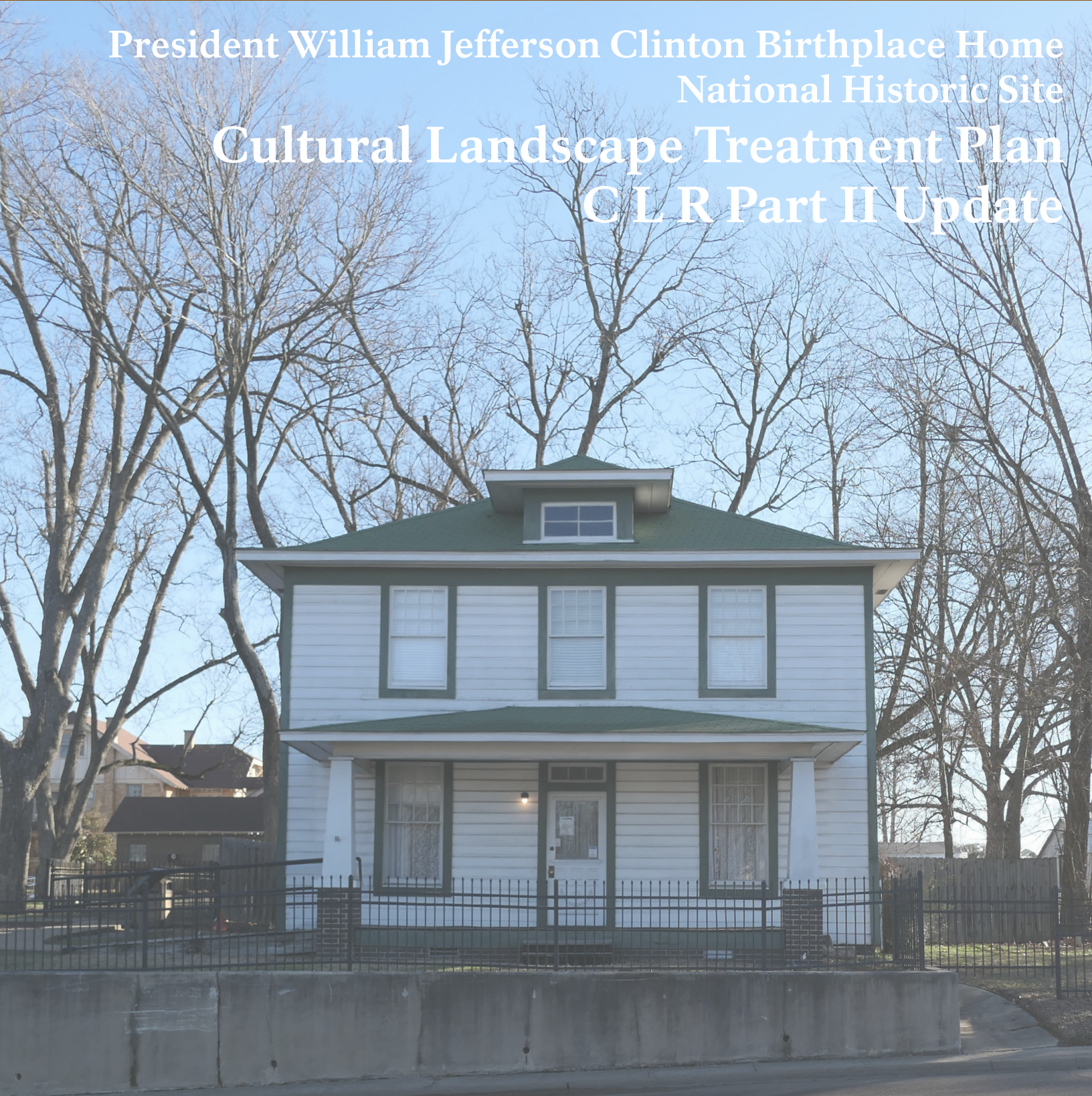




President William Jefferson Clinton Birthplace Home National Historic Site Cultural Landscape Treatment Plan C/L R Part II Update



Cultural Resources, Partnerships and Science Division
Interior Regions 3, 4, 5: Midwest Region

President William Jefferson Clinton Birthplace
Home National Historic Site
CLR Part II Update

June 2023
Prepared by:
WLA Studio

Under the direction of
National Park Service
Interior Regions 3, 4, 5: Midwest Region
Cultural Resources, Partnerships and Science Division



The report presented here exists in two formats. A printed version is available for study at the park, the Interior Region 3, 4, and 5 office of the National Park Service, and at a variety of other repositories. For more widespread access, this report also exists in a web-based format through ParkNet, the website of the National Park Service. Please visit www.nps.gov for more information.

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About the cover: Photograph of the Cassidy House
(Source: WLA Studio 2023).

CULTURAL LANDSCAPE REPORT
Part II Update

**President William Jefferson Clinton
Birthplace National Historic Site**

Hope, Arkansas
July 2023

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Treatment

Introduction

These updated treatment recommendations to the 2014 Cultural Landscape Report (CLR) for the President William Jefferson Clinton Birthplace Home National Historic Site (WICL) propose a rehabilitation strategy for long-term management of the site's cultural landscape based on research, inventory, and analysis. The rehabilitation treatment approach continues the treatment strategy proposed in the 2014 CLR and considers the evolution of the landscape alongside significance, existing conditions, and current use.¹ The Part II Treatment Update uses the site history and site analysis contained in the 2014 CLR combined with input from the current site managers to formulate an appropriate treatment and management philosophy that aligns with the latest park developments. Readers should refer to the 2014 CLR for information on the history of the site and identification of contributing features.

Need for Treatment Update

WICL has experienced changes to its park boundary, site features, and operational needs since the 2014 CLR was completed. WICL is currently in discussions with local government officials about acquiring or negotiating long-term use of adjacent parcels south and southeast of the Cassidy House. One currently vacant parcel occupies the corner of S Hervey St and W 2nd St south of the Cassidy house. Next to this parcel, another currently vacant parcel was the location of the Vincent Foster house, which was demolished after the completion of the 2014 CLR. The third parcel, a large parking lot, occupies the corner of W 2nd St and S Pine St.

While discussions are ongoing, the National Park Service identified the need to incorporate these parcels in site planning to include areas for

vehicular parking, improving site accessibility, pedestrian circulation, interpretation and site programming, and viewshed planning.

The following management issues were included in the statement of work or provided by staff at the national historic site:

- Update rehabilitation treatment recognizing that the historic landscape is solely associated with the Cassidy Home parcel. Neighboring parcels, while noncontributing, establish a physical and visual context for interpretation of President Clinton's experience as a young child.
- Establish a new vision/desired condition for the empty lot between the Cassidy House and Visitor Center/Park Administration. This area currently includes the Virginia Clinton Kelley Memorial Garden (Memorial Garden) and was proposed as an appropriate area for construction of a new visitor facility in the 2014 CLR. However, the park feels this may be better suited to outdoor gathering space or interpretive exhibits.
- Explore a new location within the park boundary for construction of a visitor facility. The desire for a new visitor facility should be balanced with the understanding that construction may take place several years in the future.
- Explore the best use for the parcels in the process of being acquired. This includes the existing Atwood parking lot, and the area of the former Vincent Foster house.
- Explore the best use for the service alleyway that crosses from S Pine St to S Hervey St, through the center of the block.
- Identify opportunities for accommodating universally accessible visitor amenities. This includes recommendations on parking configurations and circulation systems.

1. "President William Jefferson Clinton Birthplace Home Cultural Landscape Report," 165.

Additional information on site specific issues is provided below.

The landscape treatment recommendations for WICL provided in this updated Part II chapter are intended to replace all previous recommendations identified in the 2014 CLR. For the purposes of creating a stand-alone document able to replace the 2014 Part II in its entirety, this document includes excerpted sections from the 2014 CLR. Those sections are noted throughout the document with italicized subheadings stating, “*The following section is excerpted from the 2014 WICL CLR.*”

This plan is part of the WICL “planning portfolio,” a compilation of individual plans that guide park decision-making and satisfy law and policy. The WICL CLR Part 2 is comprehensive plan that will inform future implementation actions. This plan supersedes treatment recommendations from the 2014 CLR. The NPS planning portfolio enables the use of targeted planning products to meet a broad range of park planning needs. The WICL planning portfolio creates a logical, trackable guide for park-management actions. The CLR Part 2 includes guidance on resource preservation, the types and general intensities of development, as required by the National Parks and Recreation Act of 1978 (54 USC 100502).

Secretary of the Interior’s Standards for Treatment

These treatment recommendations follow National Park Service policy, including the Director’s Orders No. 28: *Cultural Resource Management Guidelines* and *the Secretary of the Interior’s Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. These documents identify four types of treatment: preservation, rehabilitation, restoration, and reconstruction. Each treatment ranges by level of physical intervention and includes specific guidelines and standards.

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and

stabilize the property, generally focuses upon the on-going maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation is the act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other historic periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a restoration project.

Reconstruction is the act or process of depicting, by means of new construction, the form, features, and details of a non-surviving site, landscape, building, or objects for the purpose of replicating its appearance at a specific period of time in its historic location.²

Standards for Preservation:

- A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where treatment and use have not been identified, a property will be

2. Charles A. Birnbaum, ed. *The Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, (Washington, DC: National Park Service, 1996, 9, 18, 48, 90, 128.)

- protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
 - Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
 - Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation:

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships

that characterize a property will be avoided.

- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be supported by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration:

- A property will be used as it was historically or be given a new use that reflects the property's restoration period.
- Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Designs that were never executed historically will not be constructed.

Standards for Reconstruction:

- Reconstruction will be used to depict vanished or non-surviving portions of a property when sufficient documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and when such reconstruction is essential to the public understanding of the property.
- Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements supported by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
- A reconstruction is clearly identified as a contemporary re-creation. Designs that were never executed historically will not be constructed.

Requirements for Treatment and Use

Laws, Regulations, and Functional Requirements

The following section is excerpted from the 2014 WICL CLR:

Key laws, regulations, and functional requirements that apply to the recommended treatments include the following:

- National Park Service Cultural Resources Management Guideline (Director's Order 28), which requires planning for the

- protection of cultural resources on park property.
- Section 106 of the National Historic Preservation Act (NHPA), which mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Treatment of the buildings and site are also to be guided by the following:

- *Secretary of Interior's Standards for the Treatment of Historic Properties* National Park Service *Management Policies* 2006
- Americans with Disabilities Act (ADA) and the Architectural Barriers Act (ABA)
- International Building Code (IBC), 2009
- International Existing Building Code (IEBC), 2009

The National Park Service is self-regulating in terms of enacting and enforcing building code standards. President William Jefferson Clinton Birthplace Home National Historic Site is therefore, generally not subject to compliance with local or state building code requirements. When undertaking repairs to buildings, structures, and site-related features the NPS endeavors to have the work comply with model building code standards. For the purposes of this CLR/EA the 2021 [*This date has been updated to reflect the most current IBC building codes*] International Building Code is the model building code used to support development of treatment recommendations.

With historic structures and sites attempts to achieve strict conformance with model building code standards that are intended for new buildings can lead to destruction of the historic fabric. Alternative compliance procedures, such as Chapter 12 of the IEBC relating to historic buildings, should be referenced in determining code compliance as it may relate to the site.

Related Planning Documents

The following section is excerpted from the 2014 WICL CLR:

Two key planning documents were consulted to support the identification of relevant planning issues and the appropriate treatment approach. The *Foundation Document*, dated 2013, serves as the “underlying guidance for all management and planning decisions for a National Park unit.” The *Long-Range Interpretive Plan, President William Jefferson Clinton Birthplace Home National Historic Site* (LRIP) dated, December 2012, was issued by President William Jefferson Clinton Birthplace Home National Historic Site, NPS Midwest Regional Office, and NPS Harpers Ferry Center Interpretive Planning. This document further clarifies and establishes future park education and interpretive programs and services.

Foundation Document

The *Foundation Document* serves as the underlying guidance for all management and planning decisions for the national historic site and identifies the national historic site’s core mission. To achieve these goals, the document outlines the national historic site’s purpose, significance, interpretive themes, fundamental resources and values, special mandates and administrative commitments, and an assessment of planning needs. The *Foundation Document* identifies six interpretive themes which were identified and described in the *Long-Range Interpretive Plan* (see below). The document identifies the Cassidy House as the only fundamental resource associated with the site, calling it critically important for telling the stories of Bill Clinton’s early childhood. Numerous additional important resources are described, including the landscape setting, views from the house, proximity of the train tracks and neighboring houses which were extant during the period of significance, and the memorial garden created by the Clinton Birthplace Foundation. Notable mandates, commitments, and constraints specific to the national historic site include enabling legislation that requires that real property be acquired through donation from the Clinton Birthplace Foundation and other entities. In its analysis of the Cassidy House as the fundamental resource, the *Foundation Document* notes conditions including its situation on unstable and poorly drained soils as well as accessibility and deferred maintenance issues. In addition,

a property boundary map shows an easement held by the Arkansas Highway and Transportation Department that overlaps the front part of the house. The Planning Needs Assessment section of the document groups needed actions into time periods of 0 to 3 years and after 3 years. Needed within three years are a General Management Plan; Boundary Assessment/Adjustment Study; Cultural Landscape Report; Historic Structures Report; Structural Fires Management Plan; Historic Resources Study; Emergency Action/Operations/Preparedness/Response Plan; and an Environmental Management Plan (Modified). Of particular relevance is the need for a Boundary Assessment/Adjustment Study, which is critical to establish the current boundaries of the property and their relationships to Arkansas Highway and Transportation Department and City of Hope easements or properties. Upon establishment of current ownership, efforts should be made to address the separation of the Cassidy House property from the remainder of the national historic site by a public alleyway, and to allow vacation of the easement at the front of the house and the steeply sloped banks adjacent to South Hervey and West Division Streets. Planning needs after three years include a Partnership Plan; Land Protection Plan; Resource Stewardship Strategy; Integrated Pest/Weed Management Plan; Collection Management Plan; Historic Furnishings Plan; Museum Housekeeping Plan; HABS/HAER Drawings; Administrative History; IT Security Plan; and a National Historic Landmark Nomination for the House. Already completed is the Long-Range Interpretive Plan/Education Plan, described below. The *Foundation Document* also includes a list of workshop participants and document preparers and appendices containing relevant legislation, laws, and policies.

Long-Range Interpretive Plan

The following is excerpted from the Executive Summary of the *Long-Range Interpretive Plan*:

[The] Long-Range Interpretive Plan (LRIP) includes recommendations for personal and non-personal interpretive and educational programs to be developed over the next 7-10 years. Some of the important factors considered in crafting the recommendations included:

- Characteristics and needs of various park audiences;
- Management goals related to interpretation;
- Visitor experience goals;
- Park purpose and statements of significance; and
- Interpretive topics and themes.

The concepts of public service, social justice issues, and topics of home and childhood development are central to the story of William Jefferson Clinton Birthplace Home National Historic Site. These concepts need to be conveyed not only through interpretive programs, but also on experiential levels at the site. The Birthplace Home can be a model of public service; a safe space for discussion of social justice issues; a place where audiences feel welcomed; and where students may find support and developmental opportunities by participating in park programs.

[The] plan recommends that several options be created, by which the Birthplace Home can provide these experiences to park audiences in addition to the guided tour of the Birthplace Home. The range of recommendations presented in [the] LRIP endeavors to communicate the interpretive themes through resource immersion, interpretive media, education, and personal services.

The LRIP develops statements pertaining to the Park Purpose and Park Significance, referenced in this CLR. In addition, six interpretive themes are outlined.

- The birthplace home and surrounding yards provide a window into Clinton's childhood and his development as a future world leader.
- Clinton's childhood experiences in post-war Hope contributed to his sense of optimism and steered him toward public service.
- In a time of legalized segregation, Clinton's grandfather operated a store that catered to a diverse population; this experience helped shape his views on race relations and social justice.
- The experiences and influence of Clinton's mother and grandmother helped him to learn to value education and a strong work

- ethic and led him to champion government policies to benefit single mothers.
- Watching his grandfather extend credit to customers regardless of ability to pay inspired Clinton to advocate for policies that provided assistance to those in need.
- Clinton pursued a career in government service with a personal goal of enabling individuals to create better lives for themselves—even in the face of adversity and loss—formed on a foundation of education, fairness, and personal responsibility.

The LRIP describes existing conditions of the national historic site, noting that the visitor experience is currently restricted by facilities that are limited in space and were not originally designed to accommodate administrative, educational, or interpretive operations. Also, of note is a lack of adequate signage and a lack of distinction between the national historic site and the surrounding properties. A section on Visitor Experience Goals emphasizes the importance of encountering interpretive opportunities including orientation, learning, and engaging in hands-on, sensory activities. Park audiences are identified as local and regional as well as long-distance travelers. Changes in the neighborhood since the period of significance along with a lack of a long-term parking solution contribute to a diminished entrance experience. The report notes that the current landscape provides neither an immersion experience with a restored cultural landscape nor a venue for interpretive experiences. Recommendations include investigating the possibility of leasing office space for administrative and facility management functions offsite to allow greater space for interpretive operations at the Visitor Center/Park Administration; exploring opportunities to acquire or lease the adjacent parking lot for visitor and staff use; and exploring opportunities to use the grounds as additional interpretive space during certain times of the year and as weather conditions allow.

2014 CLR Identified Period of Significance

The following section is excerpted from the 2014 WICL CLR:

The Cassidy House—including its yards—is significant through its association with the life of President Clinton and specifically with the time he spent as a resident of the house in his early years and as a visitor to the house as a youth. President Clinton’s association with the Cassidy House and its environs is tied to the ownership and occupancy of the house by his maternal grandparents, Eldridge and Edith Cassidy; Clinton’s early life there with his mother, Virginia Cassidy Blythe, and his grandparents after the death of Clinton’s father, William Jefferson Blythe II; and his visits to his grandparents after his mother remarried and Clinton and his mother, with her second husband Roger Clinton, moved to another house in Hope, and later to Hot Springs, Arkansas. Therefore, for the purposes of this CLR/EA and the companion HSR, the period of significance of the house is defined as 1946–1956, beginning with Bill Clinton’s life in the house in 1946 and ending with the sale of the house by the Cassidy family in 1956.

... [The] National Register nomination cites a period of significance of 1946–1950, the years in which the young Billy Blythe lived in the house. Given his continuing association and frequent visits to the house while his grandparents resided there, extending the period of significance to 1956 is recommended.

Additional information on the Treatment Period is provided below.

2014 CLR Recommended Treatment Approach

The following section is excerpted from the 2014 WICL CLR:

Historic landscapes are rarely static environments. The treatment alternatives outlined in this chapter are intended to improve the site manager's ability to meet current and future functional, maintenance, and management needs at the national historic site. Based on the fact that rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values," rehabilitation is the primary overall recommended approach to the landscape management of the site. This treatment approach should be applied to the entire national historic site—the Cassidy House yards, the Visitor Center/ Park Administration area, and the memorial garden area. The National Park Service's Management Policies 2006 for cultural landscape treatment provides guidance regarding rehabilitation—the treatment appropriate for the project area to accommodate management and programmatic requirements:

A cultural landscape may be rehabilitated for contemporary use if:

- It cannot adequately serve an appropriate use in its present condition; and
- Rehabilitation will retain its essential features and will not alter its integrity and character or conflict with approved park management objectives.

Rehabilitation will allow for the establishment of a rich and fulfilling visitor experience and the implementation of necessary functional site improvements as identified in planning documents for the national historic site. *Rehabilitation* will also allow managers to pursue resource management initiatives that are intended to promote sustainability and recognize natural resource values. And, because future landscape-related research may yield important new information about the period of significance, which may in turn spur new ideas for interpretive features and programs, *rehabilitation* will allow the managers

enough flexibility to incorporate new findings into site management and interpretation.

Updated 2023 Recommended Treatment Approach

This CLR Part II Treatment Update recommends rehabilitation as the primary treatment of WICL, which is consistent with the 2014 CLR. Rehabilitation protects the significant historic features that contribute to the integrity of the property while allowing for necessary improvements. Like preservation, rehabilitation involves identifying, retaining, and preserving character-defining features. Additionally, when the landscape's historic character is diminished because an important landscape feature is missing, rehabilitation provides strategies to accurately and faithfully return the missing feature to the landscape, and the flexibility to interpret the missing feature. Rehabilitation provides for the continued use of the property through alterations and additions that do not damage the character-defining features. Additions are sometimes necessary to facilitate a new use at a historic landscape, but the rehabilitation guidelines emphasize that new additions should only occur when there is no viable alternative.

The goal of treatment is to improve the interpretation of WICL by preserving, rehabilitating, and/or interpreting the character-defining elements of the national historic site present during the historic period of significance. Another goal is to improve the ability of the landscape to welcome and accommodate diverse visitor groups and facilitate comfortable, engaging, and equal visitor experiences. Rehabilitating WICL's landscape involves preserving the existing features that contribute to the historic significance of the site, these features primarily include the Cassidy House, but also the existing Visitor Center/ Park Administration and trees that remain from the historic period. Rehabilitation also involves introducing non-historic features that will improve the site's resiliency, interpretation, and programming.

Treatment Period 1946-1956

Consistent with the Period of Significance identified in the 2014 CLR, these updated Treatment Recommendations propose a Treatment Period of 1946-1956.

Changes to the cultural landscape over time reflect the different periods of management and use of the site. From its initial construction in 1917 until 1949, the Cassidy House was a rental property. In January of 1949, Eldridge and Edith Cassidy, President Clinton's grandparents, purchased the home. President Clinton lived in the Cassidy House from birth until his mother remarried and moved the family across town in 1950. President Clinton continued to visit and spend a great deal of time at his grandparents' house until they sold the property in 1956. While home and during visits, President Clinton often spent time playing in the small south yard of the Cassidy House or playing in the backyard of his friend Vincent Foster's house at 414 W Second St. During the period of significance, the block where the Cassidy House sits had significantly less dramatic topography on its east side along S Hervey St. The street was lowered north of the Cassidy house following the end of the period of significance when the State created an underpass for the highway's railroad crossing.

The area surrounding the Cassidy House was also significantly more residential during the period of significance. Single family residences surrounded the Cassidy House block. An alley divided the block in two halves with the Cassidy House property and Vincent Foster house property in the southern half of the block along with two other residences. The northern half of the block supported three residences. The industrial and commercial development surrounding the Cassidy House block represents a significant change from the period of significance. These changes present challenges in interpretation of the site's historic condition. However, the interior of the block retains much of the residential character that was present during the period of significance, which led to the decision to focus on treatment recommendations that focus on preserving and interpreting the site's interior. Screened and focused viewsheds, strategic screening, and

preservation of historic trees all contribute to the treatment approach that prioritizes interpretation of the character of the block's interior.

In 1996, the current Visitor Center/Park Administration building was acquired by the Clinton Birthplace Foundation. The Visitor Center/Park Administration and Cassidy House opened to the public in 1997. The Memorial Garden property was acquired and installed shortly thereafter. This initiated the period of changes to the landscape which converted the area around the Cassidy House into a park-like setting, with park-related amenities including walkways, ornamental plantings, and site furnishings. On March 30, 2009, an Act of Congress established WICL as a unit of the National Park Service (NPS). Since 2009, the NPS has focused their stewardship of the site on routine landscape maintenance and the installation of signage and small site amenities. To be consistent with the 2014 CLR, this document uses the period between 1946 and 1956 for consideration of treatment.

Since the NPS acquired the property, the agency has focused its efforts at the site on resource stabilization, maintenance, and interpretation. Treatment recommendations for WICL's cultural landscape align with these objectives and make additional recommendations concerning the ongoing preservation of the site balanced with interpretive and visitor services requirements.

Treatment Goals

The overall treatment goal is to improve the interpretation of the WICL cultural landscape by preserving and/or rehabilitating the character-defining features of the cultural landscape as they existed during the treatment period (1946-1956). During this period, the overall character of the cultural landscape was:

- A residential landscape designed and maintained to support the values and aesthetic preferences of the Cassidy family and their neighbors, as characterized by the trees, buildings, and ornamental plantings.

- A functional landscape maintained to support family use such as play features, swings, garages, outbuildings, walkways, and fences.

The treatment goals for the site include the improvement of visitor orientation, access, and circulation.

The treatment goals:

- Reflect the overall landscape aesthetic of the 1946-1956 treatment period by preserving and/or rehabilitating the documented historic features, historic arrangement of features, the overall historic spatial organization of the site, and historic views and vistas.
- Make the historic landscape more legible and understandable to visitors.
- Follow the *Secretary of the Interior's Standards* as well as accessibility standards for barrier-free access to site features and amenities.
- Explore the best use for parcels in the process of being acquired.

Site Specific Treatment Issues

During conversations with NPS staff and during site visits, the project team identified several additional issues to be addressed in these updated treatment recommendations. Those issues include the following:

- Visitor arrival and circulation through site
 - GPS and mobile mapping services direct visitors to a non-accessible park entrance on W Division St.
 - Visitors often struggle to locate the parking area.
 - There is little signage to direct visitors once they arrive on site.
- Barrier-free access
 - There is no ABA accessible access to the site from the associated parking area on W Division St.
 - Existing circulation features are limited and do not always accommodate ABA accessibility requirements.

- Localized stormwater issues
 - Ponding water and poor water infiltration into existing soils.
 - Grading issues that result in ponding.
 - Out of date stormwater control measures, such as concrete flumes.
- New Visitor Facility
 - The existing Visitor Center/Park Administration does not currently accommodate both staffing and visitor needs.
 - New parcels are in the process of being acquired which may offer opportunities to support changing park and visitor needs.
 - Additional storage needed for maintenance staff.
- Fences/Gates
 - There is an excess of fences and gates on the site that geographically complicate the site and that are not historic features.
- Signage
 - Signs are in fair condition.
 - Park identification and directional signage are either misplaced or missing.
 - Directional signage within the site is lacking.
 - Lack of adequate interpretive signage.
- Viewsheds
 - Non-historic views exist toward surrounding parcels.
 - Need to capitalize on internal views within the site that reflect historic conditions.
- Memorial Garden
 - Minimally used by park visitors.
 - Because the area is managed for quiet contemplation, it provides limited flexibility for park operations, including visitor services.
 - Plants are in poor condition.

Treatment Recommendations

Outdoor Programming

appropriate for small gatherings. The treatment recommendations include an outdoor pavilion located adjacent to the proposed Visitor Facility that can host multiple programmatic activities.

1. Renovate the existing Memorial Garden to better support multiple uses (additional information in Circulation section).
2. Construct a shade structure/pavilion in the footprint of the former Vincent Foster garage/outbuilding for use in outdoor education programs (additional information in the Buildings and Structures section).
3. Plan interpretive tour routes that follow proposed walkways between the future Visitor Facility and Cassidy House in order to expand interpretation of the historic conditions of the landscape and highlight enhanced viewsheds and preserved

historic tree canopy and circulation features.

Circulation

These treatment recommendations considered historic circulation patterns, the locations of historic barriers (i.e., fences), and current ABA accessibility issues. An accessibility study of the site was not completed as part of this project. Because some of the proposed site improvements may not be completed immediately (i.e., new Visitor Facility), these recommendations allow for phased implementation to support both short-term and long-term functionality of the site. The intent is to avoid the construction of circulation features that would become obsolete with subsequent phases of development.

As future circulation needs are identified, it is important that site managers not unnecessarily add circulation features. Ensure that future additions to the circulation network respect the overall layout and geometry of the network proposed in these recommendations.

A description of the phasing of the proposed circulation is provided below in the Proposed Circulation Overview section. Additional information on specific circulation features is then provided in subsequent sections focusing on different areas within the site.

Proposed Circulation Overview

Proposed circulation routes are broken into two phases of development, phase 1 and phase 2. The proposed circulation network creates a primary circulation axis along the historic alley north of the Cassidy House. Secondary walkways connect this primary walkway to the other buildings, the parking lot, and landscape spaces within the historic site.

Phase 1 includes improvements to the Memorial Garden circulation system.

Phase 2 includes paving the east-west alley with compacted, crushed stone fines to serve as the primary circulation axis. To the west, this primary pathway terminates at the existing walkway and ramp that connects to the Cassidy House's north side door and porch entrances. To the east, the primary pathway connects to the existing walkway

to the current Visitor Center/Park Administration and an existing walkway leading to the parking area.

Phase 2 also includes expanding access between the parking area, proposed pavilion and Visitor Facility, and existing sidewalk along W 2nd St. It includes the development of a Welcome Plaza on the west edge of the parking lot that gathers and orients visitors to the site. During phase 2, replace the existing concrete walkway along the north side of the parking lot with a walkway of compacted, crushed stone fines. Phase 2 also includes a north-south route between the proposed Visitor Facility and the main circulation axis in the existing alleyway. The route from the proposed Visitor Facility directly aligns with the pathway extending from the renovated Memorial Garden.

Site-wide accessibility

Park staff identified improving accessibility as an ongoing goal. Because the site is generally level, universal access is a realistic goal. Challenges do exist at building entrances and along city-owned sidewalks. This CLR did not include a detailed assessment of individual buildings and structures; however, it does recommend that universally accessible ramps and paths be created in conjunction with future development. Overall, the park should adhere to methods per the Architectural Barriers Act Accessibility Standards (ABAAS) and Director's Order #42: Accessibility for Visitors with Disabilities in National Park Service Programs and Services to the greatest extent while not damaging historic resources. The park should be evaluated as a whole and a site-wide accessibility plan should be developed in conjunction with a long-term interpretation plan.

Additionally, Preservation Brief 32: *Making Historic Properties Accessible* states that the following steps be taken when planning for universal accessibility at historic sites.

- Review the Historical Significance of the property and identify character-defining features;
- Assess the property's existing and required level of accessibility; and
- Evaluate the accessibility options within a preservation context.



Figure 2: View looking northeast towards Cassidy House showing location of missing walkway connection between porch and sidewalk. Annotations by WLA Studio mark the approximate location of the now missing historic walkway (WLA Studio 2023).

Cassidy House Circulation:

Design development drawings titled *Rehabilitate Birthplace Home, Visitor Services BLDG & Cultural Landscape* are currently in the design phase. While these drawings may change, drawing versions dated February 2023 propose repaving the concrete walkway that extends between the existing Visitor Center/Park Administration and the Cassidy House and replacing steps to the historic side door of the Cassidy House in order to retain its historic appearance.

- Restore steps, landing, and walkway that connected to the sidewalk on S Hervey St. A historic photograph shows the historic walkway terminating toward the north in a hammer head shape. When Sheet L3 *Existing Conditions* is compared to Sheet L1 *Historic Period Plan* of the 2014 CLR, the existing public sidewalk appears to be in a similar location to the historic sidewalk. Thus, historic evidence supports the recommendation to connect the Cassidy House walkway to the existing public sidewalk should this option become feasible in the future.

- Restore fence that separated the walkway from the former play yard on south side of Cassidy House (see small-scale features).

See Figure 2

Alley north of Cassidy House:

- Use the alley as primary east/west circulation feature through the site. This alley is a historic circulation feature dating to the period of significance. It is conveniently located to serve as the primary circulation spine through the entire site. Secondary walkways can connect from it to the Cassidy House, the current Visitor Center/Park Administration and comfort station, the proposed location for the new Visitor Facility, and the parking lot. Negotiate with the City of Hope for use of the alley and confirm the location of any buried utilities.
- Convert historic alley surface to compacted, crushed stone fines in order to facilitate access to below ground utilities including gas and electrical lines, while evoking the appearance of the alleyway during the historic period.



Figure 3: View looking west down the historic alley. Cassidy House in background on left. Walkway to Visitor Center is in foreground (WLA Studio 2023).

- Following completion of phase 2 circulation development, remove existing concrete walkway leading from the comfort station towards the Cassidy House. The walkway in the alley makes this walkway unnecessary.
- During the phase 2 circulation development, replace the existing concrete walkway on the north side of the parking lot with a compacted, crushed stone walkway. This new walkway will become an extension of the primary circulation axis within the historic alley.

See Figure 3

Memorial Garden

- Renovate the existing Memorial Garden in two phases.
 - Phase 1: Remove urn and surrounding structure and replace with a seating area, including semi-circular custom wooden bench as shown on Treatment Map.
 - Phase 1: Remove all brickwork and reset in new arrangement with donor bricks relocated to the north end of Memorial Garden, adding new brick paving as needed to complete renovated design motif and comply with ABA standards.
 - Phase 1: Relocate the stone memorial to the interior of the Memorial Garden site.
 - Phase 1: Remove Bradford pear trees and replace with serviceberry trees as shown on the Treatment Map.
 - Phase 1: Plant a hedge of dwarf yaupon holly around the perimeter of the Memorial Garden.



Figure 4: View looking north towards Memorial Garden. Railroad in background; Visitor Center to right (WLA Studio 2023).

- Phase 1: Install turf grass within improved circulation areas of Memorial Garden.
- Phase 2: Remove overgrown roses and replace with heat tolerant cultivars following the proposed layout shown on the Treatment Map.
- See vegetation for additional information and maintenance recommendations.

See Figure 4

Welcome Plaza

The proposed Welcome Plaza on the west side of the parking lot is intended orient visitors to the park upon their arrival. The location of the Welcome Plaza is strategically situated to offer clear sightlines toward President Clinton's childhood bedroom in the Cassidy House, toward the locations of the proposed Visitor Facility and pavilion, and toward the existing Visitor Center/ Park Administration and comfort station. This

plaza is sized to accommodate ABA accessible interpretive signage and maps. It will directly connect to ABA accessible parking spaces.

City Sidewalks around Site Perimeter:

City-owned sidewalks exist around the perimeter of the block containing WICL. These walkways along W 2nd St and S Pine St are set approximately 15 feet from back of curb. The sidewalks on S Hervey St and W Division St are at the back of curb. The sidewalks vary in width. The sidewalk along W 2nd St is approximately 2.5 feet wide. It is recommended that WICL engage the City of Hope to bring the sidewalk system up to current design regulations. The current City of Hope standard for subdivision sidewalks is 4 feet wide.

- Should the park boundary expand to include surrounding sidewalks, initiate improvement of sidewalks through repaving and regrading projects.



Figure 5: View looking northeast towards parking lot. Existing curb cut and entrance apron in foreground; Klipsch Museum in background (WLA Studio 2023).

Vehicular Circulation and Parking:

The proposed parking area improvements include twenty-one standard vehicular parking spaces, four ABA accessible spaces on both the north and west sides of the lot (in order to support the park and Klipsch Museum), and two bus and Recreational Vehicle (RV) parking spaces separated from the lot interior by the existing sidewalk along S Pine St. There is a shared entrance and exit situated at the existing curb cut on W 2nd St with two-directional traffic flow throughout the parking lot interior.

- Improve existing parking lot.
 - Install park identity sign and directional signage at the intersection of S Hervey St and W 2nd St directing visitors to parking lot entrance on W 2nd St.
 - Install directional signage at parking lot entrance/exit.
 - Stripe parking lot for two-directional traffic flow that enters and exits through the existing curb cut on W 2nd St
- Install native and non-invasive shade trees. Provide planting islands with native trees, shrubs, and perennials to increase stormwater infiltration and to beautify the parking lot. Ensure that plantings do not block views to and from the Klipsch Museum because museum plans to use parking lot for special events.
- Accommodate bus and recreational vehicular parking along the street on S Pine St.
- Remove asphalt and repave parking lot in pervious pavement or a pervious paver system in order to increase infiltration and reduce stormwater runoff. The interior of WICL currently sits several inches below the parking area; reducing stormwater runoff with pervious paving and use of low impact design features will protect historic landscape features and improve the general condition

of the landscape. (See additional information about green infrastructure for the parking lot in the vegetation section.)

See Figure 5

Pervious Pavement Benefits

Replacing impervious asphalt in the parking lot and concrete walkways with the site with pervious pavement will improve water infiltration, reduce stormwater runoff, and improve soil and air quality. Asphalt parking lots are common sources of volatile compounds and petroleum residues that contribute to particulate air pollution and that can be carried into surrounding water reservoirs in stormwater runoff leaving the site. The dark color of asphalt contributes to the urban heat island effect and results in elevated surface and ambient air temperature during summer months. Pervious paving can be installed in several color options to increase heat reflection and lower surface temperatures. Pervious paving allows water to pass through its porous surface into the soil below, capturing and filtering pollutants present on the parking lot surface. Heavy storm events, which might overwhelm the base material's infiltration rate, can be directed into planting islands within the parking lot and into a bioswale developed along the west edge of the parking lot.

See Figure 6 for a design precedent.

Remnant Circulation Features

Evidence of historic circulation features remain on site that should be treated as historic resources. Examples include the former driveway to the missing house that once stood south of the Cassidy House. Another example is the driveway and walkway to the now-missing Vincent Foster house. It is the opinion of the authors of this report that these contribute to the park's historic landscape because they provide evidence of the organization, arrangement, and use of parcels during the period of significance. These should be preserved. If their condition has deteriorated such that they need to be replaced, match the existing design, workmanship, and materials following the Secretary of Interior's standards. If they are deemed hazards, document the features prior to their removal.

Buildings and Structures

Previous planning efforts identified a need for a new Visitor Facility at WICL to improve visitor services and to better support the operational needs of the park; additionally, the current Visitor Center/Park Administration has inadequate storage capabilities and has accessibility issues. Future design of buildings should consider the massing, location, and scale of historic buildings in such a way that enhances the historic setting and improves views within the historic site.



Figure 6: The US EPA's Edison Environmental Center's 110-vehicle capacity parking lot paved in a combination of porous asphalt, pervious concrete, and permeable interlocking pavers. Any additional surface runoff from large rain events and adjacent impervious surfaces is directed into rain gardens and bioswales along the lot's edges (EPA.Gov 2022).



Figure 7: View looking northwest towards the Cassidy House. Site of the missing Vincent Foster House is in the foreground. This is the proposed location for new Visitor Center (WLA Studio 2023).

New Visitor Facility

- Construct a new Visitor Facility in the footprint of the former Vincent Foster house.
- Design building that references the historic scale and orientation of the former Vincent Foster house.

A building in this location will strengthen views in the interior of the site, by recreating the cluster arrangement and spatial organization of the historic landscape.

- A building in this location will screen views out towards noncompatible views towards commercial/industrial land uses on surroundings parcels.
- A building on this site may block excess light pollution from the nearby Atwood building.
- Utilize the proposed Visitor Facility

location to aid in historic interpretation of the site and the childhood experience of President Clinton, who often played in the rear yard of the Vincent Foster house and would have experienced a similar viewshed to what is offered from this location looking toward the Cassidy House and existing Visitor Center/Park Administration.

See Figure 7

Existing Visitor Center/Park Administration

Design development drawings dated February 2023 recommend improvements to the existing Visitor Center/Park Administration's building envelope.

- Maintain the existing Visitor Center/Park Administration and convert to staff offices, library, or storage once the new Visitor Facility is built.

Existing Comfort Station

- Maintain the existing comfort station and convert to maintenance storage once the new Visitor Facility is built.

New Shade Structure/Pavilion

- Construct a shade structure/pavilion in the footprint of the former Vincent Foster garage/outbuilding for use in outdoor education programs.
- When designing the pavilion, consider the scale and architectural elements of historic residential architecture on site during the historic period in order to reinforce interpretation of historic conditions. It is proposed that the shade structure/pavilion reference the scale and massing of the former Vincent Foster house garage.
- Provide electrical power from the proposed Visitor Facility in order to install overhead fans in the pavilion structure and allow for use during music festivals and special events.

Utilities

- Retain existing water connections for use by maintenance staff unless they are visually obtrusive. Consider burying water connections into below-grade valve boxes with green lids to be more inconspicuous.
- Remove any out-of-use utilities that remain on site.

Small-Scale Features**Fences**

Existing fences are not historic and detract from the historic setting. Historic photographs show that there were not fences separating the rear yards during the periods of significance. The existing fences subdivide the property, block historic views between historic buildings, and complicate pedestrian circulation through the site. Re-evaluate the need for a perimeter fence if operational needs change and vandalism becomes more of a concern on the part of the park.

1. Remove all interior fences. This includes the metal fences and wood fence around the Cassidy House, the wooden fence at the back of the former Vincent Foster lot along the south side of the alley, and the metal fence along the northside of the alley.
2. Keep the metal fence at the top of the steep slope along the west and north sides of the Memorial Garden for safety reasons.
3. Recreate the fenced enclosure on the south side of the Cassidy House that served as the play yard when President Clinton lived there as a child.
4. Throughout the park, use simple wooden or painted metal enclosures to hide HVAC or utilities when vegetation cannot be used.

See Figure 8



Figure 8: View looking east from upstairs window of Cassidy House showing fences along alley that divide the site (WLA Studio 2023).

Signage and wayfinding

With the addition of a designated parking lot at WICL, it is recommended to update signage throughout the site. Park identification signage should be located for visitors approaching the site in vehicles along S Hervey St. Directional signs should be installed to direct visitors to the parking lot. Signage within the site should direct visitors from the parking lot to the existing (and future) Visitor Facilities. Interpretive signage should be updated to orient visitors to the site's history, President Clinton's experiences at the site, and the character of the cultural landscape. Recommendations include:

1. Complete a site-wide wayfinding study and update Long Range Interpretive Plan to identify locations of park identification and interpretive signage based on these updated landscape treatment recommendations.
 - Provide a park identification sign at the corner of S Hervey St and W 2nd St.
 - Provide directional signs to the parking lot at the corner of S Hervey St and W 2nd St

and at the corner of W Division Street and S Pine Street.

- Provide site map and interpretive waysides at the proposed Welcome Plaza at the western edge of the parking lot.
 - Provide additional interpretive wayside at the intersection of the alley walkway and the walkway to the Cassidy House providing additional information about Clinton's experiences at the house.
2. Interpret non-surviving features from the historic period.
 - Where possible, preserve the remnants of historic building foundations, driveways, and circulation features.
 - Add interpretive signage addressing the cultural landscape to explain the loss of residential structures on the site, the change in topography that took place as a result of the lowered roadway, and the loss of the surrounding residential neighborhood.

See Figure 9



Figure 9: View of corner of S Hervey St and W 2nd Street looking north. This is proposed location of WICL Park Identification Sign (WLA Studio 2023).

Lighting

Evaluate the need for additional lighting as programming needs and levels of activity change. The current staff did not believe it was necessary to add site lighting because the site was not open at night and light from the Atwood building spills over into the site.

The NPS has a policy for lightscape management, which states that the NPS will preserve, to the greatest extent possible, the natural lightscapes of parks and minimize light that emanates from park facilities to prevent the loss of dark conditions and natural night skies. In addition, future increased visitation and construction activities should consider NPS Natural Sounds policies. The Natural Sounds and Night Skies Division of the NPS provides “assistance in collecting baseline data for ambient acoustic and night sky quality,” and they can assist parks in “identifying source specific impacts and engineered solutions to reduce, mitigate or prevent anthropogenic noise and

excessive light in and around parks.”³ This division should be consulted as WICL staff consider changes and additions to the cultural landscape.

Other recommendations include:

- Additional lights can be brought in on an as-needed basis to support nighttime events in the park.

3. “Natural Sounds and Night Skies Division (U.S. National Park Service),” accessed January 31, 2023, <https://www.nps.gov/orgs/1050/index.htm>.



Figure 10: View looking southeast from upstairs window in Cassidy House towards empty lot and former site of Vincent Foster House. Note large pecan tree growing in center of yard and ponding water (WLA Studio 2023).

Vegetation

During the period of significance, the vegetation around the Cassidy House and on the other lots sharing the city block was typical of informal residential landscapes of the period. Most houses featured expanses of lawns, foundation plantings, and trees planted in the yards for shade. Historic photographs provide limited information on specific plants growing around the Cassidy House. The large pecan trees (*Carya illinoensis*) and oaks (*Quercus* spp.) existing at the historic site are possible exceptions; these appear to be old enough to have been alive during the period of significance, and pecan trees appear in historic photographs.

See Figure 10

Opportunities exist for the vegetation on the site to improve a visitor's experience by reflecting the character of the landscape during the historic period. Contributing landscape features at the Cassidy House include the mown yard around the house. The front yard is limited to a small strip after changes to the elevation of S Hervey St.

Vegetation associated with non-historic resources can be used for interpretative purposes, improve the visitor's experience of the site by providing an attractive setting, and improve the site's sustainability by providing ecological services such as stormwater treatment.

Based on these objectives, the recommendations for the site vegetation are as follows:

1. Maintain the landscape to protect the cultural and environmental resources of the site.
 2. Provide maintenance staff or contractors with guidance on appropriate maintenance activities to protect cultural resources. (See maintenance overview section below.)
 3. Utilize existing research on historic vegetation patterns completed during phase I of the 2014 CLR to rehabilitate planting areas wherever possible.
- Plant a catalpa tree (*Catalpa speciosa*) in southwest corner of the exterior of the historic play yard fence at the Cassidy House as seen in historic photographs.

- Replant missing shrubs and perennials around the foundation of the Cassidy House that appear in historic photographs, sheet L1-*Circa 1949 Historic Period Plan* in the 2014 CLR, and shown on the Treatment Map.
 - Replant historic trees in kind, locating the plant as closely as possible to the original tree (see tree replanting planting guidance provided below).
4. Improve the Memorial Garden in two phases. It is proposed to renovate plantings around the perimeter of the garden to improve its appearance and buffer noise and views of adjacent land uses.
 - During phase 1, replace removed Bradford pear trees (*Pyrus calleryana*) with serviceberry (*Amelanchier aborea*). It is proposed to plant serviceberry trees in reference to President Clinton's dedication to service. Add additional serviceberry trees for screening as they appear on the Treatment Map.
 - During phase 1, install pruned hedge of dwarf yaupon holly (*Ilex vomitoria* 'nana') to perimeter of Memorial Garden as shown on the Treatment Map. Dwarf yaupon holly is a native plant species that performs similarly to boxwood, but without many of the disease and maintenance issues.
 - During phase 1, install turf grass to areas of improved circulation routes.
 - During phase 2, install 42 garden roses to interior beds of renovated Memorial Garden. As discussed in the 2014 CLR, the Memorial Garden was dedicated in the memory of President Clinton's mother, Virginia Kelley. This CLR Treatment Update does not recommend to remove the garden because of its association with her and because many local residents contributed funds for the garden. It does recommend the replacement of the plant material and simplification of its hardscape to make the space more attractive and barrier-free. It is proposed to plant 42 roses to reference that Clinton was the 42nd President of the United States.
 - Work with local landscape suppliers or rose nurseries to identify heat tolerant roses appropriate for this growing environment.
 5. Address ponding water issues with fine grading of lawn areas and improving soil percolation rates. In areas that collect substantial run-off from impervious surfaces—parking lots and buildings-- consider installation of bioretention or rain gardens to encourage the infiltration of water.
 - Water presently collects in low-lying areas during times of moderate to heavy rain events. Low areas should be raised with the addition of sterile top soil to create adequate slope for excess water to drain off the site.
 - Some water may be ponding because of an obstruction. Water was observed ponding next to the concrete pad south of the Cassidy House because of a slight rise in the grade. The low-lying area can be raised, as described above; alternatively, a shallow, hand dug channel through the obstruction would likely drain the area. Other areas with ponding, for example behind the comfort station, may need underground drainage. There is an ongoing grading and drainage improvement project at the historic site that will likely ameliorate these issues through fine grading.
 - Standing water may also be the result of poor soil percolation, which is likely the result of having heavy, clay soil structure. Soil should be annually aerated during the summer (May-August) and top-dressed with compost. Aeration and topdressing will loosen up the soil and create pores through which water can flow.
 6. Install mixed evergreen and deciduous foundation shrubs along the base of the Visitor Facility, once built. Foundation shrubs will evoke the residential feel of the historic condition of the site, while preserving views of the Visitor Facility building from the street and sidewalk.

Vegetation Maintenance Overview

Park staff, other NPS staff from nearby parks, contractors, and/or volunteers may be responsible for maintaining the site's grounds. Those responsible for landscape maintenance should be informed of best practices, including practices to protect historic resources. General guidance on landscape maintenance is provided below.

Rose installation and care

Refer to readily available guidance on general rose care available through state extension offices or the American Rose Society. The extension systems in Louisiana and Texas both have informative webpages on rose care that are periodically updated. The American Rose Society has guides available online dealing with multiple cultural issues, including the treatment of common rose diseases. General recommendations include:

- Plant new roses in well-drained, amended soil.
- Transplant roses while dormant.
- During the first two years following installation, water roses thoroughly and deeply twice a week through slow soaking on the ground. Soaker hoses minimize water lost through evaporation.
- Begin fertilizing with the first signs of spring growth and continue through Labor Day. Well-rotted manure, a balanced (e.g., 13-13-13) commercial fertilizers, or water-soluble rose food are recommended. Water before and after fertilizing and follow the directions for the chosen fertilizer method.
- Apply 2-3 inches of mulch to rose planting beds in late spring and replenish as materials break down. Mulch minimizes water loss and suppresses weed competition.
- Follow label directions carefully when applying insecticides. The best method to prevent an infestation of rose pests is to examine roses regularly during the growing season. Often, any damage can be prevented by catching infestations early.
- Perform regular inspection of plants and become familiar with the identification of common rose diseases. Blackspot is a fungus that affects roses by causing leaves to turn yellow with black spots before dropping off the plant. Powdery mildew is

a common fungus affecting roses in early spring and early fall. Both fungi can be prevented through a preventative fungicide program begun in early spring.

- Late is the best time to prune roses, do so around mid-February to March, cutting the height of each bush back by one-third. Pruning cuts should be made a quarter inch above a five-leaf leaflet.

Turf Maintenance

Continue to maintain the area within the historic site as NPS Turf Class B1 Functional Short (height 3-6 inches). NPS Turf Class B1 Functional Short is best for foot traffic areas, vegetative cover, and passive recreation. This class requires a medium level of maintenance effort. The growing habit features variable texture and seasonally appropriate color. Typical grasses include Bermuda and zoysia in the warm season, and bluegrass, ryegrass, turf-type tall fescue, and fine fescues in the cold season. Tolerated weeds include character compatible/common, noninvasive, weedy species found in turf. Typical needs include frequent mow/brush hog/ sickle bar/ flail aeration, overseeding, soil ecosystem management, irrigation optional, and fertilization. The NPS typically uses B1 for Visitor Use Areas.

Develop a turf maintenance regimen that follows best practices to protect historic features. Mowing and the use of power equipment can damage historic features. Considering the current maintenance requirements, these are general turf maintenance recommendations:

- It is recommended that power riding mowers are not used within 12 inches of a contributing historic features. Mowers should be equipped with bumper guards to protect against accidental damage. Weed-eaters (rotating filament trimmers) should be used to trim closer to historic features. The nylon filament should be the lightest gauge possible, for example .065-inch line is commonly available.
- Conduct soil tests on regular schedule, every one or two years, to monitor fertility and pH. Follow recommendations to address nutrient deficiencies.

- Train maintenance staff to recognize the fragility of historic resources and to identify potential threats to them.

Shrub maintenance

It is recommended that existing shrubs around the existing Visitor Center/Park Administration and comfort station be annually maintained to provide a clean, well-kempt appearance. Historic photographs suggest a relatively high level of care of yards that should be replicated as much as possible in the modern landscape. Maintenance staff should consult with the University of Arkansas Cooperative Extension Service for updated information on shrub maintenance. They have a webpage devoted to home landscape maintenance with links to maintenance-related publications. (See their guide to shrub pruning for example: <https://www.uaex.uada.edu/publications/pdf/FSA-6148.pdf>.)

General shrub maintenance guidance is provided below:

- The correct timing of shrub pruning is crucial. In general, shrubs that bloom in spring are pruned after flowering and later blooming shrubs are pruned in winter. Consult with a prune calendar available through the University of Arkansas Cooperative Extension Service.
- Prune to remove dead or diseased wood.
- Prune to maintain desired size and shape. For shrubs used to screen unsightly views, periodic pruning will promote lower growth and a more compact form.
- Prune to prevent shrubs from growing onto buildings or obstruction circulation routes.

Tree Maintenance

Park staff should be familiar with common threats to the historic trees on site, particularly the historic pecan trees, and develop plans to address health and safety issues. For the purpose of this CLR, historic trees are those known to be 50 years old or older. Trees are perishable resources susceptible to environmental conditions, including climate change, pests, drought, and disease. Trees also decline in health and die because of age. Preservation, care, and ongoing maintenance is essential for the survival of historic trees at the park unit.

- Consult with a certified arborist to consistently evaluate the health of historic trees. These professionals can identify potential safety risks or threats to the trees and determine the best course of action.
- Consult with a certified arborist about the need to open the canopy to increase light and air flow. If moss growth becomes too thick, consider trimming.
- Maintain historic trees unless they are dead, dying, or pose a risk to people or other historic features. Attempt to correct an issue and stabilize a tree prior to removing the entire tree. Examples of stabilization include removing damaged limbs or cabling limbs to prevent breakage.
- Pruning trees is an important maintenance activity. Hazardous branches, limbs, and dead wood should be removed as soon as identified. Corrective pruning of mature trees should occur every five years to address structural or safety issues.
- Protect critical root zones of existing trees from compaction, trenching, or excavation.
- Maintain an annual maintenance program that inspects all historic trees. Annual inspections should look for evidence of decline, damage, and disease.

Replanting historically significant trees

Upon the death of a historically significant tree, such as the historic pecan trees in the former Vincent Foster house yard, always replant with the same species unless environmental conditions merit a substitution. Refer to the NPS article on replacing trees in the cultural landscape in its “Clippings” publication. (See: <http://npshistory.com/publications/landscapes/clippings-replacing-trees.pdf>.) Replacing a mature tree involves multiple steps and considerations. These are outlined below.

Tree replanting considerations:

- Consider if current planning and preservation objectives support the replanting of the tree.
- Consider if a replanted tree supports contemporary use of the site or interpretation of the site.

- Consider the mature size of the tree and if it fits in the proposed location.
- Consider if there have been environmental changes to the site that would adversely affect the viability of the replanted tree.

Tree replanting techniques:

- Root sprouting allows for a sprout growing from the original tree's roots to replace the original tree. This technique retains the tree's genetic authenticity.
- Stump planting replants into the decayed stump. This causes minimal site disturbance. A small root ball tree is planted directly into a hole prepared in the middle of the decayed stump with additional soil used to stabilize the tree and provide growing medium.
- Mound planting minimizes ground disturbance by placing the root ball on top of the ground and mounding growing medium to cover the root ball.
- Reduced tree pit planting uses the smallest acceptable root ball in the smallest necessary hole to minimize ground disturbance.

Archeological Resources

- Engage an NPS or other archaeologist to locate posts from historic fence lines that may remain on site.
- Enlist the assistance of NPS archaeologists during any digging or grading projects to ensure that historic resources remain undisturbed.

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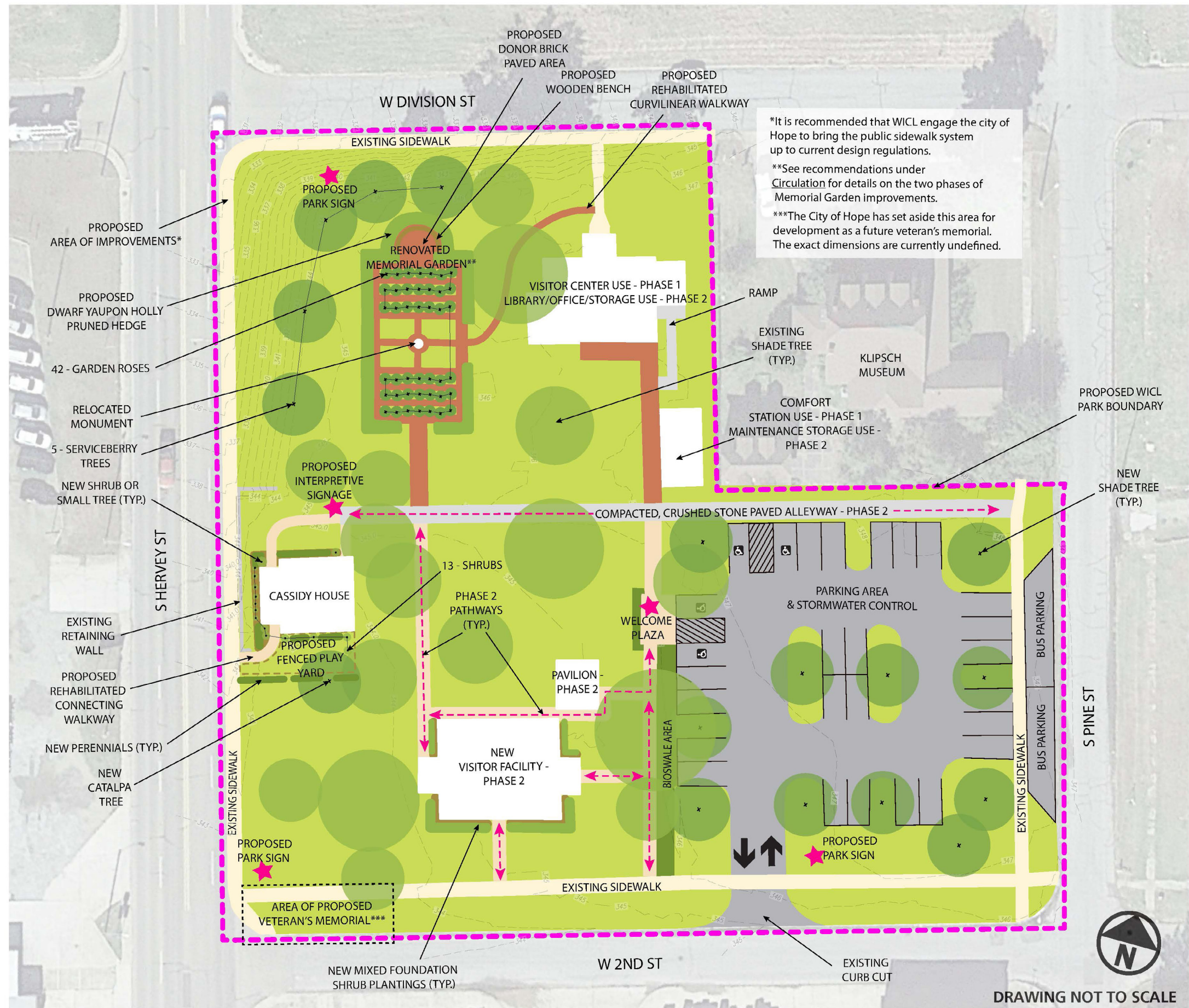
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Appendix

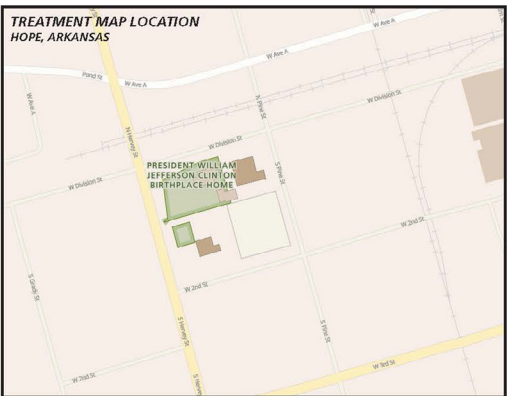
1. CLR Part II Update - Treatment Map
2. Predesign Concepts Presentation with Alternative Treatments Considered
3. Notes from January 18-19, 2023, Predesign Concepts Presentation Conference

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Credits:

1. Strata Architecture and Prairie Engineers; Topographical Survey
2. WLA Studio; Fieldwork and Design
3. Google Earth; Hope, Arkansas Context Map
4. ESRI; Treatment Map Location



WICL TREATMENT MAP PART II 2023 Update

President William Jefferson Clinton Birthplace Home
National Historic Site
May 2023

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NPS WICL TREATMENT PLAN - CLR PART TWO PREDESIGN CONCEPTS AND WORKSHOP



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PROJECT DESCRIPTION



National Parks Conservation Association

BACKGROUND

- 2014 - The Cultural Landscape Report (CLR) for President William Jefferson Clinton Birthplace Home National Historical Park (WICL) is completed.
- The CLR recommends Rehabilitation treatment.
- In recent years the park has acquired neighboring lots, adjacent structures have been demolished, and operational needs have shifted.
- Barrier free access to the VC/HQ and the Cassidy House currently does not meet ABAAS.

OBJECTIVES

1. Update rehabilitation treatment recognizing that the park's historic landscape is solely associated with the Cassidy Home parcel. While the neighboring parcels are not contributing, they establish a physical and visual context for interpreting President Clinton's experience as a young child.
2. Provide pre-design concepts to direct physical layout at the site, specifically related to visitor flow, barrier free access, and parking.
3. Establishing a new vision/desired condition for the empty lot between the Cassidy House and Visitor Center; the initial CLR recommended constructing a new compatible building at this location, but it may be better suited to outdoor gathering space and interpretive exhibits. Explore a different location within the new park boundary for construction.

GOALS

1. Establish a vision for providing outdoor programming given that National Register of Historic Places (NRHP)-eligible resources are limited to the Cassidy House and its immediate environs. Explore the best use for the parcels in the process of being acquired.
2. **Complete a design workshop during which the project team and park/regional staff will evaluate a series of concepts for physical planning to meet identified needs and fulfill the operational/interpretive vision for the park.**
3. Identify opportunities for accommodating universally accessible visitor amenities such as parking, sidewalk, restrooms/ water fountains, and outdoor gathering spaces (such as a Memorial Garden or outdoor classroom).

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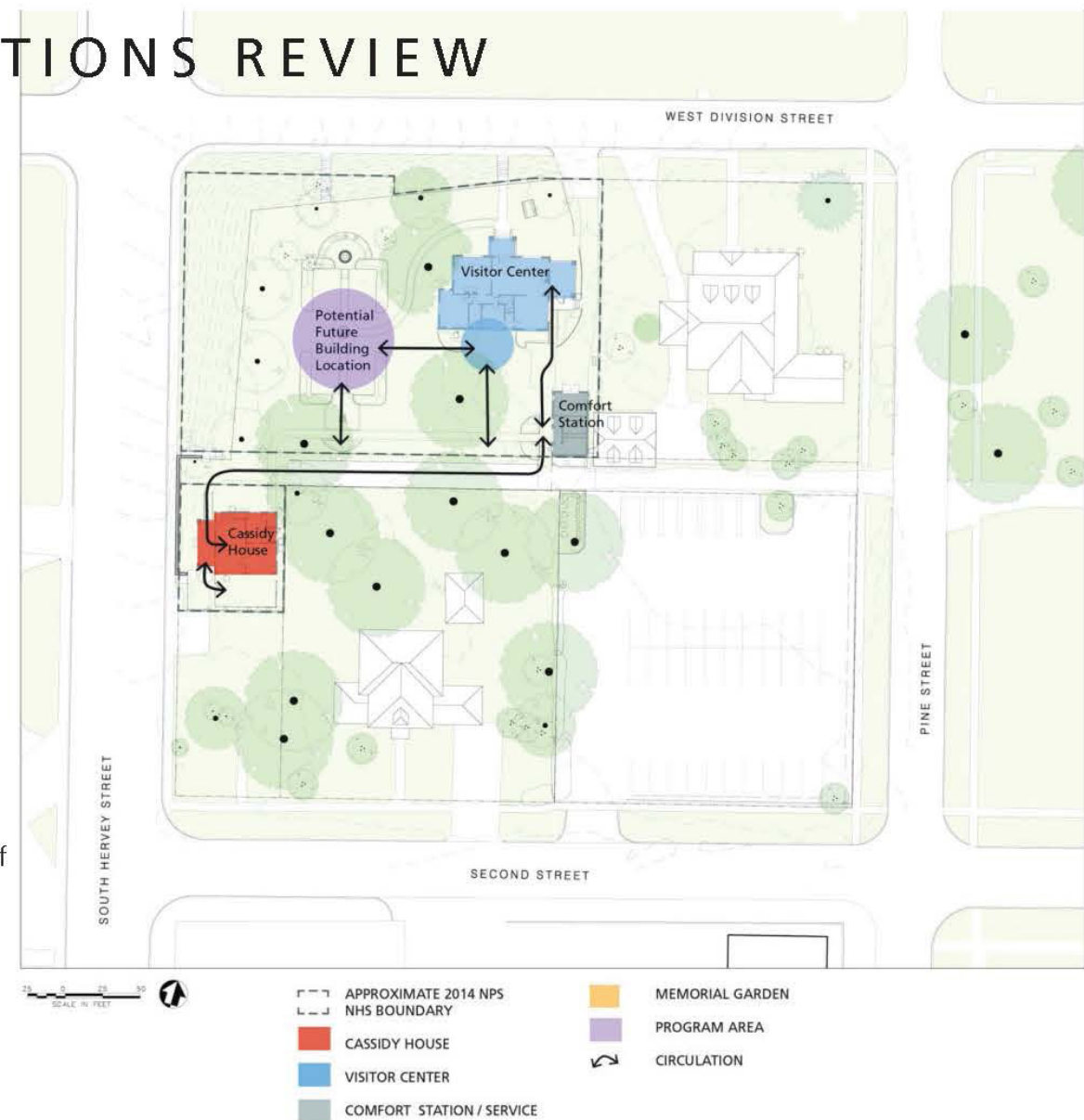
EXISTING TREATMENT RECOMMENDATIONS REVIEW

CLR, FOUNDATION DOCUMENT, LRIP

- Rehabilitate the Cassidy House and grounds.
- Renovate other areas of the National Historic Site to support compatible new interventions.
- Store collections off-site at Little Rock Central High School National Historic Site, and/or NPS Midwest Region Independence Multi-park Facility.
- Maintain comfort station in its current location.
- Relocate granite monument within the National Historic Site and renovate/relocate the Virginia Clinton Kelley Memorial Garden while preserving and reusing donor bricks in the new memorial garden design.
- Expand cooperative programs, interpretive programs, outdoor programming, and special events.
- Utilize on-street parking.
- Visitor and staff circulation routes should be constructed to meet minimum accessibility standards, and all new facilities should achieve the highest level of NPS sustainability goals.
- Maintain the existing Visitor Center in the short-term, utilize additional funds in the future to construct a new Visitor Center on the site of the existing memorial garden.

EXT. TREATMENT RECOMMENDATIONS *DO NOT*:

- Consider adjacent parcels to the south and east of the Cassidy House in site planning (formal acquisition of these parcels is ongoing)
- Include areas for visitor, staff, or tour bus parking
- Offer guidance on visitor flow or barrier-free access
- Consider the demolition of the former Vincent-Foster house in viewshed planning and interpretation



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PROJECT OBJECTIVES - REVIEW



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UPDATED PARK BOUNDARY
AND FEATURES MAP

CONCEPT DEVELOPMENT



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PREDESIGN CONCEPTS

FRAMEWORK

EACH PREDESIGN CONCEPT...

CONSIDERS:

- Historic landscape characteristics (ie. view sheds, spatial organization)
- Contributing features
- Universal access
- Parking
- Changes in adjacent land use
- Storm water management
- The five senses (ie. creating opportunities for visitors to feel like they are in a neighborhood, see the historic pecan trees, smell the flowers, hear the railroad...)

INCLUDES:

- A new 4000 sq/ft Visitor Center
- Repurposed library/museum/storage/offices (in ext. visitor center)
- An outdoor pavilion/classroom/public event space
- A renovated memorial garden

A 4000 sq/ft Visitor Center includes space for :

Public spaces

Interpretive exhibit	650 sq/ft
Theatre (holds approx. 50 Ppl)	500 sq/ft
Restrooms	350 sq/ft
Information desk & lobby	590 sq/ft
Bookshop and sales area	350 sq/ft
Total	2,500 sq/ft

Staff/admin spaces

Staff restrooms	350 sq/ft
Staff offices (4 permanent)	150 sq/ft each
Flex office/conference	300 sq/ft
Break room/kitchen	200 sq/ft
Total	1,500 sq/ft



SPATIAL ORGANIZATION DURING THE HISTORIC PERIOD

CONCEPT DEVELOPMENT

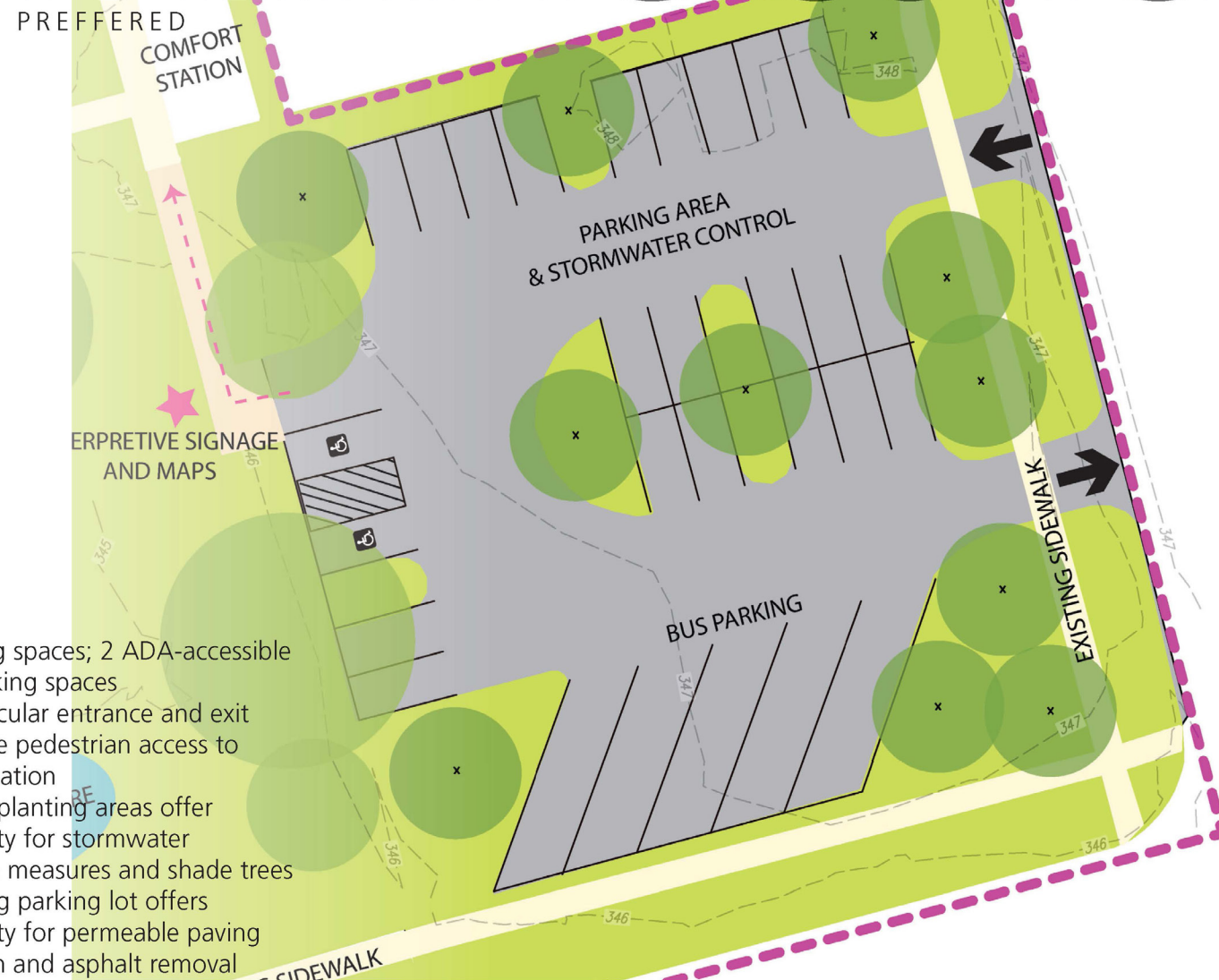
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PARKING CONCEPT



DETAILS:

- 23 parking spaces; 2 ADA-accessible
- 5 bus parking spaces
- Clear vehicular entrance and exit
- Barrier-free pedestrian access to comfort station
- Increased planting areas offer opportunity for stormwater infiltration measures and shade trees
- Renovating parking lot offers opportunity for permeable paving installation and asphalt removal

POTENTIAL MATERIALS FOR PARKING AREA



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CONCEPT DEVELOPMENT



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01

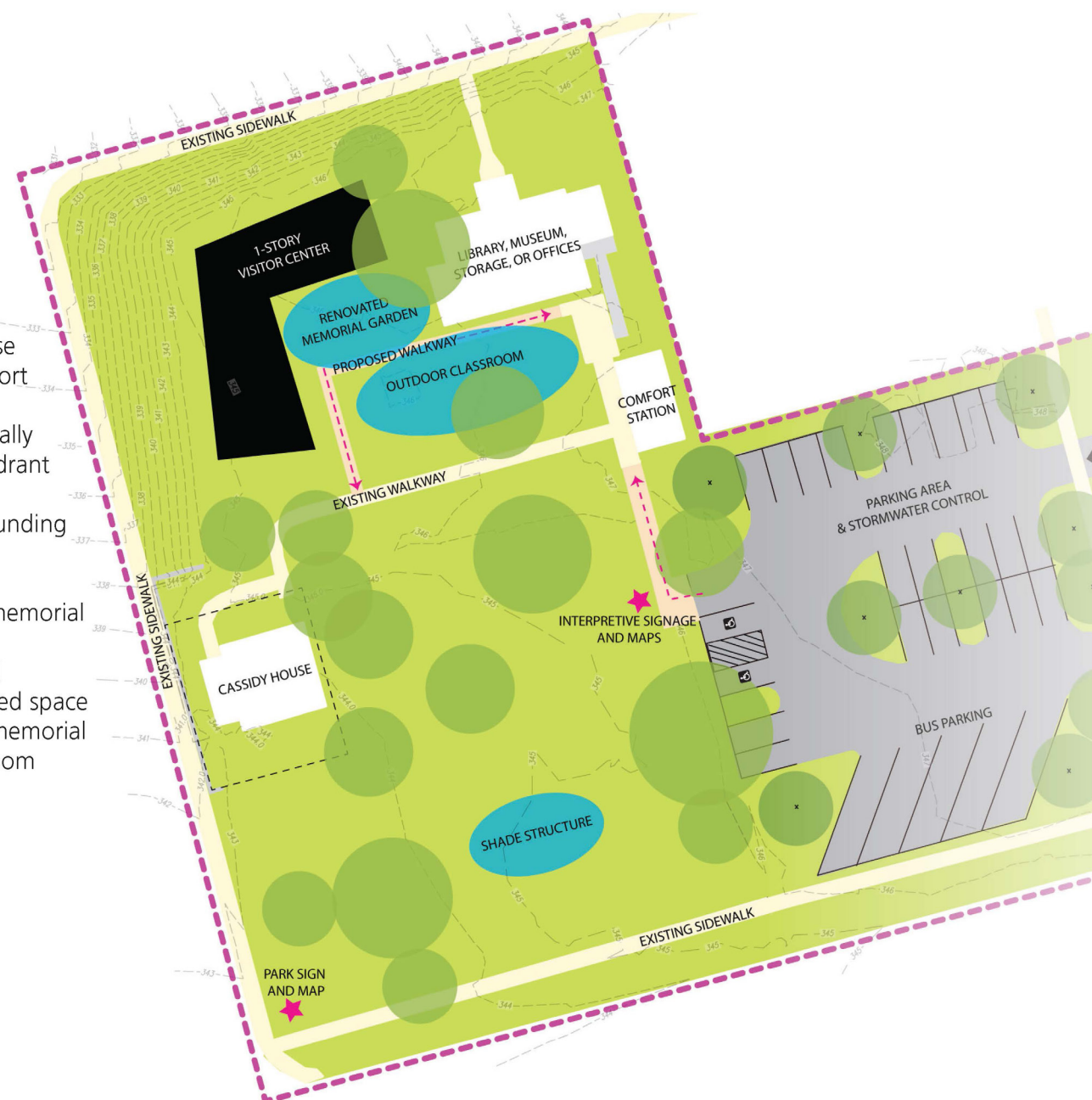
ALTERNATIVE

PROS:

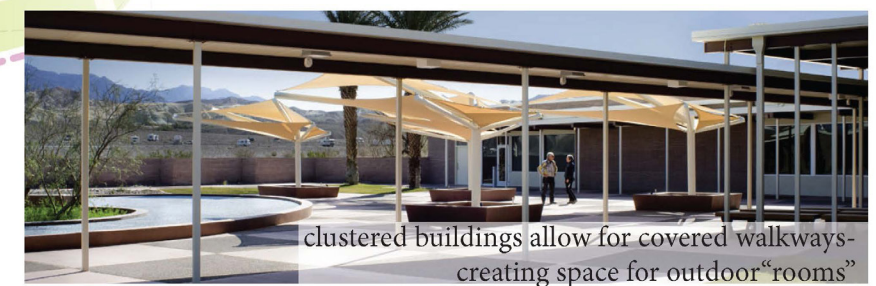
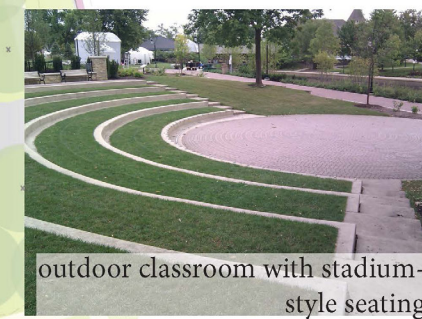
- Utilizes existing walkway connection to Cassidy House
- Closely clusters visitor support amenities
- Cassidy House remains visually dominant in lower left quadrant
- Ample room for outdoor interpretive elements surrounding the Cassidy House

CONS:

- Prompts relocation of the memorial garden components
- The steep grade and spatial organization allow for limited space allocated to the relocated memorial garden and outdoor classroom



POTENTIAL FEATURES/MATERIALS FOR ALT. 01



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02

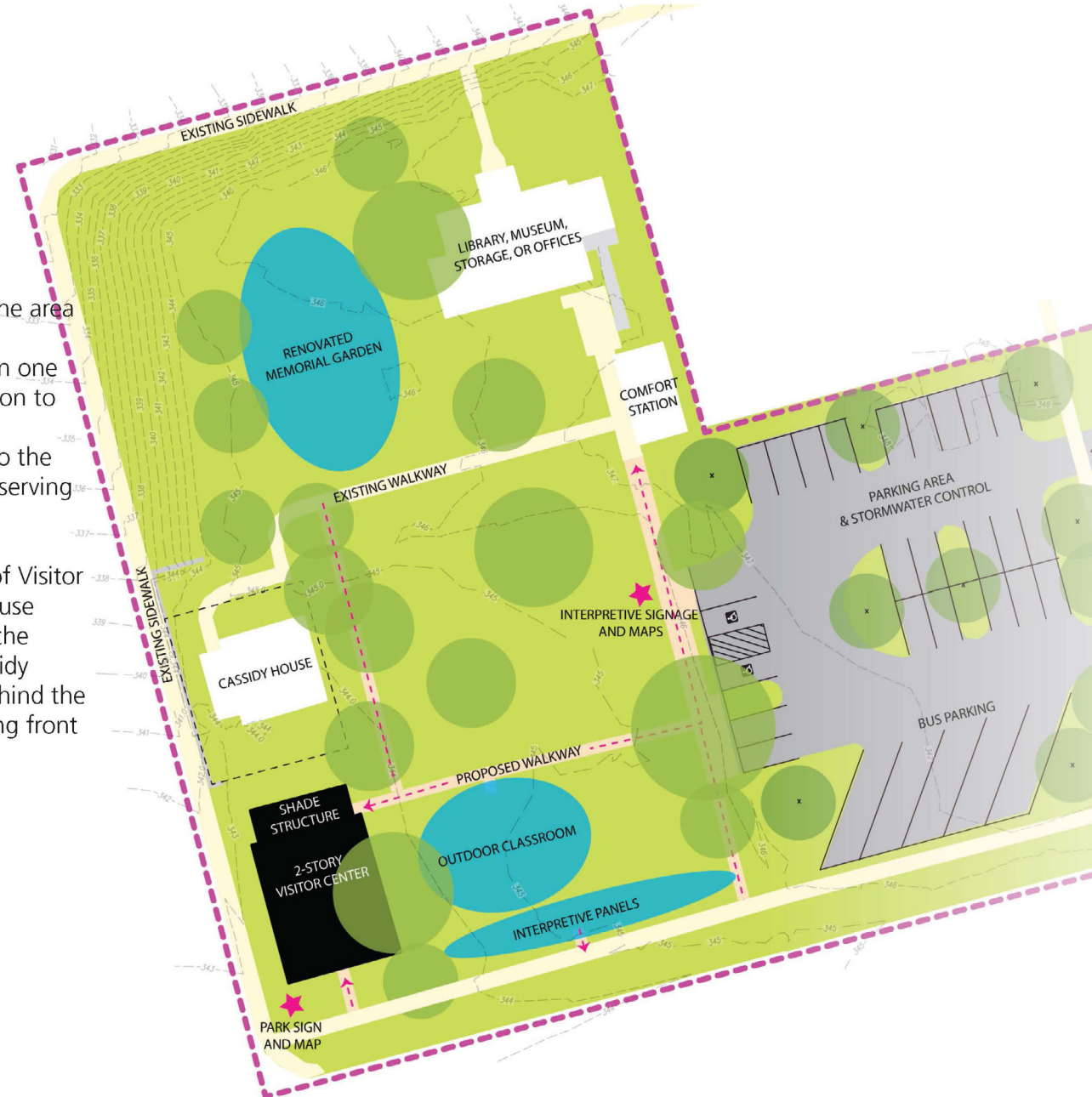
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PROS:

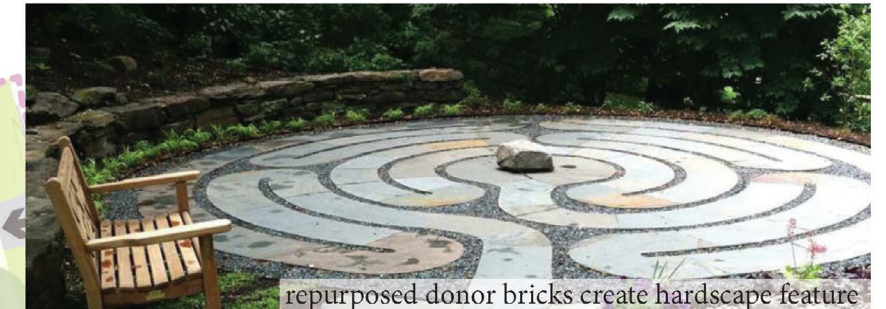
- Recreates missing mass in the area of a removed house
- Clusters new construction in one area and minimizes disruption to existing features
- Visitor Center is relocated to the busiest intersection of site, serving as a new park sign

CONS:

- Possible visual dominance of Visitor Center over the Cassidy House
- Connecting path between the Visitor Center and the Cassidy House requires traveling behind the Cassidy House to the existing front entrance



POTENTIAL FEATURES/MATERIALS FOR ALT. 02



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03

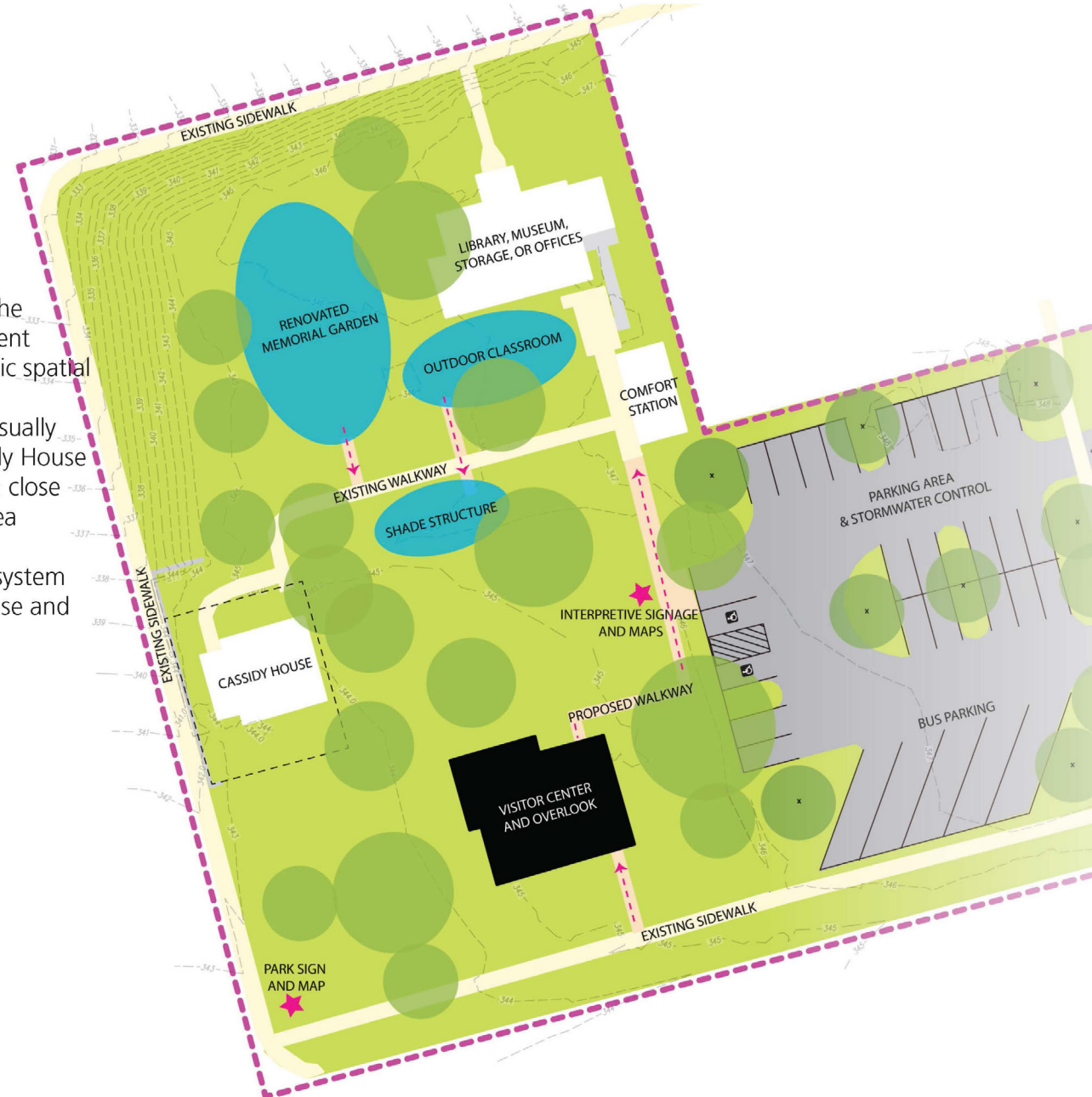
ALTERNATIVE

PROS:

- Recreates missing mass in the location of the former Vincent Foster House, mimics historic spatial configuration
- New Visitor Center is not visually competitive with the Cassidy House
- The new Visitor Center is in close proximity to the parking area

CONS:

- Requires a new circulation system to connect the Cassidy House and Visitor Center



POTENTIAL FEATURES/MATERIALS FOR ALT. 03



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SPATIAL VISUALIZATION

PROPORTION, VIEWS, AND CLUSTER ARRANGEMENT

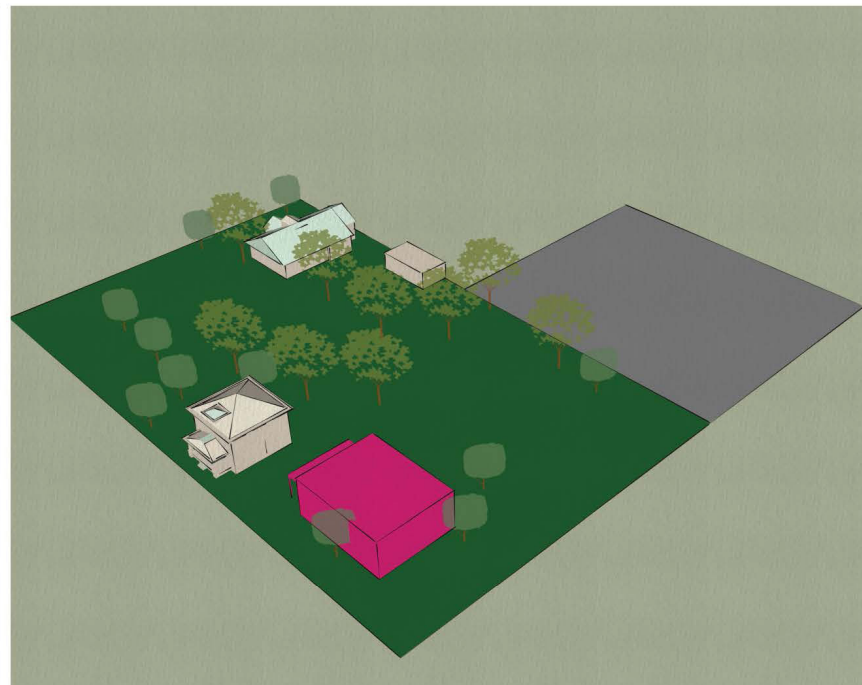
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ALTERNATIVE



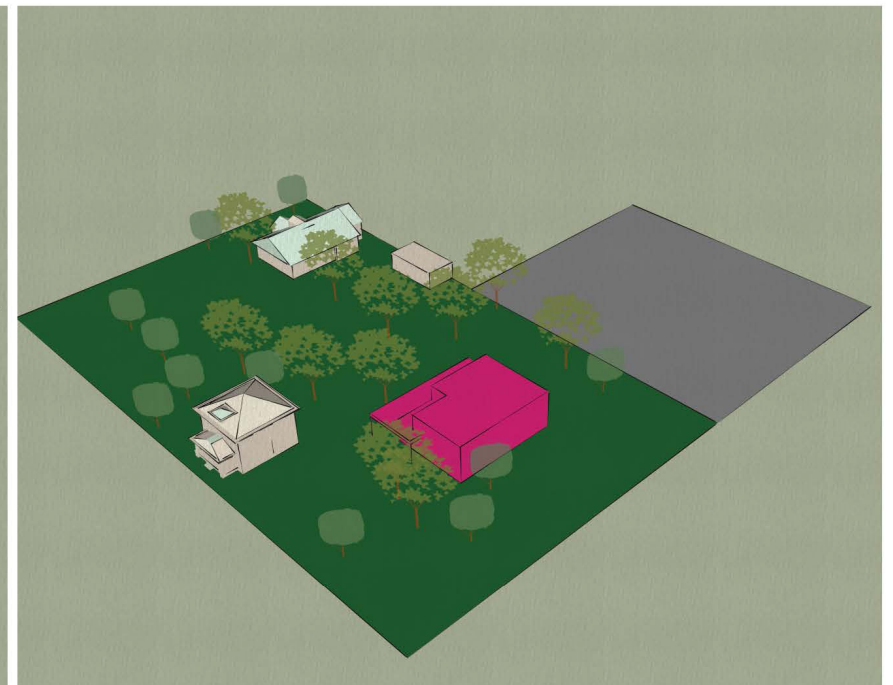
02

ALTERNATIVE



03

ALTERNATIVE



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ITEMS FOR DISCUSSION

1. **ONE VS. TWO-STORY VISITOR CENTER** - BOTH ONE AND TWO-STORY BUILDINGS EXIST WITHIN THE PARK BOUNDARY-THEREFORE, ONE IS NO MORE LIKELY TO APPEAR OUT OF SCALE THAN ANOTHER. HOWEVER, EACH CONFIGURATION HAS PROS AND CONS AS WELL AS INFLUENCES POTENTIAL PEDESTRIAN CONFIGURATIONS.
2. **REVISIONS TO THE PREFERRED PARKING CONCEPT** - ARE THE ALLOCATED SPACES SUFFICIENT FOR VISITOR AND STAFF PARKING PROJECTIONS?
3. **LIGHTING** - SIZE, FUNCTION, LEVELS?
4. **OTHER AMENITIES** - EXISTING STANDARDS FOR TRASH RECEPTACLES, WATER FOUNTAINS? ELECTRICAL CONNECTIONS/WATER/SEWER?



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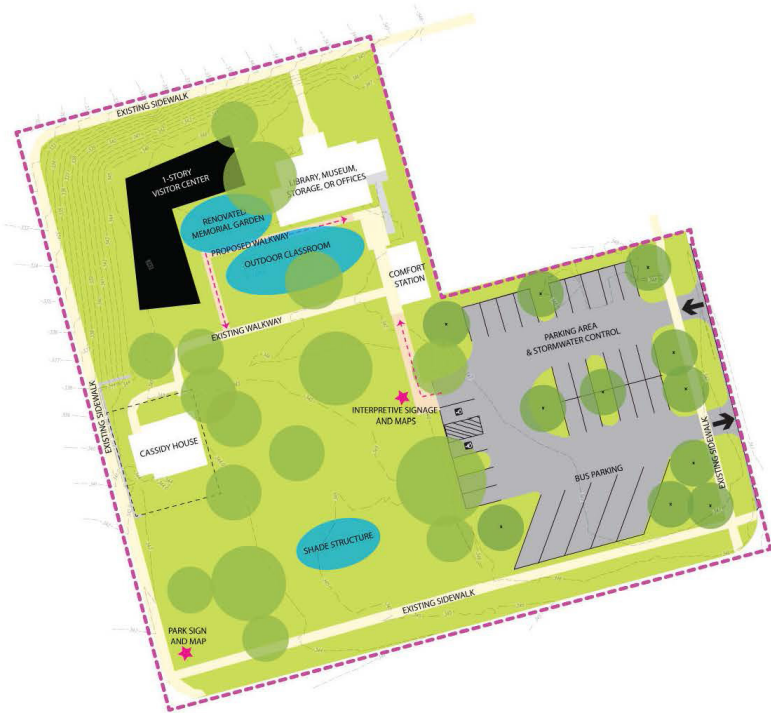
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SPATIAL VISUALIZATION

SITE LAYOUT, VISITOR FLOW, AND BARRIER-FREE ACCESS

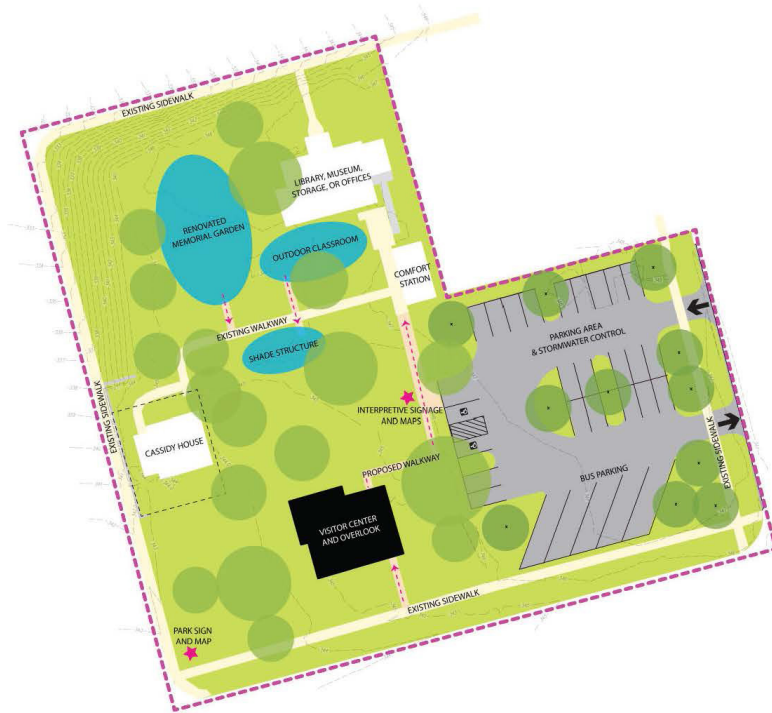
01 ALTERNATIVE



02 ALTERNATIVE



03 ALTERNATIVE



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PROGRAMMING

MEMORIAL GARDEN DESIGN PRECEDENTS



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PROGRAMMING

OUTDOOR CLASSROOM DESIGN PRECEDENTS



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PROGRAMMING

SHADE STRUCTURE DESIGN PRECEDENTS



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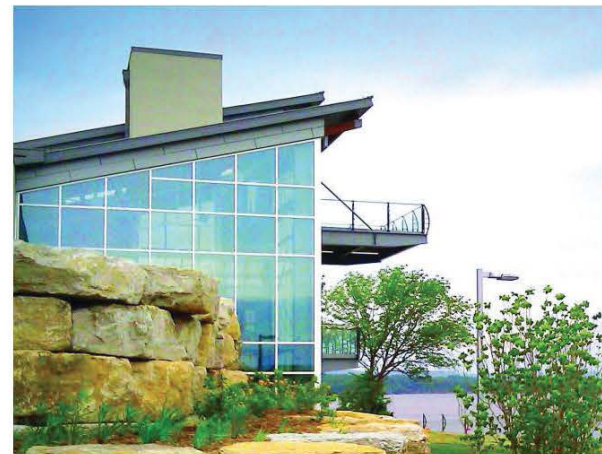
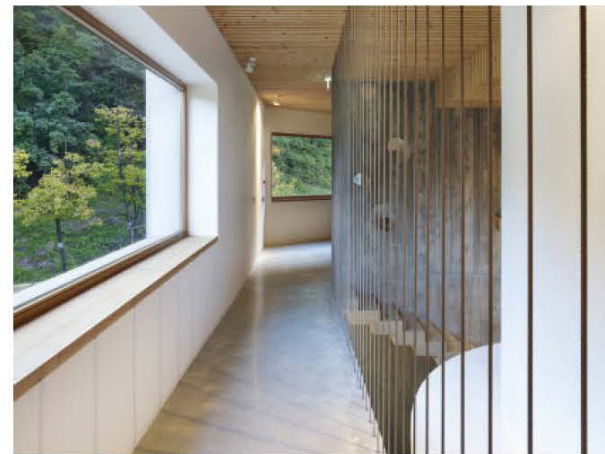
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PROGRAMMING

OVERLOOK DESIGN PRECEDENTS



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WICL – PREDESIGN CONCEPTS CONFERENCE & DESIGN WORKSHOP NOTES

Marla McEnaney (Manager, Historic Architecture & Landscapes Program, Interior Regions 3, 4, 5)

Missy Smothers (Chief of Business Services, Hot Springs National Park, & former Acting Supt. - WICL)

Shelley Todd (Acting Park Manager - WICL)

Chris Cork (Seven Generations / Consultant Team)

Keyes Williamson (WLA Studio / Consultant Team)

Kelsey Brooks (WLA Studio / Consultant Team)

Meeting convened with introductions of all in attendance (listed above).

An expansion of the park's legislative boundary was discussed.

- Shelley pointed out that site improvements are limited by the official boundary of the park which does not include the perimeter sidewalk of the site, badly in need of improvements
- This also limits the ability to address accessibility to the site, curb cuts, easements, etc.

Issues with the Memorial Garden were discussed:

- Shelley was very concerned with noise from the adjacent train track impacting the “contemplative” design intention of the Memorial Garden.
- The roses are spindly and dying out
- There is a feature at the Garden's north end that is out of use, and park staff are unsure of its design intent—possibly an urn, a fountain, or a flagpole.
- Marla and Shelley both emphasized that the Memorial Garden layout and location is less important than its existence on the site. It is not a historic feature and is therefore open to proposed changes and improvements.
- A sprinkler system is scheduled to be updated and emitters will be replaced in their current location.
- The highest and best use of the Memorial Garden location is a question.

There was discussion of activating the perimeter of the site “street activation,” similar to it would have functioned in the historic period, vs. activating the site interior.

- Marla pointed out that we might not want to focus on the backs of houses when the site is part of a larger context that would have been connected to a large residential neighborhood during the historic period.
- Limitations posed by the legislative boundary and commercialization/industrialization in the surrounding neighborhood may impact the decision to focus more on the site interior.
- Interior activation might focus more on the historic connection between the Cassidy House and the Vincent Foster House
- The residential character of the site context can instead be interpreted through residential architectural elements in the proposed Visitor Center and shade structure

Attendees briefly discussed conflicts between proposed treatments in the Predesign concepts and site updates set to begin in coming weeks:

- The extension of the retaining wall that fronts the Cassidy House would impact the historic connection to the existing perimeter sidewalk and interpretation of the historic play yard.

Outdoor programming needs and their impacts on the design of the outdoor classroom/pavilion/etc. were reviewed with the park:

- The park emphasized their desire for a flexible-use structure, and explained that the outdoor

classroom was a special project that was pushed by a former manager of the site.

- The shade structure location should consider proximity to power since ceiling fans will be a necessity in summer.
- Missy preferred the idea of a shade structure that is separate from the proposed Visitor Center-not attached.
- Current outdoor programming events (which the park would ultimately like to expand) include a jazz music festival, outdoor movies, small group meetings, homeschool group use, and historic events including discussions surround civil rights, and school group visits

The preferred parking concept was discussed and deemed in need of changes:

- The park requests that ADA parking expand to the north and east perimeter of the parking area in order to serve the park AND the Klipsch Museum, who has been an excellent neighbor and partner
- Tree canopy should not block the view from the parking area into the back yard of the Klipsch Museum as they are building an outdoor stage with the intention of hosting an audience in the parking area.
- The parking area, as proposed, shows too many bus parking spots. The park clarified their desire for approximately 10-20 parking spaces, two bus/rv spaces, and as many shade trees as possible
- Also, the legislative boundary should be considered when recommending additional curb cuts
- The park would also prefer two-way traffic flow in the parking area.

The functionality of the existing comfort station was given attention:

- In the short term, the comfort station functions; however, the location is inconvenient for staff since they have to exit their offices and enter the elements to use the restroom.
- Additionally, it was noted that the park is in dire need of maintenance storage. It was agreed that in the short term, the comfort station should be preserved but once construction of the proposed Visitor Center begins, the comfort station be converted to maintenance storage.

Preferred circulation routes and materials were discussed:

- Attendees agreed that it is preferable to move the main circulation axis to the existing alleyway. It is a historic circulation feature, and the alignment supports access to the existing Visitor Center and parking area, as well as potential areas for the proposed Visitor Center.
- The paving material should remain flexible so that underground utilities can be accessed as-needed without destroying circulation features.
- A phased approach for circulation was agreed upon-this will support the continued use of the existing Visitor Center in the short term, and can be built upon to support the proposed Visitor Center and shade structures once built.

It was unanimously agreed that it should be a priority to place any new structures in the location of former structures (based on the maps of the historic conditions) for interpretation purposes.

---END OF MEETING MINUTES--

President William Jefferson Clinton Birthplace Home National Historic Site
117 South Hervey Street
Hope, AR 71801
www.nps.gov/wicl