National Park Service
U.S. Department of the Interior

President William Jefferson Clinton Birthplace Home National Historic Site
Hope, Arkansas

President William Jefferson Clinton Birthplace Home

Cultural Landscape Report
Environmental Assessment

100% DRAFT – APRIL 2014



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April 2014

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About the front cover: View from the southwest of the Cassidy House and yard, October 12, 2012, OCULUS.

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Executive Summary

Public Law 111-11, the Omnibus Public Land Management Act of 2009, authorized the establishment of President William Jefferson Clinton Birthplace Home National Historic Site as a unit of the National Park Service recognizing the significance of the early developmental period of the life of the forty-second president of the United States. In 2010 the Birthplace Home (hereafter cited as the Cassidy House) was officially designated as a national historic site in the national park system and the National Park Service assumed operation of the site in January 2011. The purpose of the national historic site is to preserve the resource most directly associated with the former president's youth and to interpret the influences of his family and community on President Clinton.

The one-acre national historic site is located in the city of Hope, Arkansas, and contains three buildings—the Cassidy House, a visitor center, and a small comfort station. The site also includes the Virginia Clinton Kelley Memorial Garden, established in honor of President Clinton's mother. In 1995 the nonprofit Clinton Birthplace Foundation acquired the Cassidy House and two adjoining properties. The foundation undertook restoration efforts and managed the properties until December 14, 2010, when ownership was transferred to the National Park Service.

The intent of this combined *Cultural Landscape Report / Environmental Assessment* (CLR/EA) is to guide management, treatment, and use of the historic resources associated with the national historic site. The report provides managers with a comprehensive understanding of the physical evolution of the national historic site. A thorough investigation, documentation, and analysis of the national historic site and its historic landscape resources has been conducted using NPS and National Register of Historic Places (National Register) guidelines and in conformance with the National Environmental Policy Act (NEPA). The evaluation of historic significance and assessment of integrity of the national historic site serve as a framework upon which management and treatment recommendations are based. This report makes recommendations for the appropriate use of the national historic site landscape.

In coordination with this CLR/EA, a *Historic Structures Report* (HSR) was prepared for the national historic site. Together, the HSR and the CLR/EA provide important information regarding historic resources and contain coordinated treatment recommendations. These documents will support the recommendations contained in the national historic site's *Foundation Plan* and *Long-Range Interpretive Plan* and associated compliance as required by the National Historic Preservation Act (NHPA) and by the National Environmental Policy Act (NEPA) of 1969, as amended. The CLR/EA and HSR will also support the development of future planning documents and implementation projects.

The period of significance for President William Jefferson Clinton Birthplace Home National Historic Site has been determined to be 1946–1956. President Clinton's connection with the Cassidy House and the associated landscape setting 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 Clinton and his mother, with her second husband Roger Clinton, moved to another house in Hope, and later to Hot Springs, Arkansas. Therefore, the period beginning with Bill Clinton's life in the house and ending with the sale of the house by the Cassidy family in 1956 is the basis for the recommendations for the rehabilitation of the Cassidy House and its immediate yards.

The overall landscape of the entire national historic site falls within the setting of the Cassidy House. However, the setting of the Cassidy House has undergone major changes including the loss of two neighboring residences and associated outbuildings; re-grading of the adjacent streets resulting in reduction

in the size of the Cassidy House front yard and alteration of its relationship to the street; and a shift in the character of the neighborhood from primarily residential to a commercial highway corridor. Though the yards immediately surrounding the Cassidy House have experienced substantial alterations over the past fifty-eight years the open spatial character remains mostly intact. Other management issues include a lack of on-site parking; inadequate compliance with accessibility standards regarding building and site access; and a need for additional interior and exterior space to support educational and special event programs, interpretation, and administrative functions.

The memorial garden and many other features of the landscape post-date the period of significance and in many instances are in need of major repairs. The visitor center was extant during the period of significance and contributes to the setting of the Cassidy House. In addition, a neighboring house that once belonged to President Clinton's life-long friend, Vincent Foster, is extant but in disrepair. In analyzing these and other conditions and issues, including the anticipated continued use of the Cassidy House and its environs as a house museum, a treatment approach of *rehabilitation* is recommended in concert with the HSR. *Rehabilitation* is 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.

Meetings with NPS staff resulted in the selection of a preferred alternative from among three action alternatives and a no-action alternative. The preferred alternative proposes the rehabilitation of the Cassidy House and yards and the redevelopment of the national historic site to support increased opportunities to learn about the life and accomplishments of William Jefferson Clinton. New facilities and spaces would expand possibilities for education, interpretive programs, and special events.

The preferred alternative offers superior flexibility in addressing practical issues on the site while preserving those elements of the site that are important in telling the story of the forty-second president. It enhances the visitor experience of the Cassidy House and grounds through opportunities for learning about how the community of Hope and a supportive family shaped a future U.S. president.

Introduction

In collaboration with the National Park Service (NPS), Bahr Vermeer Haecker Architects (BVH) with subconsultants OCULUS, Vanasse Hangen Brustlin, Inc. (VHB), Wiss, Janney, Elstner Associates, Inc. (WJE), and Historic Resources Group, Inc. (HRG), developed this *Cultural Landscape Report / Environmental Assessment* (CLR/EA) for President William Jefferson Clinton Birthplace Home National Historic Site in Hope, Arkansas. The goal of the CLR/EA project is to provide critical assessment and planning guidance to support the eventual design and implementation of the phased treatment for the landscape and appropriate site development. Together with the *Historic Structures Report* for this national historic site, the CLR/EA serves as a guide to long-term management of the historic site well into the future.

Concurrent with the CLR/EA work effort, the consultant team prepared a *Historic Structures Report* (HSR) for the national historic site. Produced as stand-alone documents, together the HSR and the CLR/EA provide important information regarding the national historic site's resources and contain coordinated treatment recommendations.

Project Background

President William Jefferson Clinton National Historic Site is located in the city of Hope, Arkansas, approximately 110 miles southwest of Little Rock, Arkansas. Designated a unit of the NPS as a National Historic Site in 2010, the one-acre site includes three buildings—the Birthplace Home (hereafter cited as the Cassidy House), the visitor center, and a comfort station—along with the Virginia Clinton Kelley Memorial Garden. The national historic site interprets the early life and development of the forty-second president of the United States.

Following a fire on April 16, 1992, the Cassidy House was vacated. It was purchased in December 1992 by Sammy and Mary Crabtree on behalf of a local non-profit group, the William Jefferson Clinton Home Organization, Inc. The Crabtrees also acquired an adjacent house at the corner of South Hervey and West Division streets in 1994. On May 19, 1994, the Cassidy House was listed on the National Register of Historic Places.

The Clinton Birthplace Foundation, Inc., founded in 1993, acquired the Cassidy House and the lot at the corner of South Hervey and West Division streets in June 1995. Over a three-year period, the foundation renovated the Cassidy House as well as a neighboring house on West Division Street, which it used as a visitor center. In 1997, the site opened to the public as President Bill Clinton's First Home Museum and Exhibit Center. The memorial garden was added soon after to honor President Clinton's mother. After its designation as a national historic site in 2010, the site began operation under the management of the National Park Service.

Project Location and Study Area

The national historic site is located in the southwestern corner of the State of Arkansas, in the City of Hope (Figure 1). The national historic site is situated within Block 25 in the central portion of Hope, just west of the central business district (Figure 2).

The study area for the CLR/EA includes the entire landscape within the national historic site boundary. In order to document and analyze the historic landscape that President Clinton

experienced during the initial years of his life, the project team documented and analyzed the landscape of Block 25 and the abutting blocks on the west, east, and south, as well as the section of the railroad and its environs immediately north of Block 25. The purpose of expanding the study area to encompass the areas outside of the national historic site boundary was to investigate the Cassidy House viewsheds and existing site conditions related to visitor and NPS staff access to the national historic site (Figure 3).



FIGURE 1. Location map. Arkansas, 2014.

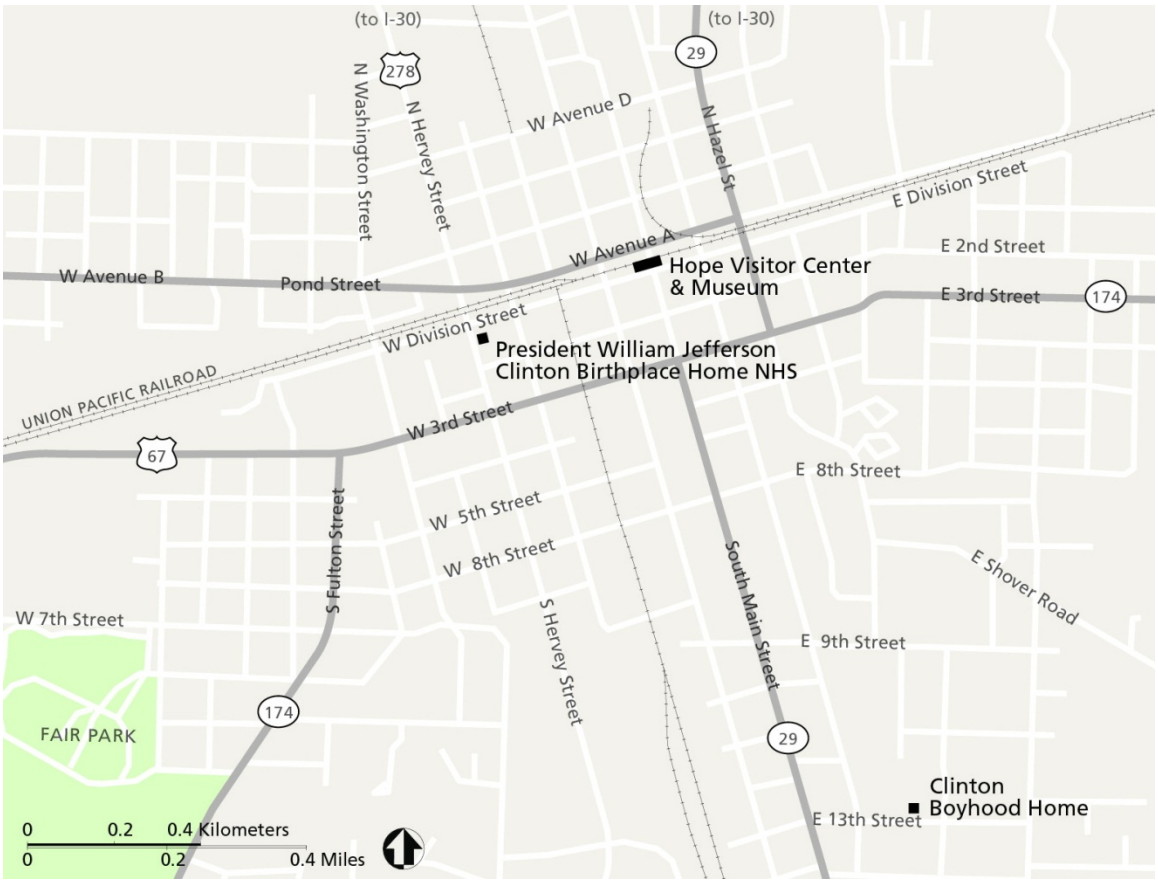


FIGURE 2. Vicinity map. Hope, Arkansas, 2014.

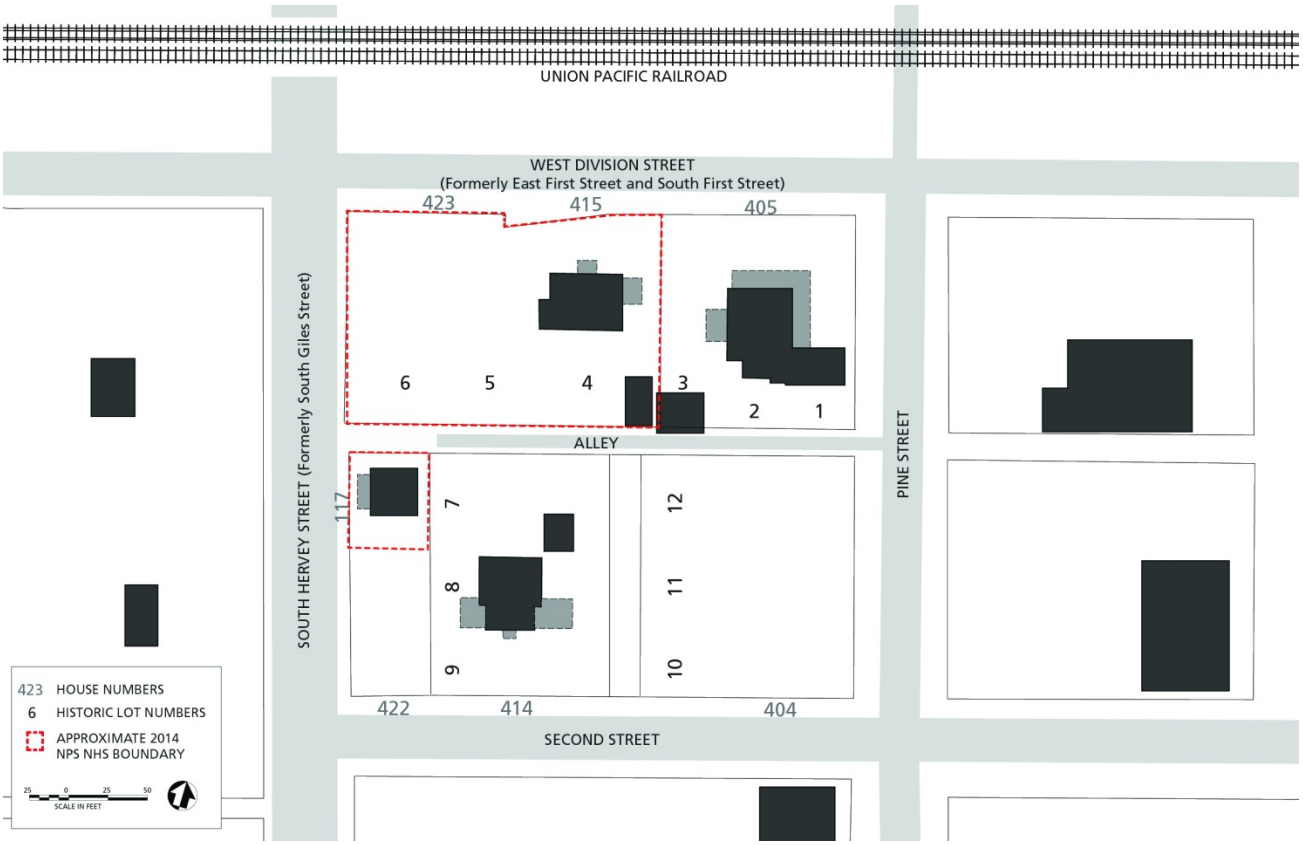


FIGURE 3. Block 25, Hope, Arkansas, 2014.

Methodology and Scope of Work

Methodology

This CLR meets NPS criteria and standards and follows a modified version of the outline suggested in *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (1998). At the request of the NPS, the typical elements of a CLR and EA have been fully integrated within a single document, requiring the modification of the model CLR outline. All treatment and design recommendations conform to the latest versions of *The Secretary of the Interiors' Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* and *Guidelines for the Treatment of Cultural Landscapes*. Treatment and design also conform to the latest standards in the 2004 edition of the *Architectural Barriers Act Accessibility Standards* (ABAAS) as well as the 2010 edition of the *Americans with Disabilities Act Accessible Guidelines* (ADAAG). The EA was prepared in accordance with federal regulations (40 CFR 1500-1508) implementing the *National Environmental Policy Act of 1969* (NEPA), regulations of the *Council on Environmental Quality* (CEQ) (40 CFR 1508.9), *NPS Director's Order 12: Conservation Planning, Environmental Impact Analysis, and Decision-Making*, and the *National Historic Preservation Act of 1966* (as amended). The development of the CLR/EA was guided by the *NPS Management Policies 2006*, *Director's Order 28: Cultural Resource Management Guidelines,* and other relevant NPS Director's Orders.

This CLR was concurrently prepared in parallel with the *Historic Structures Report* with team members common to both projects. Consequently, both projects have benefited from shared and coordinated research design and data collection. Documentation of the site history was developed to support both the CLR/EA and HSR projects, and the development of building and landscape treatment approaches and identification of treatment alternatives was fully coordinated.

Although the NPS has standard guidelines for the development and preparation of both cultural landscape reports and environmental assessments, standardized guidelines specific to a combined CLR/EA were not available. Consequently, this report is guided in part by the successful precedents set by other combined CLR/EAs provided by the NPS to the consultant team.

Research and Document Review. Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the building and landscape. Documents reviewed included drawings, maps, specifications, historic photographs, and other written and illustrative documentation about the history, construction, evolution, and repairs to the buildings and the site. Other publications such as Virginia Clinton Kelley's book *Leading with My Heart* and Bill Clinton's *My Life* were also consulted. The research for this study built upon prior historical and archival research by others. Primary reference documents reviewed include the following:

- *William Jefferson Clinton Birthplace Home National Historic Site Foundation Document*, prepared by U.S. Department of Interior, National Park Service, President William Jefferson Clinton Birthplace Home National Historic Site, Clinton Presidential Library, and Arkansas State Parks, March 2013.

- *Long-Range Interpretive Plan, President William Jefferson Clinton Birthplace Home National Historic Site*, prepared by U.S. Department of Interior, National Park Service, President William Jefferson Clinton Birthplace Home National Historic Site, National Park Service Midwest Regional Office, and Harpers Ferry Center, November 2012.

- National Register of Historic Places Nomination for the Bill Clinton Birthplace, 117 South Hervey Street, Hope, Arkansas, prepared by Kenneth Story, entered in the National Register on March 29, 1994.

- Clinton First Home Renovation Construction Documents, Project 93-074, Cromwell Architects, no date.

The following reference documents were consulted in creating the sheets in Appendix A:

- *Topographic Survey of 117 S. Hervey Street, Hope, Arkansas*, Scale: 1" = 30', Clinton First Home Renovation, Tyler Surveying and Mapping, April 2, 1996.
- Sanborn fire insurance maps for Hope, Arkansas: details for 1890, 1896, 1900, 1908, 1913, and 1926. PDFs of black and white scans.
- Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Additional reference documents and archival material used in the development of this report are listed in the Bibliography.

The following archival repositories were visited or contacted during research for this study:

- William J. Clinton Presidential Library and Museum, Little Rock, Arkansas
- Southwest Arkansas Regional Archives, 201 Highway 195 South, Washington, Arkansas
- Arkansas Highway Department, Little Rock, Arkansas
- City of Hope Parks and Recreation Department and City Planning Department, Hope, Arkansas
- Hempstead County Clerk, Hope, Arkansas
- Clinton Foundation, Hope, Arkansas
- Arkansas History Commission, Little Rock, Arkansas
- Cromwell Architects archives, Little Rock, Arkansas.

In addition to the archival research, oral interviews were conducted with several individuals connected with the site and the Clinton family history, including:

- Paul Henley, Director, City of Hope Parks and Recreation Department, Hope, Arkansas; former treasurer-secretary of the board of directors of the Clinton Birthplace Foundation, Inc.
- Joe Purvis, attorney, Little Rock, Arkansas; former chair of the board of directors of the Clinton Birthplace Foundation, Inc.
- Martha Berryman, anthropologist, Rosanky, Texas; former director of the Clinton Birthplace Foundation, Inc.
- Ivan Baker, Director of Economic Development, Tinley Park, Illinois; formerly with Hempstead County Economic Development Corporation
- George Frazier, deceased, Little Rock, Arkansas; first executive director, trustee, founder, and emeritus member of the Clinton Birthplace Foundation, Inc.
- Beckie Moore; former executive director of the Clinton Birthplace Foundation, Inc.
- Stan Jackson, designer, Little Rock, Arkansas; former member of the board of directors of the Clinton Birthplace Foundation, Inc. and project manager for the Cassidy House restoration
- Rose Crane, deceased, Little Rock, Arkansas; fundraiser
- Charlie Penix, architect, Little Rock, Arkansas
- Terry Huitt, Little Rock, Arkansas; construction manager for the Cassidy House restoration

Notes from interviews with Paul Henley, Charlie Penix, Joe Purvis, and Stan Jackson were compiled and are provided in Appendix E of this CLR/EA.

Internal Scoping and Programming. During joint HSR and CLR/EA team meetings held in July and October 2012 and via conference calls, management issues and concerns were discussed, planning issues and impact topics were identified, and more detailed information on the purpose and need for the concurrent projects was discussed. Programmatic issues that were addressed include facility space needs, pedestrian and vehicular access, and interpretation.

Fieldwork. OCULUS undertook site visits concurrent with the July and October 2012 team meetings in Hope. During these site visits, CLR team members observed site conditions, updated the available 1996 topographic survey to reflect October 2012 conditions, undertook extensive photographic documentation, and assessed the physical condition of landscape features.

Period Plans. Primary source information that provided evidence of the landscape condition prior to, during, and after the period of significance was limited. Fortunately, owing to a fairly extensive collection of Clinton family photographs taken within the Cassidy House property, information on the immediate Cassidy House environs was available. The appearance of the Cassidy House site during the period of significance was documented largely through this collection of family photographs. Anecdotal information was gathered from oral histories, and from videos made by the Clinton Birthplace Foundation during the 1990s. For the first quarter of the twentieth century prior to the birth of Billy Blythe, digital copies of Sanborn maps from 1896 to 1926 were consulted for information pertaining to the location of the house and neighborhood context. Further information was obtained through excerpts from a pamphlet published in conjunction with Hope's Centennial in 1975, and from USDA aerial photographs.

Map, Plan, and Diagram Sources. Project drawings included in Appendix A of this CLR/EA contain detailed citations of documents used in their development. Additional diagrams and plans were created using these drawings as well as other sources including Sanborn fire insurance maps, aerial photographs, and fieldwork conducted by OCULUS. These additional map sources are documented in the Bibliography of this CLR/EA.

Scope of Work

Pre-Proposal Meeting. The CLR/EA and HSR teams prepared for and participated in an on-site pre-proposal meeting with NPS representatives to coordinate proposed work activities with facility operations and refine the scope of services and work schedule as required. The meeting also included an opportunity for the NPS to further clarify and discuss scoping and other planning issues and concerns.

Project Meetings and Site Visits. The CLR/EA and HSR teams prepared for and participated in a site visit at the national historic site to:

- Perform site reconnaissance, photographic documentation, and field measurements to produce an existing condition inventory, including identification of all historic landscape features.
- Identify and collect information regarding impact topics to be analyzed for the EA and review source materials.
- Participate in a meeting with national historic site staff, gather information, and identify issues that will be resolved by the CLR/EA, and to some extent, the HSR.

Stakeholder and Public Meetings. The CLR/EA team assisted the NPS with and participated in two meetings to engage stakeholders and the public:

- Presentation of preliminary treatment recommendations: The CLR/EA team assisted the NPS with a public presentation and meeting with stakeholders and the public to present the CLR/EA preliminary analysis findings and preliminary treatment concepts. This presentation and meeting afforded attendees an opportunity to comment on the preliminary information presented.

- Presentation of preferred alternative: After the NPS completes the Finding of No Significant Impact document, the CLR/EA team will assist the NPS with presenting project findings to stakeholders and the public.

Research. The CLR/EA and HSR teams undertook research in collaboration with the HSR team to produce the CLR/EA.

Draft and Final CLR/EA. The CLR/EA documents site history, existing conditions, analysis, treatment alternatives, environmental consequences, and treatment recommendations.

Introduction. A narrative was prepared that documents the scope and purpose and need for the report, describes the project area and methodology used, and summarizes findings. The CLR/EA team selected relevant impact topics to help focus the Affected Environment and Environmental Consequences sections of the CLR/EA. Brief discussions for each impact topic were developed, justifying the topic's inclusion or dismissal. Impact topics selected for detailed analysis were addressed in the subsequent Affected Environment and Environmental Consequences chapters.

Site History. The HSR team developed an initial site history to support the HSR and for use by the CLR/EA team to develop a site history for the CLR/EA. The site history includes a narrative section, illustrated by maps, photographs, and drawings describing the various historic period features of the national historic site and components of the neighborhood. This section describes the physical evolution of the project site. Documentation relied on primary and secondary sources, relevant information gained during the oral interviews, and historic photographs and maps. The narrative, with supporting graphics, includes a description of the development and evolution of the historic landscape, including descriptions of the environmental setting, physical layout, spatial organization, pedestrian and vehicular circulation, views, vegetation, and other characteristics and features associated with the historic period.

Using primary and secondary sources, the CLR/EA team developed a detailed historic period plan for the period of significance that illustrates the known physical characteristics and features. Additionally, the CLR/EA team developed a neighborhood-scale set of period plans illustrating the physical evolution of the project area and environs.

Existing Conditions / Affected Environment. The CLR/EA team prepared a narrative, illustrated by maps, drawings, and photographs, describing the existing conditions of the project area. Landscape characteristics that were documented included environmental setting, spatial organization, topography, views, land use, circulation, structures, vegetation, and small-scale features. The condition of documented features was assessed based on the Cultural Landscapes Inventory definitions of condition (also see *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*).

Existing conditions were mapped in AutoCAD format using the 1996 survey provided by the NPS to produce a high quality plan reflecting landscape character.

This chapter of the CLR/EA describes the environment potentially affected by the proposed alternatives and the effect of the alternatives if implemented. This chapter presents a focused description of the environment for the project area consistent with CEQ regulations (40 CFR 1502.15). Information presented focuses on the impact topics developed earlier in the process. Detailed background or support material was incorporated by reference. The CLR/EA team consulted with NPS staff and other agencies to obtain resource and visitor use information necessary to prepare the Affected Environment section. The CLR/EA team prepared correspondence for the Superintendent's signature to complete the required agency consultations relating to compliance with Section 7 of the Endangered Species Act (U.S. Fish and Wildlife Service, state natural resource management agencies, and state natural heritage inventories), Sections 106 and 110 of the National Historic Preservation Act (State Historic

Preservation Officer and Advisory Council for Historic Preservation), and other relevant regulations.

Historic Landscape Analysis. A narrative illustrated by maps, plans, photographs, and drawings was prepared to describe the landscape's historic significance and level of integrity. Analysis and inventory maps identify areas and features that retain integrity and post-date the period of significance. Contributing, non-contributing, and missing historic features and characteristics for the national historic site were inventoried. This chapter was developed through the comparison of existing conditions with historic period conditions utilizing information gathered through oral interviews, review of historic photograph, drawing analysis, and review of additional natural and cultural resource studies.

Treatment Alternatives. Three treatment concept alternatives were developed and described in narrative and graphic form. A no-action alternative was described using information provided to the team by the NPS. An environmentally preferable alternative was identified. This chapter also includes a listing and brief description of mitigation measures proposed.

Impacts from Treatment Alternatives / Environmental Consequences. Impacts from the three treatment alternatives and the no-action alternative were assessed in collaboration with the NPS. In accordance with CEQ regulations, impact analyses include discussions of adverse and beneficial effects, short- and long-term effects, direct and indirect effects, and cumulative effects. A summary of cumulative impacts is provided for each alternative. A *Conclusions* section is provided for each impact, presenting a summary of all major findings and including a brief discussion regarding whether or not impairment is likely or would occur.

Recommended Treatment. This chapter presents a narrative containing recommendations for the overall treatment of the landscape including guidelines for undertaking treatment. This chapter also provides recommendations for phasing and implementing the preferred treatment alternative. Topics requiring further research and/or investigation are identified.

Consultation/Coordination. A brief overview of planning and public involvement is presented. Agency and organization consultation is described. A list of preparers and their roles is also included in this chapter.

Bibliography and Appendices. Also included in the CLR/EA are a bibliography and several appendices. Appendices include drawing sheets, a landscape inventory table, documentation of the text inscribed on the memorial garden granite monument, plant recommendations, oral history transcripts and notes, a tree condition assessment, and an opinion of probable construction costs.

Finding of No Significant Impact. [*To be completed*: *The CLR/EA team will receive, evaluate, and respond to public comments and will provide responses to the NPS. Following review, the appropriate decision document will be prepared.*]

Purpose and Need for Action

The NPS is considering the preparation of a *Cultural Landscape Report* for William Jefferson Clinton Birthplace Home National Historic Site.

The "purpose" of the project is a statement of goals and/or objectives that the NPS intends to fulfill by taking action. The "need" describes the conditions prompting the NPS to consider action and explains why the NPS is proposing the action at this time.

The goal of this combined CLR/EA is to guide management, treatment, and use of resources at the national historic site. More specifically, the objectives of the CLR/EA effort include the following:

- Define the boundary or limits of the historically significant landscape;
- Identify significant viewsheds;
- Document contributing features that historically define and convey the

significance of the Cassidy House landscape and the neighborhood setting; and

- Identify a series of phased implementation projects that may be needed to improve conditions, enhance integrity, and provide compatible visitor amenities within the national historic site.

The treatment recommendations reference the entire project area within the national historic site, but also focus on specific landscape features in order to assist the NPS in managing the historic property, providing support for neighboring landowners interested in preservation, and establishing a foundation of information that will permit the further development of an interpretive program.

In order to achieve the goals and objectives stated above, the national historic site staff is in need of a detailed plan that supports cultural resource management in accordance with NPS planning and management policies. Also needed is guidance in providing necessary visitor services, including accessibility, while minimizing impacts to the cultural landscape.

In order to properly guide national historic site management, the NPS requires a CLR/EA that addresses the following:

- Documentation of the site and surrounding residential streetscape, including the Cassidy House, the visitor center, and the memorial garden. The study area encompasses garages and other outbuildings, building-street setbacks, and driveway/sidewalk/street widths and materials;

- Documentation of and maintenance recommendations for historic vegetation across the site;

- Investigation into local soils, including impact from soils on building foundations, and identification of needed changes to topography to direct water away from buildings and improve storm water management;

- Documentation of and recommendations for utilities and small-scale features, including benches, lights, signs/wayfinding aids, and retaining walls;

- Documentation of and treatment recommendations for historic landscape character, especially spatial organization (scale, massing, building footprints, building additions, and outdoor spaces);

- Recommendations for providing parking adjacent to the national historic site;

- Recommendations for accommodating universal access across the national historic site; and

- Assessment of impacts to historic landscape integrity from adjacent development.

The EA analyzes the proposed action and alternatives and their impacts on the environment. The EA portion of this combined CLR/EA has been prepared in accordance with the *National Environmental Policy Act* (NEPA) of 1969 and regulations of the *Council on Environmental Quality* (40 CFR 1508.9).

Park Purpose

The 2013 *Foundation Document* summarizes the national historic site's purpose as follows:

> The purpose of President William Jefferson Clinton Birthplace Home National Historic Site is to preserve the site most directly associated with the former President's youth and early development; to interpret his family's and community's influences on Bill Clinton's education and growth of his ambitions, as well as his sense of inner strength and dedication to purpose; all for the enjoyment, education and

inspiration of the public in this and future generations.[1]

Historical Summary

The Clinton Birthplace National Historic Site is located within the City of Hope, Arkansas, the seat of Hempstead County. The national historic site includes about one acre of land, all in federal fee simple ownership. The site is composed of three buildings and a memorial garden located a few blocks west of downtown Hope. The surrounding neighborhood has changed over the past several decades, with residential areas evolving into commercial use, and the removal of many residential buildings.

The two-story, wood-frame house on South Hervey Street in Hope is where William Jefferson Clinton lived from his birth in 1946 until age four. The home was occupied until it was acquired by the Clinton Birthplace Foundation during Clinton's presidency.

The South Hervey Street home served as the center of Clinton's family life for his first ten years. After moving, Clinton spent summers there, visited on weekends, and attended other family gatherings until his grandfather, Eldridge Cassidy, died in 1956.

In 1946 the neighborhood was dense with family homes and shade trees. South Hervey Street has since been widened to four lanes and now feeds local traffic to and from Interstate 30. Across the street from the home to the west is a small used car lot with a tobacco store next door. Across the street to the north is an active railroad.

Vince Foster, a childhood playmate, lived next door and shared a yard with the Clintons on South Hervey Street. He followed Clinton to Washington to serve as Deputy White House Counsel until his death in 1993. The Clinton boyhood home where Clinton's stepfather Roger Clinton lived with Virginia and Bill is also located within Hope. The family moved to Hot Springs, Arkansas, when Bill Clinton was seven years old.

Significance of the National Historic Site

The Cassidy House—including its immediate house yard defined by the current NPS property line—is significant under National Register Criterion B at a national level for its association with the life of a person significant in our past: President William Jefferson Clinton.

In development of the *Foundation Document* and *Long-Range Interpretive Plan* for the national historic site, the NPS noted that the national historic site is significant as a unit of the NPS for the following reasons:

> In this home on South Hervey Street, William Jefferson "Bill" Clinton spent the first four years of his life (1946 to 1950), and he continued to visit until 1957,[2] when his family sold the home following his grandfather's death.
>
> Here in Hope, Arkansas, Clinton developed a broad view about race relations, social justice, and the inherent worth of each human being that helped shape his lifelong career in public service.
>
> In this home, a young Bill Clinton was surrounded by loving, supportive relationships with his mother, his grandparents, and lifelong friends. Friendships started here in Hope extended into his service as Governor of Arkansas and as our nation's 42nd president. Mixed with the happiness of young Clinton's life in this place was the sad knowledge of the loss of a father he never knew.

1. *President William Jefferson Clinton Birthplace Home National Historic Site Foundation Document* (Little Rock, Arkansas: President William Jefferson Clinton Birthplace Home National Historic Site, March 2013.)

2. Subsequent to the publication of the referenced documents, it was determined that the Cassidy House was sold in 1956. The period of significance was adjusted accordingly.

> This is the place where Clinton experienced the post-World War II era of expanding affluence and optimism for the future that nurtured his convictions about the value of public service and served as a springboard to the governorship, the White House, and his later work around the globe to improve the lives of others.[3]

Relationship of Proposed Project to Other Planning Efforts

The *Long-Range Interpretive Plan, President William Jefferson Clinton Birthplace Home National Historic Site* (LRIP) dated November 2012 was issued by NPS William Jefferson Clinton Birthplace Home National Historic Site, NPS MWRO, and NPS Harpers Ferry Center Interpretive Planning. This document further clarifies and establishes future national historic site education and interpretive programs and services.

Also prepared was the *Foundation Document* dated March 2013. The *Foundation Document* serves as the "underlying guidance for all management and planning decisions for a National Park unit."

Both the *Foundation Document* and the *Long-Range Interpretive Plan*—along with the national historic site's enabling legislation—provide the critical framework for ensuring that the CLR/EA analysis findings and treatment recommendations do not result in impairment of resources. Typically an NPS unit has in place a General Management Plan or a similar management document that guides the development of treatment recommendations in a CLR. Given that the national historic site has yet to undertake a formal general management planning process, the *Foundation Document* coupled with the LRIP provided the necessary management guidance to the CLR/EA team.

In coordination with this CLR/EA, an HSR was prepared for the national historic site. Together, the HSR and the CLR/EA provide important information regarding historic resources and contain coordinated treatment recommendations. The HSR was completed in December 2013.

Scoping

Scoping is an early and open process to determine the breadth of environmental issues and alternatives to be addressed in a NEPA document. Scoping is used to identify which issues need to be analyzed in detail and which can be eliminated from in-depth analysis. It also identifies NPS interdisciplinary team members and/or other participating agencies; identifies related projects and associated documents; identifies permits, surveys, consultation, and other requirements; and creates a schedule that allows adequate time to prepare and distribute the EA for public review and comment before a final decision is made. Typically, both internal and public scoping is held to address these elements. Public scoping allows any interested agency or agency with jurisdiction by law or expertise to obtain early input.

Internal, public, and agency scoping for this project is described in the Consultation and Coordination chapter.

The interested public and agencies will have an opportunity to further review and comment on this CLR/EA during a 30-day review period.

3. *Long-Range Interpretive Plan: President William Jefferson Clinton Birthplace Home National Historic Site*, November 2012. Prepared by President William Jefferson Clinton Birthplace Home National Historic Site, the NPS Midwest Regional Office, and Harpers Ferry Center Interpretive Planning, U.S. Department of the Interior, National Park Service.

Issues and Impact Topics

Planning Issues and Concerns

During the scoping process, specific considerations and concerns were identified as critical to implementation of the proposed action. Protection and enhancement of cultural resources and national historic site operations were identified as most important to the planning and design process. Along with the purpose and need for the proposed action, these topics guided the development of alternatives and contributed to the selection of impact topics, as identified in the Impact Topics Selected for Further Analysis section below.

Documentation of and maintenance recommendations for historic vegetation across the site. Historic vegetation at the site should be documented and maintained to the extent practicable.

Investigation into local soils. The treatment alternative should consider impacts from soils on building foundations and identify needed changes to topography to direct water away from buildings and improve storm water management.

Documentation of and treatment recommendations for utilities and small-scale features, including benches, poles and wires, lights, signs/wayfinding aids, and retaining walls. Historic landscape features within the Cassidy House yard at the site should be documented and maintained to the extent practicable.

Documentation of and recommendations for managing views of and from the site. Historic views from the Cassidy House should be documented and maintained to the extent practicable.

Recommendations regarding parking serving the National Historic Site. Visitors and staff currently access the national historic site using available on-street parking. The public alley that runs through the middle of the block provides limited service access. The treatment alternatives should consider parking opportunities for the site on public streets that could be enhanced through cooperative efforts involving the City of Hope. Utilizing private property for parking should be considered either through a willing seller acquisition or lease of adjacent properties.

Recommendations for accommodating universal access to and across the National Historic Site. The treatment alternatives should consider how to provide universal access to the Cassidy House in the least intrusive manner. The alternative should explore options for accessible parking, an accessible route from the public street(s), and new or improved accessible routes through the site.

National Historic Site boundary. The NPS has identified a need to address boundary-related issues including the public alley separating the visitor center parcel from the Cassidy House parcel; a possible easement running through the Cassidy House parcel along the South Hervey Street frontage; and the grass slopes within the public street rights-of-way fronting West Division Street. The CLR/EA should factor in potential boundary adjustments that may result from the completion of a boundary adjustment study to be completed by the NPS after completion of this CLR/EA.

Visitor Experience. The treatment alternatives incorporate and address the recommendations regarding education and interpretive programs and services presented in the *Long-Range Interpretive Plan*, *President William Jefferson Clinton Birthplace Home National Historic Site* (LRIP) dated November 2012.

Park Operations. The LRIP identifies existing staffing and space deficiencies that should be addressed in the treatment alternatives and should be coordinated with the HSR recommendations. In addition, staff and other operations-related parking and access should be considered.

Impact Topics Selected for Further Analysis

Impact topics are resources within the study area that could be affected, either beneficially or adversely, by the range of alternatives presented in this CLR/EA. Impact topics considered in this document were identified based on the issues raised during scoping, site conditions, federal laws, regulations, Executive Orders, NPS *Management Policies 2006*, Director's Orders, and staff knowledge of the national historic site's resources.

Impact topics identified and analyzed in this CLR/EA are listed below along with reasons for the selection of each impact topic. Each impact topic is further discussed in detail in the Existing Conditions/Affected Environment chapter of this report. Potential impacts to resources from the proposed alternatives are discussed in the Impacts from Treatment Alternatives/Environmental Consequences chapter. Some of the impact topics discussed in the Existing Conditions/Affected Environment chapter would not be affected by the proposed action given that any impacts on those resources would be short-term or would be less than minor in intensity. As such, those impact topics have been dismissed from further analysis in this CLR/EA. These topics are described in the Impact Topics Considered but Dismissed from Further Analysis section below.

Historic Buildings and Cultural Landscapes. According to the NPS Director's Order 28: *Cultural Resource Management* a cultural landscape is:

> . . . a reflection of human adaptation and use of natural resources and is often expressed in the way land is organized and divided, patterns of settlement, land use, systems of circulation, and the types of structures that are built. The character of a cultural landscape is defined both by physical materials, such as roads, buildings, walls, and vegetation, and by use reflecting cultural values and traditions.[4]

The landscape analysis undertaken as part of the proposed project has resulted in the identification of a cultural landscape—the house yards of the Cassidy House. The Cassidy House is a historic building listed on the National Register of Historic Places (National Register) due to its association with the country's forty-second president. The setting of the Cassidy House, though compromised, contributes to the significance of the Cassidy House. The implementation of the proposed alternatives would result in impacts to the Cassidy House yards and the setting associated with the Cassidy House. Because the house yards fall within the setting of the Cassidy House, impacts to the historic building (Cassidy House) and the cultural landscape are considered under one impact topic. Implementation of the alternatives evaluated in this CLR/EA would not result in structural impacts on the Cassidy House. The neighborhood surrounding the national historic site has changed since the time of Clinton's birth from a residential setting to a mixture of residential and commercial land uses. However, the alternatives for the CLR/EA have been developed specifically to define the landscape boundary, identify significant viewsheds, and document contributing resources that historically define Clinton's birthplace and neighborhood environs, and could enhance landscape integrity of the house yards and the setting of the house. Because the proposed action could impact the Cassidy House and the associated landscape/setting, including efforts to document the building that historically defines Clinton's birthplace and the neighborhood, the impact topic of historic buildings and cultural landscapes is retained for further analysis.

Visitor Use and Experience. Enjoyment of the national historic site resources and values by the people of the United States is part of the

4. National Park Service, *Director's Order 28: Cultural Resource Management Guideline* (Washington, D.C.: National Park Service, Office of Policy, 2002).

fundamental purpose of all parks.[5] The NPS strives to provide opportunities for forms of enjoyment and education that are uniquely suited and appropriate to the natural and cultural resources found in parks. The proposed action is meant to enhance the visitor experience, which encompasses interpretation, understanding, enjoyment, safety, circulation, and accessibility of the national historic site. The proposed action could result in changes to the visitor experience. Therefore, the impact topic of visitor use and experience is retained for further analysis.

Park Operations. According to NPS *Management Policies 2006*, the NPS "will provide visitor and administrative facilities that are necessary, appropriate, and consistent with the conservation of national historic site resources and values."[6] The proposed action could result in changes to NPS operations and facilities within the national historic site, including increased building or landscape maintenance and increased visitor contact staff to manage increases in visitation. Therefore, the impact topic of national historic site operations is retained for further analysis.

Impact Topics Considered and Dismissed from Further Analysis

The following presents an overview of impact topics that were considered, but ultimately dismissed from further analysis in this CLR/EA. An impact topic was initially considered but dismissed from further analysis if it was determined that the resource is not present in the study area or because any potential impacts would be slight but detectable, typically temporary and localized. The regulatory and non-regulatory context and baseline conditions relevant to each impact topic also were analyzed in the process of determining if a topic should be retained or dismissed from further analysis. An outline of background information used in considering each topic is provided below along with the reasons for dismissing each topic from further analysis.

Archeological Resources. NPS *Management Policies 2006* states that archeological resources "will be maintained and preserved in a stable condition to prevent degradation and loss." [7] Archeological resources are the material remains of past human activity.[8] The topography and soils within the national historic site boundary and the block on which the national historic site is situated, including the public streets defining the block, have been disturbed during various periods of residential development and street and utility construction over the past 125 years. Although the extent of disturbance has not been confirmed (i.e., an archeological survey has not been conducted), building construction, street construction, landscaping, and utility construction during this period likely have extended to a depth of one to three feet. However, undisturbed archeological resources associated with the construction and/or occupation of the Cassidy House could be present within the project area. These resources would be of particular interest if they could be dated to the period of significance. Prior to any ground disturbing activities, an archeological inventory and evaluation would be conducted to support the Section 106 process through the location and treatment of existing archeological resources in the study area. If existing archeological resources were found, they would be avoided to the extent practical. Further, archeological monitoring would be conducted during construction (or any other ground disturbing activities). Therefore, the impact topic of archeological resources was dismissed from further analysis.

Museum Collections. NPS *Management Policies 2006* requires the NPS "to collect, protect, preserve, provide access to, and use objects, specimens, and archival and manuscript collections in the disciplines of archeology, ethnography, history, biology, geology, and paleontology to aid understanding among national

5. National Park Service, *Management Policies 2006*.
6. Ibid.
7. Ibid.
8. National Park Service, *Guidelines for Evaluating and Registering Archeological Properties*, National Register Bulletin (Washington, D.C.: Government Printing Office, 2000).

historic site visitors, and to advance knowledge in the humanities and science."[9] The national historic site currently does exhibit a significant number of museum items on incoming loan from the Clinton Birthplace Foundation. As a recently established NPS unit, national historic site management anticipates future museum acquisitions and a need for museum collections space. Future museum collections storage space is addressed at a conceptual level as part of the HSR project. However, the proposed actions within the scope of the CLR would not affect museum collections. Therefore, the impact topic of museum collections was dismissed from further analysis.

Geohazards. NPS *Management Policies 2006* states that the NPS is charged with preserving naturally occurring geologic processes, such as landslides, floods, shoreline processes, etc., and trying to avoid the placement of new facilities in geologically hazardous areas.[10] There are no known geohazards located within the study area. Therefore, the impact topic of geohazards was dismissed from further analysis.

Geologic Resources. NPS *Management Policies 2006* states that the NPS will "protect geologic features from the unacceptable impacts of human activity while allowing natural processes to continue."[11] Although there would be some grading associated with the proposed treatment alternatives, the extent of grading is not expected to impact any geologic resources. Furthermore, a review of USDA soils data for the project location did not identify important geologic features or subsurface conditions. Therefore, the impact topic of geologic resources was dismissed from further analysis.

Prime and Unique Farmland Soils. Prime farmland is one of several designations made by the U.S. Department of Agriculture to identify important farmlands in the United States. Prime farmland is important because it contributes to the nation's short- and long-range needs for food and fiber. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, few to no rocks, and permeable soils (designated as prime farmland soils). Although soils beneath the site do have the potential to serve as prime farmland (Sawyer loam, 1 to 3 percent), no "unnecessary and irreversible conversion of farmland to non-agricultural uses" (Farmland Protection Policy Act of 1980) is expected under this action. Thus, no impacts to prime and unique farmlands are expected. Therefore, the topic of prime farmlands was dismissed from further analysis. General impacts to soils are assessed in the cultural landscapes section of this CLR/EA.

Topography and Soils. NPS *Management Policies 2006* states that the NPS will strive to understand and preserve the soil resources of park units and to prevent, to the extent possible, the unnatural erosion, physical removal, or contamination of the soils, or its contamination of other resources. These policies further state that "[m]anagement action will be taken by superintendents to prevent or at least minimize adverse, potentially irreversible impacts on soils." Although proposed actions could introduce new developments that could impact soils and result in topographic modifications, given the relatively small scale of likely site disturbance and the nearly level site conditions within the national historic site, no large-scale topographic modifications are anticipated under the alternatives. Therefore, the topic of topography and soils was dismissed from further analysis. General impacts to soils and topography are assessed in the cultural landscapes section of this CLR/EA.

Floodplains. Executive Order 11988 (May 24, 1977) "Floodplain Management" and NPS Director's Order 77-2: Floodplain Management require federal agencies to examine project impacts on floodplains and the potential risk involved in having facilities within floodplains in order to "take action to reduce the risk of flood loss, to minimize the impact of floods on human

9. National Park Service, *Management Policies 2006*.
10. Ibid.
11. Ibid.

safety, health and welfare, and to restore and preserve the natural and beneficial values served by flood plains."[12] The project area is not within the 100- or 500-year floodplain. There would be no impact on floodplains and no placement of facilities within the floodplain. Therefore, the impact topic of floodplains is dismissed from further analysis.

Vegetation. NPS policy is to protect the natural abundance and diversity of all naturally occurring plant communities. NPS *Management Policies 2006* and other NPS and park policies provide general direction for the protection of vegetation.[13] Actions associated with the proposed alternatives that could affect vegetation include modifications to the memorial garden and select removal of trees within the national historic site. These impacts, which also affect the cultural landscape of the national historic site, are addressed in the discussion of cultural landscapes. Therefore, the impact topic of vegetation is dismissed from further analysis.

Wetlands. Executive Order 11990 (May 24, 1977) "Protection of Wetlands" and NPS Procedural Manual 77-1: Wetland Protection require an examination of impacts on wetlands.[14] No wetlands exist within the project area or the national historic site. Therefore, the impact topic of wetlands was dismissed from further analysis.

Water Resources. The 1972 *Federal Water Pollution Control Act*, as amended by the *Clean Water Act* of 1977 (CWA), established a national policy to restore and maintain the chemical, physical, and biological integrity of the nation's waters, to enhance the quality of water resources and to prevent, control, and abate water pollution. There is no surface water in the project area or the surrounding area. Therefore, it is unlikely that the proposed action would have a noticeable impact on water quality or quantity. Thus, the impact topic of water resources is dismissed from further analysis.

Air Quality. The 1963 *Clean Air Act* as amended (42 USC 7401 et seq.) requires that federal land managers protect air quality. The NPS *Management Policies 2006* addresses the need to analyze air quality during park planning. The anticipated scope of maintenance and any anticipated new construction of buildings, structures, utilities, site development, and planted areas in the treatment alternatives would be limited to small-scale initiatives comparable to typical maintenance and construction activities found in other locations within Hope. In addition, the treatment alternatives would not include operations-related activities that would result in the creation of emissions other than those typically associated with similar non-industrial commercial operations found within Hope. However, hydrocarbons, nitrogen oxides, and sulfur-dioxide emissions, as well as any airborne particulates created by fugitive dust plumes, would be rapidly dissipated by air flow because stagnation is not anticipated within the project area. The overall air quality of Hope and Hempstead County would be unaffected by the proposed action. Therefore, the impact topic of air quality was dismissed from further analysis.

Soundscapes. As described in NPS *Management Policies 2006* and *NPS Director's Order 47*: Sound Preservation and Noise Management, preservation of natural soundscapes associated with national park units is an important part of the NPS mission.[15] Natural soundscapes exist in the absence of human-caused sound. The natural, ambient soundscape is the aggregate of all natural

12. National Park Service, *Director's Order 77-2: Floodplain Management* (Washington, D.C.: National Park Service, Office of Policy, 2003).
13. National Park Service, *Management Policies 2006*.
14. National Park Service, *National Park Service Procedural Manual 77-1: Wetland Protection*. Available at http://www.nature.nps.gov/water/wetlands/Wetlands_Protection_Manuals.cfm, revised January 2012 (accessed February 1, 2013).
15. National Park Service, *Director's Order 47: Soundscape Preservation and Noise Management* (Washington, D.C.: National Park Service, Office of Policy, 2000).

sounds that occur in the park, including those beyond the range of sounds that humans can perceive. The frequencies, magnitudes, and durations of human-caused sounds considered acceptable varies among NPS units, as well as potentially throughout each park unit, being generally greater in developed areas and less in undeveloped areas. At the national historic site the trains that travel along the adjacent railroad tracks periodically interrupt natural soundscapes. However, the sounds from the train and the associated whistles were present during Clinton's occupation of the site. Therefore, the train-related sounds are considered part of the "natural soundscape" of the national historic site. The implementation of the proposed alternatives may create short-term disturbances to natural soundscapes. However, these increases would not cause a noticeable change to the existing sound levels. Therefore, the impact topic of soundscapes was dismissed from further analysis.

Lightscapes. In accordance with NPS *Management Policies 2006* the NPS strives to preserve natural ambient landscapes and other values that exist in the absence of man-made light.[16] The national historic site is located in a mostly commercially developed area within Hope, and in relatively close proximity to metropolitan areas such as Little Rock and Texarkana. As a result, there are constant impacts on the lightscape within the national historic site. The proposed action could introduce some additional light; however, it would not measurably contribute (adversely or beneficially) to existing impacts. Therefore, the impact topic of lightscapes was dismissed from further analysis.

Wildlife and Wildlife Habitat. NPS policy is to protect the natural abundance and diversity of all naturally occurring communities. The NPS *Management Policies 2006* and other NPS policies provide general direction for the protection of wildlife and wildlife habitat.[17] The national historic site is located in a primarily residential, commercial, and industrially developed area of Hope. Developments at the national historic site include pavement and buildings associated with the NPS facilities and historic resources. Seventeen species of insects, birds, small mammals (such as mice and bats), and reptiles have been observed within Hempstead County; however, the planted areas of the approximately one-acre site including the memorial garden and yards provide the national historic site's only green space.[18] The national historic site is not within a designated Wildlife Management Area (WMA) established by the Arkansas Game and Fish Commission.[19] Proposed activities, such as modifications to the memorial garden or existing structures, could increase noise at the site and/or result in temporary impacts to habitat for wildlife species during construction. However, due to the urban nature of the project area, long-term impacts are anticipated to be less than minor. Therefore, the impact topic of wildlife and wildlife habitat was dismissed from further analysis.

Threatened, Endangered, Rare, and Special Concern Species. The *Endangered Species Act* of 1973, as amended, requires agencies to examine impacts on all federally listed threatened or endangered species. NPS policy also requires examination of the impacts on state or locally listed species. Based on a review of the United States Fish and Wildlife Service (USFWS) federally listed species, there are two federally listed endangered species known or likely to occur in the project area: the pink mucket (*Lampsilis abrupta*) and the winged maplelead (*Quadrula fragosa*). In addition, the proposed threatened species rabbitsfoot (*Quadrula cylindrical cylindrical*) has

16. National Park Service, *Management Policies 2006.*
17. Ibid.
18. NatureServe Explorer website, data search for Hempstead County, Arkansas, http://www.natureserve.org/explorer/servlet/NatureServe?init=Species (accessed January 22, 2013).
19. Arkansas Game and Fish Commission website, maps, ArcGIS Explorer Online, http://www.agfc.com/resources/Pages/ResourcesMaps.aspx (accessed January 22, 2013).

also been identified as potentially occurring in the project area. However, each of these three species is a freshwater mussel, not a terrestrial species. There are no surface water bodies in the project area. Therefore, it is the determination of the NPS that the proposed action would have no effect on federally listed species and that coordination with the USFWS under Section 7 of the *Endangered Species Act* is not required. Therefore, the impact topic of threatened, endangered, rare, and special concern species was dismissed from further analysis.

Wilderness. The *Wilderness Act* of 1964 established the National Wilderness Preservation System composed of federal lands designated as wilderness. The act mandates a policy for the enduring protection of wilderness resources for public use and enjoyment. The national historic site does not include any land within the National Wilderness Preservation System designated pursuant to the *Wilderness Act* of 1964. Therefore, the impact topic of wilderness was dismissed from further analysis.

Energy Conservation Potential and Sustainability. According to the NPS *Management Policies 2006*, "any facility development, whether it is a new building, a renovation, or an adaptive reuse of an existing facility, must include improvements in energy efficiency and reduction in greenhouse gas emissions in both the building envelope and the mechanical systems that support the facility." [20] The national historic site strives to incorporate the principles of sustainable design and development into all facilities and operations. Sustainability can be described as the result achieved by doing things in ways that do not compromise the environment or its capacity to provide for present and future generations. Sustainable practices minimize the short- and long-term environmental impacts of developments and other activities through resource conservation, recycling, waste minimization, and the use of energy efficient and ecologically responsible materials and techniques. The national historic site also encourages suppliers, permittees, and contractors to follow sustainable practices.

Elements of the proposed alternatives that could change energy use and sustainability within the national historic site through the addition of energy efficient systems in the existing buildings would affect national historic site operations and facilities. Therefore, impacts of this nature are addressed under the Park Operations and Facilities impact topic. Thus the impact topic of energy conservation potential and sustainability was dismissed from further analysis.

Utilities. Elements of the proposed alternatives that could impact utilities through repair and new construction would affect national historic site operations and facilities. Therefore, impacts of this nature are addressed under the Park Operations and Facilities impact topic. Thus the impact topic of utilities was dismissed from further analysis.

Ethnographic Resources. Guidance for identification of ethnographic resources is found in National Register Bulletin 38: G*uidelines for Evaluating and Documenting Traditional Cultural Properties* (NPS 1998). Ethnographic resources are defined by the NPS as a "site, structure, object, landscape, or natural resource feature assigned traditional, legendary, religious, subsistence, or other significance in the cultural system of a group traditionally associated with it.[21] Ethnographic resources are equivalent to the term "Traditional Cultural Property." A Traditional Cultural Property is eligible for inclusion in the National Register, "because of its association with cultural practices or beliefs of a living community that are rooted in the community's history, and which are important in maintaining the continuing cultural identity of the community" (NPS 1998). There are no properties that meet the definition of a

20. National Park Service, *Management Policies 2006*.

21. National Park Service, *Guidelines for Evaluating and Documenting Traditional Cultural Properties*, National Register Bulletin (Washington, D.C.: Government Printing Office, 1998).

Traditional Cultural Property within the study area. Therefore, the impact topic of ethnographic resources was dismissed from further analysis.

Indian Sacred Sites. Executive Order 13007 of May 24, 1996, "Indian Sacred Sites," requires managers of federal lands to avoid adversely affecting the physical integrity of Indian Sacred Sites. The national historic site is not considered a sacred site by the Keeper of the National Register, nor is it an Indian Trust resource. Therefore, the impact topic of Indian Sacred Sites was dismissed from further analysis. In the unlikely event that human remains, funerary objects, sacred objects, or objects of cultural patrimony are discovered during construction, provisions outlined in the *Native American Graves Protection* and *Repatriation Act* of 1990 (25 USC 3001) would be followed.

Indian Trust Resources. Secretarial Order 3175 (November 8, 1993) requires that any anticipated impacts to Indian Trust Resources from a proposed project or action by agencies of the Department of the Interior be explicitly addressed in environmental documents. There are no known Indian Trust Resources at the national historic site. No land within the national historic site is held in trust by the Secretary of the Interior for the benefit of Indians due to their status as Indians. Therefore, the impact topic of Indian Trust Resources was dismissed from further analysis.

Land Use. The proposed action would not change land use within the national historic site or the surrounding area. Improvements to the national historic site would be consistent with the current development and could include new visitor services and/or administrative/operational space and/or rehabilitation of the Cassidy House. Therefore, the current land uses would be maintained. As such, the impact topic of land use was dismissed from further analysis.

Socioeconomics. NPS *Management Policies 2006* requires the NPS to identify any impact to socioeconomic resources and adjacent lands when determining the feasibility of a proposed action.[22] In the short-term, implementing the proposed action could result in a marginal boost to the economy of Hempstead County and/or the City of Hope (e.g., minimal increases in employment opportunities for the construction workforce and revenues for local businesses and government generated from construction activities and workers). Any increase, however, would be temporary, lasting only as long as construction. In the long-term, the proposed action is unlikely to have a noticeable impact on regional or local socioeconomics. Although visitation could increase resulting in an incremental increase in visitor use of local restaurants and shops, the average length of a visit to the national historic site is unlikely to be more than a few hours. Therefore, it is not anticipated that the proposed action would have any noticeable effect on hotel use, and spending at local restaurants and other establishments would most likely be limited. For these reasons, the impact topic of socioeconomics was dismissed from further analysis.

Environmental Justice. Executive Order 12898 of February 11, 1994, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations" requires all federal agencies to incorporate environmental justice into their missions by identifying and addressing disproportionately high and adverse human health or environmental impacts of their programs and policies on minorities or low-income populations or communities as defined in the U.S. Environmental Protection Agency's (EPA) Revised Draft Environmental Justice Guidance. None of the alternatives under consideration would result in disproportionately high or adverse environmental effects, including human health, economic, social, or environmental impacts on minority or low-income populations residing in Hempstead County. Therefore, the impact topic of environmental justice was dismissed from further analysis.

22. National Park Service, *Management Policies 2006*.

Site History

The following sections provide historical background information on the Cassidy family occupation of the Cassidy House and a physical description of the Cassidy House yard and immediate viewshed during the period of significance 1946–1956. A description of the changes to the Cassidy House and yard and the development of the visitor center and Virginia Clinton Kelley Memorial Garden follow the description of the historic period landscape of the Cassidy House.

The documentation of historic landscape conditions during the Cassidy family occupancy relied almost exclusively on Cassidy family photographs taken in and around the Cassidy House yard. The historical background information was excerpted from the *Historic Structures Report* for the national historic site.

Early Development of Hope

On February 9, 1873, an Act of Congress granted the Cairo and Fulton Railway 40 acres of land in Hempstead County to construct a railroad station and to help defray the expenses related to the construction of the railroad.[23] Soon, development of the town of Hope began as tracks for the Cairo and Fulton Railway were laid from Argenta (now North Little Rock) to Fulton (approximately 15 miles southwest of Hope). The town of Hope was named after the daughter of the railroad company's land commissioner, James Loughborough.[24]

By 1873, the railroad company had drawn up the plat of the town, selling the first lots in August of that year, and a wood-framed train depot was under construction. At this time, the town consisted of the partially completed depot building, temporary worker housing, and two permanent homes.[25] The first house in the town was constructed in 1873 near the uncompleted depot. The depot was completed in 1874 after the St. Louis, Iron Mountain and Southern Railroad took over the Cairo and Fulton Railroad. The town of Hope was incorporated on April 8, 1875, with the first public officials elected approximately a month later on May 14.[26]

By 1890, several industries had begun to operate in Hope, including lumber mills, a wagon factory, and a cotton compress.[27] Hempstead County was known for its high quality cotton. The town was also home to two banks, a hotel, and an opera house.[28]

23. Hope Centennial Committee, *Hope's First Century: A Commemorative History of Hope, Arkansas, 1875–1975* (Hope, Arkansas: 1975), 22.
24. http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=895, accessed December 2012.
25. *Hope's First Century: A Commemorative History of Hope, Arkansas, 1875–1975*, 8–9.
26. http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=895, accessed December 2012.
27. Cotton compresses were capable of reducing the size of cotton bales by half, allowing cotton to be transported by rail more economically.
28. http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=895, accessed December 2012.

Hope continued to grow throughout the late nineteenth and early twentieth centuries. Five years after its founding in 1875, the population of Hope was 1,233. By 1900, the population of Hope had grown to 1,644. The town's borders continued to expand, as the population of Hope more than doubled to reach 3,639 in 1910. By 1916, the year before the Cassidy House was built, the pattern of growth of the town had shifted from its original orientation along the axis of the railroad junction (Figure 4). Several new outlying subdivisions were built along the lines of a north-south grid. Block 25, which contains the Cassidy House, is situated close to the railroad and the downtown area.

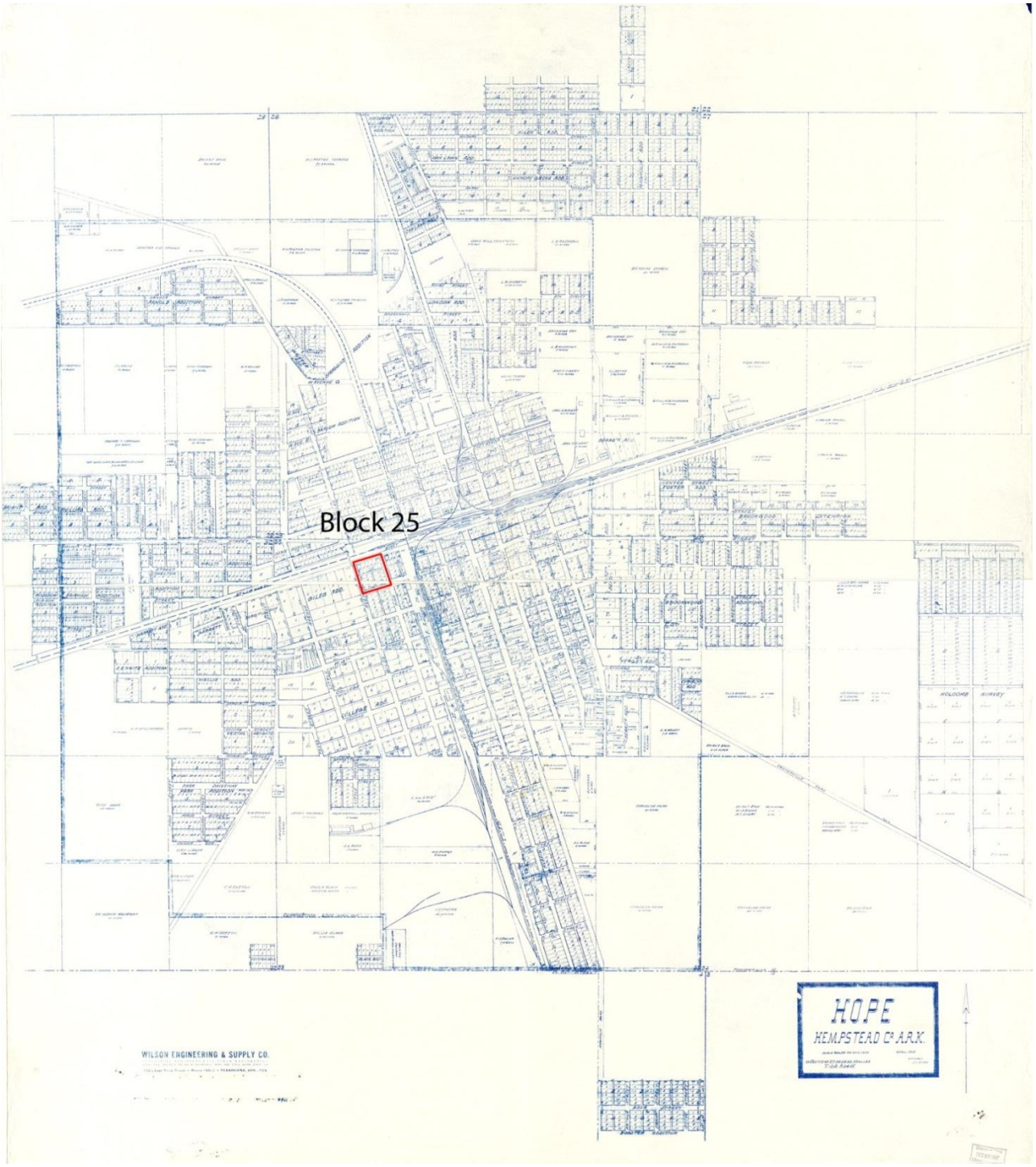


FIGURE 4. Map of Hope, Arkansas, 1916. The Cassidy House is located in Block 25.

Residential Development of Block 25

President William Jefferson Clinton Birthplace Home National Historic Site is located within Block 25 in Hope. Sanborn fire insurance maps for Hope show how Block 25 evolved prior to the Clinton occupancy. Details of Sanborn maps for 1890, 1896, 1900, 1908, 1913, 1919, and 1926 show how Block 25 was subdivided (Figure 6 through Figure 12). Divisions include the central alley that bisects the block, and the construction of houses and outbuildings over a thirty-six year period ending in 1926. The 1919 Sanborn map shows a land development pattern for Block 25, the streets, the surrounding residential areas, and the railroad that served as the physical context at the time the Cassidy House was constructed in 1917 (refer to Figure 11).

The Cassidy House at 117 South Hervey Street was one of several new homes constructed on the block during the 1910s (refer to Figure 5). A similarly sized one-story home was built directly south of the house at 422 West Second Street between 1913 and 1919, while a two-story brick house was constructed at 414 West Second Street at this time.

The West House, constructed in 1876 by early Hope resident Captain Judson T. West, was located at 405 West Division Street (at that time called First Street). Situated on the corner of Division and Pine Streets, on the same block as the Cassidy House, the two-story Victorian house was demolished between 1913 and 1919 and replaced by a two-story brick house in the 1920s. This house is now known as the Field-Barron House.

A one-story house was built at 423 West Division at some point before 1896. This house was demolished or moved after 1926, possibly in association with the construction of the original railroad bridge crossing South Hervey Street. A one-story house was extant on this site at the time of purchase by the Clinton Birthplace Foundation, at a location further south and west of the original house.

Between 405 and 423 West Division Street, at 415 West Division, was the brick dwelling that currently houses the visitor center. Sanborn fire insurance maps indicate that the residence was constructed between 1913 and 1919.

Construction of the Cassidy House

In 1917, Dr. H. M. Garrett, a former mayor of Hope, constructed a home for his son Hosea Garrett. The two-story wood-framed building was situated at 117 South Hervey Street in Lot 7 of Block 25. At the time of construction, Dr. Garrett resided at a home located on the same block, at 404 West Second Street.

The two-story wood-framed house at 117 South Hervey was an example of the American Foursquare style that was popular in the United States for residential architecture during the early twentieth century. An American Foursquare house is generally square in plan, with a symmetrical facade and a low-pitched hipped roof. Hipped corners and one-story front porches are also common features. The front door is often centered on the main facade of the house, while the windows are usually double-hung.[29]

Hosea Garrett resided in the house at 117 South Hervey Street for an unknown period. Following his residency, the house served as a rental property for several years.

29. Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 439.

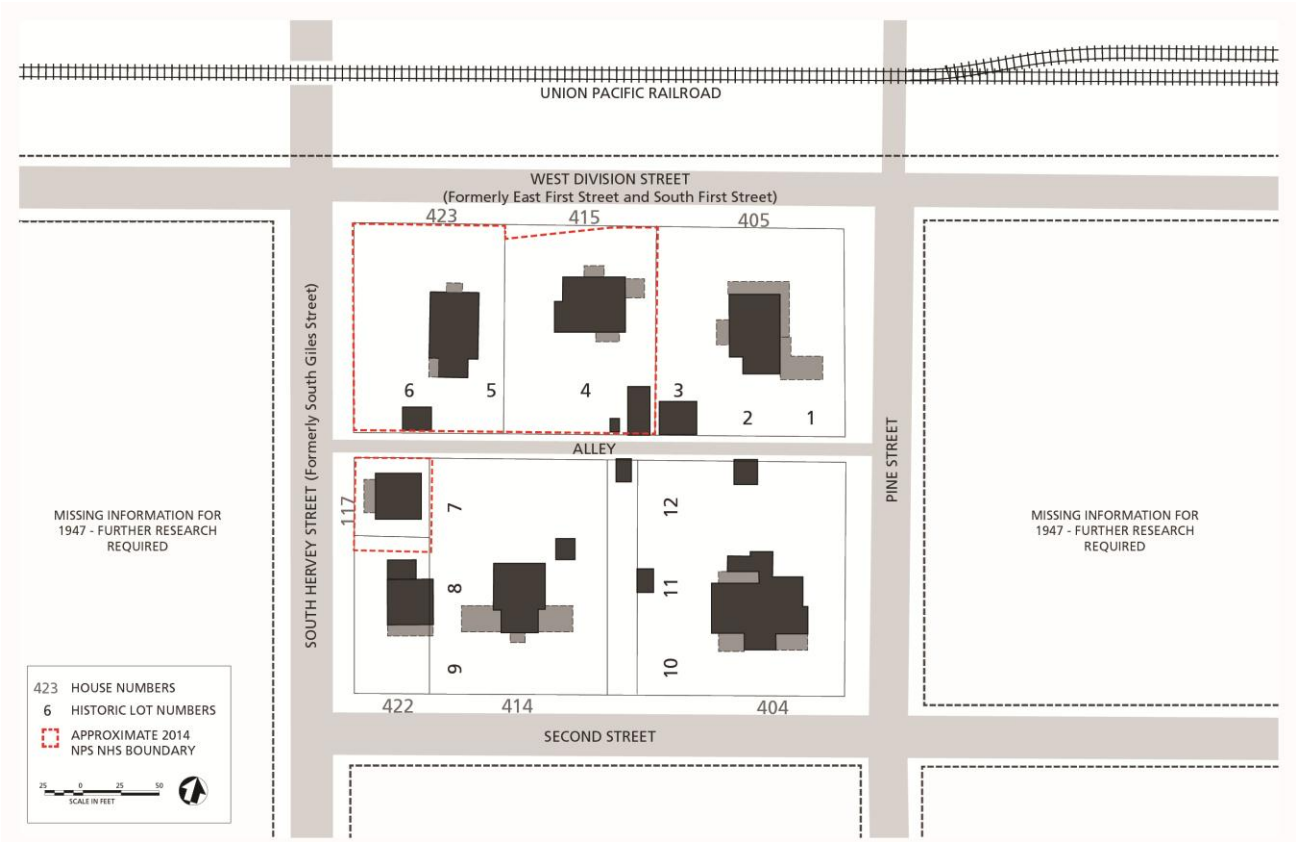


FIGURE 5. Historic period plan of Block 25, Hope, Arkansas, 1947.

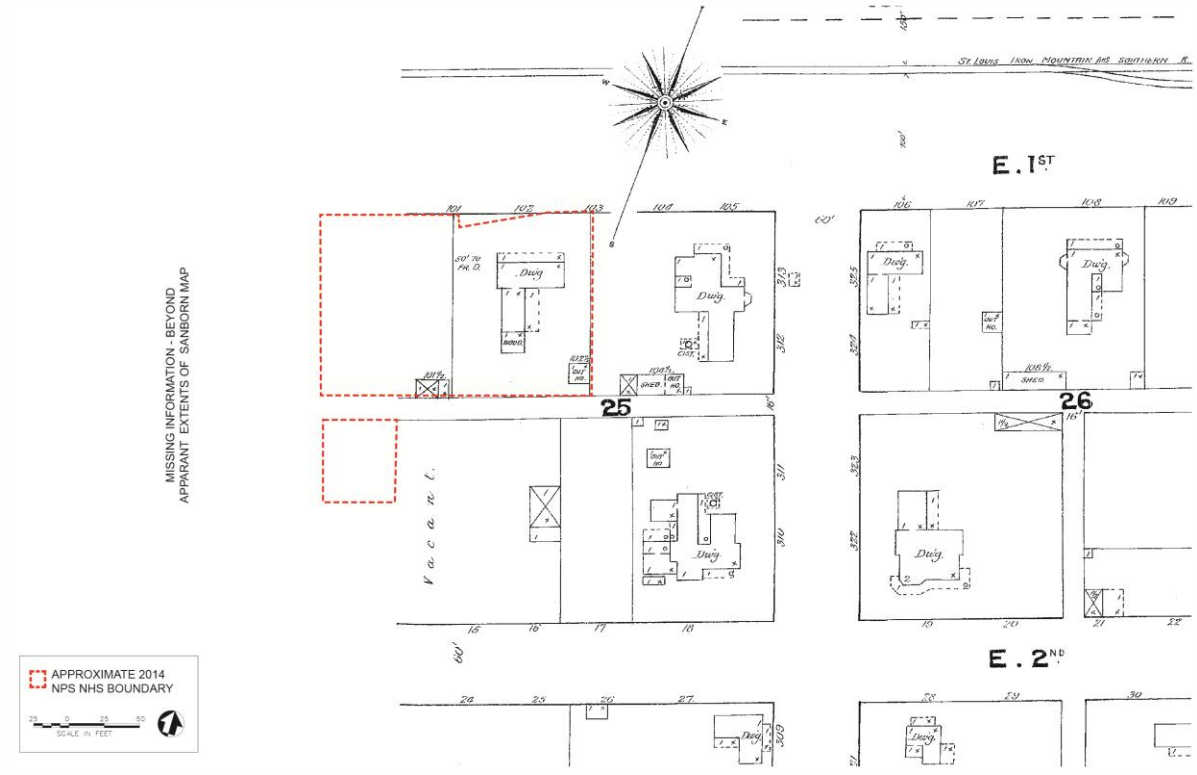


FIGURE 6. Detail of Sanborn Map, Hope, Arkansas, 1890.

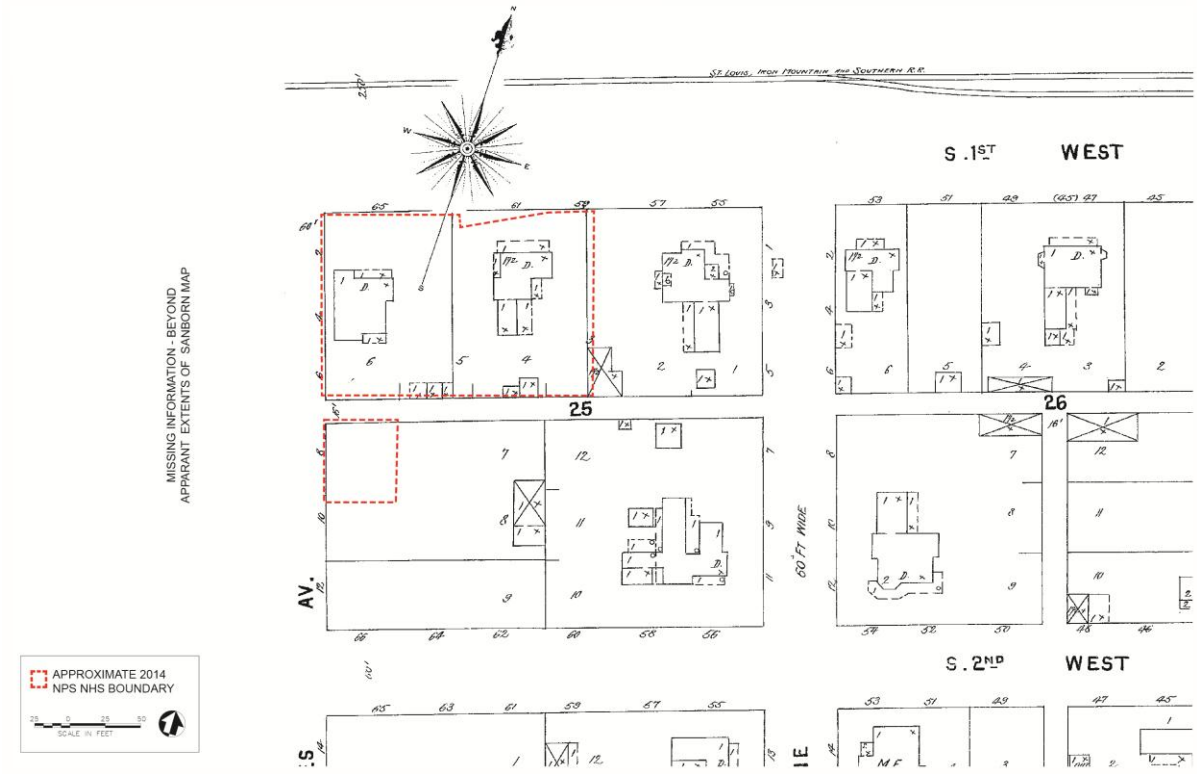


FIGURE 7. Detail of Sanborn Map, Hope, Arkansas, 1896.

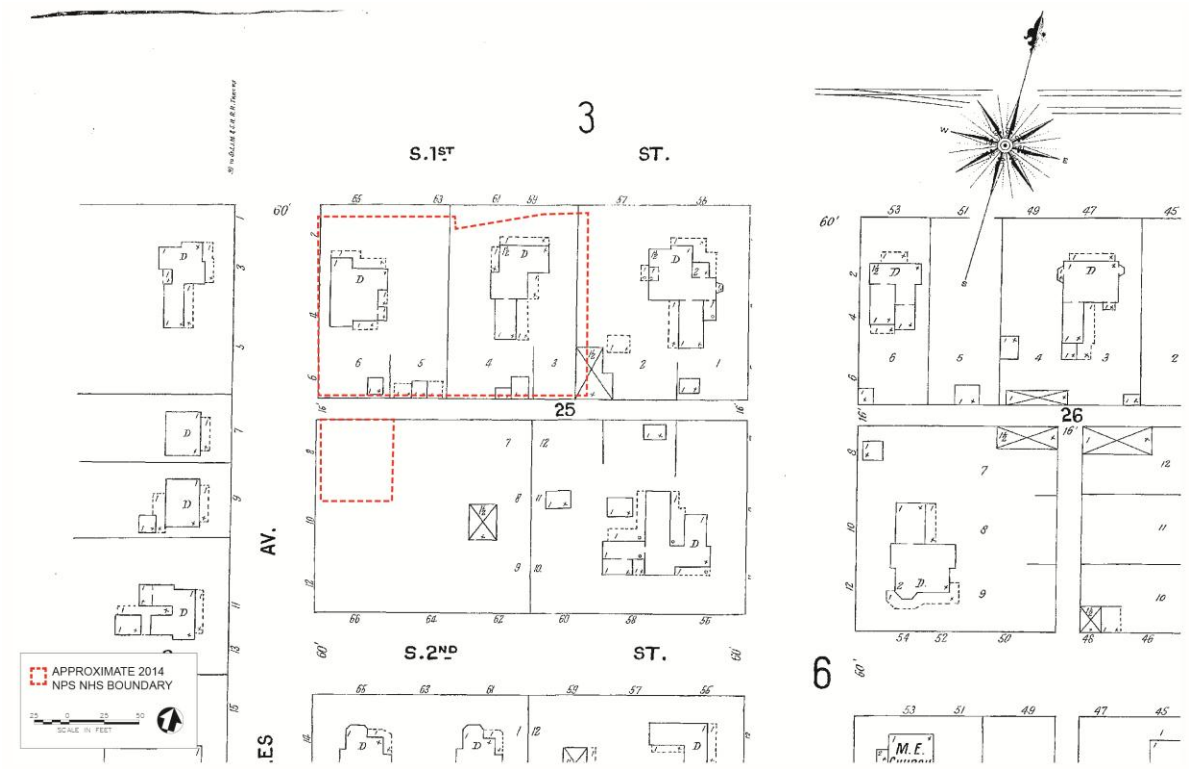


FIGURE 8. Detail of Sanborn Map, Hope, Arkansas, 1900.

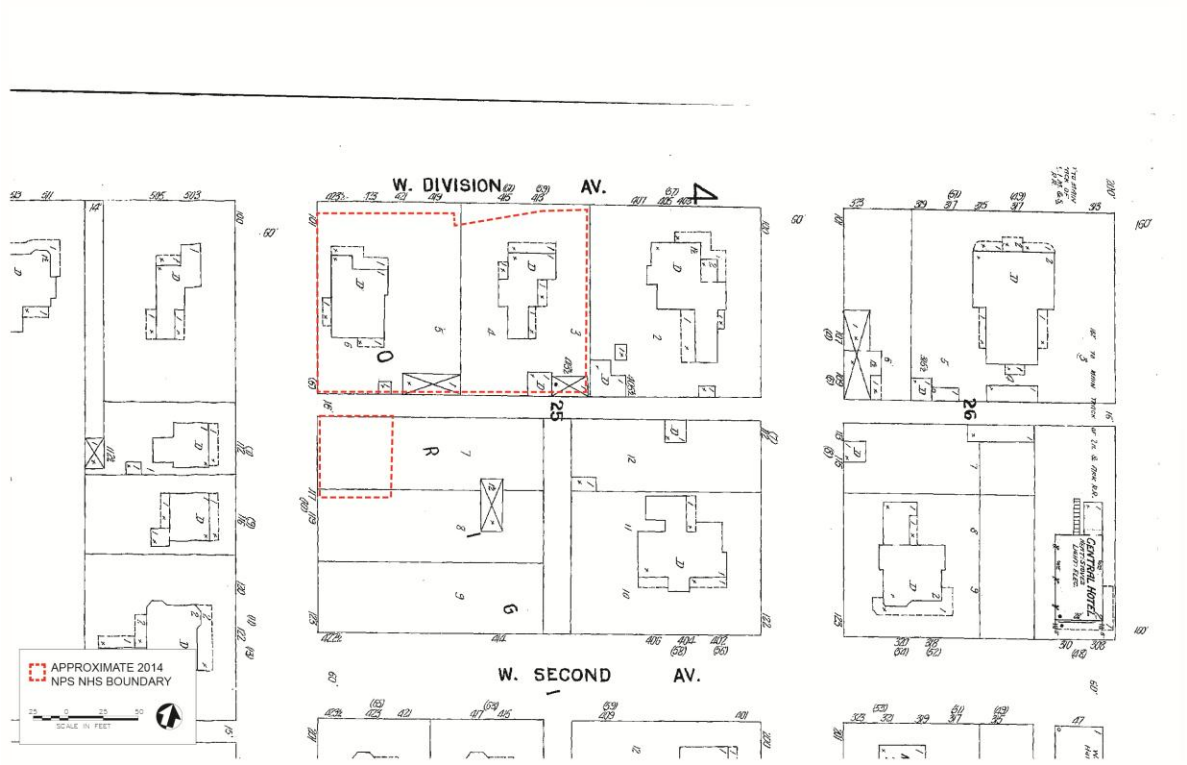


FIGURE 9. Detail of Sanborn Map, Hope, Arkansas, 1908.

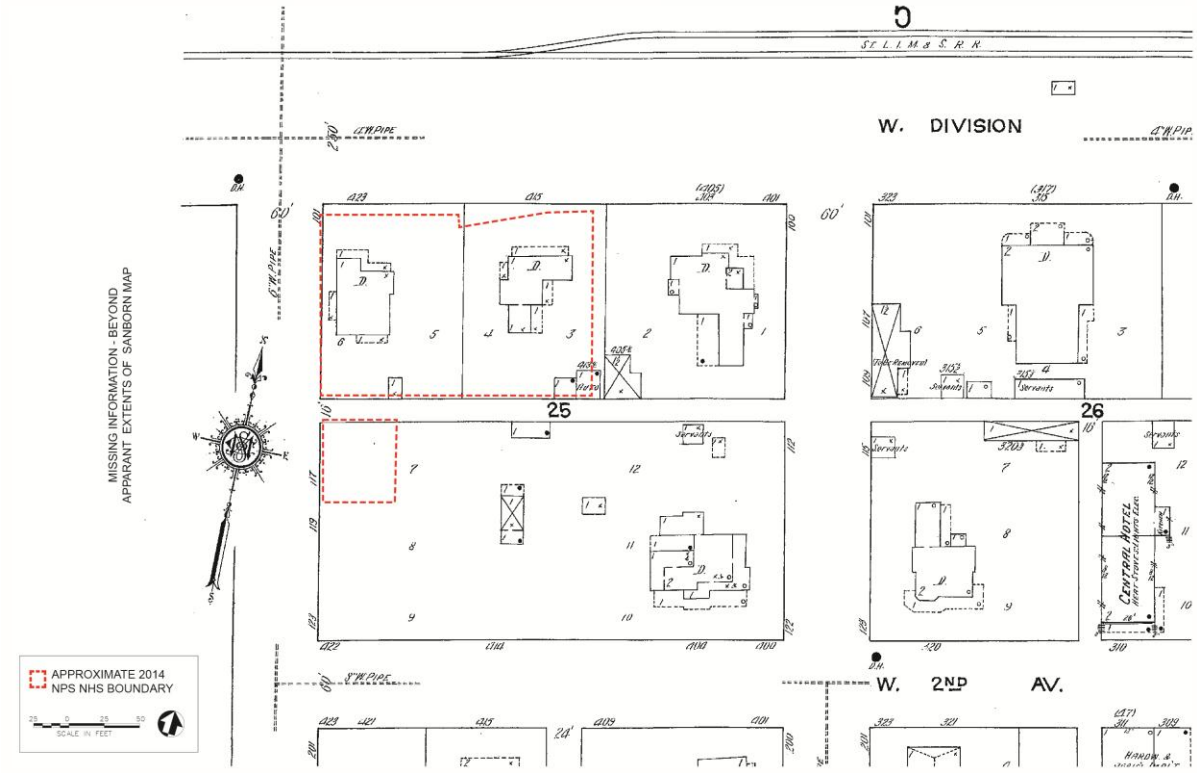


FIGURE 10. Detail of Sanborn Map, Hope, Arkansas, 1913.

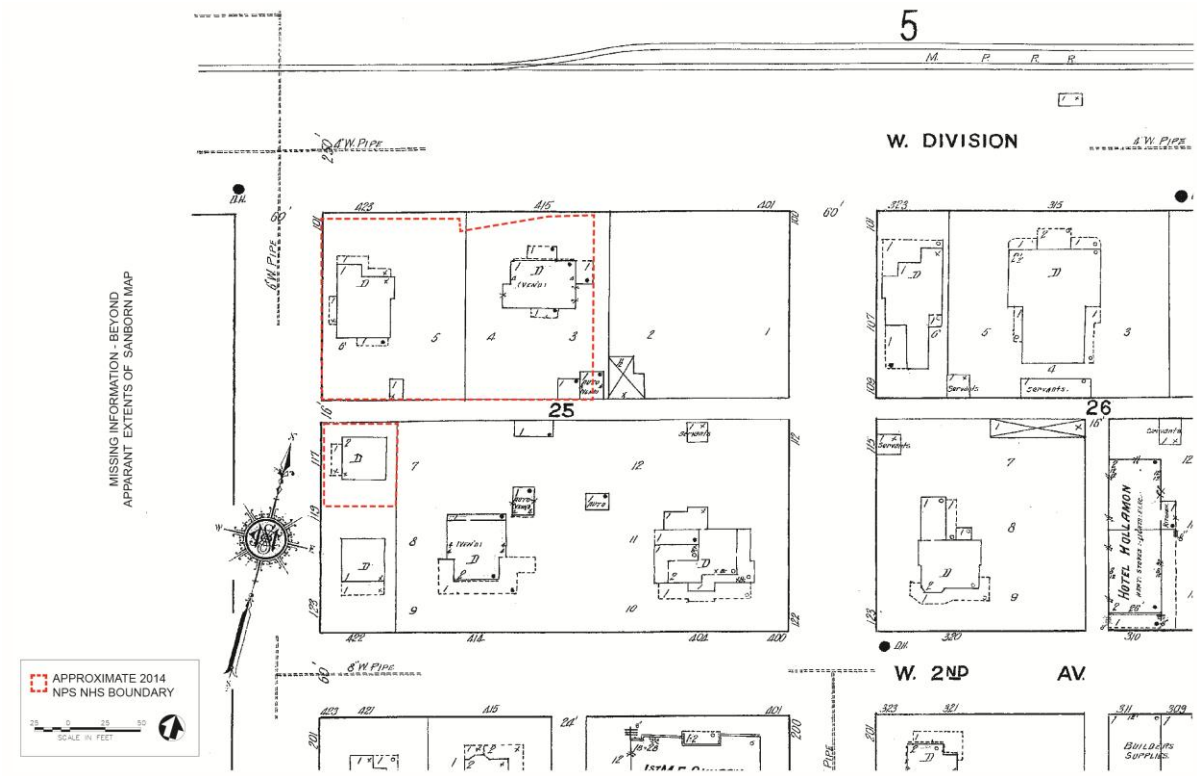


FIGURE 11. Detail of Sanborn Map, Hope, Arkansas, 1919.

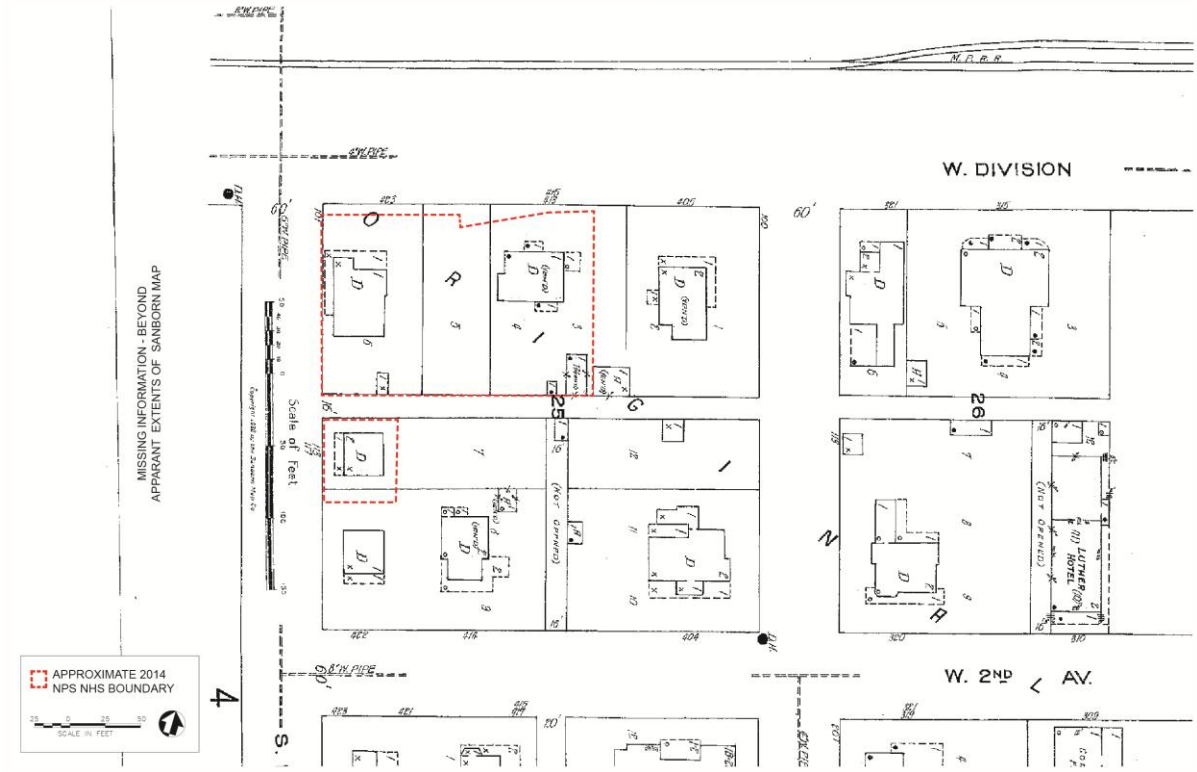


FIGURE 12. Detail of Sanborn Map, Hope, Arkansas, 1926.

1

Cassidy Family Occupancy

Bill Clinton's maternal grandfather, Eldridge Cassidy, ran his own ice delivery business, while Clinton's grandmother Edith was a nurse. In 1938, Eldridge and Edith Cassidy lost possession of their home on Foster Street in Hope. The Cassidys, along with their fifteen-year-old daughter Virginia, moved into the house at 117 South Hervey Street, which they rented.[30]

Following her graduation from Hope High School in 1941, Virginia Cassidy moved to Shreveport, Louisiana, to attend the Tri-State Nursing Academy. Virginia was certified as a Registered Nurse in 1943. That year, Virginia met William Jefferson "Bill" Blythe II, a heavy-equipment mechanic in the United States Army. Virginia and Bill married in September 1943, prior to his deployment to Europe in December of that year.[31]

Following the war, Bill Blythe secured a job as a heavy-equipment salesman in Chicago. In 1946, Virginia and Bill Blythe moved to Chicago. At this time, Virginia became pregnant with her first child. Later that year, Bill Blythe was killed in a car accident as he was traveling to Hope after purchasing a home in Chicago. Virginia was staying with her parents in Hope because their new house was not yet ready. She moved into the Cassidy House following the death of her husband. [32]

Bill Clinton as a Resident of the Cassidy House

On August 19, 1946, recently widowed Virginia Blythe gave birth to William Jefferson Blythe III at Julia Chester Hospital in Hope. Virginia and her newborn son lived with her parents at the Cassidy House on South Hervey Street.

At this time South Hervey Street was a narrow street of single-family residences. Hope, which had a population of 7,475 in 1940, was a bustling small town with approximately ten passenger trains arriving each day. A number of restaurants and shops lined the streets of downtown, and the town also featured three movie theaters and four hotels.

In January 1949 Eldridge and Edith Cassidy purchased the house on South Hervey Street from the Barlow family.[33] In late 1949 Virginia enrolled at the New Orleans Pediatric Hospital where she earned certification as a nurse anesthetist. She returned home occasionally, while young Billy Blythe, as young William Jefferson Blythe III was known, was sometimes able to visit her in New Orleans.[34]

As he grew older young Bill often went with his grandfather to the neighborhood grocery Mr. Cassidy owned which was located on the corner of Berry and Hazel streets near Rosehill Cemetery (Figure 13). Bill spent a great deal of time at the store as a young boy.[35]

While at home Bill would spend time playing in the small yard south of the house. He also played in the backyard of his friend Vince Foster's house which was located behind the Cassidy House at 414 West Second Street.[36]

30. Clinton Museum Association of Friends and the Clinton Birthplace Foundation, Inc. "President Bill Clinton's Family History," http://clintonchildhoodhomemuseum.com (accessed December 17, 2012).
31. Ibid.
32. Ibid. Virginia reportedly received the phone call telling her of her husband's death on the telephone near the newel post at the bottom of the stairs in the Cassidy House living room.
33. Recorded Deeds for President Clinton's Birthplace Home, January 1949–April 1995. It is not known how long the Barlow family had possession of the house.
34. Clinton Museum Association of Friends and the Clinton Birthplace Foundation, Inc. "President Bill Clinton's Family History,"
35. Ibid.
36. Ibid.



FIGURE 13. Eldridge Cassidy (in shirt and tie) with an unknown patron in Mr. Cassidy's store in 1946. The photo resting on the shelf at the top center and slightly right is of President Clinton as a child. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Bill Clinton as a Visitor to the Cassidy House

In 1950 Virginia Blythe married Roger Clinton, the owner of the Buick dealership in Hope. At this time the family moved across town to a small one-story house at 321 East Thirteenth Street. Despite the move Bill continued to spend a great deal of time at his grandparent's house. He also continued to play with friends from his old neighborhood.

In 1953 Roger Clinton sold the automobile dealership and moved his family to a 400-acre farm outside of Hot Springs before moving into the city of Hot Springs in 1955. Bill remained close to his grandparents despite the move and often spent weekends, summers, and holidays with his grandparents in Hope.

In August 1956 the Cassidys sold their home at 117 South Hervey Street to Violet Daugherty.[37] Eldridge Cassidy passed away the following year.

Landscape Setting of the Cassidy House during the Cassidy Family Occupancy 1946–1956

Refer to Sheet L1, Historic Period Plan circa 1949, in Appendix A for information on the landscape conditions during the period of significance.

Buildings and Structures. The Cassidy House is the only building occupying the small lot at 117 South Hervey Street. Evidence was not available to determine if outbuildings of any type existed within the lot.

Topography. There is little change in elevation across the Cassidy House area. However, South Hervey Street begins a descent just south of the property, continuing under the railroad bridge. Historic period photographs indicate that the change in grade between the yard and the street was less during the period of significance than it is today (Figure 14).

37. Recorded Deeds for President Clinton's Birthplace Home, January 1949–April 1995.



FIGURE 14. Two-year-old Billy Blythe in spring 1948, in the south side yard of the Cassidy House. This view, looking northwest from the front yard, shows another house across South Hervey Street in the background and the near-level grade extending from the house to the street. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Spatial Organization, 1947 to 1949. The house and its relatively small yard were connected spatially and visually to the larger block and to South Hervey Street (Figure 15). An alley divided the block into two halves, with the Cassidy property sharing the south half of the block with the Vince Foster property, to the southeast and fronting Second Street, and with another residential lot beyond the Foster House parcel.[38] The north half of the block contained three residential properties.

The spatial organization of the immediate environs of the house can be defined in terms of the front (west), rear (east), and side (north and south) yards. The screened-in front porch and the building walls figure prominently in many of the photos and define the yard spaces (Figure 16 through Figure 19).

38. A house is shown on the corner of Second and Pine streets on a 1926 Sanborn map. This property is shown in its current configuration as a parking lot in the Tyler Mapping and Surveying survey used by Cromwell in the 1990s restoration of the Clinton Birthplace. It remains undetermined when the house was removed.

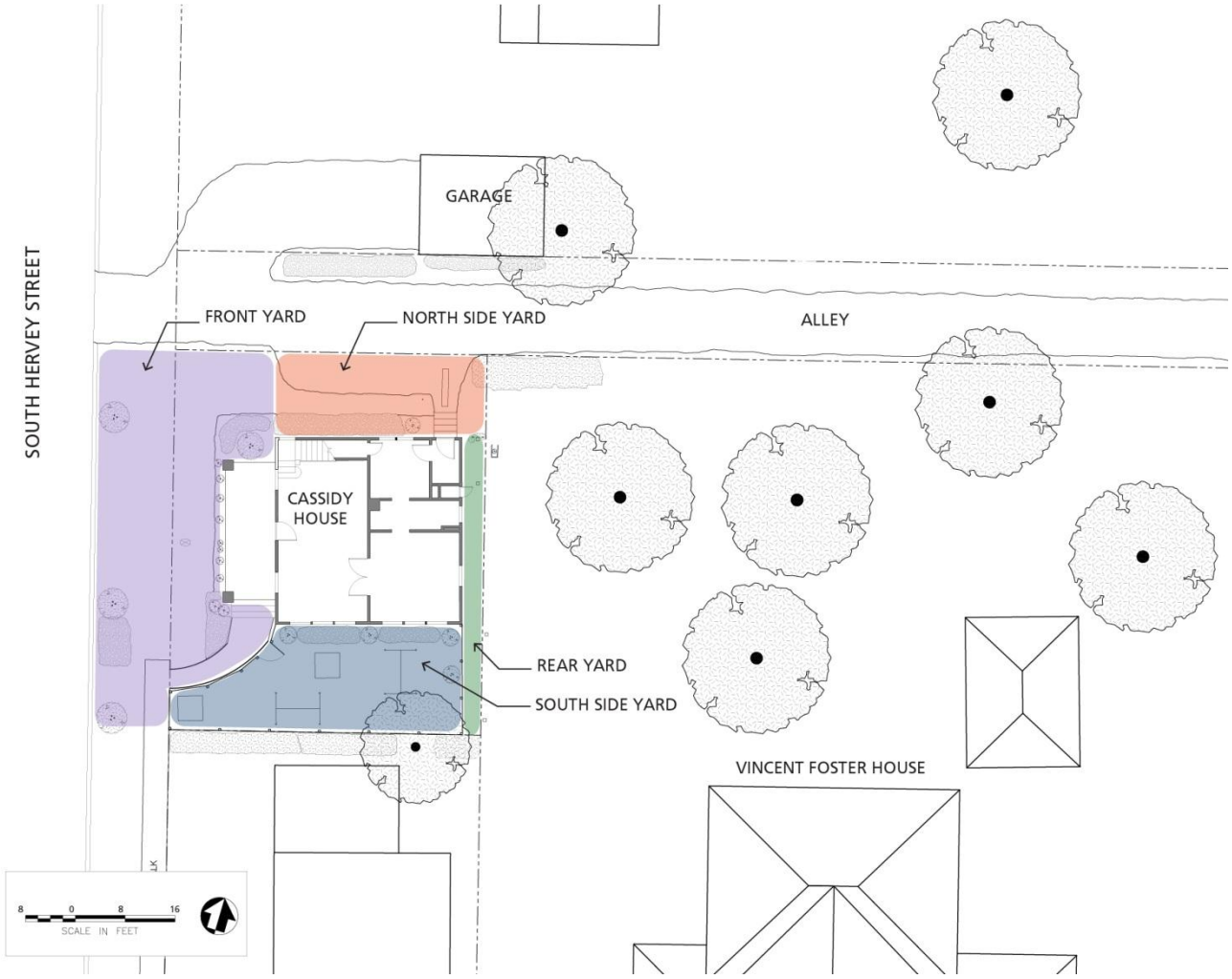


FIGURE 15. Spatial organization of the Cassidy House, context circa 1947.

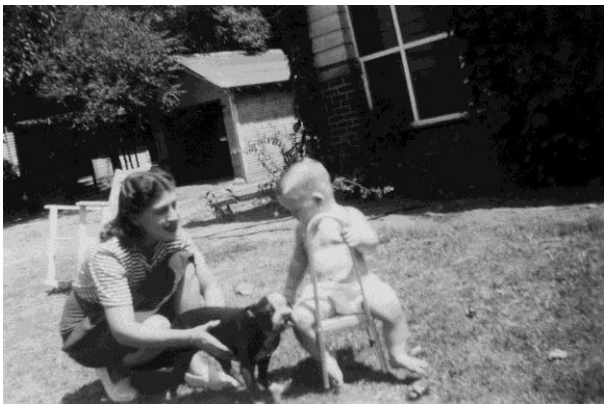


FIGURE 16. Virginia and Billy in the front yard in 1947. Note vegetation at the corner of the front porch. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 17. The front porch in 1947, bordered by low shrubs. The large-leaved plant at the corner may be a climbing vine or a hydrangea. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 18. A shadow of the Cassidy House can be seen adjacent to the alley that bisects the block. The surface of the alley appears to be unpaved. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 19. Here, Billy plays with a tricycle on the sidewalk in front of the house. This photo is dated 1947; note that there is no fence around the south side yard. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

North Side Yard. The north side yard was bordered by the alley, which was utilized by both automobiles and by pedestrians.[39] The earliest available photograph, dated 1947, shows glimpses of the side yard and alley to the north (refer to Figure 15).[40]

South Side Yard. Photographs taken in 1947 show only a small part of the side yard to the south defined primarily by the house and fencing (refer to Figure 15 and Figure 17). Numerous photographs are available from 1949, the year in which the Cassidy family purchased 117 South Hervey Street. During this period, a white-painted wood and boxwire fence was built to contain a play yard at the south side of the house (Figure 20). The fence was attached to the southwest corner of the house, near the concrete steps that led onto the screened porch (Figure 21). The fence followed the curve of the concrete walk as it approached South Hervey Street with a gate close to the corner of the house (Figure 22). Upon reaching the sidewalk the fence ran south to approximately the location of the property line, whereupon it turned east toward the rear of the house (Figure 23). At this point, the fence turned north to join the house at its northeastern corner (Figure 24).

39. In the video "Clinton Birth Home", Virginia Kelley mentions walking down to alley to her friends' homes on the block; she does not remember visiting neighbors across South Hervey Street.
40. Refer to photograph "4DD_19_Billy_Blythe_Sept_07_1949_06.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.



FIGURE 20. This image of Billy Blythe in 1949 shows the wood and wire fence, following the curve of the sidewalk toward the street. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 21. 1949 photos show the connection of the fence to the southwest corner of the house. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 22. The fenced play yard was accessed by a gate, near the front porch steps. Note how the walk ends abruptly at the left side of the photo. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 23. The west side of the fence is adjacent to the walk that parallels South Hervey Street. In the background is a neighboring house and garage. A row of shrubs is planted between the south side of the fence and the garage. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 24. Three-year-old Billy Blythe in his wagon in the south side yard of the Cassidy House, with the house, foundation plantings, and play equipment visible in the background. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Front Yard. Photographs taken in 1947 show portions of the front yard adjacent to the porch. More information about the front yard is available in the 1949 photographs. Beyond the walk running parallel to South Hervey Street is a lawn strip of undetermined width edged by a curb bordering the street (Figure 25).[41]



FIGURE 25. This photo shows a grass verge between the sidewalk and South Hervey Street. In the background is a neighboring house and garage. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Rear Yard. No photographs were available of the rear yard during 1947. Several years later, the young Billy Blythe is shown playing in this area, which adjoined that of the Foster property (Figure 26).[42] The rear yard was bounded to the west by the rear of the house, to the north by the alley, and to the south by the south play yard fencing and a neighboring house. The spatial organization of the rear yard overlaps with and is essentially a part of rear yard of the Foster residence, situated to the southeast (Figure 27 and 28).



FIGURE 26. Billy climbs a ladder on one of the swing sets. Behind the fence, a clothesline in the rear yard of the Vincent Foster property can be seen. The light-colored blossoms strewn on the ground are from a neighboring tree, likely a catalpa. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

41. Refer to photograph "4DD_10_JUNE-21ST-1949_BILLY_BLYTHE.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.

42. Refer to photographs "4DD_07_1949_3.JPG" and "4DD_07_1949_BILLY_BLYTHE.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.



FIGURE 27. Billy Blythe sitting on the back porch steps of the Cassidy House, circa 1949, view looking southeast. The steps, screen door, and siding of the enclosed back porch are visible. Also visible in the background (and through the porch screens) are some of the large trees in the backyard of the house. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Circulation, 1947 to 1949.

Alley. In historic period photographs the alley appears to be unpaved with a soil or crushed stone surface. Additional research is required to determine if the alley was surfaced with crushed stone aggregate or soil (refer to Figure 18).

Concrete Walks. Visible circulation elements include a concrete walk leading from a set of concrete steps at the south end of the porch. This walk curves west toward South Hervey Street where it connects with another concrete walk running parallel to the street and terminating in front of the porch. The curved walk appears wider than the walk at the street. The extent of the walk to the south cannot be determined from 1947 photographs. A photograph dated 1949 (refer to Figure 25) shows that the sidewalk running parallel to the street extends south toward the property at Second and South Hervey streets.

Concrete Steps. A set of cast concrete steps is located at the south end of the front porch and leads to the concrete walk that connects to the walk running parallel with the street.

Wood Steps. A set of wood steps is located at the door on the north side of the house (Figure 27 and Figure 28).

Plank. A plank that appears to be wood is placed on the ground perpendicular to the kitchen steps. It leads from the steps toward the alley and sits directly on the bare surface of the ground (Figure 28).



FIGURE 28. Billy in 1949, on the steps leading to the side door. In the foreground is a plank, possibly a wood board intended to provide a walking surface if water collected at the foot of the steps. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Small-scale Features, 1947 to 1949.

Play Yard Fencing (post-1949). The fence appears to be constructed of four-by-four wood posts; a double top rail of one-by-two boards; a bottom rail four to six inches wide; and boxwire mesh, which varies from six inches square at the top down to about two inches tall by six inches wide at the bottom (Figure 29).

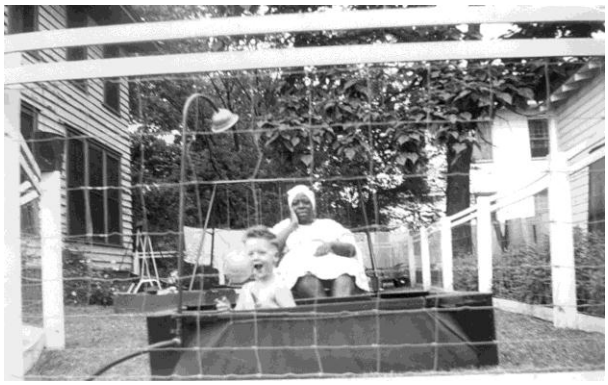


FIGURE 29. Billy Blythe in the side yard, playing in his pool (May 1949). The side yard, fence, pool with showerhead, Cassidy House (left), Vincent Foster House (right, background), and garage of an adjacent house (right, foreground) are visible. This image also shows the exterior cladding, windows, trim, and south side yard plantings of the Cassidy House. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Play Yard Features. None of the items furnishing the play yard were entirely permanent: a sand box and two swing sets appear in various locations in the historic period photographs. The sandbox first appears in the south play yard in a photo dated 1948 (refer to Figure 14). It appears to be constructed of wood boards, approximately eight to ten inches tall and one inch thick, with triangular wood corner braces which also may have served as seats. A similar sandbox appears in a 1949 photo, located in the area between the rear of the Cassidy House and the rear/side of the Foster residence.[43] Again in 1949, this or a similar sandbox appears within the fenced south play yard (refer to Figure 40). One swing set figures almost continually in the south play yard. It was a metal tube or pipe A-frame structure, containing a ring, a trapeze-type swing, a low swing, and a ladder (Figure 30 and refer to Figure 26). Another swing set appears both in the side and front yards in different photos. It also was a metal tube or pipe A-frame structure supporting a white wood bench-type swing (Figure 31). A small pool with showerhead can be seen in the side yard (refer to Figure 29).



FIGURE 30. This is the swing set with ladder and rings. Low shrubs border the fence. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 31. A swing set with a white wood swing sits in the front yard. The neighboring garage is in the background. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

43. Refer to photograph "4DD07_1949_3.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.

Rear Yard Features. Just outside the side kitchen door was a clothesline. The vertical posts are timber, approximately six inches square. A second timber appears to be notched and attached to the vertical post via wood dowels or bolts, forming a "T".[44] Near this clothesline is a trellis of similar construction. The top member of the trellis is a vertical board, approximately one inch by six inches.[45] Also in the rear yard is a small tree planted in what appears to be a three-sided wood planter box. The leaves are large and lobed, similar to those of a fig tree (Figure 32 and Figure 33).



FIGURE 32. The side door at the northeast corner of the house, showing the Vincent Foster House in the background. There is a small plant, possibly a tree sapling or shrub, growing in a partially boxed-in area in the middle ground. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 33. The side door at the northeast corner of the house, showing a portion of the rear of the Vincent Foster House in the background. Note the small plant, possibly a tree sapling or shrub. This shrub is located within what appears to be a small wood-sided box. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

North Yard Features. A light-colored pole, approximately 5 or 6 feet in height, is set into the ground near the kitchen doorway (Figure 34). The purpose of this pole is unclear. Overhead power lines and perhaps telephone lines ran through the alley and across South Hervey Street (Figure 35).

44. Refer to photograph "4DD_07_BILLY_BLYTHE_1949.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.
45. Refer to photograph "4DD_19_Billy_Blythe_Sept_07_1949_07.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.



FIGURE 34. View of the side door at the northeast corner of the house. Note the unidentified narrow pole to the right of the steps. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 35. View from the front yard, toward the neighboring property to the north. In the background, overhead power and/or telephone lines are visible. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Front Yard Features. A meter vault cover was located ten or more feet from the front of the porch (Figure 36 and Figure 37). This meter vault cover likely was associated with a gas or water line that served the house.



FIGURE 36. The front yard of the Cassidy House, with shrubs planted along the front of the porch. A water or gas meter vault cover can be seen in the lower left corner. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 37. Billy plays on the lawn. Shrubs are planted along the front of the porch. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Vegetation, 1947 to 1949. Vegetation documented during 1947 is sparse, consisting mainly of closely mown grass lawn with low shrubs and vines bordering the porch foundation.

Front Yard. Photographs dating to 1947 show climbing vines growing on the northwest corner of the front porch during summer. A large shrub or foliage of additional climbing vines is also visible, as well as a shrub with few leaves and arching form (refer to Figure 16 and Figure 17). This appears to be the same shrub that is seen again in 1949 photographs.[46]

In 1949 low to medium shrubs or perennials are sparsely planted along the porch foundation (Figure 38). A planting bed extends along the front of the porch, its eastern border formed by the concrete walk connecting the front porch steps to the sidewalk. A single shrub near the concrete steps is surrounded by low plantings of mixed height and foliage type. The leaves of the shrub appear glossy, large, and lanceolate (Figure 39).



FIGURE 38. View of front yard with plants located along the front porch within a narrow planting bed. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 39. A single shrub was located next to the south porch steps. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 40. Two-year-old Billy Blythe with his mother, Virginia Blythe. The southwest corner of the porch can be seen, as well as a glimpse of a house across South Hervey Street. In the foreground is a sandbox. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

46. Refer to photographs "4DD_10_JUNE_21st_1949_BILLY_BLYTHE.JPG" and "4DD_10_JUNE-21-1949_BILLY_BLYTHE.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.

North Side Yard. The yard north of the house also contained at least one large shrub, located near the kitchen door. There was also a cultivated bed with flowering plants extending from the kitchen steps to the northwest corner of the front porch.[47]

South Side Yard. Photographs after 1949 frequently feature the newly fenced south side play yard. This yard was planted with several shrubs along the south wall of the house and the rear fence line (refer to Figure 41 and refer to Figure 30).[48]



FIGURE 41. Billy Blythe and two young friends in the side yard of the Cassidy House (August 1949). This image shows some of Billy's play equipment, including a swing set, wagon, and spinning top. Note the Cassidy House in the background, with the windows with screens, exterior wood siding, and foundation plantings visible. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

Continued Use as a Residence

After the Cassidys sold the home in 1956 the building continued to be used as a residence. Violet Daugherty sold half of her interest in the property to Paul Daugherty in December 1956. She sold her remaining interest in the house to Paul Daugherty in 1961.[49] Paul Daugherty owned the house until 1963 when Frankie and Rosalie Arnett purchased the property.[50]

In 1972 Hervey Street was designated as an interstate access road following the completion of Interstate 30.[51] Heavier traffic on Hervey Street led to the development of commercial uses along the street, and many of the homes on Hervey Street across from the Cassidy House were demolished. Ownership of the Cassidy House was transferred from Frankie and Rosalie Arnett to Elcie and Beatrice Arnett in 1976.[52] The Arnetts sold the home to Leslie and Anna Bell Terry in August 1977.

In 1982, 494 square feet of the property was acquired from the owners by the Arkansas State Highway Commission.[53] At this time Hervey Street was widened and depressed to provide for a larger railroad viaduct likely including construction of the concrete retaining wall in front of the Cassidy House. Anna Bell Terry sold the home to A. C. and Annie Mae Burton in May 1985.[54]

47. Refer to photographs "4DD_10_JUNE_21ST-1949_BILLY_BLYTHE.JPG" and "4DD_10_JUNE21-1949_BILLY_BLYTHE.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.
48. Refer to photograph "4DD_19_Billy_Blythe_Sept_07_1949_06.JPG" in the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas, not available for publication.
49. Recorded Deeds for President Clinton's Birthplace Home, January 1949–April 1995.
50. Ibid.
51. Notes from discussion by Al O'Bright of the NPS MWRO with the Clinton Birthplace Foundation Board of Directors on July 13, 2010.
52. Recorded Deeds for President Clinton's Birthplace Home, January 1949–April 1995.
53. Ibid.
54. Ibid.

Refer to Figure 42 and Figure 43 for landscape character in the 1970s and 1980s. Careful comparison of two aerial photographs from the 1970s and 1980s reveals significant changes to the landscape character (Figure 39 and Figure 40). Numerous large trees were removed along Division and South Hervey streets in the vicinity of the railroad bridge.

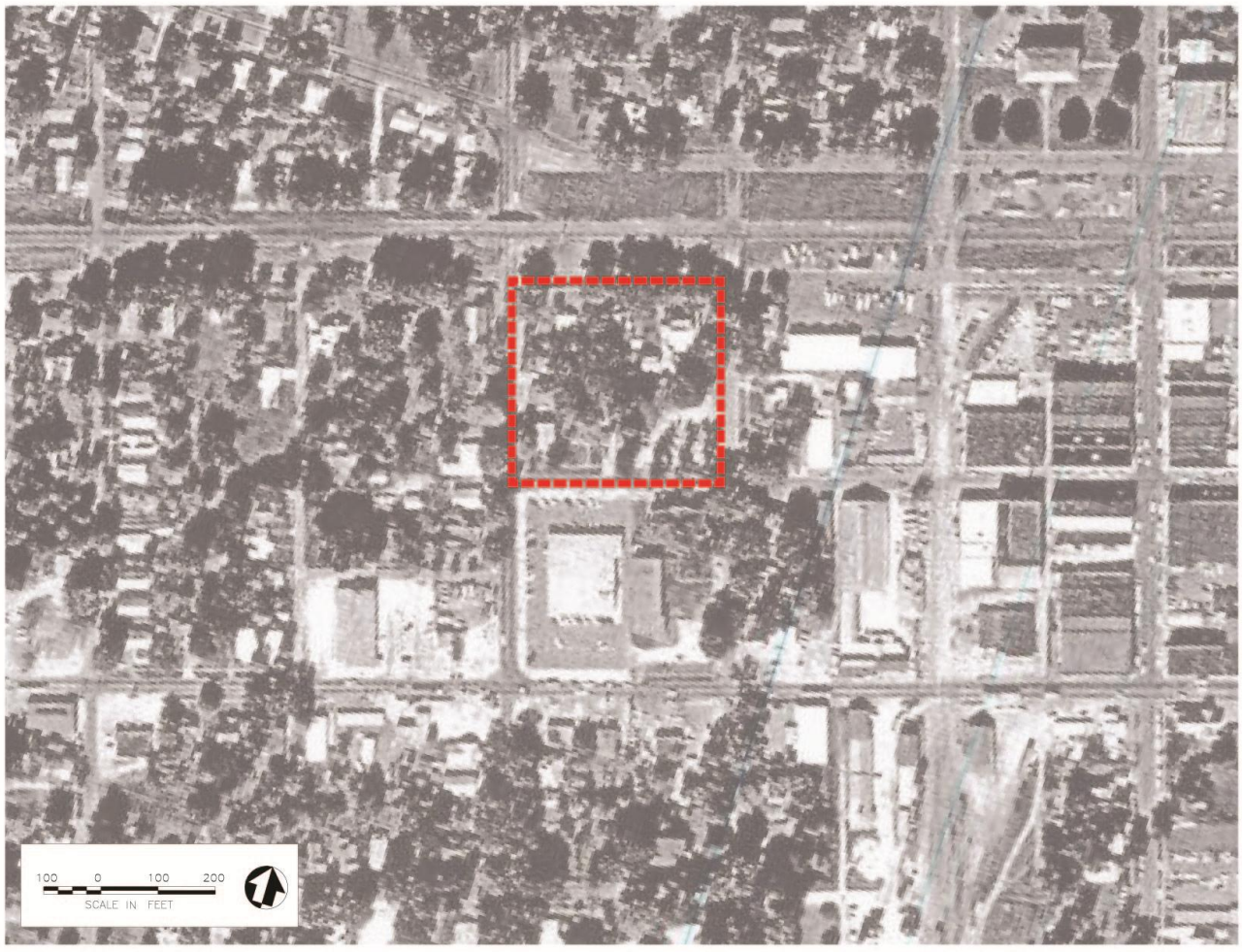


FIGURE 42. Detail of Aerial Photograph, Hope, Arkansas, Block 25, circa 1970s.

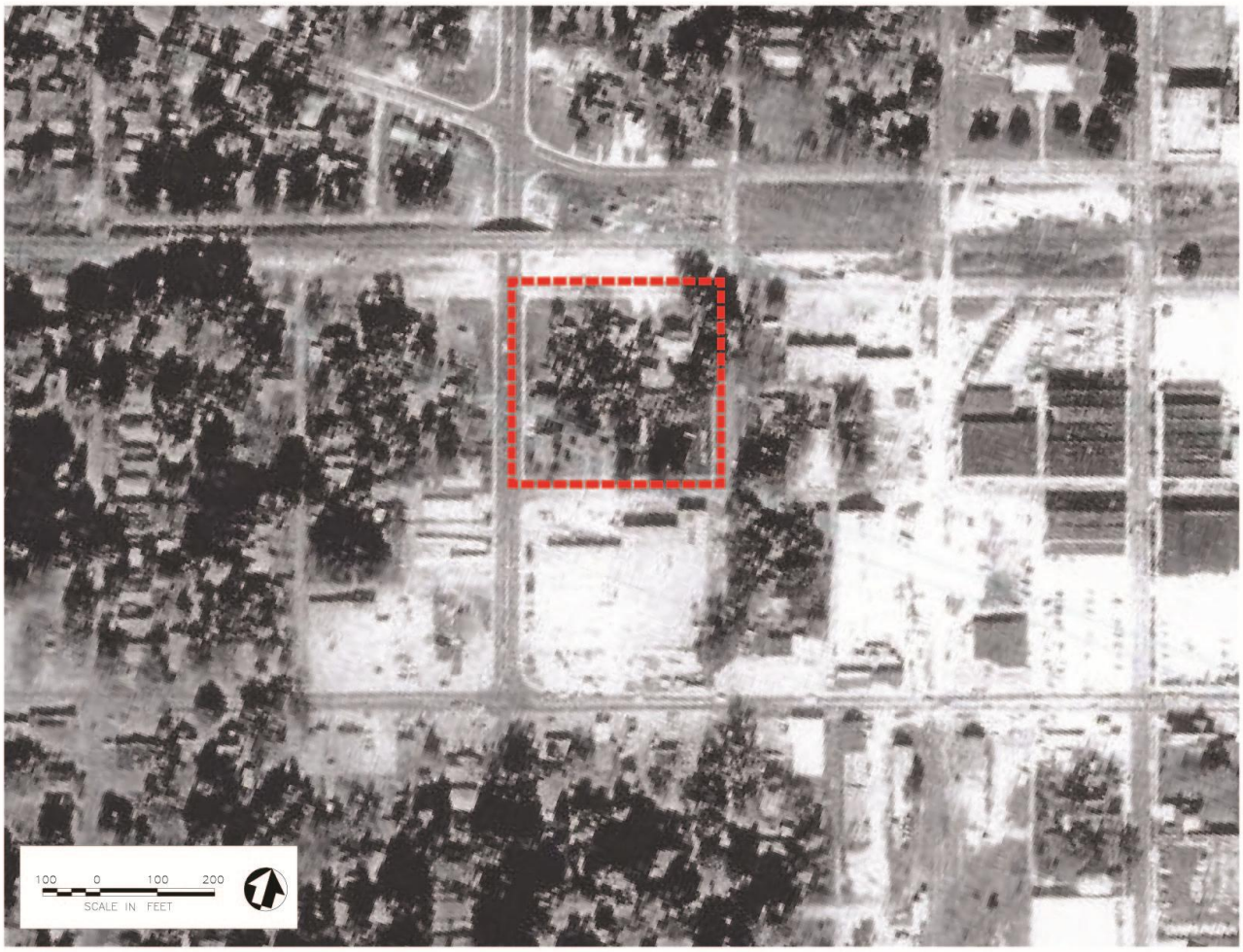


FIGURE 43. Detail of Aerial Photograph, Hope, Arkansas, Block 25, circa 1980s.

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William Jefferson Clinton Home Organization

On April 16, 1992, a fire occurred on the second floor of the Cassidy House.[55] The fire was thought to have been caused by electrical problems. The house was vacated following the fire and sold to Sammy and Mary Crabtree in December 1992 (Figure 44 and Figure 45).[56] Although the deed records the purchasers as the Crabtrees personally, they were acting on behalf of a local non-profit group, the William Jefferson Clinton Home Organization, Inc. (WJC Home Organization).[57] The WJC Home Organization engaged Cromwell Architects / Engineers in 1993 to begin planning the renovation of the Cassidy House. The Crabtrees also acquired an adjacent house at the corner of South Hervey and West Division Streets in 1994.[58] This residence was demolished circa 1996.[59]



FIGURE 44. The Cassidy House, circa 1992. Photo from Clinton Birthplace Foundation collection, stored in NPS visitor center.



FIGURE 45. The Cassidy House, circa 1992. Photo from Clinton Birthplace Foundation collection, stored in NPS visitor center.

Clinton Birthplace Foundation

The Clinton Birthplace Foundation, Inc. (CBF) was founded in 1993.[60] In June 1995, the foundation purchased the Cassidy House (117 South Hervey Street), as well as the lot and house at the corner of Hervey and Division Streets (423 West Division Street), from the WJC Home

55. John Miller and Brian Dickerson, "Fire damages Clinton's childhood home," *Hope Star* vol. 71, no. 16, April 16, 1992.
56. Recorded Deeds for President Clinton's Birthplace Home, January 1949–April 1995.
57. Letter from Joseph H. Purvis, President, Clinton Birthplace Foundation, to Pat Harris, editor of the Hope Star, dated March 1, 1995. See also Clinton Birthplace Foundation meeting minutes of May 4, 1995, and June 13, 1995.
58. Documentation of sale of the property shows that the house at 423 Division was purchased by Sammy Crabtree in 1994. This is the memorial garden site.
59. The house is shown as an existing one-story residence on a civil survey dated April 2, 1996. It was likely demolished shortly thereafter.
60. The Clinton Coordination Task Force began meeting in January 1992. This earlier informal group was succeeded by the Clinton Birthplace Foundation, which began meeting circa April 1993 and was officially incorporated as a nonprofit in late 1994. Clinton Birthplace Foundation Meeting minutes, April 16, 1993; Larry Rhodes, "Clinton Home Gains Nonprofit Status," Hope Star, December 2, 1994.

Organization. As part of the transaction, the Clinton Birthplace Foundation also took over the pending contract with Cromwell Architects / Engineers for renovation of the Cassidy House.[61]



FIGURE 46. The Cassidy House, circa 1994. Photo from Clinton Birthplace Foundation collection, stored in NPS visitor center.



FIGURE 47. The Cassidy House, circa 1994. Photo from Clinton Birthplace Foundation collection, stored in NPS visitor center.

1995–1996 Cassidy House Renovation

Renovation of the Cassidy House began in June 1995. The work was completed in two phases. The exterior of the house was renovated as part of the first phase. This work included installing a new roof, new wood siding, and new wood windows. The original porch across the front of the house was removed and reconstructed, as was the exhaust fan assembly on the north side of the second floor (Figure 48 through Figure 52). The exterior work was substantially completed by fall 1995.



FIGURE 48. South side wall of the Cassidy House prior to renovation, circa 1994–1995. Note the original divided-light window sash, original wood trim, and non-original siding. Photo by Charley Penix from the Clinton Home Restoration Scrapbook by Cromwell Architects, 1997, page 12.



FIGURE 49. Photo showing the main facade of Cassidy House prior to renovation, circa 1994–1995. Note the non-original window sash at the second floor and unpainted porch railing. Photo by Charley Penix from the Clinton Home Restoration Scrapbook by Cromwell Architects, 1997, page 13.

61. Clinton Birthplace Foundation meeting minutes of May 4, 1995, reported that Sammy Crabtree had offered to transfer the birthplace home property as well as the corner lot to the Clinton Birthplace Foundation. The CBF board approved the transfer, noting that title to both properties was in Sammy Crabtree's name. The June 13, 1995, CBF meeting minutes record that the acquisition of the two properties had been completed and would be legally recorded within the next week. No deed records for this sale have been located.



FIGURE 50. Photo showing the south side wall during renovation, with the front of the house at left, circa June 1995. The image shows the partially demolished front porch roof, with the original brick column bases intact. The original windows were still in place in this image; however, the exterior siding had been removed. Also note the pile of debris in the yard. Photo by Terry Huitt from the Clinton Home Restoration Scrapbook prepared by Cromwell Architects, 1997, page 16.



FIGURE 51. New siding and roof installed on the south side wall, July 7, 1995. Window openings are covered by temporary board-ups, and the front porch roof structure has been completely removed. Photo by Terry Huitt from the Clinton Home Restoration Scrapbook prepared by Cromwell Architects, 1997, page 17.



FIGURE 52. Main facade of Cassidy House as the exterior work neared completion, circa fall 1995. Photo by Terry Huitt from the Clinton Home Restoration Scrapbook prepared by Cromwell Architects, 1997, page 19.

Visitor Center

In early 1996 the foundation also acquired an adjacent house at 415 West Division Street, the present-day visitor center.[62] In 1996–1997, the house at this site was partially renovated and opened as a visitor center.[63] In conjunction with the renovation of this house, a small 1920s garage on the site was demolished and replaced with a new public comfort station in the same location as the garage. The visitor center and renovated Cassidy House opened to the public on June 1, 1997.

In March 1999, former President Bill Clinton visited Hope and attended the dedication of the site (Figure 53 and Figure 54).

62. Foundation meeting minutes of January 26, 1996, discuss finalizing a purchase price for the present visitor center, then owned by Georgia Bell. The transaction was finalized in March; see Warranty Deed dated March 12, 1996, vol. 643, pages 455–457.
63. On September 30, 1996, the "Bell Dwelling" is listed as an asset worth $60,000 on the Foundation's balance sheet, and the meeting minutes discuss interior demolition work in progress at that building.



FIGURE 53. Bill Clinton speaks at the dedication of the Cassidy House, March 12, 1999. White House photograph, P70697_18.



FIGURE 54. Bill Clinton in the living room of the Cassidy House, March 12, 1999. White House photograph, P70702_06a.

A garden in honor of Virginia (Cassidy) Clinton Kelley, who died on January 6, 1994, was constructed directly north of the Cassidy House circa 1999–2000.[64]

In 2004 a black-painted metal picket fence was installed around the perimeter of the site to restrict access during hours in which the visitor center and house are closed.[65]

64. Receipts in the Foundation's files show plant purchases in 1999. Oral interviews indicate that garden was planted by volunteers; photographs and the oral interviews suggest that the garden was substantially complete by 2000.

65. Notes from discussion by Al O'Bright of the NPS MWRO with Martha Berryman of the Clinton Birthplace Foundation on July 13, 2010.

Development of the Memorial Garden and Visitor Center Properties

Refer to Figure 55, on the following page.

The purchase of the memorial garden and visitor center properties followed closely the acquisition of the Cassidy House. Stan Jackson, a former senior staff member of Cromwell Architects / Engineers, in an interview with HSR team members Melissa Gengler and Greg Munn, provided much of the information available about the development of these sites.

Owing to the very small area around the Cassidy House a need for space for parking and visitor access was immediately identified. The current memorial garden site (423 West Division Street) was seen by the WJC Home Organization as an opportunity to provide improved visibility from South Hervey Street and to provide "room to grow."[66] It was readily available for purchase at a reasonable price. The wood frame house that occupied the site was in poor condition and was later demolished. The lot was initially viewed as a potential site for a garden or visitor center. Once the property at 415 West Division was acquired the plan for a garden was solidified.

Cromwell Architects' design for the garden was dominated by a formal ellipse surrounded by a colonnade, with several axial paths. The foundation ran out of funds before this design could be implemented. In 1999, with the dedication ceremony only two weeks away, the site remained bare. There was a rush to provide some sort of setting that would be suitable. Members of the Clinton Birthplace Foundation installed sod, but little else was done before the ceremony. Afterward, donations provided funds for gradual implementation of plantings and pathways.

66. Stan Jackson interview.

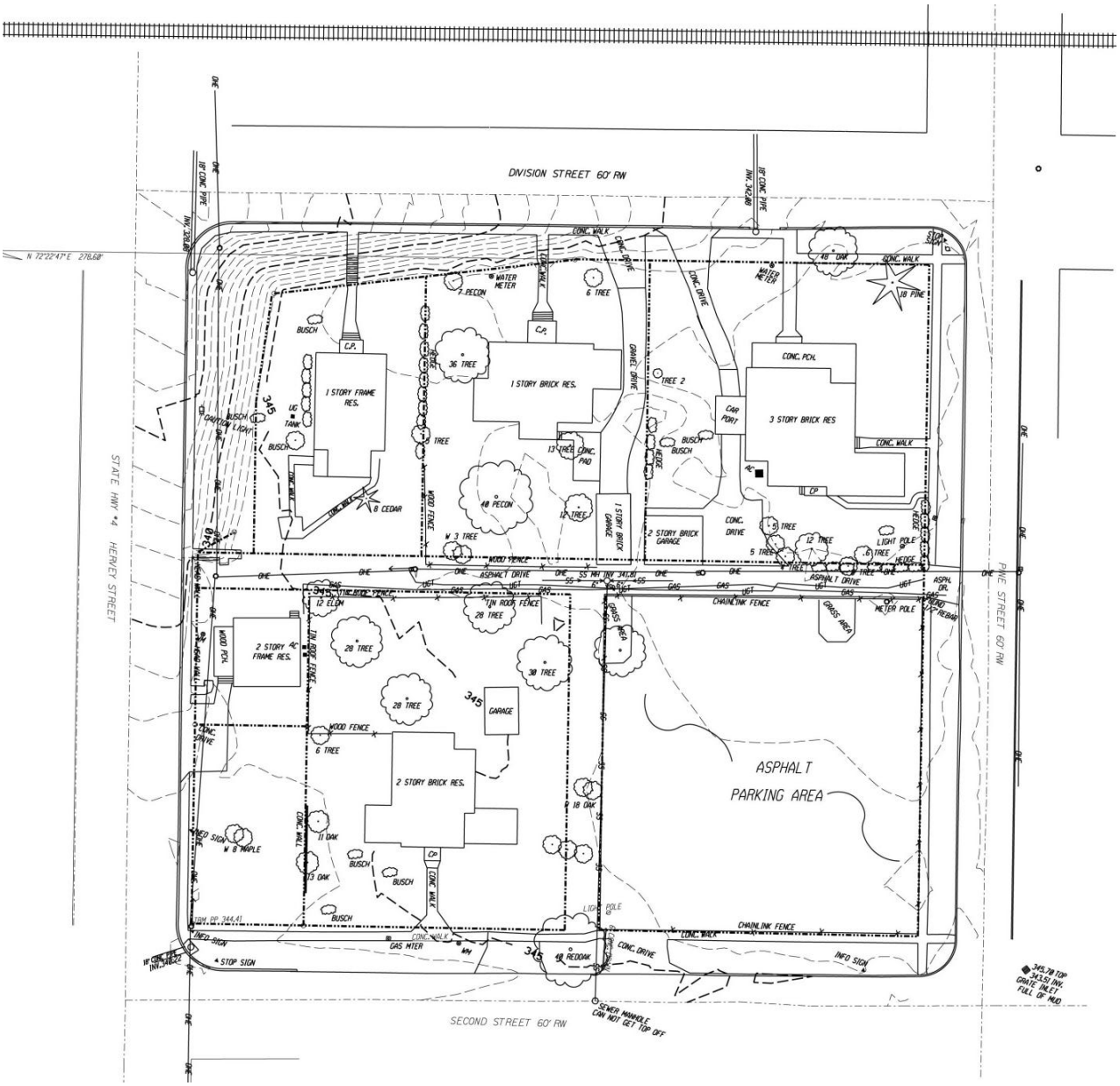


FIGURE 55. Topographic Survey of 117 S. Hervey Street, Hope, Arkansas, Clinton First Home Renovation, Tyler Surveying and Mapping, April 2, 1996. Note the house located on the corner lot facing West Division and South Hervey streets and the overhead power lines running along South Hervey Street and the alley.

The Cromwell design was perceived by many to be too formal and inappropriate for the site.[67] By the time of its implementation the concept for the garden had transitioned to a simpler idea, something that the foundation members felt people could better relate to and that would not be a distraction from the house. From the beginning, members felt it was important that the garden contain plants that were locally available in the area and that would have been popular during the 1940s. The foundation members felt that this would help to evoke an appropriate feeling for the setting of the house.

Another concept that the foundation considered was to bring together representations of several Arkansas cities or regions that had been important in President Clinton's life. At this early stage of development much of the talk among foundation members was about the possible location of a future Presidential Library. The thought was to bring an element to the garden from each of the

67. Ibid.

cities: Little Rock, but also Hot Springs, where the Clinton family moved when they left Hope. The foundation spoke with an Italian artist based in Hot Springs about creating a quartz crystal monument that would honor the mining history of Arkansas and would be a major feature in that garden. Additional elements would have featured Little Rock and Fayetteville. The granite monument that currently occupies the south brick terrace near the Cassidy House was also part of the early conceptual plan. It is inscribed with the names of donors and volunteers, and displays the Presidential seal (see Appendix C for the text inscriptions on the monument).

The garden was intended to have a meditative character and to encourage strolling, sitting, and contemplation. After Virginia Kelley died in 1994 it was deemed appropriate to dedicate the garden to her. This move was inspired in part by the presence of roses that existed at the north side of the house and on anecdotal evidence that Virginia Kelley had a garden containing roses. Although period photographs of this side of the house show a shrub that may have been a rose it is undetermined whether the currently existing roses were transplanted or were grown from cuttings of plants that were extant at the Cassidy House during the period of significance. In addition to numerous roses the garden was planted with evergreen shrubs and perennials. Several medium-sized trees were planted to screen the garden from the busy street.

After the building and visitor center were opened responsibilities were gradually handed off to local Hope volunteers. The home that is now the visitor center at 415 West Division Street was occupied at the time the Cassidy House and memorial garden properties were purchased. When it became available for purchase, the foundation members saw an opportunity to better accommodate the program they had begun to envision for President Clinton's birthplace. By purchasing this house they gained interior space for a gift shop and administrative functions. The elevation of the Cassidy House lot and the 423 West Division Street lot above street level meant that vehicular and barrier-free pedestrian access to the site was difficult. The acquisition of 415 West Division Street allowed the construction of a building to house restrooms, park equipment, and supply storage. An informal agreement with the owners of a parking lot on Second and Pine streets made entry possible at the center of the block, where there is little grade change.

National Park Service Ownership

Refer to Figure 56 and Figure 57.

On March 30, 2009, an Act of Congress authorized the establishment of President William Jefferson Clinton Birthplace Home National Historic Site as a unit of the National Park Service (NPS). The authorization was contingent on the Secretary of the Interior acquiring the site by donation from the Clinton Birthplace Foundation.

President William Jefferson Clinton Birthplace Home National Historic Site was established on December 14, 2010, with the donation of the site by the Clinton Birthplace Foundation to the United States government. The site was officially dedicated on April 16, 2011. Former President Bill Clinton and Secretary of the Interior Ken Salazar were present at the dedication ceremony.

Since the beginning of NPS stewardship of the site in January 2011 landscape-related work focused on routine maintenance including the removal of dead or dying shrubs and tree care. The NPS installed a new site identification sign facing Hervey Street in March 2012. More recently the NPS replaced the picnic table located at the front of the visitor center and opened up the fence and installed a gate at the walk leading from West Division Street to the front door of the visitor center.



FIGURE 56. Existing Conditions Plan of Block 25, Hope, Arkansas, 2014.



FIGURE 57. Detail of Aerial Photograph, Block 25, Hope, Arkansas, 2013.

President William Jefferson Clinton Birthplace Home Chronology

1917	Dr. H. M. Garrett, a former mayor of Hope, constructed a home for his son Hosea Garrett at 117 South Hervey Street.
1938	In 1938, Eldridge and Edith Cassidy lost possession of their home on Foster Street in Hope and, with their fifteen-year-old daughter Virginia, moved into the house at 117 South Hervey Street.
1941	Following her graduation from Hope High School in 1941, Virginia Cassidy moved to Shreveport, Louisiana, to attend the Tri-State Nursing Academy.
1943	Virginia was certified as a Registered Nurse. September: Virginia married William Jefferson "Bill" Blythe II, a heavy-equipment mechanic in the United States Army.
1946	May 17: William Jefferson Blythe II was killed in an automobile accident as he returned to Hope after purchasing a home in Chicago. August 19: Virginia Blythe gave birth to William Jefferson Blythe III at Julia Chester Hospital in Hope. Virginia and her newborn son lived with her parents at the Cassidy House on Hervey Street.
1949	January: Eldridge and Edith Cassidy purchased the home on Hervey Street from the Barlow family. Virginia enrolled at the New Orleans Pediatric Hospital where she earned certification as a nurse anesthetist.
1950	In 1950, Virginia Blythe married Roger Clinton, the owner of an automobile dealership in Hope, and the family moved to a small one-story house at 321 East Thirteenth Street.
1953	Roger Clinton sold the automobile dealership and moved his family to a 400-acre farm outside of Hot Springs.
1955	The Clinton family moved into Hot Springs.
1956	August: The Cassidys sold their home at 117 South Hervey Street to Violet Daugherty. December: Violet Daugherty sold half of her interest in the property to Paul Daugherty.
1957	Eldridge Cassidy died.
1961	Violet Daugherty sold her remaining interest in the house to Paul Daugherty.
1963	Frankie and Rosalie Arnett purchased the property from Paul Daugherty.
1972	Hervey Street was designated as an interstate access road following the completion of Interstate 30.
1976	Ownership of the property was transferred from Frankie and Rosalie Arnett to Elcie and Beatrice Arnett.
1977	August: The Arnetts sold the home to Leslie and Anna Bell Terry.
1982	The Arkansas State Highway Commission acquired 494 square feet of the property. Likely at this time, Hervey Street was widened and depressed for a larger railroad viaduct, and a retaining wall was built in front of the Cassidy House.
1985	May: Anna Bell Terry sold the home to A. C. and Annie Mae Burton in May.
1992	April 16: A fire occurred on the second floor of the house.
1992	December: The house was sold to Sammy and Mary Crabtree (William Jefferson Clinton Home Organization).
1993	The Clinton Birthplace Foundation was founded with the mission of purchasing and restoring the Cassidy House at 117 South Hervey Street (formally incorporated as a non-profit corporation in 1994).
1994	The William Jefferson Clinton Home Organization purchases the house at 423 West Division Street, directly north of the Cassidy House.
1995	June: The Clinton Birthplace Foundation purchased the Cassidy House and the house at 423 West Division Street from Sammy and Mary Crabtree (William Jefferson Clinton Home Organization).

1995–1996	June 1995 to August 1996: Renovation of the Cassidy House began and was conducted in two phases: work on the exterior of the house was completed, followed by work on the interior of the house.
1996	March: The house at 415 West Division Street was purchased by the Clinton Birthplace Foundation.
1996	The house at 423 West Division Street was demolished.
1996–1997	The house at 415 West Division Street was renovated, including construction of a new comfort station, replacing a garage outbuilding on the site.
1997	June 1: The visitor center and renovated Cassidy House opened to the public.
1999	March 12: President Bill Clinton visited Hope and attended the dedication of the site.
1999	A garden in honor of Virginia (Cassidy) Clinton Kelley was constructed directly north of the Cassidy House.
2004	A black-painted metal fence was installed around the site to restrict access during hours in which the visitor center and house were closed.
2006	May 22: The Clinton Birthplace Foundation files a warranty deed to combine all three of its owned parcels (the two properties facing Division Street as well as the Cassidy House property) under one title.
2009	March 30: An Act of Congress authorized the establishment of President William Jefferson Clinton Birthplace Home National Historic Site as a unit of the National Park Service, contingent on the Secretary of the Interior acquiring the site by donation from the Clinton Birthplace Foundation.
2010	December 14: The Clinton Birthplace Foundation donated the site to the United States for the National Park Service.
2011	April 16: The site was officially dedicated, with former President Bill Clinton and Secretary of the Interior Ken Salazar present at the dedication ceremony.

Existing Conditions / Affected Environment

Organized by resource topic, this chapter describes the resources that could be impacted by the proposed action, including a description of the environmental conditions within the study area. Resources dismissed from further consideration were discussed in the Introduction chapter. An overview of the environmental setting, physical context, and land use is provided. The site is described in terms of three landscape areas: the Cassidy House cultural landscape, the memorial garden area, and the visitor center area. Landscape features are organized into eight categories: buildings and structures, circulation, topography, vegetation, spatial organization, views, and small-scale features (site furnishings and objects). A table listing the individual features of the site is provided in Appendix B.

Methodology

During a site visit and fieldwork conducted in October 2012 all existing landscape features within President William Jefferson Clinton Birthplace Home National Historic Site (the national historic site) were inventoried and their condition assessed. Existing conditions documentation included a site walkover with all landscape characteristics documented using a 1996 topographic survey and color digital photography. The 1996 topographic survey was updated in the field to create a 2012 existing conditions base map. Field measurements were taken of features that post-date the 1996 survey. Existing conditions mapping was prepared using the 2012 field maps and photography (refer to Sheet L2, Existing Conditions, Block 25, 2012 and Sheet L3, Existing Conditions, Cassidy House in Appendix A).

The description of the physical condition of the existing landscape features and systems within the study area utilizes established NPS standards as found in *A Guide to Cultural Landscape Report: Contents, Process, and Techniques,* 1998. There are four standards defining the conditions of cultural landscape features and systems:

- **Good:** indicates the cultural landscape feature shows no clear evidence of major negative disturbances and deterioration by natural and/or human forces. The feature's historical and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

- **Fair:** indicates the cultural landscape feature shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within three to five years to prevent further harm to its historical and/or natural values. The cumulative effect of the deterioration, if left to continue without the appropriate corrective action, will cause the feature to degrade to a poor condition.

- **Poor:** indicates the cultural landscape feature shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

- **Unknown:** indicates that not enough information is available to make an evaluation.

The existing landscape features and systems have been assessed and assigned a rating according to these standards. Features that are assessed as being in good condition are not described in detail. A

complete listing of inventoried features and their condition is located in Appendix B of this report.

Site

Located in Hope, Arkansas, the national historic site consists of approximately 0.68 acres between South Hervey Street (Highway 278), West Second Street, South Pine Street, and West Division Street. The study area includes the entirety of the national historic site situated within Block 25 (refer to Figure 56 in the Site History chapter).

Environmental Setting

Hope is the seat of Hempstead County, and lies in the Western Gulf Plains region of Arkansas. Once part of the Gulf of Mexico, the soils of this region are formed from unconsolidated deposits of sand, gravel, silt, and clay. USGS maps indicate that elevations in Hempstead County vary from 231 to about 500 feet above sea level. Within the national historic site boundary, the topography varies four feet in elevation, from 344 to 348 feet above sea level.

Soil in this region is classified as Sawyer loam, with slopes between one and three percent.[68] Arkansas soil surveys characterize Sawyer loam as moderately well-drained, with a profile comprising loam from zero to six inches, below which is found silty clay loam, and, below 29 inches depth, silty clay. It falls within Hydrologic Soil Group C, and is classified as prime farmland. According to the USDA soil survey data for the project site the soils are rated problematic owing to moderate to severe shrink-swell and close proximity to saturation zone. The USDA analysis is corroborated by both anecdotal reports of shrink-swell issues within this area of Hope and preliminary condition assessment findings shared by the HSR team. Building wall and foundation cracks and settlement were evident in the visitor center building and in the foundation of the Cassidy House.

Prior to European settlement, this area of Arkansas supported extensive forests of loblolly pine.[69] With the advent of the railroad, the region was opened for development, first through the harvest and export of timber, and slightly later through agriculture.

Mean annual air temperature ranges from 50 to 73 degrees Fahrenheit. The frost-free period is 220 to 250 days. Mean annual precipitation is between 46 and 61 inches.

Physical Context

Refer to Figure 57, Detail of Aerial Photograph, Hope, Arkansas, 2013, in Site History chapter and Map L2, Existing Conditions, Block 25, 2012 in Appendix A.

The national historic site is located in Block 25 of downtown Hope, four blocks west of the city's main street. The site includes the Cassidy House, memorial garden, visitor center, and comfort station. To the west, the block is bounded by South Hervey Street; to the south by Second Street; to the east by Pine Street; and to the north by West Division Street. The Union Pacific railroad runs immediately north of West Division Street. South Hervey Street and West Division Street each drop in grade beginning mid-block. Just north of their intersection, South Hervey Street passes under the railroad via a steel and concrete bridge.

The boundary of the national historic site brings together three former residential lots. An alley, running east-west, divides the block. The Cassidy House is situated on a fifty-foot by sixty-foot lot at the western terminus of the alley. The house faces west toward South Hervey Street, a four-lane commercial artery. Two former residential properties north of the alley were acquired by the Clinton Birthplace Foundation during the 1990s. A

68. Ibid.

69. The Encyclopedia of Arkansas History & Culture "Geography and Geology" www.encyclopediaofarkansas.net/encyclopedia/ entry-detail.aspx?entryID=401, accessed January 23, 2013.

house in the northwestern lot, at the corner of South Hervey and West Division, was demolished circa 1996. Subsequently, a garden honoring Clinton's mother was built on this site. The former residence on the northeastern lot currently functions as the national historic site visitor center. An auxiliary building houses restrooms, maintenance equipment, and supply storage. Built in 1997, it functions as the site's comfort station.

Two additional privately owned buildings occupy the block and are not part of the national historic site. At the corner of West Division and Pine streets is the brick Craftsman-style Field-Barron House and garage (Figure 58). Also extant is the Vincent Foster House, located on Second Street (Figure 59). The rear yard of this property is contiguous with that of the Cassidy House, although they are currently separated by a wood board screen fence. Adjacent to this house, on the corner of South Hervey and Second streets, is a vacant lot (Figure 60). A residence, present in historic photos from the period of significance, was reported by the current owner of the Vincent Foster House to have been moved to a new location at an unknown date. The block includes several large and medium-sized trees, some of which are believed to remain from the period of significance.



FIGURE 58. Panoramic view southwest, toward perimeter of the NPS property, from the corner of Pine and West Division streets. The large house on the corner is the Field-Barron House. Photograph by Oculus, October 16, 2012.



FIGURE 59. View north, of the Vincent Foster House. Photograph by Oculus, October 16, 2012.



FIGURE 60. View toward the north, showing the vacant lot at the corner of South Hervey and Second streets. The south wall of the Cassidy House is visible. Photograph by Oculus, October 16, 2012.

Land Use

The property is administered by the National Park Service (NPS) as an interpreted national historic site. Visitor services include a contact area, exhibit space, restrooms, and retail operation. The Cassidy House, President Clinton's first home, is a fundamental resource and the focus of interpretation. A memorial garden dedicated to Clinton's mother offers space for reflection and contemplation. The surrounding properties are part of the urban fabric of Hope: the Cassidy House fronts South Hervey Street which is now a commercial thoroughfare; the grid of smaller surrounding streets forms part of a downtown composed of commercial, residential, administrative, and religious uses.

Cassidy House Cultural Landscape

Refer to Sheet L2, Existing Conditions, Block 25, 2012; Sheet L3, Existing Conditions, Cassidy House, Sheet L10; Photographic Station Points, Cassidy House Area; and Sheet 13, Photographic Station Points, Other Areas in Appendix A.

In order to evaluate impacts to the Cassidy House in this CLR/EA, the setting of the house is considered a cultural landscape. Although the setting is individually not eligible for listing in the National Register as a cultural landscape, it contributes to National Register eligibility of the building. As further discussed in the Historic Landscape Analysis chapter of this report, the Cassidy House and its setting are significant through their association with the life of President Clinton. The cultural landscape for the Cassidy House includes the existing features and structures associated with the house as well as the vegetation, topography, and spatial organization of the property, all of which contribute to the existing viewsheds. The landscape characteristics of the Cassidy House and associated landscape are described below.

Buildings and Structures

Refer to Sheet L5, 2012 Inventory: Cassidy House Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

This area of the national historic site property contains the Cassidy House (Figure 61 and Figure 62). The house is a thirty-foot-by-thirty-foot, two-and-a-half-story wood frame residence constructed in the American Foursquare tradition. It is purported to have been built circa 1917. The house is described in detail in the President William Jefferson Clinton Birthplace Home *National Historic Site Historic Structure Report* (HSR). From a cultural landscape perspective the house appears to be in good condition. However, comparison of historic and existing conditions photographs indicate that restoration efforts undertaken prior to NPS administration have resulted in exterior material and detail changes inconsistent with conditions during the period of significance.



FIGURE 61. View east toward the front of the Cassidy House, facing South Hervey Street. Photograph by Oculus, October 16, 2012.



FIGURE 62. View north, of the Cassidy House and a portion of South Hervey Street. Photograph by Oculus, October 16, 2012.

The concrete retaining wall fronting the Cassidy House is likely located within the South Hervey Street right-of-way and not within the national historic site property. However, given that the wall is likely aligned with the national historic site property line, the feature is documented. The retaining wall appears to be in good condition. A structural engineer will need to render an opinion regarding the structural integrity of the wall and associated conditions that may affect the condition of the wall.

Circulation

Refer to Sheet L4, 2012 Inventory: Cassidy House Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

A concrete walk forms a primary access within the national historic site. It lies to the northeast of the Cassidy House, running parallel to its north wall. As it approaches the house from the alley and parking lot at Second and Pine streets (Figure 63), it is abutted to the north by the memorial garden. A concrete walk links the visitor center and the Cassidy House. Consequently, the Cassidy House is approached directly from the visitor center. Upon reaching the northeast corner of the house the walk runs southward to connect with a wood ramp leading to a door which accesses the back porch. Just before reaching the ramp the walk branches off at a right angle to the west, again parallel to the north wall. At the corner of the house the walk curves to the south leading to a wood ramp (Figure 64 and Figure 65). This is the primary visitor access to the front porch and the front door of the Cassidy House. At the south end of the porch there is a set of concrete steps approximately the same width as the porch itself (Figure 66). An irregularly shaped concrete pad sits at the base of these steps. Two wood steps are located approximately at the center front of the porch (Figure 67).



FIGURE 63. Panoramic view looking east, of the parking lot at Second and Pine streets. Photograph by Oculus, October 16, 2012.



FIGURE 64. View east, from the Cassidy House north side yard. Beyond the double gate is the alley, which once extended through the block from Pine Street to South Hervey Street. The concrete walk is the primary visitor access to the Cassidy House. The tan building in the background is the Field-Barron house. Note mature pecan trees. Photograph by Oculus, October 16, 2012.



FIGURE 65. Looking south, at the north wall and north side yard of the Cassidy House viewed from the memorial garden area. Note bare earth to the right of the concrete walk. Photograph by Oculus, October 16, 2012.



FIGURE 66. View northeast of the south end of the Cassidy House porch with concrete steps and pad. The white-painted wood and boxwire fence is intended to simulate the fence visible in historic photographs. Photograph by Oculus, October 16, 2012.



FIGURE 67. Looking toward the southeast, at the wooden steps at the front of the Cassidy House porch. Photograph by Oculus, October 16, 2012.

Concrete Walkways. The concrete walks are broom-finished and four feet wide. Cracking, subsidence, and unevenness of abutting surfaces were observed (Figure 68 and Figure 69). The lowered soil surface conditions along the walks present trip and falling hazards. Adjacent to the walkway are several bare patches, areas of erosion, and remnants of asphalt paving (Figure 70).The condition of the walkways is fair.



FIGURE 68. View southeast of the concrete walk as it approaches the wood ramp to the Cassidy House front porch. The walk is slightly raised and exhibits cracking. Photograph by Oculus, October 16, 2012.



FIGURE 69. Looking east along the concrete walk running between the Cassidy House and the visitor center. Note the lowered lawn surface abutting the walk. Photograph by Oculus, October 16, 2012.



FIGURE 70. Looking south toward the Cassidy House the concrete walk provides access to a ramp leading to the side door. Photograph by Oculus, October 16, 2012.

Ramp to Side Door/Kitchen. This ramp (Figure 71) is of 5/4-inch by 6-inch planks on a structure of 2x nominal lumber. It is approximately 12 to 14 inches in height at the point where it connects to the house. The ramp is four feet wide and 11 feet 6 inches in length. Height at its low end is one inch above the concrete walk. The door to which it leads is approximately 6 inches above the surface of the ramp. The ramp lacks a landing and handrails. It is nearly level. The condition of the ramp is good.



FIGURE 71. View south of the ramp to the side door, the gate to the rear utility yard, and one of two lattice screens. Note remnant asphalt. Photograph by Oculus, October 16, 2012.

Ramp to Front Porch. The structure (Figure 72) is of 2x lumber, with 5/4-inch by 6-inch wood planking. There are black-painted metal pipe handrails on both sides, 40 inches in height and 1-1/2 inches in diameter. Extensions measure 12 inches. Two rubber-backed red carpet mats were placed on the ramp surface at the time of the site visit. The lower end of the ramp is raised above the concrete walk by over an inch. The condition of the ramp is good.



FIGURE 72. Looking southeast, at the wood ramp leading to the front porch of the Cassidy House. Photograph by Oculus, October 16, 2012.

Concrete Steps at South End of Front Porch. These steps show evidence of decay, multiple repairs, and biological growth (refer to Figure 66). The lengthwise slope of these steps differs from the porch surface. The concrete

surface is spalling, there are numerous cracks, and the treads are uneven. Consequently, the condition of these steps is poor.

Concrete Pad below Steps at South End of Front Porch. One corner of the pad is chipped (refer to Figure 66). Given that the slab is undermined with an uneven surface and spalling is evident, the condition is fair.

Wood Steps at Front Porch. These steps are constructed of wood with a concrete masonry unit pad foundation (refer to Figure 67). The steps rock in place and lack handrails; therefore, the condition of these steps is fair.

Topography

Refer to Sheet L5, 2012 Inventory: Cassidy House Area: Topography, Spatial Organization, and Views in Appendix A.

There is very little change in elevation at the building site. The yard areas are nearly level and tend to drain poorly. Eroded areas and bare patches within lawn areas indicate possible poor drainage (Figure 73). Immediately north of West Division Street, South Hervey Street passes under a railroad that lies slightly above the elevation of the national historic site. The South Hervey Street grade change required to facilitate access under the railroad bridge begins roughly at the south edge of the national historic site property. A concrete retaining wall runs parallel to the west wall of the Cassidy House, approximately ten feet from the front porch. The slope of South Hervey Street results in a drop in grade from the front yard at the porch to the sidewalk and street below (Figure 74). The Cassidy House area lies at approximately the same elevation as the remainder of the national historic site but sits several feet above South Hervey Street. Owing to drainage problems at the building line the condition of the grade of the yards is fair. The grades associated with the retaining wall are fair owing to drainage problems causing soil erosion and undermining of the concrete drainage flumes.



FIGURE 73. Looking west at the ground surface of the south play yard adjacent to the south wall of the Cassidy House. Note bare soil patches and moss indicating poor drainage. Photograph by Oculus, October 16, 2012.



FIGURE 74. Looking north along South Hervey Street. Photograph by Oculus, October 16, 2012.

Vegetation

Refer to Sheet L4, 2012 Inventory: Cassidy House Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

Vegetation in the Cassidy House area consists mostly of grass lawn that in many places shows wear or erosion (refer to Figure 73). In addition there is one popcorn or Chinese tallow tree (*Triadica sebifera*) located in the front yard near the metal perimeter fence (Figure 75). However, this tree has been planted within the alley, a location that is outside of the national historic site boundary. This tree is visible both from the front porch of the house and from South Hervey Street.

Along the southern length of the perimeter fence there are four rosebushes. Three of these are situated in a narrow space between the perimeter fence and the play yard fence (Figure 76). Within the play yard one nandina shrub is planted close to the foundation of the house with a stump, cut close to the ground, next to the shrub (Figure 77). Along the northern side of the house a rosebush and scattered bulbs can be found (Figure 78 and Figure 79).



FIGURE 75. Looking north atop the concrete retaining wall along South Hervey Street. Note the Chinese tallow tree just beyond the front porch. Photograph by Oculus, October 16, 2012.



FIGURE 76. The southwest corner of the play yard with roses planted between the wood fence and the metal perimeter fence. View toward the southeast. Photograph by Oculus, October 16, 2012.



FIGURE 77. Looking north at a nandina shrub planted at the south wall of the Cassidy House. Photograph by Oculus, October 16, 2012.



FIGURE 78. Looking southeast at a rose of unidentified variety along the north wall of the Cassidy House. Photograph by Oculus, October 16, 2012.



FIGURE 79. View southwest of perennials planted along the foundation at the north wall of the Cassidy House. Note the stump in front of the crawlspace vent. Photograph by Oculus, October 16, 2012.

Vegetation within surrounding parcels and the memorial garden and visitor center areas has an impact on the Cassidy House. To the east, there are many large trees on the Vincent Foster House property, including mature pecans (*Carya illinoinensis*), hackberry (*Celtis occidentalis*), and elm (*Ulmus* sp.). These large mature trees form a tree canopy backdrop to the Cassidy House as it is seen from the street and from other areas of the national historic site property (refer to Figure 61). Pecan trees (*Carya illinoinensis*) and Bradford pear trees (*Pyrus calleryana*) within the visitor center and memorial garden sites are visible from the side yard and from within the Cassidy House (Figure 80 and Figure 81).



FIGURE 80. The view from Billy Blythe's bedroom looking north toward the memorial garden. Photograph by Oculus, October 16, 2012.



FIGURE 81. View south of the Cassidy House from the memorial garden. Note the large pecan tree fronting the house and numerous mature trees on the Vince Foster House property to the left. Photograph by Oculus, October 16, 2012.

Popcorn/Chinese tallow tree (*Triadica sebifera*). This non-native deciduous tree was introduced in the U.S. from China in the 1700s (Figure 82 and refer to Figure 75). The existing tree is about 15 feet tall and wide. Its leaves are broadly rhombic-ovate to sub-orbicular; clusters of 1/2-inch waxy fruit lend the tree one of its common names. This tree is identified as a non-native invasive plant in the *Nonnative Invasive Plants of Southern Forests: A Field Guide for Identification and Control, USDA, Forest Service Southern Research Station General Technical Report SRS-62*. This tree is located within the alley and therefore outside of the national historic site property. Given the proximity of the tree to the house the tree has been documented. The condition of the tree is good.



FIGURE 82. Looking north and upward; a detail of Chinese tallow tree showing leaves and immature fruit. Photograph by Oculus, October 16, 2012.

Nandina (*Nandina domestica*). A small nandina of unknown cultivar occupies a spot in the play yard adjacent to the Cassidy House (refer to Figure 77). There is a small tree stump in close proximity. The nandina is in good condition.

Rosebushes (*Rosa* sp.). The roses planted along the south boundary of the play yard are of a bluish-red color blooming in October (refer to Figure 76). They have an open sparsely branched habit. The rosebushes are in good condition.

Rosebushes (*Rosa* sp.). The roses planted along the north side of the house were of similar habit to those in the play yard but were not in

bloom during an October visit (refer to Figure 78). The rosebushes are in good condition.

Lawn Areas. The grass lawn areas exhibit bare patches and erosion in places (refer to Figure 73). The lawn is generally in good condition, but the areas of poor drainage near the building foundation and more densely shaded areas at the rear of the house are in poor condition.

Bulbs. Also planted along the north side of the house at the building foundation are several bulbs of unknown variety (refer to Figure 79). The bulbs appear to be in good condition.

Spatial Organization

Refer to Sheet L5, 2012 Inventory: Cassidy House Area: Topography, Spatial Organization, and Views in Appendix A.

The Cassidy House site is currently bounded by fencing on three sides (Figure 83). Its spatial organization is determined by the central location of the house within what had been the boundaries of the residential lot and the fencing. Primary spaces are the front, side, and rear yards.



FIGURE 83. View of the front yard of the Cassidy House looking north. Photograph by Oculus, October 16, 2012.

Front Yard (west). The front yard is the area directly in front of the house. It is roughly planar, located two steps below the front porch and a few feet above South Hervey Street (Figure 84). This space is defined by the front porch and the decorative metal picket fencing along the retaining wall running along South Hervey Street.



FIGURE 84. The front yard of the Cassidy House looking south. The commercial nature of South Hervey Street is evident. Photograph by Oculus, October 16, 2012.

Side Yard (north). The north side yard is defined by a jog in the decorative metal picket fencing to the north—which corresponds to an area which was once part of the existing alley—a wood fence to the east, the Cassidy House to the south, and the metal perimeter fence along South Hervey Street to the west (refer to Figure 65). This space is connected via a concrete walk to the memorial garden area.

Side Play Yard (south). The south play yard is defined by the Cassidy House to the north, a lattice screen to the east, and the metal perimeter fence to the south and west (Figure 85). Within this space, directly adjacent to the house, an area has been enclosed with a white-painted wood and boxwire fence, entered through a gate on the west side. This area currently contains play equipment and outdoor furniture arranged to evoke the character of the play yard that existed during the period of significance.



FIGURE 85. View north and east of the side yard with fenced play yard, viewed from the sidewalk on South Hervey Street. The trees in the background belong to the Vincent Foster property. Photograph by Oculus, October 16, 2012.

Rear Yard (east). This space is a very narrow rectangular space bounded by the Cassidy House to the west and a fence of wood 4x4 posts and 1x6 unpainted wood boards to the east (Figure 86). Behind and parallel to this fence is a second fence associated with the Vincent Foster House property. This fence is a wood structure with corrugated metal panels (Figure 87). A wood gate provides closure and entry at the north end. The south end is open to the rear yard area. Heating and cooling equipment, utility meters, utility switch boxes, a drainage pipe exiting from the house, and a water spigot are located within this this space. This area also contains a small access door in the foundation of the Cassidy House (Figure 88). An extension of the rear yard utility area, this space can be accessed from the play yard (Figure 89). Its eastern boundary is a continuation of the wood board fence defining the rear yard utility area. The western boundary is defined by a white-painted wood lattice screen, which separates this area from the play yard.



FIGURE 86. Looking south, the rear yard is a narrow space between the east wall of the Cassidy House and the west boundary of the Vince Foster property. This area contains utilities and HVAC equipment. Photograph by Oculus, October 16, 2012.



FIGURE 87. The space between the Cassidy House and the Vince Foster House property contains fences of several eras. The corrugated metal "tin roof" fence is noted on a 1996 survey. This view is toward the north. Photograph by Oculus, October 16, 2012.



FIGURE 88. Looking northwest and down at the southeast corner of the Cassidy House, showing an access door to the crawlspace. Also visible is one of several irrigation heads. Photograph by Oculus, October 16, 2012.



FIGURE 89. View of the rear utility yard behind the Cassidy House, looking north. Photograph by Oculus, October 16, 2012.

Views

Refer to Sheet L5, 2012 Inventory: Cassidy House Area: Topography, Spatial Organization, and Views in Appendix A.

Views from the Cassidy House are largely characterized by the function of South Hervey Street (Highway 278) as a commercial strip and major connector to Interstate 30 (Figure 90). While the four-lane street itself begins to descend in elevation at a location approximately coincident with the house, businesses on the west side of South Hervey Street are at approximately the same elevation as the national historic site property and are thus highly visible (Figure 90 through Figure 92). The density and height of this development are both low.



FIGURE 90. Panoramic view of South Hervey Street environs looking south and west from the front porch of the Cassidy House. Photograph by Oculus, October 16, 2012.



FIGURE 91. View from the Cassidy House front porch looking south. Photograph by Oculus, October 16, 2012.



FIGURE 92. View from the Cassidy House front porch looking north. Businesses across South Hervey Street are visible as is the railroad bridge. Photograph by Oculus, October 16, 2012.

Descending from the porch toward the north via a ramp it is possible to see the memorial garden as well as the visitor center and comfort station buildings. Three large pecan trees occupy the national historic site property. Several trees belonging to the neighboring property also have a strong impact on the view from this area. The railroad is at approximately the same grade level as the national historic site property. West Division Street lies between the national historic site property and the railroad, but is lower in elevation and only visible at its intersection with South Hervey Street (Figure 93).



FIGURE 93. View from the Cassidy House front porch looking north. The railroad bridge is visible in the distance. The ramp is the main access to the house. Photograph by Oculus, October 16, 2012.

From both the south end of the porch and from the front yard the play yard can be seen. Beyond, the vacant lot at the corner of South Hervey and Second Street is visible (refer to Figure 91).

The Cassidy House is readily visible from South Hervey Street. The house is situated on an elevated plane fronted by a concrete retaining wall. The difference in height between the house and South Hervey Street varies as the street slopes down to pass under the railroad bridge to the north (Figure 94). From the visitor center and memorial garden grounds the view of the Cassidy House is enhanced by mature pecan trees on both the national historic site and adjacent properties (Figure 95 and Figure 81). Commercial properties are also visible. Visitors approaching from the parking lot at Second and Pine streets can see portions of the east-facing rear and north-facing side of the Cassidy House. Much of the house is blocked by the wood fence surrounding the Vincent Foster House property. Pecan trees filter the view. Signage and buildings along the west side of South Hervey Street are visible in the background (Figure 96).



FIGURE 94. Panoramic view of South Hervey Street looking north, east, and south, with the Cassidy House at the center. Photograph by Oculus, October 16, 2012.



FIGURE 95. Panoramic view facing southwest from the side yard of the visitor center. Photograph by Oculus, October 16, 2012.



FIGURE 96. Panoramic view facing west and north, from near the entrance to the NPS site. To the right is the visitor center. Barely visible to the left is the Cassidy House. Photograph by Oculus, October 16, 2012.

Small-Scale Features

Refer to Sheet L4, 2012 Inventory: Cassidy House Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

Small-scale features in the Cassidy House area include historic and non-historic elements. They can be classified into four broad categories: utility-related elements, fences and screens, site furnishings, and signs. Utility-related elements include irrigation components (Figure 97) and a water meter cover. Fences include a portion of a black-coated decorative metal picket fence that bounds the entire national historic site property (refer to Figure 84). Fronting South Hervey Street several concrete bases remain from a since-removed metal pipe guardrail, which had once been installed just above the concrete retaining wall (Figure 98). A white-painted wood and boxwire fence encloses an area adjacent to the south wall of the house (Figure 99). A similarly-constructed gate opens to the west within this fence. Behind the Cassidy House a vertical wood board fence divides the national historic site property from the Vincent Foster House property. Screening this fence where it extends past the house, two white-painted lattice screens have been erected: one forms a backdrop for the enclosed play yard, the other is just south of the alley (Figure 100 and Figure 101). A wood board gate conceals the rear yard of the house (Figure 102). Behind the house a parallel fence can be seen on the Vincent Foster House side. The fence is corrugated metal on a wood structure and is substantially deteriorated (Figure 103).



FIGURE 97. This exposed drainage piping is at the top of a concrete flume that drains to the sidewalk on South Hervey Street looking east. Photograph by Oculus, October 16, 2012.



FIGURE 98. View northeast of the top of a concrete flume in the corner of the Cassidy House front yard. Note the remnant concrete base that once supported a metal pipe guardrail adjacent to the back of the concrete retaining wall. Also, note the flume is undermined. Photograph by Oculus, October 16, 2012.



FIGURE 99. The south play yard viewed from the west just beyond the front porch of the Cassidy House. Photograph by Oculus, October 16, 2012.



FIGURE 100. Play equipment, fence, and lattice screen viewed from inside the play yard looking east. Photograph by Oculus, October 16, 2012.



FIGURE 101. Looking east along the north wall of the Cassidy House. The lattice structure is attached to a wood board fence that edges the Vincent Foster House property. The comfort station is visible in the background. Photograph by Oculus, October 16, 2012.



FIGURE 102. Looking south toward the rear utility yard gate. To the right is the side door and wood ramp. Photograph by Oculus, October 16, 2012.

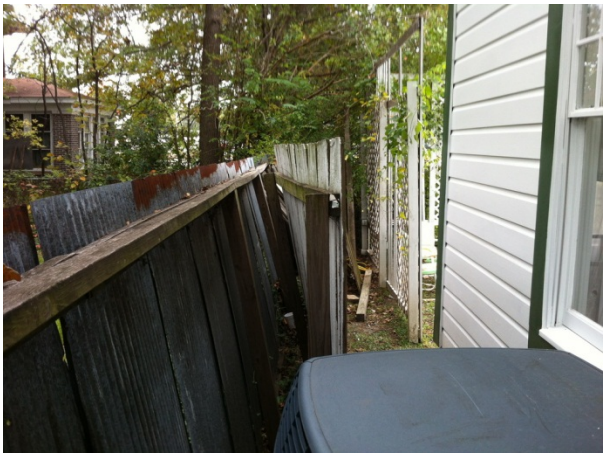


FIGURE 103. View south from the center of the rear utility yard of the Cassidy House. Note the two different fences and the lattice screen at the back of the play yard. Photograph by Oculus, October 16, 2012.

Site furnishings are primarily within the play yard. Most are play-related items including a sandbox, slide, wagon, tricycle, and swing set (Figure 104). A glider, two metal chairs, and a wheelbarrow are also present (Figure 105 and Figure 106).



FIGURE 104. Looking northeast into the south play yard. Photograph by Oculus, October 16, 2012.



FIGURE 105. Looking northwest toward the metal glider in the side play yard along the south wall. Photograph by Oculus, October 16, 2012.



FIGURE 106. View east, to the corner of the play yard with wheelbarrow and metal chairs. Photograph by Oculus, October 16, 2012.

A metal sign in a metal frame along the south wall greets visitors as they approach from the visitor center and memorial garden areas (Figure 107).



FIGURE 107. View south of a metal sign near the north wall of the Cassidy House. Photograph by Oculus, October 16, 2012.

Water Meter Cover. A cast metal oval meter cover is visible in the front yard and is labeled "WATER METER." The meter cover is in good condition.

Irrigation Sprinkler Heads. An underground irrigation system runs throughout the national historic site property. Several black plastic pop-up irrigation heads are located in the vicinity of the Cassidy House. The irrigation system is operational.

South Concrete Drainage Flume. The flume (refer to Figure 74) directs water from the front yard to the street/sidewalk. It is located at the south end of the concrete retaining wall. The condition of this feature is fair owing to cracking and settlement. Portions of the flume may be located outside of the national historic site boundary.



FIGURE 108. View south, of the north concrete drainage flume. Photograph by Oculus, October 16, 2012.

North Concrete Drainage Flume. Located at the north end of the concrete retaining wall is a second flume (Figure 108 and Figure 109) also directing water from the front yard and former alley to the street/sidewalk. The condition of this feature is fair owing to crack and settlement. Portions of the flume may be located outside of the national historic site boundary.



FIGURE 109. View from the slope just outside the memorial garden looking south. The north concrete drainage flume runs along the retaining wall. Photograph by Oculus, October 16, 2012.

Decorative Metal Picket Perimeter Fence. A black-painted decorative metal picket fence borders the perimeter of the national historic site property (Figure 108 and Figure 109). Posts are approximately 52 inches in height and 2 inches square with decorative metal caps. Pickets and rails are 1/2-inch square with crimped and pointed

picket tops. In at least one area tops of pickets are missing (refer to Figure 85). Average panel width is about 94 inches exclusive of posts. The condition of the fencing is good. The fencing extends across the alley, outside of the national historic site boundary in two locations adjacent to the Cassidy House.

Painted-Wood and Boxwire Fence. The fence surrounding the play yard is made of white painted wood and boxwire mesh (Figure 110). Lumber is a combination of 1x- and 2x- stock. Wire mesh spacing is approximately 6 inches by 6 inches at the top rail with vertical spacing decreasing toward the bottom rail. The height is approximately 50 inches. Set into the play yard fence and similarly constructed, this gate is 40 inches wide and 50 inches in height. It is malfunctioning and crooked. The condition of the fencing is fair owing to the poor construction and nearly inoperable gate.



FIGURE 110. View of the fence surrounding the play yard looking southeast. Photograph by Oculus, October 16, 2012.

Wood Board Screen Fence. This fence runs around the rear and side yards of the Vincent Foster House property (Figure 111). Boards are set vertically with approximately 3/8-inch spaces between boards. Each board is a nominal 1x6, 72 inches in height, with chamfered tops. Some boards are weathered; a few appear to be recently installed. The condition of the fence is generally good. The fencing runs along the Vincent Foster House property line at the rear of the Cassidy House. NPS staff could not verify ownership of the fencing at the time of fieldwork.



FIGURE 111. View of the fence that runs around the rear and side of the Vincent Foster Property. Photograph by Oculus, October 16, 2012.

Painted Wood Lattice Screen at Play Yard. White-painted 4x4 wood posts support a combination of diagonal 4-inch-on-center lattice and vertical strips. The lattice functions to screen the play yard from the deteriorated wood fence associated with the Vincent Foster House property beyond. This screen is in poor condition owing to failed supports and fasteners (refer to Figure 100).

Wood Gate to Rear Yard. This wood board gate is approximately 6 feet tall and screens and provides access to the rear utility yard (refer to Figure 86). It is connected to the wood board fence associated with the adjoining Vincent Foster House property and to the northeast corner of the Cassidy House. Planks are 1x6 boards. The condition of the gate is fair owing to the gate not swinging properly and being out of plumb.

North Side Yard Wood Lattice Screen. There is a second lattice screen at the rear of the north side yard (refer to Figure 101). It is similarly constructed to the first and is about 62 inches in height. It serves a similar purpose to the lattice located at the rear of the play yard. This screen is in poor condition owing to failed supports and fasteners (refer to Figure 100).

Remnant Concrete Chain Link Fence Post Bases. Concrete bases and embedded pipes run along the top of the concrete retaining wall (refer to Figure 98). At some point in the past a metal

pipe guardrail or chain link and metal post fence was located at the top of the retaining wall, likely for fall protection. This fencing was removed at the time the Cassidy House was restored by the Clinton Birthplace Foundation. As remnant features they are in poor condition.

Site Furnishings. Several items that support interpretation are located within the play yard including a swing set fabricated of metal pipe or tube, a metal play slide, a sandbox, a metal glider, painted metal chairs, a metal toy wagon, a metal wheelbarrow, and a metal tricycle (Figure 112 through Figure 115, and refer to Figure 104 through Figure 106). All of these features date to the mid-twentieth century and are in fair to poor condition owing to their age and exposure to weather.



FIGURE 112. View northeast of the play yard from its southwest corner. Photograph by Oculus, October 16, 2012.



FIGURE 113. View southwest of the south play yard from its northeast corner. Photograph by Oculus, October 16, 2012.



FIGURE 114. Grouping of toys, furniture, and equipment in the south play yard. This view is toward the southeast. Photograph by Oculus, October 16, 2012.



FIGURE 115. View to the southeast showing painted metal chairs in the corner of the play yard. Photograph by Oculus, October 16, 2012.

HVAC Units. Two HVAC units are located within the rear yard. Given that the HVAC system is functioning these two features are likely in good condition.

Sign. Facing the concrete walk that functions as the main public entryway to the Cassidy House is a sign reading "THE FIRST HOME OF WILLIAM JEFFERSON CLINTON 42ND PRESIDENT OF THE UNITED STATES." The sign is in good condition (refer to Figure 107).

Memorial Garden

Refer to Sheet L2, Existing Conditions, Block 25, 2012; Sheet L11, Photographic Station Points, Memorial Garden Area; and Sheet L13, Photographic Station Points, Other Areas in Appendix A.

The landscape characteristics of the memorial garden include features and structures, such as the granite monument and walkway, as well as vegetation, topography, and spatial organization. The elements of the memorial garden and associated landscape are described in the following sections. However, as discussed in the Historic Landscape Analysis chapter, the garden was not extant during the period that President Clinton occupied and visited the house; therefore, the garden has not made a significant contribution to shaping the President's lifelong career in public service. The garden was not designed by an important designer, and does not embody the distinctive characteristics of a type, period, or method of garden construction, or possess high artistic values. Lastly, given that the garden was constructed within the past fifty years, has a commemorative function, and is not of exceptional importance or significance. Therefore, it is not eligible for listing in the National Register. For these reasons the landscape associated with the memorial garden is considered and described but is dismissed from the impact analysis in the Impacts from Treatment Alternatives / Environmental Consequences chapter of this CLR/EA.

Circulation

Refer to Sheet L6, 2012 Inventory: Memorial Garden Area: Circulation, Vegetation, and Small-Scale Features in Appendix A.

The memorial garden paths form a connection between the visitor center and the Cassidy House. A central axial path runs north-south within the garden, parallel to the west (front) wall of the Cassidy House. It connects two brick terraces and is bisected by a circular planting bed containing roses. The path encircles this planting bed (Figure 116). A secondary path branches out from

the circle at a right angle to the east (Figure 117). It curves first to the northeast, then to the east, to meet a concrete walk leading to the front steps of the visitor center. The south terrace of the garden adjoins the main site-wide concrete walk (Figure 118). From here the visitor may turn to the west to approach the Cassidy House or to the east, toward the rear of the visitor center and the comfort station.



FIGURE 116. View of the north portion of the memorial garden looking north. The railroad is visible in the background. Photograph by Oculus, October 16, 2012.



FIGURE 117. View southwest, along the path leading from the visitor center to the center of the memorial garden. Photograph by Oculus, October 16, 2012.



FIGURE 118. East-facing view of the granite monument. To the right is the main site-wide concrete walk. Photograph by Oculus, October 16, 2012.

North Brick Terrace. This terrace is semi-circular in shape with quarter-circle "notches" at either end of the straight edge and a rectangular brick extension toward the south (Figure 119). The terrace and its extension, which coincides with the central axial path, are composed of three types of paving brick. All are red in color. Two types of dry-laid molded brick each with beveled edges are embossed with names of donors. Lettering in both cases is sans-serif with one typeface of all capital letters and the other with only the first letters of names capitalized. Notable names include Roger Clinton and Vincent Foster (Figure 120 and Figure 121). Separating the two types and forming a border surrounding the terrace is a row of mortared, wire-cut bricks (Figure 122). There is a concrete pad within this terrace on which is installed a circular brick structure (Figure 123). A semi-circular portion of the terrace to the north of the concrete pad is surfaced with dry-laid wire-cut bricks (Figure 124). The brick terrace is in fair condition owing to lippage (an offset in level between adjacent pavers), settlement, and poor drainage.



FIGURE 119. Looking north toward the north brick terrace. Photograph by Oculus, October 16, 2012.



FIGURE 120. View down showing a brick inscribed with the name of President Clinton's brother Roger Clinton. Photograph by Oculus, October 16, 2012.



FIGURE 121. View down of a brick inscribed with the name of President Clinton's friend Vincent Foster. Photograph by Oculus, October 16, 2012.



FIGURE 122. Detail of the north brick terrace, showing different types of brick. This view is facing north. Photograph by Oculus, October 16, 2012.



FIGURE 123. The circular brick structure with glass-fiber reinforced concrete (GFRC) vase looking north. Photograph by Oculus, October 16, 2012.



FIGURE 124. View toward the east of uneven brick at the north terrace. Photograph by Oculus, October 16, 2012.

South Brick Terrace. The south terrace (Figure 125) is rectangular in shape, and has quarter circle "notches" symmetrical to the north terrace. Where the terrace abuts the concrete walkway there are two small brick triangles. This terrace is primarily composed of dry-laid red wire-cut bricks most of which have been embossed with the names of donors. Many of the bricks along the edges and in the vicinity of the granite monument are of a lighter red color. The brick terrace is in fair condition owing to settlement and poor drainage. In addition, bare ground adjacent to the terrace may indicate possible wear from foot traffic and/or poor drainage in these areas.



FIGURE 125. View of the south brick terrace looking south. Photograph by Oculus, October 16, 2012.

Central Axial Path. This path is defined by a border of wire-cut red bricks set flush with the ground (refer to Figure 116). The surface of the path is crushed stone. The paved area and edging are in poor condition owing to extensive coverage of grass and weeds. The brick edging appears to be installed improperly resulting in an uneven appearance.

Secondary Path (to visitor center). The secondary path emerges orthogonally from the memorial garden. The path has a crushed stone surface and is edged with wire-cut bricks measuring 7-5/8 by 3-5/8 by 2-1/4 inches (Figure 126 and refer to Figure 117). The paved path and edging are in poor condition owing to extensive coverage of grass and weeds. The brick edging appears to be installed improperly resulting in an uneven appearance.



FIGURE 126. The central rose bed, looking west toward South Hervey Street. The path in the foreground leads to the visitor center. Photograph by Oculus, October 16, 2012.

Topography

Refer to Sheet L7, 2012 Inventory: Memorial Garden Area: Topography, Spatial Organization, and Views in Appendix A.

The memorial garden occupies a portion of a former house site. There is little change in elevation inside the national historic site property boundary. However, a portion of the original lot was deeded to the Arkansas State Highway Department in 1982 in order to facilitate the re-grading of South Hervey Street to descend underneath the railroad. This area is graded at a relatively steep slope joining the memorial garden area to street level below (Figure 127). These slopes appear to be in fair condition owing to evidence of minor erosion in some locations. Note that portions of the slopes along West Division Street are outside of the national historic site boundary and likely fall within the public street right-of way.



FIGURE 127. View east of the corner of the NPS property from across South Hervey Street. The visitor center is in the background with the Cassidy House visible on the right. Photograph by Oculus, October 16, 2012.

In addition to two brick terraces and a pathway several planting beds have been installed. These are bordered by green steel edging and surfaced with brown shredded wood mulch, and are slightly raised above the level of the lawn that comprises the greater part of this area (Figure 128). The garden area appears to drain well though some evidence of ponding was visible.



FIGURE 128. View south showing crape myrtles and possible volunteer shrub in the west part of the north plating beds. Photograph by Oculus, October 16, 2012.

Vegetation

Refer to Sheet L6, 2012 Inventory: Memorial Garden Area: Circulation, Vegetation, and Small-Scale Features in Appendix A.

Vegetation in the memorial garden area consists of grass lawn, perennials, shrubs, and small and large trees. Lawn forms the primary ground cover throughout the area and as with other areas of the national historic site property shows signs of wear and poor drainage in some locations. All perennials and shrubs in this area are located within mulched beds edged with green-coated steel. Perennials include iris, lantana, lamb's ears (*Stachys* spp.), and bulbs of unknown species. A number of roses occupy the beds. All of the beds contain mixed plantings, with the exception of a central brick-edged bed that contains exclusively roses. Several plants including a hackberry sapling appear to be volunteers. Small trees include two crape myrtles. One shows evidence of considerable age with numerous small shoots along with several large-diameter stems. A second crape myrtle is planted near the southeast corner of the memorial garden planting beds. In the garden perimeter, along the perimeter fence, medium-to-large trees provide some screening of the adjacent streets. Along South Hervey Street, three Bradford pear trees are planted roughly thirty feet apart. Their distance from the perimeter fence ranges from three feet to eight feet. A cedar tree forms a backdrop to West Division Street at the garden's north end. Near the south brick terrace there is a large pecan tree. Individual vegetative features are described in more detail below.

Pecan Tree No. 3 (*Carya illinoinensis*). This pecan is one of three of similar age and size on the national historic site property (Figure 129). The condition of the tree appears to be fair owing to die-back evident in numerous upper branches. See the tree condition assessment in Appendix F.



FIGURE 129. Looking north and up at the crown of the pecan tree at the west side of the visitor center. Photograph by Oculus, October 16, 2012.

Evergreen Tree (genus and species not identified). The trunk of this tree is approximately eighteen inches in diameter with multiple branches emerging a few inches above the ground. Foliage begins about 4 feet from the ground creating a broadly pyramidal form (Figure 130). The condition of this tree is good.

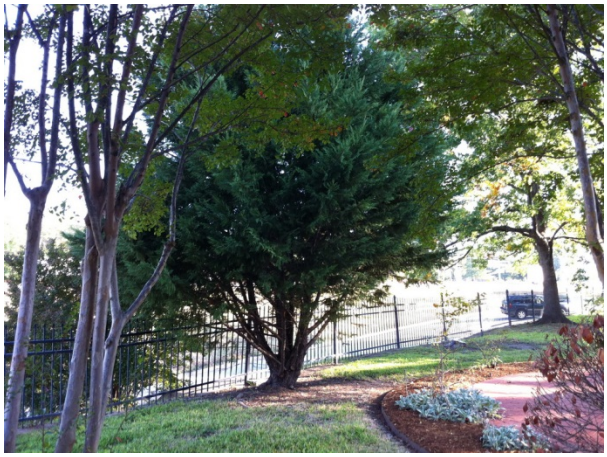


FIGURE 130. Looking northeast, toward the cedar tree at the perimeter of the memorial garden. Photograph by Oculus, October 16, 2012.

Bradford pear trees (3) (*Pyrus calleryana* 'Bradford'). Each tree is pyramidal/elliptical in form: flat and broad at the base tapering to a round top-of-crown (Figure 131 and Figure 132). All have fairly even crowns and are approximately 20 feet in height. The condition of these trees is good. However, Bradford pears are subject to damage caused by high winds and snow and ice loads. In addition, while they are not listed as an invasive species in Arkansas they are known to have escaped cultivation and may present ecological problems due to the displacement of native species.[70]

70. Michael Dirr, *Manual of Woody Landscape Plants* (Champaign, Illinois: Stipes Publishing, LLC, 2009).



FIGURE 131. View from the memorial garden toward South Hervey Street to the west showing the central Bradford pear. Photograph by Oculus, October 16, 2012.



FIGURE 132. View from the memorial garden toward South Hervey Street to the west showing the southernmost Bradford pear. Photograph by Oculus, October 16, 2012.

Crape myrtles (*Lagerstroemia indica*). A crape myrtle showing evidence of considerable age inhabits the northwest corner of the memorial garden, outside the border defined by the planting beds, but in close proximity to them. It appears on the 1997 sketch of the memorial garden dedication ceremony, labeled as existing. It has many small suckers or shoots emerging from the base (Figure 133). Inside the northwest planting bed close to the older crape myrtle are two younger multi-stemmed crape myrtles (refer to Figure 128). Another young crape myrtle is planted to the east of the north brick terrace roughly symmetrical to the central axial path of the garden (Figure 134). The condition of the crape myrtles is good.



FIGURE 133. Looking north at the corner of the memorial garden with the railroad in the background. A mature crape myrtle is situated here. Photograph by Oculus, October 16, 2012.

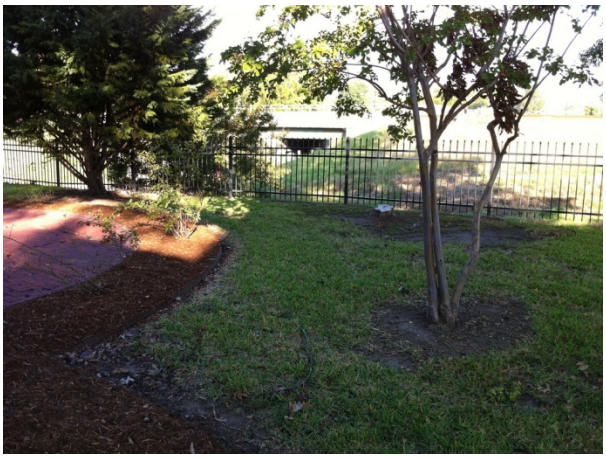


FIGURE 134. View toward the north with a young crape myrtle near the north brick terrace. Photograph by Oculus, October 16, 2012.

Central Rose Bed (*Rosa* spp.). Of the roses in bloom in this bed during the October fieldwork all are of a bluish-red cast similar to those found on other sections of the property (Figure 135). The condition of the various roses is fair owing to the sparse and leggy branching habits.



FIGURE 135. View of the south portion of the memorial garden looking south. Photograph by Oculus, October 16, 2012.

North Lawn Planting Beds. These beds are situated in the northwest and northeast corners of the garden forming part of the enclosure of the rectangular lawn (Figure 136, Figure 137, Figure 138, and refer to Figure 128). Edging is of 1/8-inch thick green-painted steel. Plantings in evidence during October included sheared shrubs (possibly *Photinia* × *fraseri*); lamb's ears (*Stachys* sp.); an unknown shrub (possibly a volunteer); bulbs (possibly spider lily, *Lycoris* sp.); roses of unknown variety; and lantana. There are several small-diameter stumps cut close to the ground. According to the NPS these stumps are the result of the removal of dead shrubs that were part of the initial phase of garden construction. Other than the remaining stumps the plants within the planting bed are in good condition.



FIGURE 136. The east part of the north planting beds looking north. Railroad can be seen in the distance. Photograph by Oculus, October 16, 2012.



FIGURE 137. The east part of the north planting beds looking southwest toward the Cassidy House. Photograph by Oculus, October 16, 2012.



FIGURE 138. The west part of the north planting beds looking north. Photograph by Oculus, October 16, 2012.

North Terrace Planting Bed. This bed is also edged with 1/8-inch thick green-painted steel where it abuts the lawn area (Figure 139 and Figure 140). It contains small compact evergreen shrubs, scattered unidentified roses, a volunteer hackberry (*Celtis occidentalis*), lamb's ears (*Stachys* sp.), and lantana. The condition of the planting bed is good.

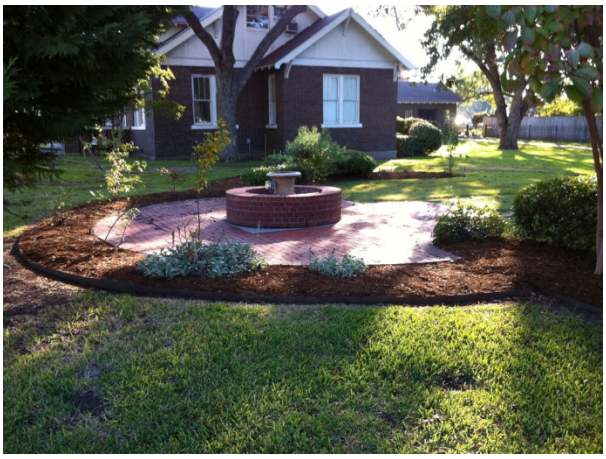


FIGURE 139. View of the north terrace planting bed looking east toward the visitor center. Photograph by Oculus, October 16, 2012.

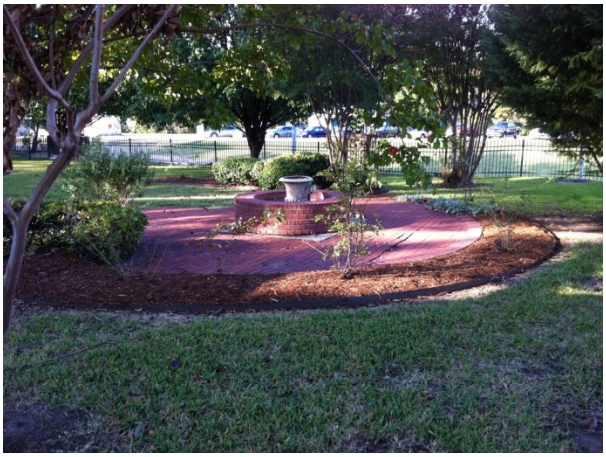


FIGURE 140. View of the north terrace planting bed looking west toward the South Hervey Street. Photograph by Oculus, October 16, 2012.

South Lawn Planting Bed. Symmetrical to the north lawn terrace planting bed it is likewise bordered with 1/8-inch thick green steel edging (Figure 141, Figure 142, Figure 143, and Figure 144). Shrubs are low and sheared. This bed also contains variegated Liriope and bulbs which may be spider lily or Stella D'Oro lily and iris. The condition of the planting bed is good.

South Terrace Planting Bed. This planting bed is a semicircular shape edged with 1/8-inch thick green steel containing sheared evergreen shrubs and variegated Liriope (refer to Figure 125). The condition of the planting bed is good.



FIGURE 141. View of the west part of the south planting beds looking north. Photograph by Oculus, October 16, 2012.



FIGURE 142. The west part of the south planting beds looking south toward the Cassidy House. Photograph by Oculus, October 16, 2012.



FIGURE 143. The east part of the south planting beds looking north. Photograph by Oculus, October 16, 2012.



FIGURE 144. The east part of the south planting beds looking south. Photograph by Oculus, October 16, 2012.

Spatial Organization

Refer to Sheet L7, 2012 Inventory: Memorial Garden Area: Topography, Spatial Organization, and Views in Appendix A.

The memorial garden is situated in the northwest corner of the national historic site property. It lies just west of the visitor center and north of the Cassidy House area forming a link between what had formerly been three separate properties. Its southern and western boundaries are the metal perimeter fence (Figure 145 and Figure 146). Beyond the fence the terrain slopes steeply down to West Division Street on the southern side and South Hervey Street on the western side. Within the memorial garden area there are several distinct spaces including a central lawn, two brick terraces, and the garden perimeter.

Central Lawn. The lawn is bordered by symmetrically placed planting beds. At the north and south ends brick terraces lie within the space defined by the beds and adjacent to the lawn. The east garden border opens to the west side yard of the visitor center, and the west border opens to the garden perimeter.



FIGURE 145. Panoramic view of the memorial garden and the visitor center beyond, looking north and east. Photograph by Oculus, October 16, 2012.



FIGURE 146. Panoramic view east and south of the memorial garden. The visitor center building is beyond. Photograph by Oculus, October 16, 2012.

North Brick Terrace. This terrace is bordered by the semi-circular north terrace planting bed to the north, west, and east (refer to Figure 119). Due to the narrow width of the beds and low height of plantings it is possible to move directly from the north terrace to the garden perimeter. The south side adjoins the central axial path and the central lawn area.

South Brick Terrace. The south brick terrace sits opposite the north brick terrace across the central lawn (refer to Figure 125). The south edge of the terrace is adjacent to the concrete walkway that leads from the comfort station to the Cassidy House. It is bounded on the east and west, like the north terrace, by planting beds which retain a porous character due to sparseness and height of plantings. To the north, it opens to the central axial path and the central lawn. Punctuating the center of the terrace is the red granite monument.

Garden Perimeter. This L-shaped space is defined to the north and west by the metal perimeter fence that surrounds the national historic site property (refer to Figure 133). The northeastern side connects with the visitor center west side yard. The longer portion of the east side is defined by the memorial garden border. The south side adjoins the north side yard of the Cassidy House. The garden perimeter space is primarily open lawn but is punctuated by several medium sized trees of varying density. These trees provide some screening of West Division and South Hervey streets which are separated from the memorial garden by a steep drop in grade. The garden maintains a visual connection to the railroad due to a similar elevation (refer to Figure 136).

Views

Refer to Sheet L7, 2012 Inventory: Memorial Garden Area: Topography, Spatial Organization, and Views in Appendix A.

Views from the memorial garden toward the west and north are somewhat screened by the Bradford pears, large evergreen tree, and Shumard oak tree (refer to Figure 116). The railroad, being at the same level as the garden, is more visible than West Division Street, which is at a significantly lower grade where it fronts the memorial garden. Passing trains have a significant visual and auditory impact (Figure 147). An auto sales lot and signage across West Division Street are visible from the garden (refer to Figure 126). To the east, the visitor center and comfort station are somewhat screened by mature pecan trees (Figure 148). The north-facing side of the Cassidy House, also visible from the memorial garden, is likewise influenced by the presence of large pecan trees both on the national historic site property and in the backyard of the Vincent Foster House property (refer to Figure 135).

From West Division and South Hervey streets the most visible elements of the memorial garden area are the metal perimeter fence and the larger trees. Below these are steeply graded embankments planted with grass and showing evidence of significant erosion (Figure 149). Approaching from the parking lot at Second and Pine streets the garden is situated beyond the visitor center and to the right of the Cassidy House. It is viewed through mature pecan trees. Lightly screened by the larger trees of the garden, the auto sales lot, railroad, and railroad bridge are nevertheless quite visible (refer to Figure 96). The garden can also be seen from the interior of the Cassidy House, notably from the windows of the nursery, where Billy Blythe is reported to have slept (refer to Figure 80).



FIGURE 147. View of the railroad and West Division Street looking southwest. Photograph by Oculus, October 16, 2012.



FIGURE 148. View of the center of the memorial garden looking east toward the visitor center. Photograph by Oculus, October 16, 2012.



FIGURE 149. Panoramic view east to south, from the corner of South Hervey and West Division Streets, toward the NPS property. Photograph by Oculus, October 16, 2012.

Small-Scale Features

Refer to Sheet L6, 2012 Inventory: Memorial Garden Area: Circulation, Vegetation, and Small-Scale Features in Appendix A.

Small-scale features in the memorial garden area are primarily associated with the garden itself but also include a monument, flagpole, fencing, and signs. The garden is bilaterally symmetrical and roughly rectangular in shape. It is defined by brick terraces at the north and south ends of a central axial path and by four L-shaped planting beds each edged with green-painted steel. Prominent on the south terrace is a granite monument. The north terrace contains a circular brick planter structure in which a glass fiber reinforced concrete (GFRC) vase is placed. In the center of the garden is a brick-edged circular planter with roses. Other features include an aluminum flagpole flying the U.S. flag, a decorative metal picket fence along the property line, and several black plastic irrigation heads.

Decorative Metal Picket Perimeter Fence. This is the same metal fence described in the Cassidy House landscape (Figure 150). Its alignment corresponds roughly to the national historic site property boundary. The picket fencing is in good condition.



FIGURE 150. View south showing erosion on the bank just outside the metal perimeter fence. Photograph by Oculus, October 16, 2012.

Granite Monument. A red granite monument with a podium-like shape occupies the south brick terrace at the south entry to the memorial garden (Figure 151). See Appendix C for a description of the monument inscriptions. The base is approximately 36 inches wide by 36 inches deep by 9 inches tall, with rusticated sides and a polished top. The vertical element is approximately 42 inches tall at the highest point, 24 inches square and centered on the base. It has polished surfaces each with an inscription (Figure 152). The monument is in good condition.



FIGURE 151. Looking south at the granite monument. Photograph by Oculus, October 16, 2012.



FIGURE 152. The southern face of the granite monument. View is toward the north. Photograph by Oculus, October 16, 2012.

Flagpole. In the northwest corner of the property visible from South Hervey and West Division Streets is a flagpole carrying the flag of the United States (Figure 153). It is fabricated of metal and carries a plaque identifying it as having been manufactured by Park-O-Meter. The condition of the flagpole is good though a headless

screw protrudes near chest height representing a possible impaling hazard.



FIGURE 153. Flagpole in the northwest corner of the memorial garden. Photograph by Oculus, October 16, 2012.

Brick Planter Structure. This structure installed on a square concrete pad set within the brick surface of the north terrace is a 69-inch diameter, 17-inch tall circle of running bond brick placed with header side facing outward (refer to Figure 123). The interior is the same brick, applied with stretcher side facing outward with mortared joints (Figure 154). There is a cap of the same brick placed radially with soldier side facing upward. Inside sits a vase approximately 28 inches in height and 21 inches in diameter (Figure 155). A length of galvanized metal channel stock protrudes vertically from the floor inside the structure to which is attached an electrical receptacle (Figure 156 and refer to Figure 154). The brick structure is in good condition.



FIGURE 154. Detail of the brick structure in the north terrace. This view is facing south. Photograph by Oculus, October 16, 2012.



FIGURE 155. Looking north and down into the vase within the circular brick structure. Photograph by Oculus, October 16, 2012.



FIGURE 156. View down into the interior of the circular brick structure within the north brick terrace of the memorial garden. Photograph by Oculus, October 16, 2012.

Vase. The vase appears to be cast glass fiber reinforced concrete. The condition of the vase is poor. It exhibits deterioration in the form of cracking, chipping, discoloration, apparent surface pitting, and biological growth. At the time of the visit it contained gravel (refer to Figure 155).

Central Brick Planter. This feature is a circular slightly raised and symmetrically situated planting bed in the center of the memorial garden along the central axial path (Figure 157). Construction is of dry stacked red brick. The condition of the planter structure is poor. Bricks are unevenly stacked without mortar joints and are unstable.



FIGURE 157. Looking west at a detail of the central rose bed with brick edging. Photograph by Oculus, October 16, 2012.

National Historic Site Identity Sign. This sign is located just outside the perimeter fence facing South Hervey Street (Figure 158). It is constructed of a plywood-sheathed 2x4 frame attached to rough-sawn square timber posts. The sign face includes a raised NPS arrowhead logo to the left. To the right it reads: "President William Jefferson Clinton Birthplace Home National Historic Site" and in smaller letters at the bottom: "National Park Service, U.S. Department of the Interior." The sign is in good condition.



FIGURE 158. View southeast of an NPS identity sign that sits atop the bank at the western perimeter of the property. Photograph by Oculus, October 16, 2012.

Former Sign Posts. At the top of the embankment just outside the northwest corner of the metal perimeter fence is a pair of 4x4 posts set into the ground. The posts were cut close to the ground (Figure 159). Given that the posts and bases are remnant features they are in poor condition.



FIGURE 159. Looking southwest, across the bank at the corner of the NPS property. Photograph by Oculus, October 16, 2012.

Irrigation Sprinkler Heads. An underground irrigation system runs throughout the national historic site property. Several black plastic pop-up irrigation heads are located in the memorial garden. The irrigation system is operational.

Visitor Center Area

Refer to Sheet L2, Existing Conditions, Block 25, 2012; Sheet L12, Photographic Station Points, Visitor Center Area; Sheet L13, Photographic Station Points, Other Areas in Appendix A.

Buildings

Refer to Sheet L8, 2012 Inventory: Visitor Center Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

The visitor center is housed in an early twentieth-century bungalow-style former residence (Figure 160 and Figure 162). The building has Craftsman style details such as wood brackets and exposed rafters at the roof overhang and divided light double-hung windows. The exterior is of brown glazed brick with white-painted wood trim, and the roof is covered with asphalt shingles. An original porch on the south side of the building was demolished as part of the 1996–1997 renovation and replaced by a windowless wood-framed wall. The comfort station was built in 1997, in the approximate location of an accessory building that was demolished (Figure 161). A detailed description of these buildings can be found in the national historic site *Historic Structures Report* (HSR). According the HSR these two buildings are in good condition.



FIGURE 160. View southeast of the front and side of the visitor center building. Photograph by Oculus, October 16, 2012.



FIGURE 161. View toward the east of the front wall of the comfort station. In the background is the Field-Barron House. Photograph by Oculus, October 16, 2012.



FIGURE 162. View west of the east wall of the visitor center building. Photograph by Oculus, October 16, 2012.

Deck at Rear of Visitor Center. The structure of this deck is of 2x6 joists and 4x4 wood posts. The decking is also wood of 5/4-inch by 6-inch planks. Visible wood members are painted or stained grey but worn through to bare wood in some areas. A set of wood steps, similarly constructed, leads to the visitor center driveway to the east. A wood ramp, also of similar construction, leads to the concrete walk fronting the comfort station to the south (Figure 163). The guardrail of the deck is constructed of wood 4x4 posts with decorative caps, wood 2x4 top rails, and decorative turned wood balusters. The guardrail is painted or stained light gray. The condition of the wood deck, steps, and guardrail is fair owing to the poor condition of the guardrail. The connections and fasteners of the guardrail members are loose in some locations.



FIGURE 163. View north, of the ramp attached to the deck at the rear of the visitor center. Photograph by Oculus, October 16, 2012.

Circulation

Refer to Sheet L8, 2012 Inventory: Visitor Center Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

The main concrete walk (described in detail under the Cassidy House and memorial garden sections above) runs east-west and is adjacent to the alley (Figure 164). The two are separated by a strip of lawn and the metal perimeter fence. At the east end the walk abuts a slightly wider concrete walk running north-south and fronting the comfort station (Figure 165). Directly ahead is an alcove with entrances to the comfort station. Pedestrians can access the visitor center via the former driveway which leads to the rear deck of the visitor center. (Figure 166). From the rear deck a door leads into a portion of the visitor center that currently houses a reception space. The walk accessing the comfort station connects with the public alley (Figures 165 and 167). The public alley traverses east-west, flanked to the south by a wooden fence (Figure 168). Below are descriptions of the physical characteristics of the features of the area's circulation system.



FIGURE 164. View east of the public alley running between the NPS property and the Vincent Foster House property. The small building in the background is the comfort station. Photograph by Oculus, October 16, 2012.



FIGURE 165. View toward the south of the concrete walk fronting the comfort station. Photograph by Oculus, October 16, 2012.



FIGURE 166. View northwest from the vicinity of the comfort station toward the visitor center. This is the accessible visitor entrance. Photograph by Oculus, October 16, 2012.



FIGURE 167. The gate at the entrance from the parking lot looking northwest. The rear yard of the visitor center is beyond. Photograph by Oculus, October 16, 2012.



FIGURE 168. Looking west down the alley between the NPS property and the Vincent Foster House property. Photograph by Oculus, October 16, 2012.

Secondary Garden Path (to visitor center). This path leads from the central rose bed planter in the memorial garden eastward toward the visitor center. From the garden the path curves northeast then east again to connect with the concrete walk that leads to the front porch of the visitor center (Figure 169 and Figure 170). The path is edged with brick and has a crushed stone surface. The pathway is in fair condition owing to grass and weeds throughout the walk and to brick edging that is loose in places presenting a trip hazard.



FIGURE 169. View to the east of the visitor center front yard. Photograph by Oculus, October 16, 2012.



FIGURE 170. Looking down; detail of the walk between the memorial garden and the visitor center. Photograph by Oculus, October 16, 2012.

Concrete Walk. This walk runs north-south connecting the visitor center front porch to a concrete stair leading to West Division Street (refer to Figure 169). The walk runs through the metal perimeter fence. The secondary garden path connects to this walk just before the porch steps. The concrete walk is in fair condition owing to settlement, lippage, and poor drainage. Visitors can directly access the visitor center via this walk.

Concrete Sidewalk Fronting the Comfort Station. This walk runs between the concrete pad at the foot of the wood ramp accessing the visitor center past the comfort station and through the double gate in the perimeter fence at the alley. Past the gate the walk connects with a concrete-paved portion of the alley (refer to Figure 165). The condition of this walk is good.

Concrete Sidewalk Linking the Comfort Station to the Cassidy House. This walk begins at the comfort station and leads to the Cassidy House area (Figure 161). The walk is in good condition.

Concrete Ramp. A small concrete ramp leads into the equipment and supply storage area via a garage door (Figure 171). The condition of the ramp is fair owing to erosion of soil or crushed stone paving resulting in the undermining of the slab.



FIGURE 171. A concrete ramp provides access to an equipment and supply storage room at the north end of the comfort station building. This view is toward the southeast. Photograph by Oculus, October 16, 2012

Driveway. The driveway surface is crushed stone bordered by the metal perimeter fence to the east (Figure 172). The condition of the driveway is fair owing to extensive spreading of grass and weeds within the aggregate surface.



FIGURE 172. View south of the driveway leading south from West Division Street, running alongside the visitor center. Note the uneven grass-covered pedestrian access route to the accessible entrance of the visitor center. Photograph by Oculus, October 16, 2012.



FIGURE 173. View north along the driveway, looking towards Division Street. Note the Nandina shrub at entrance stair. Photograph by NPS, March 5, 2014.

Concrete Driveway Apron. A concrete apron connects the driveway to West Division Street (Figure 174 and Figure 175). The concrete pavement is edged along a portion of the east side with a yellow-painted curb (Figure 176).The apron is in fair condition owing to large cracks in the concrete resulting in lippage and soil- and grassed-filled crack openings.



FIGURE 174. Looking south at the concrete apron at the entrance to the visitor center driveway as it connects to West Division Street. Photograph by Oculus, October 16, 2012.



FIGURE 175. Looking northeast at a detail of the concrete apron connecting West Division Street and the visitor center driveway. Note the deterioration of concrete. Photograph by Oculus, October 16, 2012.



FIGURE 176. Looking south along the east perimeter of the NPS property. The Field-Barron House property is to the left. Photograph by Oculus, October 16, 2012.

Alley. Though the alley falls outside of the national historic site boundary it is documented given that it provides secondary access to the site and visitors must cross the alley to access the Cassidy House from the visitor center. The alley runs east-west. Its eastern entry is at Pine Street (Figure 177). It proceeds as a gravel lane between the parking lot and the Field-Barron property to a small concrete pad at the alley entrance to the national historic site (Figure 178). It then runs between the Vincent Foster House property to the south and the visitor center and memorial garden areas to the north. There is an 11-foot wide gate at the northwest corner of the Vince Foster House property. On the west side of the gate is the Cassidy House area of the national historic site (Figure 179). It is important to note that although the western end of the alley is gated, the western portion of the alley accessed by visitors and NPS staff is within the platted public alley. In general, the condition of the central portion of the alley is fair owing to poor drainage, uneven pavement surfaces, and concrete paving that is severely cracked. The eastern and western portions of the alley are gravel-surfaced with substantial areas of grass and weeds.



FIGURE 177. View west of the eastern terminus of the public alley at Pine Street. Photograph by Oculus, October 16, 2012.



FIGURE 178. Looking west down the public alley. Photograph by Oculus, October 16, 2012.



FIGURE 179. Looking west through the metal gates at the west end of the public alley. Photograph by Oculus, October 16, 2012.

Topography

Refer to Sheet L9, 2012 Inventory: Visitor Center Area: Topography, Spatial Organization, and Views in Appendix A.

Building Site, Visitor Center. As with the Cassidy House there is little variation in elevation of the topography across the site (Figure 180 and Figure 181). The condition of the building environ grades is poor. The NPS reports that water drains into the crawlspace entrance at the back of the visitor center during and after rain events. Visual inspection of the grades at the building line indicates a lack of positive drainage away from the building. This condition may be the result of soil settlement.

Building Site, Comfort Station. There is a slight drop in grade along the front of the comfort station (about 3.5 percent) away from the building. Pedestrian walks ramp slightly up to the doors. The ramp at the equipment and supply storage entrance rises up from the grade of the driveway. The condition of the grades of the unpaved building environs is fair primarily owing to the lack of positive drainage within the narrow space between the comfort station and the abutting garage on the Field-Barron property.

Surrounding Landscape. The front and rear yards of the visitor center exhibit minor changes in elevation throughout. The concrete walks tend to be raised approximately two inches above the surrounding lawn. This condition can lead to trip and fall hazards owing to the abrupt drop in grade at the walk edges. Planting beds are similarly raised. The condition of the grades within the front and rear yards is fair owing to the lack of positive drainage away from the visitor center building across the lawns.

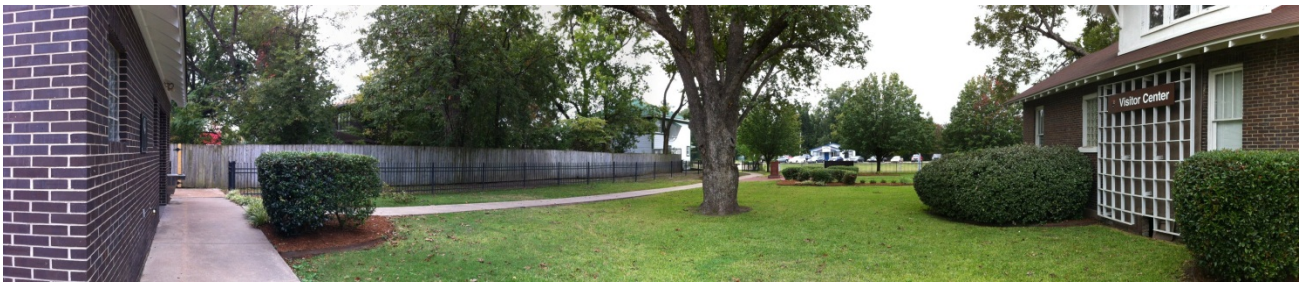


FIGURE 180. Panoramic view south and west of the visitor center rear yard from the northeast corner. Photograph by Oculus, October 16, 2012.



FIGURE 181. View west of the visitor center yard and driveway. Photograph by NPS, March 5, 2014.

Vegetation

Refer to Sheet L8, 2012 Inventory: Visitor Center Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

The visitor center vicinity is largely covered with grass lawn and has a light canopy of tree cover providing partial shade over most of the area. Two pecan trees stand near the visitor center building, one close by the building to the west and one to the south in the rear yard. A Shumard oak is located near the memorial garden a few feet away from the metal perimeter fence in the northeast corner of the property. At the northeast corner of the front yard is a Chinese tallow tree or popcorn tree. There are two groups of shrubs planted along the rear foundation partially screening HVAC units. There are also planting beds at the visitor center deck and fronting the comfort station entrance and south side along the alley.

Pecan Tree No. 1 (*Carya illinoinensis*). This tree is located south of the visitor center in the lawn bounded by the visitor center and the comfort station. The condition of this tree appears to be fair. See Appendix F for a more detailed condition assessment of this tree. At least one major branch is hollow (refer to Figure 180 and Figure 182). Die-back is evident in numerous upper branches.



FIGURE 182. The base of the pecan tree located in the rear yard of the visitor center. The memorial garden is in the background. Photograph by Oculus, October 16, 2012.

Pecan Tree No. 2 (*Carya illinoinensis*). This pecan tree is located to the west of the visitor center in the side yard (refer to Figure 180). The condition of this tree appears to be fair. The crown has been reduced extensively on the side adjacent to the house resulting in an unbalanced crown. Die-back is evident in numerous upper branches. See Appendix F for a more detailed condition assessment of this tree.

Shumard Oak (*Quercus shumardii*). This is the only oak within the national historic site (refer

to Figure 181). It is about 20 feet in height and roughly pyramidal in form. The tree appears to be in good condition.

Popcorn/Chinese Tallow Tree (*Triadica sebifera*). Located in the northeast corner of the visitor center yard this non-native deciduous tree was introduced in the U.S. from China in the 1700s (Figure 183). The existing tree is about fifteen feet tall and wide. Its leaves are broadly rhombic-ovate to sub-orbicular; clusters of 1/2-inch waxy fruit lend the tree one of its common names. This tree is identified as a non-native invasive plant in the *Nonnative Invasive Plants of Southern Forests: A Field Guide for Identification and Control, USDA, Forest Service Southern Research Station General Technical Report SRS-62*. The condition of the tree is good.



FIGURE 183. View west of the visitor center front yard and picnic table. The tree on the left is a Shumard oak and the tree on the right is a Chinese tallow tree. Photograph by NPS, March 5, 2014.

Shrub Grouping No. 1. This grouping is planted against the southwest corner of the visitor center foundation and includes evergreen shrubs sheared to form a hedge (refer to Figure 180). The shrubs provide screening for the mechanical equipment at the rear of the visitor center. The condition of the shrubs is good.

Shrub Grouping No. 2. This grouping is planted against the southeast corner of the visitor center foundation and includes evergreen shrubs sheared to form a hedge (refer to Figure 180). The condition of the shrubs is good.

Planting Beds No. 1 and No. 2. Each bed is shaped as a quarter circle (Figure 184). They are located on both sides of the concrete walk leading to the comfort station. Bed No. 1 contains a group of sheared evergreen shrubs and a partial border of Liriope. Bed No. 2 contains only Liriope. Both beds contain stumps of removed dead shrubs. The condition of each of these two planting beds is fair owing to the missing shrubs.



FIGURE 184. Looking east toward the comfort station. Photograph by Oculus, October 16, 2012.

Planting Bed No. 3. This bed at the visitor center deck is planted with sheared evergreen shrubs (Figure 185). There are several stumps evident in the bed. The condition of this planting beds is fair owing to the missing shrubs.



FIGURE 185. View northwest showing the planting bed at the rear deck of the visitor center building. Note the tree stump at the center. Photograph by Oculus, October 16, 2012.

Nandina. This shrub is located at the foundation of the visitor center just to the south of the rear deck steps (Figure 186). The condition of the shrub is good.



FIGURE 186. Looking north along the visitor center driveway with the train tracks beyond. To the left is a Nandina shrub, adjacent to an entrance stair. Photograph by NPS. March 5, 2014.

Lawn. Lawn areas dominate the landscape setting of the visitor center. The condition of the lawn areas is generally fair owing to patchy areas of sparse grass coverage that may be the result of poor drainage.

Spatial Organization

Refer to Sheet L9, 2012 Inventory: Visitor Center Area: Topography, Spatial Organization, and Views in Appendix A.

The visitor center area shares a northern boundary with the memorial garden along West Division Street (Figure 187, Figure 188, and Figure 190). As this area is further away from the portion of South Hervey Street that dips under the railroad adjacent to West Division Street the difference in elevation between the property and the street is less significant here but still distinct (Figure 188 and Figure 190). To the east the visitor center area borders the residential Field-Barron property (Figure 189 and Figure 191). To the south lies the alley, beyond which is the Vincent Foster House property. The memorial garden is situated to the west. The original residence, now the visitor center, is situated in the northwest corner of the national historic site. Behind the visitor center building (to the south), the comfort station building sits close to the property line abutting the Field-Barron property (refer to Figure 189). An open lawn featuring a large pecan tree fronts the comfort station (Figure 192). Below are descriptions of distinct spaces within the visitor center area.

Visitor Center Front Yard (North). This area is defined by the metal perimeter fencing along West Division Street to the north, the metal perimeter fence to the east, and the visitor center building to the south. It is open to the memorial garden area to the west (refer to Figure 169 and Figure 183). There is a strong visual connection with the railroad here.

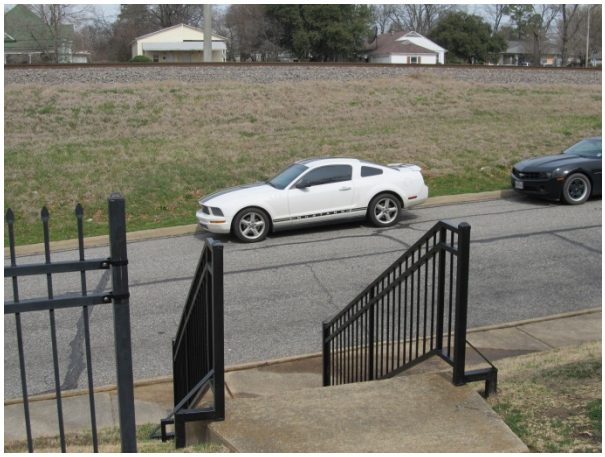


FIGURE 187. Looking north from the visitor center front yard toward West Division Street, on-street parking, and the railroad beyond. Photograph by NPS, March 5, 2014.



FIGURE 188. View south, toward the visitor center, from West Division Street. Photograph by NPS, March 5, 2014.



FIGURE 189. Looking south toward the comfort station, from the visitor center driveway. Photograph by Oculus, October 16, 2012.



FIGURE 190. Panoramic view east, south, and west of West Division Street from the bank below the railroad. The visitor center building is in the center and the Field-Barron House is to the left. Photograph by Oculus, October 16, 2012.



FIGURE 191. Panoramic view looking east from the visitor center rear yard. To the left is the visitor center; in the center is the Field-Barron House; and to the right is the comfort station. Photograph by Oculus, October 16, 2012.



FIGURE 192. Panoramic view west and north of the visitor center front yard. Photograph by Oculus, October 16, 2012.

Visitor Center Driveway (East). A section of the perimeter fence jogs south, then east, from West Division Street here (Figure 193). There is a gate beyond which to the north, is a concrete apron connecting to the street. To the east lies the Field-Barron property. To the south the comfort station closes off the space. The Field-Barron property garage acts as a barrier to any connection with the alley and parking lot beyond.



FIGURE 193. Looking north along the visitor center driveway. The railroad is in the background. Photograph by Oculus, October 16, 2012.

Lawn Bounded by Visitor Center and Comfort Station (South). This is a relatively open space with a canopy formed by the foliage of the mature pecan trees (refer to Figure 180). The southern boundary is formed by the metal perimeter fence beyond which is the alley and a tall wooden fence screening the Vincent Foster House property. The east opens to the memorial garden area and there is a visual connection with the Cassidy House from this area.

Visitor Center Side Yard (West). Connected to the front yard to the east this space shares a similar aspect in its connection to West Division Street and the railroad. The canopy of Pecan Tree No. 2 is above and provides significant shade. The space is diagonally bisected by the gravel path from the memorial garden to the visitor center front entrance (refer to Figure 160).

Alley. Though falling outside of the national historic site boundary this narrow space is defined by the wood board screen fence along the Vincent Foster House property line and the decorative metal perimeter fencing along the north edge of the alley.

Space behind Comfort Station. There is a narrow space (approximately 5 feet in width) between the comfort station and the side of the Field-Barron garage (Figure 194). Heating and cooling equipment for the comfort station is located here. It is also being used for storage of garden tools.



FIGURE 194. Between the rear of the comfort station and the garage of the Field-Barron House is a narrow space with an HVAC unit at the south end of the space. It is also currently being used for outdoor storage. This view is toward the south. Photograph by Oculus, October 16, 2012.

Views

Refer to Sheet L9, 2012 Inventory: Visitor Center Area: Topography, Spatial Organization, and Views in Appendix A.

View of Property from West Division Street. The visitor center is visible from the length of West Division Street along Block 25 (Figure 195 and refer to Figure 190). The visitor center is elevated above the street level as West Division Street slopes downward to meet with South Hervey Street which then travels under the railroad bridge. To the right of the visitor center large trees dominate with the north side of the Cassidy House visible in the background. Two sets of concrete steps located partially outside of the national historic site ascend the embankment, with the western steps blocked by the metal perimeter fence. A concrete apron leads to the driveway along the east side of the visitor center. An NPS sign attached to the metal perimeter fence indicates the name of the property, displays the NPS logo, and directs visitors to Second and South Hervey streets.

View of Property from South Hervey Street. From South Hervey Street the visitor center area appears as a planted lot with the visitor center building visible in the background (Figure 196). This part of the property is elevated above South Hervey Street as it travels under the railroad bridge. A grass embankment is prominent with the metal perimeter fence visible above. A flagpole is situated at the top of the embankment, just inside the metal perimeter fence. It flies the flag of the United States. A street sign overhangs the street. A freestanding sign faces South Hervey Street, and contains the NPS logo and the name of the property.



FIGURE 195. Panoramic view down West Division Street looking west. Photograph by Oculus, October 16, 2012.



FIGURE 196. View east toward the NPS property from the corner of South Hervey and West Division streets. Photograph by Oculus, October 16, 2012.

View of Property as Approached from the East End of the Alley. The approach to the property is from the southeast (refer to Figure 167 and Figure 192). The side of the comfort station is visible and bears a sign indicating the name of the property. From there one turns west along a concrete walk. This walk is parallel with the alley which orients toward South Hervey Street. Automobiles are often parked at a business across South Hervey Street. Large trees and a fence dominate the view to the Vincent Foster House property. Turning toward the north to enter a pair of gates, the rear of the visitor center becomes visible. It bears a sign indicating its purpose. Across the open lawn shaded by pecan trees the memorial garden is visible. The granite monument can be clearly seen. The Cassidy House is screened by tree foliage.

View of Visitor Center from Cassidy House. The visitor center and memorial garden are visible from the north end of the Cassidy house porch (refer to Figure 145). The comfort station is less readily visible. The memorial garden and to a lesser extent the visitor center are also visible from the north and east facing windows inside the house.

View of Cassidy House from Visitor Center. Only the rear (east) and north sides of the Cassidy House are visible from the memorial garden and visitor center areas (refer to Figure 180). The wood fence along the rear of the Vincent Foster House property is also visible with large trees behind.

View of West Division Street and Railroad from Visitor Center. While West Division Street is at a lower grade and therefore only visible from the perimeter of the memorial garden the railroad appears somewhat elevated and is visible from the entire area (refer to Figure 183). Small-scale wood buildings can be seen at a lower elevation beyond the railroad.

Small-Scale Features

Refer to Sheet L8, 2012 Inventory: Visitor Center Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

At the rear of the visitor center building is a small deck with an attached ramp and set of two steps. There are three meter covers in the front yard of the visitor center building and a water fountain attached to the wall of the comfort station near the entrance to the restrooms. The decorative metal perimeter fence that runs throughout the property is punctuated in this area by three gates, each of similar construction to the fence itself. Gate No. 1 is the entry point situated at the comfort station and the alley. Gate No. 2 is at the west end of the alley. Gate No. 3 is located at the visitor center driveway. Site furnishings include a bench and a picnic table. Two signs display the name of the site and the NPS logo. A sign attached to the rear of the visitor center identifies the function of the building. There is also a small aluminum plaque attached to the wall of the comfort station that commemorates Hope as the birthplace of the forty-second President of the United States (Figure 197).

Water Fountain. This feature is situated along the concrete sidewalk fronting the comfort station and is attached to the building wall (refer to Figure 184). The condition of the water fountain is good.



FIGURE 197. Looking east at the plaque attached to the front of the comfort station. Photograph by Oculus, October 16, 2012.

Meter Covers. Two of the three meter covers are marked "WATER" and one is unmarked (Figure 198). The condition of the meter covers is good.

Decorative Metal Picket Perimeter Fence. The decorative metal picket perimeter fence continues from the memorial garden along the north side of the property. It terminates at the southwest corner of the comfort station. The fence is in good condition.



FIGURE 198. Looking northeast toward three meter covers in the front yard of the visitor center. Photograph by Oculus, October 16, 2012.

Gate No. 1. This gate is contiguous with the metal perimeter fence as it runs along the alley and is of similar construction and appearance (refer to Figure 167). It is the entry point from the alley. It is a double gate opening toward the exterior of the property. It measures 83 inches wide from inside post to inside post with two gates hinged at both posts and latching in the center. The gate is in good condition.

Gate No. 2. At the west end of the alley is another gate forming part of the metal perimeter fence. It is similarly constructed to Gate No. 1 and is 11 feet 10 inches wide from inside post to inside post (refer to Figure 179). The gate is in good condition.

Gate No. 3. This gate is also part of the metal perimeter fence. It runs across the visitor center driveway just above the point where the concrete entrance transitions to gravel (refer to Figure 172). The gate is in good condition.

National Historic Site Identity Sign Mounted on Perimeter Fence at Visitor Center. The sign reads "President William Jefferson Clinton Birthplace Home National Historic Site." It is located at the top of the concrete steps that lead toward the visitor center front porch facing West Division Street. It is made of painted plywood and attached to the metal perimeter fence with metal clips (Figure 199). The sign is in good condition.



FIGURE 199. View toward the southwest of a concrete stairway leading to the visitor center front walk from the sidewalk along West Division Street. Photograph by NPS, March 5, 2014.

Plaque on Comfort Station. A cast aluminum plaque is fastened to the front of the comfort station. There is a train station image in a circle, and an inscription: "Hope Arkansas est. 1875."

Each corner contains a five-pointed star. Raised lettering reads: "HOPE ARKANSAS / BIRTHPLACE / OF / 42ND PRESIDENT / WILLIAM JEFFERSON CLINTON" (refer to Figure 197). The plaque is in good condition.

Visitor Center Identity Sign. Attached to the visitor center building is a sign reading "Visitor Center" (refer to Figure 192). The sign is in good condition.

National Historic Site Identity Sign Mounted on Comfort Station. This sign is attached to the north side of the comfort station building, facing the parking lot (Figure 201). It reads "President William Jefferson Clinton Birthplace Home National Historic Site." The sign is in good condition.

Picnic Table. The picnic table is constructed of metal and recycled materials (refer to Figure 183). The picnic table is in good condition.

Bench. This bench is 4 feet long with a seat back and arms (Figure 200). The bench is constructed of metal and recycled materials. The bench is in good condition.

HVAC Equipment at Comfort Station. HVAC equipment is located between the comfort station and the garage on the Field-Barron property. The condition of the equipment is good.

HVAC Equipment at Visitor Center. The equipment is located at the rear of the visitor center, screened by a hedge. The condition of the equipment is good.

Spigot. The spigot is located within the front yard of the visitor center near the path connecting to the memorial garden. The condition of the spigot is good.

Irrigation Sprinkler Heads. An underground irrigation system runs throughout the national historic site property. Several black plastic pop-up irrigation heads are located in the vicinity of the visitor center. The irrigation system is operational.



FIGURE 200. View northeast, showing a bench located adjacent to the comfort station and storage building. Photograph by ONPS, March 5, 2014.



FIGURE 201. Panoramic view from the parking lot looking west toward the Vincent Foster property. Photograph by Oculus, October 16, 2012.

Visitor Use and Experience

NPS *Management Policies 2006* states that enjoyment of park resources and values by the people of the United States is part of the fundamental purpose of all parks and that the NPS is committed to providing appropriate, high-quality opportunities for visitors to enjoy the parks.[71] Three interpretation and education-specific management goals have been identified for the national historic site.[72]

- The birthplace home will be recognized as an important Presidential site for inspiring people to consider careers in public service;
- The birthplace home will be a place where people can learn more about the critical social issues affecting their local and global communities and share strategies to address those issues; and
- The birthplace home will be a place where people can learn about the early childhood of President Clinton, and engage in conversations about how we as a society can create environments that maximize opportunities for our children to reach their full potential.

Established as a unit of the National Park system on December 14, 2010 (and dedicated on April 16, 2011), the national historic site attracted approximately 9,000 visitors annually in 2011 and 2012 (9,749 in 2011 and 8,932 in 2012).[73] It is likely that the national historic site's dedication, which included an address by President Clinton, contributed to the elevated visitation in that year. In addition, in August 2011, the national historic site held a jazz event in honor of President Clinton's sixty-fifth birthday.[74]

The national historic site is open to the public seven days a week, except on New Year's Day, Thanksgiving, and Christmas. Visitor activities range from touring the Cassidy House and viewing exhibits about Clinton's youth in Hope at the visitor center, to enjoying the Virginia Clinton Kelley Memorial Garden. "The grounds and garden provide contemplative space for reflection on the history of the site."[75] Guided tours of the Cassidy House, which is the main focus for the national historic site, are offered free of charge every thirty minutes daily between 9:00 a.m. and 4:30 p.m.[76] Periodically, the national historic site staff also conducts offsite programs for school groups and professional and civic organizations. Twice monthly during the spring and fall a ranger-guided bicycle tour of Clinton-related sites in Hope is offered by the national historic site.[77] In addition, the national historic site offers a variety of special events throughout the year such as the "Celebrate the stories of leaders" event held on January 21, 2013, to celebrate the 57th Presidential Inauguration and Dr. Martin Luther King, Jr., Day.[78]

The visitor center is an approximately 1,500-square foot structure dedicated primarily to exhibits that promote interpretation of and education about Clinton's youth in Hope. Due to the small size of the building the extent and nature of exhibits that can be offered is limited. There is also limited space for visitor/staff interactions. Due to space and staff restrictions (as described in the park operations sections below) museum collections are currently very limited at the

71. National Park Service, *Management Policies 2006. (*Washington, D.C.: National Park Service, Office of Policy, 2006).
72. National Park Service, *President William Jefferson Clinton Birthplace Home National Historic Site Foundation Document*, December 2012.
73. National Park Service, *NPS Stats Report Viewer*, data from 2011 and 2012, https://irma.nps.gov/ Stats/Reports/ReportList (accessed January 13, 2013).
74. Ibid.
75. National Park Service, President William Jefferson Clinton Birthplace Home website, www.nps.gov/wicl (accessed January 21, 2013.
76. Ibid.
77. Ibid.
78. Ibid.

national historic site.[79] In addition to interpretative activities the visitor center houses the national historic site's bookstore. The bookstore, which is operated by the Jefferson National Parks Association, provides visitors with the opportunity to purchase a variety of Clinton-related items.

Small tour groups including student and professional groups are accommodated in the visitor center lobby. In general tours of the Cassidy House are limited to ten people to ensure safety and security of resources and adhere to weight limits.[80] As such, larger groups often must be separated to maximize the visitor experience.[81]

Located approximately 30 miles from Texarkana and 110 miles from Little Rock, access to the site is provided via a combination of major highways and local roads. The nearest major highway, Interstate 30, provides ample directional signs for the national historic site. However, orientation on local roads including the adjacent South Hervey Street (Highway 278), West Second Street, South Pine Street, and West Division Street, is very limited, making it difficult for visitors to identify the site and/or opportunities for parking.

Many visitors inadvertently arrive at the national historic site before or after operating hours. Since visitors park within spaces on the public street, opportunities to place signage that provides basic information for visitors, such as hours of operation, maps, or where to enter the national historic site are limited.[82] In addition, there are no exterior interpretive/educational signs or brochures available for visitors who cannot enter the visitor center or Cassidy House.[83]

Information about the national historic site is available to visitors through a variety of sources, including the national historic site website, Facebook, and Twitter. Information about the national historic site is also available via telephone during business hours.[84]

The national historic site's website is limited and provides general information for potential visitors including hours of operation, information about special events (limited), contact information, basic directions, tour schedules, and a very brief description/history of the national historic site. Many sections of the website remain blank. This is likely because the national historic site has only operated under the NPS for approximately two years and the national historic site resources are limited (refer to the park operations section below).

In addition to electronic media, information about the national historic site, including campaign exhibits and films, is available at the Hope Visitor Center located in the historic train depot in nearby downtown Hope..[85] Personnel at the Hope Visitor Center are also available to direct visitors to the national historic site and to "place the Birthplace Home stories within the larger contexts of Hope, Arkansas, and the United States."[86]

Park Operations

The national historic site currently employs two full-time equivalent (FTE) and four part-time staff dedicated to routine operations. Full-time equivalent staff include the superintendent and a park ranger who are responsible for conducting most activities at the site including educational programs, tours, and general site administration. A full-time chief ranger position is currently vacant at the national historic site (it was filled through December 2012). In addition to these FTE staff, the national historic site also maintains four part-time student park guide (interpretation) positions, only three of which are currently filled. The national historic site recently hired a term laborer position stationed at Little Rock Central High School National Historical Site. The national historic site also receives administrative and

79. *Foundation Document*.
80. Ibid.
81. Ibid.
82. Ibid.
83. Ibid.
84. Ibid.
85. Ibid.
86. Ibid.

facility management and maintenance support from the Little Rock Central High School National Historical Site.

The national historic site facilities include a visitor center, the Cassidy House, a memorial garden dedicated to Clinton's mother Virginia Cassidy Clinton Kelley, and a comfort station that provides restrooms for visitors and equipment and supply storage space for the national historic site. The visitor center, which was originally constructed as a single-family residence, currently supports a lobby and welcome area for visitors, interpretive/exhibit space, administrative office space for the national historic site staff, a small galley kitchen, and a bookstore.[87] The building offers very limited space for routine staff operations. Specifically, space is not available to accommodate additional staff, exhibits, and/or other functions required to fulfill the national historic site's mission.[88] Because there is currently no museum storage space within the visitor center or other NPS facilities, and insufficient staff to conduct curatorial services, museum collections are very limited. Collections are expected to grow (through donations and NPS resource management activities) as the national historic site becomes more widely known; however, the existing facilities could not accommodate expanded collections.[89] In addition, the bookstore is managed by the Jefferson National Parks Association, but the Association does not provide staff. Therefore, the national historic site staff are tasked with operating the bookstore on a daily basis.[90]

Visitor and staff parking is available along West Division Street. Barrier-free access between on-street parking and the site is problematic given the slope along the street, infrequent curb cuts, pavement condition and slopes, and lack of designated accessible parking. Current access from West Division parking, associated public sidewalks, and the pedestrian routes within the national historic site do not meet accessibility standards (see following Accessibility Review section below for more detailed information regarding accessibility).

87. Ibid.
88. Ibid.
89. Ibid.
90. Ibid.

Soils and Drainage

Given that the soils within the national historic site are poor owing to high shrink-swell properties, proper drainage within the site is critical. The entire site is drained on the surface and through infiltration within lawn, planted areas, and to a lesser degree within gravel surfaced areas. Pockets of shallow low areas without positive drainage were observed primarily along the margins of the Cassidy House and the visitor center. Water draining to the Cassidy House and visitor center buildings likely contributes to degradation of the building foundations and structures.

Poor drainage within lawn areas was also observed including areas of ponding. Ponding of water for an extended period of time within lawn areas typically results in failed turf cover. Ponding of water can also impact the health of plants that do not tolerate saturated soils for extended periods.

Condition Assessment of Trees

Refer to Condition Assessment of Trees in Appendix F.

An International Society of Arboriculture (ISA) Certified Arborist examined three mature pecan trees on the national historic site for current conditions. The overall conditions of each tree were commensurate with normal conditions of a tree of similar size and estimated age. Visual inspection resulted in an assessment of characteristics such as canopy balance, cavities, wounds, and points of failure. The trees were also assessed for the likelihood of presenting safety hazards to staff and visitors. The condition rating of the three trees ranged from fair to good. Recommendations were made for further inspection, maintenance, and in the case of one tree, removal of a large branch. A fourth pecan tree, located along the border of the parking lot on

the southeast corner of Block 25, was assessed and determined to be in poor condition.

Utilities

Utilities that serve the Cassidy House, visitor center, and comfort station include potable water lines extending from West Division Street to the visitor center and extending from South Hervey Street to serve the Cassidy House. Determination of potable water service to the comfort station requires additional investigation. Similarly sanitary sewer laterals extend from these buildings into main lines located in the streets fronting each building. During the 1996–1997 renovation of the visitor center and the 1995–1996 restoration of the Cassidy House all electric service lines were buried and the poles removed.

Building Code and Life Safety

The following code information is excerpted from the *Historic Structures Report* (HSR) for President William Jefferson Clinton Birthplace Home National Historic Site. The code information is provided in this CLR given that the site and landscape treatment recommendations address issues such as building egress and guardrails and are coordinated with the treatment recommendations in the HSR. An accessibility review follows this section. See the HSR for the national historic site for more in-depth analysis of building code and life safety issues, findings, and recommendations.

The 2009 edition of the *International Building Code* (IBC) and the 2000 edition of the NFPA 101 *Life Safety Code* (LSC) have been used in the review of the Cassidy House and the visitor center to identify building code and life safety deficiencies.

It is important to note that Chapter 34 of the IBC states that the code provisions relating to the construction, repair, alteration, addition, restoration, and relocation of structures and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official not to constitute a distinct life safety hazard. As such, the "Building Official" can allow the continued use of existing stairs, openings, and other features in historic buildings where compliance with the code would be damaging to historic features. In the case of the Cassidy House and the visitor center, the "Authority Having Jurisdiction" (AHJ) (which in the case of NPS-owned buildings is NPS) ultimately has the authority and discretion to utilize these code provisions regarding historic character to minimize impact on the structure.

In a similar way, the LSC also outlines special provisions for addressing life safety code deficiencies in existing buildings. LSC Sections 4.6.2 and 4.6.3 allow the AHJ to make modifications to applicable LSC requirements where it is evident that a reasonable degree of safety is still provided.

Accessibility Review

The 2004 edition of the *Architectural Barriers Act Accessibility Standards* (ABAAS) and the 2010 edition of *the Americans with Disabilities Act Accessible Guidelines* (ADAAG) have been used in the review of the existing Cassidy House and visitor center.

On September 26, 2013, the United States Access Board published the final guidelines for Federal Outdoor Developed Areas as a supplement to the ABA Accessibility Guidelines. On November 25, 2013, the Requirements for Federal Outdoor Developed Areas became mandatory as part of the ABA Accessibility Standards.

According to the United States Access Board, new guidelines are being developed by the Board for public rights-of-way [Public Rights-of-Way Proposed Guidelines (2011)] that will address various issues, including access for blind pedestrians at street crossings, wheelchair access to on-street parking, and various constraints posed by space limitations, roadway design practices, slope, and terrain. The new guidelines will cover pedestrian access to sidewalks and streets, including crosswalks, curb ramps, street furnishings, pedestrian signals, parking, and other components of public rights-of-way. The Board's aim in developing these guidelines is to ensure that

access for persons with disabilities is provided wherever a pedestrian way is newly built or altered, and that the same degree of convenience, connection, and safety afforded the public is generally available to pedestrians with disabilities. Once these guidelines are adopted by the Department of Justice, they will become enforceable standards under Title II of the ADA. Given that future ABAAS accessibility guidelines for public rights-of-way are in the developmental stage the accessibility review undertaken by OCULUS generally addressed visitor and staff access routes outside of the national historic site. OCULUS did not access these routes for compliance with the draft guidelines. Additional compliance review will be required as part of all future design efforts associated with access routes outside of the national historic site boundary.

National Park Service Management Policies (2006), Chapter 5 – Cultural Resource Management, Section 5.3.2 states:

> The National Park Service will provide persons with disabilities the highest feasible level of physical access to historic properties that is reasonable, consistent with the preservation of each property's significant historical features. However, if it is determined that modification of particular features would impair a property's integrity and character in terms of the Advisory Council's regulations at 36 CFR 800.9, such modifications will not be made.

The following preliminary list of accessibility deficiencies has been identified. The specific sections of the ABA Accessibility Guidelines associated with each item are noted and placed in parentheses following each item.

For an accessibility evaluation for the buildings, see the *Historic Structures Report* for the President William Jefferson Clinton Birthplace Home National Historic Site.

Accessible Routes.

Access to the National Historic Site from West Division Street. The current primary visitor and staff entrance to the national historic site is from the West Division Street sidewalk and on-street parking spaces. Though the United States Access Board guidelines for public rights-of-way are in draft form, these guidelines are useful in assessing accessible routes within the West Division Street right-of-way. A general review of parking spaces, sidewalks, street crossings, and curb ramps was undertaken [R302].

Deficiencies:

- Lack of identified on-street accessible parking space [R309].
- Lack of sidewalk on north side of West Division Street.
- Though the street crossings and the sidewalk surfaces are firm, stable, and slip resistant, these surface in many areas are in need of repair owing to cracked and spalled sections and vegetation within the pavement [R302.7] and sections where the vertical offset exceeds 1/4 to 1/2 inch [R302.7.1 and R302.7.2].
- Lack of an adequate blended transition at the driveway cut at the Field-Barron House and at the national historic site [R304].
- Lack of curb ramps at the West Division and Pine streets intersection [R304].

Access within the National Historic Site / West Division Street Sidewalk to the Visitor Center Entrance.

Deficiencies:

- The existing concrete steps do meet the requirements of ABAAS 504 including lack of adequate handrails and handrail extensions.
- The slope of the top and bottom landings are too steep [greater than 2 percent].
- Trip hazards are present owing to vertical offset of concrete pavement sections.
- In addition to possible building code deficiencies, the steps at the front porch do not meet requirements for handrails [ABAAS 504].

Access within the National Historic Site / West Division Street Sidewalk to the Visitor Center Accessible Entrance.

Deficiencies:

- The slope of the driveway apron exceeds 1:8 [ABAAS 405] and handrails are not provided; the landing slope at the bottom of the ramp is too steep.

- The gravel/grass surfaced route along the driveway is unstable [ABAAS 403].

Cassidy House.

Accessible Entrance. An accessible entrance to the property is present on the west side of the house. However, the ramp is not identified as the accessible entrance and is not provided with the appropriate signage [ADAAG 4.1.2(7)(c)]. In addition, the ramp is raised above the sidewalk more than the maximum vertical offset of 1/4 to 1/2 inch (ADAAG 4.5.2).

Exterior Steps. In addition to possible building code deficiencies, the steps at the front porch and those at the south end of the front porch do not meet requirements for handrails [ABAAS 504].

Play Yard. An exterior accessible route that meets 2004 ABAAS standards is not provided for visitors accessing the play yard on the south side of the Cassidy House. This play yard contains various play equipment, site furnishings, and toys that are intended to convey the type of items that Clinton experienced in the play yard. An alternative access to viewing the play yard that may meet 2004 ABAAS standards may be via the interior rooms overlooking the play yard.

Memorial Garden.

In general, the entire memorial garden is not accessible owing chiefly to the surface of the paths. The crushed aggregate pathways and walks do not meet accessibility requirements of 2004 ABAAS 302.1 for a stable, firm, and slip resistant surface.

Visitor Center.

Accessible Entrance. An accessible entrance to the property is present on the east side of the house. However, the ramp is not identified as the accessible entrance and is not provided with the appropriate signage [ADAAG 4.1.2(7)(c)]. In addition, the ramp currently has a guardrail, but the guardrail does not have handrails that meet accessibility requirements. Per the guidelines, accessible ramps are required to have two handrails on each side of the ramp with proper handrail extensions of 12 inches [ADAAG 4.8.5(1)].

Picnic Table. The picnic table provided in the front yard of the visitor center does not meet access, surface and slope, and table access standards for an accessible picnic table [1011.4]. The grass turf may not comply with the requirement for a firm and stable clear ground surface around the picnic table [1011.2].

Bench. The grass turf may not comply with the requirement for a firm and stable clear ground surface [1011.2].

1

Historic Landscape Analysis

This chapter of the Cultural Landscape Report contains the following sections: an evaluation of the significance and explanation of the period of significance for President William Jefferson Clinton Birthplace Home National Historic Site; a comparative analysis of the historic and current landscape conditions and identification of character-defining features including their contribution to the significance of the landscape; an assessment of landscape integrity; and recommendations regarding the National Register of Historic Places nomination.

Existing Recognition and Significance Status

The Cassidy House was listed in the National Register of Historic Places as the "Bill Clinton Birthplace" on May 19, 1994.[91] The nomination indicates that the property type is "building"—the house at 117 South Hervey Street. The nomination notes, "It is eligible under Criterion B with national significance by virtue of its status as the birthplace of President Bill Clinton."[92] The nomination also cites Criteria Consideration C, which states, "A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life," and Criteria Consideration G, "A property achieving significance within the past fifty years if it is of exceptional importance."[93]

The area of significance is noted in the nomination as Politics/Government, and the period of significance as 1946–1950, with the specific date of 1946 (the year of Clinton's birth) noted.

The boundary in the National Register nomination form is described as follows (refer to Sheet L3, Existing Conditions, Cassidy House in Appendix A):

> Beginning at a point formed by the intersection of the eastern edge of Hervey Street with a perpendicular line running parallel with the house's southern elevation and located 50 feet to the south thereof, proceed easterly along said line for a distance of approximately 100 feet to its intersection with a perpendicular line running parallel with the house's eastern elevation; thence proceed northerly along said

91. National Register Nomination documentation, Bill Clinton Birthplace, 117 South Hervey Street, Hope, Arkansas. Prepared by Kenneth Story, Architectural Historian, Arkansas Historic Preservation Program, Little Rock, Arkansas, March 29, 1994. Entered in the National Register, May 19, 1994.
92. This statement in the nomination, as well as the name of the foundation that initially acquired the property and the name of the National Historic Site, conveys the idea that Clinton was born in the house. Although this was the house in which Virginia Kelley resided with her newborn son after his birth, Clinton was born in Julia Chester Hospital in Hope. The hospital has since been demolished.
93. If the National Register nomination is updated in future, further consideration may be given to whether Criteria Consideration C is relevant or necessary, as there are certainly other properties associated with Clinton's productive life. Although noted in the existing nomination, Criteria Consideration G may be eliminated from discussion as the end date for the period of significance is now more than fifty years ago.

> line for a distance of approximately 200 feet to its intersection with a perpendicular line running parallel with the house's northern elevation; thence proceed westerly along said line for a distance of approximately 100 feet to its intersection with the eastern edge of Hervey Street; thence proceed southerly along said line for a distance of approximately 200 feet to the point of beginning.[94]

The boundary justification section of the National Register form states, "This boundary includes all the property historically associated with this resource that retains its integrity."[95] The 100 foot by 200 foot rectangular boundary described in the National Register Nomination is 0.459 acres. The Cassidy House is located within the southern half of the bounded area. The bounded area extends north to include nearly the entire memorial garden site and the cut slope along South Hervey Street, and southeast to include a portion of the rear yard of the Vincent Foster House and the western end of the alley. When the Cassidy House was listed in the National Register of Historic Places in 1994 a one-story residence occupied the location of the memorial garden. The residence was demolished and the memorial garden was constructed at the location after the Cassidy House was entered in the National Register.

Evaluation of Significance

This section addresses the significance of the resources within President William Jefferson Clinton Birthplace Home National Historic Site. The significance evaluation addresses the Cassidy House area, the memorial garden area, and the visitor center area. The landscape significance evaluation is based in part on the Historic Structure Report (HSR) significance evaluation findings for the Cassidy House developed concurrently with the CLR analysis.

Significance Criteria

The Criteria for Evaluation for listing in the National Register of Historic Places state:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That has yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

> a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
>
> b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most

94. National Register Nomination documentation, Bill Clinton Birthplace, March 29, 1994.
95. Ibid

importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.[96]

National Register Significance Evaluation of the Cassidy House Area

The Cassidy House—including its immediate house yard defined by the current National Park Service (NPS) property line—is significant under National Register Criterion B at a national level for its association with the life of a person significant in our past: President Bill Clinton.

The Cassidy House was listed in the National Register of Historic Places as the "Bill Clinton Birthplace" on May 19, 1994.[97] The nomination lists one contributing building, the house at 117 South Hervey Street. The nomination notes, "It is eligible under Criterion B with national significance by virtue of its status as the birthplace of President Bill Clinton."[98] The nomination also cites Criteria Consideration C, which states, "A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life," and Criteria Consideration G, "A property achieving significance within the past 50 years if it is of exceptional importance."[99]

The area of significance is noted in the nomination as Politics/Government and the period of significance as 1946–1950, with the specific date of 1946 (the year of Clinton's birth) noted. Further discussion of the period of significance is provided below.

In development of the *Foundation Document* and *Long-Range Interpretive Plan* for the national historic site, the NPS noted that the national historic site is significant as a unit of the NPS for the following reasons:

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96. Code of Federal Regulations, Title 36, Part 60, "The National Register Criteria for Evaluation."
97. National Register Nomination documentation, Bill Clinton Birthplace, 117 South Hervey Street, Hope, Arkansas. Prepared by Kenneth Story, Architectural Historian, Arkansas Historic Preservation Program, Little Rock, Arkansas, March 29, 1994. Entered in the National Register, May 19, 1994.
98. This statement in the nomination, as well as the name of the foundation that initially acquired the property and the name of the National Historic Site, convey the idea that Clinton was born in the house. Although this was the house in which Virginia Kelley resided with her newborn son after his birth, Clinton was born in Julia Chester Hospital in Hope. The hospital has since been demolished.
99. If the National Register nomination is updated in the future, further consideration may be given to whether Criteria Consideration C is relevant or necessary, as there are certainly other properties associated with Clinton's productive life. Although noted in the existing nomination, Criteria Consideration G may be eliminated from discussion as the end date for the period of significance is now more than fifty years ago.

- In this home on South Hervey Street, William Jefferson "Bill" Clinton spent the first four years of his life (1946 to 1950), and he continued to visit until 1956, when his family sold the home after his grandfather's death.

- Here in Hope, Arkansas, Clinton developed a broad view about race relations, social justice, and the inherent worth of each human being that helped shape his lifelong career in public service.

- In this home, a young Bill Clinton was surrounded by loving, supportive relationships with his mother, his grandparents, and lifelong friends. Friendships started here in Hope extended into his service as Governor of Arkansas and as our nation's 42nd president. Mixed with the happiness of young Clinton's life in this place was the sad knowledge of the loss of a father he never knew.

- This is the place where Clinton experienced the post-World War II era of expanding affluence and optimism for the future that nurtured his convictions about the value of public service and served as a springboard to the governorship, the White House, and his later work around the globe to improve the lives of others.[100]

The *Foundation Document* identifies the Cassidy House as the only fundamental resource critical to achieving the park's purpose and maintaining its significance:

> The Home (117 Hervey Street). The home is critically important for telling these stories. Seeing their private spaces affords a glimpse into the family structure (separate beds in the grandparents' room, and the sense of being a child in Bill Clinton's room looking at the trains go by) that one does not get from outside the house, or even from the downstairs, more public areas.[101]

The NPS significance assessment for the *Long-Range Interpretive Plan* also noted the following quotation from President Clinton: "In many ways, I know that all I am or ever will be came from here . . . a place and a time where . . . kids like me could dream of being part of something bigger than themselves" (President Bill Clinton, March 12, 1999).

The *Long-Range Interpretive Plan* expresses interest in nominating the site as a National Historic Landmark (NHL). Current NPS policy suggests that nominating historic units of the National Park System as NHLs is somewhat redundant because these sites must meet NHL criteria in order to be established and because the park designation recognizes their national significance. The NPS policy states:

> Historic and cultural units of the national park system are nationally significant by virtue of their authorizing legislation or presidential proclamation. National historic landmark designations are appropriate for park cultural resources that meet national historic landmark criteria if the national significance of those resources is not adequately recognized in the park's authorizing legislation or presidential proclamation. Cultural parks may warrant landmark designation as parts of larger areas encompassing resources associated with their primary themes. Modified National Register forms will be prepared and submitted to

100. Long-Range Interpretive Plan, President William Jefferson Clinton Birthplace Home National Historic Site (President William Jefferson Clinton Birthplace Home National Historic Site, NPS Midwest Regional Office and NPS Harpers Ferry Center Interpretive Planning, November 2012) and President William Jefferson Clinton Birthplace Home National Historic Site Foundation Document (Little Rock, Arkansas: President William Jefferson Clinton Birthplace Home National Historic Site, March 2013).

101. President William Jefferson Clinton Birthplace Home National Historic Site Foundation Document.

nominate such resources for landmark designation by the Secretary of the Interior.[102]

Further consideration of this policy is required to determine if designating the Cassidy House at President William Jefferson Clinton Birthplace Home National Historic Site as an NHL is a relevant goal.

Period of Significance

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. As noted above 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.

National Register Significance Evaluation of the Memorial Garden Area

A garden was constructed in honor of Virginia (Cassidy) Kelley, President Clinton's mother, directly north of the Cassidy House in 1999.[103] Prior to the construction of the garden the house that had been present on the site was demolished.[104] The historical significance of the memorial garden was evaluated given its direct association with William Jefferson Clinton.

The memorial garden includes two major features: a symmetrical arrangement of planting beds with brick and crushed stone paved walks and brick planters and a monument located at the south end of the north-south axis of the garden. The monument is principally constructed of granite with inscriptions (refer to Appendix C for inscription text). The inscriptions on the south, west, and east sides of the monument and the top surface focus on the significance of the Cassidy House and the entities and individuals involved with the renovation of the Cassidy House and development of the overall site. The north face of the monument identifies the garden as a memorial to President Clinton's mother, Virginia Kelley. Information collected during oral history interviews undertaken during the research phase of the HSR and CLR/EA (see Appendix E) indicates that the memorial as constructed was conceived of and designed by volunteers and other members of the Clinton Birthplace Foundation.

Based on research findings and the likely date of construction, the memorial does not meet the criteria of significance as defined by the National Register of Historic Places. Though associated with the Cassidy House renovation, President Clinton, and his mother, Virginia Kelley, the

102. National Park Service, Management Policies 2006 (Washington, D.C.: National Park Service, Office of Policy, 2006).

103. Receipts in the Foundation's files show plant purchases in 1999. Oral interviews indicate that garden was planted by volunteers; photographs and the oral interviews suggest that the garden was substantially complete by 2000.

104. House was still standing in 1996.

garden was not extant during the period that William Jefferson Clinton occupied and visited the house (1946–1956). Therefore, the garden has not made a significant contribution to shaping William Jefferson Clinton's lifelong career in public service. The garden was not designed by an important designer and the garden does not embody the distinctive characteristics of a type, period, or method of garden construction, nor does it possess high artistic values. Lastly, given that the garden was constructed within the past fifty years, has a commemorative function, and is not of exceptional importance or significance, it is not eligible for listing in the National Register.

National Register Significance Evaluation of the Visitor Center Area

The visitor center building—including its landscape environs—is not significant and therefore is not eligible for listing in the National Register. Though the visitor center building was extant during the period of significance established for the Cassidy House, there is no available evidence that directly links the former residence to the development of Clinton's broad view about race relations, social justice, and the inherent worth of each human being that helped shape his lifelong career in public service. In addition, the building was not designed by an important designer, nor does it possess high artistic values. The building may embody the distinctive characteristics of a type, period, or method of residential construction; however, the interior underwent renovations when it was converted to a visitor center resulting in loss of character-defining features and diminished integrity.

The visitor center comfort station is located at the rear of the visitor center parcel. It houses public restrooms and a small storage area for park equipment and supplies. The comfort station was constructed when the residence was converted to a visitor center, and is sited where an accessory building once stood when the visitor center building was used as a private residence. Given the date of construction the comfort station is not eligible for listing in the National Register.

The visitor center building and landscape was extant during the period of significance and falls within the setting of the Cassidy House. As such, the building and landscape along with the comfort station are also assessed for their contribution to the integrity of the setting of Cassidy House.

Comparative Analysis of Historic and Existing Conditions

The comparative analysis follows guidance provided by the National Park Service's *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*.[105] After the period of significance was established, a comparison of landscape features extant during the period of significance (1946–1956) to the current landscape was undertaken. There are three parts to this comparison for each characteristic and major feature:

- an assessment of the feature during the period of significance (the "historic condition");
- an existing conditions description of the feature; and
- an analysis of the feature together with a determination regarding the feature's contribution to the significance of the property.

Terms frequently encountered in descriptions of the significance of the cultural landscape are *contributing*, *character-defining*, and *non-contributing*. These are related, but distinct, terms.

105. Robert R. Page, Cathy A. Gilbert, and Susan Dolan. A Guide to Cultural Landscape Reports: Contents, Process, and Techniques (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1998).

The terms "contributing" and "non-contributing" are specific, quantifiable items intended for field identification of features for the purpose of the Cultural Landscape Inventory (CLI) and National Register of Historic Places evaluations.[106] Further, "non-contributing" features can be classified as either "compatible non-contributing" or "incompatible non-contributing." Definitions are as follows.

Contributing. A contributing feature is "a biotic or abiotic feature associated with a landscape characteristic that contributes to the significance of the cultural landscape."[107]

Similarly, a contributing resource, according to the National Register, is

> . . . a building, site, structure, or object that adds to the historic significance of a property. A contributing building, site, structure, or object adds to the historic associations, historical architectural qualities, or archaeological values for which a property is significant because of the following: it was present during the period of significance; it relates to the documented significance of the property; it possesses historic integrity or is capable of revealing information about the period; or it independently meets the National Register criteria.[108]

Character-defining Features are within the set of contributing landscape features; they are those features that represent the essential historic qualities that lend the landscape its significance. Character-defining features represent the most

> . . . prominent or distinctive aspect(s), quality(ies), or characteristic(s) of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views . . . may be such features.

According to the *CLR Guide*,

> The term 'character-defining feature' was conceived to guide the appropriate treatment and management of historic structures (and later of cultural landscapes), so that features conveying historic character would be retained by treatment activities.[109]

Non-Contributing. A non-contributing feature is "a biotic or abiotic feature associated with a landscape characteristic that does not contribute to the significance of the cultural landscape."[110]

A non-contributing resource is

> . . . a non-contributing building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant, because: it was not present during the period of significance or does not relate to the documented period of significance of the property; due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register criteria.[111]

Non-contributing features or resources, however, are not all the same; they can have different impacts on the integrity of a cultural landscape or a historic district. Compatible and incompatible

106. National Park Service, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes (Washington, D.C.: Government Printing Office, 1996).
107. Ibid.
108. National Park Service, How to Complete the National Register Registration Form, National Register Bulletin (Washington, D.C.: Government Printing Office, 1990, revised 1991, 1995, 1997, revised for the internet 1995).
109. Page, et al.
110. National Park Service, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes
111. National Park Service. How to Complete the National Register Registration Form, National Register Bulletin (Washington, D.C.: Government Printing Office, 1990, revised 1991, 1995, 1997, revised for the internet 1995).

are distinctions that can be used to capture the different qualities of these features.[112]

Non-contributing compatible is a term used most often in describing buildings or other features in historic districts that are not historic in their own right but are constructed or sited in a way that does not detract from the surrounding historic fabric.

The term "compatible" is used in preservation discussions of how new uses may be incorporated in historic settings. For example, a definition of the rehabilitation treatment approach is

> . . . the act or process of making possible an efficient compatible use for a cultural landscape through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural and architectural values. [In rehabilitation,] alterations and additions [must] be compatible with the historic character of the landscape, [and] rehabilitation [must] maintain the existing integrity and character of a historic structure, but . . . major additions or alterations [are allowed] to accommodate a compatible contemporary use.[113]

Non-contributing incompatible features are the non-historic features of the landscape that are intrusive and may detract from its integrity.

Missing. A missing feature is a character-defining feature that was associated with a landscape characteristic that was extant during the period of significance but is no longer present.

Undetermined. If the date of origin of an inventoried feature is not determined and the feature may have survived from the period of significance the features are classified as undetermined. In some cases recommendations for future research may be made to support further investigation of the feature. See the Gaps in Data and Recommendations for Further Research section at the end of the Recommended Treatment chapter for specific recommendations.

The analysis focuses on the comparison of landscape characteristics as they existed during the period of significance (1946–1956) with the characteristics of the landscape conditions in 2013. The cultural landscape analysis considers the following characteristics: buildings, circulation, topography, vegetation, spatial organization, views, and small-scale features. The following analysis is organized in three parts: the Cassidy House area, the memorial garden area, and the visitor center area.

The Cassidy House area contains the house and yard in which President Clinton lived and played during his first four years and later visited while his grandparents remained in the house. The memorial garden area was constructed in the 1990s and includes the garden and the associated perimeter landscape. This site was formerly occupied by a dwelling. The Clinton Birthplace Foundation demolished the structure and developed the existing garden as a donor-funded commemorative area dedicated to Virginia Kelley, the president's mother. The visitor center area includes the bungalow-style house that existed during the period of significance, the associated building environs, and the comfort station located just south of the visitor center.

The landscape analysis relies heavily on a collection of family photographs taken in the front and side yards of the Cassidy House between 1947 and 1949. These photographs provide information about the general locations of landscape features but do not provide sufficient information to allow precise identification of vegetation and construction materials.

The town of Hope was platted in 1875, and Block 25, abutting the street that would eventually be named Hervey Street, appears on maps as early as 1890. Block 25 was developed gradually beginning with a large residence in the southeast corner. The

112. These distinctions have been employed by the National Park Service in documents including Quincy Unit CLR/EA in Keweenaw NHP, and Hot Springs NP CLR/EA.

113. National Park Service, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.

house at 117 South Hervey Street was built in 1917, an unremarkable but respectable house in a small town in which modesty was considered a virtue.[114] Located three blocks from the town's main street, the surrounding blocks contained residences, churches, hotels, and other commercial development such as lumber yards and cotton gins. This variety of land uses persisted through the period of significance. In later years, Hervey Street maintained its mixed use character, but commercial development became more oriented to automobile traffic. This effect was exacerbated by Hervey Street's connection to major regional highways.

Within the national historic site, land use was domestic in nature. Photographs show that yards were used both for recreational and utilitarian purposes. Numerous benches and swings, along with play equipment, are among the items found in the immediate environs of the house. Within Block 25 most residences had at least one accessory building that served as a garage for an automobile. Clotheslines are also in evidence. Plantings appear to be generally decorative, although it is possible that nuts were harvested from the numerous pecan trees found on the block.

Much has changed in terms of land use within the national historic site from the period of significance. The major change is that the Cassidy House and the visitor center no longer serve as residences. The other houses on the block are currently unoccupied. The loss of residential function, use, and related activities has resulted in the general loss of domestic character. Additional changes from the period of significance, though perhaps compatible or non-intrusive, are features and systems associated with visitor use, national historic site operations, and interpretation. The visitor center contains interpretive displays and a retail sales area as well as NPS administrative functions. The visitor center comfort station is located in a separate building that is also used to store cleaning and maintenance equipment. The Cassidy House has been furnished to evoke the feeling of the house as it existed during President Clinton's childhood. The south side yard has been constructed to resemble its appearance during that period. Much of the remainder of the original yard currently supports visitor circulation.

114. Interview with Joe Purvis, October 18, 2012, by Melissa Dirr Gengler, Historic Resources Group, Inc., at William J. Clinton Presidential Center, Little Rock, Arkansas. See Appendix E, page E-4.

Cassidy House Area

Buildings and Structures

Refer to Sheet L4, 2012 Inventory: Cassidy House Area: Buildings and Features, Circulation, Vegetation, and Small-Scale Features in Appendix A.

Historic Condition. During the period of significance the Cassidy House was a two-story wood-frame American Foursquare residence with wood siding, a projecting full-width front porch, a pyramidal roof, and a brick foundation. The back porch contained screened openings to the north and east (Figure 202 and Figure 203). The full-width projecting front porch was a primary feature of the main entrance wall of the house (Figure 204 through Figure 209). Two tapered square columns resting on brick bases supported the porch roof (Figure 210 and Figure 211). A whole house fan was a significant feature of the residence. The fan was provided to maintain a comfortable temperature during the hot summer months and to circulate air through the house. The pyramidal roof was typical of many houses constructed in this style and from this period. Also important to the configuration of the roof was the projecting central dormer on the main facade.

Existing Condition. The Cassidy House is the only building on the associated lot that survives from the period of significance. It is a contributing resource. Its integrity is fully evaluated in the HSR that accompanies this CLR. The house was thoroughly renovated in 1995–1996. Interior and exterior cladding was removed and replaced with materials differing from the original. All windows were similarly replaced, as well as roofing. A modern HVAC system was introduced.

The Cassidy House is a two-story residence with a projecting full-width front porch and a pyramidal roof. Prior to its renovation in 1995–1996 the residence was a rental property that suffered a fire in 1992. This fire damage, and the urgency of preserving the property as the Clinton Birthplace Home, provided the catalyst for the construction work completed on the building. This work included removal of the existing siding and windows, installation of new siding, trim, and windows, reconstruction of the front porch, reconfiguration of the kitchen and pantry to their presumed circa 1950 layout, and new gypsum wallboard and wallpaper on those walls and ceilings of the interior that were not originally finished with bead board. The extensive nature of the 1995–1996 work affected the character defining-features that remained in the house prior to the renovation and that dated to the period of significance 1946–1956.

The HSR for President William Jefferson Clinton Birthplace Home National Historic Site provides a detailed description of the character-defining features of the Cassidy House based on historical research, development of the building chronology, technical evaluation of building features, and visual documentation of existing conditions.

The house footprint has remained intact from the period of significance with the exception of the enclosure of the original engaged back porch. The back porch originally contained screened openings to the north and east that were in-filled with wall construction at some point after the period of significance and before the 1990s (refer to Figure 202 and Figure 203). The footprint and scale of the building represent the period of significance and the configuration of the residence at that time.

The full-width projecting front porch remains a primary feature of the main entrance facade of the house. Two tapered square columns resting on brick bases support the porch roof. The columns are located at the outside corners of the porch (Figure 212 through Figure 215). Although the porch was screened in during the period of significance and the existing porch is a reconstruction dating to 1995, in its present configuration it remains an important feature of the residence (refer to Figure 204 through Figure 209).

The Cassidy House parcel does not include any additional enclosed structures.

Just outside of or aligned with the property line is a concrete retaining wall located between the

Cassidy House front porch and the South Hervey Street concrete public sidewalk. This feature and associated grading and drainage features and metal guard fence were constructed after the period of significance (Figure 216 and Figure 217).

Analysis. The Cassidy House has undergone major changes since the period of significance. However, those changes are associated with the 1995–1996 renovation to convey the condition of the house during the time Billy Blythe occupied the house. The companion HSR document provides a more comprehensive assessment of the integrity of the structure including commentary on the scope of the renovations.

Contributing:

- Cassidy House

Non-Contributing / Compatible:

- None

Non-Contributing / Incompatible:

- Concrete retaining wall

Missing:

- None

Undetermined:

- None



FIGURE 202. Looking southeast at the side yard door of the Cassidy House. Note the unidentified pole in the foreground. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 203. Looking southeast at the side yard door of the Cassidy House. Note the steps have been replaced by a ramp and the change in type of door. Also, note the change in siding and the difference in finish grade relationship to finish floor elevation. Note the mature pecan tree just beyond the fence. Photograph by Oculus, May 29, 2013.



FIGURE 204. View northwest across South Hervey Street. Note the utility lines and pole. Note the screened front porch and screen door. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 205. View northwest across South Hervey Street. Note the change in grade of the street and the absence of houses across South Hervey Street. Photograph by Oculus, May 29, 2013.



FIGURE 206. Looking east and slightly north toward the Cassidy House. Note the abrupt end of the sidewalk. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 207. Looking east and slightly north toward the Cassidy House. This view shows the existing drainage flume and part of the retaining wall. Though somewhat obscured from view from the South Hervey Street sidewalk owing to the lowered street grade, retaining wall, and perimeter metal picket fence, the front porch remains a prominent feature. Photograph by Oculus, May 29, 2013.



FIGURE 208. View east toward the Cassidy House front porch. Note the screened porch and foundation plantings. Photograph by Oculus, May 29, 2013. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.

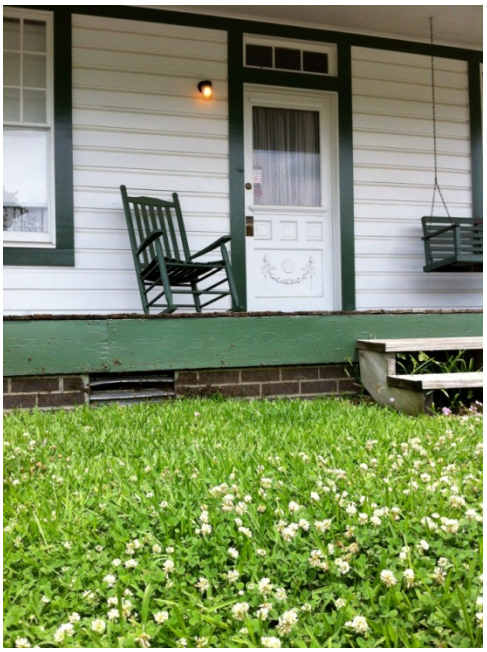


FIGURE 209. View east toward the Cassidy House front porch. Note the taller wood apron trim below the porch floor and fewer exposed courses of brick and the missing foundation plantings. Photograph by Oculus, May 29, 2013.



FIGURE 210. Looking east, with the Cassidy House in the background. Note the configuration of the sidewalk leading to the front porch. This photo was taken in 1947, prior to the appearance of a fence that would later enclose the play area. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 211. Looking east, with the Cassidy House front porch and porch roof support column. Photograph by Oculus, May 29, 2013.



FIGURE 212. Looking northwest toward South Hervey Street. A column supporting the southwest corner of the front porch is visible. The house in the background is across South Hervey Street and is no longer standing. At the time of this photo (1947), South Hervey Street appears to have been at nearly the same grade as the Cassidy House front yard. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 213. Looking northwest toward South Hervey Street, at the southwest column of the porch. In the foreground are the front porch and a concrete pad that may be extant from the period of significance. Note the difference in grade between the street and the parking lot beyond and the perimeter metal picket fencing. Photograph by Oculus, May 29, 2013.



FIGURE 214. View toward the northeast. A portion of the Cassidy House front porch is visible. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 215. View toward the northeast. The memorial garden is in the background. The area outside of the metal picket fence is a part of the highway department easement. Photograph by Oculus, May 29, 2013.



FIGURE 216. Looking east with the play yard in the background. Note the configuration of the sidewalk and lawn in the foreground. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 217. Looking east. The retaining wall and drainage flume are visible on the left. Note the perimeter metal picket fencing. Photograph by Oculus, May 29, 2013.

Circulation

Refer to Sheet L4, 2012 Inventory: Cassidy House Area: Buildings and Features, Circulation, Vegetation, and Small-Scale Features in Appendix A.

Historic Condition. Sanborn maps up to 1926 show an alley, running east-west, dividing Block 25 roughly in half. It was accessible from both Pine Street and South Hervey Street. This alley may have been unpaved as late as 1949 (Figure 218 and Figure 219). It was used for both pedestrian and vehicular circulation. The alley provided access to a door on the north wall of the house leading into the rear porch (refer to Figure 202 and Figure 203). This door was accessed by a set of wooden steps. The front porch was screened in and was accessed through a door at its south end (refer to Figure 204 and Figure 205; Figure 212 and Figure 213). A concrete sidewalk led from this door to a sidewalk that ran parallel to South Hervey Street (Figure 220 and Figure 221). This walk seems to have been located in close proximity to the property line and continues south to the neighboring property. It is not known whether this sidewalk was on city or private property (Figure 224 and Figure 225). The fenced play yard was accessed through a gate a few feet from the front porch (refer to Figure 216 and Figure 217). Though there is no evidence of formal paths or walks within the lawn areas, it is highly likely that family members routinely accessed the alley, the street, the play area, the clothesline, and neighbors' yards through these yards. Lawn areas may have been worn down to bare soil or patchy lawn where routes of access were more heavily used.

Existing Condition. Circulation had been substantially altered by 2012. The alley remains accessible from Pine Street where it abuts a parking lot in the southeast quadrant of Block 25. A small portion is paved with concrete at the point where the parking lot connects with the national historic site. The remainder of the alley abutting the rear of the Vincent Foster House property is enclosed by a decorative metal perimeter picket fence. The alley ends upon approaching the Cassidy House and is closed off by a metal gate

(refer to Figure 222 and Figure 223). Due to the re-grading (lowering) of South Hervey Street the alley no longer adjoins the street to the west. Concrete walks and wooden ramps have been added to provide access to the side door and to the north end of the front porch (Figure 222 and Figure 223; refer to Figure 202 and Figure 203). A set of wood steps has been added to the front of the porch (Figure 226 and Figure 227). The concrete steps at the south end of the porch remain as does a portion of the concrete walk at that side (Figure 228 through Figure 231). The porch is no longer enclosed. While the fenced south side yard has been reconfigured and the fence replaced access is still provided to the play yard via a gate a few feet from the front porch (Figure 232 and Figure 233).

Analysis. The character and the extent of circulation features have substantially changed since the period of significance. Various new features have been added—in some cases to provide a barrier-free access to the house—that alter the overall circulation patterns that were extant during the period of significance. Direct access to the front porch on the north and west sides was not present during the period of significance. However, it is important to note that circulation features that are outside of the national historic site and that survive from the period of significance include the alley corridor and the Hervey Street corridor. Though the Hervey Street and alley corridors contribute to the overall integrity of the setting of the house the alley paving surface has likely been altered. Hervey Street was lowered in the 1970s resulting in new grades, side slopes, retaining walls, drainage structures, and curbing and sidewalks, none of which was extant during the period of significance.

Contributing:

- Concrete steps to front porch at south end of porch

Non-Contributing / Compatible:

- Concrete walkway linking the house with the visitor center
- Wood ramp to side door/kitchen
- Wood ramp to front porch
- Wood steps to front porch

Non-Contributing / Incompatible:

- None

Missing:

- Concrete sidewalk parallel to South Hervey Street
- Concrete walk connecting porch steps to sidewalk
- Car pull-off parking flanking alley
- Wood steps to side door/kitchen

Undetermined:

- Concrete pad at base of concrete steps at south end of the front porch



FIGURE 218. Looking northeast with the alley beyond. Note the garage and what may be a soil- or crushed stone-surfaced alley. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 219. Looking northeast. The memorial garden and the visitor center building are visible from the Cassidy House north side yard. Note the metal fence along portions of the north edge of the alley. Photograph by Oculus, May 29, 2013.



FIGURE 220. Looking east with the Cassidy House in the background. Note the configuration of the sidewalk leading to the front porch. This photo was taken in 1947 prior to the construction of a fence that would later enclose the play area. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 221. Looking east with the Cassidy House in the background. The concrete in the lower left-hand corner is part of a drainage flume built after the period of significance. Photograph by Oculus, May 29, 2013.



FIGURE 222. View toward the northeast from the Cassidy House front yard. Note the unpaved alley. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 223. View toward the northeast from the Cassidy front yard. The curved sidewalk and ramp in the foreground sit within the public alley and provide access between the visitor center and the Cassidy House. Photograph by Oculus, May 29, 2013.



FIGURE 224. View east showing a portion of the play yard fence and the neighboring garage and residence. Billy is playing in the verge between the sidewalk and South Hervey Street. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 225. View east toward Second Street. Note the absence of the house and garage formerly occupying this property. South Hervey Street is now paved to the sidewalk. Photograph by Oculus, May 29, 2013.



FIGURE 226. View east and slightly south of the front porch. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 227. View east and slightly south of the front porch. Note the addition of the wood steps. Photograph by Oculus, May 29, 2013.



FIGURE 228. View toward the east. The play yard is in the background with the Vincent Foster House visible beyond. Photograph by Oculus, May 29, 2013. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 229. View toward the east. Note the surviving concrete steps; the major changes in the building siding; the missing porch screen walls and door; the missing curved concrete walk; and the play yard fence constructed to match the historic period fence. A lattice structure and fence screen the Vincent Foster property. Photograph by Oculus, May 29, 2013.



FIGURE 230. Looking northeast at the corner of the house. Note the porch screen wall and door. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 231. Looking northeast at the corner of the house. Note the major changes in the building siding. Photograph by Oculus, May 29, 2013.



FIGURE 232. Looking northeast from within the play yard. Note the fencing section at the left curving away from the house toward South Hervey Street. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 233. Looking northeast. Note that the configuration of the reconstructed play yard has changed with the fencing parallel with South Hervey Street. Photograph by Oculus, May 29, 2013.

Topography

Refer to Sheet L5, 2012 Inventory: Cassidy House Area: Topography, Spatial Organization, and Views in Appendix A.

Historic Condition. The topography of Block 25 sloped very gently, perhaps at less than 1 percent (a change in elevation of 1 foot over 100 feet), from a relative high point near the midpoint of the block toward the southwest and northeast margins of the block. Though Hervey Street may at one time have crossed at grade at the rail line—originally known as the Cairo & Fulton Railroad—north of West Division Street, during the period of significance Hervey Street ran under the track. Sanborn maps dating up to 1926 indicate that Hervey Street originally crossed the railroad tracks at grade. Anecdotal evidence from President Clinton indicates that the railroad bridge was originally constructed of timber, with gravel underneath.[115] Cut slopes would have been located within Block 25 along the northeast side of South Hervey Street and along the northwest side of West Division Street to allow vehicular traffic to pass under the railroad bridge. Photographic evidence corroborated by Mrs. Kelley indicates that South Hervey Street was not significantly lower than the front yard of the Cassidy House during the period of significance (refer to Figure 212 and Figure 213).

Existing Condition. The topography of Block 25 slopes very gently, perhaps at less than 1 percent (a change in elevation of 1 foot over 100 feet), from a relative high point near the midpoint of the block toward the southwest and northeast margins of the block. The elevation of the intersection of West Division and Hervey streets is approximately thirteen to fifteen feet below the nearly level interior of the block. South Hervey Street drops in elevation approximately 13 feet from south to north. West Division Street slopes from east to west dropping down nearly 17 feet at the intersection with Hervey Street. The resulting slopes that converge at the intersection of South Hervey and West Division streets are fairly steep with a 30 percent (3:1) slope along South Hervey Street and a 50 percent (2:1) slope along West Division Street. Because the front porch of the Cassidy House is located approximately seven feet from the South Hervey Street right-of-way line and the elevation of the street, a concrete retaining wall was constructed along the Cassidy House street frontage (refer to Figure 206 and Figure 207).

Analysis. It appears that Block 25 underwent at least one major topographic change associated with the Hervey Street railroad crossing after 1956, the end date for the period of significance. At some point in the 1970s the existing railroad bridge was constructed requiring the lowering of Hervey and Division streets. The lowering of these two streets resulted in the steepening of the western and northern slopes of Block 25 and the construction of the concrete retaining wall along South Hervey Street to retain a narrow front yard of the Cassidy House.

Contributing:

- Grades of front yard (west)
- Grades of side yard (north)
- Grades of side yard (south)
- Grades of rear yard (east)

Non-Contributing / Compatible:

- None

Non-Contributing / Incompatible:

- Grades and slopes associated with the concrete retaining wall and drainage flumes

Missing:

- None

Undetermined:

- None

115. Video: President William Jefferson Clinton Birthplace Home National Historic Site. In this video, the President is interrupted in his dedication speech by a passing train which sounds a loud horn repeatedly as it passes through the town. Clinton recalls playing under the bridge during his boyhood.

Vegetation

Refer to Sheet L4, 2012 Inventory: Cassidy House Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

Historic Condition. During the period of occupation by the Cassidy family plantings were typical of a small residential property in a southern town. Low and medium height shrubs bordered the foundation at the front porch (Figure 234 and Figure 235). Individual shrubs were also planted at the foundation on the north and south sides (Figure 236 and Figure 237; refer to Figure 206 and Figure 207). It is not known whether any shrubs were planted at the rear of the house. Oral history accounts indicate that there were roses and other flowering plants in the yards.[116] Photographs support this as a possibility, but do not provide sufficient information to confirm that roses were in fact planted. Photographic evidence also indicates that perennial or annual plantings existed at the northwest corner of the house and along the front walk. At least one small tree or a small-caliper larger deciduous tree was planted in the verge between the sidewalk and South Hervey Street. It is not known whether this tree was planted by the Cassidy family, the municipality, or a previous owner/tenant. Mown grass lawn was located within the remainder of the property (refer to Figure 234 and Figure 235). The condition of the grass-covered areas is not known.

Existing Condition. The vegetation found within the yards consists of mown lawn with a cluster of shrubs along the north side of the house at the foundation, a single shrub at the foundation on the south side, and a row of roses located along the fence line at the south property line (Figure 238 and Figure 239). Though falling outside of the Cassidy House parcel the pecan and other deciduous shade trees and the popcorn tree (*Triadica sebifera)* are visually linked to the Cassidy House plantings and lawn areas.

116. Interview with Stan Jackson, December 13, 2012. See Appendix E, pages E-5, E-9.

Analysis. (Figure 242) The date of origin of the handful of existing shrubs at the building foundation could not be determined. However, comparison of existing conditions with historic period photographs suggests that the majority of existing shrubs were planted or volunteered after the end of the period of significance. At least one large shrub visible in the 2010 dedication ceremony video and in 1993 photographs was removed in 2012. The popcorn tree (*Triadica sebifera)* located outside of the property within the alley postdates the period of significance. Any street trees along South Hervey Street that may have existed during the period of significance are no longer extant. The pecan trees on neighboring properties and within the visitor center parcel likely survive from the period of significance and continue to contribute to the landscape setting of the Cassidy House (Figure 240 and Figure 241).

Contributing:

- Mown lawn areas in front yard

Non-Contributing / Compatible:

- None

Non-Contributing / Incompatible:

- Popcorn tree (located within the alley outside of the national historic site boundary)

Missing:

- Shrubs and planting bed along front porch
- Shrubs and perennials at north side yard
- Vine growing on northwest corner of porch
- Leggy shrub at northwest corner of house
- Vine or shrub at southwest corner of porch
- Shrub at end of porch steps
- Tree or large shrubs in front yard, near street
- Perennials growing along concrete walk
- Shrubs and perennials growing in south play yard, along south wall of house

- Vine growing on fence, southwest corner of house
- Vine growing on trellis in rear yard by kitchen door

Undetermined:

- Nandina (*Nandina domestica*, cultivar unknown)
- Rosebushes (*Rosa* sp., cultivar unknown) near play yard
- Rosebushes (*Rosa* sp., cultivar unknown) along north side of house
- Perennials and bulbs



FIGURE 234. Looking east and slightly south. Note the foundation shrubs. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 235. Looking east and slightly south. Photograph by Oculus, May 29, 2013.



FIGURE 236. Looking northeast from within the play yard. Note the foundation shrubs. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 237. Looking northeast, from within the play yard. Photograph by Oculus, May 29, 2013.



FIGURE 238. View east through the play yard fence. The neighboring garage and the Vincent Foster House are visible on the right in the background. Note also what appears to be a catalpa tree just outside the fence. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 239. View east through the play yard fence. Note the rose shrubs just outside the fence, the missing house on the right, and the vegetation screening the view of the Vincent Foster House. Photograph by Oculus, May 29, 2013.



FIGURE 240. Another view toward the southeast. The rear of the Vincent Foster House and rear yard are clearly visible from within the Cassidy House north side yard. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 241. Another view toward the southeast. Note the wood screen fence blocking the view into the rear yard of the Vincent Foster House. Also, note the change in the door type. Photograph by Oculus, May 29, 2013.

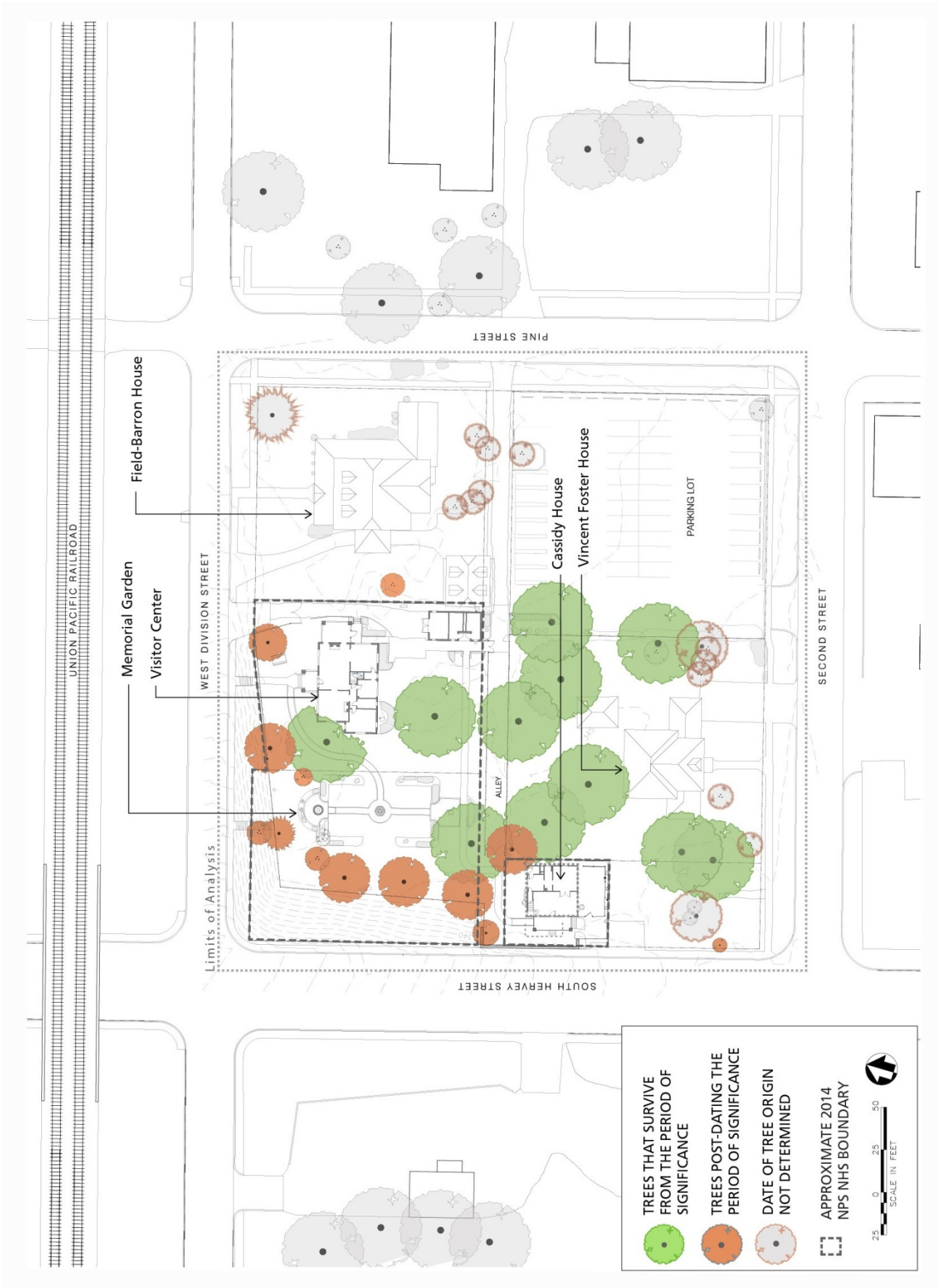


FIGURE 242. Significant tree cover.

Spatial Organization

Refer to Sheet L5, 2012 Inventory: Cassidy House Area: Topography, Spatial Organization, and Views in Appendix A.

Historic Condition. As a typical small town single family residence the Cassidy house was situated within roughly the center of the lot. In the case of the Cassidy House, the lot is small resulting in small, narrow yards and shallow building setbacks from abutting properties, the alley, and South Hervey Street.

The front yard was bounded by the face of the front porch; the north and south edges of the yard were unbounded but defined in part by the alley on the north and the play yard fencing to the south. The western margins of the front yard were defined by the South Hervey Street curbing and the sidewalk.

The play yard on the south side of the house was defined by the wood frame and boxwire fencing on the south, west, and east sides and the wall of the house on the north side.

The north yard was defined by the wall of the house on the south, the alley on the north, and the South Hervey Street curbing and sidewalk on the west. The yard edge was undefined on the east.

On the east side of the house the yard was very narrow and undefined except for the wall of the house and the edge of South Hervey Street. This rear yard was undefined and essentially formed the western edge of the Vincent Foster House rear yard.

Existing Condition. The front yard is bounded by the face of the front porch; the north and south edges of the yard are unbounded but defined in part by the metal picket fence along the retaining wall and property line on the north and the reconstructed play yard fencing to the south. The western margins of the front yard are defined by the metal picket fencing running along the top of the concrete retaining wall along South Hervey Street.

The play yard on the south side of the house is defined by the wood frame and boxwire fencing on the south, west, and east sides and the wall of the house on the north side. In addition, the eastern edge of the yard is defined in part by a wood lattice structure (refer to Figure 238 and Figure 239).

The north yard is defined by the wall of the house on the south, the metal picket fencing along the property line and the southern extent of the memorial on the north, and the metal picket fencing along the top of the retaining wall on the west. On the east the yard is defined by the metal fencing running along the alley margin and the wood board screen fencing along the Vincent Foster House rear and side property lines.

On the east side of the house the yard is very narrow and defined by the wall of the house and wood board and corrugated metal screen fencing along the property line.

Analysis. As described above, the front yard appears to have been truncated in association with re-grading and possible widening of South Hervey Street. The retaining wall that separates the yard from the street to the west is topped by a metal picket fence of recent construction. The porch fronting the house forms the eastern edge. Its location is unchanged, but contrary to historic photographs, the porch is no longer screened in. To the north and south the front yard is open to the side yards. During the latter part of the period of significance the south side yard was enclosed by a wood and boxwire fence. This fence followed the curve of a concrete walk that adjoined the front porch steps to a sidewalk at South Hervey Street. The fence continued south, then turned east along the property line (refer to Figure 224 and Figure 225; Figure 232 and Figure 233). Beyond this portion of the fence was a row of shrubs that occupied a narrow strip of land abutting a garage attached to the neighboring residence. To the rear, the fence was attached to the house. Beyond this fence was the rear yard, shared with the Foster property and shaded by semi-mature pecan trees. Today a similarly constructed fence has been erected. The current enclosure is a rectangle with its west and east

boundaries in line with the house. As with the original fence the northern boundary is the house itself and the southern boundary is at the property line. Today, however, the rear yard of the Foster property is screened by a lattice structure beyond which is a wood board fence (Figure 243 and Figure 244). The residence that once occupied the property to the south has been demolished. A catalpa tree that once provided a partial canopy for this space is also no longer extant (refer to Figure 238 and Figure 239).

The north side yard was once bounded to the north by an alley. The alley still exists but is gated off just short of the Cassidy House building. As of 2012, the north side yard is bounded by a concrete walk that serves as the main access route to the house. The east boundary comprises a small section of fence bordering the Vincent Foster House property and a metal gate at the current entrance to the alley. Neither of these was present during the period of significance (refer to Figure 218 and Figure 219; Figure 240 and Figure 241). At that time the alley had significant spatial presence and was lined with informal plantings of shrubs and large trees. The Foster property was clearly visible and easily accessible from the east yard of the Cassidy House (Figure 245 and Figure 246). The most significant spatial change is found in the rear yard. Historically, no fence separated the yards of the Cassidy and Foster properties. This intimacy figures prominently in President Clinton's memories of his years there.[117] Today the Vincent Foster House property is visible only from the upper rooms of the Cassidy House as the fence obstructs all views at ground level. The canopies of the Foster property pecan trees maintain a substantial spatial presence in the Cassidy House side and rear yards.

Contributing:

- Front yard (west)
- Side yard (north)
- Side yard (south)

Non-Contributing / Compatible:

- None

Non-Contributing / Incompatible:

- Rear yard (east)

Missing:

- None

Undetermined:

- None

117. Video.



FIGURE 243. Looking east toward the Vincent Foster House. Note the clothes line beyond the fence and what are likely catalpa flowers on the lawn. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 244. Looking east toward the Vincent Foster House. Note the views into the Vincent Foster House rear yard are screened by fencing and latticework. Photograph by Oculus, May 29, 2013.



FIGURE 245. View southeast at the Cassidy House side door. Note the clear view into the Vincent Foster House rear yard and view of the house. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 246. View southeast at the Cassidy House side door. Fencing blocks the view into the Vincent Foster House rear yard. Photograph by Oculus, May 29, 2013.

Views

Refer to Sheet L5, 2012 Inventory: Cassidy House Area: Topography, Spatial Organization, and Views in Appendix A.

Historic Condition. The views from the front porch and front yard would have included the residential character of the Hervey Street streetscape and the railroad. Views from the house looking north would have been of the abutting residences and rear yards and accessory buildings. The length of the alley would have been visible from the north side yard and rear yards as well as from within the interior rooms at the rear of the house. Nearly the entire rear yard and rear of the Foster house and accessory building would have been visible from the rear yard and interior rooms as well as from the side yards. The abutting garage and house to the south would have been visible from the play yard.

Existing Condition. Major views from the house include views of the South Hervey Street commercial streetscape from the front porch and front yard and views to the north of the railroad from the front porch and front yard. Other important views from the house include the views from the side yard into the memorial garden area, views from the play yard of the abutting property and the South Hervey Street streetscape, and views from the interior rooms on the second floor of the Vincent Foster House and rear yard. Large shade trees are visible from the house yards.

Analysis. Views from and of the Cassidy House are substantially different from those of the historic period. Houses that would have been seen from the yards, porch, and interior of the house have been demolished. These include houses to the north and south, facing Second (Figure 247 and Figure 248) and West Division streets (refer to Figure 214 and Figure 215), and many houses on the west side of South Hervey Street (refer to Figure 204 and Figure 205; Figure 212 and Figure 213). The lot to the south remains vacant while the lot to the north is now part of the national historic site and is the site of the memorial garden. The Vincent Foster House and the visitor center house remain in their original locations and are largely intact.

South Hervey Street has lost most of its residential character. Whereas in the historic period it was a busy neighborhood street, today it is a four-lane commercial corridor, replete with signage and heavily trafficked.

The rear yard that served as a play and utility area for both the Cassidy family and the Fosters is now blocked from view by a wood fence. The pecan trees are all that remain of the view in this direction. Refer to Figure 249.

<u>Contributing:</u>

- View south of South Hervey Street from front porch
- View of pecan trees throughout the block
- View of Cassidy House from street
- View of railroad

<u>Non-Contributing / Compatible:</u>

- Memorial garden and visitor center from porch and yard
- Reconstructed play yard from the porch
- View of house from memorial garden and visitor center
- View of house upon entering the alley from the east

<u>Non-Contributing / Incompatible:</u>

- None

<u>Missing:</u>

- View of house and accessory building at West Division Street
- View of house and accessory building at Second Street
- View of houses across Hervey Street

- Catalpa tree south of play yard
- Shrubs just outside fence, south of play yard

Undetermined:

- None



FIGURE 247. View southeast toward the house at 422 Second Street. Note the house and attached garage. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 248. View southeast. The house in the background is the Vincent Foster House, at 414 Second Street. Note the remnant concrete driveway and missing house. Photograph by Oculus, May 29, 2013.

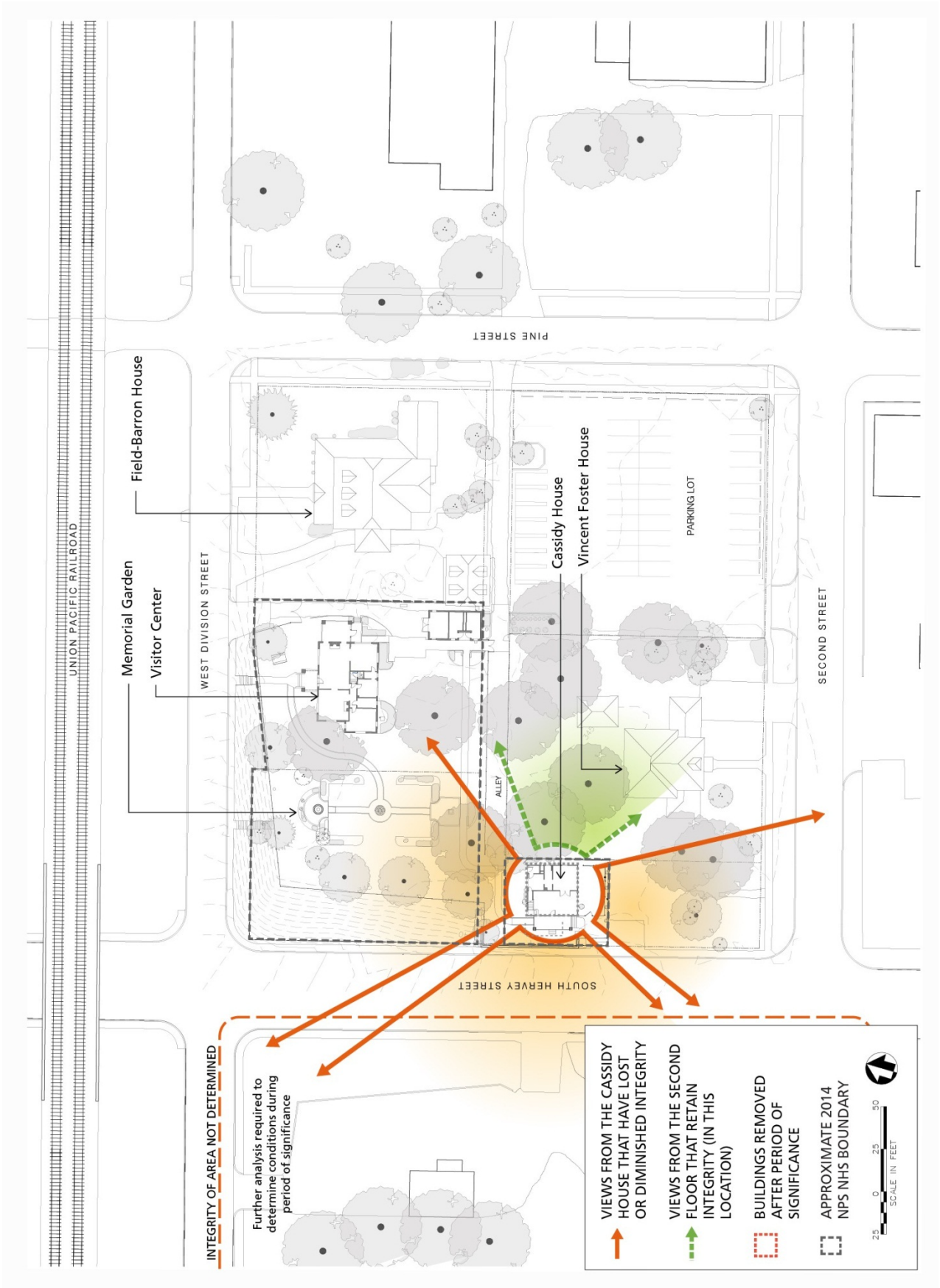


FIGURE 249. Significant views

Small-Scale Features

Refer to Sheet L4, 2012 Inventory: Cassidy House Area: Buildings and Features, Circulation, Vegetation, and Small-Scale Features in Appendix A.

Historic Condition. The most prominent small-scale feature during the historic period was a wood and boxwire fence enclosing a play yard adjoining the south side of the house. Another major feature was the clothesline that was located at the northeast corner of the house. During the historic period, the landscape was populated with numerous furnishings. These included metal swing structures, outdoor gliders and benches, a sandbox, and a small wading pool.

Existing Condition. Existing small-scale features include decorative metal picket fencing, lattice screens, irrigation system sprinkler heads, heat pumps, a replica of the historic period play yard fence, a sign marking the Cassidy House as Clinton's first home, and various play equipment that serves to interpret the play yard.

Analysis. A replica of the wood post and boxwire fence was later built that differed in configuration from the original although an attempt was clearly made to duplicate the materials and construction (refer to Figure 216 and Figure 217; Figure 228 and Figure 229; Figure 232 and Figure 233). None of the historic features survive. Several objects resembling those seen in historic photographs were acquired by the Clinton Birthplace Foundation. Currently, these objects are placed on the front porch and in the south play yard to evoke historic conditions.

Contributing:

- None

Non-Contributing / Compatible:

- Swing set
- Play slide
- Sandbox
- Metal glider
- Green metal chairs
- Toy wagon
- Wheelbarrow
- Tricycle
- Sign: THE FIRST HOME OF WILLIAM JEFFERSON CLINTON 42ND PRESIDENT OF THE UNITED STATES
- Water meter cover
- Wood and boxwire fence surrounding play yard (partial reconstruction)

Non-Contributing / Incompatible:

- Irrigation heads
- Metal perimeter fence/guardrail (portions may be located outside of the national historic site boundary)
- South side yard painted wood lattice screens
- Remnant concrete guardrail footers
- Heat pumps
- Wood gate at rear yard
- North side yard painted wood lattice
- Wood screen fence (may be located outside of the national historic site boundary)
- Concrete flumes (located outside of the national historic site boundary)

Missing:

- Sandbox
- Above-ground pool
- Metal swing set with swing, rings, and ladder
- Metal swing set with double seat

- Painted wood and boxwire fence surrounding play yard
- Wood clothesline supports and clotheslines
- Wood trellis
- Unidentified pole set in ground
- Water meter cover
- Wood plank at side door
- Overhead electric power and telephone lines

Undetermined:

- None

Memorial Garden Area

Buildings and Structures

Refer to Sheet L6, 2012 Inventory: Memorial Garden Area: Circulation, Vegetation, and Small-Scale Features in Appendix A.

Two buildings are known to have existed during the period of significance: a one-story residence and a wood frame garage. The garage appears in several historic photographs (refer to Figure 224 and Figure 225; Figure 247 and Figure 248) and was located directly adjacent to the alley dividing Block 25. Both buildings have since been demolished.

Surviving from the Period of Significance:

- None

Post-Dating the Period of Significance:

- None

Missing from the Period of Significance:

- Wood frame residence
- Wood frame garage

Undetermined:

- None

Circulation

Refer to Sheet L6, 2012 Inventory: Memorial Garden Area: Circulation, Vegetation, and Small-Scale Features in Appendix A.

Little is known of circulation patterns in the memorial area during the period of significance. The 1996 survey shows a concrete front walk leading to West Division Street, as well as several auxiliary concrete walks in the rear and side yards. It is not known whether these existed between 1946 and 1956. Current circulation patterns are geared toward strolling in the garden and moving visitors and personnel between the visitor center, comfort station, and the Cassidy House.

Surviving from the Period of Significance:

- None

Post-Dating the Period of Significance:

- North brick terrace
- South brick terrace
- Central axial path
- Secondary path (to visitor center)

Missing from the Period of Significance:

- Unknown but likely a walk accessing the house from the street and vehicular access from the alley to the detached garage

Undetermined:

- None

Topography

Refer to Sheet L7, 2012 Inventory: Memorial Garden Area: Topography, Spatial Organization, and Views in Appendix A.

The building site was replaced with a garden with slightly raised planting beds. Outside the property boundaries, the topography was greatly altered when Hervey Street was widened and re-graded.

Surviving from the Period of Significance:

- The nearly level portion of the site

Post-Dating the Period of Significance:

- Cut slopes along South Hervey and West Division streets

Missing from the Period of Significance:

- Areas along South Hervey and West Division Street that were more gently sloped prior to the lowering of Hervey Street

Undetermined:

- None

Vegetation

Refer to Sheet L6, 2012 Inventory: Memorial Garden Area: Circulation, Vegetation, and Small-Scale Features in Appendix A.

Historic photos show lush vegetation of unknown genus and species on the portion of the site near the Cassidy House (Figure 250 and Figure 251). A single pecan tree is the only vegetation that survives. Several ornamental trees and shrubs were planted in association with the construction of the memorial garden.

Surviving from the Period of Significance:

- Pecan tree
- Lawn areas

Post-Dating the Period of Significance:

- Evergreen tree and evergreen tree stump (unknown genus and species)
- Bradford Pear Trees (3) (*Pyrus calleryana* 'Bradford', unknown variety)
- Crape Myrtle (*Lagerstromia indica,* unknown cultivar)
- Sheared shrubs and perennials in planting beds
- Volunteer shrubs and perennials in planting beds
- Roses in central planting bed
- North lawn planting beds
- North terrace planting bed
- South lawn planting bed
- South terrace planting bed
- Lawn areas in locations of missing buildings

Missing from the Period of Significance:

- Unknown but likely that trees and shrubs and foundation plants were present during the period of significance

Undetermined

- None



FIGURE 250. View toward the northeast. The garage and house at 423 West Division Street are visible. Note the swinging bench. Photo courtesy of the Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas.



FIGURE 251. View toward the northeast. The house and garage at 423 West Division Street have been removed and the visitor center, located at 415 West Division Street, is now visible. Photograph by Oculus, May 29, 2013.

Spatial Organization

Refer to Sheet L7, 2012 Inventory: Memorial Garden Area: Topography, Spatial Organization, and Views in Appendix A.

The memorial garden area underwent significant changes in spatial organization between the period of significance and 2012. Most notably, the wood frame residence and any outbuildings that may have been extant were removed during the 1990s renovation by the Clinton Birthplace Foundation. In addition, the relationship with the adjacent streets, South Hervey and West Division, was altered by the road widening and re-grading in 1972. The lot is now bounded by a metal perimeter fence erected in 2004 (refer to Figure 250 and Figure 251).[118] Beyond the fence, a steep bank descends between four and twelve feet to sidewalk level. To the south, the alley continues to provide a boundary, but is now enclosed by the same metal fence. Half of the southern boundary remains open to the Cassidy House area. To the east is the visitor center building and rear yard. This boundary does not appear in available photographs, so it is not possible to determine the extent of change since the period of significance.

Surviving from the Period of Significance:

- None

Post-Dating the Period of Significance:

- Garden interior defined by planting beds
- Larger garden space defined by the larger trees along the west and north edges
- Paved areas at the north and south ends of the garden axis

Missing from the Period of Significance:

- Front, side, and rear yards of the missing residence

118. Refer to Site History chapter.

Undetermined:

- None

Views

Refer to Sheet L7, 2012 Inventory: Memorial Garden Area: Topography, Spatial Organization, and Views in Appendix A.

Views to and from the memorial garden have changed substantially over the years due to removal of buildings, widening and re-grading of the street, and demolition of several houses across South Hervey Street. The railroad, the visitor center building, and the Cassidy House remain visible from this area.

Surviving from the Period of Significance:

- View toward Cassidy House (south)
- View toward the visitor center
- Views of the railroad
- Views of South Hervey Street and West Division Street
- View of Pecan trees

Post-Dating the Period of Significance:

- View of memorial garden from South Hervey and West Division streets
- View of memorial garden from visitor center
- View of memorial garden from Cassidy House
- View of memorial garden upon entering from asphalt lot at Second and Pine streets

Missing from the Period of Significance:

- View of Vincent Foster House rear yard

Undetermined:

- None

Small-scale Features

Refer to Sheet L7, 2012 Inventory: Memorial Garden Area - Circulation, Vegetation, and Small-Scale Features in Appendix A.

Nothing is known about small-scale features on the memorial site during the historic period. Notable features extant in 2012 include a granite monument and a brick fountain structure. These are associated with the memorial garden dedicated to President Clinton's mother.

Surviving from the Period of Significance:

- None

Post-Dating the Period of Significance:

- Granite monument
- Round brick structure
- Vase
- Central brick-edged rosebed
- Irrigation heads
- Metal perimeter fence
- Flagpole
- National historic site identity sign
- Former sign post
- Concrete steps leading from West Division Street to former residential lot. They once led to a walk, which led to the front door of the demolished house.

Missing from the Period of Significance:

- Unknown

Undetermined:

- None

Visitor Center Area

Buildings and Structures

Refer to Sheet L8, 2012 Inventory: Visitor Center Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

Two buildings occupied the visitor center area during the historic period.[119] The residence has been altered somewhat but remains largely intact. It is in reasonably good condition. The garage that existed during the period of significance was demolished after acquisition of the property by the Clinton Birthplace Foundation. It was replaced with a new building which functions as a comfort station and national historic site equipment and supply storage facility.

The visitor center provides a lobby/welcome area, office space, interpretive/exhibit space, and the bookstore for the site. The visitor center was built as a single-family residence. Stylistically it retains decorative features and ornamental elements of a Craftsman-style bungalow. It is one-and-one-half stories in height with a brick foundation and walls and stucco gable ends. The side gable roofline has overhanging eaves with decorative brackets and exposed purlins. The simple, generally rectangular floor plan retains a central entrance sheltered by a projecting gabled porch supported by substantial brick columns matching the body of the residence. Fenestration throughout the house consists of grouped units with multi-light and single pane combinations. For example, the windows at the front of the house (north wall) in the lobby and exhibit rooms consist of vertical divided lights over a single pane (typically three-over-one), while windows at the upper level are twelve-over-one double hung sashes. A screened porch at the east end was enclosed as part of the 1996–1997 work to accommodate accessible entry to the building from the parking area and the comfort station. The enclosure has insulated single pane glass windows and a ramp leading toward the comfort station and parking lot. A south projecting breakfast room, an extension of the original kitchen, was removed as part of the 1996–1997 work.

All chimneys were removed above the roof line as part of the 1996–1997 work. The projecting central brick front porch with its gabled roof and square brick columns and knee walls emphasizes the central front entrance to the building. This feature is original to the building and contributes to the architectural style. As part of the historic main entrance to the property it is a character-defining feature. The entry exhibit space, originally a screen porch located east of the reception space is original to the construction of the house. The brick piers of the corners of the room and roof detailing are character defining features of the building.

There is also a detached comfort station on the site that houses public restrooms and a small national historic site equipment and supply storage area. The comfort station is of recent construction and although it is a non-contributing feature of the site it is not intrusive within the overall setting and is sited where a garage once stood when the visitor center building was used as a private residence.

<u>Surviving from the Period of Significance:</u>

- Visitor Center building (former residence)

<u>Post-Dating the Period of Significance:</u>

- Comfort station
- Wood deck, steps, and ramp accessing the rear entrance

<u>Missing from the Period of Significance:</u>

- Wood frame garage

<u>Undetermined:</u>

- None

119. The residence does not appear in photos, but is recorded on Sanborn maps, in aerials, and in the 1996 survey. The garage appears in a 1949 photograph. See 4DD_10_JUNE_21_1949_BILLY_BLYTHE.JPG

Circulation

Refer to Sheet L8, 2012 Inventory: Visitor Center Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

A concrete walk leads from the front porch to a concrete stair descending the slope to the West Division Street sidewalk. A concrete pad forms the entrance to a driveway adjacent to the house at the eastern side. There is a metal gate after which the driveway surface changes to gravel with grass and weeds.. It is not known whether the driveway and walks were extant during the historic period. A deck accessed by a set of wood steps and a ramp has been built on the southeast corner of the building. Two concrete walks provide access to the alley, the comfort station, and the Cassidy House. A gravel walk leads from the concrete front walk to the memorial garden. All of these features were built in conjunction with the Clinton Birthplace Foundation renovation.

Surviving from the Period of Significance:

- Driveway corridor
- Alley (outside of the national historic site boundary)

Post-Dating the Period of Significance:

- Concrete sidewalk leading from the memorial garden to the comfort station
- Concrete sidewalk fronting the comfort station
- Concrete ramp leading into the comfort station storage area (used for national historic site equipment and supplies)
- Secondary memorial garden path (to visitor center)

Missing from the Period of Significance:

- Unknown

Undetermined:

- Concrete front walk
- Concrete apron at entrance to driveway north of visitor center

Topography

Refer to Sheet L9, 2012 Inventory: Visitor Center Area: Topography, Spatial Organization, and Views in Appendix A.

The residential building site does not show evidence of substantial modification. There is a low-slope concrete ramp fronting the comfort station building. Outside the property boundaries, the topography was somewhat altered when Hervey Street was widened and re-graded.

Surviving from the Period of Significance:

- The nearly level portion of the site

Post-Dating the Period of Significance:

- Cut slopes along West Division Street
- Raise in grade associated with the Comfort Station finished floor elevation

Missing from the Period of Significance:

- Areas along West Division Street that were more gently sloped prior to the lowering of Hervey Street

Undetermined:

- None

Vegetation

Refer to Sheet L8, 2012 Inventory: Visitor Center Area: Buildings and Structures, Circulation, Vegetation, and Small- Scale Features in Appendix A.

Two large pecan trees are located within the visitor center property. Although their presence during the period of significance is not confirmed by photographic or other evidence their height and circumference correspond to similar trees on the Vincent Foster House property. The locations and sizes of existing trees correspond to trees pictured in photographs from 1949. Other vegetation currently extant includes sheared

shrubs in planting beds, a Shumard oak *(Quercus shumardii)*, and a Chinese tallow tree *(Triadica sebifera)*. It is likely that all of this vegetation was planted during the 1996–1997 renovation.

Surviving from the Period of Significance:

- Two pecan trees
- Lawn areas

Post-Dating the Period of Significance:

- Chinese tallow tree
- Volunteer crape myrtle
- All shrubs
- All planting beds
- Lawn areas

Missing from the Period of Significance:

- Unknown but likely that trees, shrubs, and foundation plants were present during the period of significance.

Undetermined:

- Shumard oak (likely postdates the period of significance)

Spatial Organization

Refer to Sheet L9, 2012 Inventory: Visitor Center Area: Topography, Spatial Organization, and Views in Appendix A.

Because the residence remains in the same location, and the comfort station that replaced the garage was built in roughly the same location, the changes in spatial organization are far less evident on the visitor center property than within the adjacent memorial garden area. At the northern boundary the change in elevation from the yard to the street is less dramatic showing between four and eight feet of grade change. As with the memorial garden area a metal perimeter fence installed in 2004 separates the property from West Division Street. The same fence continues along the east boundary on the other side of which is the Field-Barron House property. It is not known whether there have been further spatial changes along this boundary. The rear yard is bounded to the south by the alley and metal fence. Beyond the alley a fence now surrounds the Vincent Foster House property. During the period of significance this boundary appears to have been unfenced although historic period photographs show some shrubs and trees in this area.

Surviving from the Period of Significance:

- Visitor center front yard (north)
- Visitor center driveway corridor (east)
- Lawn bounded by visitor center and comfort station (south)
- Visitor center side yard (west)

Post-Dating the Period of Significance:

- None

Missing from the Period of Significance:

- Unknown

Undetermined:

- Side yard space behind comfort station
- Relationship of visitor center house to Field-Barron House

Views

Refer to Sheet L9, 2012 Inventory: Visitor Center Area: Topography, Spatial Organization, and Views in Appendix A.

Views to and from the visitor center area have been altered by removal of vegetation, construction of fencing, and re-grading of West Division Street (refer to Figure 222 and Figure 223).

Surviving from the Period of Significance:

- View toward Cassidy House (south)
- Views of the railroad

- Views of South Hervey Street and West Division Street
- View of pecan trees
- Views of Field-Barron House, garage, and yards
- View of visitor center from Cassidy House

Post-Dating the Period of Significance:

- View of memorial garden
- View of comfort station

Missing from the Period of Significance:

- View of Vincent Foster House rear yard
- View of garage from house

Undetermined:

- None

Small-scale Features

Refer to Sheet L8, 2012 Inventory: Visitor Center Area: Buildings and Structures, Circulation, Vegetation, and Small-Scale Features in Appendix A.

It is not known what small-scale features may have existed during the period of significance. Current features include a picnic table, a wood deck built at the rear of the former residence, a bench, and the metal perimeter fence.

Surviving from the Period of Significance:

- None

Post-Dating the Period of Significance:

- Metal perimeter fencing and gates
- Water fountain
- Former signpost
- Wood picnic table
- Wood bench
- NPS national historic site identity sign attached to the metal fencing
- Sign: PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE
- Plaque on comfort station
- HVAC equipment behind comfort station
- HVAC equipment behind visitor center

Missing from the Period of Significance:

- Unknown

Undetermined:

- Spigot
- Meter covers

Assessment of Integrity of the Cassidy House Area

Refer to Figure 252 through Figure 254. Assessment of integrity is based on an evaluation of the existence and condition of the physical features that date to a property's period of significance taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*:

> Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.[120]

Even if a landscape is significant primarily for its relationship to historic events or people important to history, the essential physical features that define its character and convey its historical significance must be present for the landscape to be significant. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The tangible features must be preserved to express the landscape's significance. The National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines integrity as "the ability of a property to convey its significance."[121] The integrity of the Cassidy House area is evaluated below in terms of the most important physical aspects of the landscape that convey its historic character. The integrity of the Cassidy House area is addressed in the context of the assessment of the integrity of the Cassidy House undertaken in support of the Cassidy House HSR. Portions of the Cassidy House integrity assessment are incorporated below.

Integrity of Location. The Cassidy House yards retain a high degree of integrity of location in relationship to the building. The location of the building and its yards has remained unchanged since its construction in 1917.

Integrity of Design. The Cassidy House yards do not retain integrity of design. Though the general arrangement and spatial organization of the yards remain consistent with the condition during the period of significance the constructed small-scale features such as fencing, steps, and plantings are no longer present.

Integrity of Setting. Refer to Figure 252 through Figure 260 for landscape integrity analysis, and historic block structure. The Cassidy House and its yards retain a low degree of integrity of setting. The block on which the house resides bounded by South Hervey Street, West Division Street, Pine Street, and Second Street was an entirely residential block during the period of significance. A residence was located on the site where the memorial garden currently exists, and another residence was located at the corner of South Hervey and Second streets. The house where longtime Clinton friend Vince Foster lived still exists facing Second Street. Another residence was located at the corner of Second and Pine streets where a parking lot is currently located. The other two residential properties currently located on the block include the visitor center (a

120. National Park Service. How to Apply the National Register Criteria for Evaluation, National Register Bulletin, 44–45.

121. Ibid.

former residence) and the Field-Barron House property that consists of a house and a detached garage.

The neighborhood surrounding the Cassidy House across South Hervey, West Division, and Second streets has changed considerably since the period of significance from a primarily residential district to a commercial area. The railroad tracks located across West Division Street provide a barrier between this block and neighborhoods to the north. Hervey Street (Highway 278) is a main thoroughfare in Hope connecting the historic downtown to Interstate 30 at the north edge of the city. Significant commercial development has occurred on Hervey Street during the past several decades. The built environment to the south, east, and west today consists of commercial properties such as a hardware store/lumberyard, fast food restaurants, and vacant lots. The integrity of the residential setting to the west has been diminished through demolition of properties and construction of commercial properties.

Sanborn Map Company fire insurance maps from 1919 and 1926 (refer to Figure 255 through Figure 260, these diagrams are based on Sanborn maps) show the configuration of the block and the footprints of the residences. Seven houses were located on this block, including the Cassidy House, the visitor center, the Vincent Foster House, the Field-Barron House, and several small outbuildings/garages. During this period an alley divided the block running east and west between South Hervey and Pine Streets. Currently the block retains four houses with the gravel parking lot at the southeast corner and the memorial garden at the northwest corner. Functionally the alley no longer serves its original purpose on the western portion of the block; however, the open sight line remains where the alley extended from the center of the block looking west toward South Hervey Street.

The residence where the memorial garden is now located was removed circa 1996. The Cassidy House and memorial garden parcels were acquired by the Clinton Birthplace Foundation in June 1995 and the dwelling that is now the visitor center was purchased by the Foundation in early 1996. Design and construction work was completed on the buildings in 1997 with fundraising continuing for the memorial garden. The memorial garden was constructed and planted gradually by volunteers over a few years. By 2000 most of the plantings were established.

It is important to note that the mature pecan trees likely survive from the period of significance. These large mature trees located within the visitor center and memorial yards and within the rear yard of the Foster House play an important role in the setting's ability to convey significance.

Integrity of Materials and Workmanship. The Cassidy House yards do not retain integrity of materials and workmanship. Almost none of the constructed features extant during the period of significance survive. The existing constructed small-scale and circulation features, though intended to support interpretation and reportedly constructed using photographic evidence, do not represent the physical elements that formed the property during the period of significance. The physical evidence of the historic period craftsmanship of site features is no longer present.

After the house was vacated because of a fire in April 1992 a concerted effort was put forth to save the property as the President Clinton Birthplace Home. This effort resulted in significant removal and replacement of deteriorated and non-original materials to address the effects of the fire and neglect, to renovate the home for public viewing, and to create an overall appearance that was presumed to be appropriate to the late 1940s period of significance. Because of these significant alterations, the integrity of materials and workmanship of the house was greatly diminished. Available documentation did not shed light on alterations and additions to the yards other than the construction of the play yard and pedestrian access features.

The general appearance of the house today, including its configuration, massing, scale, and plan, reflects that of the house during the historic period. However, the materials used in the renovation do not match the profiles and details of the historic materials. For example, the exterior

clapboard siding was removed and replaced with shiplap siding that does not match the historic profile. Corner trim boards were added where there were none before. New windows were installed that do not match the profiles, dimensions, or exterior trim of the original historic windows, although the new windows were installed in the existing openings and the opening size was not altered, and the muntin pattern of the new window sash reflects the original design.

Integrity of Feeling. Integrity of feeling is expressed in the aesthetic or historic sense of the period of significance. Although the Cassidy House has diminished integrity of materials and workmanship and the yards do not retain integrity of materials and workmanship the character and overall appearance of the house continue to convey the feeling of the period of significance. In addition, the mature pecan trees and the structures on the block that survive from the period of significance help to convey the feeling of the immediate surroundings at the time young Billy Blythe lived in the house.

For the Cassidy House a significant sense of feeling is created by the nearby railroad tracks just north of West Division Street. President Clinton recalled playing under the railroad bridge and hearing the constant horn of the trains and rattle of the tracks as trains came through town. He wrote about wondering where the trains were going and if he would ever travel to those places. Today, the trains passing through town remain a notable characteristic of life in Hope, and the wail of the horn continues to interrupt daily activity. That sense of feeling associated with the presence of the railroad through the area remains strong. However, the overall integrity of feeling at the site is diminished by the changes to the neighborhood and the loss of continuity within the residential block. Thus, overall integrity of feeling is judged to be moderate.

Integrity of Association. The Cassidy House and yards retain a high level of integrity of association. It is the first childhood home of President Clinton and the house where he spent the first four years of his life. He also returned to the property up until the time his grandfather died and the property was sold. This property is listed in the National Register for its national level of significance under Criterion B for its association with President Clinton.

Summary. The assessment of the overall integrity of the Cassidy House area relied heavily on the assessment of integrity of the Cassidy House building. During the period of significance the house yards were very narrow in contrast with the yards of other houses on the block. In 2013 the house yards remain quite narrow. Consequently, the visual presence of the house, the yards defined by lawn and minimal plantings and site features, and the views from the yards of abutting residential landscapes and streetscapes play important roles in the assessment of integrity.

The Cassidy House yards retain integrity of location, setting, feeling and association; therefore the Cassidy House landscape retains integrity. The Cassidy House yards no longer retain integrity of design, materials, or workmanship. Integrity of feeling is enhanced owing to the presence of the house and a somewhat intact setting. Perhaps most importantly it is highly likely that President Clinton would continue to recognize the overall landscape as the landscape that he experienced during the initial 10 years of his life.



FIGURE 252. Residential character.

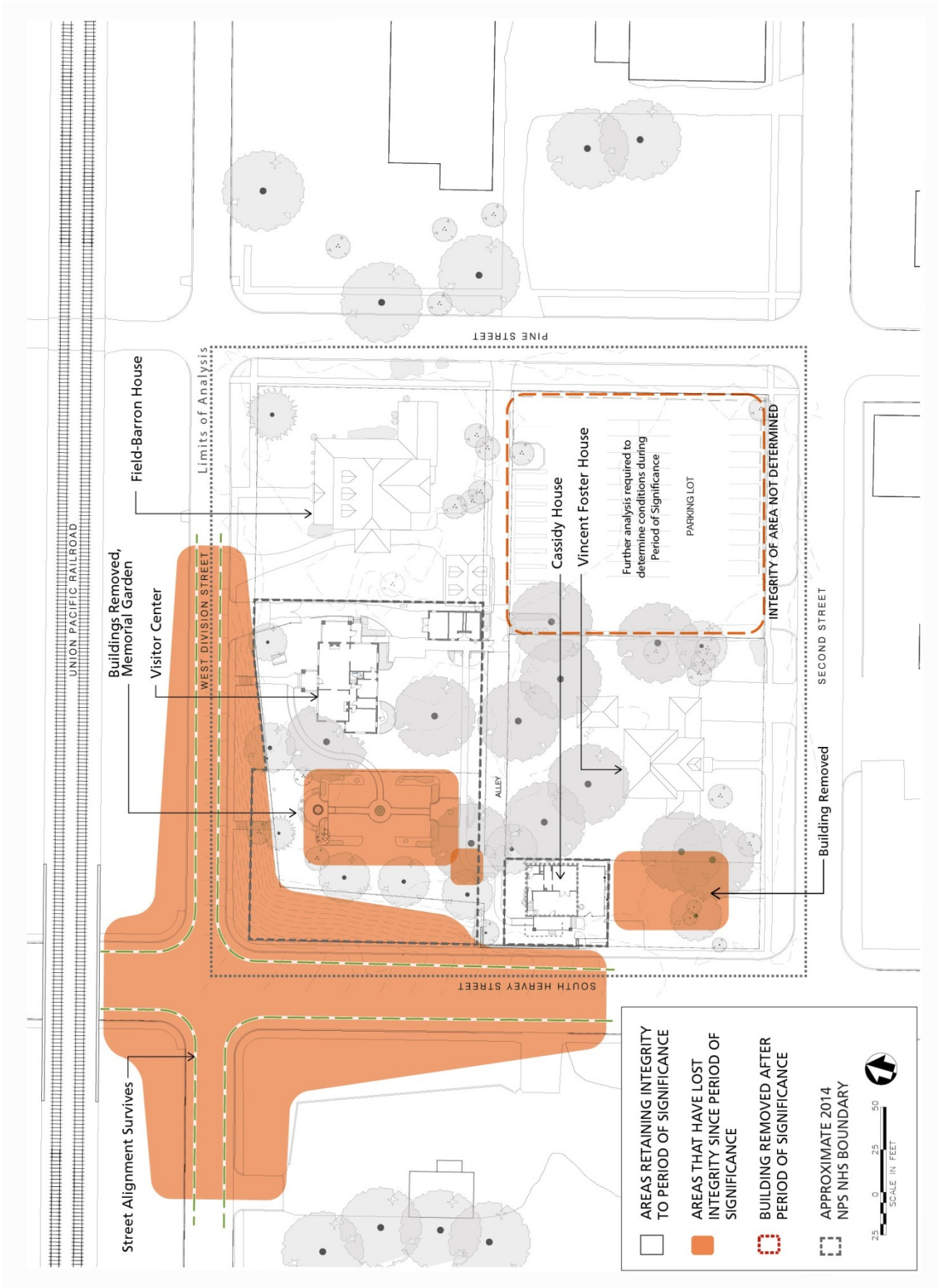


FIGURE 253. Integrity of Block 25. Features that postdate the Period of Significance are shown in red.

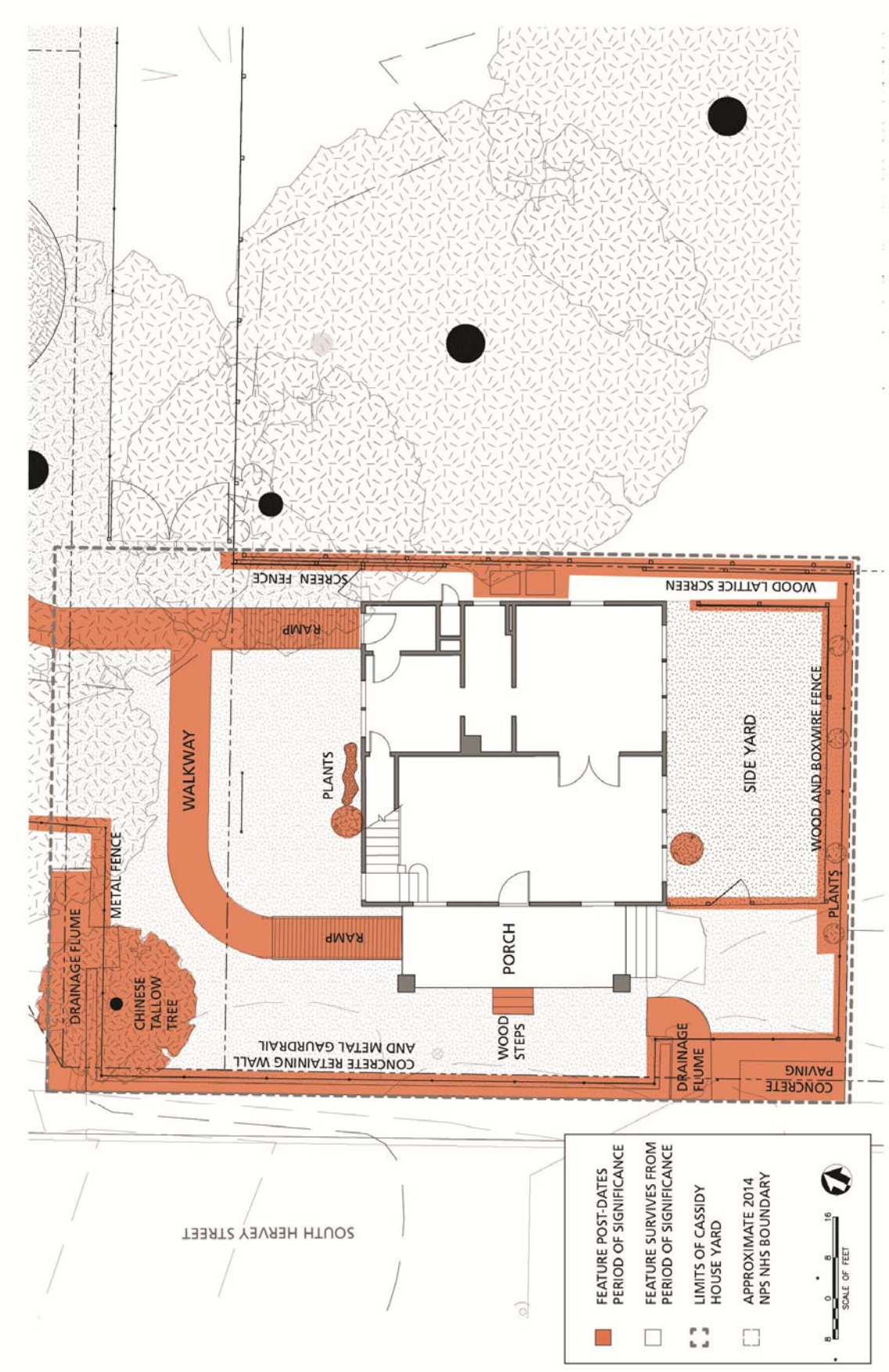


FIGURE 254. Cassidy House integrity analysis. Features that postdate the period of significance are shown in red.



FIGURE 255. Circa 1900 block structure.



FIGURE 256. Circa 1908 block structure.



FIGURE 257. Circa 1926 block structure.

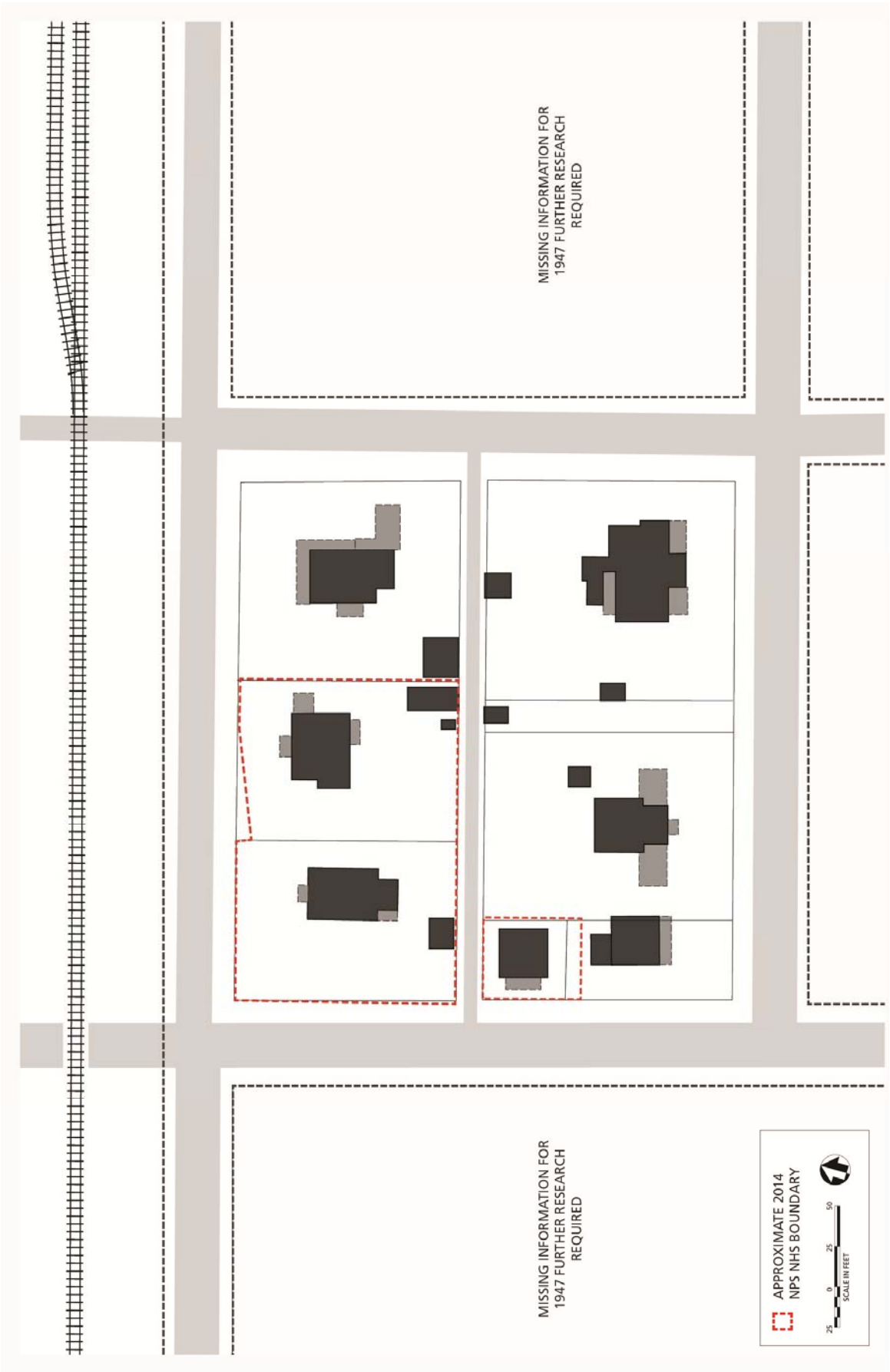


FIGURE 258. Circa 1947 block structure.

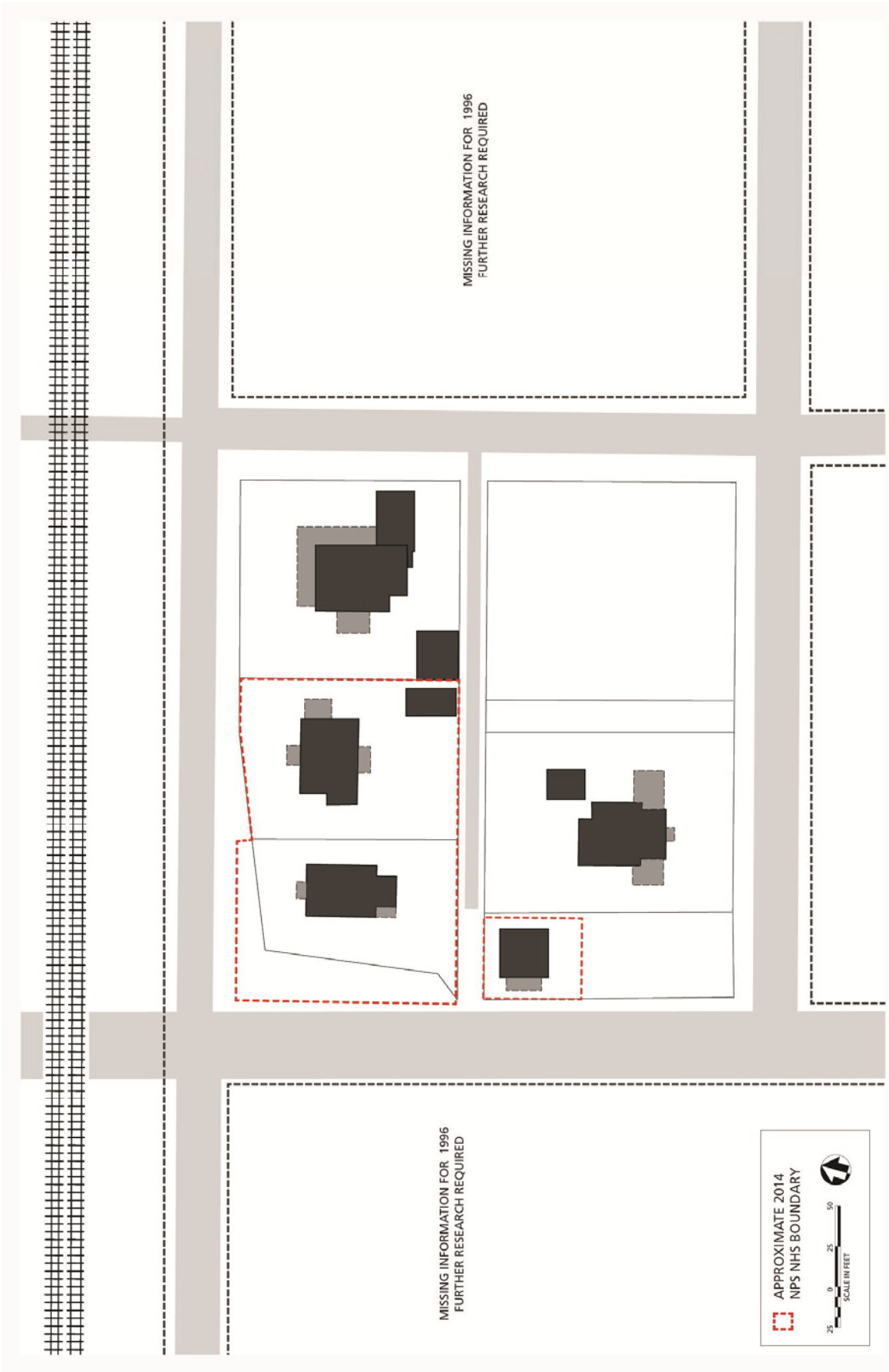


FIGURE 259. Circa 1996 block structure.



FIGURE 260. Existing block structure, 2014.

Recommendations Regarding the Cassidy House National Register of Historic Places Nomination

Following are recommendations for consideration regarding the National Register status and amendment of the existing nomination form.

Boundary

Refer to Figure 263 for the location of the existing National Register of Historic Places boundary and the recommended boundary.

The current National Register boundary should be revised to coincide with the current national historic site boundary of the Cassidy House parcel. The national historic site boundary is nearly identical to the property line of the Cassidy House during the period of significance. The only major change since the end of the period of significance is the adjustment of the property line fronting South Hervey Street owing to street construction associated with the railroad underpass.

The current National Register boundary includes areas to the north of the house that no longer retain integrity. In addition, the current boundary includes areas outside of the property line. However, the findings of the cultural landscape analysis indicate that the setting was far more extensive than what is included in the current boundary.

The National Register nomination does not include a map or graphic showing the designated boundary; rather, the boundary is described in a narrative based on round-number dimensions measured from the Cassidy House and the street edge. When viewed graphically, some possibly unintentional details of the existing National Register boundary suggest that revisions to the boundary should be considered if the nomination is updated in the future. The existing National Register boundary and the national historic site boundary are shown in Figure 263. Note that, as drawn following the nomination boundary description, the National Register boundary incorporates a portion of the Vincent Foster House and its site. However, the nomination as a whole does not address the role of the Vincent Foster property as part of an evaluation of significance or assessment of integrity.[122] Similarly, the National Register boundary includes a portion of the former residential property to the north of the Cassidy House, but also excludes part of that property (and part of the currently existing memorial garden). Also, the boundary extends into the public right-of-way at the alley north of the Cassidy House and along Hervey Street to encompass the retaining wall, grass-planted shoulder, and pedestrian sidewalk to the edge of the street, all of which are beyond the boundary of the national historic site.

Based on the evaluation of significance in this CLR/EA, and as part of an amended National Register nomination (see sections on Period of Significance and Criteria Considerations below), the National Register boundary should be revised to encompass the house and only its immediate yards within the current national historic site boundary of the Cassidy House parcel. The issue of a revised National Register boundary should be addressed as part of a future boundary adjustment study. The recommended revised National Register boundary is shown in Figure 263.

Period of Significance

As noted above, 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. The period of significance indicated in the National Register nomination form should be extended to 1956 owing to President Clinton's association with the Cassidy House and its environs during the ownership and occupancy of the house by his

122. The nomination does not mention the Vincent Foster family property at all and does not indicate that this was the home of Clinton's lifelong friend Vincent "Vince" Foster, Jr.

maternal grandparents, Eldridge and Edith Cassidy. Extending the period of significance to 1956 is justified owing to Clinton's association with the house during the early part of his life with his mother, Virginia Cassidy Blythe, and his grandparents after the death of Clinton's father, William Jefferson Blythe II; and his visits with 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, 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.

Criteria Consideration C and G

Further consideration should be given to whether Criteria Consideration C is relevant or necessary as there are certainly other properties associated with Clinton's productive life. Criteria Consideration G may be eliminated from discussion as the end date for the period of significance is now more than fifty years ago.

Nomination of the National Historic Site as a National Historic Landmark

The *Long-Range Interpretive Plan* expresses interest in nominating the site as a National Historic Landmark (NHL). Further consideration of this policy is required to determine if designating the Cassidy House at President William Jefferson Clinton Birthplace Home as an NHL is a relevant goal.



FIGURE 263. Existing National Register of Historic Places boundary and NPS boundary, and recommended revisions, OCULUS, 2014.

Treatment Alternatives

Following NPS guidelines and practices, four treatment alternatives were developed for the President William Jefferson Clinton Birthplace Home National Historic Site: Treatment Alternative 1: "No Action"; Treatment Alternative 2: "Scene Restoration"; Treatment Alternative 3: "Redeveloped Grounds"; Treatment Alternative 4: "Adaptive-Reuse." This chapter describes the intentions of the alternatives along with the requirements for treatment and use in accordance with the federal laws, regulations and functional requirements. The management goals and issues addressed in this CLR/EA were drawn from two key documents: the *Long-Range Interpretive Plan* and the *Foundation Document* for the national historic site. This chapter includes written and graphic descriptions of the alternatives along with tables summarizing the alternatives and their respective impacts on the historic site.

Methodology

The landscape treatment approach and alternatives that comprise this section were prepared to provide specific near-term recommendations as well as a comprehensive vision for the overall landscape that can guide long-term management. All landscape treatment alternatives were developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, 1996. In addition, landscape treatment alternatives were developed to comply with the relevant policies of the National Park Service's *Management Policies 2006*. The policy for management of cultural landscapes states:

> The treatment of a cultural landscape will preserve significant physical attributes, biotic systems, and uses when those uses contribute to historical significance. Treatment decisions will be based on a cultural landscape's historical significance over time, existing conditions, and use. Treatment decisions will consider both the natural and built characteristics and features of a landscape, the dynamics inherent in natural processes and continued use, and the concerns of traditionally associated peoples.
>
> The treatment implemented will be based on sound preservation practices to enable long-term preservation of a resource's historic features, qualities, and materials. There are three types of treatment for extant cultural landscapes: preservation, rehabilitation, and restoration.

Alternatives included in this chapter address the challenges associated with balancing resource protection, operations, and the visitor experience. The landscape treatment alternatives address this need by identifying an overall flexible approach to the protection, preservation, and maintenance of site resources and recommending a body of specific concepts for managing the site.

The section "Use of Cultural Landscape Reports in Park Management" included in *A Guide to Cultural Landscape Reports, Contents, Process, and Techniques*, National Park Service, 1998, provided additional treatment guidance. This sections states:

> By definition, the GMP [General Management Plan] is the primary vehicle for determining the general treatment of all cultural resources in a park. However, many GMPs do not specifically address the treatment of cultural landscapes. . . .
>
> In comparison, a CLR is prepared to guide park management decisions regarding

treatment and use. A CLR focuses on preserving the significant characteristics and associated features and ensures that the treatment complies with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Both documents may include schematic designs for treatment based on a landscape's significance, condition, and planned use.

Given that a General Management Plan has not been prepared for the national historic site this CLR/EA necessarily addresses planning issues related to landscape use and interpretation, visitor and staff access, accessibility, sustainability and maintenance, and viewshed protection.

Requirements for Treatment and Use

Laws, Regulations, and Functional Requirements

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 2012 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.

Management Goals and Objectives and Other Issues Affecting Treatment

Management goals and objectives and issues affecting the preparation of cultural landscape treatments have been identified and collected through the review of planning documents for the national historic site summarized below. In addition, the CLR/EA and HSR teams participated in meetings concerning the overall scope of the CLR/EA and HSR projects including identification of planning issues and management goals and objectives. Through the review of relevant planning documents the CLR/EA team was able to identify issues that should be considered in the

process of preparing treatment recommendations and concepts for an appropriate new development in accordance with NPS policies and federal laws regarding the management and protection of historically-significant resources.

Related Planning Documents

Two key planning documents were consulted to support the identification of relevant planning issues and the appropriate treatment approach. Prepared recently was a *Foundation Document* dated March 2013. The *Foundation Document* 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 park's 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; 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.

Issues Impacting the Development of Appropriate Treatment Approach and Alternatives

The preservation, interpretation, and management of the national historic site raise important issues that necessarily impact the preparation of treatment recommendations for the entire site and landscape. The National Park Service's *A Guide to Cultural Landscape Reports: Content, Process, and Techniques* addresses treatment considerations that are relevant to the challenges presented by the NPS goals and objectives for the management of the national historic site. The CLR guide states that the "greatest challenge in prescribing treatment is applying the philosophical basis underlying policy, guidelines, and standards to the dynamic qualities inherent in the landscape—a resource where change, function, and use are significant as design and material." Through the review of relevant planning documents, available research materials, and the process of landscape analysis, the CLR/EA team identified the following primary treatment considerations including

- Interpretation;
- Visitor and staff access;
- Accessibility;
- Sustainability and maintenance; and
- Viewshed protection.

Interpretation. Space for both indoor and outdoor exhibits is restricted. Also, the buildings within the national historic site were not designed with interpretation or public access in mind.

Changes to the physical configuration and visual appearance of surrounding areas since the period of significance compromise the historical context leading to challenges in evoking the historical experience of the site. Among the changes is the elimination of a portion of the front yard of the Cassidy House due to the lowering and widening of South Hervey Street. Two adjacent houses that were extant during the period of significance have also been demolished.

Fences along the alley and around the perimeter of the national historic site inhibit visual access to adjacent properties such as the Vincent Foster House which was a critical element of the Cassidy House environs during Bill Clinton's childhood.

Visitor and Staff Access. Wayfinding to the site from highways and downtown is problematic due to limited wayfinding signs. Access to the site is currently provided through on-street parking along West Division Street. Visitors are directed to access the national historic site via the West Division Street site entry. Visitors and staff utilize the on-street parking. On-street parking does not provide adequate accessible parking and accessible pedestrian routes.

Accessibility. The site is deficient in accessibility compliance. The primary access from West Division Street via the existing driveway does not meet slope and surface requirements. Concrete walks within the site show evidence of settlement resulting in abutting pavement sections exceeding vertical change in height requirements. Entrances to the national historic site buildings, though each barrier-free, do not meet the federal facility requirements for accessible entrances.

Sustainability and Maintenance. Poorly drained soil and relatively level topography contribute to challenges in storm water management including poor drainage within the immediate environs of the Cassidy House and the visitor center. Invasive tree species are present

within and adjacent to the national historic site. The plants within the Memorial Garden require substantial horticultural maintenance.

Viewshed Protection. Views from the site have been compromised significantly since the period of significance. South Hervey Street and West Division streets were lowered and a new railroad bridge was constructed. Many residential buildings have been demolished. The character of South Hervey Street has changed from primarily residential during the period of significance to predominantly commercial. The changes in grade of the two adjacent streets along with changes in built context have also had an impact on views of the Cassidy House and its setting.

Alternatives for Treatment and Use

The NPS currently recognizes four appropriate treatment alternatives for cultural landscapes: *preservation*, *rehabilitation*, *restoration*, and *reconstruction*. These are defined and discussed in *The Secretary of the Interior's Standards for Historic Preservation Projects*. Following are the definitions of the four treatment alternatives for cultural landscapes:

> **Preservation** maintains the existing integrity and character of a cultural landscape by arresting or retarding deterioration caused by natural forces and normal use. It includes both maintenance and stabilization. Maintenance is a systematic activity mitigating wear and deterioration of a cultural landscape by protecting its conditions. In light of the dynamic qualities of a landscape, maintenance is essential for the long-term preservation of individual features and integrity of the entire landscape. Stabilization involves re-establishing the stability of an unsafe, damaged, or deteriorated cultural landscape while maintaining its existing character.

> **Rehabilitation** improves the utility or function of a cultural landscape, through repair or alteration, to make possible an efficient compatible use while preserving those portions or features that are important in defining its significance.

> **Restoration** accurately depicts the form, features, and character of a cultural landscape as it appeared at a specific period or as intended by its original constructed design. It may involve the reconstruction of missing historic features, and selective removal of later features, some having cultural value in themselves.

> **Reconstruction** entails depicting the form, features, and details of a non-surviving cultural landscape, or any part thereof, as it appeared at a specific period or as intended by its original constructed design. Reconstruction of an entire landscape is always a last-resort measure for addressing a management objective.

The continued use of the Cassidy House is anticipated to be similar to its current function as a house museum. The continued use of the visitor center is also anticipated to be similar to its current function as offices and exhibit space. If changes in use are anticipated to either building, a use that requires significant alterations to the historic exterior or interior spaces and features should not be considered. Where future modifications are considered to provide universal accessibility; improve drainage; incorporate improvements to mechanical, electrical, and plumbing systems; and meet code requirements, these modifications should be designed taking into consideration the goal of retaining original historic materials and features wherever possible. Where incorporation of new amenities would require significant alterations to the building that could diminish its integrity as an historic resource consideration should be given to limiting or avoiding these modifications.

For the Cassidy House *preservation* which involves sustaining the building in its existing form is not appropriate as a treatment alternative because of the many changes including removal of historic materials that have occurred to the building. Much of the existing building fabric is non-historic, although certain historic character-defining features remain and should be preserved as part of the overall treatment approach. Some existing non-historic interior and exterior materials and elements do not match the documented historic materials and elements that

were present during the period of significance. Permanent preservation of these existing non-historic materials would be in conflict with the legislated purpose and interpretive goals of the park. *Restoration* would return the building to its appearance during the period of significance, and given the distinct period of significance, a restoration target date can readily be determined. The treatment approach of *restoration* would also accommodate limited, sensitive modifications as needed to address building systems and code-related issues. However, sufficient evidence of historic materials and finishes does not exist to apply the treatment *restoration* for the Cassidy House; restoration would be based largely on conjecture. *Rehabilitation* of the building would include necessary repairs and sensitive modifications based on evidence of the building's appearance and materials during the period of significance. This treatment could be applied to address previous modifications and removal of historic fabric that has diminished the integrity of the Cassidy House as it currently exists. The limited existing evidence of the materials, finishes, and details of the house as they appeared during the period of significance could be used to return the appearance of the house more closely to that period (and to remove existing inaccurate or conjectural modifications where documentation exists to support more accurate restoration of features). However, these measures would be restoration tasks within the overarching treatment *rehabilitation.* Many details, materials, finishes, and colors of the period of significance are suspected but cannot be established definitively based on available documentary and physical evidence. Of the four treatment alternatives, the treatment ***rehabilitation*** is therefore considered the most appropriate for the Cassidy House, given its historic significance and existing condition.

For the visitor center, *preservation* (sustaining the building in its existing form) is not appropriate as a treatment alternative because it would not accommodate current and future use of the building to meet park and user needs. In addition, the building (particularly the interior) is not significant. Consequently, the visitor center does not merit preservation. *Restoration* would return the visitor center to its appearance during the period of significance; however, as with *preservation*, this alternative would not accommodate current and future use of the building. *Rehabilitation* of the building would include all of the repairs necessary to stabilize and preserve or restore character-defining features, as well as modifications as needed to accommodate improvements to heating, ventilating, air conditioning, electrical, and plumbing systems, and code and universal access requirements for use by park staff and visitors. Of the four treatment alternatives, the treatment ***rehabilitation*** is therefore considered the most appropriate for the visitor center, given the need for continued compatible reuse.

Recommended Treatment Approach for the National Historic Site Landscape

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 landscape management. This treatment approach should be applied to the entire national historic site—the Cassidy House yards, the visitor center 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.

The *Secretary of the Interior's Standards for Rehabilitation* are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The *Standards* (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

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.

Overview and Development of Alternatives

Refer to the alternatives shown in Figure 263 through Figure 266 as well as to the circulation diagrams in Figure 267 through Figure 270.

Treatment Alternative 1 "No Action"

Refer to Figure 263, Concept Alternative 1: No Action. The Department of the Interior's NEPA regulations, 43 CFR Section 46.30, provide two interpretations for the term "no action." The first interpretation is that no action "may mean 'no change' from a current management direction or level of management intensity (e.g., if no ground-disturbance is currently underway, no action means no ground-disturbance)." The second interpretation "may mean 'no project' in cases where a new project is proposed for implementation." The alternatives presented in this CLR/EA contain elements satisfying both of these interpretations. The Department of the Interior further clarifies that, "the 'no action' alternative is not the alternative that results in 'no change' to the environment; rather it represents the state of the environment without the proposed action or any of the alternatives" (DOI 2008).

The CEQ's Forty Most Asked Questions explains that the proper type of no action alternative to be considered depends on the nature of the proposal being evaluated. The first situation typically involves an action such as updating a land management plan where ongoing programs initiated under existing legislation and regulations will continue even as new plans are developed. The second type of "no action" is illustrated by situations involving federal decisions on proposals for projects. For this type of "no action" alternative, the proposed activity would not take place and the resulting environmental effects from taking no action would be compared with the effects of permitting the proposed activity or an alternative activity to go forward.

Cassidy House and Landscape Treatment Approach: Rehabilitation

Management of the entire national historic site landscape—including the Cassidy House environs—continues in accordance with NPS policies and standards. Facilities and programs that support opportunities to learn about, honor, and celebrate the life and accomplishments of William Jefferson Clinton, his mother Virginia Clinton Kelley, and his family remain substantially unchanged.

Resource Stewardship.

- Cassidy House and grounds continue to be maintained.
- Other areas of the national historic site are renovated to support compatible new safety- and access-related interventions.
- Collections storage located off-site at William J. Clinton Presidential Library & Museum, Little Rock Central High School National Historic Site, and/or NPS Midwest Region Independence Multi-Park Facility.

Programs and Visitor Services.

- Visitor center remains in current location; exhibits and retail operation remain substantially unchanged.
- Comfort station remains in current location.
- Granite monument/marker remains in current location.
- Virginia Clinton Kelley Memorial Garden is repaired; donor bricks remain.
- Educational and interpretive programming remains substantially unchanged.
- Current special event programs remain substantially unchanged.

Operations.

- Administrative and exhibit matter and equipment and supply storage facilities remain in current location.



FIGURE 263. Concept Alternative 1: No Action

Treatment Alternative 2 "Scene Restoration"

Cassidy House and Landscape Treatment Approach: Rehabilitation.

Refer to Figure 264, Concept Alternative 2: Scene Restoration. The entire national historic site landscape—including the Cassidy House environs—is revitalized by enhanced and new facilities and programs that support opportunities to learn about and be inspired by the life and accomplishments of William Jefferson Clinton. The grounds and new and renovated facilities will be managed to approximate the spatial character of the setting of the Cassidy House during the Clinton period of occupation.

Resource Stewardship.

- Cassidy House is rehabilitated.
- The grounds of the Cassidy House are rehabilitated to approximate the spatial character of the yards during the Clinton period of occupation.
- The other areas of the national historic site are rehabilitated to approximate the spatial character of the setting of the Cassidy House during the Clinton period of occupation.
- Landscape features that postdate the Clinton family occupation of the Cassidy House may be removed from the Cassidy House landscape and other areas of the national historic site or reconfigured to approximate the spatial character of the setting of the Cassidy House during the Clinton period of occupation.
- Other areas of the national historic site are renovated to support compatible new interventions.
- Collections storage is located off-site at William J. Clinton Presidential Library & Museum, Little Rock Central High School National Historic Site, and/or NPS Midwest Region Independence Multi-Park Storage Facility.

Programs and Visitor Services.

- Visitor center remains in current location.
- Comfort station remains in current location.
- Granite monument/marker is relocated within the national historic site.
- A new design for the Virginia Clinton Kelley Memorial Garden is implemented; donor bricks are relocated to the new memorial garden.
- Current programs are augmented by more educational events; new outdoor spaces that support enhanced educational programming are implemented.
- Interpretive programming is enhanced and expanded.
- Current cooperative programs are expanded.

Operations.

- Administrative and park equipment and supply storage space remains in current location or is relocated off-site.
- Additional exhibit and collections storage space is provided in new support building.

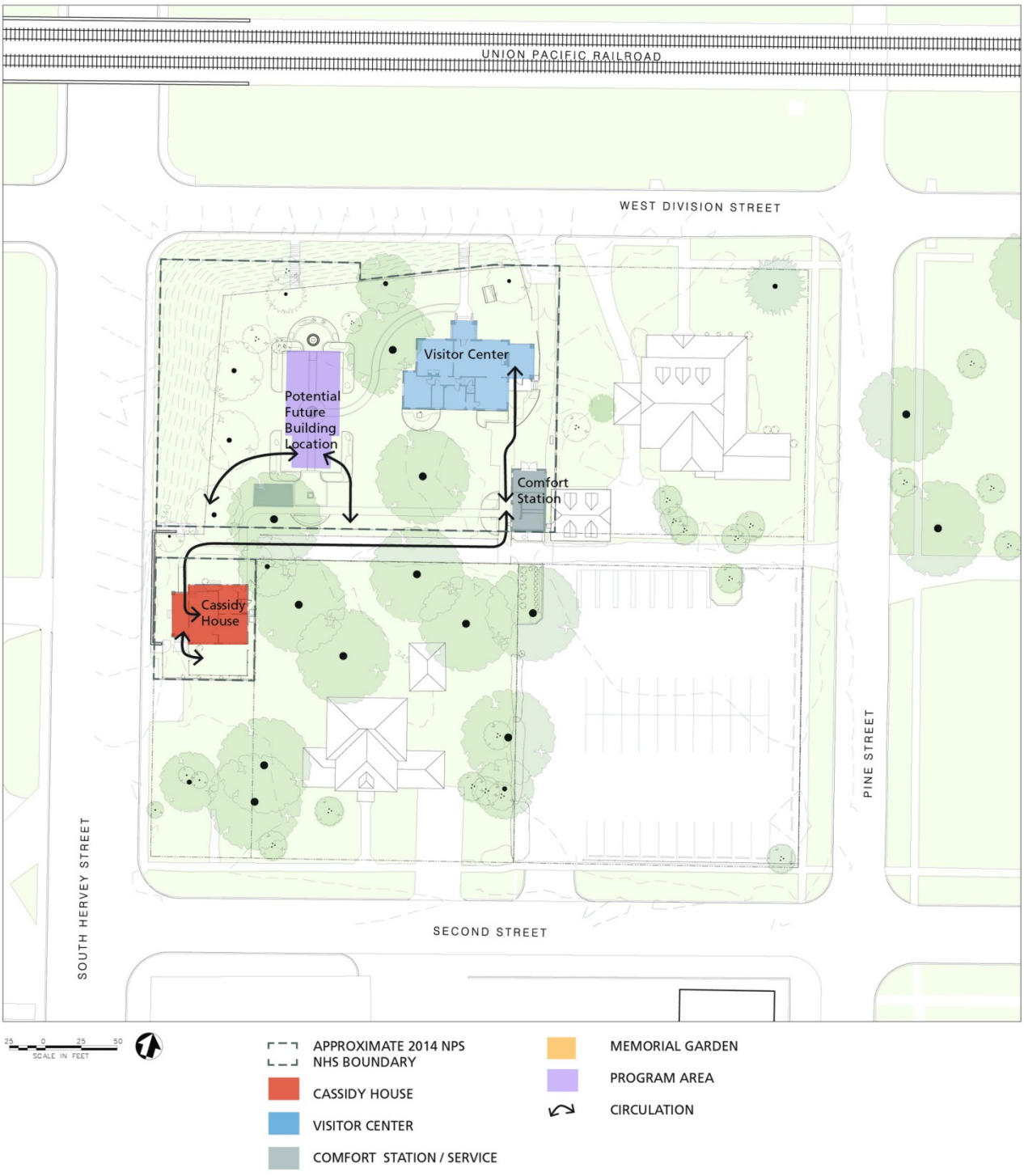


FIGURE 264. Concept Alternative 2: Scene Restoration

Treatment Alternative 3 "Redeveloped Grounds"

Cassidy House and Landscape Treatment Approach: Rehabilitation.

Refer to Figure 265, Concept Alternative 3: Redeveloped Grounds. The entire national historic site landscape—including the Cassidy House environs— is revitalized by enhanced and new facilities and programs that support opportunities to learn about and be inspired by the life and accomplishments of William Jefferson Clinton including new facilities to support special events and public programs.

Resource Stewardship.

- Cassidy House and grounds are rehabilitated.
- Other areas of the national historic site are renovated to support compatible new interventions.
- Collections storage is located off-site at William J. Clinton Presidential Library & Museum, Little Rock Central High School National Historic Site, and/or NPS Midwest Region Independence Multi-Park Storage Facility.

Programs and Visitor Services.

- Visitor center remains in current location.
- Comfort station remains in the current location.
- New outdoor program space is adjacent to the existing visitor center building.
- Granite monument/marker is relocated within the national historic site.
- A new design for the Virginia Clinton Kelley Memorial Garden is implemented; donor bricks are relocated to the new memorial garden.
- Current programs are augmented by more special events.
- Current educational programs are expanded by additional programs and special events.
- Current interpretive programming is enhanced and expanded.
- Current cooperative programs are expanded.

Operations.

- Administrative and exhibit material and park equipment and supply storage space remains in current location or is relocated off-site.

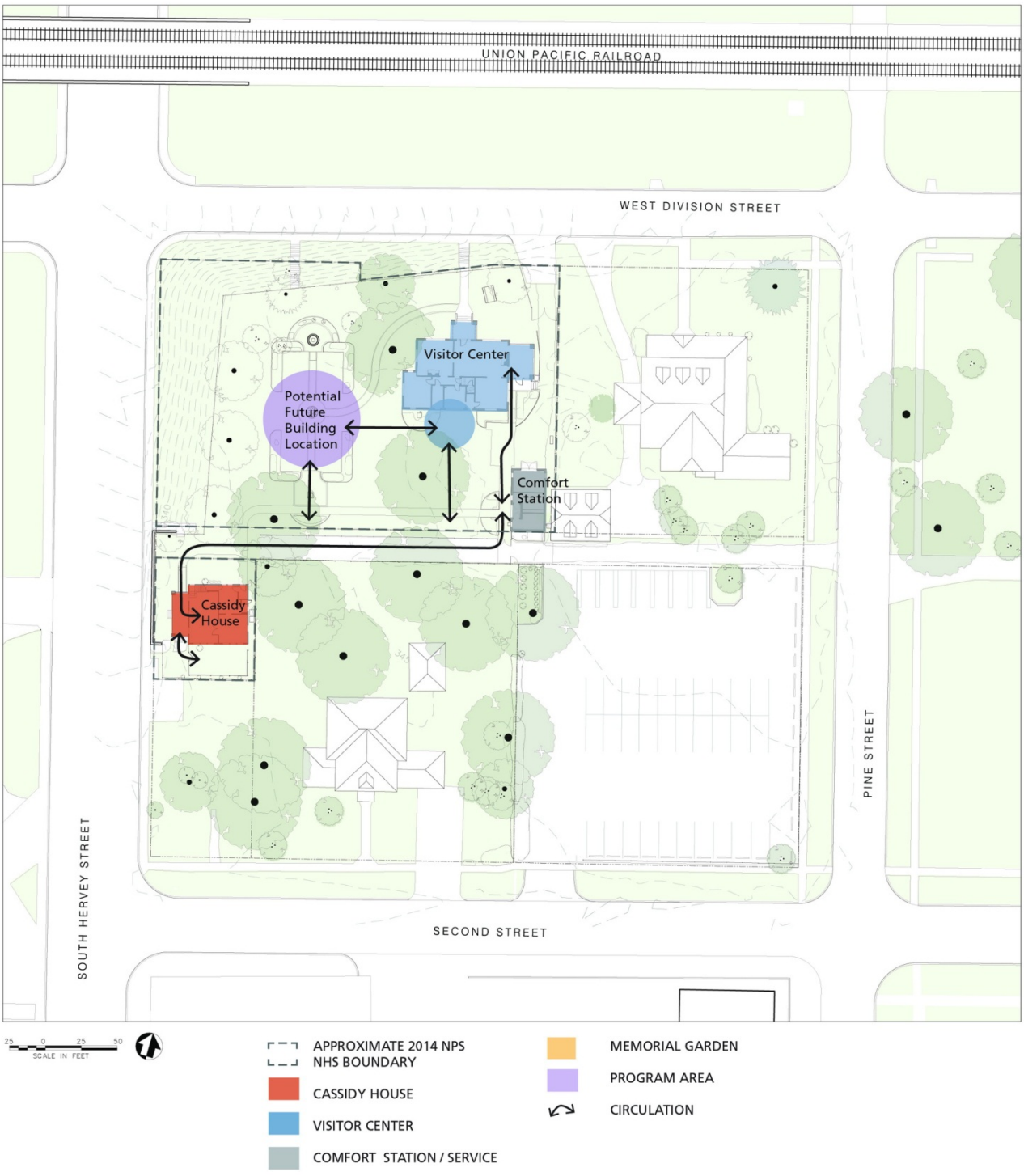


FIGURE 265. Concept Alternative 3: Redeveloped Grounds.

Treatment Alternative 4 "Adaptive-Reuse"

Cassidy House and Landscape Treatment Approach: Rehabilitation.

Refer to Figure 266, Concept Alternative 4: Adaptive Reuse. The entire national historic site landscape—including the Cassidy House environs— is revitalized by enhanced and new facilities and programs that support opportunities to learn about and be inspired by the life and accomplishments of William Jefferson Clinton including adaptively-reused and expanded facilities to support special events and public programs.

Resource Stewardship.

- Cassidy House and grounds are rehabilitated.
- Other areas of the national historic site are renovated to support compatible new interventions.
- Collections storage is located within the adaptively-reused and expanded visitor center.

Programs and Visitor Services.

- Visitor center remains in current location and is expanded to meet space needs; houses administrative, operational, visitor services, educational, and interpretive functions.
- Comfort station is removed.
- New outdoor program spaces are developed adjacent to the expanded and renovated visitor center.
- Granite monument/marker is relocated within the national historic site.
- A new design for the Virginia Clinton Kelley Memorial Garden is implemented; donor bricks are relocated to the new memorial garden.
- Current programs are augmented by more special events.
- Current educational programs are expanded by additional programs and special events.
- Current interpretive programming is enhanced and expanded.
- Current cooperative programs are expanded.

Operations.

- Administrative and exhibit / collections and park equipment / supply storage space is accommodated within the renovated and expanded visitor center.



FIGURE 266. Concept Alternative 4: Adaptive Reuse.

Mitigation Measures

The NPS places a strong emphasis on avoiding, minimizing, and mitigating potentially adverse environmental impacts. To help ensure the protection of natural and cultural resources and the quality of the visitor experience the following protective measures would be implemented as part of the identified action alternative. The NPS would implement an appropriate level of monitoring throughout the construction process to help ensure that protective measures are being properly implemented and are achieving their intended results. Although the exact mitigation measures to be implemented would depend upon the final design and approval of plans by relevant agencies the following is a list of actions that could take place:

- Prior to all ground disturbance activities, unless categorically excluded, an archeological overview survey will be undertaken to identify any potential sensitive archeological resources. All site disturbance activities within identified sensitive areas will be monitored by a qualified archeologist. If during construction previously undiscovered archeological resources were uncovered all work in the immediate vicinity of the discovery would be halted until the resources could be identified and documented and an appropriate mitigation strategy developed in consultation with the Arkansas SHPO.

- NPS would comply with the Native American Graves Protection and Repatriation Act (NAGPRA) should any cultural items or graves protected by NAGPRA be encountered on federal land.

- Proposed changes to the cultural landscape (Cassidy House yards) would adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- Measures would be employed to prevent or control spills of fuels, lubricants, or other contaminants.

- All exposed soil would be temporarily and permanently stabilized at the earliest practicable date.

- Temporary advanced warning signs would be installed, and notices would be posted on the website of the national historic site to warn of closures during construction.

- Best management practices would be employed to manage storm water.

- Plants would be native and/or non-invasive. Disturbed soils would be vegetated using specific seed mixes that do not include invasive or exotic species.

Refer to Table 1, Summary Comparison of the Alternatives, and Table 2, Summary of Environmental Consequences.

Table 1: Comparison of the Alternatives

Goals	Alternative 1: No Action	Alternative 2: Scene Restoration	Alternative 3: Redeveloped Grounds (NPS Preferred)	Alternative 4: Adaptive Reuse
Protect and Enhance the National Historic Site Resources and Viewshed • Represent President Clinton's relationship with the Cassidy House and the town of Hope during his early childhood • Guide rehabilitation, maintenance, and future development of the landscape as the setting of the Cassidy House • Address landscape issues such as deterioration and deficiencies	• Cassidy House and grounds continue to be maintained • Other areas of the national historic site are renovated to support compatible new safety- and access-related interventions • Collections storage located off-site at Little Rock Central High School National Historic Site, and/or NPS Midwest Region Independence Multi-park Facility	• Cassidy House is rehabilitated • The grounds of the Cassidy House are rehabilitated to approximate the spatial character of the yards during the Clinton period of occupation • The other areas of the national historic site will be rehabilitated to approximate the spatial character of the setting of the Cassidy House during the Clinton period of occupation • Landscape features that post-date the Clinton occupation of the may be removed from the Cassidy House landscape and other areas of the National Historic Site or reconfigured to approximate the spatial character of the setting of the Cassidy House during the Clinton period of occupation • Other areas of the national historic site are renovated to support compatible new interventions • Collections storage located off-site at Little Rock Central High School National Historic Site, and/or NPS Midwest Region Independence Multi-park Facility	• Cassidy House and grounds are rehabilitated • Other areas of the national historic site are renovated to support compatible new interventions • Collections storage located off-site at Little Rock Central High School National Historic Site, and/or NPS Midwest Region Independence Multi-park Facility	• Cassidy House and grounds are rehabilitated • Other areas of the national historic site are renovated to support compatible new interventions • Collection storage located within the adaptively-reused and expanded visitor center for NPS managed collections.

Goals	Alternative 1: No Action	Alternative 2: Scene Restoration	Alternative 3: Redeveloped Grounds (NPS Preferred)	Alternative 4: Adaptive Reuse
Improve Visitor Access and Experience • Create opportunities for visitor engagement in an experience that conveys the period of significance while providing for ease of access • Increase opportunities for special events, programming and interpretation of the home President Clinton knew as a young child and that helped to shape his future ambitions and ideas	• Visitor center remains in current location; exhibits and retail operation remain substantially unchanged • Comfort station remains in current location • Granite monument/marker remains in current location • Virginia Clinton Kelley Memorial Garden is repaired; donor bricks remain • Educational and interpretive programming remains substantially unchanged • Current special event programs remain substantially unchanged	• Visitor center remains in current location • Comfort station remains in current location • Granite monument/marker is relocated within the national historic site • A new design for the Virginia Clinton Kelley Memorial Garden is implemented; donor bricks are relocated to the new memorial garden • Current programs augmented by more educational events; new outdoor spaces that support enhanced educational programming are implemented • Interpretive programming is enhanced and expanded • Current cooperative programs expanded	• Visitor center remains in current location • Comfort station remains in the current location • Granite monument/marker is relocated within the national historic site • New outdoor program space is proximate the existing visitor center building • A new design for the Virginia Clinton Kelley Memorial Garden is implemented; donor bricks are relocated to the new memorial garden • Current programs augmented by more special events • Current educational programs expanded by additional programs and special events • Current interpretive programs is enhanced and expanded • Current cooperative programs expanded	• Visitor center remains in current location and is expanded to meet space needs; houses administrative, operational, visitor services, educational, and interpretive functions • Comfort station is removed • New outdoor program spaces are developed proximate the expanded and renovated visitor center • Granite monument/marker is relocated within the national historic site • A new design for the Virginia Clinton Kelley Memorial Garden is implemented; donor bricks are relocated to the new memorial garden • Current programs augmented by more special events • Current educational programs expanded by additional programs and special events • Current interpretive programs is enhanced and expanded • Current cooperative programs expanded

Goals	Alternative 1: No Action	Alternative 2: Scene Restoration	Alternative 3: Redeveloped Grounds (NPS Preferred)	Alternative 4: Adaptive Reuse
Provide Adequate Facilities to Support NHS Operations • Accommodate the need for additional building space and address operational needs such as accessibility, parking, utilities, and safety with minimal impact on the site's integrity as the setting for the Cassidy House	• Administrative and exhibit materials and park equipment / storage facilities remains in current location • Staff continue to utilize on-street parking • Visitor and staff pedestrian circulation routes are improved to meet minimum accessibility standards • Operations are undertaken and facilities are operated to meet NPS sustainability goals for existing facilities	• Administrative and park equipment / supply storage space remains in current location or relocated off-site • Additional exhibit storage space provided in new support building • Staff continue to utilize on-street parking • New visitor and staff pedestrian circulation routes meet or exceed minimum accessibility standards • New facilities achieve the highest level of NPS sustainability goals	• Administrative and exhibit materials and park equipment / supply storage space remains in current location or relocated off-site • Staff continue to utilize on-street parking • New visitor and staff pedestrian circulation routes meet or exceed minimum accessibility standards • New facilities achieve the highest level of NPS sustainability goals	• Administrative and exhibit materials and park equipment / supply storage space is accommodated within the renovated and expanded visitor center • Staff continue to utilize on-street parking • New visitor and staff pedestrian circulation routes meet or exceed minimum accessibility standards • New facilities achieve the highest level of NPS sustainability goals

Table 2: Summary of Environmental Consequences

	Alternative 1: No Action	Alternative 2: Scene Restoration	Alternative 3: Redeveloped Grounds (NPS Preferred)	Alternative 4: Adaptive Reuse
Historic Buildings and Cultural Landscapes	• Cassidy House and yards retain current level of integrity • Existing memorial garden, visitor center area, and comfort station do not contribute to the setting of the Cassidy House as they are not consistent with appearance of the site during the period of significance • Continues to be no National Register individually eligible cultural landscape associated with the Cassidy House • Character of existing commercial development near the national historic site continues to diminish the setting of the Cassidy House **Overall Impact** long-term negligible adverse	• Integrity of Cassidy House and yards enhanced through rehabilitation Cassidy House yards and overall NHS landscape rehabilitated to approximate historic spatial character resulting in enhanced setting of Cassidy House • New building and associated site improvements constructed in the location of the memorial garden that approximate the historic spatial character of the lot further enhances the setting of the Cassidy House • Existing commercial development near the national historic site continues to diminish the setting of the Cassidy House • Character of existing commercial development near the national historic site continues to diminish the setting of the Cassidy House **Overall Impact** long-term beneficial	• Integrity of Cassidy House and yards enhanced through rehabilitation New building and associated site improvements that are constructed in the location of the memorial garden and visitor center environs that are compatible with the visitor center and Cassidy House would enhance the setting of the Cassidy House • Existing commercial development near the national historic site continues to diminish the setting of the Cassidy House • Character of existing commercial development near the national historic site continues to diminish the setting of the Cassidy House **Overall Impact** long-term beneficial	• Integrity of Cassidy House and yards enhanced through rehabilitation • The removal of the existing comfort station and construction of a new visitor center addition and associated site improvements that are compatible with the visitor center and Cassidy House would enhance the setting of the Cassidy House • Existing commercial development near the national historic site continues to diminish the setting of the Cassidy House • Character of existing commercial development near the national historic site continues to diminish the setting of the Cassidy House **Overall Impact** long-term beneficial

	Alternative 1: No Action	Alternative 2: Scene Restoration	Alternative 3: Redeveloped Grounds (NPS Preferred)	Alternative 4: Adaptive Reuse
Visitor Use and Experience	• Limited interpretive and educational programming throughout the site. • No change to the visitor center • Continued space limitations within the visitor center. • No change to the comfort station • No change to the setting of the Cassidy House • Renovations to support compatible new safety- and access-related interventions would minimally enhance safety and accessibility across the site • During routine maintenance or safety/accessibility renovations, the presence of construction equipment and vehicles could reduce viewsheds or prohibit access to some portions of the site **Overall Impact** Short-term minor adverse; long-term beneficial	• Improved site authenticity through rehabilitation of the Cassidy House and restoration of the spatial character of the national historic site • Enhancements to interpretive and educational programming, including new outdoor space and renovated memorial garden, would provide visitors with a wider range of options • Continued space limitations within the visitor center • No change to the comfort station • During construction the presence of construction equipment and vehicles could reduce viewsheds or prohibit access to some portions of the site **Overall Impact** short-term minor adverse; long-term beneficial	• Improved site authenticity through rehabilitation of the Cassidy House • Enhancements to and expansion of interpretive and educational programming, including new outdoor space and renovated memorial garden, would provide visitors with a wider range of options • New building would support interpretive and educational programming; the building would be clearly contemporary and could be of a unique architectural design • Continued space limitations within the visitor center • No change to the comfort station • Temporary construction impacts would be the same as alternative 2 **Overall Impact** short-term minor adverse; long-term beneficial	• Improved site authenticity through rehabilitation of the Cassidy House • Enhancements to and expansion of interpretive and educational programming, including a new visitor center, new outdoor program space, and renovated memorial garden would provide visitors with a wider range of options • New visitor center would provide more space than the existing facility and would better support visitor services, educational programs, interpretive programs, exhibits, and retail operation • Temporary construction impacts would be the same as alternative 2 **Overall Impact** short-term minor adverse; long-term beneficial

	Alternative 1: No Action	Alternative 2: Scene Restoration	Alternative 3: Redeveloped Grounds (NPS Preferred)	Alternative 4: Adaptive Reuse
Park Operations	• The park would continue to be operated by 2 FTE and 4 part-time staff (Superintendent, Park Ranger, and 4 part-time park guides) • Primary components of the national historic site (visitor center, Cassidy House) would be generally unchanged and park operations would continue to be strained by insufficient space • No change in interpretive or educational programming and/or special events • Continued limited storage space onsite for exhibit materials and park equipment / supplies. • Lack of sufficient administrative space. As such, staff efforts for routine operation of the national historic site would be generally unchanged **Overall Impact** long-term, negligible, adverse	• The park would be operated by 8 FTE and 5 part-time staff • Improved site authenticity through rehabilitation of the Cassidy House and restoration of the spatial character of the national historic site would make interpretive efforts more effective • Expanded exhibit storage space. • Additional programming opportunities would require increased staff and budget, including 3 FTE and 4 part-time interpretative staff (including a Chief of Interpretation) • Additional staffing needs include the Superintendent Administrative Support, 3 operations staff, and a Cultural Resource Specialist • Continued lack of space in the visitor center for exhibits, interpretation, administrative space, and/or park equipment / supply storage • Implementation of this alternative also would require a temporary increase in park staff and budget **Overall Impact** long-term beneficial	• The park would be operated by 8 FTE and 5 part-time staff • Improved site authenticity through rehabilitation of the Cassidy House would make interpretive efforts associated with the house more effective • Additional programming opportunities would require increased staff and budget, including 3 FTE and 4 part-time interpretative staff (including a Chief of Interpretation) • Additional staffing needs include the Superintendent Administrative Support, 3 operations staff, and a Cultural Resource Specialist • Continued lack of space in the visitor center for exhibits, interpretation, administrative space, and/or storage for exhibit materials and park equipment / supplies. • Temporary impacts would be the same as alternative 2 **Overall Impact** long-term beneficial	• The park would be operated by 8 FTE and 5 part-time staff • Improved site authenticity through rehabilitation of the Cassidy House would make interpretive efforts more effective • New visitor center would provide expanded storage for exhibit materials and park equipment / supplies and administrative space, as well as more opportunities to expand exhibits and programming • Additional programming opportunities would require increased staff and budget, including 3 FTE and 4 part-time interpretative staff (including a Chief of Interpretation) • Additional staffing needs include the Superintendent Administrative Support, 3 operations staff, and a Cultural Resource Specialist • Temporary impacts would be the same as alternative 2 **Overall Impact** long-term beneficial

Environmentally Preferable Alternative

In accordance with the DO-12 Handbook, the NPS identifies the environmentally preferable alternative in its NEPA documents for public review and comment [Sect. 4.5 E(9)]. The environmentally preferable alternative is the alternative that causes the least damage to the biological and physical environment and best protects, preserves, and enhances historical, cultural, and natural resources. The environmentally preferable alternative is identified upon consideration and weighing by the Responsible Official of long-term environmental impacts against short-term impacts in evaluating what is the best protection of these resources. In some situations, such as when different alternatives impact different resources to different degrees, there may be more than one environmentally preferable alternative (43 CFR 46.30).

Each of the action alternatives (Alternatives 2, 3, and 4) would enhance cultural resources at the site through restoration and rehabilitation of the Cassidy House and the associated yards and the setting of the house. As described in the Introduction chapter of this CLR/EA, the action alternatives would have no noticeable impact on natural resources with the exception of vegetation. Changes in vegetation, however, would be minimal under each of the action alternatives and would primarily be related to restoring spatial organization of the national historic site to be more consistent with conditions during Clinton's childhood. Alternative 1, the No Action Alternative, would protect vegetation in its current condition, but would not enhance cultural resources in the study area because rehabilitation of the historic buildings and historic landscape would not occur. Based on the analysis of environmental consequences of each alternative presented in the Historic Landscape Analysis chapter and summarized in table 2, alternative 2 was selected as the environmentally preferable alternative. This alternative would best approximate the spatial conditions of the historic period both at the Cassidy House and throughout the national historic site; therefore, alternative 2 would best protect cultural resources. As described below, alternative 3 is the NPS preferred alternative.

NPS Preferred Alternative

Alternative 3, Redeveloped Grounds was identified as the NPS preferred alternative because it would best accomplish the project's goals, objectives, and purpose and need. Further, alternative 3 would most closely follow the intentions of the Clinton Birthplace Foundation. This alternative would have the most benefits from a visitor use and experience perspective. The proposed building, which would be constructed in the location of the existing memorial garden, could enhance visibility of the national historic site from South Hervey Street, making it more appealing to visitors as they approach. It is anticipated that this new building would be contemporary, providing opportunities for bold architectural statements. The structure would support much-needed interpretation and educational programming at the site and could be sited so as to incorporate some of the spatial intentions of alternative 2.

Alternatives 2 and 4 also would improve cultural resources, but would not enhance the visitor experience to the degree that would be achieved through alternative 3. Alternative 2 would best approximate spatial conditions of the historic period; however, given how little is known about the actual historic conditions, an attempt at reestablishing them could result in a false impression of historical accuracy. Alternative 4 would provide a clear view from the visitor center to the Cassidy House; however, this alternative would result in a large visitor center/administrative building that could divert focus from the Cassidy House. The new structure associated with alternative 4 also would be costly and may not adhere to Arkansas SHPO preferences (SHPO may prefer a greater separation of the existing visitor center and the proposed new addition). For these reasons **Alternative 3: Redeveloped Grounds** was identified as the NPS preferred alternative.

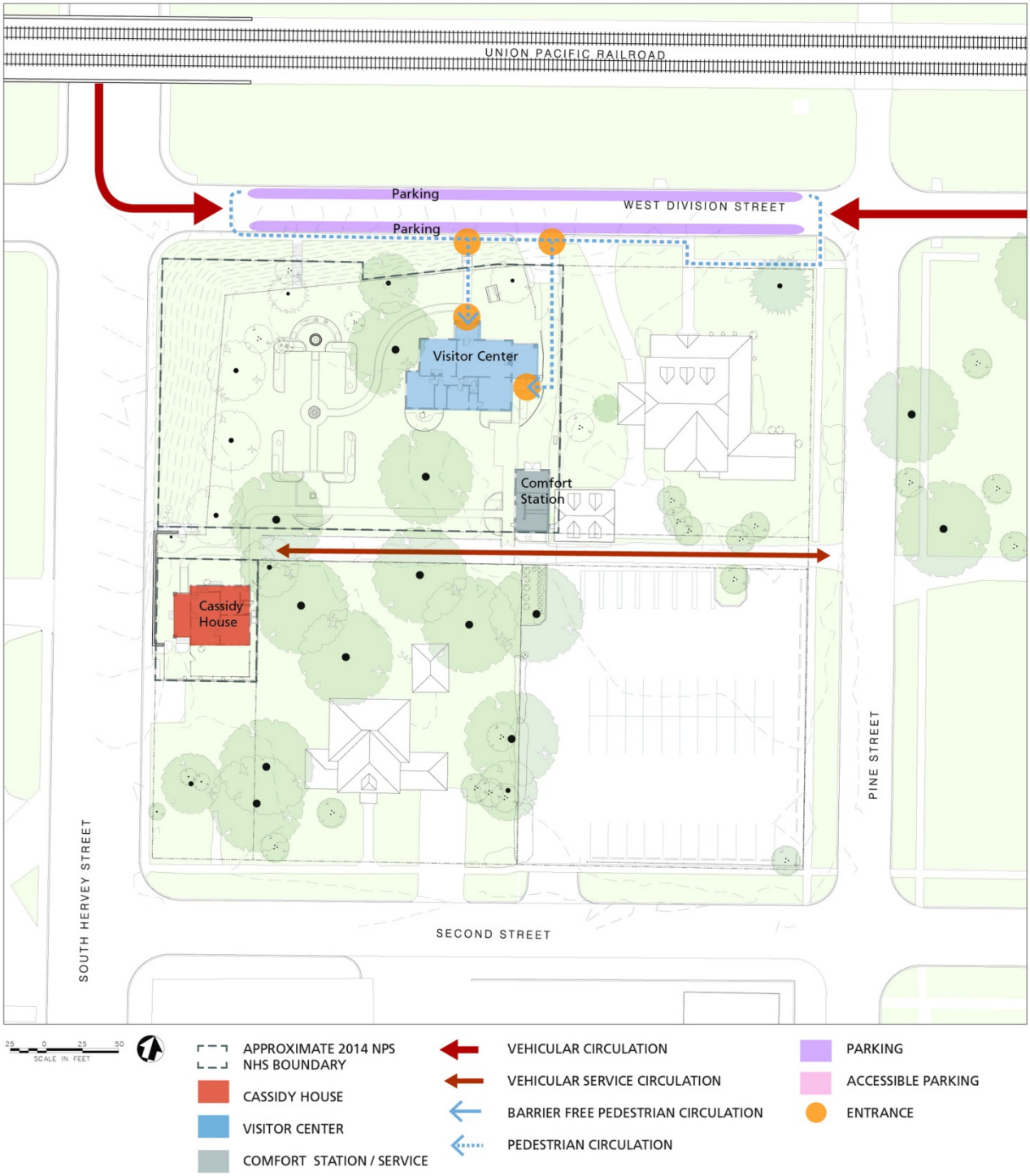


FIGURE 267. Existing Circulation Pattern.

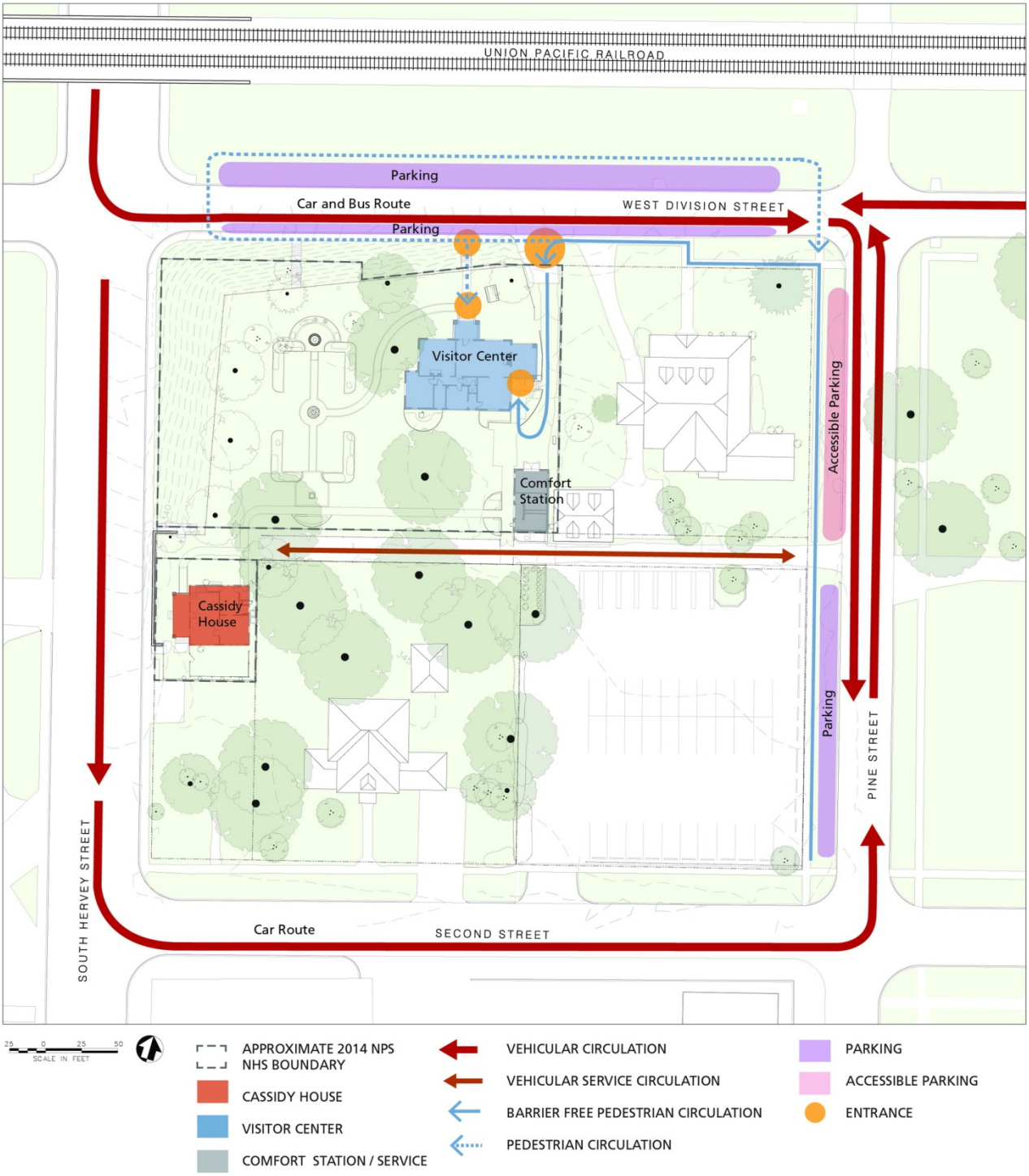


FIGURE 268. Circulation Concept A.

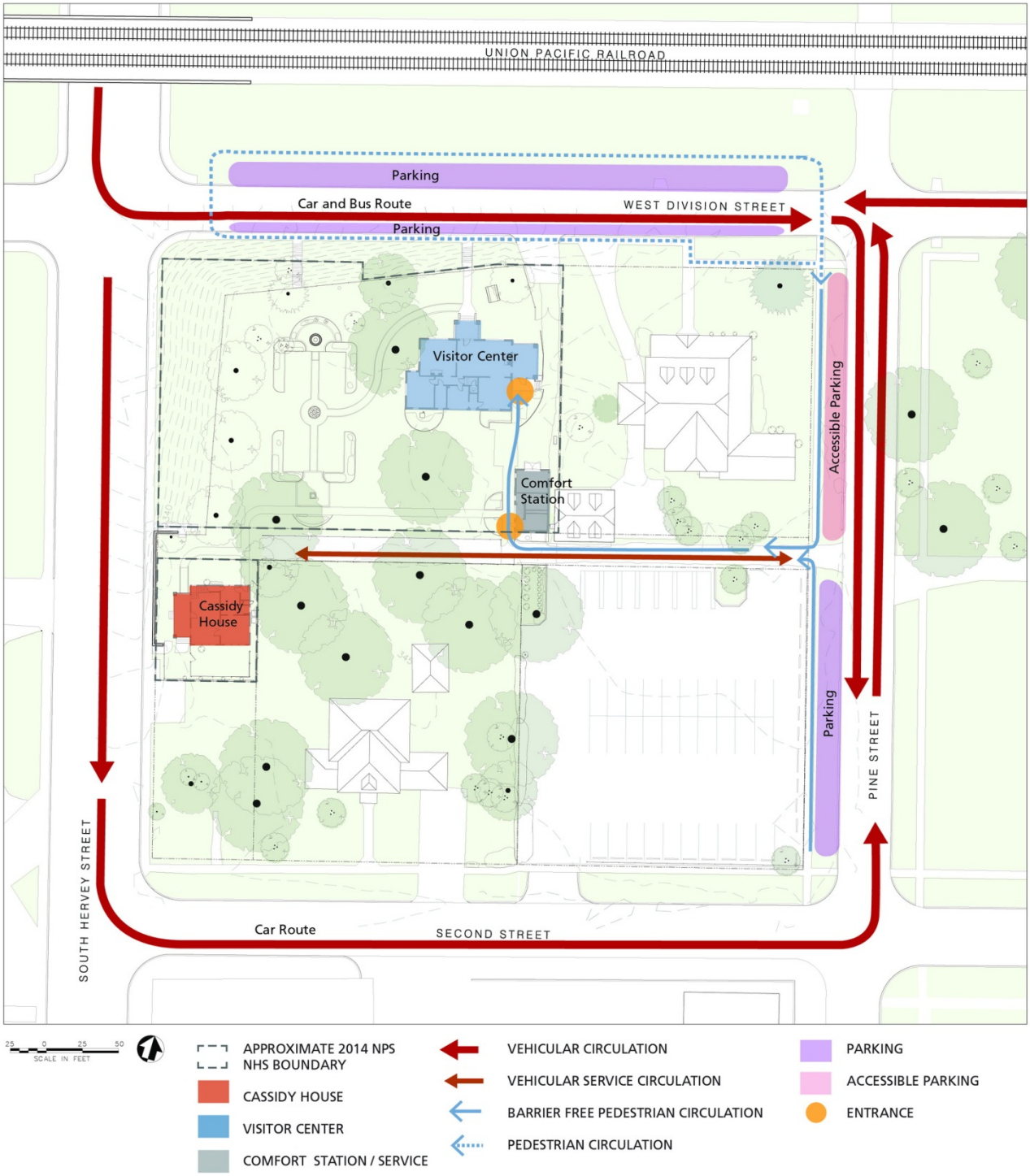


FIGURE 269. Circulation Concept B.

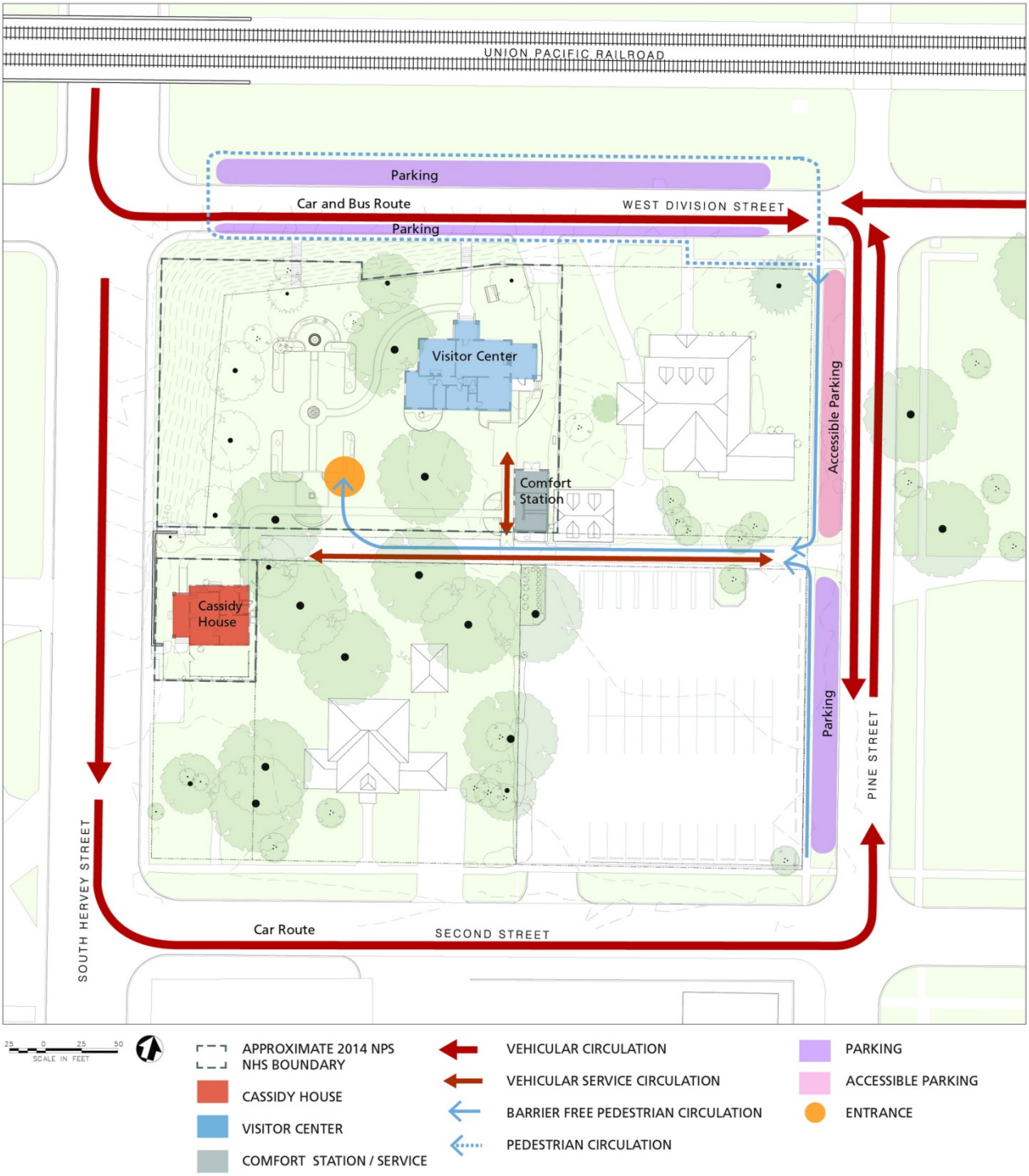


FIGURE 270. Circulation Concept C.

Impacts from Treatment Alternatives Environmental Consequences

This chapter analyzes both beneficial and adverse impacts that would result from implementing any of the alternatives considered in this CLR/EA. This chapter also includes definitions of impact thresholds (e.g., negligible, minor, moderate, and major), methods used to analyze impacts, and the analysis methods used for determining cumulative impacts. As required by CEQ regulations implementing NEPA, a summary of the environmental consequences for each alternative is provided in Table 2, which can be found in the Treatment Alternatives chapter. The resource topics presented in this chapter and the organization of the topics correspond to the resource discussions contained in the Existing Conditions/Affected Environment chapter.

Methodology for Assessing Impacts

The analysis of impacts follows CEQ guidelines and Director's Order 12 procedures (NPS 2001) and is based on the underlying goal of guiding management, treatment, and use of resources at the national historic site. For each resource topic addressed in this chapter, the applicable analysis methods are discussed, including assumptions and impact intensity thresholds.

The study area (or area of analysis) for this project includes the entire area within the national historic site boundary. However, the area of analysis may extend beyond the national historic site's boundaries for some cumulative impact assessments. In addition, for the purposes of evaluating impacts to visitor use and experience, the study area has been expanded to include not only the national historic site but also the abutting parcels to the west, east (including the Fields-Baron House), and south (including the Vincent Foster House), and the section of the railroad and its environs immediately north of the national historic site. The purpose of expanding the study area for this impact topic was to assess potential impacts on access and circulation near the site as well as the visitor's ability to understand the setting of the site (see Sheet L2, 2012 Existing Conditions, Block 25 in Appendix A).

To determine impacts, thresholds were identified to measure the change in the national historic site resources that would occur with the implementation of each alternative. Determining impact thresholds is a key component in applying NPS *Management Policies 2006* and the Director's Order 12 Handbook. These thresholds provide the reader with an idea of the intensity of a given impact on a specific topic. The impact threshold is determined primarily by comparing the effect to a relevant standard based on applicable or relevant/appropriate regulations or guidance, scientific literature and research, or best professional judgment. Because definitions of intensity vary by impact topic, intensity definitions are provided separately for each impact topic analyzed in this document. In all cases, the impact thresholds are defined for adverse impacts. Beneficial impacts are addressed qualitatively.

Potential impacts are described in terms of type (beneficial or adverse), context (site specific, local, or regional), duration, and level of intensity (negligible, minor, moderate, or major). Both indirect and direct impacts also are described; however, they may not be identified specifically as

direct or indirect. These terms are defined below. Overall, these impact analyses and conclusions were based on a review of existing documents including photographs, literature, and studies; information provided by on-site experts and other agencies; professional judgments; and national historic site staff insight.

Type. Impacts can be beneficial or adverse. Beneficial impacts would improve resource conditions, while adverse impacts would deplete or negatively alter resources.

- **Beneficial:** A positive change in the condition or appearance of the resource or a change that moves the resource toward a desired condition.
- **Adverse:** A change that moves the resource away from a desired condition or detracts from its appearance or condition.
- **Direct:** An impact that is caused by an action and occurs at the same time and place.
- **Indirect:** An impact that is caused by an action but is later in time or farther removed in distance, but still reasonably foreseeable.

Context. Context is the setting within which an impact occurs and can be site specific, local, or regional. Context is variable and depends on the circumstances involved with each impact topic. As such, the impact analysis determines the context, not vice versa. Each of these categories is defined below.

- **Site-Specific:** The impact would occur within the study area.
- **Local:** The impact would affect the site.
- **Regional:** The impact would affect localities, cities, or towns surrounding the site.

Duration. Impacts can be either short-term or long-term. A short-term impact would be temporary in duration and would be associated with the construction process. Depending on the resource, impacts would last as long as construction was taking place, or up to one year after construction is completed. Long-term impacts last beyond the construction period, and the resources may need more than one year after construction to resume their previous condition. Impact duration for each resource may differ and is presented for each resource topic, where applicable.

- **Short-term:** Impacts that occur only during construction or last less than one year.
- **Long-term:** Impacts that last longer than one year.

Intensity. Level of intensity means the severity or magnitude of an impact. Because level of intensity definitions (negligible, minor, moderate, or major) vary by impact topic, they are provided separately for each impact topic. Consistent with other NPS NEPA documents, beneficial impacts are described but are not assigned a level of intensity.

Cumulative Impact Methodology

The CEQ regulations that implement NEPA require assessment of cumulative impacts in the decision-making process for federal projects. Cumulative impacts are defined as impacts which result when the impact of the proposed action is added to the impacts of other present and reasonably foreseeable future actions, regardless of what agency (federal or nonfederal) or person undertakes such other actions (40 CFR 1508.7). As stated in the CEQ handbook, "Considering Cumulative Effects" (CEQ 1997), cumulative impacts need to be analyzed in terms of the specific resource, ecosystem, and human community being affected and should focus on effects that are truly meaningful. Cumulative impacts are considered for all alternatives, including the no-action alternative.

The analysis of cumulative impacts was accomplished using four steps:

- *Step 1: Identify Resources Affected*. Fully identify resources affected by any of the

alternatives. These include the resources addressed as impact topics in the Existing Conditions/Affected Environment chapter of this report.

- *Step 2: Set Boundaries*. Identify an appropriate spatial and temporal boundary for each resource. The temporal and spatial boundaries for cumulative actions are the same as those for the proposed action.

- *Step 3: Identify Cumulative Action Scenario*. Determine which past, present, and reasonably foreseeable future actions to include with each resource. These are described below.

- *Step 4: Cumulative Impact Analysis*. Summarize impacts of these other actions (x) plus impacts of the proposed action (y), to arrive at the total cumulative impact (z). This analysis is included in this chapter for each impact topic.

Past, Present, and Reasonably Foreseeable Future Actions

Summarized below are those actions that could affect the various resources at the national historic site, along with the plans and policies of both the national historic site and surrounding jurisdictions, which were discussed in the Introduction chapter of this report.

Historic Structures Report (HSR) for the National Historic Site. Concurrent to this CLR/EA, NPS has developed an HSR which provides critical assessment and planning guidance prefatory to the eventual design and implementation of the ultimate treatment for the site's structures. Together with this CLR/EA, the HSR serves as a guide to long-term management of the national historic site and its structures well into the future. The purpose of the HSR is to provide a compilation of the findings of research, investigation, analysis, and evaluation of the Cassidy House, the visitor center, and the comfort station. The HSR addresses key issues specific to the construction chronology of the buildings; the existing physical condition of the exterior envelopes, structural systems, and interior spaces and features; code issues related especially to access and use of the buildings; and the historic significance and integrity of each structure. Implementation of the treatments proposed in the HSR would result in impacts to historic structures (Cassidy House and its setting) and cultural landscapes (Cassidy House yards), visitor use and experience, and park operations.

Parking Improvements at the National Historic Site. As described previously in this CLR/EA, visitors to the national historic site currently park along adjacent streets as there is no parking lot available. The NPS is working with the City of Hope regarding options to improve parking conditions for the national historic site, including using the adjacent right-of-ways to support safe and sufficient on-street parking. The existing parking lot is located adjacent to the national historic site and was formerly used for visitor parking, but is not owned by NPS. Parking improvements associated with the national historic site would impact visitor use and experience and national historic site operations.

Boundary Adjustments at the National Historic Site. NPS planners have recommended that a boundary adjustment study be undertaken to address the noncontiguous parcels that make up the national historic site; the issue of the public street easement running along the South Hervey Street parcel frontages; and the slopes within the street rights-of-way along West Division Street. The alley that separates the Cassidy House from the rest of the national historic site would be considered as part of this study. Pending the results of this study, the NPS could pursue options for incorporating the alley into the boundaries of the national historic site. Boundary adjustments at the national historic site could impact historic structures and cultural landscapes, visitor use and experience, and national historic site operations.

Cumulative Impact Contribution Definitions

In defining the contribution of each alternative to the cumulative impact, the following terminology is used.

- **Imperceptible:** The incremental effect contributed by the alternative to overall cumulative impact is such a small increment that it is impossible or extremely difficult to discern.

- **Noticeable:** The incremental effect contributed by the alternative, while evident and observable, is still relatively small in proportion to the overall cumulative impact.

- **Appreciable:** The incremental effect contributed by the alternative constitutes a large portion of the overall cumulative impact.

Historic Buildings and Cultural Landscapes

A historic structure is defined by the NPS as "a constructed work, usually immovable by nature or design, consciously created to serve some act" (DO-28). In order for a structure or building to be listed on or eligible for listing in the National Register, it must possess historic integrity of those features necessary to convey its significance, particularly with respect to location, setting, design, feeling, association, workmanship, and materials. The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (NPS 1990) provides a comprehensive discussion of these characteristics.

Cultural landscapes are the result of the long interaction between people and the land, and the influence of human beliefs and actions over time upon the natural landscape. Shaped through time by historical land-use and management practices, as well as politics and property laws, levels of technology, and economic conditions, cultural landscapes provide a living record of an area's past, as well as a visual chronicle of its history. As described in previous sections of this CLR/EA, there are no National Register-eligible cultural landscapes associated with the project area; however, implementation of the proposed alternatives could result in impacts to the yards and setting associated with President William Jefferson Clinton Birthplace Home National Historic Site. Potential impacts to the landscape are based on changes to character-defining features including buildings and structures, circulation, topography, vegetation, spatial organization, views, and small-scale features. As described in the Existing Conditions/Affected Environment chapter of this report, potential impacts to the cultural landscape associated with the Cassidy House are evaluated here since the setting of the house contributes to its National Register eligibility. It is also for this reason that the impact topics of historic buildings and cultural landscapes have been combined. The landscapes associated with the memorial garden and visitor center, although important components of the visitor experience that support the appreciation of the national historic site, are not individually-eligible for listing on the National Register; these landscapes are therefore not considered in this impact analysis except regarding their role in the setting of the Cassidy House. For the purposes of analyzing potential impacts to the cultural landscape (yard and setting) associated with the Cassidy House, the threshold of change for the intensity of an impact is defined as follows:

- **Negligible**: Impact is at the lowest levels of detection with neither adverse nor beneficial consequences.

- **Minor**: Alteration of a character-defining feature(s) would not diminish the overall integrity of the existing cultural resource(s).

- **Moderate**: Alteration of a character-defining feature(s) would diminish the overall integrity of the existing cultural resource(s).

- **Major**: Loss of a character-defining feature(s) would diminish the overall integrity of the existing cultural resource(s).

Impacts of Alternative 1: No Action

Under alternative 1, there would be minimal change to the Cassidy House and yard or the setting of the house within the national historic site. The structure and yard would undergo periodic maintenance as needed, which would allow the structure to retain its current level of integrity. In addition, circulation improvements would be made throughout the site to enhance accessibility and safety. Improvements to the current circulation could change the existing setting and associated landscape if walkways are altered or signage is installed. However, changes to these elements would likely have minimal impact on the integrity of the setting of the Cassidy House because the existing circulation system is not consistent with that present during the period of significance.

Under this alternative there would be no changes to the other elements of the national historic site, including the visitor center, memorial garden, and the comfort station. The existing memorial garden does not contribute to the setting of the Cassidy House, and its appearance would continue to be inconsistent with the appearance of the site during the period of significance. The comfort station would continue to be a noncontributing resource within the national historic site. However, the comfort station was built within the footprint of an accessory building extant during the period of significance; therefore, this structure has a less adverse impacts on the Cassidy House viewshed within the national historic site. Since the visitor center was extant during the period of significance it does not detract from the integrity of the setting of the Cassidy House. Further, the character of the existing commercial development near the national historic site would continue to diminish the integrity of setting of the Cassidy House.

There would be no changes to the noncontributing resources, the Cassidy House, or the Cassidy House yards under this alternative. In addition, the Cassidy House yards would not be individually eligible for listing on the National Register. Therefore, alternative 1 would result in a long-term negligible adverse impact on historic buildings and cultural landscapes.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on historic buildings and cultural landscapes. Such actions include implementation of the HSR for the national historic site and potential boundary adjustments at the national historic site. Implementation of the HSR would improve the condition of the Cassidy House to make it more consistent with its appearance during the period of significance. Potential boundary adjustments could incorporate the alley adjacent to the Cassidy House into the national historic site, which would improve the flow of circulation at the national historic site and could enhance the Cassidy House viewsheds if intrusive detracting features that postdate the period of significance are removed or made less intrusive. The impact of alternative 1, in conjunction with the impacts of these other actions, would result in a beneficial impact on the Cassidy House and its setting. The actions of Alternative 1 would contribute an imperceptible adverse increment to this cumulative impact.

Conclusion. Alternative 1 would result in a long-term negligible adverse impact on the Cassidy House and its setting. The existing memorial garden would continue to detract from the appearance of the site during the period of significance. There would be no improvements to the Cassidy House and yard, and existing commercial development would continue to diminish the integrity of the setting of the Cassidy House. Alternative 1 would contribute an imperceptible adverse increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 2: Scene Restoration

Under alternative 2, the cultural landscape associated with the Cassidy house (both the house yards and the setting within the national historic site) would be rehabilitated to approximate the spatial character of the setting of the Cassidy House during the period of significance. Therefore, the integrity of setting of the Cassidy House within the national historic site would be improved through the elimination of intrusive

elements and the addition of elements that reestablish aspects of the spatial organization extant during the period of significance. The removal of landscape features that postdate the period of significance would further enhance the setting of the Cassidy House.

Under alternative 2, a new building would be constructed in the location of the existing memorial garden. The new building would approximate the spatial character and massing of the building that was present during the period of significance and would enhance the setting of the Cassidy House.

Similar to alternative 1, site circulation would be improved under this alternative, which could result in minimal impacts on the setting of Cassidy House through signage and/or alterations to existing walkways/pedestrian flow through the site. However, the existing circulation system is not consistent with that present during the period of significance; therefore, it is anticipated that any changes would have limited impact on historically accurate viewsheds.

All improvements to the Cassidy House and yards and the other areas of the national historic site would adhere to *Secretary of the Interior Standards for the Treatment of Historic Properties*. Therefore, although the character of the existing commercial development near the national historic site would continue to diminish the setting of the Cassidy House, the overall impact on the Cassidy House, its yards, and the setting of the Cassidy House would be beneficial in the long term.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on historic buildings and cultural landscapes. The beneficial cumulative impacts described under alternative 1, along with alternative 2, would have a beneficial cumulative impact on historic buildings and cultural landscapes. Alternative 2 would contribute a noticeable beneficial increment to the cumulative impact on historic buildings and cultural landscapes.

Conclusion. Alternative 2 would result in a long-term beneficial impact on historic buildings and cultural landscapes. The general concept of this alternative would be to revitalize the Cassidy House environs. The grounds and new and renovated facilities would be managed to approximate the spatial character of the setting of the Cassidy House and yard, thereby enhancing the setting of the Cassidy House. Alternative 2 would contribute a noticeable beneficial increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 3: Redeveloped Grounds

Alternative 3 would be similar to alternative 2 in that the setting of the Cassidy House would be enhanced through a combination of improvements across the national historic site. Specifically, the removal of non-historic landscape features within the Cassidy House yards, and the redevelopment of the memorial garden and the visitor center environs would enhance the setting of the Cassidy House.

This alternative also would include the development of a new building and associated site improvements in the location of the memorial garden. It is anticipated that the new building would be clearly contemporary in design but would be compatible with the overall setting and would support interpretation of the historic character of the site. All improvements would be designed in accordance with *Secretary of the Interior Standards for the Treatment of Historic Properties*, reducing the potential for adverse impacts on the historic setting. In addition, like the other alternatives, circulation throughout the national historic site would be improved to enhance accessibility and safety, resulting in minimal adverse impacts on the setting of the Cassidy House. The character of existing commercial development near the national historic site also would continue to diminish the setting of the Cassidy House.

Overall, the setting of the Cassidy House would be improved under this alternative, resulting in an

overall beneficial impact on historic buildings and cultural landscapes.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on historic buildings and cultural landscapes. The beneficial cumulative impacts described under alternative 1, along with alternative 3, would have a beneficial cumulative impact on historic buildings and cultural landscapes. Alternative 3 would contribute a noticeable beneficial increment to the cumulative impact on historic buildings and cultural landscapes.

Conclusion. Alternative 3 would result in a long-term beneficial impact on historic buildings and cultural landscapes. Overall, this alternative would rehabilitate the environs associated with the Cassidy House. These improvements would enhance the setting of the Cassidy House and yard. Alternative 3 would contribute a noticeable beneficial increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 4: Adaptive Reuse

Under alternative 4, the removal of the non-historic landscape features within the Cassidy House yards and the redevelopment of the memorial garden and the visitor center environs would enhance the setting of the Cassidy House. Further, the removal of the existing comfort station and construction of a new visitor center addition and associated site improvements would enhance the setting of the Cassidy House. These improvements would be compatible with the character and use of the existing visitor center and Cassidy House and would be designed in accordance with the *Secretary of the Interior Standards for the Treatment of Historic Properties*, reducing the potential for adverse impacts on the historic setting.

Like the other alternatives, circulation throughout the national historic site would be improved to enhance accessibility and safety, resulting in minimal adverse impacts on the setting of the Cassidy House. The character of existing commercial development near the national historic site also would continue to diminish the setting of the Cassidy House.

In comparison to current conditions, this alternative would rehabilitate the Cassidy House and grounds resulting in an overall beneficial impact on historic buildings and cultural landscapes.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on historic buildings and cultural landscapes. The beneficial cumulative impacts described under alternative 1, along with alternative 4, would have a beneficial cumulative impact on historic buildings and cultural landscapes. Alternative 4 would contribute a noticeable beneficial increment to the cumulative impact on historic buildings and cultural landscapes.

Conclusion. Alternative 4 would result in a long-term beneficial impact on historic buildings and cultural landscapes. Although the expanded visitor center would detract from the appearance of the site during the period of significance, overall, this alternative would rehabilitate the environs associated with the Cassidy House, including removal of the existing comfort station. These improvements would enhance the setting of the Cassidy House and yard. Alternative 4 would contribute a noticeable beneficial increment to the overall long-term beneficial cumulative impact.

Visitor Use and Experience

NPS *Management Policies 2006* states that enjoyment of park resources and values by the people of the United States is part of the fundamental purpose of all parks and that the NPS is committed to providing appropriate, high-quality opportunities for the public to enjoy the parks (NPS 2006). Anticipated impacts on visitor use and experience were analyzed using information from previous studies, past visitor use data, and information provided by the NPS. Based on these findings, the following intensity levels were developed:

- **Negligible**: Changes in visitor use and/or experience would be below the level of detection. The visitor would not likely be aware of the impacts associated with the alternative.

- **Minor**: Changes in visitor use and/or experience would be detectable, although the changes would be slight. The visitor would be slightly aware of the impacts associated with the alternative.

- **Moderate**: Changes in visitor use and/or experience would be readily apparent. The visitor would be aware of the impacts associated with the alternative and would likely be able to express an opinion about the changes.

- **Major**: Changes in visitor use and/or experience would be readily apparent and affect the majority of visitors. The visitor would be aware of the impacts associated with the alternative and would likely express a strong opinion about the changes.

Impacts of Alternative 1: No Action

Under alternative 1, there generally would be no change to visitor use and experience at the national historic site. Visitors would continue to have access to the existing national historic site facilities, including the Cassidy House, visitor center exhibits, interpretive services, and the memorial garden. Site improvements and repairs to the memorial garden would be made for safety and accessibility purposes only. Educational, interpretive, and special event programming generally would be consistent with current offerings.

The visitor center, Cassidy House, comfort station, and the memorial garden would remain in their current locations. The visitor center would continue to support the existing exhibits and retail operation; therefore, there would be no change to the associated visitor experience. Similarly, the Cassidy House and the surrounding grounds would continue to be maintained in a manner consistent with current conditions, retaining the current visitor experience. The comfort station would remain a distinct structure in the eastern corner of the national historic site, separated from the visitor center and the Cassidy House. The less convenient location of the comfort station could diminish visitor experience, particularly for visitors with limited mobility and on days with inclement weather. The granite monument/marker would remain in the memorial garden, clearly identifying the site and contributors to the garden. This structure could positively contribute to the visitor experience in the garden for some visitors by serving as a visual reminder of the national historic site. Conversely, the monument/marker and the garden postdate the period of significance and could detract from the experience for those visitors seeking to transport themselves to the time of Clinton's youth.

Visitors would continue to have difficulty locating parking for the site due to the lack of directional signage and because there is no formal parking area for visitors. Visitors currently park along the adjacent streets, which could pose safety risks for visitors from vehicles traveling along the streets.

Minor changes to building entrances, walkways, and the memorial garden would be made as part of routine maintenance activities, and to ensure visitor safety. Alterations to building entrances and walkways would improve both visitor safety and access. Such improvements would particularly benefit visitors with limited mobility. Additionally, site circulation would be more fluid if all entrances

and walkways were usable for all visitors. The condition of the memorial garden would be improved while maintaining the donor bricks. The repaired garden would improve the visitor experience by providing a more aesthetically pleasing outdoor space. However, since the garden postdates the period of significance, the incongruence with the rest of the site would detract from the authenticity of the historic site, thereby impacting visitor experience. Minor changes to building entrances, walkways, and the memorial garden would require short-term closures during construction periods. This would result in temporary, adverse impacts on visitor use and experience because visitor access could be restricted in some portions of the national historic site.

The existing educational, interpretive, and special event programs would remain substantially unchanged. Any minor changes would have a minimal benefit on visitor use and experience, particularly those related to safety and accessibility improvements. Therefore, alternative 1 would result in a long-term beneficial impact on visitor use and experience, but the benefits would be very slight.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on visitor use and experience. Such actions include implementation of the HSR for the national historic site, parking and access improvements, and potential boundary adjustments at the national historic site. Implementation of the HSR would improve the condition of the Cassidy House to make it more consistent with its appearance during the period of significance. This would improve the overall visitor experience and understanding of the resource by making the structure more historically accurate. Parking improvements would likely include the installation of wayfinding to clearly identify parking areas and improve visibility of the site as visitors arrive. The use of designated spaces along existing rights-of-way, coupled with measures to ensure visitor and staff safety, also would enhance visitor access to the site and visitor safety. Potential boundary adjustments could incorporate the alley adjacent to the Cassidy House into the national historic site which would improve the flow of the national historic site and therefore the visitor experience and understanding of the site. For example, the removal of fencing along the alley would improve the connection between the national historic site and surrounding properties, making the setting more historically accurate and improving opportunities for interpretation and visitor understanding of the site's appearance during the period of significance. The impact of alternative 1, in conjunction with the impacts of these other actions, would result in a beneficial impact on visitor use and experience. Alternative 1 would contribute an imperceptible beneficial increment to this cumulative impact.

Conclusion. Overall, alternative 1 would result in a short-term minor adverse and long-term beneficial impact on visitor use and experience related to minor improvements to accessibility, safety, and aesthetics. In general, existing interpretive and educational opportunities would be unchanged and the layout of the site would be consistent with current conditions. The appearance of the national historic site, as a whole, would not represent its appearance during the period of significance, but would be generally unchanged compared to current conditions. Minor short-term adverse impacts on visitor use and experience would occur while improvements were made at the site. Visitors would be aware of short-term impacts and would likely be able to express an opinion about the changes. Alternative 1 would contribute an imperceptible increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 2: Scene Restoration

Under alternative 2, visitors would experience the improved Cassidy House site, new outdoor features, and an overall landscape that better supports interpretation. These improvements would be focused on restoring the grounds and facilities to reflect the spatial character of the setting of the Cassidy House during the time period that Billy Blythe and his family lived in the house. Safety and accessibility improvements to

areas of the site would also be made, improving overall visitor access and safety throughout the site.

Outdoor renovations would include a new space for educational programming and redesign of the memorial garden, including relocation of the granite monument/marker. The new outdoor space and renovated memorial garden would provide additional depth to the visitor experience by expanding opportunities for educational programs. The renovation of the memorial garden would include the reuse of the donor bricks and the granite monument/marker, which would maintain visitor understanding of the many contributors who helped to create the site. The existing educational and interpretive programs would be expanded and enhanced under this alternative, providing visitors with more options and potentially appealing to a wider audience. The additional opportunities would provide greater depth to the visitor experience.

Under alternative 2, the visitor center and comfort station would remain in their current conditions and locations. The visitor center would continue to support the existing exhibits and retail operation with the limited existing space but would not be able to expand passive interpretive opportunities. The visitor center would continue to be cramped, limiting space for interpretation and the number of exhibits that can be displayed. Although new opportunities would be provided on the grounds of the national historic site the visitor center would not provide an adequate experience to visitors. The comfort station would remain in the eastern corner of the property, separated from the interpretive buildings. The less convenient location of the comfort station could diminish visitor experience, particularly for visitors with limited mobility and on days with inclement weather.

Under this alternative, visitors would continue to have difficulty locating parking for the site due to the lack of directional signage and because there is no formal parking area for visitors. Visitors currently park along the adjacent streets, which could pose safety risks for visitors from vehicles traveling along the streets.

Minor changes to building entrances, walkways, and the memorial garden would be made as part of routine maintenance activities and to ensure visitor safety. Alterations to building entrances and walkways would improve both visitor safety and access. Such improvements would particularly benefit visitors with limited mobility. Additionally, site circulation would be more fluid if all entrances and walkways were usable for all visitors.

During construction, implementation of alternative 2 could temporarily reduce the visitor experience. The presence of construction equipment and/or vehicles could diminish the overall appearance of the landscape and temporarily could reduce accessibility to some portions of the site.

Although visitors would be aware of the adverse impacts during construction, in the long-term, actions proposed under alternative 2 would generally improve the visitor use and experience of the national historic site; therefore, this alternative would result in long-term beneficial and short-term minor adverse impacts on visitor use and experience.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on visitor use and experience. The beneficial cumulative impacts described under alternative 1, along with alternative 2, would have a beneficial cumulative impact on visitor use and experience. Alternative 2 would contribute a noticeable beneficial increment to the cumulative impact on visitor use and experience.

Conclusion. Overall, alternative 2 would result in long-term beneficial impacts on visitor use and experience because of improvements to the site and enhancements to interpretive and educational programming. Continued space limitations within the visitor center would somewhat reduce the overall benefits of this alternative, but overall, opportunities for interpretation and educational programming would increase. Short-term minor adverse impacts would occur while improvements were made. Specifically, the presence of construction equipment and vehicles could reduce

access to some portions of the site. Visitors would be aware of the improvements in the short-term, but their experiences would be improved in the long-term. Alternative 2 would contribute a noticeable beneficial increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 3: Redeveloped Grounds

Under alternative 3, visitors would experience the rehabilitated Cassidy House setting, new outdoor features, and vastly improved program opportunities. These improvements would focus on interpretation and other programs, as well as redeveloping the grounds to support such opportunities. Educational, interpretive, outdoor, and special event programming would all be expanded and enhanced. As described for alternatives 1 and 2, circulation improvements would be made to enhance visitor safety and accessibility. The visitor center and comfort station would remain in their current conditions.

Under alternative 3, the Cassidy House environs would be rehabilitated, which would improve the visitor experience. The setting of the Cassidy House would be more representative of spatial conditions during the period of significance, improving the potential for accurate interpretation and visitor understanding. Outdoor renovations would include a prominent, new outdoor space adjacent to the visitor center, the redesign of the memorial garden, and the relocation of the granite monument/marker. The new outdoor space and renovated memorial garden would provide additional depth to the visitor experience by expanding opportunities for interpretive programs and special events. The new building would be designed to be clearly contemporary and of distinct architectural design to make the site more noticeable from the adjacent streets. The renovation of the memorial garden would include the reuse of the donor bricks and the granite monument/marker which would maintain visitor understanding of the many contributors who helped to create the site.

The actions proposed under alternative 3 would improve programming opportunities available to visitors and would improve the historic setting of the site. Specifically, the existing educational, interpretive, and cooperative programs would be expanded and enhanced providing visitors with more options and potentially appealing to a wider audience. The new outdoor space and additional special events would further increase the opportunities available to visitors. These additional opportunities would provide greater depth to the visitor experience.

The visitor center would continue to support a few exhibits and a retail operation, but the lack of space within the building would limit interpretive opportunities. The comfort station would remain in the eastern corner of the property, separated from the visitor center and the Cassidy House. The less convenient location of the comfort station (i.e., not within the visitor center) could diminish the visitor experience, particularly for visitors with limited mobility and on days with inclement weather.

In addition, visitors would continue to have difficulty locating parking for the site due to the lack of directional signage and because there is no formal parking area for visitors. Visitors currently park along the adjacent streets, which could pose safety risks for visitors from vehicles traveling along the streets.

Minor changes to building entrances, walkways, and the memorial garden would be made as part of routine maintenance activities, and to ensure visitor safety. Alterations to building entrances and walkways would improve both visitor safety and access. Such improvements would particularly benefit visitors with limited mobility and small children. Additionally, site circulation would be more fluid if all entrances and walkways were usable for all visitors.

During construction, implementation of alternative 3 could temporarily reduce the visitor experience. The presence of construction equipment and/or vehicles could diminish the overall appearance of the landscape and temporarily could reduce accessibility to some portions of the site.

Although visitors would be aware of the adverse impacts during construction, in the long-term, actions proposed under alternative 3 would generally improve the visitor use and experience of the national historic site. Therefore, alternative 3 would result in a long-term beneficial and short-term minor adverse impact on visitor use and experience.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on visitor use and experience. The beneficial cumulative impacts described under alternative 1, along with alternative 3, would have a beneficial cumulative impact on visitor use and experience. Alternative 3 would contribute an appreciable beneficial increment to the cumulative impact on visitor use and experience.

Conclusion. Overall, alternative 3 would result in long-term beneficial impacts on visitor use and experience, primarily because of the proposed improvements to visitor programming and the rehabilitation of the Cassidy House setting. This work would improve the condition of the Cassidy House. Enhanced programming and educational opportunities would provide visitors with a wider range of options and could attract a broader audience to the national historic site. During construction, short-term minor adverse impacts would also affect visitor use and experience of the site while improvements were made. Visitors would be aware of the improvements, and their experiences would be enhanced. Alternative 3 would contribute an appreciable beneficial increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 4: Adaptive Reuse

Under alternative 4, visitors would experience the rehabilitated setting of the Cassidy House, new outdoor features, and an improved visitor center. These improvements would focus on interpretation and other programs, as well as redeveloping the existing site to support such opportunities. Educational, interpretive, outdoor, and special event programming would all be expanded and enhanced. Safety and accessibility improvements to areas of the site would be made. The visitor center would be expanded, and the comfort station would be removed.

Under alternative 4 the Cassidy House yard would be rehabilitated, and the improved setting would support a more authentic experience. Outdoor renovations would include three new outdoor spaces, the redesign of the memorial garden, and the relocation of the granite monument/marker. The new outdoor spaces and renovated memorial garden would provide additional depth to the visitor experience by expanding opportunities for interpretive programs and special events. The renovation of the memorial garden would include the reuse of the donor bricks and the granite monument/marker, which would maintain visitor understanding of the many contributors who helped to create the site.

The actions proposed under alternative 4 would improve the programming opportunities available to visitors but would not improve the historic setting of the site. The existing educational, interpretive, and cooperative programs would be expanded and enhanced, providing visitors with more options and potentially appealing to a wider audience. The new outdoor space and additional special events would further increase the opportunities available to visitors. These additional opportunities would provide greater depth to the visitor experience.

The expansion of the visitor center and removal of the comfort station would benefit visitors in several ways. The improved and expanded visitor center would better support visitor services, educational programs, interpretive programs, exhibits, and the retail operation. More space would be available within the visitor center to support a larger number of exhibits and interpretive opportunities. The comfort station functions would be relocated to a space within the visitor center. The more convenient location of the comfort station facilities would improve visitor experience, particularly for visitors with limited mobility and on days with inclement weather, because visitors would not be required to go outside to use these facilities.

As described for the other alternatives, under alternative 4 there would be no change to the existing parking situation and/or associated wayfinding. Visitors would continue to have difficulty locating parking for the site due to the lack of directional signage and because there is no formal parking area for visitors. Visitors currently park along the adjacent streets, which could pose safety risks for visitors from vehicles traveling along the streets.

Minor changes to building entrances, walkways, and the memorial garden would be made as part of routine maintenance activities, and to ensure visitor safety. Alterations to building entrances and walkways would improve both visitor safety and access. Such improvements would particularly benefit visitors with limited mobility. Additionally, site circulation would be more fluid if all entrances and walkways were usable for all visitors.

During construction, implementation of alternative 4 could temporarily reduce the visitor experience. The presence of construction equipment and/or vehicles could diminish the overall appearance of the landscape and temporarily could reduce accessibility to some portions of the site.

Although visitors would be aware of the adverse impacts during construction, in the long-term, actions proposed under alternative 4 would generally improve the visitor use and experience of the national historic site; therefore, this alternative would have an overall beneficial impact.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on visitor use and experience. The beneficial cumulative impacts described under alternative 1, along with alternative 4, would have a beneficial cumulative impact on visitor use and experience. Alternative 4 would contribute a noticeable beneficial increment to the cumulative impact on visitor use and experience.

Conclusion. Overall, alternative 4 would result in long-term beneficial impacts on visitor use and experience, primarily because of the proposed improvements to visitor programming, the Cassidy House yard, and the visitor center. These improvements would enhance the condition of the Cassidy House environs, one of the main attractions for visitors, and would facilitate a more authentic experience. Enhanced programming and educational opportunities would provide visitors with a wider range of options and could attract a broader audience to the national historic site. During construction, short-term minor adverse impacts would also impact visitor use and experience of the site while improvements are made. Visitors would be aware of the improvements, and their experiences would be improved. Alternative 4 would contribute a noticeable beneficial increment to the overall long-term beneficial cumulative impact.

Park Operations

Impact analyses are based on the current description of national historic site operations presented in the Existing Conditions/Affected Environment chapter. The topic of national historic site operations addresses the effectiveness of the infrastructure and the ability of the national historic site staff to maintain the infrastructure used in the operation of the site to adequately protect and preserve vital resources and provide for an effective and safe visitor experience. The national historic site operations impact topic also includes a discussion of appropriate staff that would be required to maintain the site under each of the proposed alternatives. The thresholds of change for the intensity of this impact are defined as follows:

- **Negligible**: Operations and infrastructure would not be affected, or the impacts would be at low levels of detection and would not have a noticeable impact on operations and infrastructure.

- **Minor**: The impact would be detectable but would be of a magnitude that would not have a noticeable impact on operations and infrastructure.

- **Moderate**: The impacts would be readily apparent and would result in a substantial change in operations and infrastructure in a manner noticeable to staff and the public.

- **Major**: The impacts would be readily apparent, would result in a substantial change in operations and infrastructure in a manner noticeable to staff and the public, and would be markedly different from existing operations and infrastructure.

Impacts of Alternative 1: No Action

Under alternative 1, national historic site operations would be generally the same as under current conditions. The national historic site would continue to operate with current staffing, and, as funding allows, currently vacant staff positions (such as a Chief of Interpretation) would be filled. The visitor center, Cassidy House, and comfort station would continue to be maintained in their current conditions. Administrative and both exhibit materials and national historic site equipment and supply storage space would continue to be limited, although additional office space for staff could be leased off-site, as funding allows. As needed, the NPS would also use off-site resources to assist with these functions. Minor exceptions include safety and accessibility improvements throughout the site, as needed, and repairs to the memorial garden. The educational, interpretive, and special event programming would be substantially unchanged.

Under alternative 1, the visitor center would continue to support the existing exhibits and retail operation, but would not provide sufficient space for programming, administrative functions, or on-site exhibit materials and collections storage. The space constraints would negatively impact national historic site operations by limiting opportunities for interpretation, including space for displays, special programming, and direct interaction with national historic site staff.

The minor changes to the existing structures, walkways, and memorial garden as part of routine maintenance/upkeep would slightly improve national historic site operations by improving the condition of existing facilities. Site circulation would be more fluid, thereby improving national historic site operations by reducing the need for national historic site staff guidance. Minor changes to building entrances, walkways, and the memorial garden would require short-term closures during construction periods, which would restrict visitor access and would likely require NPS staff oversight to enforce these restrictions and conduct or oversee maintenance and construction activities. Alterations to building entrances and walkways also would improve national historic site operations in the long-term but could restrict access to some components of the national historic site during construction. Once repairs to the memorial garden were complete, national historic site maintenance of the garden would be more efficient, thereby reducing the required national historic site staff efforts in this area.

Overall, alternative 1 would result in long-term negligible adverse impacts on national historic site operations.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on national historic site operations. Such actions include implementation of the HSR for the national historic site, parking improvements, and potential boundary adjustments at the national historic site. Implementation of the HSR would improve the condition of the Cassidy House to make it more consistent with its appearance during the period of significance. Although implementation of the HSR treatments would require a short-term increase in national historic site staff efforts and required budget, in the long-term the more historically accurate structure would make interpretation of the building more effective. Similarly, parking improvements would enhance existing national historic site infrastructure and provide opportunities to install new wayfinding and interpretive signage. Potential boundary adjustments could incorporate the alley that separates the Cassidy House from the rest of the national historic site. This would enhance the flow of the national historic site and could make interpretation more effective. The impact of

alternative 1, in conjunction with the impacts of these other actions, would result in a beneficial impact on national historic site operations. Alternative 1 would contribute an imperceptible adverse increment to this cumulative impact.

Conclusion. Overall, alternative 1 would result in a long-term negligible adverse impact on national historic site operations. Although there would be some improvements to the existing infrastructure, including repairs to the memorial garden to make maintenance more efficient, the primary components of the national historic site (the visitor center, the Cassidy House) would be generally unchanged, and there would be no change in interpretive or educational programming and/or special events. There also would be no change in the site's storage capacity for exhibit materials and national historic site equipment and supplies or lack of sufficient administrative space. As such, staff efforts for routine operation of the national historic site would be generally unchanged compared to current conditions. National historic site operations would continue to be strained by insufficient space. Alternative 1 would contribute an imperceptible adverse increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 2: Scene Restoration

Under alternative 2, the existing visitor center and comfort station would be generally unchanged. As such, the inefficiencies associated with these facilities would be the same as under current conditions (as described in alternative 1, no action). The exception is that a new support building would be constructed to supplement existing exhibit and collection storage capabilities.

This alternative would also include safety and accessibility improvements to areas of the site, as needed. Specifically, minor changes to building entrances and walkways would be implemented and could require short-term closures during construction periods. These alterations would improve national historic site operations in the long-term by reducing the need for maintenance and repair to these facilities.

Alternative 2 would expand and enhance educational and interpretive programming at the site. This would be achieved through rehabilitation of the Cassidy House setting and national historic site grounds and also through the development of new outdoor spaces for programming. Rehabilitation of the Cassidy House and grounds would make interpretation more effective because it would be more reflective of conditions during the period of significance. The new outdoor space would expand opportunities for the site to offer interpretive programs and host special events. The additional programming would require one or two new full time employees dedicated to interpretation. It is anticipated that additional national historic site budget would also be needed to support the new programs.

In addition to new interpretive staff, it is anticipated that one full-time employee would be required for administrative support to the Superintendent, one full-time employee would be hired to serve joint roles as the Cultural Resource Specialist for both this site and the Little Rock Central High School National Historic Site, and two full-time and one part-time facility operations staff would be required to perform routine maintenance. In total, it is anticipated that under this alternative, the national historic site would be operated by six or seven full-time employees and six part-time staff.

Despite the need for additional staff and budget, this alternative would greatly improve opportunities for interpretation and educational programming, making national historic site operations more effective. Therefore, alternative 2 would result in a long-term beneficial impact on national historic site operations.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on national historic site operations. The beneficial cumulative impacts described under alternative 1, along with alternative 2, would have a beneficial cumulative impact on national historic site operations. Alternative 2 would contribute an imperceptible beneficial increment to the

cumulative impact on national historic site operations.

Conclusion. Overall, alternative 2 would result in a long-term beneficial impact on national historic site operations. Additional programming opportunities, more effective interpretation at the Cassidy House and on the grounds, and potential for improved exhibit and collection storage would benefit national historic site operations. Implementation of the site improvements would require additional staff and budget, but the improvements to interpretive and educational programming opportunities would outweigh these adverse impacts. Alternative 2 would contribute an imperceptible beneficial increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 3: Redeveloped Grounds

Under alternative 3, the existing visitor center and comfort station would be generally unchanged. As such, the inefficiencies associated with these facilities would be the same as under current conditions (as described for alternative 1). However, this alternative would also include safety and accessibility improvements to areas of the site as needed. Specifically, minor changes to building entrances and walkways would be carried out which could require short-term closures during construction periods. These alterations would improve national historic site operations in the long-term by reducing the need for maintenance and repair to these facilities.

This alternative would include the most expansion and enhancement of educational, interpretive, and special event programming and would most closely follow the intensions of the Clinton Birthplace Foundation. This would be achieved both through rehabilitation of the Cassidy House yard and environs and the development of new outdoor spaces for programming. Rehabilitation of the Cassidy House would make interpretation more effective because it would be more reflective of conditions during the period of significance. The new outdoor space would expand opportunities for the site to offer interpretive programs and host special events. The additional programming would require two additional full-time employees dedicated to interpretation (a Chief of Interpretation and one full-time park guide). It is anticipated that additional national historic site budget would also be needed to support the new programs.

In addition to new interpretive staff, it is anticipated that one full-time employee would be required for administrative support to the Superintendent, one full-time employee would be hired to serve as the national historic site's Cultural Resource Specialist, and two full-time employees and one part-time facility operations staff would be required to perform routine maintenance. In total, it is anticipated that under this alternative, the national historic site would be operated by eight full-time employees and five part-time staff.

Similar to alternative 2, despite the need for additional staff and budget, this alternative would greatly improve opportunities for interpretation and educational programming, making national historic site operations more effective. Therefore, alternative 3 would result in a long-term beneficial impact on national historic site operations.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on national historic site operations. The beneficial cumulative impacts described under alternative 1, along with alternative 3, would have a beneficial cumulative impact on national historic site operations. Alternative 3 would contribute a noticeable beneficial increment to the cumulative impact.

Conclusion. Overall, alternative 3 would result in a long-term beneficial impact on national historic site operations.

Although implementation of the site improvements would require additional staff and budget, additional programming opportunities, enhanced circulation, and more effective interpretation at the Cassidy House and on the grounds would benefit national historic site operations. In addition, this alternative would

most closely follow the intentions of the Clinton Birthplace Foundation. These beneficial impacts would outweigh the adverse impacts.

Alternative 3 would contribute a noticeable beneficial increment to the overall long-term beneficial cumulative impact.

Impacts of Alternative 4: Adaptive Reuse

Alternative 4 would include improvements to nearly all facilities at the national historic site.

The existing comfort station would be removed, and the visitor center would be expanded to include more space for exhibits and interpretation, administration, exhibit and collections storage, and equipment and supply storage. The expanded visitor center would better support educational programs, interpretive programs, exhibits, and the retail operation. The comfort station facilities would be relocated inside the visitor center.

Similar to the other action alternatives, this alternative would also include expanding and enhancing educational, interpretive, and special event programming at the site. This would be achieved both through rehabilitation of the Cassidy House and the development of new outdoor spaces for programming. Rehabilitation of the Cassidy House would make interpretation more effective because it would be more reflective of conditions during the period of significance. The new outdoor space would expand opportunities for the site to offer interpretive programs and host special events.

The additional programming would require two additional full-time employees dedicated to interpretation (a Chief of Interpretation and one full-time park guide). It is anticipated that additional national historic site budget would also be needed to support the new programs.

In addition to new interpretive staff, it is anticipated that the following staff would be required: one full-time employee for administrative support to the Superintendent, one full-time employee to serve as the national historic site's Cultural Resource Specialist, and two full-time employees and one part-time facility operations staff to perform routine maintenance. In total, it is anticipated that under this alternative, the national historic site would be operated by eight full-time employees and five part-time staff.

Like the other action alternatives, despite the need for additional staff and budget, this alternative would improve opportunities for interpretation and educational programming, making national historic site operations more effective. Alternative 4 would result in a long-term beneficial impact on national historic site operations.

Cumulative Impacts. Past, present, and reasonably foreseeable future actions have and continue to contribute to the cumulative impact on national historic site operations. The beneficial cumulative impacts described under alternative 1, along with alternative 4, would have a beneficial cumulative impact on national historic site operations. Alternative 4 would contribute a noticeable beneficial increment to the cumulative impact.

Conclusion. Overall, alternative 4 would result in a long-term beneficial impact on national historic site operations primarily related to more effective interpretation at the Cassidy House, and enhanced programming and interpretation and improvements to the visitor center, including additional space for exhibit and collections storage, equipment and supply storage, administration, and exhibits. Site improvements would require an increase in staff time and budget. However, the benefits would outweigh these adverse impacts. Alternative 4 would contribute a noticeable beneficial increment to the overall long-term beneficial cumulative impact.

Recommended Treatment

This Recommended Treatment chapter provides a treatment plan based on the NPS preferred alternative concept as described in the Treatment Alternatives chapter. Of three action alternatives, Alternative 3: Redeveloped Grounds was determined to be the NPS preferred alternative. General guidelines for undertaking treatment at the national historic site are provided and a specific treatment plan is described. Phased implementation recommendations are provided to address near-term needs. This chapter also includes graphics that illustrate the recommended treatment plan and graphic descriptions of phased implementation of the treatment plan. Treatment recommendations have been coordinated with the Historic Structure Report (HSR) for the national historic site.

Treatment Concept

The entire national historic site—including the Cassidy House and its environs— is revitalized by enhanced and new facilities and programs that support opportunities to learn about and be inspired by the life and accomplishments of William Jefferson Clinton including new facilities to support special events and public programs. The Cassidy House and grounds are rehabilitated. Other areas of the national historic site are renovated to support compatible new interventions.

Storage is located off-site at the William J. Clinton Presidential Museum and Library, Little Rock Central High School National Historic Site, and/or the NPS Midwest Region Independence Multi-Park Facility.

The existing visitor center retains its current location and function in the short term. The need for additional space is accommodated when funds are available through the construction of a new visitor center building in the location of the current memorial garden. This building would be highly visible as visitors approach the site from the interstate and could be a bold architectural and landscape architectural gesture that would enhance the visitor experience as well as aid in wayfinding. The building would be sited to enhance views from and to the current visitor center building and the Cassidy House.

In the near-term a new outdoor program space is proposed in the footprint of the future new visitor center. Upon construction of the building the outdoor program area remains as an adjunct interpretive space adjacent to the building and main circulation route. The memorial garden is relocated to the east of its current location in the south yard of the existing visitor center. Major features of the garden include an existing mature pecan tree and an accessible court with perimeter seating. The space is surrounded by a raised boardwalk covered by a wood trellis with climbing roses. The existing granite monument is relocated within the new memorial garden.

In the near-term the comfort station retains its current location and functions. When the new visitor center is constructed the building is renovated to provide park equipment and supply storage and serve as a maintenance building, with the restroom function located in the new visitor center. A small outdoor service area is provided adjacent to the building and near the entrance to the current storage area.

Current educational and interpretive programming is enhanced and expanded with additional programming and special events. These

functions will be supported by new outdoor paved areas and the new memorial garden. Administrative and exhibit materials storage space remains in its current location or is relocated off-site until construction of the new facility.

Treatment Guidelines

Refer to Figure 281 through Figure 286, Design Guidelines for Materials, and Figure 287 through Figure 289, Design Guidelines for Architectural Character, at the end of this chapter. This series of precedent images provides guidance regarding the recommended character of constructed site features and systems, plantings, and potential architectural character of new buildings.

The guidelines outlined below are organized into a series of topics: general, vegetation, land use, natural features and systems, visual quality and viewsheds, visitor access and interpretation, role of preservation specialists, documentation, new design and construction, accessibility, and sustainability. They are intended to complement and support the treatment recommendations. They are also intended to establish a general approach to site preservation and development that may be applied to all current and future planning and design initiatives and new construction and treatments. The recommendations that follow focus on the specifics of the treatments required to meet the near-term and future needs of the national historic site.

General

- Undertake all work in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties, Guidelines for the Treatment of Cultural Landscapes*, and Director's Order-28: *Cultural Resource Management Guideline*. Because of their sensitive nature, particular care should be taken to protect archeological resources.

- Ensure the compatibility of proposed elements by appropriately responding to the historic character of the national historic site.

- When appropriate base the design of all treatments and new construction on historic documentation.

- Construct limited new facilities as necessary to increase the functionality of the site, enhance the visitor experience, and achieve interpretive goals.

- Establish a coordinated design identity and character for all new interventions.

Vegetation

Various approaches may be taken in selecting plant species for the national historic site. See Appendix D for a list of recommended plants.

Appendix D includes three lists: plants native to the Hope region and suitable for gardens; garden plants likely to have been found in Hope during the period of significance (including roses); and plants that are regionally native and are documented to have been available in the nursery trade during the period of significance. These lists are not intended to be comprehensive; rather they should be seen a starting point for further research.

Hempstead County, in which Hope is located, is part of the western Gulf Coastal Plain physiographic region. Local ecological communities prior to European settlement included forests dominated by loblolly and/or shortleaf pine, small areas of blackland prairie, and bottomland hardwood forests containing baldcypress and tupelo. Due to the highly disturbed and urban nature of the national historic site, the first list includes woody and herbaceous plants from each of these plant communities with the understanding that specific plant choices will depend on further development of the design concept and investigations of site microclimatic conditions.

The second list contains non-native plants that would likely have been readily available in the Hope region during the mid-twentieth century. This list includes plants that are native to the Gulf Coastal Plain but not to southwestern Arkansas.

Plants that were common at the time but are now known to be invasive or potentially invasive have not been included. This list was compiled from information supplied by members of the Arkansas Federation of Garden Clubs and Denise Wiles Adams' *Restoring American Gardens: an encyclopedia of heirloom ornamental plants, 1640–1940*. In consideration of anecdotal evidence that the Cassidys and Virginia Clinton Kelley may have planted roses on the site, several cultivars are listed that were available during the period of significance. All rose varieties listed are indicated in one or more references to be widely planted and adaptable to southern climates. Given limited information about what kind of roses may have been planted at the Cassidy House yards, this list offers examples of numerous rose types, including hybrid tea, floribunda, and climbing varieties.

Theories of gardening change over time and the value of native plantings may not have been recognized during the period of significance in the same way that native plantings are currently valued. Nevertheless, it is likely that certain native plants were regularly incorporated into residential gardens. Therefore, a third list is included that contains plants that are both native to southwest Arkansas and are indicated in Adams' book as having been present in the nursery trade in the southeast U.S. during or before the period of significance.

Lawns are ubiquitous in the American residential landscape and the national historic site is no exception. According to the University of Arkansas Cooperative Extension Service, Arkansas is in a "transition zone": southern areas of the state are too hot for cool-season grasses such as bluegrass and fescues, while winters, especially in northern areas, may be cold enough to kill or injure warm-season grasses. Commonly used grasses in southern Arkansas include Zoysia, St. Augustine, and Centipede grasses. Buffalo grass, native to the Great Plains states not far to the west, is extremely tolerant of drought and temperature extremes, but the higher rainfall levels in Arkansas diminish its ability to outcompete weeds. It is recommended that turf grass selection be made in consultation with local experts and Extension Service publications.

- Retain, where appropriate, existing mature trees. Maintain existing pecan trees according to arborist recommendations and replace in kind if replacement becomes necessary.

- Undertake vegetation management strategies based on NPS principles of sustainability.

- Avoid endangering known or potential archeological resources by limiting activities that may disturb the land until necessary archeological analyses and investigations have been completed. If it is not known whether archeological resources are within an area planned for land disturbing activity, such activity should be preceded by archeological evaluations and investigations.

- Remove existing invasive and potentially invasive plants including, but not limited to the two tallow trees and the three Bradford pear trees. Removal of existing vegetation should be undertaken using ecologically sound techniques. Ecologically-sound removal techniques are those that will not cause damage to other resources or whose impact on other resources has been assessed to determine whether the treatment provides benefits that outweigh the impact on other resources. Removal of existing vegetation in the vicinity of historic and archeological resources should be undertaken in such a way as to minimize ground disturbance and threats to existing vegetation to remain. Removal should be undertaken only after existing resources and landscape features and systems to remain have been protected. Biodegradable, systemic herbicides that break down into harmless components upon contact with the soil when properly applied may constitute an ecologically-sound removal technique. Ecologically-sound techniques also include repairing damage to resources and mitigating the impact of removal, such as the potential for soil erosion on steep slopes and elsewhere, and legally disposing of removed invasive alien plant material in a landfill.

- When necessary, remove existing trees using a method that minimizes the potential impacts on known and potential archaeological resources. Undertake tree stump removal monitored by an archeologist.

- Undertake soil testing and local climate analysis to determine conditions on the site. Consult local experts as appropriate.

- Choose species that do not require irrigation and are not prone to disease when planted in the particular conditions found on the site.

- Select plant species that are not invasive for new plantings. Utilize Appendix D of this report for guidance on selecting species that are native to the southwest Arkansas region and/or are appropriate to the period of significance.

- Consider using regionally native plantings for their value to pollinators and other wildlife, for their abilities to adapt to site conditions, for their educational value, and for their value in reducing maintenance costs.

- Consider reducing areas of lawn. Utilize drought-tolerant turf grasses where high levels of foot traffic are expected. Consider herbaceous or woody groundcovers in areas where an open spatial character is desired and low levels of foot traffic are expected.

- Ensure that plants do not present a hazard to visitors.

- Install new plants using acceptable and least-damaging planting techniques accompanied by archeological monitoring. Recommended techniques include: the minimization of ground disturbance through the installation of small plants wherever possible, the installation of plants by hand digging, the selection of planting locations that are not in conflict with desirable plants to remain, and the protection of existing plants and resources to remain.

- Perform pruning and other plant maintenance according to ANSI A300 Part 1 standards.

Monitor and maintain existing pecan trees according to recommendations in the arborists' report included with this CLR.

Visual Quality and Viewsheds

- Retain and maintain the landscape character including views of the Cassidy House from South Hervey Street.

- Consider historic views from all areas of the landscape when undertaking new development and landscape changes.

- Consider historic views from the interior and exterior spaces of the Cassidy House when undertaking new development and landscape changes.

- Work with the City of Hope regarding City improvements to South Hervey Street, West Division Street, Pine Street, and the alley.

- Work with abutting and adjacent property owners to inform them of the importance of the views from the national historic site into their property. Support efforts by private property owners within the viewshed of the national historic site to address the visual quality of their properties.

Visitor Access and Interpretation

- Protect site resources by controlling unauthorized access to the site at times when the national historic site is closed to the public. Methods for access control include signs, fences, gates, and other barriers. Refer to specific recommendations concerning fencing within the Treatment Recommendations section.

- Retain the granite monument dedicating the Virginia Clinton Kelley Memorial Garden. Retain, as appropriate, donor bricks and other elements of the existing memorial garden and integrate these elements into the redeveloped and rehabilitated landscape.

- Encourage stewardship of site resources by developing interpretive programs that address

layers of cultural and historic resources. It is preferable to develop interpretive plans prior to implementing landscape changes. Landscape changes should be generated by and/or be compatible with interpretive plans.

- Minimize the visual and physical impacts of interpretive and visitor access facilities on the Cassidy House and grounds by developing the least-intrusive interpretive and visitor access physical improvements possible. Remove existing ramps and stairs as appropriate; replace with structures in keeping with HSR guidelines and in a style that is contemporary, non-decorative, and of a neutral color.

Role of Preservation Specialists

- Undertake all treatment projects and management efforts under the direction of experienced specialists including historical landscape architects, historical architects, materials conservation specialists, historians, archeologists, and qualified technicians and tradespersons.

Documentation

- Document through surveys, photographs, and notes all landscape changes and treatments. Maintain records of treatments and preserve documentation according to professional archival standards.

- Refer to the HSR for the Cassidy House and the visitor center building prior to developing more detailed treatments and interpretive programs involving these resources.

New Design and Construction

- Conduct archeological study to identify location and significance of archeological resources across the entire project area. Information gained during this study will inform specific project plans and will be incorporated into consultation under Section 106 of the NHPA.

- Evaluate all proposed new uses in consultation with a historical landscape architect, archeologist, and other appropriate professionals.

- Undertake sufficient study and recording of landscape features requiring modification, repair, or replacement before work is performed to protect research and interpretive values.

- Avoid landscape changes that create a false sense of historical development including the addition of conjectural, typical, or representative features. If representative historical features are constructed, provide interpretive media and materials that clearly identify the features as such.

- Avoid the use of chemical or physical treatments that cause damage to cultural resources and natural systems.

- Introduce features such as buildings, fences and guardrails to facilitate access and interpretation in such a way as to minimize adverse impacts on the character and resources of the landscape and in consultation with the HSR. New construction should be limited to landscape alterations and additions necessary to provide for visitor access, interpretation, and management. The new or altered features and facilities should be as non-intrusive as possible while allowing for utility, accessibility, and safety.

- Design and site new additions or alterations to the landscape in such a way that they do not destroy features and spatial relationships that characterize the Cassidy House yards and the setting of the Cassidy House during the period of significance. Design all new additions and alterations to be contemporary, non-decorative and neutral in color, and to be compatible with the historic period resources in materials, size, scale, proportion, and massing. Differentiate new work from existing historic resources. Refer to examples provided in Figure 287 through Figure 289, Design Guidelines for Architectural Character at the end of this chapter.

- Design and site new additions and alterations to the landscape in such a way that, if removed in the future, the essential form and integrity of the landscape would be unimpaired.

- Design new building construction to have neutral colors and materials that are compatible with the historic context.

Accessibility

- Approach overall planning, design, and interpretation with accessibility as a primary design factor. All features associated with accessibility should conform to the standards cited in the Architectural Barriers Act Accessibility Standards (ABAAS).

- As a part of the planning and design process, recognize the potential diversity of visitors including persons who may be emotionally-, physically-, and mentally-challenged; do not speak English; are arriving from foreign countries and remote urban and rural locations; or are very young or elderly.

- Design and construct all site improvements and facilities to be barrier free when practical.

- Integrate accessibility components fully into the design of new facilities and site improvements to provide use and access for all visitors.

- Design operational and administrative facilities to be accessible.

Sustainability

- Institute cultural and natural resource treatment and maintenance methods that are environmentally and culturally sensitive and sustainable over the long term.

- Minimize areas of vegetative disturbance, earth grading and compaction, and drainage pattern alteration.

- Avoid causing environmental degradation when preserving, providing access to, and interpreting cultural resources.

- Undertake site design that incorporates holistic, ecologically-based strategies aimed at contributing to the repair and restoration of natural systems.

- Promote biodiversity.

- Use mitigating devices, such as retaining walls, closed drainage systems, and large areas of cut and fill, sparingly. Implement the least-intrusive activities and those involving stabilization first and proceed subsequently to the most invasive as necessary. Consider the direction of prevailing summer breezes and winter winds to help with cooling and ventilation in the summer and to shelter new facilities from harsh winter winds. Site new development to take advantage of solar heating if practical.

- Consider the site's ecology including topography, soil types, vegetation, and ground water in order to integrate the building with its urban ecosystem.

- Use vegetation to screen undesirable views as appropriate.

- Where possible, use locally indigenous materials that are renewable, environmentally sensitive, and reflect the regional vocabulary. Consider locally produced products to construct design features.

- Take into consideration life-cycle costs of materials to assess the long-term wearing capacity and maintenance costs of landscape materials. Consider materials that are non-toxic, durable, long-lived, and low maintenance.

- Explore the availability of recycled materials and consider re-usable materials.

- Use only stable, non-hazardous materials that do not emit toxins through off-gassing or soil leaching. Avoid petroleum-based materials whenever possible.

- Use permeable unit pavers and/or porous paving when constructing new circulation features, terraces, and other site improvements.

Treatment Recommendations

Refer to Figure 290, Preferred Alternative: Site Plan, Figure 291, Preferred Alternative Plan: Visitor Center, and Figure 292, Preferred Alternative Plan: Cassidy House, at the end of this chapter for the conceptual treatment plan recommendations.

Refer to Figure 287 through Figure 289 for graphic representations of recommended design character for buildings and site features and systems.

Cassidy House Area

Cassidy House. Rehabilitate the Cassidy House following the guidelines and recommendations of the President William Jefferson Clinton Birthplace Home National Historic Site Historic Structure Report (HSR).

Cassidy House Grounds. Rehabilitate the grounds; remove all existing fencing, walks, ramps, plants, and site furnishings that postdate the period of significance; re-grade the immediate building environs to improve drainage. Install fencing at property boundary as located in the Preferred Alternative.

South Yard Program Space. Develop a new accessible paved space to support interpretation and education programs.

Accessible Walk. Construct a new accessible walk linking the south program space to the alley.

Lawn Areas. Install turf lawn in all unpaved areas.

Ramps. Remove the existing ramps to the Cassidy House front and rear porches. Construct a new ramp at the north end of the front porch, and construct a set of steps at the rear porch following the guidance provided in the HSR regarding design, details, and materials.

Concrete Steps. Repair the existing steps at the south end of the Cassidy House front porch following the guidance provided in the HSR regarding design, details, and materials.

Mechanical Equipment. Remove mechanical equipment in the rear yard (see HSR for recommendations regarding new HVAC system).

Fencing/Screening at Vincent Foster House Property Line. Work with owner of Vincent Foster House to remove existing fencing and to install a six-foot high fence of modular welded wire trellis sections to provide views into the Foster property to support interpretation. Plant vines to grow on the fencing to provide filtered views.

Visitor Center and New Memorial Garden Area

New Visitor Contact Facility. Design and construct a new visitor contact facility with covered porches. Space needs modeling were undertaken by the HSR team and the NPS Midwest Regional Office. The modeling determined a need for between 3400 and 3900 square feet of space in addition to the current space available in the existing visitor center and comfort station. The new space needs can be accommodated in a single-story building in the location of the current memorial garden.

Comfort Station. Retain comfort station structure. Concurrent with the construction of additional visitor center space, renovate comfort station to provide park equipment and supply storage and maintenance space, with restroom facilities accommodated in the new building.

Outdoor Interpretive, Educational, and Special Events Program Area. Construct paved program space along the north and west margins of the national historic site; paving should be accessible permeable and/or porous unit pavers. Consider integrating the donor bricks within the paving.

West Division Street Entrance. Replace existing concrete apron with accessible ramp/drive

linking West Division Street with north/west walkway, visitor center entrance, and east walkway.

North/West Walkway/Ramp. Construct an accessible walk/ramp linking the existing visitor center and West Division Street entrance with the new outdoor program areas, future visitor contact facility, and the Cassidy House; utilize accessible permeable and/or porous unit pavers.

Low Retaining Wall along South Hervey and West Division Streets. Construct a low (30 inch height or less) concrete retaining wall with guardrail at the top of the slope to define the yard edges and to limit visitors' access to the slopes.

Retaining Wall at Existing Visitor Center Front Yard. Construct low retaining wall along northwest walkway/ramp and West Division Street entrance ramp.

Wood Boardwalk and Pergola. Construct raised wood boardwalk surrounding lawn and connecting current visitor center building and outdoor program space/future visitor center buildings; at new memorial garden, boardwalk is covered by wood pergola with climbing roses; boardwalk continues north and west to connect to north/west walkway.

East Ramp and Walkway. Construct a new walk in the location of the former driveway linking the north/west walkway, new service area, and memorial garden area.

South Service Entrance at Alley. Provide a service gate leading from the alley at current comfort station/future park equipment/supply storage and maintenance building to the new memorial garden area.

East Property Line. Construct a low retaining wall along the West Division Street entrance; low metal fence atop retaining wall continues south to alley.

Existing Visitor Center Area Vegetation. Maintain the existing pecan tree; replace in kind if replacement becomes necessary. Install hedges along the north sides of the ramps. Install groundcover in spaces bounded by retaining walls and hedges, and in the side yard beneath the existing pecan tree. Remove tallow tree and plant a new small deciduous shade tree.

New Memorial Garden. Install new accessible crushed stone surface in the rear yard of the current visitor center with a perimeter wood bench; the space is bounded by a raised wood boardwalk with pergola and climbing roses. Maintain the existing mature pecan within this space and replace in kind if replacement becomes necessary. Reinstall the granite memorial within the garden.

New Visitor Center Area Vegetation. Maintain existing pecan tree; replace in kind if replacement becomes necessary. Install lawn beneath pecan tree, south of the outdoor interpretive, educational, and special events program area.

Visitor Center Rear Porch. Remove existing visitor center rear porch, ramp, and steps; replace with flowering ornamental tree and low hedge groundcover.

Outdoor Service Area. Replace the existing paved area with a new paved area to support operations; pave with accessible permeable and/or porous unit pavers. Construct wood screen fencing around new service area.

Site-wide and Non-NPS Areas

Metal Perimeter Fencing. Remove and recycle all existing metal perimeter fencing.

Alley. Work with the City of Hope to remove invasive tallow tree and to repair alley pavement; repave alley with accessible permeable and/or porous unit pavers; work with the City of Hope to rehabilitate the remaining publicly accessible alley section connecting with Pine Street.

Concrete Drainage Flumes at South Hervey Street. Work with the city of Hope to remove

these structures and replace with appropriate low-impact storm water drainage solution.

Concrete Retaining Wall. Replace existing retaining wall fronting Cassidy House with a new more compatible concrete wall system. Extend the new wall to the south to adjoin the entrance ramp at the southwest corner of the Cassidy House property and north to adjoin the retaining wall at the visitor center area. Replace existing metal guardrail with new guardrail of neutral color and contemporary design.

Slopes Fronting South Hervey and West Division Streets. Replace grass cover with new plantings; consider meadow/grass mix or native ground cover plantings.

On-Street Parking and Streetscapes. Work with and cooperate with the City of Hope regarding streetscape improvements including but not limited to repaving streets, crosswalk striping or special paving, intersection improvements to reduce the length of time for pedestrian street crossing (street corner bump-outs), street trees, and street lights.

On-Street Bus Drop-off and Loading Spaces. Consider working with the City of Hope to develop on-street accessible bus drop-off and loading spaces.

Circulation Concept

The preferred alternative allows for two options for visitor access to the national historic site. In one option, the entrance is from West Division Street, in the northeast corner of the site (Figure 271). The existing concrete apron would be replaced with a ramp and landing to provide universal access. A ramp/walkway, surfaced with permeable pavers, leads visitors to the new visitor center, where they may enter at the north side of the building. The new memorial garden is accessed via a wood boardwalk that adjoins the paved walkway. Visitors approach the Cassidy House from the north. A second option features visitor access from the alley, also surfaced with permeable pavers (Figure 272). In this option the visitor approaches the Cassidy House and the new visitor center from the east. The visitor may then enter the new visitor center via the paved walkway. Barrier-free access throughout the site is shown in Figure 273.

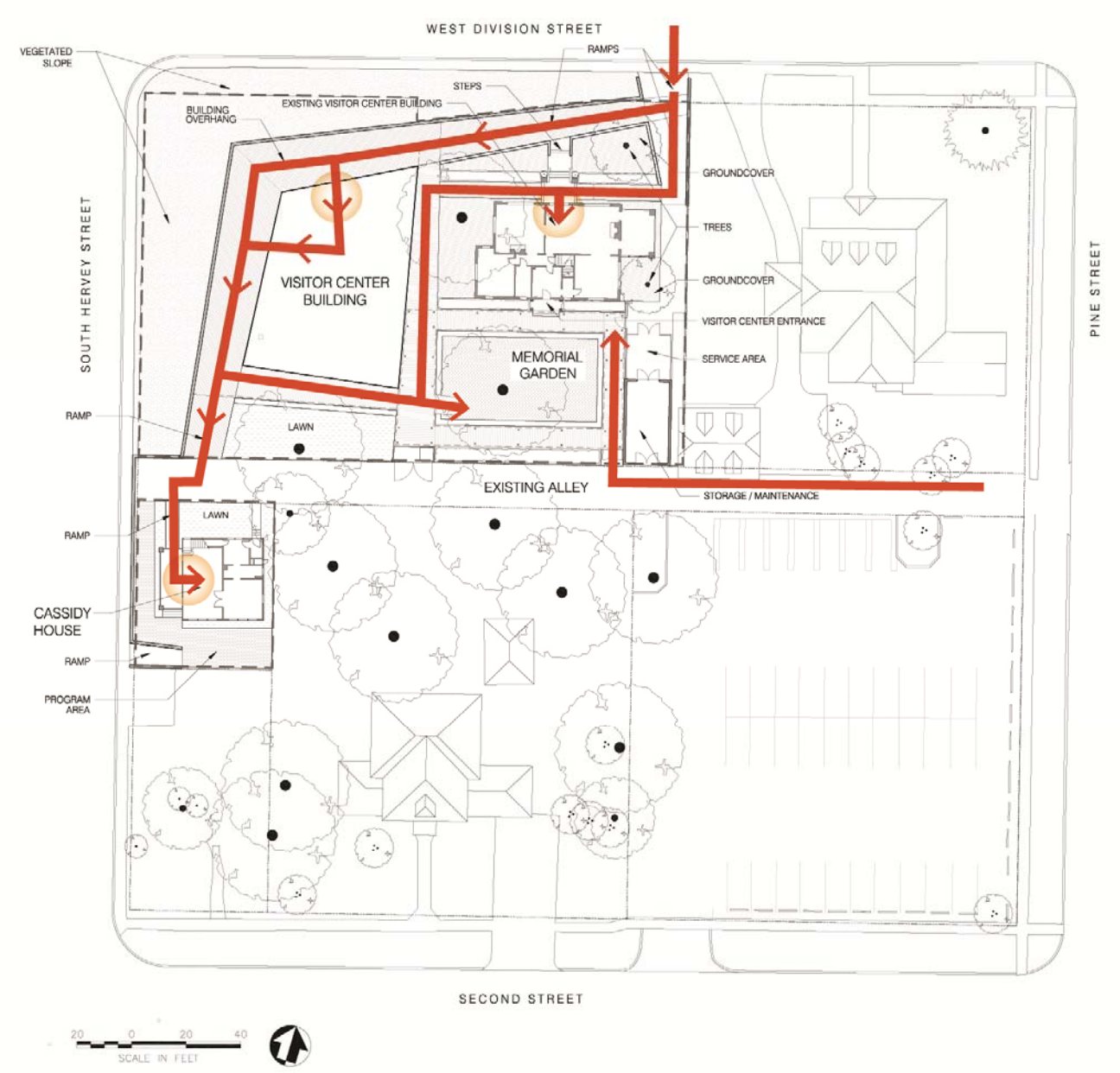


FIGURE 271. Site Access from West Division Street.

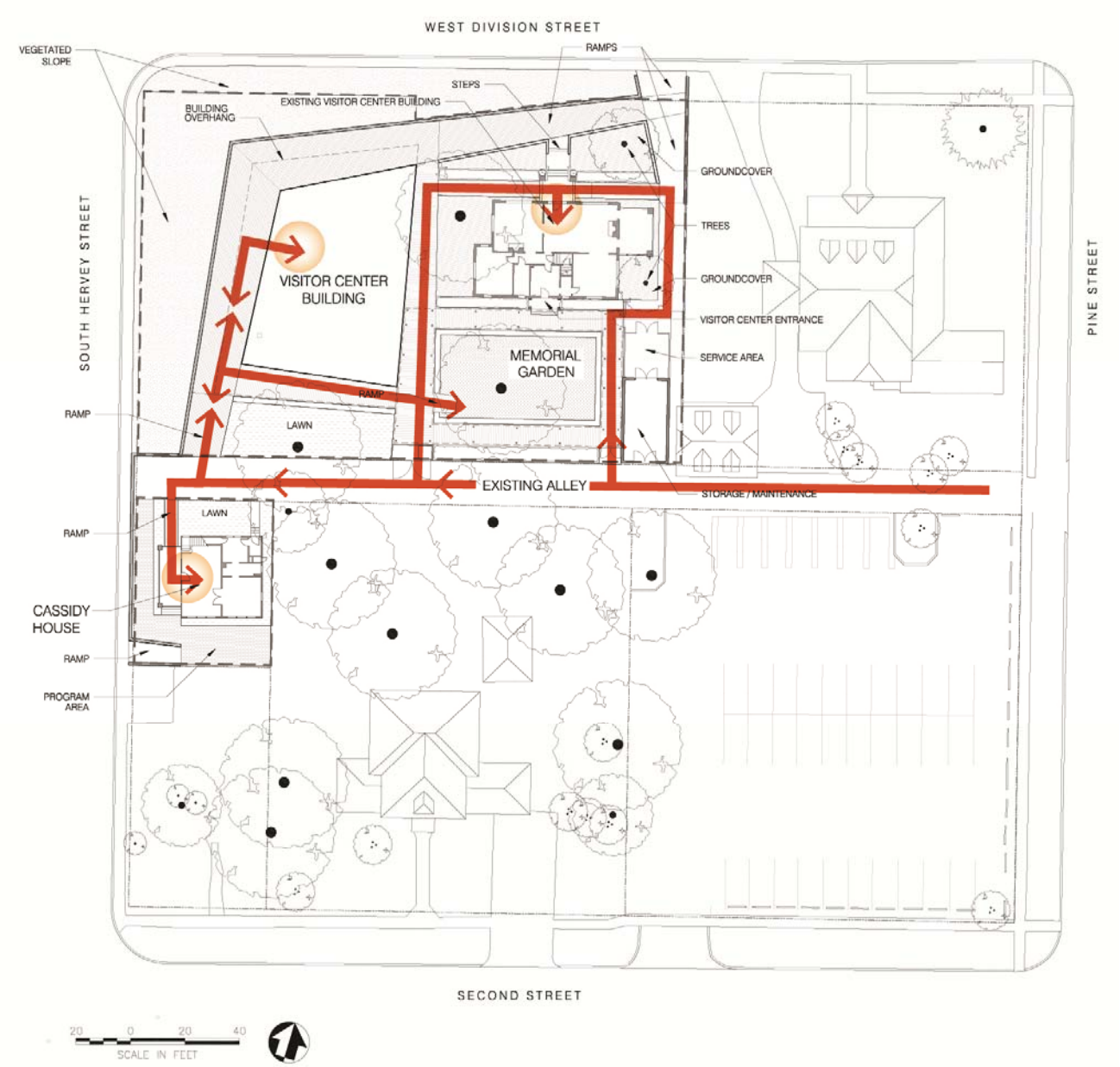


FIGURE 272. Site Access from Existing Alleyway – Preferred Alternative.

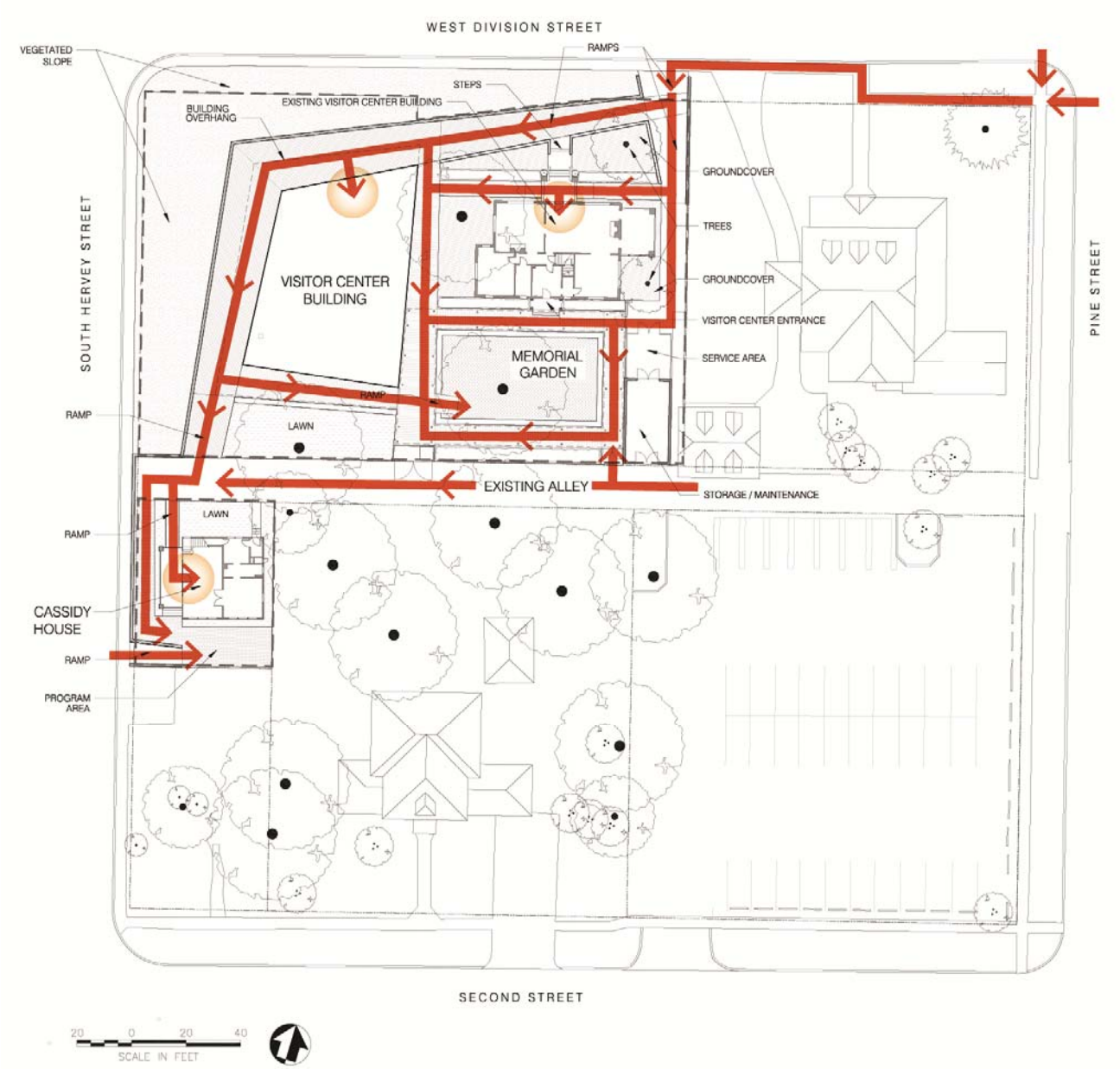


FIGURE 273. Barrier Free Site Circulation – Preferred Alternative.

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Phased Implementation

Refer to Figure 274, Preferred Alternative Site Plan: Phase I, Figure 278, Preferred Alternative Site Plan: Phase II, Figure 279, Preferred Alternative Site Plan: Phase III, and Figure 280, Preferred Alternative Site Plan: Phase IV, for phasing plan diagrams.

This section provides recommendations for phased treatments and new development. Project briefs are provided including information on the project scope work, planning level project budgets, and process-related data including data collection requirements and identification of planning, design, and construction issues. All phased implementation projects should be coordinated with the phasing recommendations for building-related treatments included in the HSR. In addition, all treatment work and the planning and design of new facilities should be undertaken after the completion of a boundary adjustment study that addresses the right-of-way slopes along South Hervey and West Division streets, the public alley section located between the two national historic site parcels, and verification of any easements within the current national historic site.

Pre-Implementation Projects

Historical Research. Very little is known about the physical condition of the alley and of the accessory buildings within Block 25 during the period of significance. Research finding could support the planning and design of a renovated alley pavement and drainage system. Additional information on the character of accessory buildings could support identification of appropriate building materials and design character of new buildings and site structures within the national historic site. The Gaps in Data and Recommendations for Further Research section at the end of this chapter provides more information regarding the value of additional research.

Archeological Inventory and Evaluation. Prior to implementation the recommended treatment project below the NPS should undertake an archeological inventory and assessment sufficient to identify areas of archeological sensitivity and for data recovery to guide resource management, planning and design, and mitigation efforts if required.

Cassidy House Horticultural Investigation and Documentation. The NPS should undertake a horticultural investigation and documentation of the ornamental plants within the Cassidy House yards to augment and supplement the information in this CLR/EA. The house yard should be monitored during a calendar year to support identification of seasonal plants such as bulbs and to identify plants via their flowering phase. The scope of this work should be completed prior to commencing soil disturbing activities within the Cassidy House yards.

Boundary Survey. Depending on the findings and recommendations of the boundary adjustment study a boundary survey may need to be completed for the entire national historic site boundary. An accurate and current boundary survey will likely be required to support design and implementation of any site-related work during phases II, III, and IV as outlined below.

Phase I / Accessible Entry at West Division Street

Phase Description. The primary visitor entry into the national historic site is via the existing driveway and walk at West Division Street. The accessible entrance to the existing visitor center is located on the south side of the porch on the east side of the building. The slope of the driveway from the public sidewalk extending approximately 25 feet into the national historic site is 12 percent. This slope exceeds the maximum slope of accessible ramps (8.33 percent slope). The driveway surface extending from the concrete ramp into the rear of the building is grass-covered crushed aggregate paving a condition that does not meet accessible route requirements.

Due to the poor condition of the current national historic site pedestrian entrance at West Division Street and the lack of an accessible route into the national historic site that meets current

accessibility standards, a high priority is placed on implementing an accessible visitor access project.

The scope of this project includes:

- Removal of the existing tallow tree and lawn within the affected area;
- Demolition and removal of the existing concrete and crushed aggregate driveway extending from West Division Street to the existing building porch;
- Excavation and grading;
- Construction of a low concrete retaining wall along the east property line;
- Construction of a new permeable paver pedestrian walkway extending from West Division Street sidewalk to the porch;
- Construction of a new accessible ramp from the new accessible walkway to the existing side porch of the visitor center. Three options for implementing a new accessible entry at the visitor center side porch were explored in collaboration with the HSR team (Figure 275 through Figure 277). In each of the concepts the ramp, step, and deck materials could be all metal, all wood, or a combination of metal and wood;
- Replacement of the existing metal handrails/guardrails at the existing steps accessing the walk extending to the front porch. Replace with a pair of handrails without guardrails that meet current accessibility guidelines;
- Installation of new lawn within all disturbed soil areas;
- Installation of new wayfinding and informational signs.

Additional Studies and Investigations Needed. In addition to the completion of the investigations outlined above within the Pre-Implementation Projects section, this project should be supported by the preparation of a topographic survey of the project area.

Project Implementation Process.

Task: Topographic survey

- Prepared by a licensed land surveyor
- Estimated cost: $1,000–$2,000

Task: Pre-design, design, administration, and related costs

- Undertaken by qualified design professionals
- Estimated cost: $55,000
- Option: implement this project via a design-build contract

Task: Construction

- Undertaken by a qualified site work contractor or general contractor
- Estimated cost: $155,000

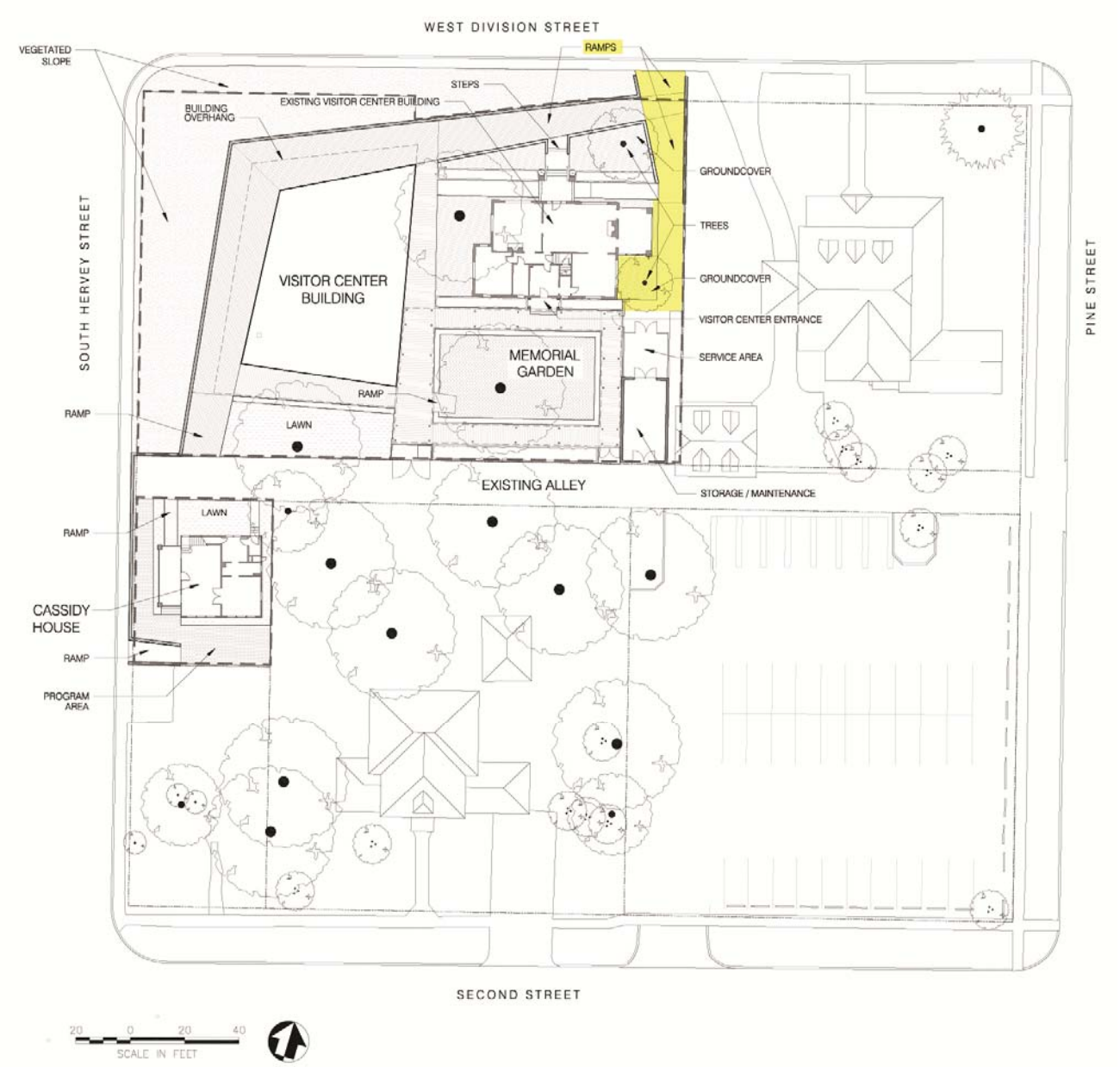


FIGURE 274. Phase I – Accessibility Improvements to Existing Visitor Center.

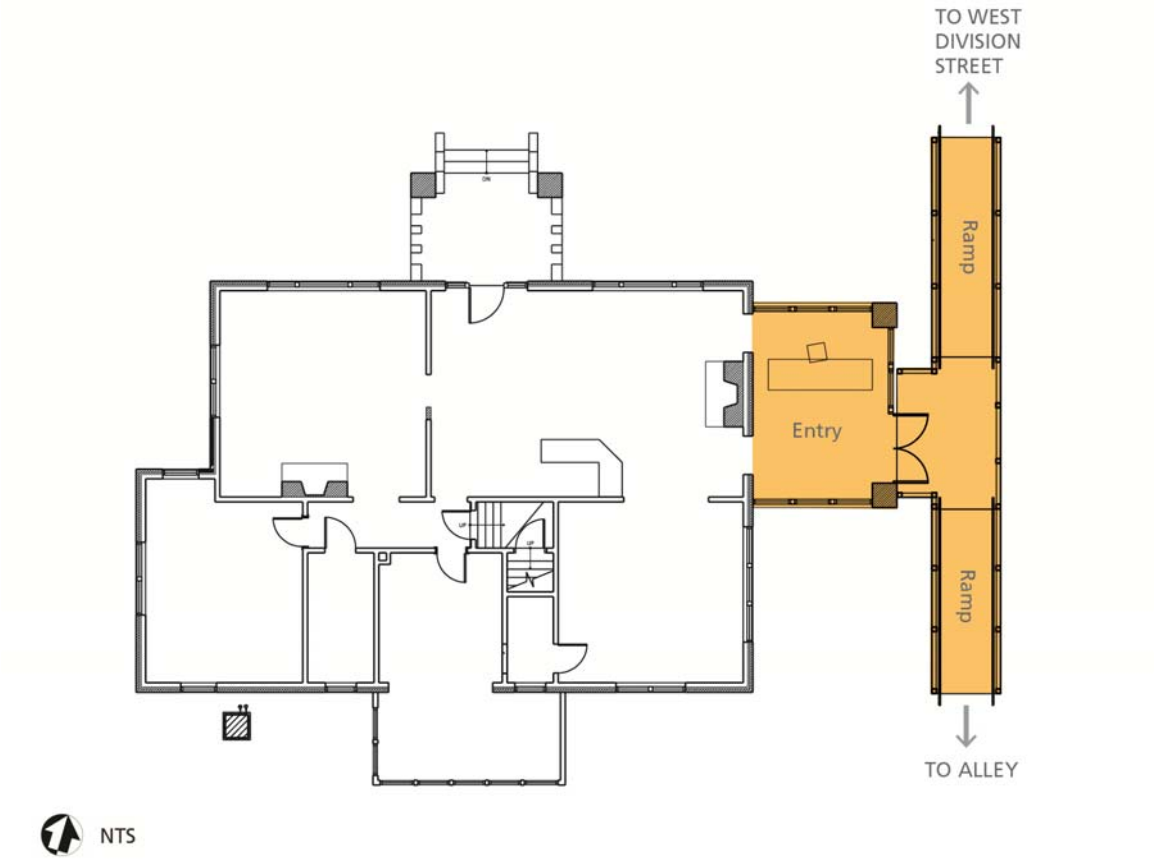


FIGURE 275. Phase I –Ramp Option A.

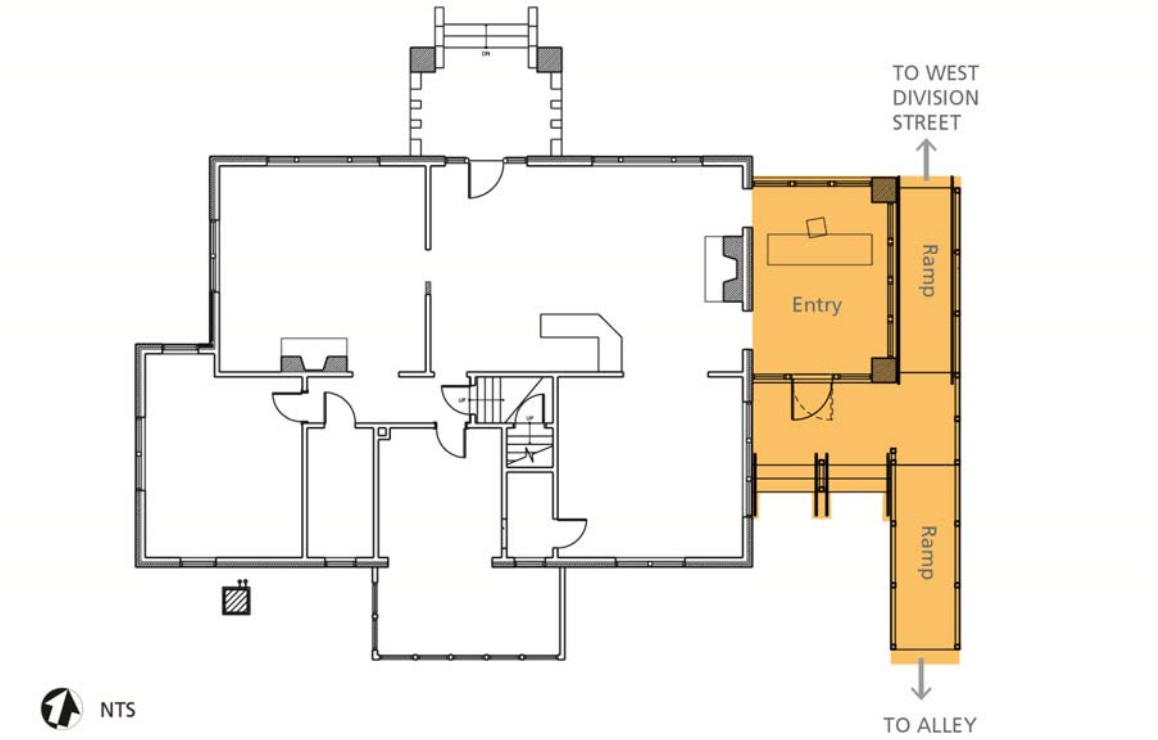


FIGURE 276. Phase I – Ramp Option B.

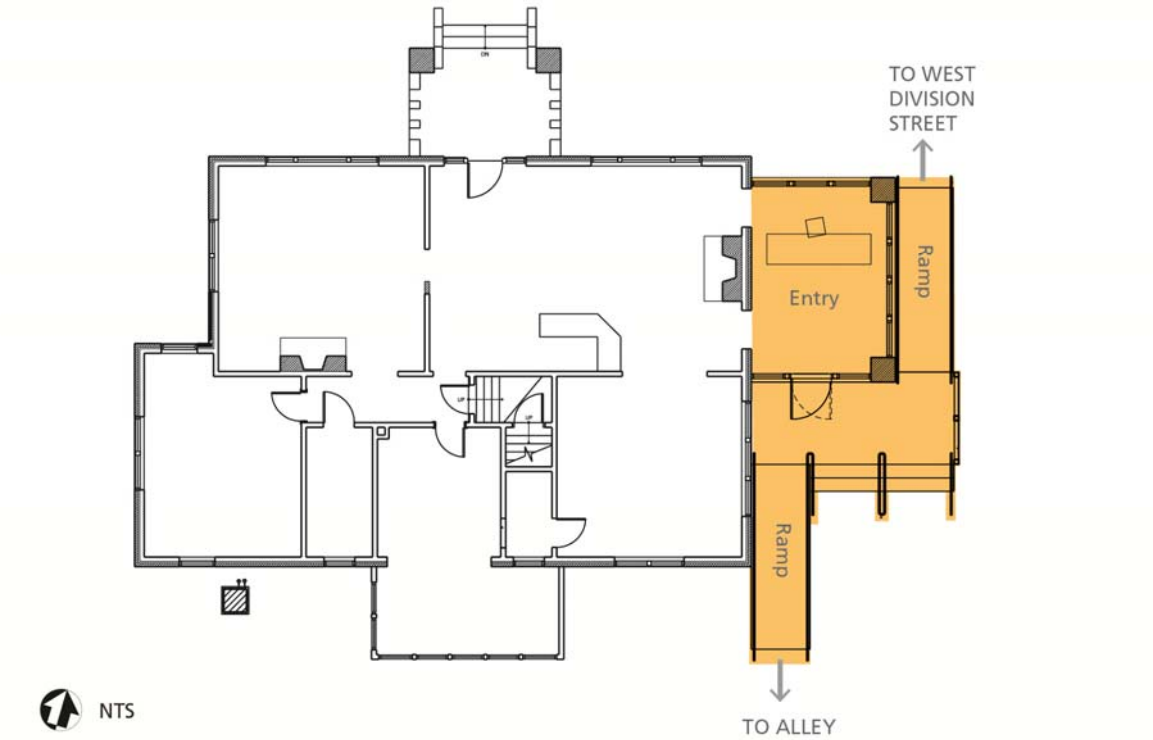


FIGURE 277. Phase I – Ramp Option C.

Phase II / Rehabilitated Cassidy House Landscape

Phase Description. The rehabilitation of the Cassidy House landscape—necessary to protect the historic building and enhance the visitor experience—should be undertaken as part of an overall project to rehabilitate the house and grounds.

This project should also be guided by the findings of a completed boundary adjustment study. The results of this study may include recommendations for expanding the national historic site boundary to include an undefined western section of the public alley; and resolution of any easement running along the Cassidy House South Hervey Street frontage. Consequently, the full extent of the area of this project could range depending on the implementation of the boundary adjustment study recommendations.

Furthermore, the NPS should work directly with the City of Hope regarding upgrading the condition and enhancing the overall character of the public alley as part of this project. Related to this cooperative effort with the City of Hope is the need to work directly with the owners of the Foster House property and the vacant lot directly south of the Cassidy House. Views from the Cassidy House into the Foster House property can support interpretation and affect the overall visual quality of the viewshed.

The scope of this project includes:

- Clearing and grubbing of the existing tallow tree and grass cover within the public alley;
- Removal of all grass sod areas , shrubs, and perennials;
- Demolition and removal of the existing ramp accessing the porch, the existing steps accessing the kitchen, and the steps accessing the front porch at South Hervey Street;
- Demolition and removal of the existing wood screen fencing and trellis structures along the east property line;

- Removal of the HVAC mechanical units at the rear of the house;
- Removal of the existing metal fencing along the property line;
- Removal and storage of all movable site furnishing and play equipment;
- Demolition and removal of the existing concrete sidewalk, retaining wall, and drainage flumes fronting the property along South Hervey Street;
- Construction of a new concrete retaining wall with new metal guardrail along the South Hervey Street frontage;
- Construction of a new permeable paver pedestrian walkway and program areas extending from the alley, around the font of the house, and within the south yard area. Construct a new accessible ramp extending from the South Hervey Street sidewalk into the site;
- Construction of a new ramp and walk/steps accessing the house on the north side;
- Construction of a new metal screen fence along the rear and south property lines. Install vine plants to climb the screen fencing;
- Connection of roof drains to a below-grade dry well with an overflow connection to the public storm drain system within South Hervey Street. An alternative approach would be to direct storm water run-off to a below-grade cistern for collection and use. The design for management of storm water runoff from the roof and site should be determined through a more detailed understanding of on-site soils through a geotechnical investigation;
- Installation of new lawn within all disturbed soil areas;
- Installation of new wayfinding and informational signs.

Additional Studies and Investigations Needed. In addition to the completion of the investigations outlined above within the Pre-Implementation Projects section, this project should be supported by the preparation of a topographic survey and geotechnical investigation undertaken prior to building and site design work.

Project Implementation Process.

Task: Topographic survey

- Prepared by a licensed land surveyor
- Estimated cost: $1,000–$2,000

Task: Geotechnical investigation

- Prepared by a licensed geotechnical engineer
- Estimated cost: $2,000–$5,000 (depending upon the level of coordination with building-related work)

Task: Pre-design, design, administration, and related costs

- Undertaken by qualified design professionals
- Estimated cost: $70,000

Task: Construction

- Undertaken by a qualified site work contractor or general contractor
- Estimated cost: $200,000

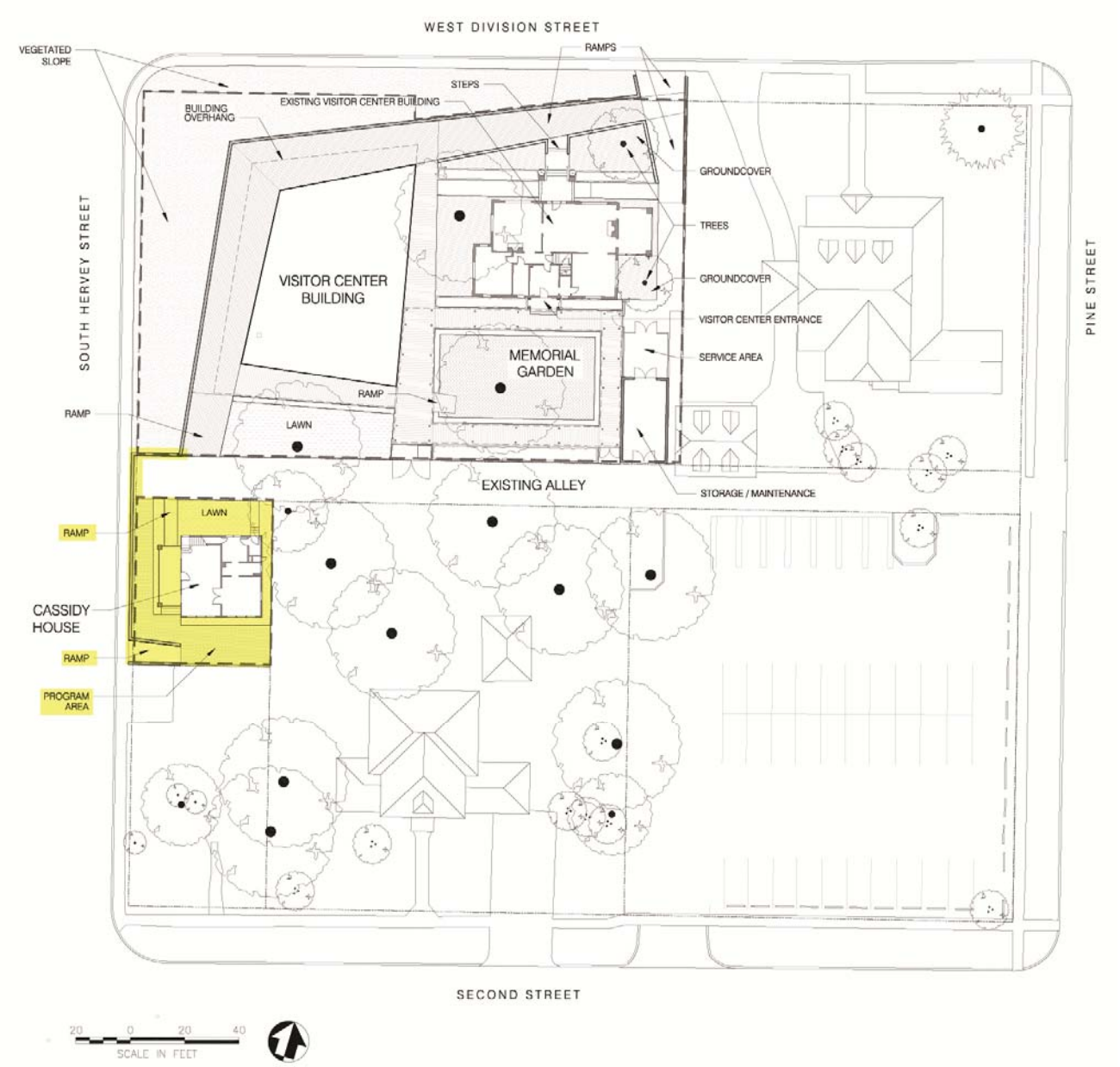


FIGURE 278. Phase II – Rehabilitation of Cassidy House and Grounds.

1

Phase III / Redeveloped Grounds

Phase Description. The design and renovations of the visitor center and memorial garden areas will improve the visitor experience, increase the capacity of the national historic site to support operations, and provide improved access and circulation throughout the site.

The scope of this project includes:

- Installation of temporary screen fencing to control access to the construction site;
- Installation of soil erosion and sediment control measures;
- Installation of tree protection for the three large pecan trees to remain;
- Clearing and grubbing of all trees to be removed between the existing visitor center and property edges at South Hervey and West Division Street;
- Clearing and grubbing of existing grass cover, shrubs, and perennials between the existing visitor center and property edges at South Hervey and West Division streets and between the existing visitor center and the alley;
- Demolition and removal of the West Division Street entry stairs, the memorial garden walkways, the walkways between the alley and existing visitor center;
- Demolition and removal of the metal perimeter fence along West Division Street and South Hervey Street;
- Demolition and removal of the fence along the north side of the alley;
- Removal and disposal of all movable site furnishing;
- Construction of a new retaining wall with metal guardrail along the South Hervey Street frontage and along West Division Street along the top of the berm;
- Construction of two low retaining walls north of the existing visitor center in order to provide an accessible pedestrian ramp from the former driveway entrance to the proposed future visitor center site and program areas;
- Construction of a new permeable paver pedestrian walkway extending from the renovated driveway ramp at West Division Street (Phase I), wrapping the edge of the berm along South Hervey Street, and terminating at the alley adjacent to the Cassidy House ramp (completed in Phase II);
- Construction of a new accessible wood boardwalk along the west and south sides of the existing visitor center, along the south side of the proposed visitor center / program area, and wrapping the re-located memorial garden. The boardwalk system is proposed to create an access route that minimized ground disturbance within the root zone of the pecan trees;
- Construction of a wooden pergola above the boardwalk areas that enclose the memorial garden;
- Installation of a stabilized crushed stone surface in the relocated memorial garden area;
- Installation of a small wood access ramp from the boardwalk surface to the memorial garden surface (approximately 8-12 inches below the perimeter boardwalk);
- Relocation of the existing granite monument within the new garden area;
- Construction of wood benches around the perimeter of the relocated garden area and along the south edge of the western portion of the wooden boardwalk;
- Construction of a new metal screen fence along the south property lines adjacent to the alley and around the proposed storage area, including vine plants to climb the screen fencing;

- Installation of access gates on the south side of the proposed storage area;
- Removal of the ramp and deck system accessing the porch on the east side of the visitor center at the driveway (coordinate with building related construction); and
- Installation of screening hedges on the north side of the entrance ramps accessing the visitor center, along the south edge of the existing visitor center and along the north edge of the alley;
- Installation of climbing roses along the wood pergola;
- Installation of new lawn within the disturbed soil area north of the alley, and in other disturbed areas along the new retaining wall at the top of the slope;
- Installation of new groundcover within the disturbed soil areas adjacent to the existing visitor center;
- Installation of new and replacement site furnishings;
- Installation of new wayfinding and informational signs.

Additional Studies and Investigations Needed. The design for Phase III work will necessarily be based on the as-built conditions implemented during Phase II. Phase III design will require an updated topographic survey. The timing and scope of this survey should be coordinated with any design and implementation work to be undertaken involving the current visitor center building and comfort station. Utility location services should be undertaken to map the location of existing buried utilities. As part of the design services for this phase consultants should assess the condition and capacity of buried utilities within the project area including utilities lines located beyond the project area that may be affected. During the design stage of Phase III the design team should determine if existing utilities and storm water management systems required to support implementation of Phase IV should be addressed as part of implementation of Phase III work. A geotechnical study should be undertaken to support design of retaining walls, pavements, site structures, and storm water management systems.

Project Implementation Process.

Task: Topographic survey

- Prepared by a licensed land surveyor
- Estimated cost: $1,500–$3,000

Task: Utility locator services

- Prepared by a licensed land surveyor or engineer
- Estimated cost: $1,000–$2,000

Task: Geotechnical study

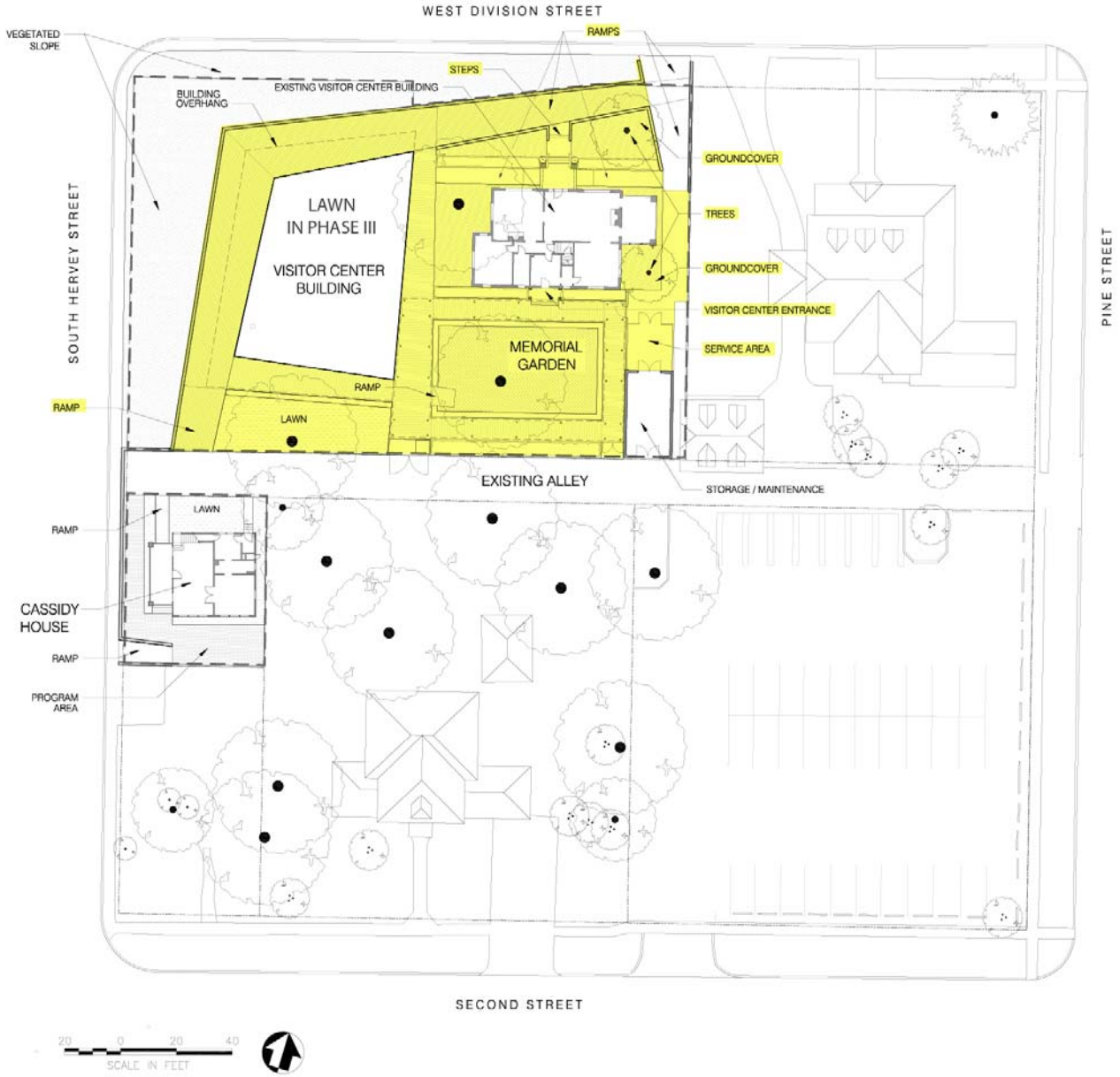
- Prepared by a licensed engineer
- Estimated cost: $2,000–$5,000 (depending upon the level of coordination with building-related work)

Task: Pre-design, design, administration, and related costs

- Undertaken by qualified design professionals
- Estimated cost: $380,000

Task: Construction

- Undertaken by a qualified site work contractor or general contractor
- Estimated cost: $1,500,000



1 **FIGURE 279.** Phase III – Redevelopment of Grounds and New Memorial Garden.

Phase IV / New Visitor Center

Phase III Description.

The addition of a new visitor center building and the repurposing of the existing visitor center as an administration facility will meet additional space needs, and provide enhanced facilities for site interpretation all of which will improve the visitor experience. Space needs and facility requirements that support a proposed new visitor center are identified in the *Long Range Interpretive Plan* and HSR The proposed new building will include space for exhibits, and site orientation as well as other visitor services such as restrooms

The existing comfort station will be renovated to function as a storage and maintenance building. All Phase IV construction will need to be coordinated to maintain visitor and staff access to the existing visitor center and comfort station and to the Cassidy House.

The scope of this project includes:

- Installation of temporary screen fencing to control access to the construction site. Maintain visitor and staff access to existing visitor center, comfort station, and the Cassidy House during construction;
- Installation of soil erosion and sediment control measures;
- Installation of tree protection for the three large pecan trees to remain;
- Removal and storage for reinstallation of paving and other construction installed during Phase III that will be impacted by the scope of this project;
- Protection of existing construction to remain that is located with the construction site including construction staging and access areas;
- Construction of the new visitor center and associated site utilities;
- Installation of transformer in new fenced storage area per new building requirements;
- Replacement of pavers, boardwalks, trellis, and other site construction materials removed to accommodate building construction; and
- Installation of new wayfinding and informational signs.

Additional Studies and Investigations Needed. The design for Phase IV work will necessarily be based on the documented as-built conditions implemented during Phase III. Phase IV design will require an updated topographic survey. The timing and scope of this survey should be coordinated with any design and implementation work to be undertaken involving the current visitor center building and comfort station. As part of the design services for this phase consultants should assess the condition and capacity of buried utilities within the project area including utilities lines located beyond the project area that may be affected if this effort was not undertaken during Phase III. A geotechnical study should be undertaken to support design of the new building.

Project Implementation Process.

Task: Pre-design, design, administration, and related costs

- Undertaken by qualified design professionals
- Estimated cost: $700,000 (including survey, geotechnical investigation, and exhibit design)

Task: Construction

- Undertaken by a qualified general contractor
- Estimated cost: $1,800,000–$2,700,000 (including exhibits)

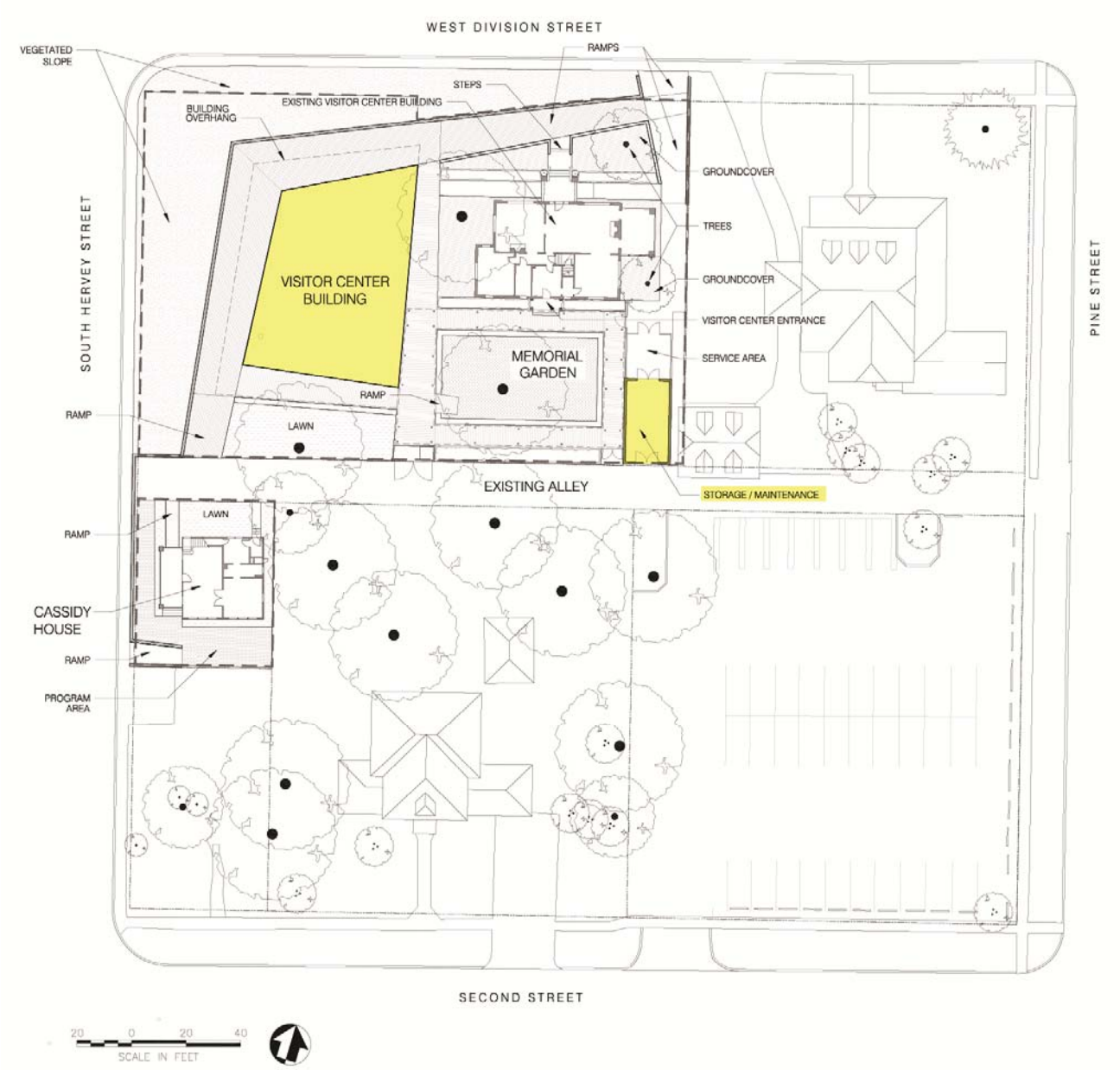


FIGURE 280. Phase IV – New Visitor Center and Existing Comfort Station Converted to Equipment Storage and Maintenance Use.

1

Gaps in Data and Recommendations for Further Research

The national historic site is situated within a portion of a residential block in a relatively small city. As such, historic documentation of landscape features such as topography, vegetation, and the composition of the built context is sparse. Available land use and other similar primary sources are limited to property line and parcel data, building footprints, and street alignments. Available aerial photography is not sufficiently detailed to permit documentation of major vegetation, smaller buildings, and small-scale features. Data that covers the early to mid-twentieth century physical conditions of Hope were not secured during initial research. However, through Clinton family photographs much has been learned about the landscape character of the Cassidy House yards and immediate environs. Limited additional primary information is available to develop a thorough understanding of the evolution of the physical conditions of the entire Block 25, the visitor center and memorial garden areas, or the viewsheds of the Cassidy House. Consequently, the following gaps in data and recommendations for future research are outlined below.

Physical Characteristics of South Hervey Street, West Division Street, and the Railroad Bridge. The street on which the Cassidy house is located has undergone major alterations since the period of significance of 1946–1956. Additional information regarding the series of construction events associated with the South Hervey Street and West Division Street corridors as they front Block 25 would be useful. This research coupled with a greater understanding of the various construction campaigns associated with the railroad and South Hervey Street underpass would support a better understanding of the viewsheds of the Cassidy House and places that President Clinton has referenced.

Block 25 Accessory Buildings. A better understanding of the accessory buildings (e.g., garages, sheds) within Block 25 is essential to gaining a full understanding of landscape character during the period of significance. Insufficient information was available to determine the exact location, number, and physical characteristics of accessory buildings that may have been extant prior to and during the period of significance.

Vegetation. The Clinton family photographs are typically black and white images that are not focused on plants. As the only graphic information available to the CLR/EA team, they were useful in establishing the spatial organization of the yards and identifying general planting characteristics. However, the quality limitations of the photographs did not support conclusive species identification except for selected trees. Until more information is known about plants, including plant genera and species, selective restoration of plantings is not feasible.

Block 25 Alley. Due to the limited availability of primary sources, the physical character of the alley including surface materials and the alley-street and alley-yard margins remains unknown. A few Clinton family photographs provide views down the length of the alley and oblique views of the alley margins. Interestingly, these photographs indicate very different spatial conditions, shaded areas, and planted and constructed conditions (buildings and fencing) than what are present in 2014. Learning more about the alley will support interpretation and treatment. In addition, a better understanding of the historic period character of the alley will be useful in providing information in support of discussions with the City of Hope regarding coordinated treatment and management of the alley.

Property Lines Available primary sources provide very limited information on the character of shared property lines within Block 25 during the period of significance. Development of viewshed protection recommendations would be greatly supported by a more detailed understanding of the physical conditions along property lines.

1

DESIGN GUIDELINES: Materials - Hardscape

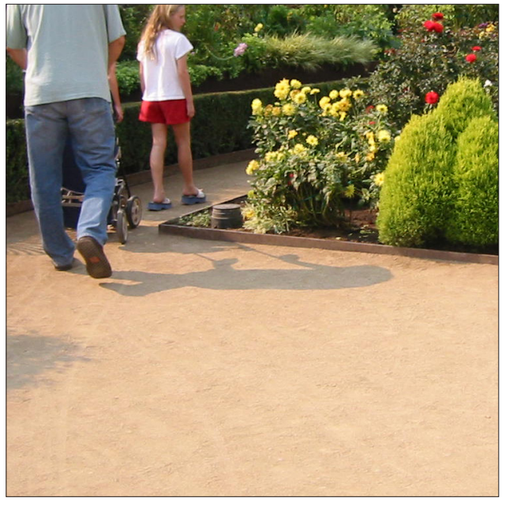
Broom-finished Concrete



Exposed Aggregrate Concrete and Pavers



Stone Dust (Decomposed Granite)



Wood Decking



Wood Decking



Permeable Pavers



Brick Paver



Donor Bricks



Figure 281

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME
Hope, Arkansas

DESIGN GUIDELINES: Materials - Fences, Railings and Ramps

Metal Fence on Brick Wall



Stainless Steel Gaurdrail



Wood Fence



Wood Screen Fence



Stainless Steel Railing



Concrete Ramp and Metal Railing



Metal Ramp



Concrete and Wood Ramp



Figure 282

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME
Hope, Arkansas

DESIGN GUIDELINES: Materials - Benches

Wood and Metal Bench



Wood and Metal Benches



Wood Bench



Wood and Metal Bench



Bluestone Bench



Wavy Wood Bench



Metal Bench



Figure 283

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME
Hope, Arkansas

DESIGN GUIDELINES: Materials - Bike Racks, Drainage, Trash Receptacles

Bike Racks



Trench Drain



Trench Drain



Trench Drain



Bike Racks



Trash Receptacles



Trash and Recycling Receptacles



Trash and Recycling Receptacles



Figure 284

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME
Hope, Arkansas

DESIGN GUIDELINES: Materials - Walls

Concrete Wall



Concrete Masonry Unit Wall



Concrete Seat / Retaining Wall



Concrete Retaining Wall with Metal Rail



Concrete and Metal Wall



Concrete Wall



Concrete Seat Wall (Handrail in Foreground)



Green Wall / Screen



Figure 285

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME
Hope, Arkansas

DESIGN GUIDELINES: Materials - Planted Form

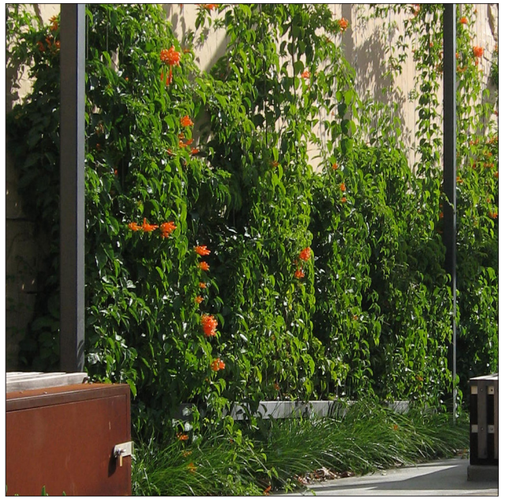
Hedge



Ground Cover



Green Wall



Pergola



Hedge



Lawn and Grasses



Lawn



Garden Along Path

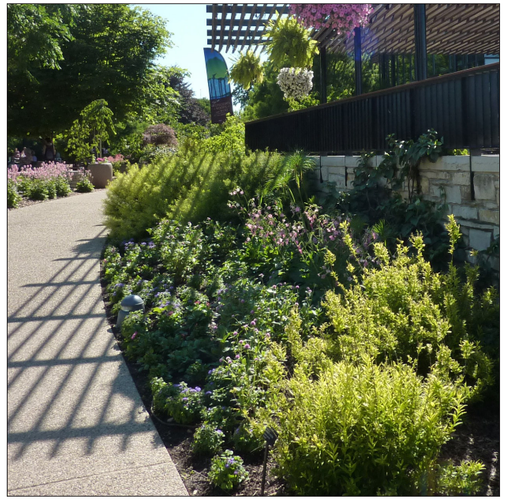


Figure 286

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME
Hope, Arkansas



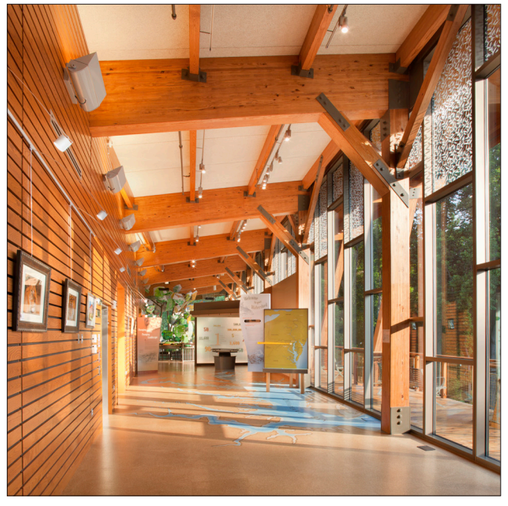










Figure 287

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME CLR / EA
Hope, Arkansas

image credits: GWWO, Inc./Architects
& Robert Creamer Photography

DESIGN GUIDELINES: Visitor Center Architectural Character











Figure 288

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME CLR / EA
Hope, Arkansas

image credits: GWWO, Inc./Architects
& Robert Creamer Photography











Figure 289

PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME CLR / EA
Hope, Arkansas

image credits: GWWO, Inc./Architects
& Robert Creamer Photography

Note: This plan was prepared as a supporting figure of the Cultural Landscape Report / Environmental Assessment for President William Jefferson Clinton Birthplace Home National Historic Site dated March 2014.



Figure 290

President William Jefferson Clinton Birthplace Home

Preferred Alternative / Redeveloped Grounds Overall Site Plan

20 0 20 40
SCALE IN FEET

Note: This plan was prepared as a supporting figure of the Cultural Landscape Report / Environmental Assessment for President William Jefferson Clinton Birthplace Home National Historic Site dated March 2014.



Figure 291

President William Jefferson Clinton Birthplace Home

Preferred Alternative / Redeveloped Grounds Visitor Center Detail

Note: This plan was prepared as a supporting figure of the Cultural Landscape Report / Environmental Assessment for President William Jefferson Clinton Birthplace Home National Historic Site dated March 2014.



Figure 292

President William Jefferson Clinton Birthplace Home

Preferred Alternative / Redeveloped Grounds Cassidy House Detail

Consultation and Coordination

This chapter describes the public involvement and agency consultation undertaken during the preparation of the CLR/EA. A combination of activities, including public scoping, internal meetings, and agency consultation, has helped to guide the NPS in developing this CLR/EA. This chapter provides a detailed list of the various consultations initiated during the development of the CLR/EA as well as a list of the preparers of this document.

Brief History of Planning and Public Involvement

This document has been prepared in accordance with National Environmental Policy Act (NEPA); regulations of the Council on Environmental Quality (40 CFR 1500-1508); and NPS Director's Order 12 (DO-12): Conservation Planning, Environmental Impact Analysis, and Decision-Making (2011) and accompanying DO-12 Handbook (2001). Pursuant to DO-12, the NPS has made a diligent effort to involve the interested and affected public in this NEPA process. This process, known as scoping, is initiated at the beginning of a NEPA project to identify the range of issues, resources, and alternatives to address in the EA. Typically, both internal and public scoping is conducted to address these elements. State and federal agencies were contacted to uncover any additional planning issues and to fulfill statutory requirements as described in the following sections. The planning process for the proposed action was initiated during the internal scoping efforts in October 2012. This process introduced the purpose, need, and objectives of the project as well as potential alternatives.

Internal Scoping

The internal scoping for the proposed project began on October 15–18, 2012, when representatives of the national historic site, the NPS Midwest Regional Office, and the project consultants met in Hope, Arkansas, to discuss the purpose and need of the project, potential alternatives that could meet these needs, and resource conditions and issues within the project area. A second internal scoping meeting was held on May 30, 2013, in Hope, Arkansas, to review preliminary alternative concepts for the CLR/EA. Throughout the development of this CLR/EA the group coordinated regularly to review relevant issues and discuss the development of alternatives and impact analysis.

Public Scoping

Public scoping for this project began on May 30, 2013, when a public workshop/open house was conducted in Hope, Arkansas. Attendees were provided with a brief overview of the proposed action, including planning issues and preliminary alternative elements. Attendees include the Mayor of the City of Hope, the Hope City Manager, the Superintendent of the Hope Park and Recreation Department, and the current owner of the Foster Home. The workshop/open house ended with a question and answer period. Comments and questions from members of the public were documented and have been taken into consideration during the development of this CLR/EA.

The interested public and agencies will have an opportunity to review and comment on this EA during a thirty-day review period.

Agency, Tribal, and Organization Consultation

Section 7 of the Endangered Species Act

Section 7 of the Endangered Species Act requires federal agencies to consult with the U.S. Fish & Wildlife Service (USFWS) regarding the potential for proposed actions to ensure that any action it authorizes, funds, or carries out is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat. The NPS reviewed species data for the project area through the USFWS IPaC system. Three federally listed species were found to occur within the project area: Pink mucket (*Lampsilis abrupt*), rabbitsfoot (*Quadrula cylindrica cylindrica*), and winged mapleleaf (*Q. fragosa*). Each of these species is a freshwater mussel. Since there are no surface water bodies in the project area, it is anticipated that the proposed action would have *no effect* on federally listed or proposed-for-listing species. Therefore, the NPS concludes that a determination of "no effect" is reasonably justified, the proposed action is in compliance with section 7 of the ESA, and further consultation with the USFWS is not required.

Section 106 of the National Historic Preservation Act

Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties. This CLR/EA evaluates impacts on cultural resources according to *NPS Management Policies 2006*. Compliance with Section 106 of the NHPA is being carried out separately by the NPS and is not included in this CLR/EA. Applicable cultural resource information, including potential impacts associated with the proposed alternatives is documented in this CLR/EA, but does not constitute section 106 compliance.

Future Compliance Needs / Permits

Implementation of the NPS preferred alternative would require that the NPS abide by applicable laws and regulations. NPS would coordinate with the State Historic Preservation Officer (SHPO) throughout the life of the project. Hazardous materials generated during project construction would be disposed of according to Environmental Protection Agency (EPA) regulations. The contractor also would need to consult with the appropriate authority having jurisdiction in the study area to ensure the proper permits are in place prior to any development activities. Prior to any ground disturbance the proper authorities would obtain all necessary permits and approvals.

List of Preparers

This document was prepared by OCULUS, Vanasse Hangen Brustlin, Inc. (VHB), Bahr Vermeer Haecker, Architects, Ltd. (BVH), Wiss, Janney, Elstner Associates, Inc. (WJE), and Historic Resources Group, Inc. (HRG), with input from staff at the national historic site and the NPS Midwest Region Office. The NPS has independently reviewed all sections of the CLR/EA prior to publication.

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- Nicholas Murray, Contracting Specialist
- Marla McEnaney, Historical Landscape Architect and Contracting Officer's Technical Representative, CLR
- Al O'Bright, Historical Architect and Contracting Officer's Technical Representative, HSR
- Ruth Heikkinen, Chief of Planning
- Heather Young, Chief, Museum Collections and Records Management

- Ron Cockrell, Senior Historian
- Julie McGilvray, Historical Landscape Architect
- Geoff Burt, Historical Landscape Architect
- Nick Chevance, Regional Environmental Coordinator
- Sharon Miles, Community Planner

National Park Service - Midwest Archeological Center

- Dawn Bringelson, Archeologist

National Park Service, President William Jefferson Clinton Birthplace Home National Historic Site

- Laura Miller, Superintendent
- Christian Davis, Park Ranger

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- Greg Munn, Historical Architect
- Mike Gengler, Graduate Architect

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- Zoé Edgecomb, Designer

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- Tricia Wingard, EA Project Manager
- Kimberly Threlfall, EA Assistant Project Manager/Senior Environmental Planner
- Rita Walsh, Senior Preservation Planner
- Mariah Murphy, Environmental Planner

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- Kenneth Itle, Historical Architect
- Tim Penich, Graduate Historical Architect

Historic Resources Group, Inc.

- Melissa Dirr Gengler, Principal/Historian

1

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Appendix A

Drawings

NATIONAL PARK SERVICE

PRESIDENT WILLIAM JEFFERSON CLINTON
BIRTHPLACE HOME
NATIONAL HISTORIC SITE

DRAWING INDEX

	COVER SHEET, DRAWING INDEX
L1	CIRCA 1949 HISTORIC PERIOD PLAN
L2	2014 EXISTING CONDITIONS BLOCK 25
L3	2014 EXISTING CONDITIONS CASSIDY HOUSE
L4	2014 INVENTORY: CASSIDY HOUSE AREA: BUILDINGS AND FEATURES, CIRCULATION, VEGETATION AND SMALL-SCALE FEATURES
L5	2014 INVENTORY: CASSIDY HOUSE AREA: TOPOGRAPHY, SPATIAL ORGANIZTION AND VIEWS
L6	2014 INVENTORY: MEMORIAL GARDEN AREA: CIRCULATION, VEGETATION AND SMALL-SCALE FEATURES
L7	2014 INVENTORY: MEMORIAL GARDEN AREA: TOPOGRAPHY, SPATIAL ORGANIZTION AND VIEWS
L8	2014 INVENTORY: VISITOR CENTER AREA: BUILDINGS AND STRUCTURES, CIRCULATION, VEGETATION AND SMALL-SCALE FEATURES
L9	2014 INVENTORY: VISITOR CENTER AREA: TOPOGRAPHY, SPATIAL ORGANIZTION AND VIEWS
L10	PHOTOGRAPHIC STATION POINTS: CASSIDY HOUSE AREA
L11	PHOTOGRAPHIC STATION POINTS: MEMORIAL GARDEN AREA
L12	PHOTOGRAPHIC STATION POINTS: VISITOR CENTER AREA
L13	PHOTOGRAPHIC STATION POINTS: OTHER AREAS

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CHICAGO, IL 60603
(312) 372-0555

ARCHITECT
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(402) 475-4551

LANDSCAPE ARCHITECT
OCULUS
108 SECOND STREET. NW # 36
CHARLOTTESVILLE, VA 22902
(434) 220-9392

MARK	SHEET	REVISED	SHEET	MARK

APPROVED _____ DATE
REVIEWED _____ DATE
REVIEWED _____ DATE
REVIEWED _____ DATE
REVIEWED _____ DATE

Historic Structures Report
Cultural Landscape Report/ Environmental Assessment

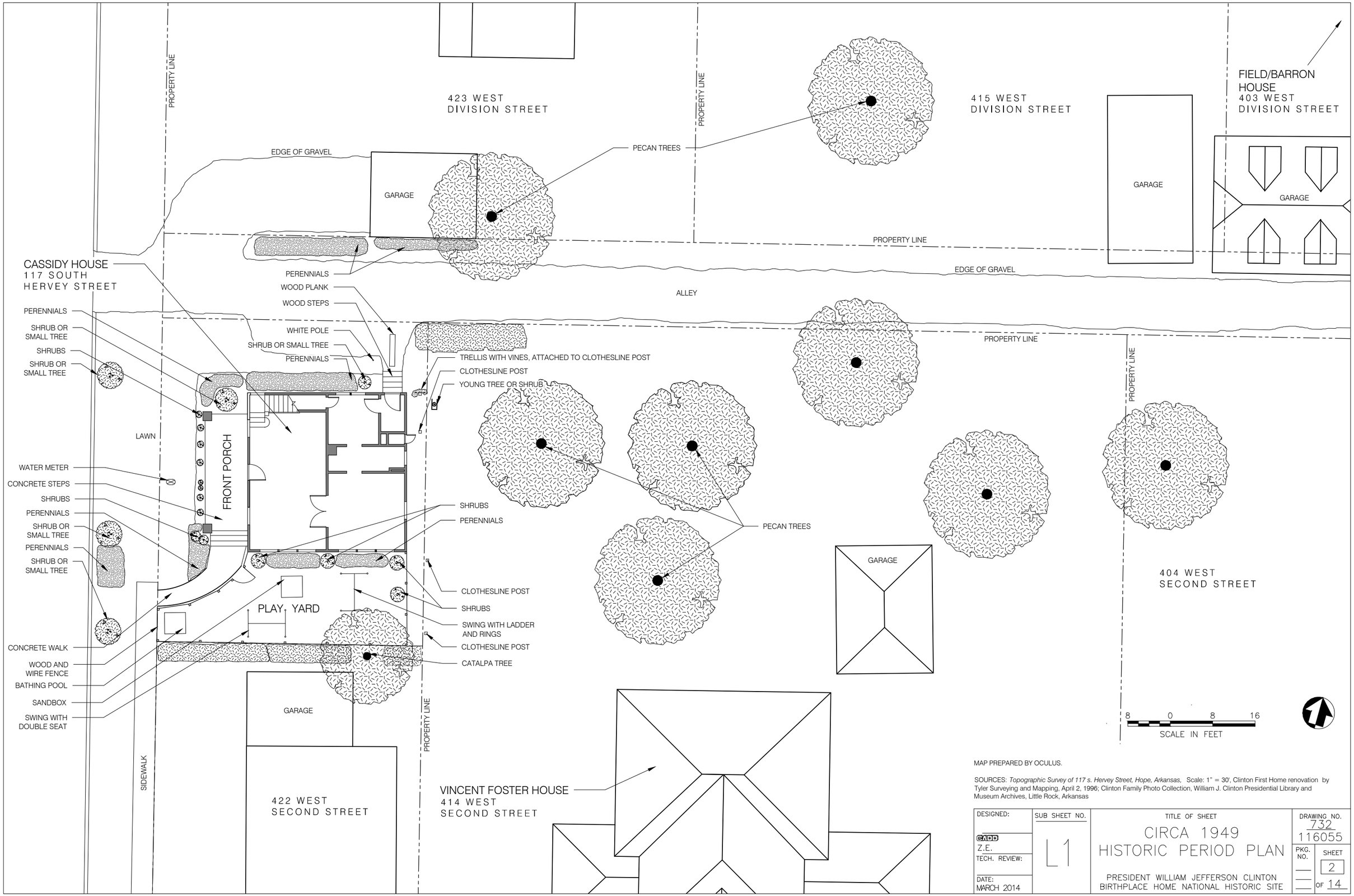
UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
MIDWEST REGIONAL OFFICE

William Jefferson Clinton
Birthplace Home
National Historic Site

Hope, AK

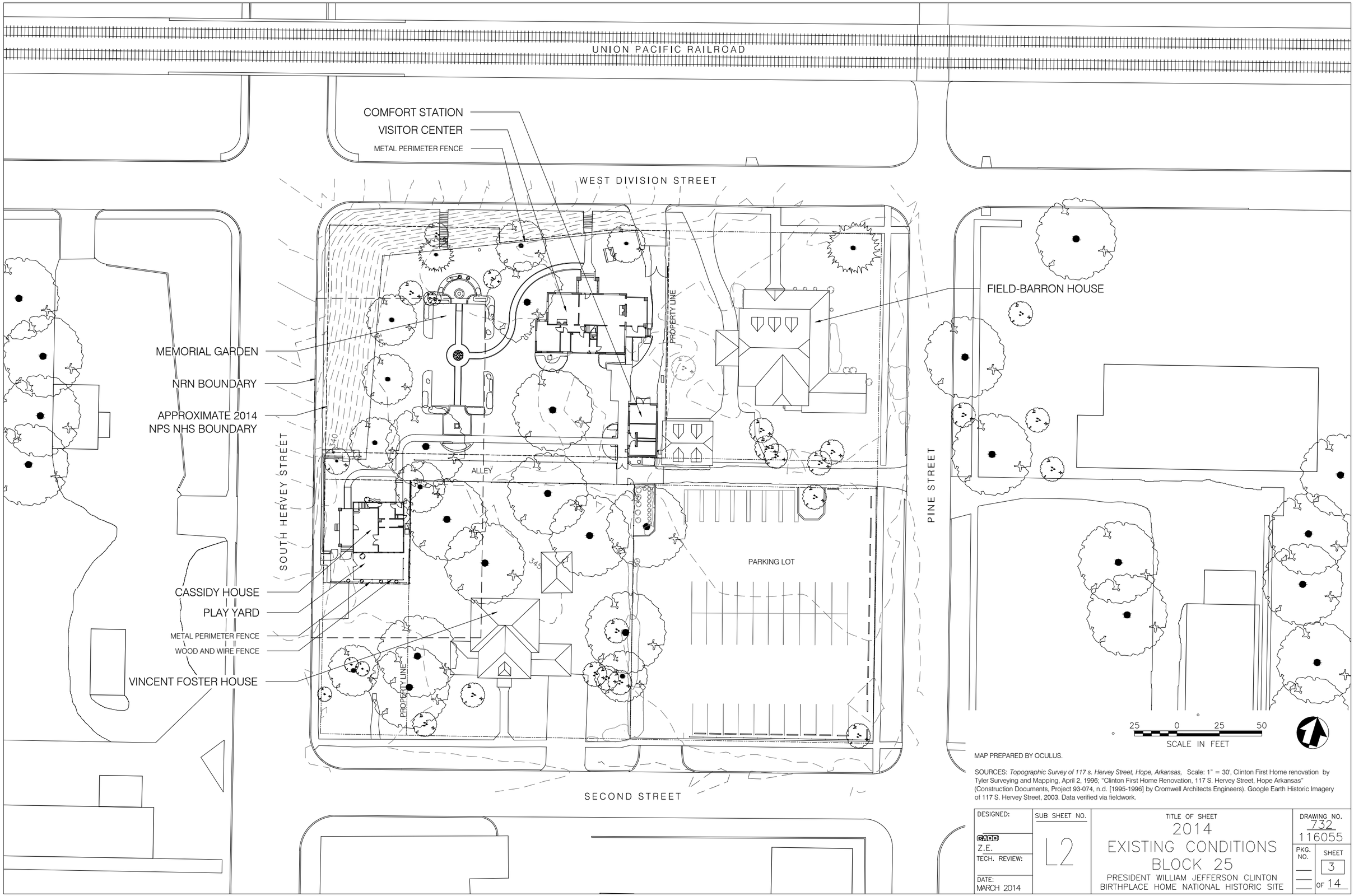
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PKG. NO. ____ ____ ____
SHEET 1 OF 14



MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; Clinton Family Photo Collection, William J. Clinton Presidential Library and Museum Archives, Little Rock, Arkansas

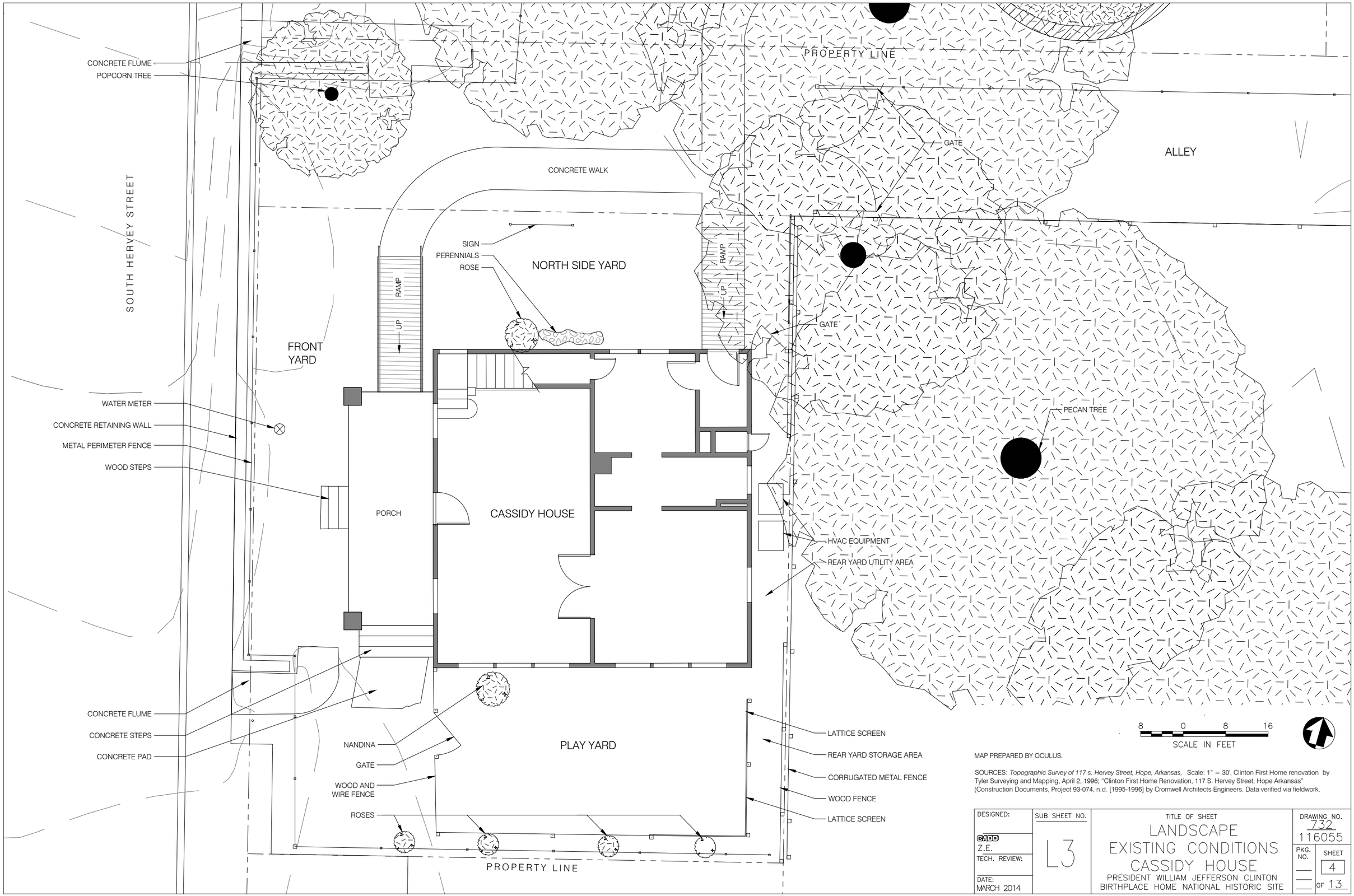
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MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Google Earth Historic Imagery of 117 S. Hervey Street, 2003. Data verified via fieldwork.

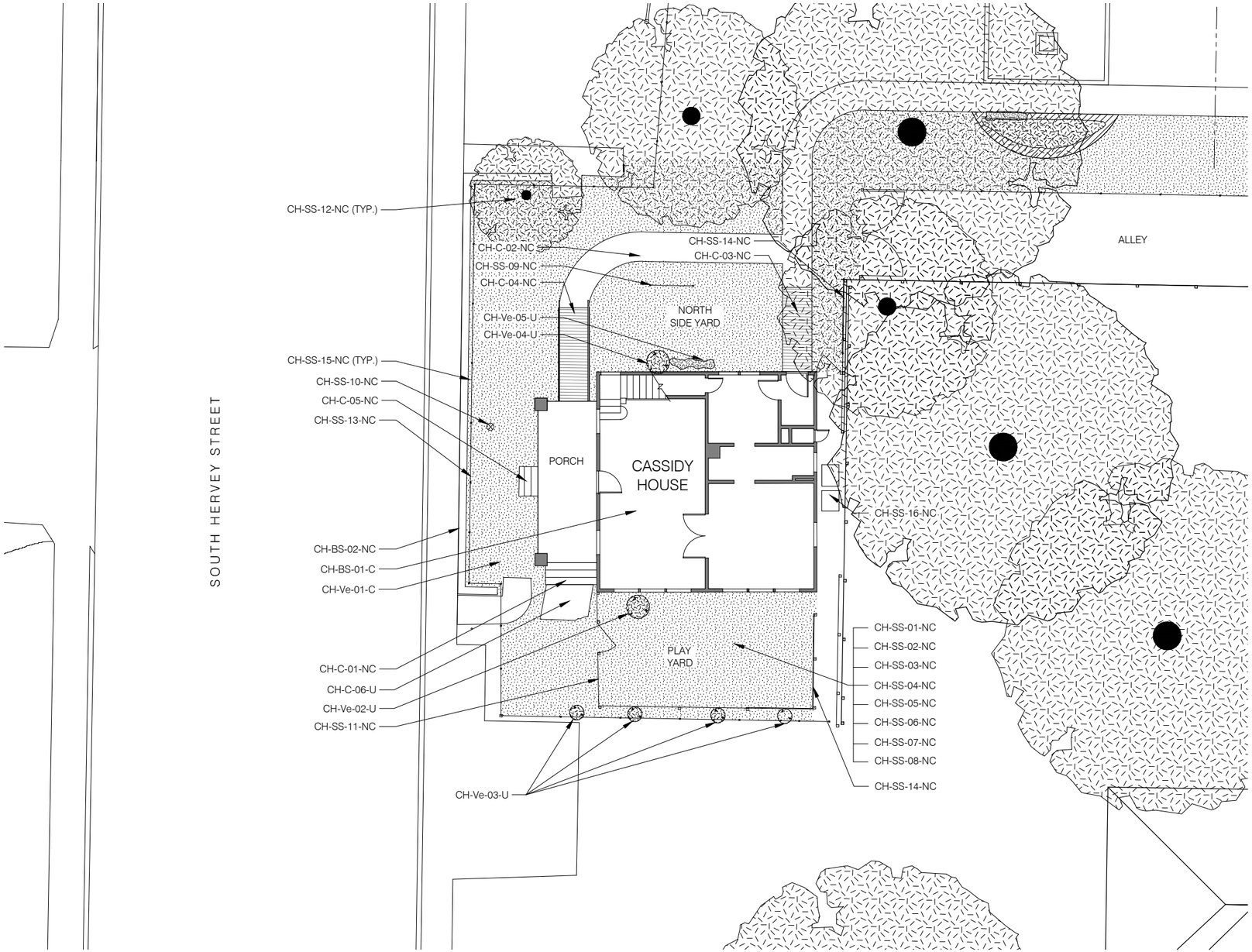
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MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers. Data verified via fieldwork.

DESIGNED: Z.E.	SUB SHEET NO. L3	TITLE OF SHEET: LANDSCAPE EXISTING CONDITIONS CASSIDY HOUSE PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055
TECH. REVIEW:			PKG. NO. — — —
DATE: MARCH 2014			SHEET 4 OF 13



LEGEND

Landscape Characteristics

-BS-	Buildings and Structures
-C-	Circulation
-Ve-	Vegetation
-SS-	Small-Scale Features

Evaluation

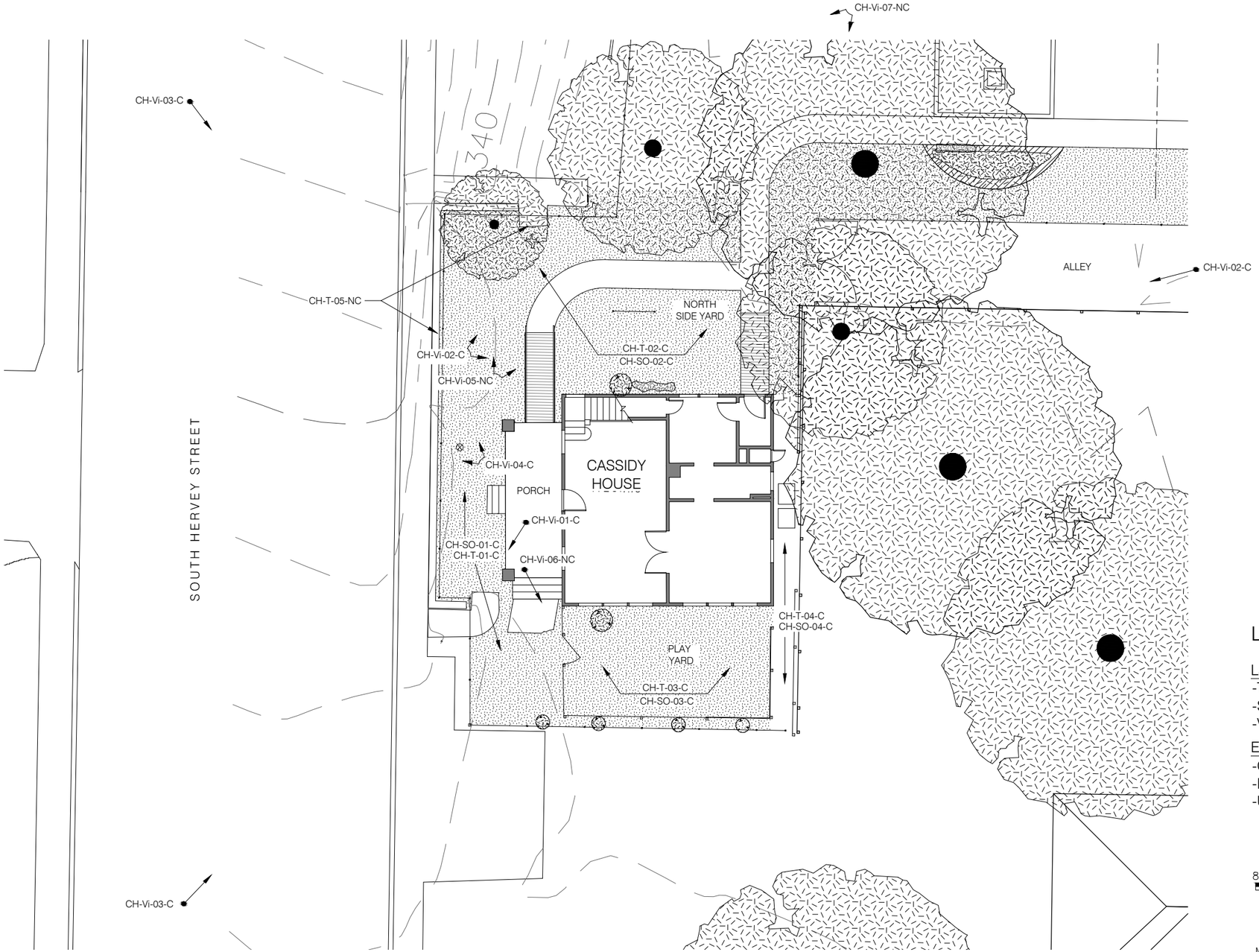
-C	Contributing
-NC	Non-Contributing
-U	Undetermined

8 0 8 16
SCALE IN FEET

MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Data verified via fieldwork.

DESIGNED: CADD Z.E.	SUB SHEET NO. L4	TITLE OF SHEET: 2012 INVENTORY: CASSIDY HOUSE AREA — Buildings and Features, Circulation, Vegetation, and Small-Scale Structures — PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055
TECH. REVIEW:			PKG. NO. — — —
DATE: MARCH 2014			SHEET 5 OF 14



LEGEND

Landscape Characteristics

-T-	Topography
-SO-	Spatial Organization
-Vi-	Views

Evaluation

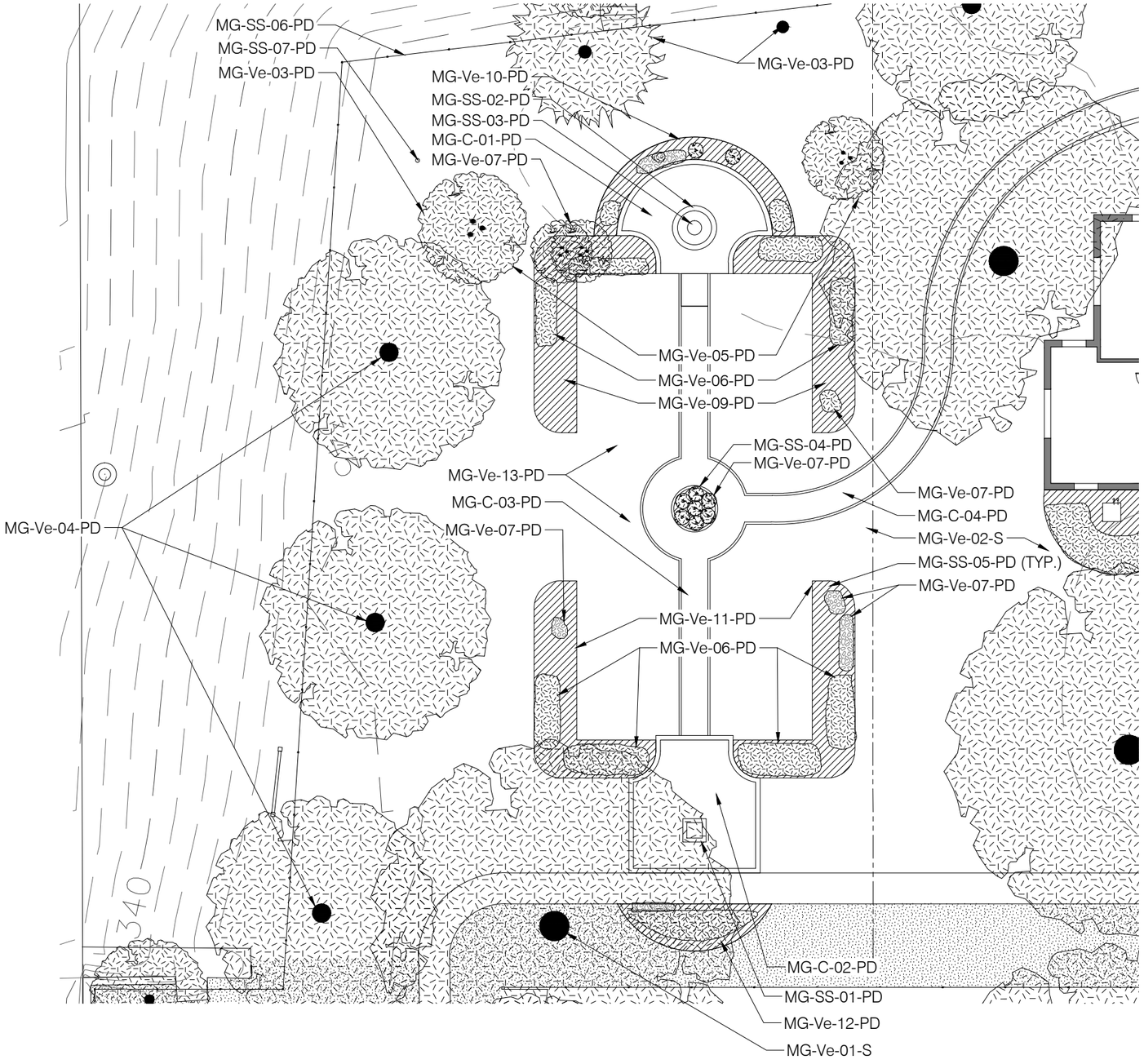
-C	Contributing
-NC	Non-Contributing
-U	Undetermined

8 0 8 16
SCALE IN FEET

MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Data verified via fieldwork.

DESIGNED: HABS Z.E. TECH. REVIEW: DATE: MARCH 2014	SUB SHEET NO. L5	TITLE OF SHEET 2012 INVENTORY: CASSIDY HOUSE AREA Topography, Spatial Organization, Views PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055 PKG. NO. SHEET 6 OF 13



LEGEND

Landscape Characteristics

BS-	Buildings and Structures
C-	Circulation
Ve-	Vegetation
SS-	Small-Scale Features

Time Period

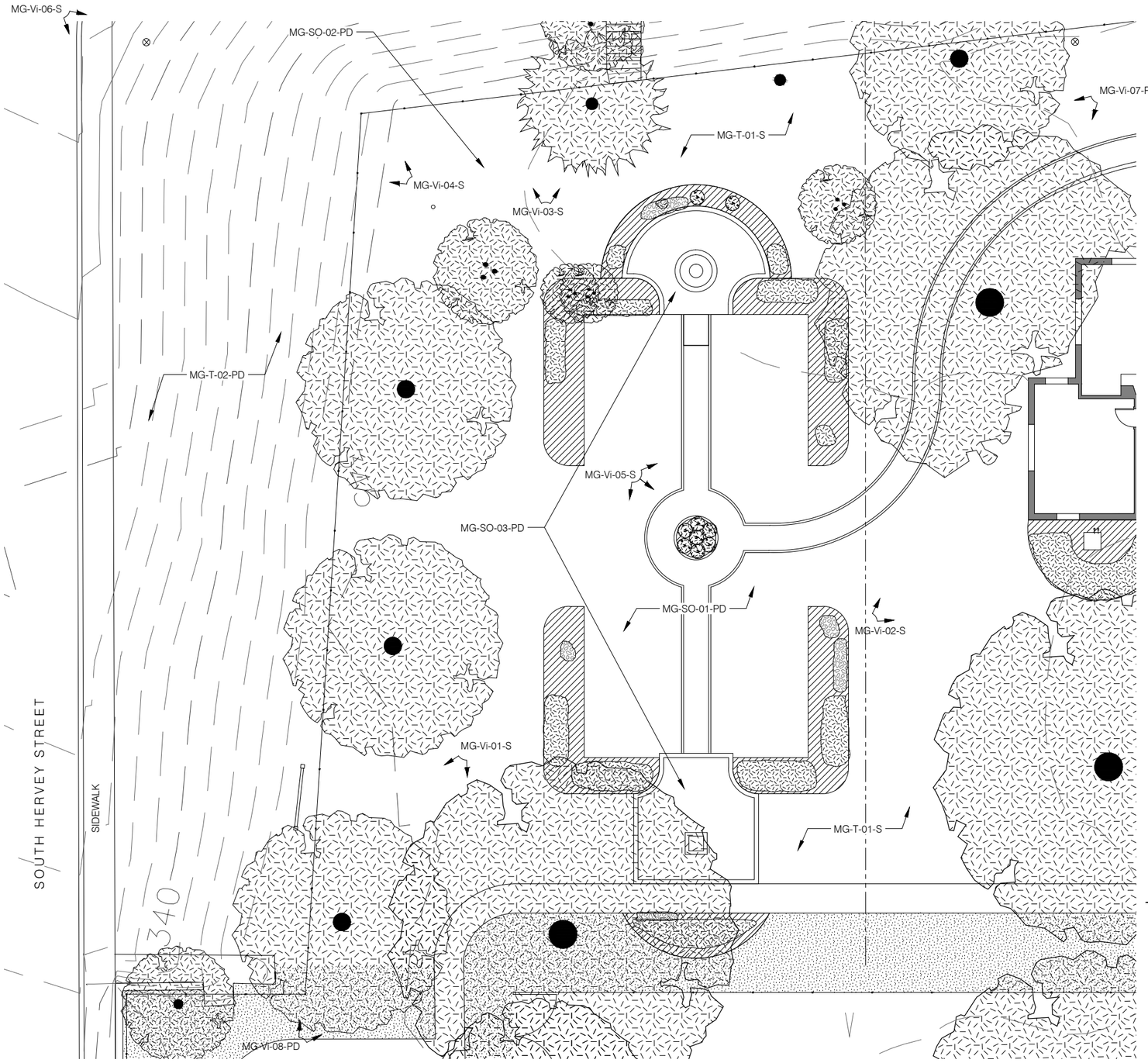
-S	Surviving the POS
-PD	Post-Dating the POS
-U	Undetermined

8 0 8 16
SCALE IN FEET

MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Google Earth Historic Imagery of 117 S. Hervey Street, 2003. Data verified via fieldwork.

DESIGNED: OLDD Z.E.	SUB SHEET NO. L6	TITLE OF SHEET: INVENTORY: MEMORIAL GARDEN AREA 1 PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055
TECH. REVIEW:			PKG. NO. — — —
DATE: MARCH 2014			SHEET 7 OF 14



LEGEND

Landscape Characteristics

-T-	Topography
-SO-	Spatial Organization
-Vi-	Views

Evaluation

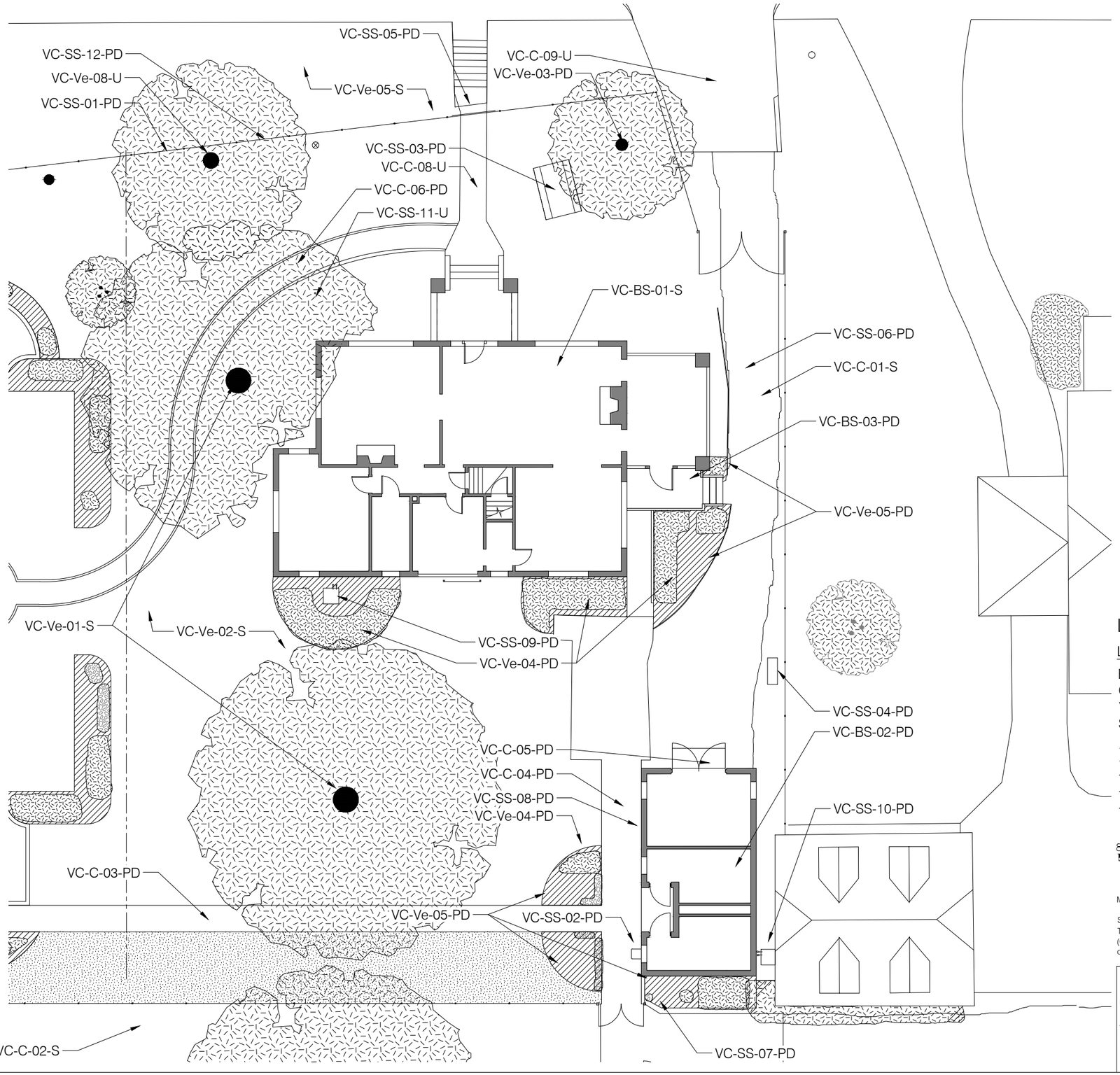
-S	Surviving the Period of Significance
-PD	Post-Dating the Period of Significance
-U	Undetermined

8 0 8 16
SCALE IN FEET

MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Google Earth Historic Imagery of 117 S. Hervey Street, 2003. Data verified via fieldwork.

DESIGNED: CADD Z.E.	SUB SHEET NO. L7	TITLE OF SHEET: 2012 INVENTORY: MEMORIAL GARDEN AREA — Topography, Spatial Organization, Views — PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055
TECH. REVIEW:			PKG. NO. —
DATE: MARCH 2014			SHEET 8 OF 14



LEGEND

Landscape Characteristics

BS-	Buildings and Structures
C-	Circulation
Ve-	Vegetation
SS-	Small-Scale Features

Time Period

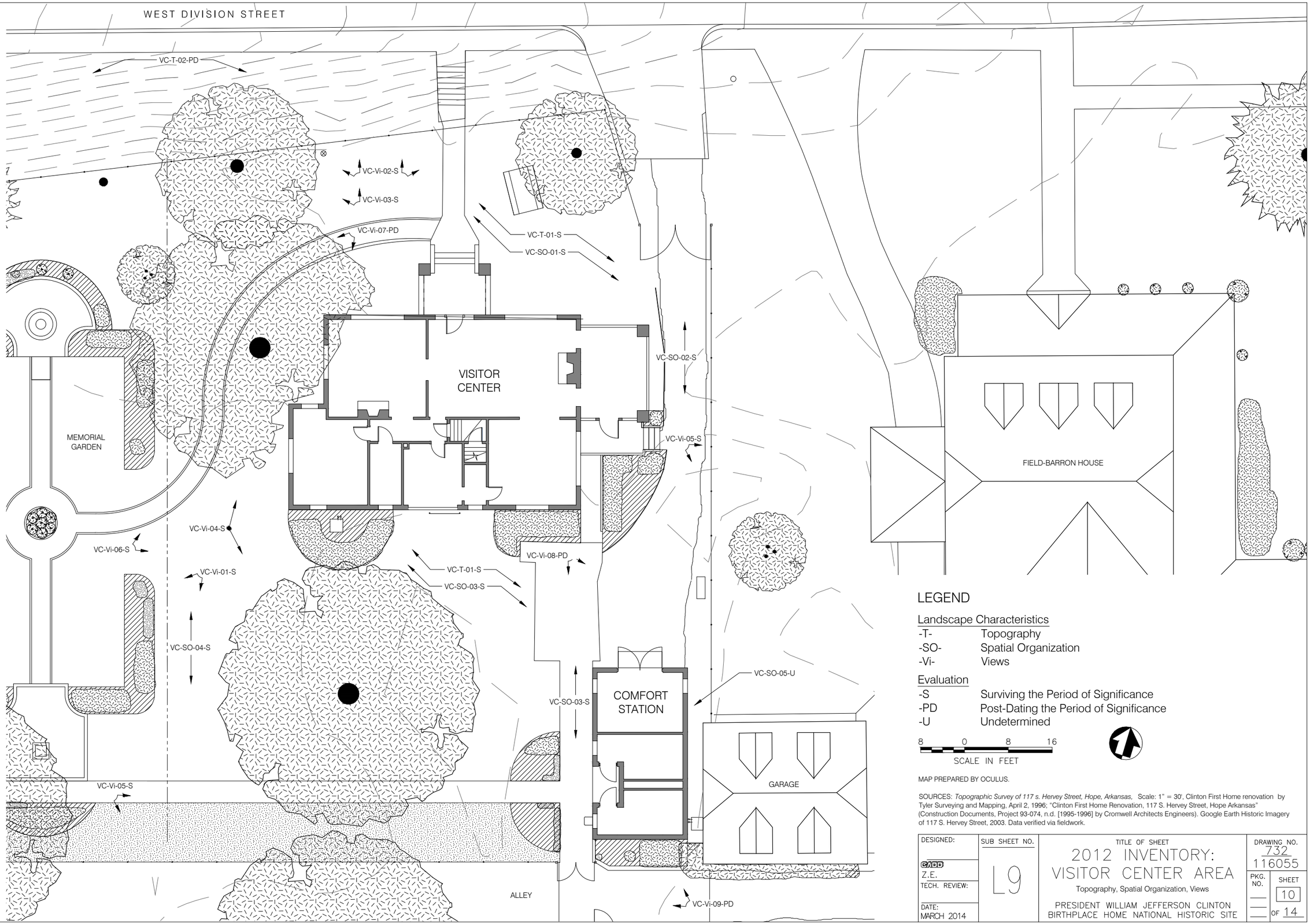
-S	Surviving the Period of Significance
-PD	Post-Dating the Period of Significance
-U	Undetermined

8 0 8 16
SCALE IN FEET

MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Google Earth Historic Imagery of 117 S. Hervey Street, 2003. Data verified via fieldwork.

DESIGNED: CADD Z.E.	SUB SHEET NO. L8	TITLE OF SHEET INVENTORY: VISITOR CENTER AREA MAP 1 PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055
TECH. REVIEW:			PKG. NO. — — —
DATE: MARCH 2014			SHEET 9 OF 14



LEGEND

Landscape Characteristics

-T-	Topography
-SO-	Spatial Organization
-Vi-	Views

Evaluation

-S	Surviving the Period of Significance
-PD	Post-Dating the Period of Significance
-U	Undetermined

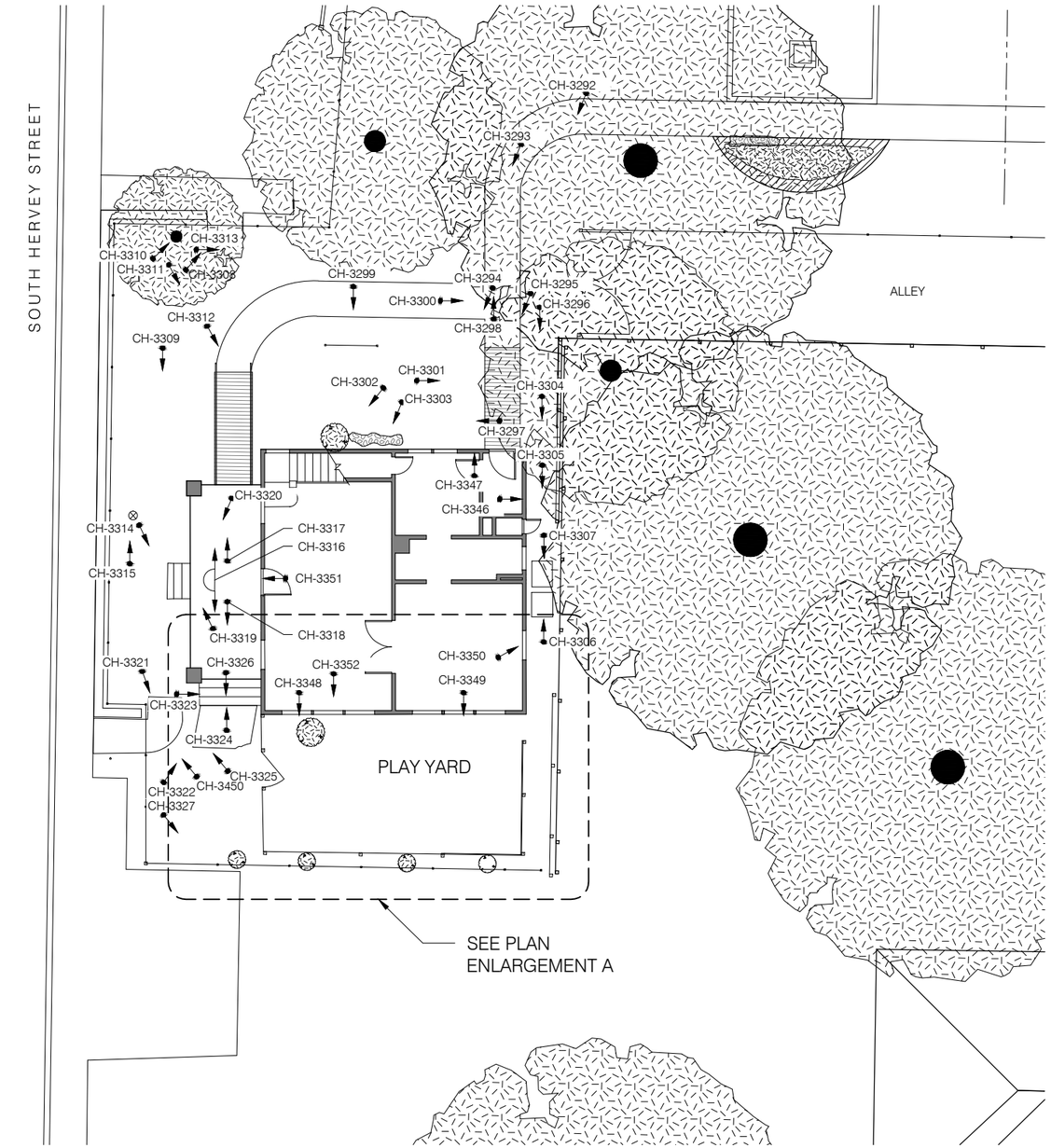
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SCALE IN FEET

MAP PREPARED BY OCULUS.

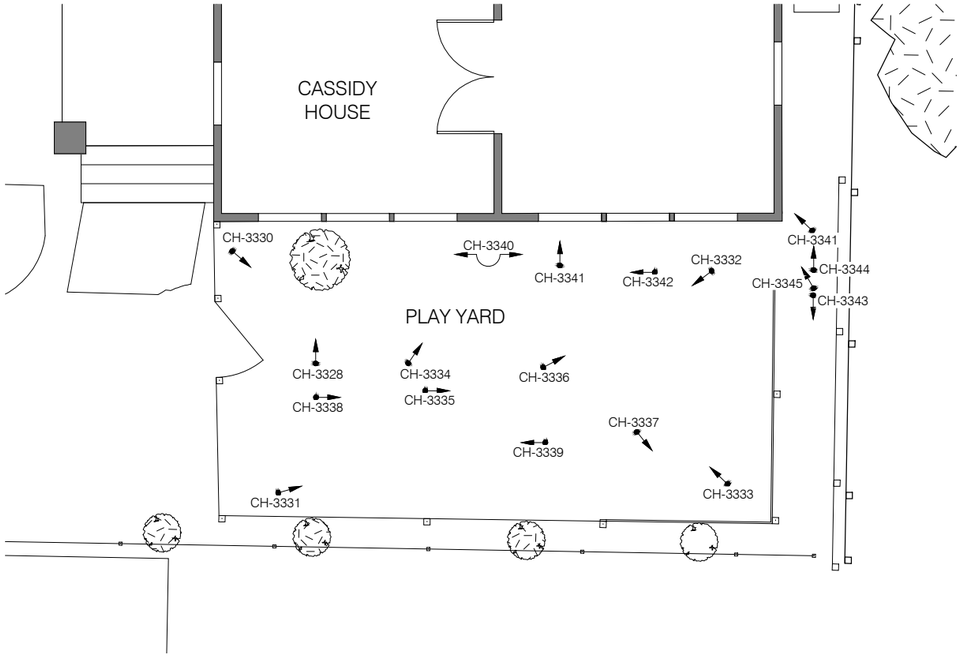
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DESIGNED: CADD Z.E.	SUB SHEET NO. L9	TITLE OF SHEET: 2012 INVENTORY: VISITOR CENTER AREA — Topography, Spatial Organization, Views	DRAWING NO. 732 116055
TECH. REVIEW:		PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	PKG. NO. — — —
DATE: MARCH 2014			SHEET 10 OF 14



PLAN

8 0 8 16
SCALE IN FEET



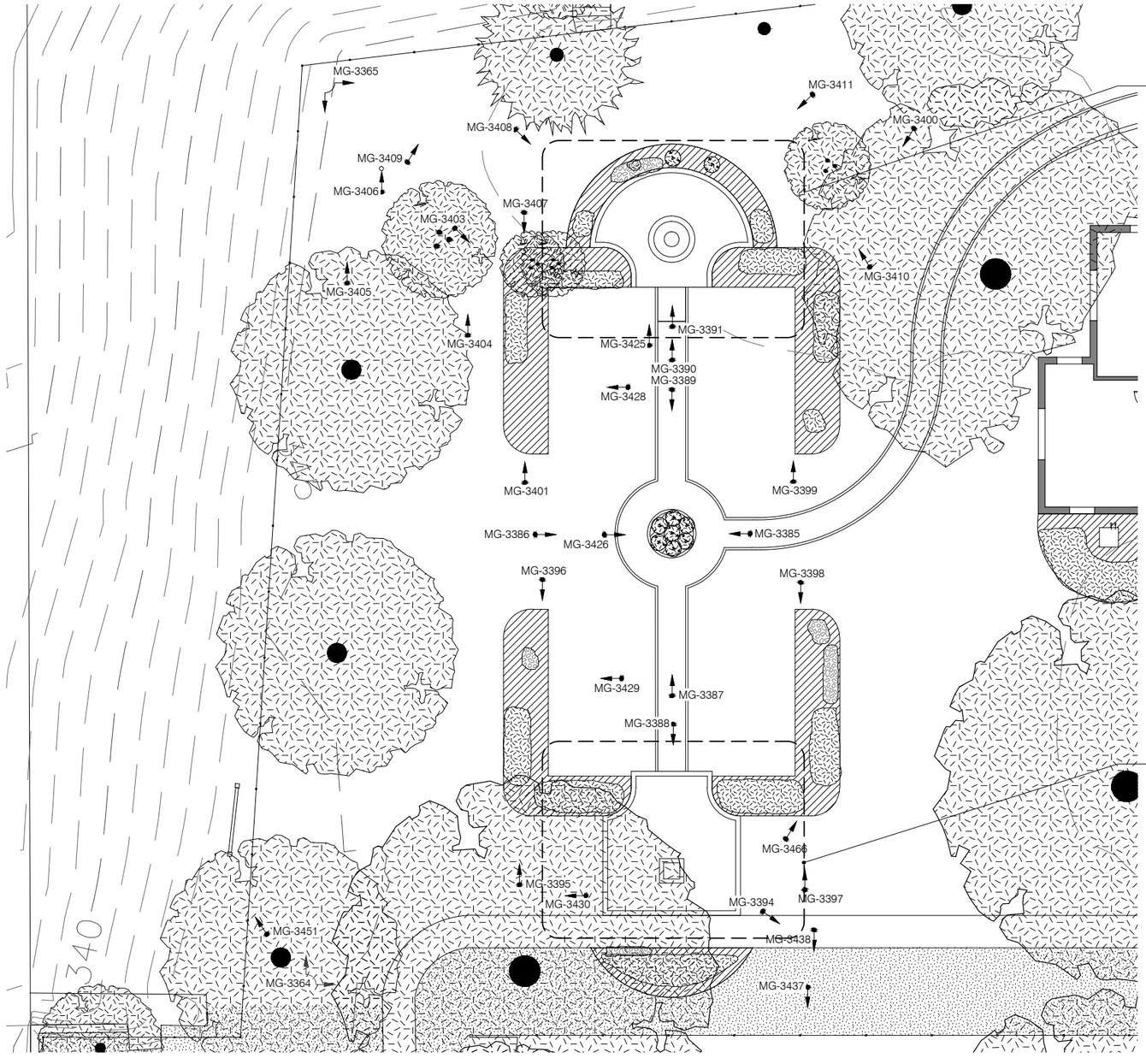
PLAN ENLARGEMENT A

4 0 4 8
SCALE IN FEET

MAP PREPARED BY OCULUS.

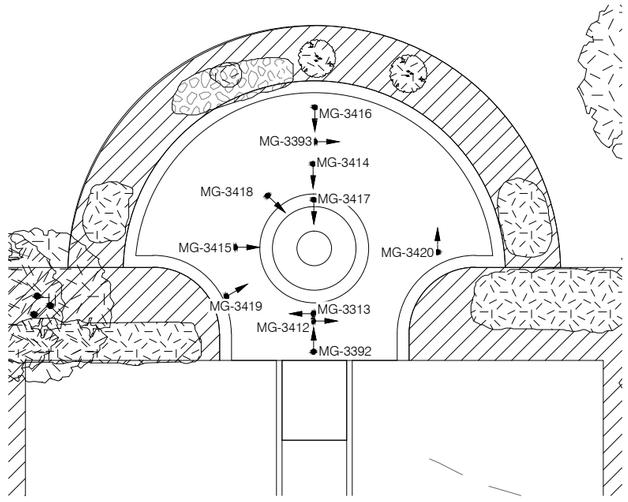
SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Google Earth Historic Imagery of 117 S. Hervey Street, 2003. Data verified via fieldwork.

DESIGNED: DAPD Z.E. TECH. REVIEW: DATE: MARCH 2014	SUB SHEET NO. L10	TITLE OF SHEET PHOTOGRAPHIC STATION POINTS CASSIDY HOUSE AREA PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055 PKG. NO. SHEET 11 OF 14



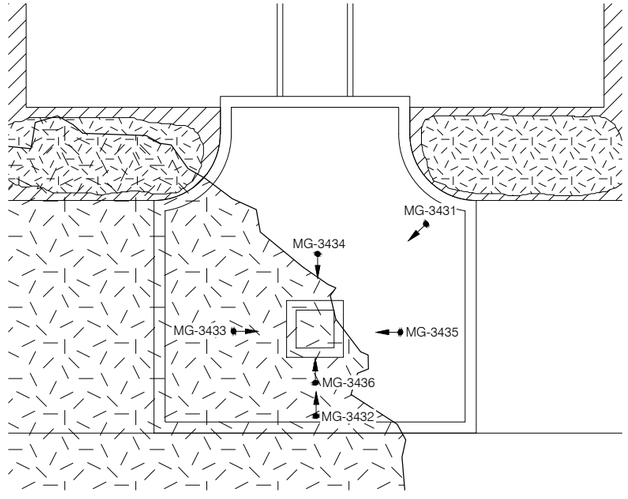
PLAN

8 0 8 16
SCALE IN FEET



NORTH TERRACE
PLAN ENLARGEMENT

4 0 4 8
SCALE IN FEET



SOUTH TERRACE
PLAN ENLARGEMENT

4 0 4 8
SCALE IN FEET

NOTE:
PHOTOS MG-3422, MG-3423, AND MG-3424 ARE OF DONOR BRICKS IN THIS TERRACE. PHOTO MG-3467 DEPICTS SAMPLE DONOR BRICKS STORED IN THE VISITOR CENTER BUILDING

MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Google Earth Historic Imagery of 117 S. Hervey Street, 2003. Data verified via fieldwork.

DESIGNED: Z.E. / TECH. REVIEW: / DATE: MARCH 2014	SUB SHEET NO. L11	TITLE OF SHEET: PHOTOGRAPHIC STATION POINTS: MEMORIAL GARDEN AREA — PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055 / PKG. NO. / SHEET 12 OF 14

WEST DIVISION STREET

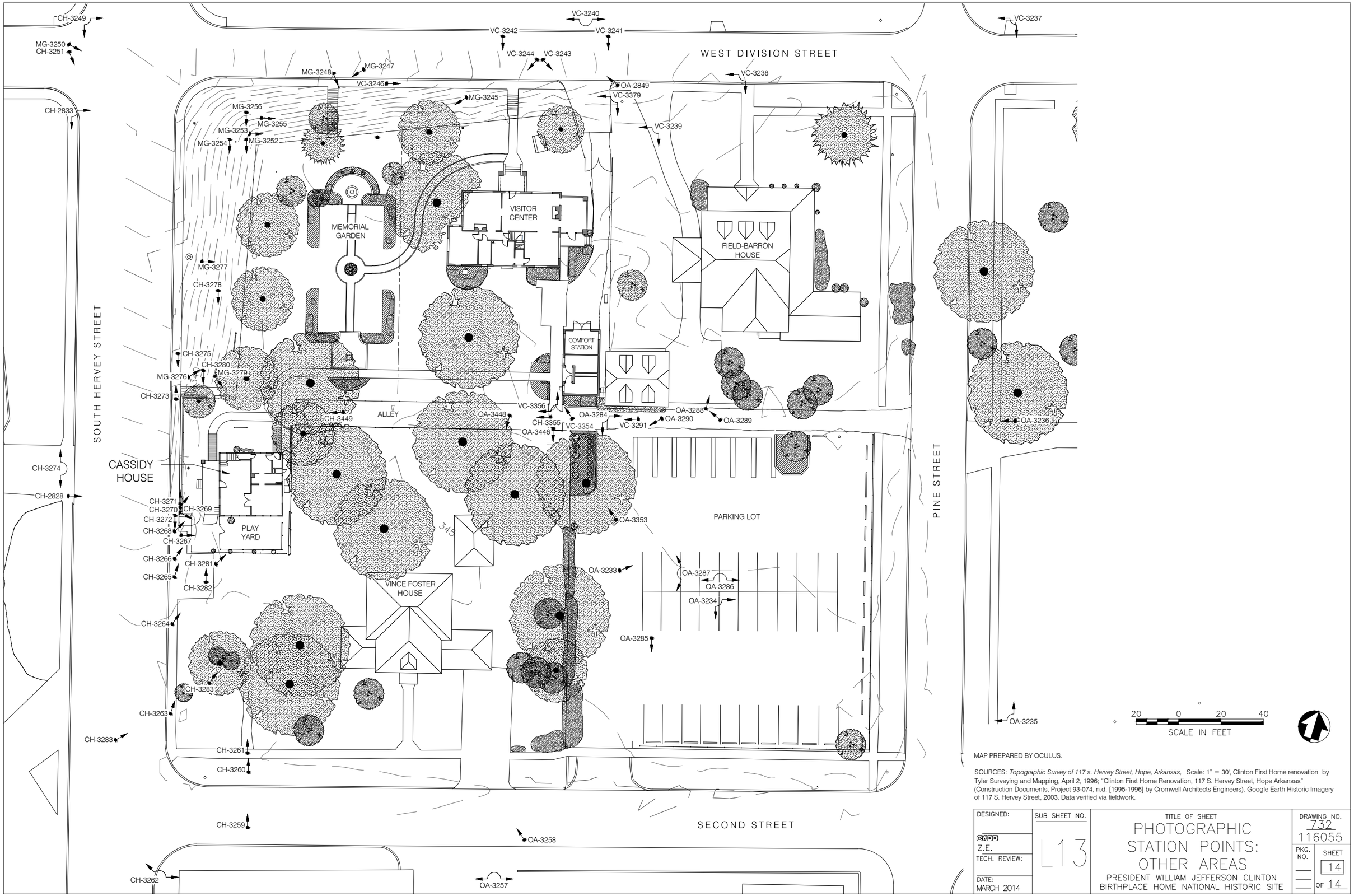
VC-3381
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VC-3378
VC-3377
VISITOR CENTER
CH-3464
VC-3376
VC-3455
VC-3456
VC-3374
MEMORIAL GARDEN
VC-3463
FIELD-BARRON HOUSE
VC-3460
VC-3357
VC-3457
VC-3372
VC-3371
VC-3459
VC-3360
VC-3375
VC-3359
VC-3358
VC-3461
CH-3442
COMFORT STATION
VC-3362
VC-3462
VC-3439
GARAGE
VC-3440
VC-3445
MG-3363
VC-3361
ALLEY

8 0 8 16
SCALE IN FEET

MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas,* Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Google Earth Historic Imagery of 117 S. Hervey Street, 2003. Data verified via fieldwork.

DESIGNED: CADD Z.E.	SUB SHEET NO. L12	TITLE OF SHEET PHOTOGRAPHIC STATION POINTS: VISITOR CENTER AREA PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055
TECH. REVIEW:			PKG. NO. — — —
DATE: MARCH 2014			SHEET 13 OF 14



MAP PREPARED BY OCULUS.

SOURCES: *Topographic Survey of 117 s. Hervey Street, Hope, Arkansas*, Scale: 1" = 30', Clinton First Home renovation by Tyler Surveying and Mapping, April 2, 1996; "Clinton First Home Renovation, 117 S. Hervey Street, Hope Arkansas" (Construction Documents, Project 93-074, n.d. [1995-1996] by Cromwell Architects Engineers). Google Earth Historic Imagery of 117 S. Hervey Street, 2003. Data verified via fieldwork.

DESIGNED: SADD Z.E. TECH. REVIEW: DATE: MARCH 2014	SUB SHEET NO. L13	TITLE OF SHEET: PHOTOGRAPHIC STATION POINTS: OTHER AREAS — PRESIDENT WILLIAM JEFFERSON CLINTON BIRTHPLACE HOME NATIONAL HISTORIC SITE	DRAWING NO. 732 116055 — PKG. NO. — SHEET 14 OF 14

Appendix B

Landscape Inventory

Cassidy House

Buildings and Structures

#	*Feature Name*	*Assessment*	*Condition*
CH-BS-01-C	Cassidy House	Contributing	Good
CH-BS-02-NC	Concrete retaining wall	Non-Contributing	Good

Circulation

#	*Feature Name*	*Assessment*	*Condition*
CH-C-01-NC	Concrete steps to front porch at south end of porch	Non-Contributing/Compatible	Poor
CH-C-02-NC	Concrete walkway linking the house with the visitor center	Non-Contributing/Compatible	Good
CH-C-03-NC	Wood ramp to side door/kitchen	Non-Contributing/Compatible	Good
CH-C-04-NC	Wood ramp to front porch	Non-Contributing/Compatible	Good
CH-C-05-NC	Wood steps to front porch	Non-Contributing/Compatible	Fair
CH-C-06-NC	Concrete pad	Undetermined	Fair

Topography

#	*Feature Name*	*Assessment*	*Condition*
CH-T-01-C	Grades of front yard (west)	Contributing	Fair
CH-T-02-C	Grades of side yard (north)	Contributing	Fair
CH-T-03C	Grades of side yard (south)	Contributing	Fair
CH-T-04-C	Grades of rear yard (east)	Contributing	Fair
CH-T-05-NC	Grades and slopes associated with the concrete retaining wall and concrete drainage flumes	Non-Contributing/Incompatible	Fair

Vegetation

#	*Feature Name*	*Assessment*	*Condition*
CH-Ve-01-C	Mown lawn areas in front yard	Contributing	Good
CH-Ve-02-U	Nandina / *Nandina domestica* (cultivar unknown)	Undetermined	Good
CH-Ve-03-U	Rosebushes / *Rosa* sp. (cultivar unknown) near play yard	Undetermined	Good
CH-Ve-04-U	Rosebushes / *Rosa* sp. (cultivar unknown) along north side of house	Undetermined	Good
CH-Ve-05-U	Perennials and bulbs	Undetermined	Good
CH-Ve-06-U	Popcorn tree	Non-Contributing/Incompatible	Good

Spatial Organization

#	*Feature Name*	*Assessment*	*Condition*
CH-SO-01-C	Front yard (west)	Contributing	N/A
CH-SO-02-C	Side Yard (north)	Contributing	N/A
CH-SO-03-C	Side yard (south)	Contributing	N/A
CH-SO-04-C	Rear Yard (east)	Non-Contributing/Incompatible	N/A

Views

#	*Feature Name*	*Assessment*	*Condition*
CH-Vi-01-C	View of south of South Hervey Street from front porch	Contributing	N/A
CH-Vi-02-C	View of pecan trees throughout the block	Contributing	N/A
CH-Vi-03-C	View of house from street	Contributing	N/A
CH-Vi-04-C	View of railroad	Contributing	N/A
CH-Vi-05-NC	Memorial garden and visitor center from porch and yard	Non-Contributing/Compatible	N/A
CH-Vi-06-NC	Reconstructed play yard from the porch	Non-Contributing/Compatible	N/A
CH-Vi-07-NC	View of house from memorial garden and visitor center	Non-Contributing/Compatible	N/A
CH-Vi-08-NC	View of house upon entering from asphalt lot at Second and Pine Streets	Non-Contributing/Compatible	N/A

Small-Scale Features

#	*Feature Name*	*Assessment*	*Condition*
CH-SS-01-NC	Swing set	Non-Contributing/Compatible	Fair
CH-SS-02-NC	Play slide	Non-Contributing/Compatible	Fair
CH-SS-03-NC	Sandbox	Non-Contributing/Compatible	Fair
CH-SS-04-NC	Metal glider	Non-Contributing/Compatible	Fair
CH-SS-05-NC	Green metal chairs	Non-Contributing/Compatible	Fair
CH-SS-06-NC	Toy wagon	Non-Contributing/Compatible	Fair
CH-SS-07-NC	Wheelbarrow	Non-Contributing/Compatible	Fair
CH-SS-08-NC	Tricycle	Non-Contributing/Compatible	Fair
CH-SS-09NC	Sign: THE FIRST HOME OF WILLIAM JEFFERSON CLINTON 42ND PRESIDENT OF THE UNITED STATES	Non-Contributing/Compatible	Good
CH-SS-10-NC	Water meter cover	Non-Contributing/Compatible	Good
CH-SS-11-NC	Fence surrounding play yard (partial reconstruction)	Non-Contributing/Compatible	Fair
CH-SS-12-NC	Irrigation system, heads	Non-Contributing/Incompatible	Poor
CH-SS-13-NC	Metal perimeter fence/guardrail	Non-Contributing/Incompatible	Good
CH-SS-14-NC	Painted wood lattice screens	Non-Contributing/Incompatible	Poor
CH-SS-15-NC	Remnant concrete guardrail footers	Non-Contributing/Incompatible	Poor
CH-SS-16-NC	HVAC equipment in rear yard	Non-Contributing/Incompatible	Good
CH-SS-17-NC	Concrete flumes	Non-Contributing/Incompatible	Fair
CH-SS-18-NC	Wood screen fence	Non-Contributing/Incompatible	Good
CH-SS-19-NC	Wood Gate	Non-Contributing/Incompatible	Fair
CH-SS-20-NC	North side painted wood lattice	Non-Contributing/Incompatible	Poor

Memorial Garden

Circulation

#	*Feature Name*	*Assessment*	*Condition*
MG-C-01-PD	North brick terrace	Post-Dating the POS	Fair
MG-C-02-PD	South brick terrace	Post-Dating the POS	Fair
MG-C-03-PD	Central axial path	Post-Dating the POS	Poor
MG-C-04-PD	Secondary path (to Visitor Center)	Post-Dating the POS	Poor

Topography

#	*Feature Name*	*Assessment*	*Condition*
MG-T-01-S	The nearly level portion of the site	Surviving from the POS	Good
MG-T-02-PD	Cut slopes along South Hervey and West Division streets (outside of the NHS boundary)	Post-Dating the POS	Fair

Vegetation

#	*Feature Name*	*Assessment*	*Condition*
MG-Ve-01-S	Pecan tree	Surviving from the POS	Fair
MG-Ve-02-S	Lawn areas	Surviving from the POS	Good
MG-Ve-03-PD	Evergreen tree and evergreen tree stump [unknown genus and species]	Post-Dating the POS	Good
MG-Ve-04-PD	Bradford Pear Trees (3) (*Pyrus calleryana* 'Bradford') [unknown variety]	Post-Dating the POS	Good
MG-Ve-05-PD	Crape Myrtle (*Lagerstroemia indica)* [unknown cultivar]	Post-Dating the POS	Good
MG-Ve-06-PD	Sheared shrubs and perennials in planting beds	Post-Dating the POS	Poor
MG-Ve-07-PD	Volunteer shrubs and perennials in planting beds	Post-Dating the POS	Poor
MG-Ve-08-PD	Roses in central planting bed	Post-Dating the POS	Good
MG-Ve-09-PD	North lawn planting beds	Post-Dating the POS	Good
MG-Ve-10-PD	North terrace planting bed	Post-Dating the POS	Good
MG-Ve-11-PD	South lawn planting bed	Post-Dating the POS	Good
MG-Ve-12-PD	South terrace planting bed	Post-Dating the POS	Good
MG-Ve-13-PD	Lawn areas in locations of missing buildings	Post-Dating the POS	Good

Spatial Organization

#	*Feature Name*	*Assessment*	*Condition*
MG-SO-01-PD	Garden interior defined by planting beds	Post-Dating the POS	N/A
MG-SO-02-PD	Larger garden space defined by the larger trees along the west and north edges	Post-Dating the POS	N/A
MG-SO-03-PD	Paved areas at the north and south ends of the garden axis	Post-Dating the POS	N/A

Views

#	*Feature Name*	*Assessment*	*Condition*
MG-Vi-01-S	View toward Cassidy House (south)	Surviving from the POS	N/A
MG-Vi-02-S	View toward the visitor center	Surviving from the POS	N/A
MG-Vi-03-S	Views of the railroad	Surviving from the POS	N/A
MG-Vi-04-S	Views of South Hervey Street and West Division Street	Surviving from the POS	N/A
MG-Vi-05-S	View of Pecan trees	Surviving from the POS	N/A
MG-Vi-06-PD	View of garden from South Hervey and West Division streets	Post-Dating the POS	N/A
MG-Vi-07-PD	View of garden from visitor center	Post-Dating the POS	N/A
MG-Vi-08-PD	View of garden from Cassidy House	Post-Dating the POS	N/A
MG-Vi-09-PD	View of garden upon entering from asphalt lot at Second and Pine streets	Post-Dating the POS	N/A

Small-Scale Features

#	*Feature Name*	*Assessment*	*Condition*
MG-SS-01-PD	Granite monument	Post-Dating the POS	Good
MG-SS-02-PD	Round brick structure	Post-Dating the POS	Good
MG-SS-03-PD	Vase	Post-Dating the POS	Poor
MG-SS-04-PD	Central brick-edged rose bed	Post-Dating the POS	Poor
MG-SS-05-PD	Irrigation heads	Post-Dating the POS	Poor
MG-SS-06-PD	Metal perimeter fence	Post-Dating the POS	Good
MG-SS-07-PD	Flagpole	Post-Dating the POS	Good
MG-SS-08-PD	NHS Identity Sign	Post-Dating the POS	Good
MG-SS-08-PD	Former Sign Post	Post-Dating the POS	Good

Visitor Center

Buildings and Structures

#	*Feature Name*	*Assessment*	*Condition*
VC-BS-01-S	Visitor Center building	Surviving from the POS	Good
VC-BS-02-PD	Comfort station	Post-Dating the POS	Good
VC-BS-03-PD	Wood deck, steps, and ramp accessing the rear entrance	Post-Dating the POS	Fair

Circulation

#	*Feature Name*	*Assessment*	*Condition*
VC-C-01-S	Driveway	Surviving from the POS	Fair
VC-C-02-S	Alley (outside of NHS boundary)	Surviving from the POS	Fair
VC-C-03-PD	Concrete sidewalk leading from memorial garden to comfort station	Post-Dating the POS	Good
VC-C-04-PD	Concrete sidewalk fronting comfort station	Post-Dating the POS	Good
VC-C-05-PD	Concrete ramp leading into comfort station storage area	Post-Dating the POS	Fair
VC-C-06-PD	Secondary garden path (to visitor center)	Post-Dating the POS	Fair
VC-C-07-U	Concrete front walk	Undetermined	Fair
VC-C-08-U	Concrete apron at entrance to driveway north of visitor center	Undetermined	Fair
VC-C-09-PD	Concrete walk leading to Cassidy House	Post-Dating the POS	Good

Topography

#	*Feature Name*	*Assessment*	*Condition*
VC-T-01-S	The nearly level portion of the site	Surviving from the POS	Poor
VC-T-02-PD	Cut slopes along West Division Street (partially outside of the NHS boundary)	Post-Dating the POS	Fair
VC-T-03-PD	Raise in grade associated with the comfort station finished floor elevation	Post-Dating the POS	Fair

Vegetation

#	*Feature Name*	*Assessment*	*Condition*
VC-Ve-01-S	Two pecan trees	Surviving from the POS	Fair
VC-Ve-02-S	Lawn areas	Surviving from the POS	Fair
VC-Ve-03-PD	Popcorn tree	Post-Dating the POS	Good
VC-Ve-04-PD	All shrubs	Post-Dating the POS	Good
VC-Ve-05-PD	All planting beds	Post-Dating the POS	Fair
VC-Ve-06-PD	Lawn areas	Post-Dating the POS	Fair
VC-Ve-07-U	Shumard oak	Undetermined	Good

Spatial Organization

#	*Feature Name*	*Assessment*	*Condition*
VC-SO-01-S	Visitor center front yard (north)	Surviving from the POS	N/A
VC-SO-02-S	Visitor center driveway corridor (east)	Surviving from the POS	N/A
VC-SO-03-S	Lawn bounded by visitor center and comfort station (south)	Surviving from the POS	N/A
VC-SO-04-S	Visitor center side yard (west)	Surviving from the POS	N/A
VC-SO-05-U	Side yard space behind comfort station	Undetermined	N/A
VC-SO-06-U	Relationship of Visitor Center house to Field-Barron house	Undetermined	N/A

Views

#	*Feature Name*	*Assessment*	*Condition*
VC-Vi-01-S	View toward Cassidy House (south)	Surviving from the POS	N/A
VC-Vi-02-S	Views of the railroad	Surviving from the POS	N/A
VC-Vi-03-S	Views of South Hervey Street and West Division Street	Surviving from the POS	N/A
VC-Vi-04-S	View of Pecan trees	Surviving from the POS	N/A
VC-Vi-05-S	Views of Field-Barron house, garage, and yards	Surviving from the POS	N/A
VC-Vi-06-S	View of visitor center from Cassidy House	Surviving from the POS	N/A
VC-Vi-07-PD	View of memorial garden	Post-Dating the POS	N/A
VC-Vi-08-PD	View of comfort station	Post-Dating the POS	N/A
VC-Vi-09-PD	View of comfort station upon entering from asphalt lot at Second and Pine streets	Post-Dating the POS	N/A

Small-Scale Features

#	*Feature Name*	*Assessment*	*Condition*
VC-SS-01-PD	Metal perimeter fencing and gates	Post-Dating the POS	Good
VC-SS-02-PD	Water fountain	Post-Dating the POS	Good
VC-SS-03-PD	Wood picnic table	Post-Dating the POS	Good
VC-SS-04-PD	Wood bench	Post-Dating the POS	Good
VC-SS-05-PD	NPS NHS identity sign attached to the metal fencing	Post-Dating the POS	Good
VC-SS-06-PD	Wood edging along driveway north of visitor center	Post-Dating the POS	Fair
VC-SS-07-PD	NPS NHS identity sign attached to the comfort station	Post-Dating the POS	Good
VC-SS-08-PD	NPS sign: Visitor Center	Post-Dating the POS	Good
VC-SS-09-PD	Plaque on comfort station	Post-Dating the POS	Good
VC-SS-10-PD	HVAC equipment behind visitor center	Post-Dating the POS	Good
VC-SS-11-PD	HVAC equipment behind comfort station	Post-Dating the POS	Good
VC-SS-12-U	Spigot	Undetermined	Good
VC-SS-13-U	Meter covers	Undetermined	Good

Appendix C

Memorial Garden Granite Monument Text

Appendix C: Memorial Garden Granite Monument Text

South face (engraved)

FIRST HOME OF THE
42ND PRESIDENT OF THE UNITED STATES
WILLIAM JEFFERSON CLINTON
DEDICATED MARCH 12, 1999
MIKE HUCKABEE, GOVERNOR
JIM HILL, STATE SENATOR
SANDRA RODGERS, STATE REPRESENTATIVE
MAJOR BENEFACTORS
CENTURY TUBE, INC.
SWEPCO
ENTERGY
SANYO MANUFACTURING CORP.
FUTURE TECH INTL.
NINA WANG
BEN AND MARTHA BRYANT
NISSAN NORTH AMERICA
RELIANT ENERGY ARKLA
DR. ELIAS AND JODY GHANAM FAMILY
SELMA AND WALTER KAYE
UNITED PARCEL SERVICE

West face (engraved)

INITIAL PRESERVATION
SAMMY CRABTREE
CROMWELL ARCHITECTS AND ENGINEERS
J. BRENT THOMPSON, A.I.A., PRES.
CHARLES PENIX, A.I.A.
STAN JACKSON
EAST-HARDING CONSTRUCTION CO., INC.
DEVELOPMENT CONSULTANT
CRANE AND ASSOCIATES
ROSE CRANE, PRES.
HOME INTERIOR
JIM AND JACK HENDRIX
VISITOR CENTER INTERIOR
KAKI HOCKERSMITH
[HILLCREST MEMORIALS-LITTLE ROCK]

North face (metal plaque attached)

VIRGINIA
CLINTON KELLEY
MEMORIAL GARDEN
GIVEN BY
DR. ELIAS GHANEM FAMILY
DR. ELIAS GHANEM
JODY GHANEM
CRYSTAL ANN GHANEM

East face (engraved)

CLINTON BIRTHPLACE FOUNDATION, INC.
JOSEPH PURVIS, CHAIR
BECKY MOORE, EXEC. DIR.
IVAN BAKER
PERRY CAMPBELL
CHARLENE ORR CLARK
SAMMY CRABTREE
GEORGE T. FRAZIER
RONALD E. HARROD
BETTY JO HAYS
PAUL G. HENLEY
STAN JACKSON
ELAINE JOHNSON
GLORIA HICKS MCFADDEN
MARY NELL TURNER
PARKER WESTBROOK
GEORGE H. WRIGHT, JR.
KATHRYN HATLEY YOUNG

Top (engraved): Presidential Seal

Appendix D

Recommended Plants

Appendix D: Recommended Plants

The following sources were consulted in the preparation of the plant lists:

The list of large trees native to southwest Arkansas was drawn from *Native Trees of the Southeast: An Identification Guide*, L.. Katherine Kirkman, Claud L. Brown, and Donald J. Leopold; and from information obtained from the Encyclopedia of Arkansas History and Culture website authored by Theo Whitsell, biologist with the Arkansas Natural Heritage Commission.[1] Theo Whitsell also provided a list of shrubs, vines, and forbs native to southwestern Arkansas.

Phylis Byrum, a retired landscape designer and member of the Federation of Arkansas Garden Clubs, provided a list of native and non-native plants that were commonly planted in Hope and Hot Springs during the 1940s. Additional information about plants available in the southeastern U.S. was obtained from the book *Restoring American Gardens: An Encyclopedia of Heirloom Ornamental Plants*, Denise Wiles Adams. The list of roses was compiled from a brochure entitled "Marjem Ward Jackson Historic Arkansas Gardens," with further information from *The American Rose Society Encyclopedia of Roses*.

Selected plants native to southwestern Arkansas

Large Trees

Scientific Name	Common Name
Acer barbatum	Florida maple
Acer rubrum	Red Maple
Aesculus glabra	Ohio Buckeye
Betula nigra	River Birch
Carya cordiformis	White Bitternut Hickory
Carya illinoinensis	Pecan
Carya ovata	Shagbark Hickory
Carya tomentosa	Pignut Hickory
Diospyros virginiana	Persimmon
Gleditsia triacanthos	Honeylocust
Halesia diptera	Carolina Silverbell
Ilex opaca	American Holly
Juniperus virginiana	Eastern Redcedar
Liquidambar styraciflua	Sweetgum
Nyssa sylvatica	Black Gum
Pinus echinata	Shortleaf Pine
Pinus taeda	Loblolly Pine
Platanus occidentalis	American Sycamore
Populus deltoides	Eastern Cottonwood
Quercus alba	White Oak
Quercus falcata	Southern Red Oak
Quercus lyrata	Overcup Oak

1. http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=2104

Quercus marilandica	Blackjack Oak
Quercus michauxii	Cow Oak
Quercus muhlenbergii	Chinquapin Oak
Quercus nigra	Water Oak
Quercus pagoda	Cherrybark Oak
Quercus phellos	Willow Oak
Quercus rubra	Northern Red Oak
Quercus shumardii	Shumard's Oak
Quercus stellata	Post Oak
Quercus texana	Nuttall Oak
Quercus velutina	Black Oak
Robinia pseudoacacia	Black Locust
Salix nigra	Black Willow
Sassafras albidum	Sassafras
Taxodium distichum	Common Baldcypress

Shrubs/Small Trees

Scientific Name	Common Name
Aesculus pavia	Red Buckeye
Callicarpa americana	American Beautyberry
Ceanothus americana	New Jersey Tea
Cephalanthus occidentalus	Buttonbush
Cercis canadensis	Redbud
Chionanthus virginicus	Fringe Tree
Cornus florida	Flowering Dogwood
Cotinus obovatus	Smoke Tree
Fothergilla major	Large Fothergilla
Hamamelis vernalis	Ozark Witch Hazel
Hamamelis virginiana	Witch Hazel
Hydrangea arborescens	Wild Hydrangea
Hypericum prolificum	Shrubby St. Johnswort
Ilex vomitoria	Yaupon Holly
Itea virginica	Sweetspire
Lyonia marina	Staggerbush Lyonia
Myrica cerifera	Southern Wax Myrtle
Myrica heterophylla	Swamp bayberry
Physocarpus opulifolius	Ninebark
Prunus mexicana	Mexican plum
Rhododendron viscosum	Texas Azalea
Rhus aromatica	Fragrant Sumac
Sabal minor	Dwarf Palmetto
Sambucus canadensis	Elderberry
Styrax americana	Snow-bell
Symphoricarpos orbiculatus	Coralberry
Vaccinium arboreum	Sparkleberry

Vaccinium pallidum	Lowbush Blueberry
Vaccinium virgatum or *ashei*	Southern Highbush Blueberry
Viburnum dentatum	Arrowwood
Viburnum nudum	Bog Raisin

Vines

Scientific Name	Common Name
Aristolochia tomentosa	Dutchman's Pipe
Bignonia capreolata	Crossvine
Campsis radicans	Trumpet vine
Clematis virginiana	Virginsbower
Gelsemium sempervirens	Carolina Jessamine
Parthenocissus quinquefolia	Virginia Creeper
Vitis rotundifolia	Muscadine Grape
Wisteria frutescens	American Wisteria

Perennials

Scientific Name	Common Name
Amsonia tabernaemontana	Willow Blue Star
Allium canadense var. mobiliense	Prairie Onion
Anemone virginiana	Virginia Thimbleweed
Aquilegia candensis	American Columbine
Asclepias incarnata	Swamp Milkweed
Asclepias tuberosa	Butterflyweed
Baptisia alba	White False Indigo
Baptisia sphaerocarpa	Yellow False Indigo
Coreopsis grandiflora	Tickseed Coreopsis
Coreopsis lanceolata	Lanceleaf Coreopsis
Delphinium tricorne	Dwarf Larkspur
Echinacea pallida	Pale Coneflower
Echinacea purpurea	Purple Coneflower
Eupatorium fistulosum	Joe Pye Weed
Eupatorium purpurea	Purple Joe Pye Weed
Fragaria virginiana	Wild Strawberry
Geranium maculatum	Wild Geranium
Glandularia canadensis (formerly *Verbena canadensis*)	Verbena, Rose Vervain
Helianthus divaricatus	Woodland Sunflower
Helianthus mollis	Ashy Sunflower
Heuchera americana	Alumroot
Iris cristata	Crested Iris
Liatris aspera	Rough Gayfeather
Liatris scariosa	Tall Gayfeather
Lobelia cardinalis	Cardinal Flower
Monarda fistulosa	Bee Balm

Penstemon arkansanus	Arkansas Beardtongue
Penstemon digitalis	Foxglove Beardtongue
Penstemon tubiflorus	Whitewand Beardtongue
Phlox divaricata	Woodland Phlox
Polygonatum biflorum	Solomon's Seal
Ratibida pinnata	Grey-headed Coneflower
Rudbeckia grandiflora	Large-headed Coneflower
Rudbeckia hirta	Black-eyed Susan
Rudbeckia subtomentosa	Sweet Coneflower
Rudbeckia triloba	Brown-eyed Susan
Salvia azurea	Azure Sage, Blue Sage
Silene virginica	Fire Pink
Silphium lacinatum	Compass Plant
Silphium perfoliatum	Cup Plant
Solidago caesia	Wreath Goldenrod
Symphyotrichum oblongifolius	Aromatic Aster
Tradescantia spp.	Spiderwort
Trillium recurvatum	Trillium
Trillium sessile	Trillium
Trillium viridescens	Trillium
Uvularia grandiflora	Large Bellwort
Uvularia sessilifolia	Sessile Bellwort
Vernonia missurica	Missouri Ironweed
Veronicastrum virginicum	Culver’s Root
Viola palmata	Violet
Viola pubescens	Violet
Viola sororia	Violet
Viola striata	Violet

Annuals

Scientific Name	Common Name
Centaurea americana	Basketflower

Grasses

Scientific Name	Common Name
Bouteloua curtipendula	Sideoats Grama
Chasmanthium latifolium	River Oats
Muhlenbergia capillaris	Purple Muhly
Panicum virgatum	Switchgrass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Sporobolus heterolepsis	Prarie Dropseed

Ferns

Scientific Name	Common Name
Athyrium filix-femina	Southern Lady Fern
Cheilanthes lanosa	Hairy Lip Fern
Cheilanthes tomentosa	Wooly Lip Fern
Dryopteris marginalis	Marginal Wood Fern
Osmunda regalis	Royal Fern
Osmunda cinnamomea	Cinnamon Fern
Phegopteris hexagonoptera	Broad Beech Fern
Polystichum acrostichoides	Christmas Fern
Thelypteris kunthii	Southern Shield Fern
Woodsia obtusa	Blunt-lobed Cliff Fern
Woodwardia areolata	Netted Chain Fern
Woodwardia virginica	Virginia Chain Fern

Selected non-native plants common in gardens of southwestern Arkansas

Large Trees

Scientific Name	Common Name
Catalpa bignonioides	Southern Catalpa
Liriodendron tulipifera	Tulip Poplar

Shrubs/Small Trees

Scientific Name	Common Name
Buxus sempervirens	Boxwood
Camellia japonica	Japanese Camellia
Camellia sasanqua	Sasanqua camellia
Chaenomeles japonica	Japanese Quince
Gardenia jasminoides	Gardenia
Hibiscus syriacus	Rose-of-Sharon
Hydrangea macrophylla	Bigleaf hydrangea
Ilex × *attenuata* 'Fosteri'	Foster's Holly
Juniperus communis	Common Juniper
Kerria japonica	Japanese Rose
Lagerstroemia indica	Crape myrtle
Nandina domestica	Heavenly Bamboo
Philadelphus coronarius	Sweet Mockorange
Santolina chamaecyparissus	Lavender Cotton
Spirea prunifolia 'Plena'	Bridalwreath spirea
Viburnum opulus 'Roseum'	Snowball Viburnum

Roses

Name	Common Name	Description	Date of Introduction
Rosa 'Cecile Brunner'	Cecile Brunner rose	Polyantha	1881
Rosa 'Bell de Crecy'	Belle de Crecy Rose	Gallica	1829
Rosa 'Archduke Charles' a.k.a. 'Archiduc Charles'		China rose	1837
Rosa 'Marie Pavié'	Marie Pavié Rose	Polyantha	1888
Rosa 'Duchesse de Brabant'	Duchesse de Brabant Rose	tea rose	1857
Rosa carolina	Pasture Rose	native, shrub	1826
Rosa 'New Dawn'	New Dawn Rose	Wichuriana rambler hybrid	1930
Rosa 'Reine des Violettes'	Reine des Violettes Rose	perpetual	1860
Rosa 'Old Blush'	Old Blush Rose	China rose	1750
Rosa 'Mutabilis'	Mutabilis Rose	China rose	1900

All-America Rose Selections from period of significance and still available

Rosa 'Charlotte Armstrong'	Charlotte Armstrong Rose (AARS 1941)	hybrid tea	1940
Rosa 'Mirandy'	Mirandy Rose (AARS 1945)	hybrid tea	1945
Rosa 'Peace' (a.k.a. Mme. A. Meilland)	Peace Rose (AARS 1946)	hybrid tea	1945
Rosa 'Pinkie'	Pinkie Rose (AARS 1948)	floribunda	1947
Rosa 'Diamond Jubilee'	Diamond Jubilee Rose (AARS 1948)	hybrid tea	1947
Rosa 'Queen Elizabeth'	Queen Elizabeth Rose (AARS 1955)	grandiflora	1954
Rosa 'Tiffany'	Tiffany Rose (AARS 1955)	hybrid tea	1954

Perennials

Scientific Name	Common Name
Delphinium caroliniana	Delphinium
Hemerocallis spp.	Daylilies
Lycoris radiata	Surprise Lily, Spider Lily
Narcissus	Daffodil
Paeonia spp.	Peony

Annuals

Scientific Name	Common Name
Phlox drummondii	Annual Phlox
Tagetes spp.	Marigold
Zinnia elegans	Zinnia

Selected plants native to southwestern Arkansas and available in the nursery trade in the southern United States during the period of significance

Large Trees

Scientific Name	Common Name
Aesculus glabra	Ohio Buckeye
Gleditsia triacanthos	Honeylocust
Halesia diptera	Carolina Silverbell
Ilex opaca	American Holly
Juniperus virginiana	Eastern Redcedar
Liquidambar styraciflua	Sweetgum
Nyssa sylvatica	Black Gum
Platanus occidentalis	American Sycamore
Populus deltoides	Eastern Cottonwood
Quercus alba	White Oak
Quercus shumardii	Shumard's Oak
Robinia pseudoacacia	Black Locust

Shrubs/Small Trees

Scientific Name	Common Name
Cercis canadensis	Redbud
Chionanthus virginicus	Fringe Tree
Physocarpus opulifolius	Ninebark
Prunus mexicana	Mexican Plum
Symphoricarpos orbiculatus	Coralberry

Vines

Scientific Name	Common Name
Campsis radicans	Trumpet Vine
Gelsemium sempervirens	Carolina Jessamine
Parthenocissus quinquefolia	Virginia Creeper
Wisteria frutescens	American Wisteria

Perennials

Scientific Name	Common Name
Coreopsis spp.	Coreopsis
Echinacea purpurea	Purple Coneflower
Lobelia cardinalis	Cardinal flower

Appendix E

Oral History Transcript and Notes

Appendix E: Oral History Transcript and Notes

The following are summaries of conversations with Mr. Paul Henley, Mr. Charlie Penix, and Mr. Joe Purvis, all of whom were involved with the acquisition and renovation of the Cassidy House in the early 1990s. Their recollections are summarized below. These summaries are not verbatim transcripts of the interviews as the conversations were not recorded. However, they do provide a different point of view from each individual.

Mr. Henley was involved in the acquisition of the house and served on the board of the Clinton Foundation to raise funds. Mr. Penix was the architect at Cromwell Architects who worked on the renovation. Mr. Purvis is a childhood friend of President Clinton and played with him as a child. His remembrances of the house and its surroundings are quite detailed.

The telephone conversation with Stan Jackson was recorded on December 13, 2012, and a transcript is provided.

Interview with Paul Henley, October 16, 2012

By Melissa Dirr Gengler, Historic Resources Group, Inc., at the William Jefferson Clinton Birthplace Home National Historic Site Visitor Center, Hope, Arkansas

Mr. Henley is the Director of the City of Hope Parks and Recreation and was involved with the Clinton Foundation to purchase and renovate the birthplace home.

Mr. Henley shared with us information regarding the plantings in the yard around the visitor center. One tree facing Division Street is called a popcorn tree because of the volumes of small white blooms that resemble popcorn, both on the tree and when they fall.

The acorns off the oak tree in the visitor center yard are so big that people collect them to feed to the deer.

Mr. Henley had no recollections of the details of the interior of the house prior to the foundation's acquisition.

Mr. Henley described the appearance of the Cassidy House as being very run down. The house was a rental property for many years and deferred maintenance caused many needed repairs. Prior to the fire and vacancy of the house, nobody was aware that the property was the Clinton birthplace home. Once that information became public, Mr. Henley, along with many others locally, formed a committee to acquire and preserve the residence.

Mr. Henley was very involved with the acquisition and renovation of the property and is now the mayor of neighboring Washington, Arkansas.

He remembered that there was very little of historic value in the house until the foundation took it over and renovated the property. He was not as involved with the garden, but primarily the acquisition of the house for its preservation.

He did not recall the landscape or plantings around the house because of its long-term deteriorated state. He thought that, because it had not been used as a single family residence for so many years, very few would remember what it looked like during the period of the Cassidy family's occupancy of the house.

Mr. Henley thanked us for the opportunity to discuss the project and was hopeful that the little he could remember would be helpful.

Mr. Henley came to the visitor center and the interview concluded after about 30 minutes.

Interview with Charlie Penix, Cromwell Architects, October 17, 2012

Melissa Dirr, Historic Resources Group, Inc., and Dan Worth, Bahr Vermeer Architects, met Charlie Penix at the offices of Cromwell Architects in Little Rock, Arkansas.

Mr. Penix shared with us the deteriorated condition of the property when they began their renovations.

He described the condition after the fire as being very deteriorated and that there was "nothing left of the place."

They retained their drawings for the project, but not much else. There were no photo files, correspondence, or other flat files retained. He emphasized that we really need to talk to Stan Jackson, as he was the primary point of contact for the project.

We looked at the plans and files available electronically. He offered to provide copies to us for a fee, but did not have all the detailed information available for the copies.

He also thought that Mr. Joe Purvis would have some good information, along with Stan Jackson and Rose Crane.

The meeting was brief, as Mr. Penix did not have a significant amount of information available.

The meeting concluded after about 45 minutes of conversation and looking at architectural plans.

Interview with Joe Purvis, October 18, 2012

By Melissa Dirr Gengler, Historic Resources Group, Inc., at William J. Clinton Presidential Center, Little Rock, Arkansas

Mr. Purvis is an attorney in Little Rock and a lifelong friend of President Clinton. The two were in kindergarten together in Hope and have maintained their friendship throughout the years. Mr. Purvis shared the following information.

He received a call from Hope regarding the bad condition of the home.

Governor Clinton gave a speech in Texarkana and wanted to drive past the house. When the motorcade pulled into the drive with the Governor's Lincoln and state police escorts, four men came out of the house with their hands up.

Sammy Crabtree bought the house and Mr. Purvis was involved with the committee to purchase the house from Crabtree.

Stan Jackson was a "mover and shaker" and took photos of Virginia Kelley touring the house and noted her remembrances.

Others closely involved include George Frasier, Elaine Johnson, Stan Jackson, and Ivan Baker.

Mr. Purvis's and President Clinton's mothers were close friends when the boys were in kindergarten.

Mr. Purvis has photos of them as children in the yard.

He remembers that there was not much yard at the house and that the adults did not like little folks outside the house playing because the road was so busy.

The dedication day for the renovated house was very cold and raining . . . about 35 degrees.

He remembers a swingset out in the backyard, but it was relatively infrequent that they played in the yard.

Bill and Vince (Foster) played a game called "mumblepeg" with a pocket knife and a stick. One would flip the knife to the ground and then put a match or a stick near the knife. Not quite clear on the rules of the game.

He remembers the house always had flowers—maybe gladiolas—definitely roses and clumpy flowers (hydrangeas) on either side of the porch. The roses were on the north side by the railroad tracks.

Purvis's father was a national instructor for Equitable Life and he traveled by train in and out of Hope. The train tracks were a focus for the neighborhood boys.

This was a solid middle class home. Virginia grew up there.

Purvis noted they were careful to restore it the way it looked when he (Clinton) was born.

Purvis went to Washington, D.C., to talk to the President regarding how the house looked when he was a child.

When the reviewer from the *New York Times* came through the house, he stated that the house looks "like my grandmother's house."

The foundation made a conscious effort to show the house as it was.

Mr. Purvis also shared his thoughts on the interior, stating that, back then, "plaster was money," and not everybody had or needed a finished wall surface when they could just paper over the wall boards.

The soil in Hope was very bad and plaster would only crack if it was used. Nothing but a problem.

The Cassidy's store was across from Rose Hill cemetery. Mr. Cassidy was also an ice-man and he would haul 50 pound blocks of ice around town.

In Hope, you did not show your money with flashy cars or big houses . . . "just wasn't done."

They raised about $500,000 and the state gave another $500,000.

He remembers that in order to stay cool in the house the family would open windows downstairs and open the doors upstairs and use the whole house fan along with floor and table fans to keep the air constantly circulating.

He mentioned that Stan Jackson found the refrigerator from Ohio dating to 1946.

Purvis shared that Bill "gained his deep understanding of Blacks and poor people based on the way his grandfather treated people."

The grandmother (Edith Cassidy) wore a navy blue cape and wore white stockings and a white dress as her nurse's uniform. She was very serious.

Mr. Purvis shared that he did not ever recall seeing her smile and that she was a big woman and, with the cape, she was "all business."

The interview concluded after about 45 minutes.

Transcript of Telephone Interview with Stan Jackson, December 13, 2012

By Melissa Dirr Gengler, Historic Resources Group, Inc., and Greg Munn, Bahr Vermeer Haecker Architects. Words in parenthesis are estimations of the conversation, as portions of the interview tape were unclear and could not be interpreted for transcription. The insertions are based on conversation notes by interviewers.

Melissa: Hi, it's Melissa, thanks for calling. We were just sitting here in this little conference room and we were trying to figure out the best way to pick up the phone, probably not very reassuring, sorry. (Laughter)

Greg: And this is Greg Munn, an architect with BVH.

Stan: Good to meet you.

Melissa: Stan, thanks for taking the time to talk to us. You know the purpose in the email I sent you. The reason we called you—I am with a team working for the Park Service, who is putting together two, actually three documents for the Clinton home site in Hope. One is a historic structure report, one is a cultural landscape report, and one is a planning document for environmental compliance. We're approaching our first deadline—our first draft in about a month—and one of the things we're doing because so much of the project is recent history, there is not a ton of written documentation so we really have been trying to follow up with some interviews with people who were involved. We just talked to Paul Henley and Joe Purvis and a couple of others.

Stan: [They were all very involved in the project.]

Melissa: Charlie Penix and they all said we needed to talk to you. (Laughter.) And some of the things we'd just like to have a conversation about, specifically, are things about the garden, the memorial garden and the rail garden, and any information you may have and any recollections you may have about the condition of the house itself, you know, when you first started working on it and demolition plans and things that were removed. We're trying to come up with. . . the purpose of this document is going to try to identify the as-built or sustained condition of the house versus the renovated condition of the house, talk about the changes, and make recommendations for the future planning activities for the [National] Park Service. This is such a new acquisition for the [National] Park Service that these will be the first major planning documents they will have, so we are really focusing on the details of the house and the garden, primarily. Do you know who initiated the memorial garden concept?

Stan: Yeah, I think I did, actually.

Melissa: Perfect. See we knew you were going to be the right guy to talk to. (Laughter.) What can you tell us about the garden? The one thing we really had trouble finding [was] basic information. You know, the purpose of the garden. Was it meant to be functional or commemorative ? Design— who designed it, was it designed, was it a volunteer activity? If you could just kind of share some of your thoughts about the garden, that would be very helpful.

Stan: Originally, what they took, what we got from the start . . . the house sits on a site, well it is kind of, nothing in the neighborhood, it's a real tight, there are several structures that are pressed right against the house, that affects the property, that is the old Vince Foster home, it was in the back of the house. It is pretty much abandoned.

Melissa: yeah, the beautiful brick house.

Stan: The challenges when we went to site was there was no room for parking, there was no room for visitors. The people actually lived in this house. When we first got involved, the President had already been elected, it wasn't very long at all, it was just foresight on our part to try to get in there and try to preserve the property. It was in really bad condition. It had a fire. It was pretty much a flop house. There were probably 20 people that lived in the house. It was pretty rough. Where the garden is, that was the first piece of property that came on the market that was reasonably priced, that we felt like it would give us a little bit of room to grow. It was a way to have a proper entry, you know, a view from Hervey Street. It made a little more sense than just a home stuck in the middle of the neighborhood. So that was the original thought. There was talk that (we could use) that property that we purchased. It was real cheap, I think it was, it might have been some rail property. If I remember, it was a frame structure that had rats really bad, I mean, it needed to be either torn down or major repairs. So it made perfect sense for us to expand it and the garden concept was probably (doable). We had thought that it would be a meditation type of place. And then after the death of Virginia Kelley, it was appropriate as a memorial to her because there were actual roses that she had planted at the house that were still there. They were just there and had been trimmed back; they were original plantings that she had put there. The concept in our minds was a really nice rose garden. It was either a (natural) planting that they had that were true to the home, or we felt like it should be something that had natural plants to the area, stuff that was popular in the 1940s, which was the type of era we were trying to target, for the development or feel of the house. We also, we had attempted early on, to pull several different regions, several different cities together. This was the very first development and when I say that, at the time every conversation about a library or anything like that. We felt that this could become a very popular tourist destination because of the (Hope) video that was really popular at the Democratic Convention when he was first elected. It describes the city, his rural upbringing, you know, how, his whole family background, how it was special, so it felt like this would be the obvious place to start. So the original thought was to tie into that garden space, an element from each of the cities that was involved. Little Rock was probably the hardest, but Hot Springs, which is where he moved to from Hope, was the next obvious choice. We had had a conversation there with an artist from Hot Springs at the time who is—you may or may not be familiar with him. His name is Panini. He is an Italian artist that lives there. He had talked to some people about starting a quartz crystal monument, because Hot Springs, Arkansas, is famous for its mines. So that was a big element that was going to become a featured piece. Fayetteville which is another one of his homes. We had talked about some sort of element where Fayetteville would be represented, where Little Rock could follow up with; however, we felt that could be done. That was kind of the original concept. It was mainly our desire to gain property that made sense to support the structure. Because you really, like I said, it was so (bad) there that the (owner of the property, which was the big sponsor property, it was, I mean the guy saw dollar signs. The house is still, it's about the last to sale. If you are familiar with the soil there, it's clay, and just every brick structure up there has had some work at some point. Everything shifts. It's pretty rough, but maybe (the building) actually somehow survived it. It's a frame structure because it actually (just rested) on the soil. When we got (access), pretty much three sides were destroyed. It was coming apart all over the place. So, that helped (the sale), but if you have a structure like that (damaged) property, it's toast. And the guy wanted $300,000 for it, which is ridiculous, but he felt it would be purchased. We had looked at the property for a parking lot. That was before a deal was struck with the grocery store to use the parking lot that is theirs. The home that is now the visitor center, that is now next door to the garden, that was a

private residence. They felt like there was going to be way more traffic in their back yard than they wanted, you know, people trying to get to the house. So they came up with a number that was reasonable, and we were able to purchase that home. And in the plan that would be our visitor center and museum, gift shop, so we could present the home in its entirety, instead of trying to force some sort of administration, you know, option within the home. We also found that buying that property allowed us to sort of garage (the stuff) that was part of the visitor center property, and that allowed us to construct the modern bathroom (comfort station) in the building and a storage room. So, we had a little difficulty in an entryway because we had to (provide access). It was awkward because it was hard for people to access. But if you look at the elevation all around on that corner it's probably 65 feet in the air, that actual corner. There really wasn't much of an option to have an entryway that wasn't on a center block. So, I think I have rattled enough. Any questions?

Melissa: I am massively taking notes as quickly as I can, both of us are. Yeah, actually this is very, very helpful. Thank you, Stan. Once the garden converted from, as you said, more of a meditative place to a potentially a representation of the regions where Clinton lived to the memorial garden for Mrs. Kelley, Mrs. Clinton, what happened with the design? Was there an actual design concept for the garden?

Stan: There was an actual design concept that was formal it had ovals with arbor covers all the way around and they basically ran out of money. We were under pressure to get this, in fact, me and another guy laid all the sod out there, we did it ourselves because we couldn't afford to pay somebody to do it and we had to hurry up and get it ready for the dedication that was about two weeks later. So we really kind of rushed through trying to get something out there that was suitable and (ready to use). At the original dedication there wasn't really anything out there particularly. It was mainly just a sod area. And then, after that, over time, we were able with donations to come up with a walkway and plantings in itself and get the people involved. Yeah, we did an eighth, probably of what we had hoped to do originally.

Melissa: Then when donations came in I assume it was probably fairly spotty the way it was constructed just based on the donations.

Stan: Uh huh, but, I'm sorry, I didn't catch all of that.

Melissa: You said that after the dedication as you got donations over time you would continue to plant things in the garden. Was it primarily done by volunteers, or by the foundation board, or did it just depend on the donations? How did it actually work that the garden came to be planted and that things were purchased?

Stan: It ended up, more and more after the dedication, after the building was opened up to the public and it was functioning, then more and more of the responsibilities were handed off to the locals there at Hope. So they pretty much spear headed the development of it from then on. I'm not sure how long that period of time was, maybe a year or so; more and more (there was a variety of) different groups you know that helped develop it. . .I don't know if her name has come up but you know Rose Crane? Her name has come up (many times). She was the neighbor that grew up with Clinton. So they knew each other real well. She is a (great) person, and she was instrumental in buying a lot of supplies, everything involved like we did , I don't remember who the last architect, the landscape architect that was with me and Charles. We did actually have a really nice design it was (formal) and maybe a little over the top. You know I think that that was probably a big part of it too, you know that community is very blue collar and it, you really don't (need something like that to fit) into it. It would be very out of place, I think, I think at some point the (landscape and garden) that people can relate to that is not a distraction to the house itself. It is not a destination as much as it is . . . it's a place that you would see before or after a tour.

Melissa: Okay. . .I'm just thinking, that makes a lot of sense. As I said we're having to fill some holes in the history and the resources that we have been working with. We're trying to dig up a plan and a receipt and (possibly the)different types of species and of course that is not available. You said that after the dedication and completion of the garden it was more turned over to the local with Rose Crane. . . .

Stan: I think that is how it went.

Melissa: Do you know if they went with the original garden was installed, do you know how different it looked compared to the original compared to today?

Stan: Well originally, like I said, there was kind of bare, I mean it was built up a lot. And you know the one addition that surprised me there: on the day of the dedication, and there were huge trees like I said I could go back like maybe for five years and the trees, somebody planted trees all along the (lane)___ that surprised me how huge they were. They didn't exist the last time I was up there. So those trees I don't remember what kind of trees they are that they put along the fence line all along that corner they tried to shade it or hide it from the street, those were never in the plan that I remember. So that was a big change, but other than that a brick walk way, you know something that took up space a little bit, I think they've got potentially, if not at one end, the same.

Melissa: The brick walk way, oh I'm sorry, the fountain

Stan: It is like a pot, it is made to hold water, I believe, but I don't think it has water in it. But as far as that, I mean, It was a big grandiose concept (for the landscape)We really, it wasn't up to us what was going to happen and I think they just , like I said they kind of made a (more casual and locally appropriate design). . . .

Melissa: And that is what we are trying to look at, like when they built it, I guess the late nineties, then today, ten to twelve years later, what it looks like today and how it's changed.

Stan: You know, other than those trees, that is the biggest dramatic change, but the monument place that was near the home, that was always in the plan. The monument with the presidential seal on top it has the original board of directors you know all that stuff (on it).

Melissa: Yeah, right.

Stan: That was always planned. Everything else kind of evolved around that.

Melissa: I guess you weren't really, (too involved with the landscape) we'd really like to get with Rose Crane, if we can. I know our landscape architects would like to know the types of plants, we know rose bushes, obviously, and the trees as you've mentioned, but I know some of the questions, the designers regarding plans special events that were meant to be housed at the garden, specific plans would you have any specific ideas about original plantings (that were identified for the landscape or did the committee) play it by ear for the gardeners other than (the monument)

Stan: It was thought that they would be native plants to the area.

Melissa: Okay.

Stan: How's that? Its specifically planned that they were originally typical flowering plants that from the 1940s that (would have been typical in the area). . . .

Melissa: Okay.

Stan: That was real important, even at the grandiose plan, they wanted you to be able to walk through there and see this is an example of southern, (landscape and plants) Theoretically ,(the design) again, not to distract from the home.

Melissa: Was the garden ever designed specifically for any special events or seasonal events or anything?

Stan: It was not, the way it is planned out you have the short planting area they had the re-dedication? I tried to get in there with (a stage) and tried to figure out the best way to still have a decent platform but you would also have the background that would have the home and the shop in there so no thought was put into that at all.

Melissa: So it wasn't designed for special events at all.

Stan: No, not at all.

Melissa: okay, you've answered most of our specific questions, I think one was the functional, interpretive roles of the garden and you've mentioned that. That it was meant to be a memorial to Mrs. Kelley. (which is different)from its original intent.

Stan: Right.

Melissa: Was the original garden built altered, well. . . .

Greg: I think we have that covered.

Melissa: (Greg is right), like Greg said, it sounded like it just evolved.

Greg: I have a quick question. I find it very interesting that (the roses) Virginia had planted (in the yard), so they were around the Cassidy house originally, where they came from, do you know?

Stan: On the alley side of the home there were a small rose bush(es?) that had, like I said, been cut back and cut back over the years, but from my understanding that was one of her original roses.

Melissa: And that was actually moved and put into the garden?

Stan: I think that is how it was.

Melissa: Okay.

Stan: Rose Crane probably would know more about that since she was involved in all that but it seems like I remember that.

Melissa: Can we get a hold of her, is she in Little Rock still?

Stan: Yes.

Melissa: okay, I think I have her name through (the documents) from the foundation board that we (went through), I can get ahold of her and maybe ask her some of these questions also. Greg had some specific questions about the house that he wanted to ask you.

Greg: We have some construction photographs, some (before) photographs that we ....taking a look around inside the house specifically if you can remember the cabinet in the hallway between the dining room and the kitchen, you know, looking at it (it seems that) the hinges and that things have changed over time, and the ceiling, that was probably done a long time ago did you rebuild that at all or did , it looks like it had changed over time but you probably didn't do anything to it.

Stan: I think all we did was (clean it up) and paint.

Greg: Yeah, that is what I assumed, it had some patches and repairs on it but that was done a long long time ago.

Stan: Now one area though, the area (that was) across the walkway there, that was a strange area and we saw they had we weren't sure what that area was for, they had got in there and the wall studded. . . . And took the paper down and saw where they had cut some walls out and moved things around, we weren't real sure what had happened there Virginia Kelley, she did [see] the house before we did any of the renovations and [all], not only the physical elements but background per script in the future, She [remembered] the refrigerator, the refrigerator and there were dry[ing] racks? But they were [washing] clothes inside? If they didn't have [a basement or outbuilding] and did their ironing and that kind of stuff in that little area. So we tried to recreate that as best we could. The back porch which ended up, we had to make that into a utility area and I think that is where the breaker box is all that is actually a back porch that was open. That is where I think they had their ice box, see his grandfather lived there was an ice man so he brought ice home. And they had an ice box on the back porch so he could make his deliveries and do all that without ever coming into the house.

Greg: So that back porch, it didn't have walls?

Stan: It was kind of open.

Greg: Kind of open, really? And there is a new little mechanical closet put on their (existing) plans. It does look like it was a little weird. You answered the question, some walls were moved and some were added. So that was (based on) recollections? And like you said, you take down the wallpaper and you can tell what was changed. So that and drying rack, across from the china cabinet, that's great.

Stan: . . . when we finished the hall furnishings that's how , seems like when I was in there at the rededication a few months ago it hadn't changed. . . . It just got stuck? I don't know who did that or when.

Melissa: you know, one thing we were finding interesting as we went through the house, just the fact that the wall paper, it seemed like there were unfinished walls in the house, was directly applied to boards without finished walls, Is that a pretty typical thing that you would see in the south?

Stan: Yep, the unique thing is that when we started demolition we, there was probably thick layers of wall paper on that so we actually got down to the original wall paper. That was the pattern, if you look at photographs, there is one really good photo of Bill Clinton standing in the living room, that wall paper, we actually got that wall paper. That is where we tried to replicate every room in the house.

Melissa: did you salvage any of it or keep any of the scraps or anything like that?

Stan: the scraps that I had were destroyed in a fire. We actually made tiles, Bill Clinton has one, Mack McClarty has one, people that have them that are actually still around aren't many (others out there) Is covered with. . . .

Melissa: The wallpaper?

Stan: Yes.

Melissa: You think that Mack McClarty and Bill Clinton might be the only ones that have them? It would be a real gem to have them or even a photograph, current photograph of the scrap, I think that would be really valuable.

Stan: I think, actually, there's a scrapbook that our construction manager put together.

Melissa: He didn't keep it?

Stan: Okay, Huitt, H-U-I-T-T.

Melissa: Thanks.

Stan: He is a construction administrator right now at UAM (University of Arkansas Medical) for medical projects in Little Rock, he may have a copy of that but he put it together of all of the old and all of the new stuff? But I know the works. . . . He's got a copy and I know I could probably find you one. I know there are two or three floating around. We did it, you know there are many working on the home (and many people) I know appreciate just something. We tried to give them little reminders as we went through the process. Something (out of the house as) a keepsake, just something before all the stuff got taken away.

Melissa: Great, it's just neat because it wasn't that long ago so I am thinking maybe it's still available.

Stan: But when you are looking at the grand scheme of trying to document those things, a little bit more recent, it's amazing what people have already gotten rid of or didn't think to keep, an old those kind of things, just anything original of the house would really be great in value, even it is not the actual item, just a photograph of the item that says, here is an exact picture of that original.

Stan: Well, Terry Huitt actually he was the construction administrator of that with. . . . I was the project coordinator. But I was really deeper involved with the project. That and the communication for the. . . . Deeper involved and trying to coordinate with Virginia Kelley. . . . We had a lot of stuff, a lot of stacks (of papers and more) than you can imagine. (Over time), we had (many volunteers and lots) of stuff that was distractions, trying to get in the way (of moving forward on the project). You just had to fight your way through it. That was my role, to try to keep things moving forward.

Melissa: And you said that Terry Huitt is now at the University of Arkansas at Little Rock?

Stan: University of Arkansas for Medical Sciences.

Melissa: Okay, for Medical Sciences.

Stan: They call it UAMC and he is one of the construction administrators. He (was very involved and knows) about. (the project)Very (knowledgeable).

Greg: I'm just looking at the plan and I want to clarify one thing about that kitchen and back hallway—that back hallway, now, goes along the backside of the dining room? Does it have a door as well to the back porch? You know what I mean?

Stan: It came out of the kitchen—

Greg: There's a door that came out of the kitchen to the back porch, but there is a door filled in from the hallway to the back porch area – as well –

Stan: It seems like it was but I'm a little fuzzy on that one.

Greg: I just wanted to know (because) it seemed to make sense that you might have been able to walk through from the back hallway to the back door, but that's fine. Also, there's the Bead Board In the kitchen and ceiling in that hallway, I believe that was all replaced?

Stan: No, I think that was all original.

Greg: Okay.

Stan: Especially in the kitchen.

Greg: Okay.

Stan: I don't think we replaced that.

Greg: yeah, okay. And do you know, I do know from the photograph there was some patching, was that over the studs or (wall board), do you recall? The 1x6 boards on the wall.

Stan: (paraphrasing: "I don't know what you mean.")

Greg: The board itself is it over another sub straight or is it just nailed straight to the walls?

Stan: I think it is nailed straight to the stud wall.

Greg: I would assume this one is clear…. Let's see…

Stan: A real good clue is look into the pantry. The pantry, it seems like we got a lot of (good information) from the original (pantry) I just remember anywhere…. you know where….

Greg: Yeah, right, it had a lot of good original fabric.

Stan: I believe paint colors?

Greg: That's interesting they didn't do….

Melissa: I am glad to know I am not the only one whose dog barks every time I get on the phone!

(Laughter)

Stan: _I had an accident and fell at six o'clock in the morning and will be leaving for the doctor after this call.

Melissa: Oh no!

Stan: I have two dogs, a little Jack Russell and … twisted and I tripped and fell and almost broke my….

Melissa: Oh no! How are you now?

Stan: I'm at home now, I was going to take this call and then go back to the office.

Melissa: . . .

Stan: . . .

Melissa: My sister has two Jack Russells. She has one that gets himself wrapped up, it doesn't matter what is around that dog is in the middle of everything. I have a little Havanese and he is a lot more. . ...not nearly as excitable as the Jack Russell.

Stan: It's not that bad I smashed my face and everything, but I let go of the leash and the dog kept going. . . .

Melissa: Aw. . .(laughter)

Stan: not that I feel bad, but. . . .

Melissa: Aw. . . . We would have been happy to postpone. . . . We are glad to have you on the phone. . . . We are glad to have the opportunity.

Greg: We have learned a great deal from you. Are there any other general items that you can think about? It seems that when you did the demo, some modern . . . or something like that, there was some wallpaper over the boards and , was most of that, the trim around the baseboards and the trim around the ceiling was that mostly replaced or reused or

Stan: A lot of it was reused. That ell that they did have built that was not there was the fireplace?

Stan: The house . . . that . . . the exact dimensions of that (fireplace) of the 1940s but when we stripped the wall paper we actually got to where there was an end and you had a perfect outline of it where they tried to paint it. They did a sloppy job of painting the mantle so there was paint sloshed up on the wall paper.

Melissa: yeah, you can see a good shadow?

Stan: [something about dimensions] and there was a local carpenter who did really nice work as opposed to what we were trying to do and he took care of it. It was really a fun project for those type of things there was a lot of investigation and a lot of . . ..we tried to piece a lot of information together and luckily we had a lot of people who had been alive at the time. And there were a lot of neat stories that they chose not to use, a lot of (interesting) stuff.

Melissa: We've heard some good ones and then we think, uh, what is going to make it into this report? (laughter). We heard some good ones about the grandma.

Stan: . . . about Bill . . .

Melissa: . . .

Stan: . . . President of the United States, I don't think they'd like out there. . . . You gotta take the good with the bad.

Greg: The staircase, it's pretty much all original, isn't it?

Stan: Yeah, that was a huge logistical problem, you know, handicap issues, it's got a low ceiling right there, anybody could thump (their head) or is tall is an issue. We had to come up with ways to make that safe and still maintain the integrity, I think it is real important for the story, you know, as far as the little telephone table at the bottom of the stairs, you know, where Virginia took the call that Bill Clinton's dad was killed in a car wreck. Had to be, I mean the stairs had to maintain exactly, I mean, . . . because in the script, when the story is, you're finding Virginia finding out the . . . because she was a teenager in the home quite a bit. . . . Her bedroom at the top, I mean it is all original if you are interested in that.

Melissa: In the configuration of the second floor, that big front room, was that always her room?

Stan: Yes, she was the queen of the ball. It is kind of interesting because she was always outspoken, real energetic teenager and she pretty much ruled the roost as far as I could tell. The grandparents, they (shared the back bedroom) there are two beds up there . . . those two beds, actually came from my family (home) my mother and her sister were both born there. We donated those because those were exactly what they had at the time. They slept in different beds for a few reasons. One because he ran a grocery store and he was a night owl and he would leave the house at 5:00 in the morning, so she was a nurse and kept long hours so between the two of them, if they slept together they would wake the other one up and off schedule. Part of that story, uh, but Virginia, as far as I know, the way she told it, her bedroom was that size because . . . entertaining friends, eating dinner . . .

Greg: And there was a closet or a wall at the south end that she removed that was original and she probably told you that, that wasn't there

Stan: Yeah, if you had seen it was like clockwork . . . Somebody nailed that . . . in '50. . . . No framing, no . . . it was just a closet. You see that house was pretty much almost destroyed by fire. If you look at the floor underneath that rug there are huge burn spots, we didn't replace any flooring, especially up there. We did a couple of patches, but, hot spots, the windows up there had to be replaced because the fire department destroyed them coming in to fight the fire. They actually kicked them out and tore them up. And that happened when it was a rental property. Not a real long time before we took possession.

Melissa: . . . at the time the fire occurred?

Greg: So were all of the windows replaced?

Stan: I believe so.

Greg: Yeah, I thought so but I just wanted to ask, and the siding on the outside, when you got a hold of it, was there any of the original (asbestos siding) underneath?

Stan: I don't remember there being any asbestos siding on the house.

Greg: Oh, okay.

Stan: Uh, are you talking about, like, asbestos shingles?

Greg: Yeah.

Stan: I don't remember that, but—

Greg: Maybe I have it wrong.

Stan: It could be, I have slipped since then. That's been 20 years ago.

Melissa: Was the siding removed for the new siding?

Stan: Oh yeah.

Melissa: Okay.

Greg: Okay, and I think I saw a photograph, the porch was in pretty much bad shape, you pretty much took that down.

Stan: We did some repair . . . the whole house had rats. . . . The front porch was in really bad condition originally it was a screen porch. We chose not to come back to that because . . . it was probably there, make it a little more presidential. It humbled, uh, you don't want it where people can't photograph it. A screen porch is just not the most attractive thing in the world.

Greg: Yeah, well, uh.

Stan: But then . . . and Virginia Kelley both agreed.

Greg: Yeah, we see earlier progress of that . . .

Stan: Was it Mark Twain who said when the legend becomes bigger than the reality . . . legend?

Greg: Well I am looking at my notes here and I think we've covered most of the questions that I had. We really appreciate all of the information that you've given us. Melissa do you have

Melissa: I think we're set, if there is anything else while I am typing up my notes here I will try to email you. We'll also try to get ahold of Terry Huitt and Rose Crane. Just to get some more details, specifically maybe tracking down that wallpaper scrap that was framed or maybe made into a plaque for the president and Mack McClarty. . .maybe even the foundation may have it in their collection, you don't know, maybe the Clinton Foundation may have it where they can take a picture of it for us.

Stan: They had a fire that destroyed quite a bit of stuff, I'll just have to think about it.

Melissa: Ok

Stan: They must have kept one of everything but I haven't seen it in a long time. I'll have to kind of dig around.

Melissa: Well, if you do come across anything we'd sure be interested and I know that (the rest of the team) would be interested in anything they could get that would be the original. We're trying to do this formal document they can use for their planning purposes. That would be really helpful.

Greg: (If there are any)photographs you could get from that era, it would be great to get a look at those.

Stan: I think that . . . quite a bit of stuff, you know, Ms. Miller—

Melissa: Lora Miller? Yeah, the superintendent, we got everything from her, we're just looking for some, everything house, we are trying to document as much as we can. Got some great photographs from the Clinton Foundation from their private family photos, you know, birthday parties and things like that, little Billy lived at the house and those have been really helpful.

Stan: Did Charlie Penix— he didn't have a lot of photographs?

Melissa: No, all he had were the plans that were electronically stored, he didn't think they had any files or anything like that left when we talked to him.

Stan: How unfortunate. I thought we did have a big file of stuff

Melissa: No, I think this new stuff is really hard to do because the old stuff gets filed and gets purged and it all happens before it becomes an archive or a library.

Stan: Was Brett Thompson . . .

Melissa: No, that is not a familiar name to me.

Stan: Brett Thompson was, uh Charlie and I We were at the thick of it. Brett might be able to shed some light. He's retired, though, I think, or semi-retired. You could still get to him through Caldwell. . . . He was . . . I had to go to Washington about once a month for different people and stuff Brett went with me a lot. If there was a luncheon or function that was . . .

Melissa & Greg: Oh, sounds like fun.

Stan: He might be one to talk to.

Melissa: Alright, terrific. Well, Stan thank you so much we really appreciate your time especially given your tired morning.

Stan: Well at least I . . .

Melissa: If you or I can think of anything else, call or follow up with an email. We appreciate it, thanks so much.

Appendix F

Tree Condition Assessment

DAVEY
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June 20, 2013

Rob McGinnis, Principal
Oculus
2417 W 17th St. NW, Ste. 201
Washington, D.C. 20009

Re: Arborist Report on Pecan Trees

Dear Mr. McGinnis:

Thank you for the opportunity to assist Oculus with their project on the property that houses the *visitor center at the President William Jefferson Clinton Birthplace Home*. In support of your objectives, we are pleased to provide you with the attached report.

An International Society of Arboriculture (ISA) Certified Arborist conducted the site inspection of four pecan trees (*Carya illinoinensis*) located on the property (3), and at the edge of the parking lot behind the property (1), of the visitor center referenced above on June 7, 2013. The trees were examined for current conditions by performing a visual assessment. The attached report can be used to make informed decisions about future maintenance activities.

The site inspection determined the following:

- The overall conditions of the trees were commensurate with normal conditions for a pecan tree of that size and estimated age.
- Each tree exhibited different characteristics and specific qualities that will result in different recommendations for future maintenance.

Please let us know if you have any questions regarding this report and the recommendations therein.

Sincerely,

Michael Sultan
Davey Resource Group
ISA Certified Arborist, #TX-1292AM



Arborist Report

Visitor Center at William Jefferson Clinton Birthplace Home

June 2013

Prepared for:

Oculus
Rob McGinnis, Principal
2410 17th St. NW, Ste. 201
Washington, D.C. 20009

Prepared by:

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DAVEY RESOURCE GROUP
A Division of The Davey Tree Expert Company

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Summary

In June 2013, Davey Resource Group was contracted by Oculus to assess the condition, potential risk, and provide recommendations for four large pecan trees (*Carya illinoinensis*) on the property for the Visitor Center to the President William Jefferson Clinton Birthplace Home. This historic home that housed the visitor center is located on a lot adjacent to the Birthplace Home, which is located at 117 S Hervey Street, Hope, Arkansas. For clarification, a property map delineating the boundary of the property area visited and the trees' locations has been provided as *Attachment A*.

An International Society of Arboriculture (ISA) Certified Arborist from Davey Resource Group conducted the site survey of the trees on June 7, 2013. Three of the pecan trees are located on the main grounds of the visitor center that serves the William Jefferson Clinton Birthplace Home, and one pecan tree is located along the edge of the parking lot that serves the visitor center. The trees were visually inspected from the ground, and a *Tree Hazard Evaluation Form*, modeled after the form found in "A Photographic Guide to the Evaluation of Trees in Urban Areas", completed for each tree. Observations included some large cavities with decay, moderate tip dieback in a couple of the tree's canopies, minor uneven distribution of weight in the canopy of one tree, and one tree with excessive fill soil and branch mortality. Overall twig growth and leaf appearance were normal, and the canopies were generally well balanced.

Introduction

Background

The National Park Service designated this site as a National Historic Site in 1999. It is clear that over the years the trees have received care, most likely from numerous individuals and / or tree care companies. Some of the old pruning cuts appear to have been made just inside of the branch collar, resulting in poor woundwood development. Overall, however, the balance of the trees' canopies and overall structure have been maintained. Other than visual observations made, there was no information available regarding maintenance history.

Assignment

We were contacted by Oculus to evaluate and report on the existing conditions and safety of the three pecan trees growing on the lot that houses the visitor center at the William Jefferson Clinton Birthplace Home and the one pecan tree growing along the edge of the parking lot that serves the visitor center. In addition to the visual observation of each tree, the following deliverables will be provided:

Tree Assessment Key. A spreadsheet that includes each tree's number, size, species, and condition rating, as defined in the "Guide to Plant Appraisal, 9th Ed."

Risk Assessment Worksheet. A *Tree Hazard Evaluation Form*, modeled after the form found in "A Photographic Guide to the Evaluation of Trees in Urban Areas", will be completed for each tree.

Limits of Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, potential to response to treatments, responses to site disturbances, or weather events. There were no records for what type of pest control applications or form of fertilizers had been used on the trees. As such, the recommendations presented herein are based on current observations of conditions that existed at the time of the evaluation, and cannot be a predictor of the ultimate outcome for the trees in the future.

Purpose and Use of Report

The purpose of this report is to provide an evaluation and condition assessment of the pecan trees identified on the map provided in *Attachment A*. The findings in this report can be used to make informed decisions to guide future maintenance activities.

Observations

Methods

A site visit was made on June 7, 2013. A visual inspection was performed on each of the four pecan trees referenced in Attachment A. Visual observations included review of the surrounding area and inspection of buttress roots, trunk, scaffold branch attachments, and overall crown conditions, as available from the ground.

Site and Tree Observations

Each of the pecan trees is situated in a slightly different section of the area inspected, and the site conditions also vary slightly for each tree. Each tree possesses unique characteristics, different conditions, and is assigned its own *condition rating* and *hazard rating*.

Tree No. 1. The large pecan has an overall well balanced canopy. The foliage has a normal, healthy appearance. There is minor tip dieback present in the canopy. Woundwood development at pruning wounds has been poor. There is a large cavity present at the point of attachment between a large scaffold branch the main trunk of the trees. Extensive decay was observed inside the cavity. The cavity measured 19 inches deep, and 18 inches long and 9 inches across the face of the cavity. Without the use of a Resistograph®, an estimate of the sound wall thickness that remained was only 2 inches. The strength loss was calculated using the following formula:

$$\frac{(19)^3 + (10/66)(21^3 - 19^3)}{21^3} = 70.2\%$$

Tree No. 2. The large pecan has an overall well balanced canopy. The foliage has a normal, healthy appearance. There is minor tip dieback present in the canopy. Woundwood development at old pruning wounds has been excellent. There are several points of failure along smaller branches in the canopy that most likely were caused by external stress factors such as high wind. Woundwood development at these sites has been poor. There is an old wound on the trunk. The formation of woundwood development is fair, and there does not appear to be any decay beyond the wound.

Tree No. 3. The large pecan has an unbalanced canopy. The crown has been heavily pruned on the side of the tree facing the visit center. There is one large branch on the opposite side of the tree that extends far out from the point of attachment and has an uneven distribution of weight, with an excessive amount of weight at the end of the branch. There are a few old pruning wounds visible from the ground that may have decay present. In some cases the development of woundwood is visible, but it is not possible to assess the extent of woundwood development or whether decay is present or not. The tree exhibits a slight lean, approximately 10% to the west. The development of buttress roots opposite the direction of the lean is greater than on the other side, indicating that the tree compensated for the natural lean by developing more wood to help support the tree. There was no observation of soil heaving or cracking around the base of the tree. There is however, an area along the trunk of the tree this is slightly depressed and the bark characteristics are different. It is unclear what might be causing the condition or how it is affecting the stability of the tree.

Tree No. 4. The large pecan has an overall well balanced canopy. The foliage has a normal, healthy appearance. There are several large branches in the center of the canopy. The tree is located in a raised landscape bed, and the grade around the tree is at least 5 inches above the tree's natural grade. This most likely is contributing the branch mortality and will continue to affect the health of the tree. There is an open cavity at the base of the tree with extensive decay into the trunk of the tree. The strength loss was calculated using the following formula:

$$\frac{(8)^3 + (10/66)(21^3 - 8^3)}{21^3} = 19.7\%$$

Conclusions

Based on visual inspections at the site, the pecan trees' conditions range from poor to good. There are defects that require immediate action, and other conditions that warrant additional assessment. Future inspections should be conducted on a regular basis, according to the *Tree Hazard Evaluation Forms* (*Attachment B*).

Recommendations

Several long-term maintenance strategies should be considered to improve the health and performance of the pecan trees.

- Remove the large scaffold branch with the cavity on Tree No. 1, and further inspection should be made regarding the extent of decay in the trunk.
- Further inspection of Tree No. 3 and the deformed trunk area and discolored bark.
- Further inspection of the cavity and decay at the base of Tree No. 4. Strength loss is below threshold requiring action, but the location of the defect, combined with the other site conditions and the condition of the canopy could warrant removal of the tree.
- For all trees to remain:
    - Large tree routine pruning.
    - Remove turf within the dripline of the trees located in the lawn area, to the extent possible, and use an air spade to loosen the soil. Amend loosened soil with organic matter to provide

source of nutrients and to improve the structure of the soil. This may help improve the overall conditions of the trees.

- Routine maintenance and plant health care activities should be initiated through a qualified tree care company.

Tree Assessment Key

Tree No.	Size	Species	Condition Rating
1	40" dia.	Pecan, *Carya illinoinensis*	Fair
2	28" dia.	Pecan, *Carya illinoinensis*	Good
3	27" dia.	Pecan, *Carya illinoinensis*	Fair
4	21" dia.	Pecan, *Carya illinoinensis*	Poor

Glossary

Air spade. Tool that uses compressed air to remove soil without damaging roots.

Branch collar. Wood which forms around a branch attachment, frequently more pronounced below the branch.

Buttress root. Large above grade roots that help stabilize a tree.

Canopy. The live foliage-bearing part of the tree.

Crown. Parts of the tree above the trunk, including leaves, branches, and scaffolds.

Resistograph®. Instrument that detects decay in trees.

Scaffold branch. Primary structural branch of the crown.

Works Cited

Matheny, Nelda P. and James R. Clark. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas*. 2nd ed. Urbana, Illinois: International Society of Arboriculture, 1994.

Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal 9th Edition*. Urbana, Illinois: International Society of Arboriculture, 2000.

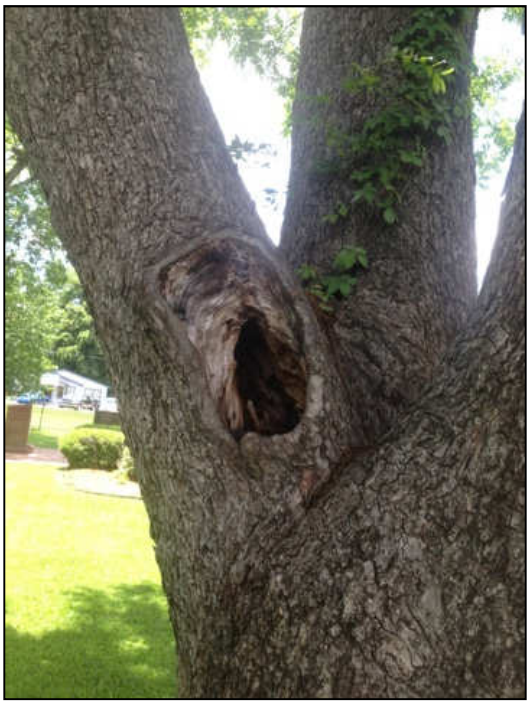
Attachment A

Site Map and Tree Locations



Attachment B

Tree No. 1





Tree No. 2





Tree No. 3





Tree No. 4





Appendix G

Opinion of Probable Costs

Appendix G: Opinion of Probable Costs

The following opinion of probable costs was developed by OCULUS for site and landscape-related work and by BVH Architects for the proposed new visitor center and repurposed existing comfort station. The cost information is organized by implementation phase and is based on a detailed description of the scope of work required to implement each phase as outlined in the Treatment chapter. The cost estimate spreadsheets, including all multipliers, were developed by BVH Architects and the NPS Midwest Region office. Cost information developed by OCULUS was based on historical cost data for similar projects under construction or built. This cost information was used by OCULUS to outline the overall implementation budgets for each recommendation phase within the Treatment chapter.

Project: CLR/EA			**Estimate By:**		RMM / APM
Park: WICL			**Date:**		04/02/14
			Reviewed By:		-
			Date:		-
Description		Quantity	Unit	Cost/Unit	**Total Costs**
PHASE I / ACCESSIBLE ENTRANCE AT WEST DIVISION STREET					
Misc. construction fencing - allow		1	ls	$2,000	$2,000
Misc. erosion contriol measures - allow		1	ls	$2,000	$2,000
Construct temp. ramp/walk system from street to VC front door - allow		1	ls	$8,000	$8,000
Construct temp. accessible route from VC front door around the VC to the walk accessing the Cassidy House		100	lf	$40	$4,000
Demolition and removal of existing concrete driveway		500	sf	$2	$1,000
Demolition and removal of existing crushed aggregate driveway		500	sf	$1	$500
Clear and grubbing (extended driveway area east of the visitor center and temporary access route)		1,650	sf	$0.5	$825
Tree removal (invasive Tallow tree by driveway)		1	ea	$150	$150
General cutting and filling		835	sf	$5	$4,175
Retaining wall at east propety line, height varies from 0" - 30" (assumed average height of 15")		45	lf	$100	$4,500
Concrete apron at drive entrance and sidewalk		120	sf	$10	$1,200
Paved accessible walk to east entrance from West Division sidewalk (at existing driveway); permeable pavers including aggregate base		1,150	sf	$25	$28,750
Accesible ramp and deck system (assume metal structure and wood decking)		325	sf	$45	$14,625
ADA compliant handrails at West Division Street Stairs (remove existing rail and replace) - allow		1	ls	$1,000	$1,000
Remove temp. ramp system from front door -allow		1	ls	$500	$500
Remove temp. accessible walk from alley to front door - allow		1	ls	$500	$500
Replacement plantings in disturbed lawn / bedding areas.		1,500	sf	$2	$3,000
Interim wayfinding and informational signs - allow		1	ls	$1,000	$1,000
Subtotal Direct Construction Cost					**$77,725**

Published Location Factor	0%				$0
Remoteness Factor	5%				$3,886
Federal Wage Rate Factor	4%				$3,109
Design Contingency [see notes]	20%				$15,545
Total Direct Construction Costs					**$100,265**
Standard General Conditions	15%				$15,040
Government General Conditions	5%				$5,013
Historic Preservation Factor	2%				$2,005
Subtotal NET Construction Cost					**$122,324**
Overhead	8%				$9,786
Profit	10%				$12,232
Estimated NET Construction Cost					**$144,342**
Contracting Method Adjustment	0%				$0
Inflation Escalation (added in PMIS)	8%				$11,547
TOTAL Estimated NET Cost of Construction					**$155,889**
Lower Range	-30%				$109,122
Upper Range	50%				$233,834

Exhibits		0	sf	$450	**$0**
Film		0	ea	$300,000	**$0**

Supplemental Services	2%	3,118
Pre-design	5%	$7,794.46
Design	10%	$15,588.92
Exhibit Design	29%	$0.00
Exhibit Contingency	10%	$0.00
Exhibit Administration	8%	$0.00
Contigency	10%	$15,588.92
Administration	8%	$12,471.14
Project Total		**$210,450.42**

Project: CLR/EA			**Estimate By:**		RMM / APM
Park: WICL			**Date:**		04/02/14
			Reviewed By:		-
			Date:		-

Description		Quantity	Unit	Cost/Unit	**Total Costs**
PHASE II / REHABILITATED CASSIDY HOUSE LANDSCAPE					
Temporary construction fencing - allow		1	ls	$4,000	$4,000
Erosion control measures - allow		1	ls	$6,000	$6,000
Temporary pedestrian access to Cassidy House during construction - allow		1	ls	$5,000	$5,000
Clear and grub existing grass cover in alleyway		865	sf	$1	$865
Tree removal (invasive Tallow tree in alley)		1	ea	$150	$150
Clearing and grubbing; removal of all sod, shrubs and perennials in the Cassidy House yard		1,750	sf	$1	$1,750
Demolition and removal of the existing ramp accessing the porch, the existing steps accessing the kitchen, and the steps accessing the front porch		125	sf	$8	$1,000
Demolition and removal of the existing wood screen fencing and trellis structures along the east and south property line		80	lf	$4	$320
Removal of the HVAC mechanical units at the rear of the house (assume that this work is undertaken during building renovation project)		1	ea	$0	$0
Removal of the existing metal fencing along the property line		145	lf	$8	$1,160
Removal and storage of all movable site furnishing and play equipment; (assume NPS maintenance staff remove items and transport to NPS collections storage)		1	ls	$0	$0
Demolition and removal of the existing concrete sidewalk and drainage flumes fronting the property along South Hervey Street at the Cassidy House		90	sf	$2	$180
Demolition and removal of the existing concrete retaining wall fronting the property along South Hervey Street		50	lf	$50	$2,500
Concrete retaining wall with metal guardrail along the South Hervey Street frontage at the Cassidy House		50	lf	$300	$15,000
General cutting and filling		2,800	sf	$5	$14,000
Paved, accessible walkway and program areas; permeable pavers including aggregate base		1,000	sf	$25	$25,000
Concrete ramp accessing the program area from South Harvey Street		150		$25	$3,750
Ramp accessing the house on the north side		90	sf	$45	$4,050
Paved walkway accessing the house on the north side; permeable pavers including aggregate base		40	sf	$25	$1,000
Metal screen fence along the rear and south property lines - approximately 6' high.		110	lf	$48	$5,280
Vines at screen fencing, planted at 2' o.c.		55	ea	$10	$550
Roof drains to be connected to a below-grade dry well with an overflow connection to the public storm drain system; assume new storm drain structure within public right-of-way - allow		1	ls	$10,000	$10,000
Lawn in all disturbed soil areas		850	sf	$2	$1,700
Site furnishings - allow		1	ls	$3,000	$3,000
Wayfinding and informational signage - allow		1	ls	$4,000	$4,000
Subtotal Direct Construction Cost					**$110,255**

Published Location Factor	0%				$0
Remoteness Factor	5%				$5,513
Federal Wage Rate Factor	4%				$4,410
Design Contingency [see notes]	20%				$22,051
Total Direct Construction Costs					**$142,229**
Standard General Conditions	15%				$21,334
Government General Conditions	5%				$7,111
Historic Preservation Factor	2%				$2,845
Subtotal NET Construction Cost					**$173,519**
Profit	10%				$17,352
Estimated NET Construction Cost					**$190,871**
Contracting Method Adjustment	0%				$0
Inflation Escalation (added in PMIS)	8%				$15,270
TOTAL Estimated NET Cost of Construction					**$206,141**
Lower Range	-30%				$144,299
Upper Range	50%				$309,211

Exhibits		0	sf	$450	**$0**
Film		0	ea	$300,000	**$0**

Supplemental Services	2%	4,123
Pre-design	5%	$10,307.05
Design	10%	$20,614.10
Exhibit Design	29%	$0.00
Exhibit Contingency	10%	$0.00
Exhibit Administration	8%	$0.00
Contingency	10%	$20,614.10
Administration	8%	$16,491.28
Project Total		**$278,290.28**

Project: CLR/EA
Park: WICL

Estimate By: RMM
Date: 04/02/14

Reviewed By: -
Date: -

Description		Quantity	Unit	Cost/Unit	**Total Costs**
PHASE III / REDEVELOPED GROUNDS					
Misc. construction fencing - allow		1	ls	$8,000	$8,000
Temporary pedestrian access to existing VC and Cassidy House area during construction - allow		1	ls	$20,000	$20,000
Misc. erosion control measures - allow		1	ls	$6,000	$6,000
Tree protection for 3 large pecan trees		1	ls	$1,200	$1,200
Clear and grub medium trees to be removed		5	ea	$300	$1,500
Clear and grub small trees to be removed		4	ea	$150	$600
Clear and grub grass and shrub areas		25,500	sf	$0.5	$12,750
Remove Phase I ramp and deck system accessing the porch on the east side of the visitor center - allow		1	ls	$5,000	$5,000
Demolition and removal of the concrete West Division street entry stairs (2 stairs)		220	sf	$12	$2,640
Demolition and removal of walkways and paved areas (brick and concrete)		2,480	sf	$2	$4,960
Demolition and removal of the metal perimeter fence along West Division Street and South Hervey Street		320	lf	$8	$2,560
Demolition and removal of the metal perimeter fence along the north side of the alley		120	lf	$8	$960
Removal of all movable site furnishing (assume NPS removal and reuse at another NPS unit in Arkansas)		0	ls	$0	$0
Concrete retaining wall with metal guardrail along the South Hervey Street frontage and along West Division Street		275	lf	$300	$82,500
Low concrete retaining walls		105	lf	$100	$10,500
Ramps to north entrance of visitor center (assume metal ramps)		400	sf	$55	$22,000
Paved, accessible walkway and program areas; permeable pavers including aggregate base		4,000	sf	$25	$100,000
Wood boardwalk to minimize ground disturbance		3,200	sf	$35	$112,000
Wood pergola		240	lf	$100	$24,000
Crushed stone surface, stabilized with subgrade		1,760	sf	$10	$17,600
Store and relocate granite monument - allow		1	ls	$1,000	$1,000
Wood built-in benches along boardwalk		140	lf	$100	$14,000
Metal screen fence along south property line and proposed storage area - approximately 6' high.		160	lf	$35	$5,600
Metal screen fence along east property line and proposed storage area - approximately 4' high.		80	lf	$30	$2,400
Wood screen fence at service area (by comfort station)		80	lf	$60	$4,800
Gates for service areas		2	ea	$1,000	$2,000
Vines at screen fencing, planted at 2' o.c.		80	ea	$10	$800
Hedges at new entrance ramps and alley (3' o.c.)		60	ea	$35	$2,100
Climbing roses at pergola		36	ea	$15	$540
Lawn areas at alley and program space		5,160	sf	$2	$10,320
Groundcover in disturbed soil areas adjacent to existing visitor center		1,710	sf	$5	$8,550
Planted area at top of slope		1,500	sf	$2	$3,000
Site and landscape lighting - allow		1	ls	$10,000	$10,000

Site furnishings - allow		1	ls	$6,000	$6,000
Interpretive signs (not including content and design) - allow		1	ls	$40,000	$40,000
Wayfinding and informational signage - allow		1	ls	$6,000	$6,000
Subtotal Direct Construction Cost					**$551,880**
Published Location Factor	0%				$0
Remoteness Factor	5%				$27,594
Federal Wage Rate Factor	4%				$22,075
Design Contingency	20%				$110,376
Total Direct Construction Costs					**$711,925**
Standard General Conditions	15%				$106,789
Government General Conditions	5%				$35,596
Historic Preservation Factor	2%				$14,239
Subtotal NET Construction Cost					**$868,549**
Overhead	8%				$69,484
Profit	10%				$86,855
Estimated NET Construction Cost					**$1,024,888**
Contracting Method Adjustment	0%				$0
Inflation Escalation (added in PMIS)	8%				$81,991
TOTAL Estimated NET Cost of Construction					**$1,106,879**
Lower Range	-30%				$774,815
Upper Range	50%				$1,660,318

Exhibits		0	sf	$450	**$0**
Film		0	ea	$300,000	**$0**

Supplemental Services	2%	22,138
Pre-design	5%	$55,343.93
Design	10%	$110,687.85
Exhibit Design	29%	$0.00
Exhibit Contingency	10%	$0.00
Exhibit Administration	8%	$0.00
Contingency	10%	$110,687.85
Administration	8%	$88,550.28
Project Total		**$1,494,286.00**

Project: CLR/EA				**Estimate By:**	DMW / RMM / APM
Park: WICL				**Date:**	04/02/14
				Reviewed By:	-
				Date:	-

Description		Quantity	Unit	Cost/Unit	**Total Costs**
PHASE IV / NEW VISITOR CENTER AND REPURPOSED COMFORT STATION					
Temporary construction fencing - allow		1	ls	$6,000	$6,000
Erosion control measures - allow		1	ls	$4,000	$4,000
Tree protection for 3 large pecan trees		1	ls	$1,200	$1,200
Remove and store pavers - allow		1	ls	$8,000	$8,000
Disassemble and store boardwalk and trellis sections - allow		1	ls	$25,000	$25,000
Clear and grub existing grass cover		3,900	sf	$1	$3,900
Visitor Center building		4,400	sf	$175	$770,000
Comfort Station renovation		560	sf	$79	$44,240
Utilities - allow		1	ls	$75,000	$75,000
Reinstall existing boardwalk and trellis section		1	ls	$25,000	$25,000
Reinstall paving - allow		1	ls	$10,000	$10,000
Wayfinding and informational signage - allow		1	ls	$8,000	$8,000
Subtotal Direct Construction Cost					**$980,340**
Published Location Factor	0%				$0
Remoteness Factor	5%				$49,017
Federal Wage Rate Factor	4%				$39,214
Design Contingency [see notes]	20%				$196,068
Total Direct Construction Costs					**$1,264,639**
Standard General Conditions	15%				$189,696
Government General Conditions	5%				$63,232
Historic Preservation Factor	2%				$25,293
Subtotal NET Construction Cost					**$1,542,859**
Overhead	8%				$123,429
Profit	10%				$154,286
Estimated NET Construction Cost					**$1,820,574**
Contracting Method Adjustment	0%				$0
TOTAL Estimated NET Cost of Construction					**$1,820,574**
Upper Range	50%				$2,730,861

Exhibits		300	sf	$450	**$135,000**
Film		0	ea	$300,000	**$0**

Supplemental Services	2%	36,411
Pre-design	5%	$91,028.69
Design	10%	$182,057.37
Exhibit Design	29%	$39,150.00
Exhibit Contingency	10%	$13,500.00
Exhibit Administration	8%	$10,800.00
Contingency	10%	$182,057.37
Administration	8%	$145,645.90
Project Total		**$2,656,224.53**

Appendix H

Agency Correspondence