

HISTORIC STRUCTURES REPORT 010076

PART I 1E2

HOT SPRINGS COMPLEX
Big Bend National Park
Texas

Koue, 1969
U.S. Dept. of the Interior-National Park Service

010076
1E2

HISTORIC STRUCTURES REPORT

PART I

**HOT SPRINGS COMPLEX
Big Bend National Park
Texas**

**Prepared by
A. Lewis Koue
April 1969**

for

**United States Department of the Interior, National Park Service
Office of Archeology and Historic Preservation
Washington, D. C.**

HISTORIC STRUCTURES REPORT

PART I

HOT SPRINGS COMPLEX
Big Bend National Park
Texas

APPROVAL SHEET

Recommended

Chief, Office of Archeology
and Historic Preservation

Date _____

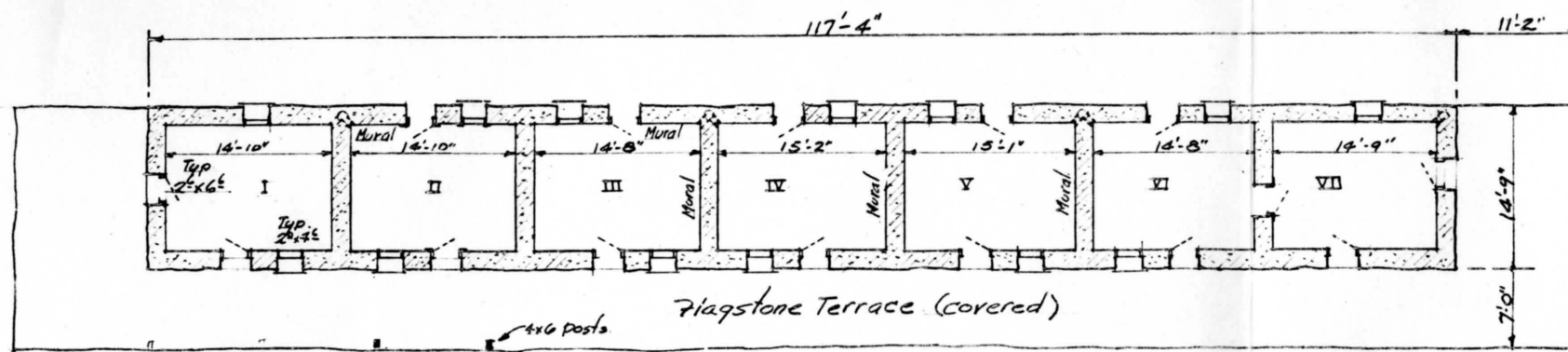
Superintendent

Date _____

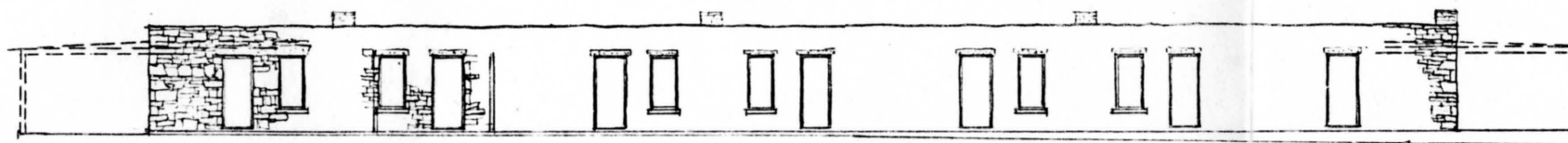
Approved

Regional Director, Southwest

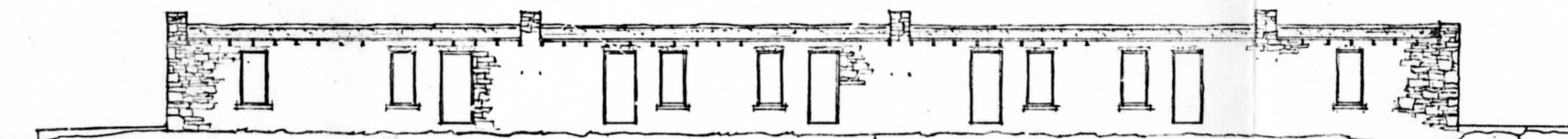
Date _____



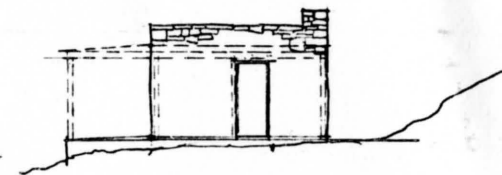
FLOOR PLAN
Scale: $\frac{1}{8}" = 1'-0"$



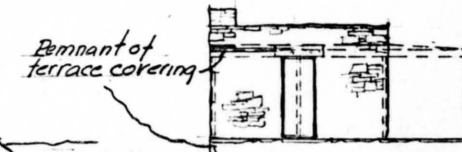
SOUTH ELEV.



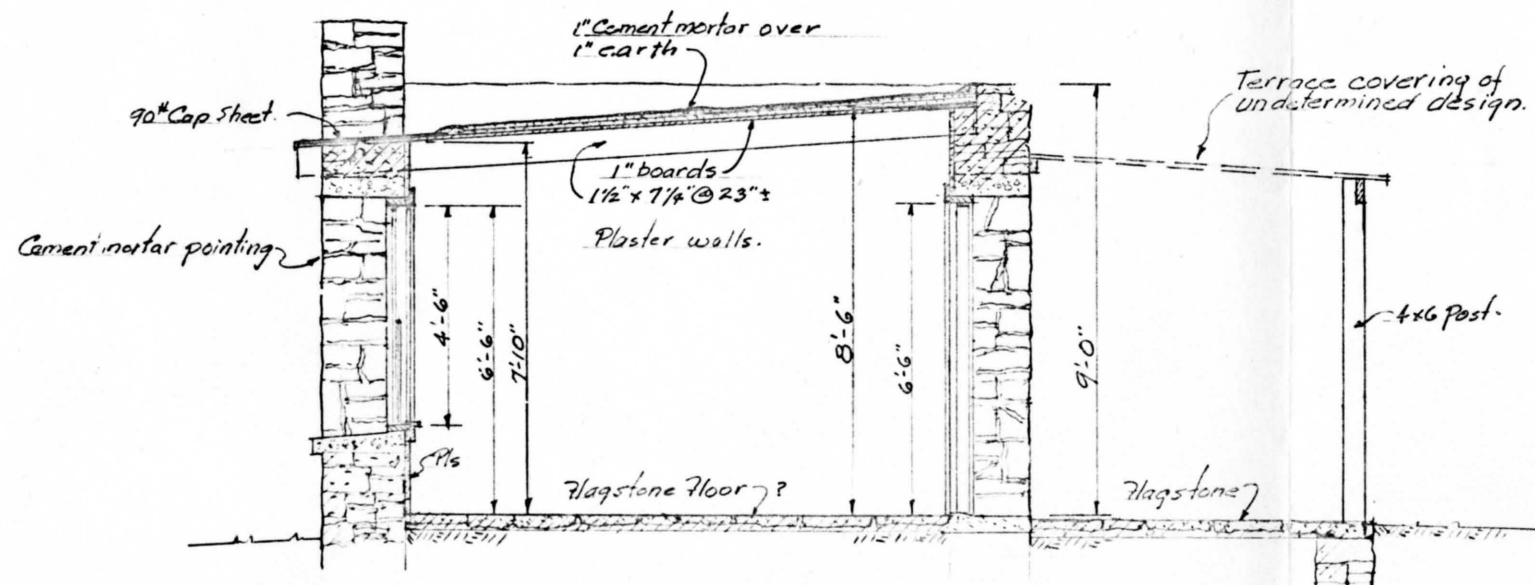
NORTH ELEV.
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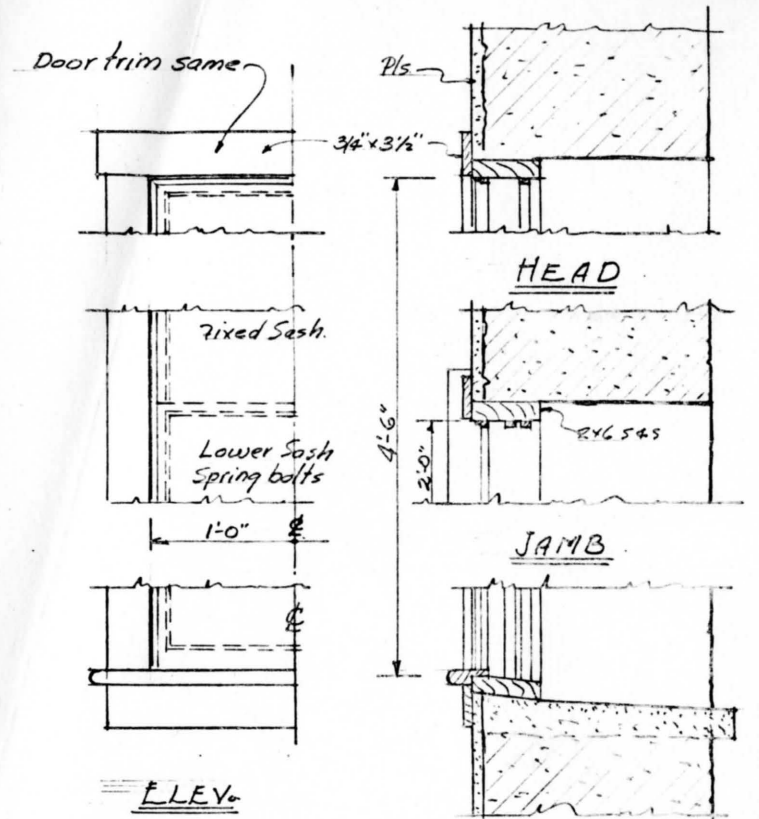
EAST END.



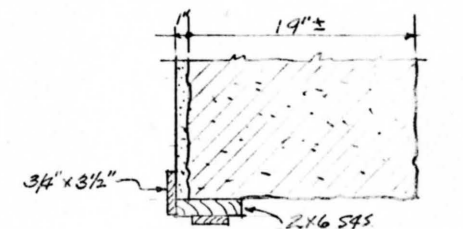
WEST END.



TYP. SECTION
Scale: $\frac{1}{2}" = 1'-0"$



TYP. WINDOW DET'L
Scale: $\frac{1}{2}" = 1'-0"$



TYP. DOOR FRAME
Scale: $\frac{1}{2}" = 1'-0"$



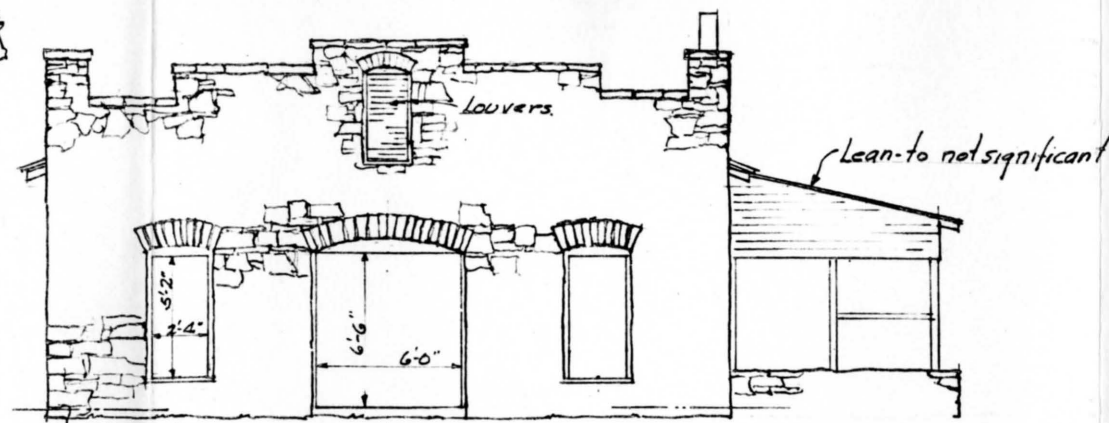
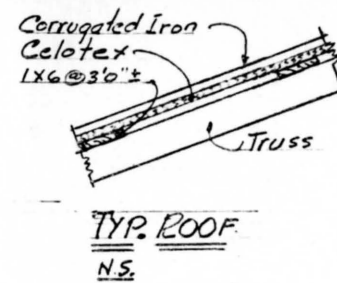
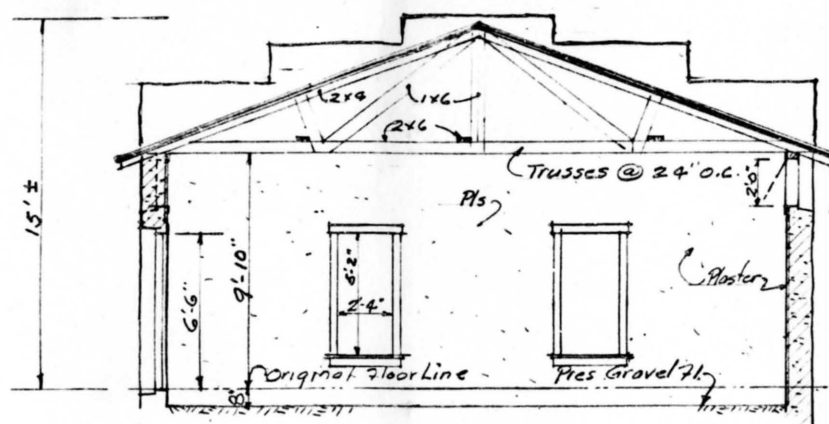
ORIENTATION

PREPARED	DESIGNED
DRAWN	ROUTED
CHECKED	
ARCH.	
ENG.	
MECH.	
STRUCT.	
REVIEWED	
DATE	INITIAL

HALF-SIZE REPRODUCTION

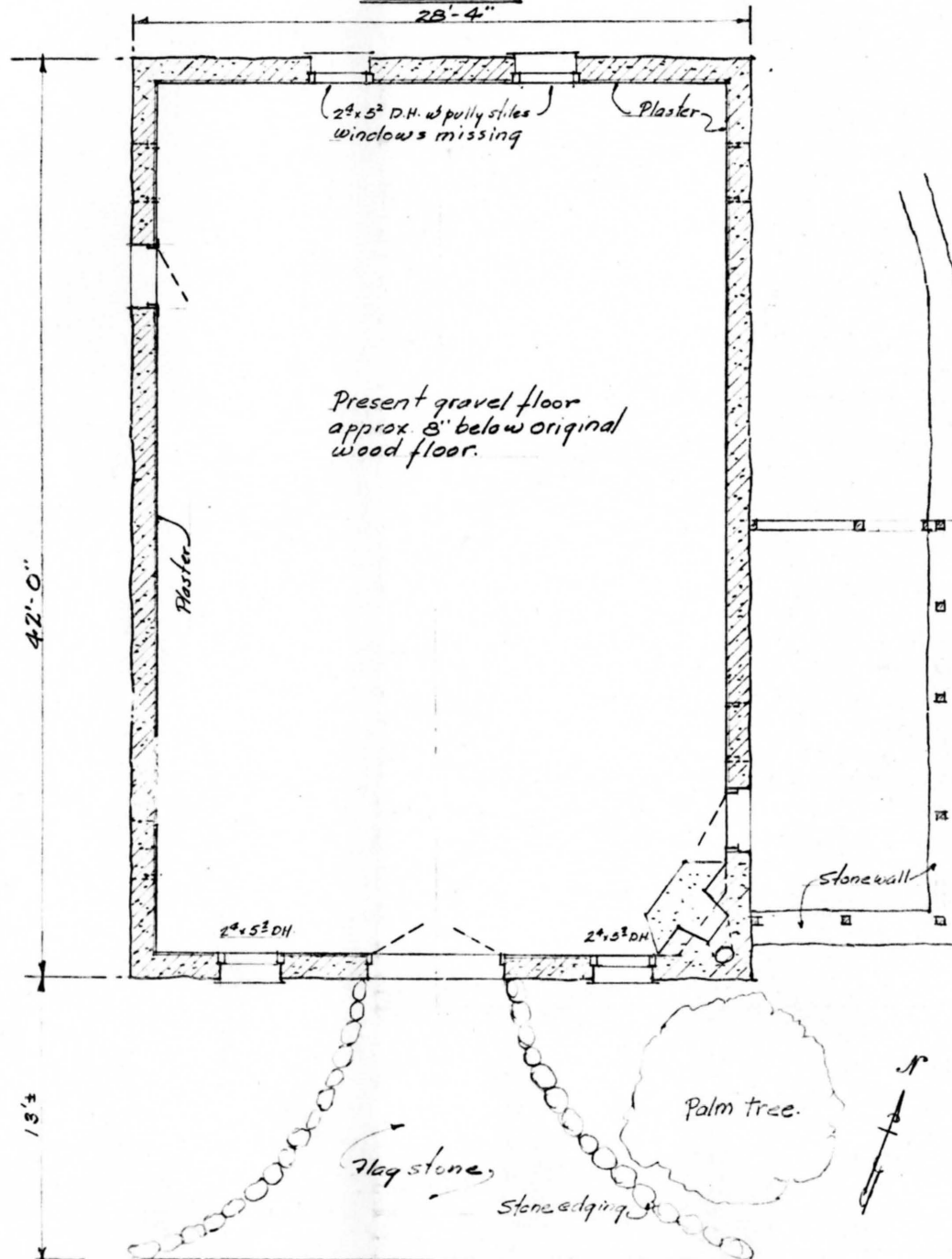
HISTORIC STRUCTURES REPORT, PART 1

RECOMMENDED	DATE	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE OFFICE OF ARCHEOL. & HISTORIC PRESERVATION BR. OF RESTORATION, SSC	REGION S.W.
CONCURRED	DATE	HOT SPRINGS CABINS, BSH-80 HOT SPRINGS BIG BEND NP, TEXAS	PCP NO.
APPROVED	DATE		SHEET 1 OF 1
			DRAWING NO.
			DATE

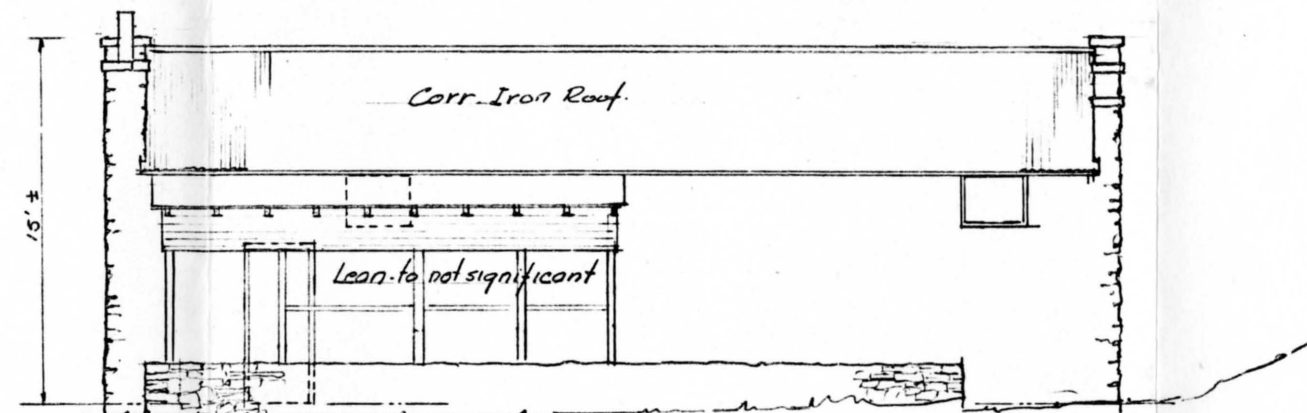


SOUTH (FRONT) ELEV.

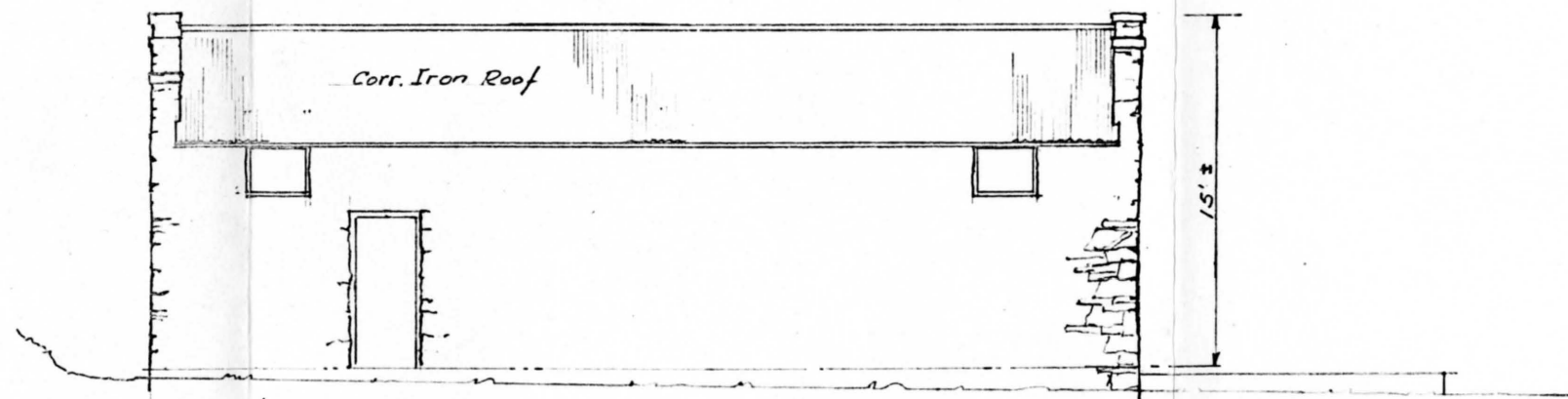
SECTION
28'-4"



FLOOR PLAN
Scale: 1/4" = 1'-0"



EAST ELEV.



WEST ELEV.



ORIENTATION

PREPARED	DESIGNED
DRAWN	ROUE
CHECKED	
ARCH.	
ELEC.	
MECH.	
STRUC.	
REVISOR	
DATE	INITIAL

HALF-SIZE REPRODUCTION

HISTORIC STRUCTURES REPORT, PART 1

RECOMMENDED	DATE	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE OFFICE OF ARCHEOL. & HISTORIC PRESERVATION BR. OF RESTORATION, S.S.C.	REGION SW PCP NO.
CONCURRED	DATE	STORE & POST OFFICE, 33482 HOT SPRINGS BIG BEND N.P., TEXAS.	SHEET OF DRAWING NO.
APPROVED	DATE		DATE 10-27-83

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III. ADMINISTRATIVE DATA

A. Name and Number of Structures:

Hot Spring Cabins	BBH-80
Store and Post Office	BBH-82
Residence	BBH-81
Shed	BBH-20

B. Proposed Use of Structures:

The Cabins, BBH-80 and the Store and Post Office building, BBH-82, shall be retained as in-place exhibits. The Residence, BBH-81 and Shed, BBH-20, shall be considered expendable and left as ruins.

C. Justification for Such Use:

The structures will permit interpretation by visitors of early tourism within the park as well as tell the story of the many "characters" that inhabited the Big Bend Country during early history. The expendable structures to be left as ruins are not considered significant to the story.

D. Provisions for Operating the Site:

The site and structures, as proposed by the "Historic Resources Management Plan," will not be staffed, except possibly by a roving interpreter during peak visitation periods. A parking area will be provided and the historic scene preserved. Visitation will be encouraged and interpretive markers and publications will

point out features in the area and relate the history.

E. Cooperative Agreements:

None.

F. Brief Description of Proposed Construction Activity:

1. Cabins: BBH-80

Remove present sod and plaster roof, replace all defective roof sheathing, install new sound roof membrane, and replace sod roof material.

Repoint all defective stone pointing with a mortar mix as follows by volume:

1 part white cement
1 part hydrated lime or lime putty
6 parts aggregate to match existing
Coloring as necessary to match existing
Water as necessary

Install 1" x 2" wire mesh screens at all openings of 4 units with murals on walls. One door to each unit to have screen mounted on a hinged frame.

2. Store and Post Office Building: BBH-82

Replace all missing stone work and repair unsound walls.

Replace all defective corrugated iron roofing.

Point up all stone work with mortar as specified above for cabins.

Paint all wood window and door frames, and trim.

Remove wood construction of lean-to at east side of building. Stone curb walls to remain.

G. Preliminary Estimate of Cost:

1. Cabins: BBH-80

Remove old sod roof and dispose of material	\$250.00
Repairs to roof decking	400.00
New 5-ply or equal roofing and flashing	680.00
Re-sod roof	200.00
Close 16 openings with wire mesh	440.00
Painting wood trim	260.00
Restore 5 murals	500.00
Pointing stonework	600.00
Rip-rap and grading	420.00
	<hr/>
Construction	\$3,750.00
PS&S	750.00
Contingency	500.00
	<hr/>
Total	\$5,000.00

2. Store and Post Office: BBH-82

Pointing up stonework	\$1,200.00
Repairs to roof	400.00
Painting	200.00
	<hr/>
Construction	\$1,800.00
PS&S	360.00
Contingency	240.00
	<hr/>
Total	\$2,400.00

H. Photographs and Drawings:

See Exhibits herewith.

I. Copy of PCP:

IV. HISTORICAL DATA

See Historical Data Section, Part I, Prepared by Ben Levy,
November 15, 1968.

V. ARCHITECTURAL DATA

A. Brief Description of Structural and Architectural Design:

1. Cabins: BBH-80

The cabins consist of a one-story row of 7 attached one-room units with overall dimensions of approximately 15' x 117'. Rooms are approximately 11' x 15' inside dimensions, with a ceiling height of 8'-6" at high side and 6'-10" at low side. Each unit has one door and window opening to the terrace at the south and one door and window opening to the rear or north, except end units which have doors in end walls. Units 6 and 7 have an interconnecting doorway.

The exterior bearing walls are 9' high of random native stratified stone set in earth mortar and pointed up with cement mortar. The roof is supported by 1-1/2" x 7-1/4" surfaced wood joists at 23 inches on center exposed in rooms. The roof deck is of 1" plank exposed in the rooms over which is applied 1" of soil and 1" of cement mortar, except for a 36" strip of mineral surface roll roofing applied horizontally at the lower edge of the roof. The roll roofing is torn and peeled back in places and the mortar is veined with cracks. A hole has broken through the roof in unit 7, which indicates some decay of the roof sheathing.

A flagstone terrace extends along the south side and the east and west ends over which there originally was a covering or ramada as evidenced by a few remaining 4 x 6 posts and remnants of construction at the walls over openings.

The floors in the rooms are flagstone set in cement mortar. The interior walls are plastered. The soft wood trim and roof joists were painted.

Special features are hand-painted murals in four of the rooms, which have been vandalized and damaged by roof leaks. These murals should be protected by a sound roof and closed off from the public, but left observable through screened openings.

2. Store and Post Office: BBH-82

The Store and Post Office is a one-story stone structure approximately 28' x 42', presently consisting of a single space devoid of doors and windows and without a finished floor. Presently the earth floor is covered with gravel and a picnic table permits visitors to lunch in the shade.

The exterior bearing walls are 14" thick native stratified stone set in earth mortar pointed up with a lime or a natural limestone mortar, which has eroded away considerably. The roof construction consists of trussed rafters at 24" on center over which are spaced sheathing, celotex for insulation and corrugated iron. The interior walls are plastered and painted.

The stone work of the front or south elevation of the building has been more carefully laid up with selected stones than have the other walls. The openings are spanned by segmental arches with stone voussoirs. The top of the front and rear walls are stepped up to conform to the trussed roof, and the front wall has a louvered vent centered over the center entrance.

A fireplace is built into the southeast corner and the stone chimney extends approximately 2' above the wall. This chimney is echoed by a similar buttress at the southwest corner.

Windows and doors have been removed; but the main entrance consisted of a pair of doors in an opening 6'-0" wide x 6'-6" high, and the windows were double hung with the lower sash operable by weights and pulleys. Some of the original window and door frames, and trim remains in place. See drawings for disposition of openings.

A lean-to addition approximately 9' wide by 18' long, which is not considered significant, was constructed along the east side, consisting of a stone wall approximately 2' high surmounted with a screened wood structure. The wood construction of this addition is in bad repair and removal is suggested.

A flagstone terrace approximately 13' deep fans out from the entrance.

3. Stone Residence: BBH-81 and Cabin: BBH-20

The stone structures in accordance with the Historic Resources Management Plan for Big Bend National Park are not considered significant to the Hot Spring story and are considered expendable. They are situated on a hillside across an arroya at some distance to the west of the Store Building, BBH-82.

These structures will not be treated in detail here except to state that all roof construction which is now in disrepair, should be removed when considered by the Superintendent of the Park to present a hazard to park visitors. The stone walls that will not present a hazard can remain as ruins and let the elements take their toll.

VI. ARCHEOLOGICAL DATA

Not applicable.

VII. LANDSCAPE DATA

A date palm is situated to the east of the entrance terrace to the Store building. Other plant materials in the immediate proximity of the buildings are natives that have been permitted to grow wild.

A wash traces past the west end of the cabins and is undermining the terrace. Measures should be taken to arrest this erosion and protect the structure by placement of some fill protected by rip-rap. The embankment immediately at the rear of the cabins should be selectively cleared of overgrowth and graded to direct the flow of water.

The terrace at the store is being undercut by erosion. This should be corrected for protection and safety of visitors.

ILLUSTRATION NO. 1

Hot Springs Cabins, BBH-80, South Elevation (West extremity)



ILLUSTRATION NO. 2

Hot Springs Cabins, BBH-80, South Elevation (Center
and East extremity)



ILLUSTRATION NO. 3

Hot Springs Cabins, BBH-80, Erosion at West Terrace



ILLUSTRATION NO. 4

Store and Post Office, BBH-82, Front (South) Elevation



ILLUSTRATION NO. 5

Store and Post Office, BBH-82, South and West Elevations



ILLUSTRATION NO. 6

Store and Post Office, BBH-82, East Elevation



ILLUSTRATION NO. 7

Store and Post Office, BBH-82, Interior View



NO.	TO
6	SWO
1	Maint. File

PROJECT CONSTRUCTION PROPOSAL

1. STATEMENT OF MANAGEMENT'S REQUIREMENTS, PROPOSED WORK, AND ITS RELATIONSHIP TO OTHER FACETS OF THE PARK PROGRAM. (Provide detail data for "Management Information" on Form 10-411a, Supplemental Sheet and attach.)

The Historic Resource Management Plan has classed the Hot Springs Buildings as a primary site. To properly preserve these buildings for future interpretation, rehabilitation work is required. This includes roof repairs or replacement, and repair of exterior mortar joints and plaster on all interior walls.

2. ADVANCE REQUIREMENTS DATA

1. STATUS	MASTER PLAN NO.	APPROVAL DATE
Government owned (National Park Service)		
PCP NUMBERS OF PREVIOUSLY COMPLETE PORTIONS	INTERRELATED & DEPENDENT PROJECT PCP NUMBERS	

INTERPRETIVE PROSPECTUS APPROVAL DATA	DATE
Interpretive Prospectus for Big Bend approved by Reg. Dir.	3-3-65

WATER RIGHT NEEDS & STATUS
None required

RESEARCH NEEDS & STATUS
Historic Structures Report, Part I completed.
OTHER

For additional information - refer to Historic Resources Management Plan for Big Bend National Park - dated December 1963. (Pending SWO approval)

3. RECOMMENDED BY SUPERINTENDENT (Signature & Date)	4. APPROVED BY REGIONAL DIRECTOR (Signature & Date)
(Sgd.) LUTHER T. PETERSON, JR. Luther T. Peterson, Jr. 3/27/69	JAMES M. EDEN Acting Regional Director APR 10 1969

5. LOCATION WITHIN AREA OR TERMINI	6. BLDG. OR RT.# AND SEC.
Hot Springs	
7. REGION	8. PARK
S.W.	Big Bend National Park
PROJECT	
Hot Springs Complex Rehabilitation	
Store-Post Office (BBH-82)	
Motel (BBH-80)	
	9. COUNTY
	Brewster
	Texas
	10. PCP INDEX NO.
	BBH-20 80 61 32 M-84

DESSC
4/10/69

1971 Historic Structures Camp Diagram

ADVANCE COPY

CLASS ☐ (A) - Estimate based on working Drawings
 CLASS ☐ (B) - Estimate based on preliminary plans
 SS ☒ (C) - Estimate based on similar facilities in other parks

P. S. & S. by

BPR ☐

NPS ☒

ESTIMATE

ITEM

QUANTITY

COST

Store - Post Office, BHT-92

Repair of all exterior mortar joints and plaster on interior walls

Lump Sum

1,800.00

Motel, BHT-80

Repair roof, exterior mortar joints, and plaster on interior walls. Restore porch roof and side patio.

Lump Sum

3,750.00

Stone Residence (BHT-20 & 31)

Remove roofs

Not Included

Pump - restore missing parts

Not Included

Windmill & Storage Tank

These features are missing and should be replaced with replicas.

Not Included

ESTIMATE TOTALS

RESEARCH.....

Construction.....

5,550.00

Plans, Surveys, and Supervision.....

1,110.00

Contingencies

740.00

CONSTRUCTION

SUB TOTAL

INTERPRETIVE

SUB TOTAL (100%)

GRAND TOTAL

7,400.00

RESEARCH ESTIMATE APPROVED:

(Asst. Director, Resource Studies)

(Date)

CONSTRUCTION ESTIMATE APPROVED:

(Design Office Chief)

(Date)

INTERPRETIVE ESTIMATE APPROVED:

(Asst. Regional Director Operations)

(Date)