development with selected vendors;
- Develop product lines with emphasis on proprietary items with a variety of price points, including possible licensing of products;
- Develop online retail avenues (centralized through Austin) for some product lines and coordinated bulk purchases to increase profit margins;
- Develop “portable” retail opportunities to support large-scale annual events on and off site.

As part of this initiative, a graphic design could be created to capture the essence of place and define a brand image for the historic site. This image could be used to highlight the site identity and provide a graphic for product placement. This would be coordinated under the agency’s Brand Identity Guidelines.

- Admission Fees

An updated fee structure needs to be established for the historic site. The current admission fees are \$5.00 for adults, \$4.50 for seniors, \$2.00 children 6-11 (children 5 and under free). The fee structure will be assessed further to determine the best market rate. Based on market analysis of the existing fee structure, fees at some sites may change. Not all sites merit an increase in fees but those that have had significant investment in facility improvements and exhibit installations may warrant an increase. It is anticipated that as improvements are invested in the site the fee may need to be adjusted. Fees are approved by the Executive Director based on The Texas Administrative Code.

- Tours and Treks

It is important to strongly connect the historic site with the Texas Heritage Trails Program and local heritage tourism efforts. To forge a stronger partnership, the Historic Sites Division develops regional tours and treks centered on a historic site and, where possible, partners with the local Texas Heritage Trail. The tours and treks can be organized through themes and/or individual events. These can be walking tours, teas, nature walks, overnight treks, stargazing, cemetery tours, archeological excavations, courthouse tours, etc. These types of tours provide a means to market several activities, promote new events and expand market outreach.

- Market Analysis and Investment

An important need is to develop a new market strategy for the historic site. Having a strategic marketing plan to identify market areas for investment is vital. Knowing the demographic make-up of an interested user group will help define areas of investment both outside as well as inside the state and target markets in specific areas for the best results. There is a broad menu of marketing options and knowing what is effective and what will produce the best results will

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require further analysis. The overall objective is to increase visitation and revenue at the site through targeted marketing efforts.

- Donations

There is an active philanthropic partnership in place at Presidio La Bahia that can be developed further. The existing foundation would become the THC's primary non-profit partner in the operation of the site, entering into a Memorandum of Agreement (MOA) outlining the partners respective rights and responsibilities under the agreement, including the Foundation's ability to raise funds in the name of the THC. It would also be the membership organization absorbing the volunteer group currently designated as the "Friends of the Fort." The Presidio Site Manager would act as an Ex Officio Board Member representing the agency. The community has previously raised significant funds to assist in the preservation of the property. The site could identify its annual initiatives and advertise for donations from visitors and community members. The ability to raise significant funds by the local community illustrates the effectiveness of a well-organized and managed community effort.

Overall Business Success for the Site can be Defined as:

- Relevant, realistic and achievable outcomes/assumptions;
- Quality visitor experience(s) driving growth;
- Establish compelling reasons to visit the site;
- Expand visitor base through effective programming and temporary exhibits;
- Strengthen value and support of local customer base;
- Set business goals with strategies;
- Invest in a Business Intelligence System that will work in a rural location;
- On-going market research;
- Testing of market, product quality and customer response;
- Link in and utilize local government support to meet economic, political and community development objectives;
- Utilize available resources to meet budget and operational needs in the most cost-effective way.

OPERATIONAL PHASING:

Should the Commission authorize development of an operational agreement the following phasing is recommended and would be adjusted as needed based on current operational requirements:

Phase I: 2022-2024

- Complete operational agreement with Diocese of Victoria
This would include an interim plan for the Diocese to use earned income from site operations to fund base staff in the transitional period.
- Transfer of existing Site manager to THC. Development of operational budget.
- Realignment of Historic Sites budget and staffing to complex the Presidio and Fannin Battleground.

Presidio La Bahia

- Develop Legislative Appropriation Request (LAR) in support of Presidio La Bahia, including 6-8 new FTE, operational budget support and Priority I capital budget support.
- Complete MOA with Foundation.
- Initiate Interpretive Master Plan (IMP)
- Initiate Business Plan Development
- Initiate planning for Priority I

Phase II: 2025-2026

- Complete transitional phase of operational transfer.
- Hire permanent staff.
- Design/Construction for Priority I project.
- Initiate planning for Priority II.
- Implement IMP and Business Plan recommendations.

Phase III: 2026-2028

- Priority II Design/Construction
- Priority III Planning/Design/Construction

ACCEPTANCE CRITERIA CONCLUSIONS AND RECOMMENDATION

As put forward in THC rules (Title 13, Part 2, Chapter 16 Rule §16.3), consideration for accepting a historic property for development as a Texas Historical Commission historic site must be accomplished through addressing the specific criteria listed below.

(1) The property must have recognized statewide or national significance based on the standards of the National Register of Historic Places.

Conclusion: Presidio Nuestra Senora de Loreto de la Bahia is a Registered National Historic Landmark and is significant for the role it played in the Spanish Colonial period and as Ft. Defiance during the Texas Revolution as the site of the mass execution of prisoners by the Mexican Army, commonly known as the “Goliad Massacre.”

(2) The property should be able to provide interpretation of a significant theme or event of Texas history that is not fully represented by the Commission’s existing historic sites or other historic sites accessible to the public. The Commission will strive to maintain a geographic, cultural, and thematic balance in its program.

Conclusion: The site would be the only example of a Spanish Colonial Presidio within the THC system and may be the only such restored site in the western United States. In conjunction with the restored Mission Espiritu Santo operated by TPWD less than 1 mile away, this complex of sites tells a story that can be told nowhere else. The Presidio La Bahia at Goliad is one of the key places of the Texas Revolution and ranks alongside the Alamo, Washington-on-the-Brazos, San Felipe, and San Jacinto. This is an opportunity to cohesively interpret the ill-fated story of James W. Fannin and his command from the walls of Ft. Defiance to their capture at Fannin Battleground and eventual execution in the larger context of the Texas Revolutionary Sites.

(3) The property should have exceptional integrity of location (including surrounding environment), design, material, setting, feeling, and association.

Conclusion: Portions of the site have been in continual use since establishment in 1749. After the execution of Fannin’s men there was local reluctance to reoccupy the larger portion of the Presidio and it began to fall into ruins. The O’Connor Foundation restored the site based on the extant ruins, maps, and existing historic documentation. The Late 19th and 20th century community of Goliad focused development to the north of the San Antonio River so very little now encroaches on the site. The block to the south is privately owned and vacant. The block directly to the east is County owned and vacant. There is some development to the north, but it is minimally intrusive. The ground to the west is vacant from the Presidio to Highway 183 and is owned by the Diocese and TPWD.

(4) The property should have appropriate collections (objects, manuscript material, artifacts) associated with the historic site or necessary artifacts related to the site’s history and period of significance should be identified and available.

Conclusion: The Presidio La Bahia collection features primarily archaeological objects found on site during excavations. As such, the collection is made up of mostly 18th and

Presidio La Bahia

19th century pottery, metal works, and glass. Additionally, there is some artwork, and a few historic documents. There is one bust statue on loan from Goliad State Park, otherwise the exhibits are made up entirely using the permanent collection. All the objects appear to properly fit within the scope of interpretation for the site. The scope presently includes 1749 to the end of the Republic of Texas Era, and represents topics such as Spanish colonialism, Texas Revolution, mission and military relations, and the Catholic Church.

(5) The property must be appropriate for use as an interpretive museum or historic site, have high potential to attract and accommodate diverse and new audiences, and be accessible to travelers as well as to the local community.

Conclusion: The Presidio La Bahia facility is equipped for properly exhibiting and storing historic artifact collections. Both the museum and storage facility have recently installed HVAC systems with the ability to adjust temperatures. The storage facility is locked, and exhibit areas have secure cases along with security cameras. There are opportunities for small temporary exhibits using the current cases, as well as in the chapel. Scott McMahon, Executive Director, indicated that they have very few pest issues. The nature of the objects is not likely to attract many pests.

The property has collection items in 3 main locations: the museum, chapel, and a small storage area that doubles as an office space. Most of the objects are on display in the museum in high-quality cases. While no overall inventory database system is in place, all the objects are labelled. The storage area is small, but efficient and has some possibility for growth if additional acquisitions are made. A large selection of replica items that are regularly used for programming and educational purposes are also stored in this space.

(6) The property must be available without restrictions that would limit the Commission's options for preservation and interpretation as a historic site (for example, a life estate retained by the grantor, restrictions against future sale or conveyance, or limits on alterations deemed appropriate by Commission). The Commission encourages the use of easements or other restrictions to ensure the preservation of historic sites.

Conclusion: The current owner of the property, the Catholic Diocese of Victoria, Texas, is very interested in forming a partnership with the THC. The administration of this site would be similar to the operational agreements currently in place with the Admiral Nimitz Foundation and San Jacinto Museum and Battlefield Association where coordination with an invested partner occurs to address a site's administration, stewardship, and interpretation. In a Phase II assessment, any restrictions or limitations on the Commission's administration as stated under this rule will be detailed. The primary restriction at this time under consideration would be the continued use by the Diocese of the Chapel of Our Lady of Loreto. While the Diocese would not currently entertain the transfer or acquisition of real property by the THC, they are interested in working with the THC to develop an operating agreement or long-term lease allowing the THC to administer, interpret, and steward the property. This would allow this critical site to be included in the THC Historic Sites network and allow it to maximize its potential as a significant and pivotal revolutionary site in the THC holdings.

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(7) Financial resources must be available or assured, including an endowment fund where appropriate, or sources of funding must be identified in a comprehensive funding plan to ensure the restoration, interpretation, development, long-term operation and preservation of the site.

Conclusion: The site generated significant earned income, \$237,000.00 annually on average over the last six years, it would not be sufficient for operation and capital improvements without additional THC investment. There is an operational fund for the Presidio with a current balance of \$175,000.00 but the site does not have an endowment.

(8) The property must have the potential for strong supporting partnerships including community support.

Conclusion: The Presidio la Bahia Foundation and the Friends of the Fort provide fiscal and volunteer support respectively. The Diocese of Victoria maintains a parish in Goliad and provides Mass on Sunday evenings at the Senora de Loreto Chapel on site with strong continuing ties to the community. There are opportunities to partner collaboratively with the Texas Parks and Wildlife Department and Goliad County to promote and interpret the site. The site has been very active with the Texas Independence Trail Region, including service on the Board. The site has been well supported by the greater Texas Revolution reenactment community.

Recommendation:

Presidio La Bahia is a defining place for Texans, not only as a key site of the Texas Revolution, but also as a direct link to Texas' Spanish Colonial past. The addition of Presidio La Bahia provides an opportunity to tell a more diverse and comprehensive story across the Texas Revolution Sites, bringing the story of James W. Fannin, his command at Fort Defiance and their defeat at the Battle of Coleto Creek full circle. This will also be a place to connect the stories of the native peoples, Spanish Priests and Soldiers and the impacts on their changing communities. The site is intact and has undergone extensive restoration with a large number of resources available, including historical documentation and documentation of the restoration.

While THC would want to update an Interpretive Master Plan, the current exhibits are appropriate and in good condition, requiring only minor adjustment in the short term. Immediate needs as far as infrastructure on site would be an upgrade to the electrical system, as well as modifications to entry ways and restrooms to meet current code.

The addition of this site will greatly assist in building a visitor experience that provides greater name recognition to THC and facilitates in driving visitor to each site and helps to place the revolutionary sites back as "must see sites" representing a critical and important role in history and assisting in educating Texans and visitors to the state in its rich legacy. Mutual terms and conditions would be set out in an agreement between the Diocese of Victoria and THC.

THC staff finds that Presidio La Bahia meets the primary criteria established for inclusion in the Texas Historical Commission Historic Sites Program and recommends an operating agreement be established with the Diocese of Victoria and that the Commission take steps to designate the Presidio La Bahia a State Historic Site.

Presidio La Bahia

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Gallagher Museum Services, "Proposed Business Plan: Goliad Combined Cultural Resources" February 22, 2017.

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APPENDIX:

Development Cost Estimates:

| Presidio La Bahia Phase II Assessment, January 2022 | | |
|---|---|--------------------|
| Previously completed improvements since 2014 | | |
| 2015 | Museum HVAC System | \$15,789 |
| 2018 | New Electrical Service part 1 | \$6,508 |
| 2019 | Pressure wash, masonry repointing and sealing | \$101,370 |
| 2020 | Main water line re-routing | \$5,800 |
| 2021 | New Electrical Service part 2 | \$26,976 |
| Total | | \$156,443 |
| Scope and cost estimates for Phase II Report | | |
| Approximate area of conditioned exhibit and support space, excluding Chapel | | 7033 SF |
| Priority I | Accessibility for the Disabled | |
| | New accessible restrooms in Museum | \$186,597 |
| | Accessible route and general accessibility | |
| | Doors & hardware | \$112,528 |
| | Resolve level changes | \$4,500 |
| | Signage | \$10,000 |
| | Essential Historic Preservation Work | |
| | Chapel Roof | \$60,860 |
| | General roof repairs | \$20,000 |
| | Subtotal Priority I | |
| Priority II | Systems Repair & Upgrade | |
| | New electrical system | \$288,353 |
| | New Plumbing system | \$210,990 |
| | New accessible restrooms in Barracks | \$186,597 |
| | Interior repairs after electrical & plumbing | \$42,198 |
| | Subtotal Priority II | |
| Priority III | Enhancing Visitor Experience | |
| | Lime wash exterior masonry | \$154,593 |
| | Landscaping & irrigation | \$65,000 |
| | Site furnishings | \$30,000 |
| | Exterior lighting | \$80,000 |
| | Subtotal Priority III | |
| All Priorities, total subcontracts | | \$1,452,216 |
| General Conditions of the Contract 20% | | \$290,443 |
| CONSTRUCTION CONTRACT | | \$1,742,659 |
| Project Contingency for unknown conditions 20% | | \$348,532 |
| CONSTRUCTION PROJECT in 2022 dollars | | \$2,091,191 |
| NON-CONSTRUCTION COSTS | | |
| Archeology | | \$180,000 |
| Architecture/Engineering | | \$313,680 |
| Interpretive Master Plan | | \$150,000 |
| Exhibit update | | \$650,000 |
| TOTAL NON-CONSTRUCTION COSTS | | \$1,293,680 |
| GRAND TOTAL in 2022 dollars | | \$3,384,871 |
| Escalation to 2025 at 4% per year | | \$406,185 |
| GRAND TOTAL, in 2025 dollars | | \$3,791,056 |
| GRAND TOTAL, rounded | | \$3,791,000 |

Presidio La Bahia

Presidio La Bahia

| | | | |
|---|---|------------------|------------------|
| Priority I | Accessibility for the Disabled | | |
| | New accessible restrooms in Museum | \$186,597 | |
| | Accessible route and general accessibility | | |
| | Doors & hardware | \$112,528 | |
| | Resolve level changes | \$4,500 | |
| | Signage | \$10,000 | |
| | Essential Historic Preservation Work | | |
| | Chapel Roof | \$60,860 | |
| | General roof repairs | \$20,000 | |
| | Subtotal Priority I | \$394,485 | |
| | General Conditions of the Contract | 20% | \$78,897 |
| | CONSTRUCTION CONTRACT | | \$473,382 |
| | Project Contingency for unknown conditions | 20% | \$94,676 |
| CONSTRUCTION PROJECT in 2022 dollars | | \$568,058 | |
| NON-CONSTRUCTION COSTS | | | |
| Archeology | | \$100,000 | |
| Architecture/Engineering | | \$85,209 | |
| Interpretive Master Plan | | \$150,000 | |
| Exhibit update | | 50 | |
| TOTAL NON-CONSTRUCTION COSTS | | \$335,209 | |
| GRAND TOTAL in 2022 dollars | | \$903,267 | |
| Escalation to 2025 at 4% per year | | \$108,392 | |
| GRAND TOTAL, in 2025 dollars | | \$1,011,659 | |
| Priority I | GRAND TOTAL, rounded | \$1,012,000 | |

Phase II Assessment

Presidio La Bahia

| | | | |
|---|--|------------------|--------------------|
| Priority II | Systems Repair & Upgrade | | |
| | New electrical system | \$288,353 | |
| | New Plumbing system | \$210,990 | |
| | New accessible restrooms in Barracks | \$186,597 | |
| | Interior repairs after electrical & plumbing | \$42,198 | |
| Subtotal Priority II | | \$728,138 | |
| | General Conditions of the Contract | 20% | \$145,628 |
| CONSTRUCTION CONTRACT | | | \$873,766 |
| | Project Contingency for unknown conditions | 20% | \$174,753 |
| CONSTRUCTION PROJECT in 2022 dollars | | | \$1,048,519 |
| NON-CONSTRUCTION COSTS | | | |
| | Archeology | | \$40,000 |
| | Architecture/Engineering | | \$157,278 |
| | Interpretive Master Plan | | \$0 |
| | Exhibit update | | \$0 |
| TOTAL NON-CONSTRUCTION COSTS | | | \$197,278 |
| | GRAND TOTAL in 2022 dollars | | \$1,245,797 |
| | Escalation to 2027 at 4% per year | | \$249,159 |
| | GRAND TOTAL, in 2027 dollars | | \$1,494,956 |
| Priority II | GRAND TOTAL, rounded | | \$1,495,000 |

Presidio La Bahia

Presidio La Bahia

| | | |
|--------------|---|------------------|
| Priority III | Enhancing Visitor Experience | |
| | Lime wash exterior masonry | \$154,593 |
| | Landscaping & irrigation | \$65,000 |
| | Site furnishings | \$30,000 |
| | Exterior lighting | \$80,000 |
| | Subtotal Priority III | \$329,593 |
| | General Conditions of the Contract | 20% \$65,919 |
| | CONSTRUCTION CONTRACT | \$395,512 |
| | Project Contingency for unknown conditions | 20% \$79,102 |
| | CONSTRUCTION PROJECT in 2022 dollars | \$474,614 |
| | NON-CONSTRUCTION COSTS | |
| | Archeology | \$40,000 |
| | Architecture/Engineering | \$71,192 |
| | Interpretive Master Plan | \$0 |
| | Exhibit update | \$650,000 |
| | TOTAL NON-CONSTRUCTION COSTS | \$761,192 |
| | GRAND TOTAL in 2022 dollars | \$1,235,806 |
| | Escalation to 2029 at 4% per year | \$346,026 |
| | GRAND TOTAL, in 2029 dollars | \$1,581,832 |
| Priority III | GRAND TOTAL, rounded | \$1,582,000 |

Reviewer Comments:

Dr. Stephen Hardin

McMurry University

Presidio La Bahía

Evaluation Panel Review Questions

1. Does the property fit within a property type that illustrates the broad history of Texas or is not presently interpreted by the Texas Historical Commission?

Yes, indeed. I have often hoped that the THC would someday assume the operations of the presidio. Its acquisition of the site offers a truly spectacular opportunity. The site encompasses the Spanish Colonial, Anglo-American Settlement, Texas Revolution, and Texas Republic periods.

2. Does the property enhance, expand, or add to the broader interpretive mission of the Texas Historical Commission?

This property does all three—it enhances, expands, and adds to the interpretive mission of the THC. More work for y'all, but of exponential benefit to the people of Texas. Unlike the Alamo, which is a disappointment to many first-time visitors, the presidio is intact. For the visitor experience, that's huge. There is no need to "reimagine" Presidio la Bahía.

3. Is the property associated with events that have made a significant contribution to Texas history and is important in the following areas?

- The connection of the property with persons significant in history; and/or
- The property has distinctive characteristics of a type, period, method of construction, or artisan; and/or
- The property has geographic importance.

All of the above. The Presidio la Bahía is easily one of the top five of the state's most historically significant sites. While Goliad itself is small, it is not without its charms. People with a basic understanding of Texas history are aware of its importance. We just need to provide them with more attractions and amenities to persuade them to actually make the drive.

Presidio La Bahia

4. Is the site's story important in the educational curricula of Texas's schools?

Yes, almost beyond measure.

5. Is there a general public interest in the site's history?

Yes, but not to the degree that it deserves. The Presidio la Bahía and the Fannin Battlefield have traditionally been the “redheaded step-children” of Texas Revolution sites behind the Alamo, San Jacinto, and Washington. This is largely accountable to lack of visitor facilities (lodging, dining, shopping, etc.), its out-of-the-way location, and an almost non-existent advertising budget.

6. Does the property possess the features and characteristics that make it marketable and able to generate earned revenue support through admissions, rentals, and store revenues?

La Bahía is the only fully restored Spanish Colonial Period presidio in the United States. The THC needs to do a better job of advertising that essential fact outside the borders of the state. The emphasis in interpretation has always been—and should remain—the presidio's role in the Texas Revolution. Nevertheless, the THC currently has an opportunity to expand its coverage of the presidio during the Spanish Colonial Period. This is especially apparent in the titles of books sold in the gift shop.

7. What market and location challenges and opportunities exist to increase public visitation or use?

The greatest challenge to increased public visitation has always been its location. The old saw: “Location, location, location,” remains an indisputable reality. One must really want to go to the presidio. It is not near a major metropolitan area, nor is it on a main highway on the way to a major metropolitan area. Once folks arrive in Goliad, they discover a dearth of restaurants and lodgings. One must drive into Victoria for those, which is admittedly a bother. Several years ago, when I taught at The Victoria College, the history department hosted a major Goliad conference in Victoria. The citizens of Goliad were quite upset. “Why the hell,” they asked, “host a Goliad conference anywhere but Goliad?” The sad fact was that Goliad lacked the facilities to comfortably accommodate the large numbers of attendees we anticipated—and, indeed, showed up. Sadly, those circumstances have not appreciably changed.

8. What local economic issues will influence the site's business?

See the answer to Question Seven.

9. Can the site position itself to be a regionally important destination?

Given professional and visionary management, I am confident that it can. As long as the Victoria Diocese oversaw the day-to-day operations of the site, the presidio was never its priority. This is not a criticism; the Roman Catholic Church is not (nor should it be) in the business of operating historic sites. It had neither the wherewithal nor the expertise for the presidio to reach its full potential. I hope that the THC will provide the leadership and attention this site so desperately requires.

Phase II Assessment

10. What opportunities exist to establish an effective Friends support organization?

The presidio already has a fairly active Friends organization. Scott has worked hard to grow the numbers of participants. But Goliad is a small town; he will never have the numbers of, say, the Alamo or the San Jacinto Battlefield site (both in or near large cities), or even Washington-on-the-Brazos State Historic Site, which is conveniently situated between Houston and Austin.

11. Is there community support or interest in the property to help build a strong partnership and donor support?

The large number of visitors who attend the March commemorations lends color to the notion that abundant public interest in the site exists. Most of its visitors and a high percentage of the admission revenues accrue over the course of that one weekend. The vast majority of those attendees do not hail from the Goliad area. The THC needs to attract these people back to the presidio throughout the year. Innovative programs, similar to those conducted at Fort McKavett and San Felipe, may well give those individuals reasons to return regularly. The point is most people who love the site do not live in Goliad. The THC should determine ways to tap into the reservoir of interest and good will that exists beyond Goliad County.

12. Is the proposed annual operating budget as presented in the Phase I assessment report adequate?

Yes, it meets current needs. Yet, if the staff implements more innovative programming throughout the year, the THC may well need to increase the budget to initially support these activities. In the fullness of time, those programs should grow to support themselves. While we tend to think of the Presidio la Babia as an established site, it is still new to the THC family and management. Consequently, the site requires—and deserves—much nurturing and TLC.

13. Is the plan set out in the Phase I Assessment for the property realistic based on local economic factors?

For the time being, yes. But much remains to be done to prepare the site for 2036.

14. Are there other opportunities or issues that you foresee for the property?

An opportunity exists to greatly expand the selection of books sold in the gift shop. A good model is the San José Mission visitor center in the San Antonio Missions National Historical Park. Especially impressive is its range of materials for young people. I am aware space is a problem. The staff may need to expand its book-selling operation beyond the glass display cases and incorporate more of the existing entry area. Since Goliad does not currently enjoy the services of a book store, the presidio could fill that void by offering book-buying options to an underserved community.

Presidio La Bahia

I should take this opportunity to commend the good work of Scott and his staff. Since becoming site director, Scott has renovated the presidio in ways I would not have thought possible. Especially noteworthy are his improvements to the enlisted men's barracks and the museum display area. During most of my lifetime, the presidio labored under a series of amateur directors, whose chief concern appeared to be keeping the grass mowed. Scott has transformed what was once a roadside attraction into a professionally managed and interpreted historic site. The experience he gained at the Washington-on-the-Brazos State Historic Site is paying dividends at the Presidio la Bahía. Still, much remains to be done. Before 2036, the THC should strive to bring the presidio on par with the San Felipe State Historic Site, which currently provides the gold standard for all state sites.

Seneca McAdams
Texas Independence Trail Region

Presidio La Bahia

Evaluation Panel Review Questions

1. Does the property fit within a property type that illustrates the broad history of Texas or is not presently interpreted by the Texas Historical Commission?
Absolutely! Not only is this site an incredible piece of the Texas Revolution history, it brings in so much of the Spanish Colonial and Mission history.
2. Does the property enhance, expand, or add to the broader interpretive mission of the Texas Historical Commission?
All of the above. This property gives more to the complex history of the Texas Revolution and fills in an important facet of the story, not only the property, but the people and what this site represented.
3. Is the property associated with events that have made a significant contribution to Texas history and is important in the following areas:
 - The connection of the property with persons significant in history; and/or
 - The property has distinctive characteristics of a type, period, method of construction, or artisan; and/or
 - The property has geographic importance.*All of the above. The annual Goliad Massacre event is a staple in the living history of the Texas Revolution commemoration. The Chapel alone is an exquisite example of the Spanish architecture and a still active shows its significance in the community. Because of the location, the Presidio stands and can easily transport a visitor to the time of its heyday and why it was important to the Texian army.*
4. Is the site's story important in the educational curricula of Texas's schools?
Yes. All 4th and 7th grade students are taught of the Texas Revolution and bringing these stories to life for the students will only instill greater knowledge of these people and why freedom is important. We must learn from our past to know where we will go.
5. Is there a general public interest in the site's history?
Yes! The Goliad Massacre event is a great annual event bringing in thousands. In addition, the Presidio is a favorite icon on the Texas Independence Trail Region's social media. Not only is it beautiful, it represents our Texas past.
6. Does the property possess the features and characteristics that make it marketable and able to generate earned revenue support through admissions, rentals, and store revenues?
Absolutely! The Goliad story is popular and The Quarters rental stay is definitely a Texas

Presidio La Bahia

bucket list experience. The staff, Scott McMahon, has created great ways to showcase the history of the past through Wayback Wednesdays in the summer. This showcases what everyday life would entail. In addition, the grounds are beautiful and could easily serve as a wedding or special event venue easily. Parking is plentiful and the location is beautiful and distinctly Spanish Texas.

7. What market and location challenges and opportunities exist to increase public visitation or use?

Marketing to 4th & 7th grade families, Boy & Girl Scout troops, Texas history enthusiasts and visitors looking for a true Texas experience are the obvious and natural choices. The Presidio has participated in Texas Independence Trail Region cooperative advertising opportunities for years and has a great working relationship with other Texas Revolutionary Sites including THC Historic Sites as well as The Alamo. In addition, Goliad is a Main Street Community.

Though Goliad is not in major city, the drive is an easy access and once in Goliad, it is a charming Texas town boasting of authenticity and its roots in Spanish, then Mexican history and ranching which is still a major economic driver.

8. What local economic issues will influence the site's business?

Downtown and Main Street as well as the tourism development of the community. Ranching is a major industry in the county and will continue to be so.

9. Can the site position itself to be a regionally important destination?

Absolutely! I believe with its minimal staff, but great community support and leadership, this site is well-known and can only improve with more staff to devote to this integral piece of Texas history.

10. What opportunities exist to establish an effective Friends support organization?

Their Instant Rancher fundraiser has been a smashing success and has event been taken and used at Washington on the Brazos!

Continued growth in the Friends organization and utilizing the Friends of the THC and other Friends groups will only create a strong Presidio La Bahia as well as a more connected and complete story of Texas' history,

11. Is there community support or interest in the property to help build a strong partnership and donor support?

Yes. It is because of the connectivity and leadership of Newton Warzecha and now Scott McMahon in the Presidio and its relationship with Goliad & Goliad County as the premier tourism attraction. There is only ONE Presidio La Bahia.

12. Is the proposed annual operating budget as presented in the Phase I assessment report adequate?

Possibly. I do believe the dues or project base are light. The Presidio is in great shape as far as exhibits and its current condition (all of which the public sees not counting the electrical or behind the scenes updates). Therefore, a splash budget to energize the site and leverage its iconic standing is imperative.

Phase II Assessment

13. Is the plan set out in the Phase I Assessment for the property realistic based on local economic factors?

In my estimation, yes. Of course, with the current state of construction, lack of materials, etc. and the extreme growth in Texas, this may cause issues.

14. Are there other opportunities or issues that you foresee for the property?

Creating more temporary exhibits for return visits. The restrooms definitely need to be updated and added for visitors.

Ernesto Rodriguez

The Alamo Trust

Presidio La Bahia

Evaluation Panel Review Questions

1. Does the property fit within a property type that illustrates the broad history of Texas or is not presently interpreted by the Texas Historical Commission?
Presidio La Bahia provides a broad history of Spanish Texas and the Texas Revolution. The site allows for interpretation of those periods but also allows for the Texas Historical Commission to interpret preservation efforts as well. The work done by the O'Connor Foundation is a perfect example of preservation efforts in Texas.
2. Does the property enhance, expand, or add to the broader interpretive mission of the Texas Historical Commission?
The site enhances and expands on the mission of the Texas Historical Commission by including a Spanish Colonial Presidio to its properties, something the agency is lacking at the present time.
3. Is the property associated with events that have made a significant contribution to Texas history and is important in the following areas:
 - The connection of the property with persons significant in history; and/or
 - The property has distinctive characteristics of a type, period, method of construction, or artisan; and/or
 - The property has geographic importance.

Presidio La Bahia fits all the criteria listed above. It is a significant site that is required to be taught to Texas students as part of the requirements under Texas Essential Knowledge and Skills (TEKS). Many important individuals have played a role in the site's history. The conservation project to restore the site adds to the significance of how we care for historic sites. Its proximity to the coast shows the importance of coastal trade in the 18th and 19th century.

4. Is the site's story important in the educational curricula of Texas's schools?

The Texas Essential Knowledge and Skills for Social Studies has requirements for students to learn about the Spanish Period and the Texas Revolution. 7th Grade TEKS mention Texas involvement in the fight for independence 1810-21. James Fannin is also a person that must be studied. Presidio La Bahia is important for students.

5. Is there a general public interest in the site's history?

Phase II Assessment

There is interest by the general public in the sites history as shown during the annual event commemorating the Battle of Coleto Creek and the Goliad Massacre. The Quarters at the Presidio is a popular destination for many seeking to be close to the history of Texas.

6. Does the property possess the features and characteristics that make it marketable and able to generate earned revenue support through admissions, rentals, and store revenues?
The site currently charges admission to the general public. They have a room for rent at the presidio called the Quarters that is very popular. The grounds can also be rented for special events.
7. What market and location challenges and opportunities exist to increase public visitation or use?
The geographic location for some may pose a challenge to visit the site. While this may appear to be a problem, working together with the cities of Goliad and Victoria to promote events can help. I have seen advertisements in San Antonio regarding Goliad Market Days, so it is possible to attract visitors from other markets. Events need to be advertised on all media. Working in conjunction with other sites to promote connected activities may also help improve visitor numbers.
8. What local economic issues will influence the site's business?
Local events as well as economic hard times affect all businesses, the Presidio is not different. Connecting La Bahia with downtown businesses can help boost the sites business opportunities. Is it possible to set up a small pop up gift shop in town?
9. Can the site position itself to be a regionally important destination?
Yes. La Bahia has the potential of becoming a "destination site." Like the Alamo, La Bahia is seen as an important place not only in Texas history, but also in world history. Showcasing its vast history on the world stage can help make it a destination for visitors.
10. What opportunities exist to establish an effective Friends support organization?
La Bahia already has a very robust friends' group. This group may be persuaded to conduct more fundraising activities throughout the year.
11. Is there community support or interest in the property to help build a strong partnership and donor support?
La Bahia has strong community support. The town embraces its history and will come out to support the presidio. It is important to continue to foster this partnership with events geared towards not only out side visitors but also the local community as well.
12. Is the proposed annual operating budget as presented in the Phase I assessment report adequate?
As a starting budget it appears to be adequate. An increase may be needed to provide a robust visitor experience. An increase in the budget can help off set the cost of schools visiting the site.

Presidio La Bahia

13. Is the plan set out in the Phase I Assessment for the property realistic based on local economic factors?

Yes, it is realistic.

14. Are there other opportunities or issues that you foresee for the property?

The site has the potential of being a great draw for visitors. A possible way is to connect all the Texas Revolution activities thought out the state into one cohesive event. By connecting them, it will allow for people to follow the Texas Revolution site to site. This is similar to what was done for the 175th Anniversary through the Texas Independence Region.



TEXAS HISTORICAL COMMISSION

Item 15.4
Texas Historical Commission
Quarterly Meeting
February 2, 2022

Consider approval to deaccession items from Starr Family Home and Varner-Hogg Plantation State Historic Sites

Background

Deaccessioning is a tool used for defining and refining the scope and quality of collections that have grown over the years. Over the course of the last several months, Historic Sites (HS) curatorial staff have selected and prepared certain objects for deaccession from Starr Family Home and Varner-Hogg Plantation. (please see attached).

Collections objects from these two sites are listed on the attached spreadsheets and are proposed for deaccession due to the following circumstances:

- They are outside of the site's period of significance or are not site-associated and therefore lack the provenance that qualifies them for permanent collections status.
- They are missing on inventory and therefore records need to be updated.
- They are deteriorated beyond usefulness.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend approval to deaccession items from the Starr Family Home and Varner-Hogg Plantation State Historic Sites.

Suggested Motion (Commission):

Move to approve the deaccession of items from the Starr Family Home and Varner-Hogg Plantation State Historic Sites.

Proposed Deaccessions

February 2022

Starr Family Home State Historic Site

Total Deaccessions: 110

The (110) objects of this group being proposed for deaccession are outside the period of significance for the site. These items were accessioned into the collection as permanent collection objects even though they were post 1950's and outside the site's period of significance. Current THC collections policy excludes such objects from the permanent collection and thus recommends that all these items be transferred to the Education Collection.

| | | | |
|---------------|---------------|---------------|-------------------|
| 1996.1.2766 | DUST RUFFLE | 2007.150.236 | SCARF, TABLE |
| 1996.1.2746 | DUST RUFFLE | 2007.150.135 | TABLECLOTH |
| 1996.1.321 | BEDSPREAD | 1996.1.387 | COVER, BOX SPRING |
| 1996.1.471 | BEDSPREAD | 1996.1.2737.1 | COVERLET |
| 1996.1.2748 | BEDSKIRT | 1996.1.2737.2 | COVERLET |
| 1996.1.2749 | BEDSKIRT | 1996.1.2737.3 | SHAM, PILLOW |
| 1996.1.2752 | BEDSKIRT | 1996.1.2737.4 | SHAM, PILLOW |
| 1996.1.2764.1 | SHAM, PILLOW | 1996.1.2728.1 | SHEET |
| 1996.1.2764.2 | SHAM, PILLOW | 1996.1.2728.2 | SHEET |
| 1996.1.2764.3 | SHAM, PILLOW | 1996.1.2706 | SHEET |
| 1996.1.2764.4 | SHAM, PILLOW | 1996.1.2808 | DOILY |
| 1996.1.2764.5 | SHAM, PILLOW | 1996.1.2809 | DOILY |
| 1996.1.2764.6 | SHAM, PILLOW | 1996.1.2810 | DOILY |
| 1996.1.2730 | SHEET/BLANKET | 1996.1.2811 | DOILY |
| 1996.1.2772 | PILLOWCASE | 1996.1.2812 | DOILY |
| 1996.1.2707.1 | SHEET | 1996.1.2813 | DOILY |
| 1996.1.2707.2 | SHEET | 1996.1.2814 | DOILY |
| 1996.1.2707.3 | SHEET | 1996.1.2815 | DOILY |
| 2007.150.237 | PAD, MATTRESS | 1996.1.2816 | DOILY |
| 1996.1.2705.2 | SHEET, FLAT | 1996.1.2817 | DOILY |
| 1996.1.309 | PILLOW, THROW | 1996.1.2818 | DOILY |
| 1996.1.310 | PILLOW | 1996.1.2819 | DOILY |
| 1996.1.382 | BEDSPREAD | 1996.1.2820 | DOILY |

| | | | |
|-----------------|----------------|----------------|--------------|
| 1996.1.2821 | DOILY | 1985.40.432 | DOILY |
| 1996.1.2822 | DOILY | 1985.40.433 | DOILY |
| 1996.1.2829 | DOILY | 1985.40.434 | DOILY |
| 1996.1.2830 | DOILY | 1985.40.435 | DOILY |
| 1996.1.2831 | DOILY | 1985.40.439 | DOILY |
| 1996.1.2774.2 | DOILY | 1985.40.441.00 | HOTPAD |
| 1996.1.2774.3 | DOILY | 1985.40.441.01 | HOTPAD |
| 1996.1.2774.4 | DOILY | 1985.40.441.02 | HOTPAD |
| 1996.1.2774.5 | DOILY | 1985.40.441.03 | HOTPAD |
| 1996.1.2774.6 | DOILY | 1985.40.441.04 | HOTPAD |
| 1996.1.2832 | SCARF, DRESSER | 1985.40.441.05 | HOTPAD |
| 1996.1.2833 | SCARF, DRESSER | 1985.40.441.06 | HOTPAD |
| 1996.1.2834 | SCARF, DRESSER | 1985.40.441.07 | HOTPAD |
| 1996.1.2842 | SHAM, PILLOW | 1985.40.441.08 | HOTPAD |
| 1996.1.2843 | SHAM, PILLOW | 1985.40.441.09 | HOTPAD |
| 1996.1.2801 | DOILY | 1985.40.441.10 | HOTPAD |
| 1996.1.2802 | DOILY | 1996.1.307 | PILLOW |
| 1996.1.2803 | DOILY | 1996.1.308 | PILLOW |
| 1996.1.2804 | DOILY | 1996.1.2708 | SHEET |
| 1996.1.2805 | DOILY | 1996.1.552 | BAG, TRAVEL |
| 1996.1.2806 | DOILY | 1996.1.551 | BAG, TRAVEL |
| 1985.40.422 | RUNNER, TABLE | 1996.1.2835 | DOILY |
| 1985.40.436 | RUNNER, TABLE | 1996.1.2836 | SCARF, TABLE |
| 1985.40.403.001 | DOILY (11) | 1996.1.2837 | SCARF, TABLE |
| 1985.40.403.002 | DOILY (11) | 1996.1.2838 | SCARF, TABLE |
| 1985.40.403.003 | DOILY (11) | 1996.1.2798 | TOWEL, TEA |
| 1985.40.403.004 | DOILY (11) | 1996.1.2799 | TOWEL, TEA |
| 1985.40.403.005 | DOILY (11) | 1996.1.2800 | TOWEL, TEA |
| 1985.40.403.006 | DOILY (11) | | |
| 1985.40.403.007 | DOILY (11) | | |
| 1985.40.403.008 | DOILY (11) | | |
| 1985.40.403.009 | DOILY (11) | | |
| 1985.40.403.010 | DOILY (11) | | |
| 1985.40.430.001 | DOILY | | |
| 1985.40.431.001 | DOILY | | |

Proposed Deaccessions

February 2022

Varner Hogg Plantation State Historic Site

Total Deaccessions: 7

These (6) objects are deteriorated beyond usefulness. Collections staff recommend proper disposal.

| | |
|---------------|---------------|
| 1975.39.1390 | MIRROR |
| 1975.39.839.2 | BENCH, GARDEN |
| 1975.39.2087 | ENGRAVING |
| 1975.39.2028 | MIRROR |
| 1975.39.178.1 | CHAIR |
| 1975.39.1569 | MIRROR |

This (1) object number was misnumbered. Collections staff recommends removing the misnumbered entry from the database and updating the inventory.

| | |
|-------------|---------------------|
| 2007.157.20 | PRINT, PHOTOGRAPHIC |
|-------------|---------------------|

TEXAS HISTORICAL COMMISSION

Item 15.5
Texas Historical Commission
Quarterly Meeting
February 2, 2022

Consider approval of the update to the Historic Sites Fee Structure

Background

Historic Sites is assessing current fee structures against market pricing at other historic sites statewide. The attached fee structure is an update to the Historic Sites' admission fees.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend approval of the update to the Historic Sites Fee Structure.

Suggested Motion (Commission):

Move to approve the update to the Historic Sites Fee Structure.

Historic Sites Admission Fees

| | Adults | Children 6 to 18 and college students | Tour Groups | Children 5 and under | School groups (per student) | Grounds use self-guided outdoor tour only | Senior/Vet Fee | Family Fee (2 adults and 1 children) or (1 adult and two children) | each additional child/adult | Blue Star Program/ Active military with IDs | Notes: |
|--------------------------------|--|---------------------------------------|-------------|----------------------|---|---|----------------|--|-----------------------------|---|--|
| Caddo Mounds | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Casa Navarro | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Charles and Mary Ann Goodnight | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Confederate Reunion Grounds | \$4 | \$3 | \$3 | FREE | \$1 | \$2 | \$3 | \$8 | \$1 | FREE | |
| Eisenhower Birthplace | \$6 | \$4 | \$4 | FREE | \$1 | NA | \$5 | \$12 | \$1 | FREE | Fees (not tour or school groups) will give access to both EBP and SRH. |
| Fort Griffin | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Fort Lancaster | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Fort McKavett | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Landmark Inn | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Sam Bell Maxey House | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Sam Rayburn House Museum | \$6 | \$4 | \$4 | FREE | \$1 | NA | \$5 | \$12 | \$1 | FREE | Fees (not tour or school groups) will give access to both EBP and SRH. |
| Starr Family Home | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Mission Dolores | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Kreische Brewery/Monument Hill | \$4 | \$3 | \$3 | FREE | \$1 | NA | \$3 | \$8 | \$1 | FREE | |
| Fanthorp Inn | \$4 | \$2 | \$4 | FREE | \$2 | NA | NA | NA | NA | FREE | Suggested donation |
| Acton | FREE | FREE | FREE | FREE | FREE | NA | N/A | N/A | N/A | N/A | |
| Fannin Battleground | FREE | FREE | FREE | FREE | FREE | NA | N/A | N/A | N/A | N/A | |
| San Jacinto Battleground | FREE | FREE | FREE | FREE | FREE | NA | N/A | N/A | N/A | N/A | |
| Levi Jordan Plantation | \$10 | \$5 | | Free | | | \$8 | | | | Fees will give access to both LJP and VHP |
| Levi Jordan Plantation | \$50 per hour for Classroom | | | | | | | | | | |
| Levi Jordan Plantation | \$100 per day per bedroom | | | | | | | | | | |
| Levi Jordan Plantation | \$1000 per day if entire facility is rented | | | | | | | | | | |
| Levi Jordan Plantation | \$200 per person per day for Public Archeology Program | | | | | | | | | | |
| Magoffin Home | \$7 | \$4 | \$4 | FREE | \$1 | \$2 | \$6 | \$14 | \$1 | FREE | |
| Varner-Hogg Plantation | \$7 | \$4 | \$4 | FREE | \$1 | NA | \$6 | \$14 | \$1 | FREE | |
| Fulton Mansion | \$7 | \$4 | \$4 | FREE | \$1 | N/A | \$6 | \$14 | \$1 | FREE | |
| Washington-on-the-Brazos | \$8 | \$5 | \$6 | FREE | \$2 for single site/\$5 for all 3 sites | N/A | \$7 | \$20 | \$1 | FREE | |
| San Felipe de Austin | \$10 | \$5 | \$10/\$8.00 | FREE | \$4 | N/A | \$8 | \$20/16.00 | \$2/5.00 | FREE | local resident discout \$8 adults/\$7 vets |

PARTNER SET FEES

| | | | | | | | | | | | |
|--------------------------------|---|--------------------------|----------------------------|-----------------------|------|-----|---------------------------------|-----|-----|------|--|
| Port Isabel Lighthouse | \$5 | \$3 | \$4 adults/ \$3 Seniors | FREE | \$2 | NA | Senior-\$4 \$2.50* | N/A | N/A | | members free (*Vet & 1st Responders= \$2.50) |
| San Jacinto Monument | \$12 for adults and children 12 and up | \$6 for children 4-11 | \$5.50 | FREE for 3 & under | \$5 | NA | \$10.00 | NA | N/A | FREE | |
| National Museum of Pacific War | \$20 | \$10 | \$12 | FREE | FREE | N/A | Sr:\$16; Educ&Ve ts: \$14 | N/A | N/A | FREE | WW II Vets Free |
| NMPW Combat Zone | \$10 | \$5 | \$8 | FREE | FREE | N/A | \$10 | N/A | N/A | FREE | |

| | | Overnight/Entry Fees | | | | | | | |
|-----------------------------|--|---|-------------------------------------|--------------------|--|--|--|--|-----------------|
| | | Full Hookup | Primitive Camping | Overnight Rooms | Vehicle entry fee | | | | |
| Fort Griffin | | \$22.00 | \$15.00 | | | | | | |
| Landmark Inn | | | | \$100-150.00 | | | | | * Lodging Rates |
| Confederate Reunion Grounds | | | \$10.00 (fewer than 9 people) | | | | | | |
| Mission Dolores | | \$24 per night 2-week rentals \$185 monthly rentals \$400 | | | | | | | |
| Sabine Pass | | | | | \$5 per vehicle / \$3 Senior- Vet | | | | |

TEXAS HISTORICAL COMMISSION

Item 15.6
Texas Historical Commission
Quarterly Meeting
February 2, 2022

Consider approval to request capital authority for Palmito Ranch Tower, San Felipe de Austin archeology lab/maintenance facility, acquisition of land at the Levi Jordan Plantation State Historic Site, and the acquisition of the Almonte Surrender Site at San Jacinto Battleground State Historic Site

Background

There are four capital projects that do not yet have capital authority. They are the Palmito Ranch Tower, which is designed and ready for construction. The second is the San Felipe de Austin archeological lab/maintenance facility which is the last facility needed at this historic site. The third is the acquisition of land for the Levi Jordan Plantation while the last is the acquisition of the Almonte Surrender Site at San Jacinto Battleground State Historic Site. Historic Sites has funding and capital authority is necessary to proceed. If approved by the commission, THC will request capital authority from the Legislative Budget Board.

The attached sheet provides a more detailed description of the four capital projects.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend approval to request capital authority for Palmito Ranch Tower, San Felipe de Austin archeology lab/maintenance facility, acquisition of land at the Levi Jordan Plantation State Historic Site, and the acquisition of the Almonte Surrender Site at San Jacinto Battleground State Historic Site.

Suggested Motion (Commission):

Move for approval to request capital authority for Palmito Ranch Tower, San Felipe de Austin archeology lab/maintenance facility, acquisition of land at the Levi Jordan Plantation State Historic Site, and the acquisition of the Almonte Surrender Site at San Jacinto Battleground State Historic Site.

Background

There are four capital projects that cannot move forward because THC does not have the necessary capital spending authority to carry them out. Funds are available for all four projects, but state rules require that we obtain permission from the Legislative Budget Board before spending these funds on capital projects (construction or acquisition). Descriptions of these four projects follow:

Palmito Ranch Battlefield Viewing Tower has been designed and is ready for construction. The site is a property that was approved by the Commission to be added to the network of State Historic Sites. The viewing tower is critical in meeting the interpretive needs for the public to understand the history of the site. It raises the visitor above the chaparral and allows them to understand the battle. It is a property that was owned by the THC for several years but not fully utilized due to the lack of visitor amenities. In 2019, THC improved the parking area with the assistance of TXDOT in preparation of opening the site to the public. \$400,000 is budgeted for the tower's construction.

The Battle of Palmito Ranch was the final land battle of the American Civil War. It was fought May 12 and 13, 1865, along the banks of the Rio Grande, 13 miles east of Brownsville, and 10 miles from the Union held seaport of Los Brazos de Santiago, at the southern tip of Texas. The battle, a Confederate victory, took place more than a month after General Lee's surrender of the Army of Northern Virginia to Union forces and 13 days before the Army of the Trans-Mississippi under General Smith surrendered in Galveston on May 26. The site is the only publicly accessible land on the slopes of Palmito Hill where Union forces were located at the onset of the battle. The tower with interpretive signage will allow the site to be open to the public on a regular basis. There are 3.07 acres under THC stewardship.

Levi Jordan Plantation received an appropriation for the architectural, engineering, interpretive, and site survey services as well as collection conservation and acquisition needed to develop a museum with exhibits at the plantation. As part of the work underway is the interpretive exhibit work to tell the stories of the plantation and its Texas African American enslaved community. Recent analysis of fieldwork, indicate the slave quarters may be in land adjacent to the current boundaries of the plantation. As part of the interpretive exhibit work, the THC is looking to secure land areas that exhibit a fuller story of slave life at the plantation.

The THC is looking at the ability to acquire the slave cemetery or any other available land as part of the existing appropriation to address the development of exhibit features related to the development and operation of the plantation and build a more dynamic visitor experience. The potential addition of the slave cemetery or land holdings with archeological remains will be additional exhibit features to assist in telling the stories of the plantation. Funding has been budgeted in the existing appropriation in the amount of \$500,000.

A great deal of work has been done to get the property open to the public. The major steps underway are the development of a public archeological program, the development of a learning center including, classrooms, archeological lab visitor orientation facility and the preservation/restoration work of the main plantation house. This Phase I development of the property is being finalized this winter to get the property operational to serve the public in the late spring of 2022.

Schematic designs for the building and internal exhibit galleries are being finalized with the current appropriation. The exterior interpretive plan is in development. Phase II is the construction of a visitor center/museum dedicated to the role of African Americans in the development of Texas, economically and culturally, beginning as enslaved people on the plantations of Brazoria County through time to Texas's

African American community today. The targeted date for the museum's opening in 2025. This timeline is dependent on funding.

San Felipe de Austin archeology lab and maintenance facilities are the last needed facilities at this location. Over the last seven years, the THC has invested public and private funds to develop a world class visitor destination and bring to the public's attention one of the most significant historic sites in Texas history. With the burning of the town in 1836, the historic site has a rich collection of archeological resources with the potential to have a dynamic public archeology program. As part of the sites business plan, the archeology lab is needed to provide a space to engage the public while safeguarding and preserving the items excavated from the property. The facility will be similar in design to the archeological lab at Levi Jordan Plantation with classroom, lab, office, and public orientation and amenity space. To be able to develop a dynamic and professionally standard program, the facility is needed.

The maintenance facility is needed to protect and safeguard state property. Currently there is limited space to house equipment and vehicles out of the weather and secure against loss or vandalism. There is also limited space for staff to service the equipment and vehicles to maintain warranties. The workspace for maintenance is needed to ensure that the lifespan of the equipment and vehicles are maximized to provide good stewardship of state assets. The maintenance facility would also support operations of the newly constructed Villa de Austin with volunteers and site hosts amenities. The operation of the site is dependent on volunteer support and participation in its living history program, giving life to the townsite.

\$1.5M is budgeted for the construction of the two buildings.

San Jacinto Battleground Almonte Surrender Site was identified through an archeological survey in 2007 and 2008 on a parcel of land south and east of the San Jacinto Battleground State Historic Site (SHS) current boundary known as the SR Bertron Triangle (Mexican or Almonte Surrender Site). The fieldwork discovered rich archeological deposits suggesting that the parcel owned at that time by the NRG Corporation is the probable site where Colonel Almonte and approximately 200 Mexican troops surrendered to the advancing Texan forces. The property has since been acquired by THC Chairman John Nau, who has offered it for sale to THC at a price far below its market value. The acquisition of this land provides a significant opportunity to secure a parcel that will assist in defining the sequence of events during the 1836 battle, preserve significant cultural resources and provide an opportunity to restore the native landscape.

The 50-acre parcel of land will add a significant interpretive element and feature to the historic site. The total amount of the acquisition is \$1M. THC applied for and was awarded a Federal Land and Water Conservation Fund (LWCF) Grant of \$500,000. Friends of THC have raised \$230,000 (with another \$20,000 expected in the near future), and Chairman Nau has offered \$250,000 toward the purchase price, so the full cost of the property will be covered. But because the LWCF grant is a reimbursement grant, the THC will need to front as much as \$1 million in state funds to complete the acquisition. THC would then be reimbursed by the grant, the funds raised by Friends of THC, and by chairman Nau's donation. The acquisition of the parcel of land will assist in the development of public programming for visitors to understand the cultural and native landscape as it existed in 1836 and the sequence of events associated with the battle. This will be achieved through archeological and environmental programming. The Commission approved the proposed acquisition at its January 2020 quarterly meeting.

Capital spending authority is necessary to proceed with construction or acquisition on all four of these projects. If approved by the Commission, THC will request capital spending authority from the Legislative Budget Board.

TEXAS HISTORICAL COMMISSION

Item 15.7

Texas Historical Commission
Quarterly Meeting
February 2, 2022

Consider acceptance of donation of real property adjacent to the French Legation State Historic Site, Travis County

Background

In April 2019, the THC entered into an agreement with Aquila concerning the construction of an office building on 7th and San Marcos Street in Austin. As part of the agreement, the THC was going to support a height variance for the building's design. On approval of the variance by the City of Austin, Aquila was to donate property located at 903 East 8th Street, referred to as the 8th Street property, to THC for the French Legation operations. The lot has been transferred to THC and deed recorded with the City of Austin on December 27, 2021.

Also outlined in the agreement, Aquila is to construct site improvements on San Marcos Street in front of the French Legation by installing a sidewalk. Upon the building receiving a certificate of occupancy from the City, Aquila will donate \$250,000 to THC from the property. Lastly, the building's parking structure will be available for Commission sponsored events and rentals during after hour periods during the week and weekends. 50 parking spaces will be provided at 50 percent of market value. The parking availability can increase at a full market value for additional spaces. This provides an opportunity to address business operational needs for large events and rentals. It provides, the renter the ability to secure parking adjacent to the property at a reasonable rate.

In December, the THC finalized a lease of the lot with Aquila beginning January 1, 2022. The property will be used for construction staging until June 30, 2023. After that period, the lot will be developed into additional surface parking for the French Legation utilizing TXDOT funds. TXDOT will be designing and constructing the parking lot.

The THC has also entered an air space lease with Aquila on October 21, 2021, to accommodate the swing of the construction crane during the office building construction. The swing over area will not impact or go over the historic structure. It is confined to a small area in the southeast corner of the lawn on San Marcos Street. Indemnity and insurance issues have been addressed.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend acceptance of donation of real property adjacent to the French Legation State Historic Site, Travis County.

Suggested Motion (Commission):

Move to authorize acceptance of donation of real property adjacent to the French Legation State Historic Site, Travis County.



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 27, 2021 03:00 PM Fee: \$30.00

2021281030

Electronically Recorded

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED
(Donation)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That 7th & San Marcos LLC, a Texas limited liability company, hereinafter called "GRANTOR", for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, DONATED and CONVEYED and by these presents does hereby GRANT, DONATE and CONVEY unto the Texas Historical Commission, whose address is P.O. Box 12276, Austin, Texas 78711-2276, hereinafter referred to as "GRANTEE", the following described real property, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all buildings, improvements and fixtures currently attached to and located thereon, situated in Travis County, Texas:

Lot 7, SARAH AND LYDIA M. ROBERTSON'S SUBDIVISION OF THE SOUTH PART OF OUTLOT 1, DIVISION B, according to the map or plat thereof, recorded in Volume 2, Page 232 of the Plat Records of Travis County, Texas (the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the GRANTEE, its successors and assigns, forever;

And GRANTOR does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by through, or under GRANTOR, but not otherwise, subject, however, to all easements, restrictions, covenants, conditions and reservations, if any, which are of record in the Office of the County Clerk of Travis County, Texas, applicable to the Property, and all matters that would be shown on a current land title survey of the Property.

Grantor herein agrees to pay all taxes on the Property for all years up to and including the year 2020, and Grantee agrees to assume the payment of all taxes for the year 2021 and subsequent years. Taxes for the year 2021 have been prorated as of the date hereof.

Executed this 27th day of December, 2021.

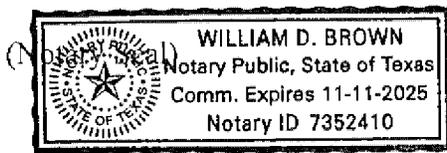
7th & San Marcos LLC, a Texas limited liability company

By: BCP GP, LLC, a Texas limited liability company, Manager

By: 
Edward S. Butler, Sole Member

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 27th day of December 2021, by Edward S. Butler, Sole Member of BCP GP, LLC, a Texas limited liability company, Manager of 7th & San Marcos LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public of the State of Texas