Ozark Bathhouse
Historic Structure Report



HOT SPRINGS
National Park • Arkansas

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EXECUTIVE SUMMARY

This Historic Structure Report on the Ozark Bathhouse, one of the eight bathhouses remaining on Bathhouse Row, is intended to edit, augment, and revise any existing documents as well as provide additional information. This report will provide a thorough description of the background, physical development, and significance of the structure and its environs in order to assist in scheduling the most appropriate use of this historic building.

A. Research Done

Research completed to produce this HSR primarily included accessing two main archives: The National Park Service Archives at the Hot Springs National Park, and Technical Information Center (TIC) archives at the Denver Service Center. Numerous documents were provided which included: Bathhouse Row Adaptive Use Program, Technical Reports 1 and 7, 1985; Cultural Landscapes Inventory 2001; A Chronology of Hot Springs Events, 2000; Olmsted documents; General Management Plan, 1986; background information on numerous hot spring sites; Native American information; historic drawings and photos; National Register Nomination Form; National Historic Landmark nomination form; maintenance records 1990-2003. Internet searches also provided historical background information as did several books written specifically about Hot Springs.

Physical information on the structure was gathered during three site visits made by the architectural conservators, two site visits made by the architects and paint conservator, and one visit by the landscape historian, metals conservator and additional personnel. Maintenance staff at Hot Springs National Park also provided information.

B. Major Research Findings

The current structure of the Ozark Bathhouse was constructed in 1922 after the Department of the Interior required all bathhouses on Bathhouse Row to be upgraded. Architects George R. Mann and Eugene J. Stern designed the Ozark Bathhouse in keeping with the Spanish Revival influences of Bathhouse Row. In 1974, Bathhouse Row was placed on the National Register of Historic Places. The Ozark was leased from the park until 1977 when it was closed to the public. It has since been empty, awaiting a new lease.

The structural integrity of the Ozark remains intact, despite the humid environment and years of disuse. The original footprint remains the relatively the same, as do the majority of the interior walls. In 1942, an addition brought the front lines of the two building wings in line with the front of the sun porch. However, general maintenance of the building, such as lead abatement, has removed much of the historic fabric, thus making it appropriate for rehabilitation.

C. Major Issues in Task Order

The task order identifies the major issues to be addressed. It states that the focus of the HSR effort will be to develop an historical background, chronology of physical changes and development through the building's history, and the historic use of the structure. The HSR shall clearly define the elements that give this property its architectural character, define primary and secondary historic spaces and convey their significance. Character defining features of both interior and exterior shall be defined as described in Preservation Briefs 17 and 18. The historical research portion of the report shall be based on existing historical source material at the Park and other materials made available by the National Park Service.

D. Recommendations for Treatment and Use

Recommendation for treatment and use is the following: The Ozark Bathhouse rehabilitation will consist of shell and core rehabilitation for historic lease or concession contract with final finish by lessee. The level of finish will be typical of lease office space with historic walls and ceilings to be left and rehabilitated when possible. Primary Historic Interior Spaces, which will be rehabilitated, include the Lobby, the Men's Bath Hall, the second floor Men's Dressing Room, and the stair core. Historic bathhouse fixtures will be removed and stored to allow space to be adapted for other uses.

ADMINISTRATIVE DATA

A. NAMES, NUMBERS AND LOCATIONAL DATA

The Ozark Bathhouse is located in Bathhouse Row at the Hot Springs National Park in Hot Springs, Arkansas. The structure is the third bathhouse from the south and faces west toward Central Avenue. The number assigned to this Classified Structure is 00715. The building is trapezoidal in plan, although the facade is symmetrical. The two story building contains 37 rooms and is approximately 14,000 square feet.

The Ozark is located on land owned by the U.S. government and is part of Hot Springs National Park. Bathhouse Row is located in the downtown area of Hot Springs. The bathhouse was completed in 1922 on the site of the former Ozark Bathhouse, and it remained open until 1977.

B. PROPOSED TREATMENT

The Ozark stands empty, as do many of the structures along Bathhouse Row. In 1987, a lease was signed between the Park Service and Mr. Melvyn Bell to rehabilitate and adapt the structure to house a fishing museum. That plan was unsuccessful, and the proposed use is currently unknown.

Work completed on the building up to this point includes mitigation of asbestos, a 70% mitigation of lead, and window rehabilitation on the first and second floors. The disassembling of the boilers is scheduled for Phase A/Stabilization/Six Bathhouses/Hot Springs, Arkansas/128-80030. Many of the original custom features of a bathing facility – such as tubs, showers, and steams – have been removed. The proposed treatment for the Ozark Bathhouse is rehabilitation of the exterior and primary historic interior spaces. Other areas of the bathhouse will be finished to basic core and shell with final finish by lessee. Existing character defining elements will be rehabilitated. New additions, such as new lighting, will be compatible, but distinctive. Missing elements will not be restored unless abundant documentation exists.

The definition for these terms follow:

Rehabilitation: An historic structure may be rehabilitated for contemporary use if

1) It cannot adequately serve an appropriate use in its present condition; and

2)Rehabilitation will retain its essential features and will not alter its integrity and character or conflict with approved park management objectives.

Preservation : A structure will be preserved in its present condition if -

1) That condition allows for satisfactory protection, maintenance, use, and interpretation; or
2) Another treatment is warranted but cannot be accomplished until some future time.

The source document for the proposed treatment is Schematic Design/Hot Springs National Park/Hot Springs, Arkansas/HOSP-056091C/Phase C prepared by Chamberlin Architects, PC dated June 23, 2003.

C. Related Studies

Related studies being used to prepare this document include primarily the following: Ozark Bathhouse Historic Structure Report, April 13, 1990; Bathhouse Row Adaptive Use Program, Technical Reports 1 and 7, 1985; NPS Cultural Landscapes Inventory, Bathhouse Row, Hot Springs National Park, 2001; The Hot Springs of Arkansas Through The Years: A Chronology of Hot Springs Events, 2000; National Register of Historic Places Inventory – Nomination Form; and the National Historic Landmark nomination form.

D. Cultural Resource Data

Bathhouse Row and its environs were nominated as an Historic District in 1973. Bathhouse Row was placed on the National Register of Historic Places on November 13, 1974, and included the Ozark Bathhouse as a contributing structure. The Bathhouse Row Historic District received designation as a National Historic Landmark on May 28, 1987. In 2003, Bathhouse Row was listed as one of the 11 Most Endangered Historic Places by the National Trust for Historic Preservation.

E. Recommendations for Documentation

It is recommended that all materials related to this Historic Structure Report be cataloged and stored at the archives of the Hot Springs National Park. In addition, it is recommended that an Historic Structure Report be written on the Creek Arch.

I - DEVELOPMENTAL HISTORY

HISTORICAL BACKGROUND AND CONTEXT OF HOT SPRINGS NATIONAL PARK

INTRODUCTION

The history of hydrotherapy appears to date back thousands of years with cultures worldwide making use of hot springs for both spiritual and physical health. Social bathing was an important cultural process practiced by Mesopotamians, Egyptians, Minoans, Greeks, and Romans whenever they sought relief from pains and diseases.(1) The oldest known mineral bath still in existence is in Merano, Italy where there is evidence of organized use of the spring dating back 5000 years. It is believed that the Egyptians used baths for therapeutic purposes as early as 2000 B.C. There is also evidence of baths being constructed by Phraortes, King of Media, in 600 B.C. The history of the Romans' use of hot mineral springs is well documented. Roman baths became more recreational over time, used by hundreds of citizens, rather than mainly for hygiene or aquatic therapy. The largest Roman bath was the Diocletian completed in A.D. 305, which could hold 6,000 bathers and covered 130,000 square yards.(2) Mineral baths were scattered throughout the Roman Empire from Africa to England. Asian culture as well, from Japan to China, revered the healing power of water. The Japanese have a saying known as "mizu no kokoro", mind like water, which refers to a peaceful state of harmony.(3)

In North America, Native Americans used numerous mineral springs for healing purposes. Although, there is no written history, traditions passed down through generations suggest the practice. In the area comprising present-day New York State, the Mohawks are known to have used hot springs for their healing properties, the best known being Saratoga Hot Springs, whose name means "place of the medicine waters of the great spirit." George Washington was only 16 years old when, as part of a surveying party, he recorded finding warm springs now known as Berkeley Springs, West Virginia. During the Revolutionary War, Washington, other generals, half a dozen members of the Continental Congress, and assorted signers of the Declaration of Independence all bought property in Berkeley Springs (then called Bath). Washington and his family members came to enjoy the hot springs numerous times during his life.(4)

As European settlement moved westward, a number of hot mineral springs were found. "Taking the cure" was a custom many settlers brought with them from Europe where a long tradition existed of the curative properties of thermal spring water. The cure often consisted of daily soaks in hot pools and drinking many glasses of spring water to gain additional benefits of the benevolent minerals. Those seeking to satisfy their scientific curiosity analyzed waters for their chemical and physical properties. Great variety was found among springs, with water being labeled as hot or cold, sulphur, lithia, soda, iron, and so on.(5) Different

springs were said to have different curative qualities. Diseases said to be affected by hydrotherapy included high blood pressure, premature aging, kidney and bladder ailments, gall bladder conditions, many chronic stomach and intestinal disorders, arthritis, rheumatism, post-polio problems, chronic respiratory infections, general lassitude, and others. In France, circa 1860, it was noted that most of the famous French spas specialized more or less in one disease and advertised their physicians' proficiency in handling this condition. For example, Vichy, the Queen of Thermal Waters, was said to be the mecca for sufferers of gout and kidney disease, because of the stimulating property of its water.(6)

In the United States, some of the hot springs in the East and Midwest became well-known health resorts in their early years. Several of the more notable were Saratoga Springs, New York; Berkeley Springs, West Virginia; West Baden Springs, French Lick, Indiana; as well as Hot Springs, Arkansas. In 1941, it was reported that, "No other country in the world today is so richly endowed with natural resources...as our own United States. Within its borders..., 8,826 health giving mineral springs are reported in 2,717 different locations." (7) The culture of regularly visiting hot springs for a health-giving respite was not ingrained deeply enough to weather the social and medical changes taking place in the U.S. in the 1940s and 1950s. The heyday of America's hot springs came to an end in the 1940s, and only the buildings and memorabilia remain to represent this significant era.

PRE-HISTORIC USE OF THE HOT SPRINGS

Early human use of the region around Hot Springs National Park is known to extend back in history nearly 12,000 years. The area's natural springs are a result of their topography and geologic setting and of an estimated 4,000 year-long hydrogeologic process. Proven occupation and use of resources within the park area goes back at least 3000 years, perhaps more. Archaic cultures existed at that time, and inhabitants lived as hunters and gatherers. During this period, quarrying of novaculite along the upper Caddo Ouachita drainages for the manufacture of tools took place, and remnants of such tools have been found in this area and beyond.

Archaeologists have identified the period in the American Southeast from A.D. 1000 to the time of the first contact with Europeans as the "Mississippian period"--an age in which there was significant reordering of Indian society. The native peoples became farmers and organized themselves politically into chiefdoms. They built large earthen mounds, which are considered a distinguishing characteristic of the period.(8) This is the culture that developed into a confederation of tribes known as the Kadohodacho.(9) The French created their own version of the name and this developed into the name Caddo, which is the term used today. It was one of the Caddo tribes that most archaeologists believe lived at the site of Hot Springs at the time Hernando de Soto was rumored to have visited. Burial mounds and remnants of early villages are scattered along Hot Springs Creek beginning several miles downstream from the park area. Another mound is located under what is now Lake Ouachita, west of Hot Springs. Any remains nearer to town were most likely destroyed by Euro-

American settlement. Pre-historic use had little impact on the valley. Though there is no archaeological evidence of people using the hot springs prehistorically, they certainly may have done so.(10)

EXPLORATION

According to Grant County History – Discovery: 1541, "The first white man to enter Grant County was a Spaniard named Hernando DeSoto. With about 500 men, several hundred horses, bloodhounds, hogs, and cattle, DeSoto had sailed from Cuba to Florida in 1539. He spent the next two years roaming through the south. In May of 1541 DeSoto reached the present city of Helena on the Mississippi River. He had found no gold or silver and had lost many men and horses to the Indians and the elements. He made his way to present day Benton and followed the Saline River south. It was during this part of his journey that he entered Grant County. According to the 1939 Swanton Commission, he probably followed the river to the Jenkins Ferry area and from there headed west to Hot Springs, and then south to Camden and Calion on the Ouachita River. From here the ill-fated expedition entered Louisiana where DeSoto died of a fever. The remainder of his expedition made their way back to Cuba."(11) An alternative route for de Soto's expedition, mapped in the 1990s by Charles Hudson based on extensive research, takes the Spanish expedition north and east of the hot springs. Hudson states:

On October 22 [1541] they arrived at Quipana, a town situated near the river and among very steep mountains. Quipana was in the vicinity of present-day Nimrod Lake, Arkansas. For this entire leg of their journey they traveled through very rough ridges....

The Spaniards evidently spent four or five days resting in the province of Quipana. Then from the main town of Quipana, they proceeded eastward, down the valley of the Fourche La Fave River, coming to the village of Anoixi, which possibly was located in present-day Saline County or northern Garland County, Arkansas, near where they would pass through the Ouachita Mountains.... On October 30 the rest of the army crossed through the mountains to the plains beyond, bivouacking perhaps in western Saline County. On October 31 the entire army reached the town of Quitamaya, in the vicinity of present-day Benton, and they bivouacked in an open field near the town....

The next day, November 2, they reached Utiangue, which they found to be not on an arm of the Gulf of Mexico, but on the River of Cayas, the Arkansas. Utiangue appears to have been located a few mile down stream from present day Little Rock.(12)

Although the expedition spent two years in Arkansas, no sites of encampments have been firmly established in the state, possibly because by then the Spanish were running out of things to leave behind. A bit of tantalizing evidence in the form of a glass bead and a brass bell suggest that de Soto may have been in the general area of the Park in site in east called Casqui, but that's all researchers have found to date.(13)

It is generally agreed today that although de Soto may have been in the area he did not visit the hot springs. For many years, however, it was believed that he had come in 1541 and spent several weeks resting by the springs. One of de Soto's men wrote about "hot pools" or "brackish lakes" depending on the translation, and descriptions of other landscape features were sometimes used to place de Soto at Hot Springs. However, the accuracy of the translations are questionable and it is interesting to note that de Soto was not mentioned in connection with these hot springs until after the Mexican-American War, when American society's interest in Hispanic culture was heightened. The belief that de Soto visited the springs has had an influence on the development of the area as seen in numerous place names.

In 1803, the area of the hot springs became part of the United States with the purchase of the Louisiana Territory from France. The Spanish and French had mapped much of the area, but President Thomas Jefferson wanted more information and requested that William Dunbar and Dr. George Hunter lead an expedition along the Red and Arkansas Rivers. In 1804, the two men led a group from Natchez, Mississippi down to the mouth of the Red River, upstream to the Black River, and on to the mouth of the Ouachita River. They recorded plants, wildlife, and mineral resources as well as taking readings for mapping. From December 9, 1804 until January 8, 1805, the group camped at the hot springs. Dunbar and Hunter improved a cabin already on the site for their use. Dunbar reported that "the hot springs themselves are indeed a great curiosity; the temperature of their waters is from 130 to 150 of Farheneits' [sic] thermometer. The heat is supposed to be greater in summer, particularly in dry weather. In water of 130 degrees which was comparatively in a state of repose to one side of the spring run, I found by the aid of an excellent microscope, both Vegetable and animal life..." He continued, "I shall only mention that from our analysis of the water of the hot springs, it appears to contain lime with a minute portion of iron dissolved [sic] by a small excess of Carbonic acid: this is indeed visible upon first view of the Springs. An immense body of Calcareous matter is accumulated upon the side of the hill, by the perpetual depositions from the hot waters, and the bed of the run is coloured [sic] by red oxid [sic] of iron or rather Carbonated iron. Every little spring which rises up in a favorable situation, forms its own calcareous cup, considerably elevated in form of a Crater." (14)

By the time of Dunbar and Hunter's visit, the Caddo had long since left the Hot Springs area. Other tribes had moved into the area as they were forced to leave their established lands. One such group was the Quapaw, which oral tradition says came to Hot Springs to trade horses.(15) They were also believed to have come to bathe in the hot water, and [plaster] themselves in mud to bake out the aches of arthritic joints. In addition, it was believed that the waters were used to speed the healing of arrow wounds.(16) For a brief period the Quapaw were given territorial rights to the land by the Federal in 1818. In 1820, a Cherokee was employed to point out the trace to Hot Springs for Major Stephen Long's second expedition through the area.(17) All Native American groups were soon forced out of Arkansas to areas further west.

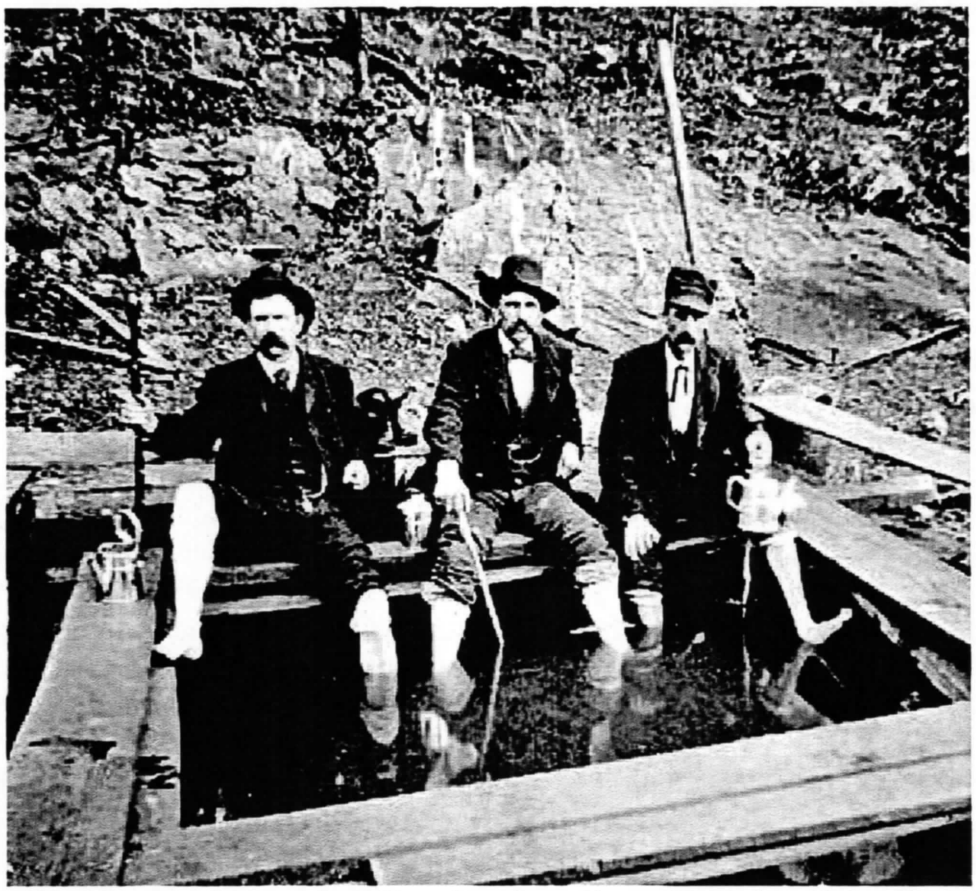
Early Settlement

The earliest recorded settlement by Europeans in what is now the park is estimated to have been about 1800. As mentioned above, Dunbar and Hunter found log cabins and huts in 1804 that were built for summer use and utilized by settlers. Manuel Prudhomme was the first known to build a cabin for permanent residence, which he did in 1807, though John and Sarah Perceful controlled the springs at this time. Cabins provided public lodging until about 1820 when a double log cabin was constructed to serve as a hotel. Also in 1820, the Territorial Assembly of Arkansas approved a petition to the U.S. Congress asking that Sections be granted to the local Legislature that included all the hot springs. The Assembly felt this was necessary "for the benefit of that watering place." They also stated that "land about the Hot Springs is extrem[e]ly poor and worth very little for farming purposes."(18)

Beginning about this time, more people arrived in the area to settle and the number of visitors increased. Emigrants from Louisiana settled around the springs and hosted both the adventurous and the sick who came to bathe. Hotels came and went fairly quickly during this period and changed hands often. Ludovicus Belding's hotel was the first building recorded as a hotel, and he placed an advertisement in the July 1, 1828 Arkansas Gazette. This was soon followed by a gristmill, several hotels, and crude bathing houses built over and near the springs at the base of Hot Springs Mountain.(19) 1835 brought a marked change in local architecture due to the construction of a nearby sawmill. Cut lumber became available, which provided more materials for new construction and allowed buildings to have more sophisticated decorative features.

By 1832, two events occurred that highlight the rate of growth in the area. The general Assembly of the Territory of Arkansas asked the U.S. House of Representatives to appropriate $5000 for a hospital and additional funds for maintenance and for a physician. Secondly, Congress, fearing abuse of the hot springs, set aside 2529.1 acres as a United States government reservation on April 20 of this year.(20) President Andrew Jackson signed the legislation that set aside "four sections of land including said springs, reserved for future disposal of the United States (which) shall not be entered, located, or appropriated, for any other purpose whatsoever."(21) This reservation, although not the first to be set aside, was the earliest for which a Federal act stated its purpose was to protect the natural environment for use of all citizens. It was a significant milestone in U.S. conservation history, predating the creation of Yellowstone National Park by forty years. Formation of the reservation was probably in part a response to the 1820 Petition from the Territorial Assembly and its subsequent political pressure thereafter.

The site was under the jurisdiction of the General Land Office, which was established as a part of the General Treasury in 1812 and its functions related to public domain. The General Land Office was subsumed by the Department of the Interior upon its founding. Despite the Act of Congress making a reserve of the springs, the site was not strictly administered by any governmental agency and the area developed quickly. At first visitors outnumbered facilities with records listing Hiram Whittington's 1836 Hot Springs hotel as one of the few



1A-1: Early development at the hot springs. Photo from the archives at Hot Springs National Park, c. 1870s.

early establishments. About this time, ambitious businessmen began moving to the growing town, and in 1848 the two principle hotels were Mitchell's and Altig's. There were apparently a number of small boarding houses as well. John C. Hale was in the area off and on from the 1820s prospecting businesses, and finally came with his family about 1838. He built one of the early bathhouses, which opened in 1854. Henry M. Rector settled in the area five years later and opened the Rector House. By 1860, the Hale House and Rector House were the two main hotels, several smaller bathhouses were present, and the population had grown to 201.(22) Hotels and bathhouses were built both around and over the springs to serve the many visitors who came into the valley largely by stagecoach.

The idea of setting up a separate department within the federal government to handle domestic matters was put forth on numerous occasions. It was not until the last day of the 30th Congress, March 3, 1849, that a bill was passed creating the Department of the Interior. This department had a wide range of responsibilities including construction of the national capital's water system, colonization of freed slaves in Haiti, exploration of the western wilderness, as well as management of public parks and more. Anything that had to do with internal development of the nation or welfare of its people was placed within this department. Thus, Hot Springs Reservation came under its auspices. During the American Civil War most of the buildings in Hot Springs were burned during raids, and growth, of course,

halted. By 1865, former residents were returning to rebuild, and numerous sick and wounded war veterans were coming to bathe in the springs.

Development of the Spa Resort

By the early 1870s, the area was rapidly becoming a resort, with bathhouses, fashionable hotels, and a variety of entertainment. (See Photo 1A-1) Built on reservation land, which still enclosed a one-square-mile area with the springs in the center, the buildings largely followed the creek in a linear pattern on both banks wherever the topography allowed it. Development was also taking place in the valleys between the various mountains and in the relatively flat area just south of present-day Bathhouse Row. One report stated that at this time 1,276 people were part of the bathing industry in Hot Springs.(23) The first hotel that records show was completed after the Civil War was the Hot Springs Hotel erected by William H. Gaines and opened in around1890. This was immediately followed in 1871 by the opening of the Grand Central Hotel. Also in 1891, a street railway was built through town and horse drawn coaches were also available to serve travelers going to and from the baths. A dramatically improved and enlarged Rector House and bathhouse appears in historic stereographs from the early 1870s, and others quickly followed. Between 1870 and 1874, the Rector House and bathhouse, the Hot Springs Hotel, and the grand Central Hotel and bathhouse were built. These were well patronized despite the difficulties of traveling to the area. According to Morrison's Handbook of the Hot Springs of Arkansas published by J. M. Morrison in 1875, Bathhouse Row at this time included five bathhouses: the Rector; the Staat's near the current site of the Fordyce; the Weir and George on the current site of the present Ozark building; and the Hamilton probably on the current site of the Lamar Bathhouse.(24) This same year Charles Leland of New York had a building constructed over the Mud Hole (the largest Ral pool), for the use of indigent bathers. Earlier, he had excavated the pool, building a rough shelter to use in treating his own health problem. When he improved and returned to New York, he left the building for the indigent. This later became the site of the first Government Free Bathhouse. Most of the 1875 bathhouses were not yet of the same caliber as the hotels. They were rough timber board-and-batten style shotgun houses, almost all unpainted. The Arlington Hotel, erected in 1875, provided more luxurious bathing services and accommodations for the visitor. The two-story Rector Bathhouse, which was larger than the other bathhouses and with a painted exterior, was incorporated into the Arlington Hotel. It was connected by stairs running to the Arsenic Springs pavilion on the Arlington's south end.

By 1874 there was still no railroad connected directly to Hot Springs. Travelers could take a train to Malvern and then take a stagecoach on to Hot Springs that was said to be of "dubious comfort". A visitor commented that invalids seeking the healing springs were unable to undergo the hardships and fatigue of the journey. In addition, Hot Springs had no banks, so travelers often carried a large amount of money. Robberies along the isolated trails occurred much too often making stagecoaches to and from Hot Springs unsafe.(25)

Joseph Reynolds first came to Hot Springs in 1874, forced to take a hack over the rocky roads from Malvern. Classified as a minor robber baron, he decided to construct a rail line



1A-2: Early development at the hot springs. Photo from the archives at Hot Springs National Park, c. 1883.

between Malvern and Hot Springs using his personal funds. He built a narrow-gauge railroad line between the two towns in 1875, and it was know as the Diamond Jo line. The advent of rail connections with Hot Springs accelerated the economic expansion that had already begun in Hot Springs and allowed the population to grow from 3,554 to 8,096 between 1880 and 1890.(26) The Arlington became the area's first world-class hotel(27) and took lodging to a much higher degree of comfort and elegance than had been available before in Hot Springs.

After the railroad connected Hot Springs and Malvern, bathhouse construction began improving. Between 1875 and 1878 a brick bathhouse was built on the current site of the Buckstaff Bathhouse, and W.H. Gaines erected a bathhouse between it and the Huffman-Hamilton Bathhouse. The Huffman-Hamilton served as the bathhouse for the Hot Springs Hotel.(28) In 1877, the ironclad Big Iron Bathhouse was completed at a cost of $18,400. Although it was situated on the Big Iron Spring, a spring that already had a greater flow than any of the others, the owners felt blasting was necessary to further increase the flow. This was the first blasting ever done at the springs, and many observed that it caused some of the smaller, higher springs to disappear. The cost of a single bath at the Big Iron was 50 cents, the owners paid a monthly water rent of $5 per tub, and attendants were paid about $1 a day. Construction of the Rockafellow Bathhouse followed in the same year.(29)

A number of longstanding private claims on the reservation land were still in impediment to the spa's development. The principle litigants were the Belding heirs, Albert Gaines,

Governor Rector, and John Hale. In 1876 the Court of Claims decided against all the claimants, and the U.S. Supreme Court affirmed their decree. The Hot Springs Commission was authorized by a March 3, 1877 Act to survey the reservation land and settle all remaining private claims. The Commissioners surveyed and formally laid out the town of Hot Springs, settled claims, condemned buildings, and sold unneeded lots. Some of the litigants who lost their case against the government subsequently became primary stockholders in bathhouse leases granted on the Reservation.(30) A fire on March 5, 1878 destroyed many of the buildings slated for removal by the Commissioners as well as many of the buildings mentioned above, leaving the Arlington Hotel and a few bathhouses.

In October 1877, Benjamin F. Kelley was appointed first superintendent of Hot Springs Reservation by the Secretary of the Interior. During his tenure, Kelley established regulations for bathing at the springs, built a carriage road to the top of Hot Springs Mountain, began maintenance of the grounds, and actively administered bathhouse leases as new buildings were constructed after the 1878 fire. The Hale Bathhouse, rebuilt in 1879, was the first of the Victorian bathhouses to appear after the fire. The Big Iron Bathhouse (1877) was spared by the fire when the wind changed, driving the flames back down the valley.(31) Various Secretaries of the Interior have taken interest in the development of the Reservation. They all seemed to share a vision of the area as a spa resort set in a mountain park with carriage drives, walking paths, summit overlooks, and seats for resting. This vision required repair of damage from early settlement and imposing order to the wild vegetation to create a park. Underbrush and fallen trees were cleared and hundreds of new trees were planted.(32)

Upon Kelley's appointment in 1877, conditions in Hot Springs were considered below standard. There were still squatters scattered throughout the area at this time, and Kelley aroused a great deal of controversy as he tried to clear them out of the Reservation. A near riot occurred when he removed indigent squatters from their make-shift quarters around the springs and relocated them to Kelleytown on the other side of Hot Springs Mountain. Eventually a free bathhouse was constructed at the site of one of the dugout pools that had been frequented by the squatters.

The early 1880s saw the continuation of construction with numerous buildings rising along the creek. (See Photo 1A-2) Changes continued to be made in the area covered by the reservation and regulations were put in place to control development. An Act of Congress on June 16, 1880 reserved portions of the mountainous district adjacent to the reservation from sale, dedicating it to public use as a park. The reservation was now named the Permanent Reserve and was comprised of only 911 acres of the original land. Another 700 acres were awarded to existing businesses and residents, 348 were set aside for streets and alleys, and 570 were platted for town lots to be sold at public auction.(33) A number of novaculite quarries continued to operate adjacent to reservation land and provided material to produce quality whetstones. Once the change in acreage brought the reservation to 264.93 acres, no further sites were taken away until a boundary adjustment was made in 1993. Numerous additions, however, were made over the years, which periodically increased the total number of acres included in the reservation. These increases included: the mountains around the

springs, 1880; Whittington Park, c. 1896; the new Government Free Bathhouse site, 1919; Gulpha Gorge campground, 1924; part of Indian Mountain, 1935; and areas contiguous to the reservation mountains, 1938.

Need for more organized control of the water supply was becoming apparent to both private and governmental concerns. An arched brick reservoir was completed in late 1880 and is still in place behind Superior Bathhouse. A second reservoir was completed in 1881 above the old Arlington Hotel, now the Arlington Lawn. These reservoirs, both for storage of thermal spring water, were built so that 1) the distribution of water would no longer be affected by the differing flow rates and varying temperatures of the individual springs, and 2) less water would be wasted in the collection and distribution process. Corn Hole spring and others dried up possibly due to blasting, and other open springs were covered to prevent them from becoming polluted.

In 1882, records show that discussions were underway regarding the condition of Hot Springs creek and any actions the government should take to make improvements. It was felt change was needed to improve sanitation, eliminate numerous footbridges over the creek, and provide level topography for new bathhouses and formal landscaping. In a letter to the Secretary of the Interior, Capt. Thomas H. Handbury, Corps of Engineers states:

The creek is now the common depository of all offal and refuse of every description whatever that is thrown out upon its banks. The waste from the baths, the contents of water-closets, privies, and cesspools all eventually find their way into its bed. I am told that during the summer months the odors that assail the nostril while in its vicinity are anything but pleasant. . . .

The remedy for this is, I think, in general terms, to wall up the banks of the creek with a good substantial vertical wall of cut stone laid in cement, suitably shape the bottom, cover over with an arch or perhaps a series of iron girders which would support a roadway, thus making so much more street space available. Behind each wall I would lay an earthen sewer-pipe of perhaps ten or twelve inches in diameter. Into these should be conveyed all the waste water from the houses, such as comes from the baths, water-closets, kitchens, pantrys, & c. The surface water should be conducted directly into the creek. Everything in the way of refuse, offal, or sewerage should be strictly forbidden being deposited there, at least in any portion where it would be liable to give offense. In this way the creek could be restored to its primitive purity. . . . (34)

The first project design was submitted in 1883 by Capt. Handbury, and called for parallel granite side walls spanned with wrought iron beams filled in with brick. In August 1883, Supt. Samuel Hamblen amended this design by specifying masonry walls and an arch of range rubble-work laid in cement, with single block skewbacks to be used at the springs. Stone from the mountainside above the creek was to be used rather than granite.(35) The arch ran from Whittington to Malvern Avenues, spanning 3,500 feet, and Valley Street, which ran next to the creek, was covered when fill was placed over the arch. At the time the

arch was completed, Bathhouse Row was comprised of the following rent-paying establishments running from north to south: Little Rockafellow, Big Iron Bathhouse, Old Hale Bathhouse, Independent Bathhouse, Palace Bathhouse, Ozark Bathhouse, and Rammelsburg Bathhouse. Two years later a sewer line was laid along the creek arch, completing the improvements in sanitation. By 1892, the area in front of the bathhouses was planted with a grass and clover lawn and nearly 300 small trees. Poplars lined the gravel path between the lawns and Central Avenue. A number of new bathhouses had been built to serve an increasing clientele drawn by a popular social circuit as well as the bathing facilities.

The Bathhouse Row Adaptive Use Program lists the buildings present on Bathhouse Row in 1891. Structures included: the Arlington Hotel (1875, expanded in1885, rebuilt 1893); the Rector (1881, reconstructed in 1892) (See Photo 01915); the Big Iron (1877, removed in 1891); the new brick Superior (1888); the Hale (1879, demolished and rebuilt in 1892); the Independent (1880 remodeled and renamed the Maurice in 1892); the Palace (1880); the Horseshoe (1888); the Magnesia (1888); the Ozark (1880); the Rammelsberg (1880); and the Lamar (1888). The new brick Government Free Bathhouse (1891) was directly above and behind the Horseshoe and the Magnesia Bathhouses; the government pumphouse and reservoir occupied the far southwestern corner of Bathhouse Row.(36) With the addition of the Imperial Bathhouse in 1893, the Victorian Bathhouse Row was complete.

Through the years at least 20 scientific investigations have been done involving the hot springs. Their purpose varied from trying to explain the origin of the water, the source of the heat, or the chemistry of the water. Early descriptions have accounts of as many as 72 spring openings in a stretch about one-fourth mile long and a few hundred feet wide.(37) Results of these investigations began to be recorded in the Annual Report of 1891. Most early investigators felt the water was of meteoric origin, although others felt it came from the earth's interior. Composition of the hot springs seemed to differ in only two ways from cold ground water - the increased temperature and the higher levels of silica dissolved by the heat. The chemical basis behind any therapeutic affect of the water was the subject of much of the early bathhouse promotional material.

Federal Improvement of the Reservation

In April of 1892 Secretary of the Interior, John W. Noble obtained funding to improve the Reservation, and a massive beautification project was undertaken. Noble selected a young army engineer, Lt. Robert R. Stevens, to supervise the project and outlined his requirements for the improvements. The main thrust was to improve the character of the "National Health Resort," heightening the beauty of the mountainside scenery by placing a decorative park in the foreground. Bathhouse Row was to be transformed into a formal landscape containing walks, drinking fountains, rest spots, shrubbery, and so on. The surface network of pipes was to be removed and wooden cooling tanks replaced by more decorative ones. The foreground area above the bathhouses was to become a natural park, again with walks and rest spots, and winding roads and walks of gentle grade for invalids were to lead to the mountain summit.

Lt. Stevens contacted Olmsted and Company requesting Frederick Law Olmsted's personal services in planning the improvements. In his letter, Lt. Stevens stated: "The watering-places of any country are recognized as being entitled to the highest attention of a landscape artist, and stand out as master-pieces of decorative improvement. The field afforded for landscape work here would, I think, be fully appreciated by Mr. Olmsted, and for many reasons besides the actual result of the work as shown on the plan, I would like to have his personal interest and name associated with the work."(38) Plans submitted by Olmsted's company were rejected several times due to differences in vision and changes in specifications. Requests for designs were left unfinished causing project delays on several occasions. Olmsted's firm eventually proposed an ornate Spanish style stone arcade with an open timber roof covering a broad promenade along Bathhouse Row. Sect. Noble rejected the design feeling that the arcade would create a visual barrier between the reservation and the town, block the sun from people strolling during cooler weather, and block access of deliveries to the bathhouses. The only features used from the Olmsted and Company plan were the entrance pylons, which were actually designed by the Boston firm of Andrews, Jacques, and Rantoul. Edward Kemeys, the well-known animalier, designed and cast the eagles.

Ultimately, almost all the design came from Lt. Stevens with the guidance of Sect. Noble, who had a definite vision of improvements to be implemented. Stevens designed the entrances to the reservation, including the historic main entrances. He also designed the Magnolia Promenade in front of the bathhouses, the meandering upper terrace, a series of pathways and carriage roads, and pocket parks. By 1900 the reservation landscape contained characteristics of an informal Victorian landscape in addition to more formal post-1880s style. The most significant features of the current Bathhouse Row landscape were constructed during this period.(39) All but four hot springs (numbering 73 in the 1890s) were sheltered at this time and their water piped to reservoirs and bathhouses.

Golden Age of the Spa

Even with the magnitude of the improvements made at the end of the 19th century, climate and increased use took their toll on the bathhouses. Steam and minerals from the hot springs caused wood and plaster to deteriorate, and pipes and mechanical features became encrusted. Medical science was developing an understanding of the bacterial theory of illness, and Americans expected the government to provide clean and safe bathing facilities. Even with ever-increasing numbers of visitors and deteriorating building conditions, the bathhouse owners did not take it upon themselves to do more than superficial repairs. This was partially because bathhouses within the reservation were constructed and upgraded with private funds, operating as concession operations. The government provided only the leased use of land and the provision of thermal water for bathing purposes. For bathhouses constructed outside the reservation, the government's role was limited to water sales. Water-use fees were based upon the number of tubs within the respective bathhouse. In 1915, for example, twenty-five bathhouse water-use leases were in force, eleven of which were within the reser-

vation. Altogether, the thermal springs fed almost 600 tubs at that time.

Expectations from patrons of updated equipment, trained attendants, proper sanitation and medical direction prompted the government to make a number of policy changes. A medical director, Harry Hallock, was appointed in 1909 to assist in providing a more scientific administration of bathhouse hygiene. The position lasted four years, and during this time common themes in the yearly reports were poor ventilation, mildew, ineffective equipment for monitoring water temperature and bathing time, contamination of water through open cooling tanks, and staff inefficiencies. In 1910, following an inspection of bathhouses that revealed filthy conditions and antiquated equipment, the Secretary of the Interior set up a new policy. There would be no lease renewals for individual bathhouses unless the applicant agreed to build a new, sanitary building that included all the essential, up-to-date equipment. No upper limit was put on bathhouse cost, but it was expected that new buildings would be large and luxurious with the most modern heating, plumbing, and ventilation as well as the most technologically advanced equipment and furnishings. Since all bathhouse leases were to expire between 1910 and 1920, this ruling affected all of Bathhouse Row.

To comply with Departmental policy, the bathhouses along the Row were systematically razed and most were replaced with new structures, starting with the Maurice and the Buckstaff in 1912. The Hale Bathhouse, the last and best built of the old Victorian bathhouses, was extensively remodeled, enlarged and reopened to the public in 1915. The Palace was removed and the new Fordyce rose in its place in 1915. The new Superior opened in 1916, the Ozark and the Quapaw in 1922, and the Lamar in 1923. Some of these new bathhouses were large, expensive and exquisitely appointed. Drawing heavily on European examples, they incorporated expanses of stained glass, paneling, and marble. Other new bathhouses were more modest in order to appeal to a less wealthy clientele. One of the key elements of this great federal spa was to serve all economic classes, including the indigent who were served at the Government Free Bathhouse. During construction of the bathhouses, new springs were discovered, others were rediscovered or renamed, and several were kept as display springs in the bathhouse basements.

Encouraged by its success in Europe, the government installed the Oertel Graduated Exercise Plan in 1914-15. This involved a self-guided booklet and 87 markers set in concrete and placed 300 feet apart along a trail. Markers were painted to match the appropriate color on the Oertel map: yellow for flat terrain, green for slight incline, blue for moderately steep, and red for very steep. The mountainside walks, many built of tufa, were upgraded and landscaped, and new walkways were added to accommodate the increasing numbers of visitors.

The creation of the National Park Service in 1916, placed the administration of the Hot Springs Reservation under a new agency. Director Stephen Mather took a strong personal interest in the Reservation, urging beautification on an elaborate scale. Mather, wanting to surpass the European resorts, invited noted landscape architect Jens Jensen from Chicago to help lay out some of the plantings – in particular colorful raised beds composed of thousands

of spring-flowering bulbs. Jensen may also have been instrumental in the layout and installation of new electric lights along the promenade in front of the bathhouses, which increased the appeal of evening walks. Fifteen ornamental steel cluster light standards, with five globes each, were erected and the area was nicknamed the "white way".

Reservation superintendents and departmental officials had been advocating continued comprehensive development for Hot Springs since the early 1900s. Unfortunately, no updated general development plan had been written for the Reservation when the first of the new bathhouses was built. Although the Department of the Interior did have to approve the bathhouse plans, and in fact made changes to some of them, much of the bathhouse design was left to the individual lessees. The large new structures encroached upon the buffer space behind them and adjacent to the foreground area, closing in the space visually and overshadowing the 1890s entrances. Concerned that much of the work was being done without proper direction, the Department secured a $10,000 appropriation and employed Little Rock architects George R. Mann and Eugene John Stern in 1917 to draft a comprehensive overall plan for the Reservation.

Mann and Stern visualized an entire row of bathhouses in the soon-to-be-popular Spanish Renaissance Revival style, set among formal lawns, massed shrubbery, vine-covered walls, and surrounding trees. A backdrop of concert gardens, secluded spaces and walkways were also part of the general plan. At the same time, the city of Hot Springs was planning a gigantic sanitarium to be located several blocks southwest of the Reservation. According to one article, the slogan for this project was "Make Hot Springs the Greatest Health Resort in the World". The city plan, as well as the elaborate Mann and Stern scheme for the "Great American Spa" that would have cost $2 million, were both doomed by the advent of World War I. Following the war, costs were boosted by inflation, materials were in short supply, and the Reservation proposal was shelved, never to be completed. Mann and Stern, however, had a significant impact upon Bathhouse Row. They designed a number of the new bathhouses and influenced features of others. A scaled back version of their comfort station design was implemented in the 1920s and the comprehensive plan, on file at the park, influenced subsequent planning on a subtle level.(40)

Hot Springs National Park

The Hot Springs Reservation was formally designated a national park on March 4, 1921. A description of policy shifts and changes, especially those affecting landscaping, has been written and reworked in several previous reports. This section is an overview largely taken from those prior reports. For further details on the development of the park landscape, see the Bathhouse Row Adaptive Use Program from 1985 and the National Park Service Cultural Landscapes Inventory 2001.

During the fifteen years following the designation of Hot Springs Reservation as a national park, administrators slowly shifted their emphasis toward less formal landscaping, increase in recreation, and conservation of natural resources. Major landscaping changes along

Bathhouse Row were triggered when the Arlington Hotel burned in 1923. Various groups provided suggestions and site plans for the now vacant area, the majority of which focused on recreational use, noting its convenient location near the central business district. At the insistence of NPS Assistant Director Arno Cammerer, however, the area was kept as an open, grassy expanse. Additional magnolias were planted along the new sidewalk, aligned with the promenade in front of the bathhouses. White gravel walkways were laid out across the open lawn, and trees and flowering shrubs were planted along the inside of the walk. In 1931, a law was passed to preserve the area for park and landscaping purposes and to forbid its leasing for bathhouses or other structures. The lawn soon began to be used by various local groups for assemblies, pageants, holiday programs, and special ceremonies – a use that continues today.

Other changes to Bathhouse Row during this period were generally limited to the repair, replacement, or removal of various landscape features and structures. The electric lighting system and the sewer system were renovated. Spurred by criticism of the forced rebuilding of the bathhouses along the Row, the Park Service finally removed the old Government Free Bathhouse and built a new, modern public facility off Bathhouse Row in 1922.

To complete the renovations begun at the turn of the century, a new hot water collection system was finally constructed during the early 1930s. The centralized system included new reservoirs, piping, pumps, electrical equipment, meters, and manholes. This construction resulted in significant changes to the Bathhouse Row landscape. After being damaged by the heavy equipment, the Magnolia Promenade was redone and the adjacent curbs and gutters were replaced. A new lawn – complete with sprinkling system, shrubs, and trees – was installed on top of a reservoir constructed between the old pump house/office and the old Imperial Bathhouse. Oak, pine, cedar, gum, and hickory trees were also planted in a random pattern over the other new reservoirs on the mountainside, and shrubbery was set in strategic areas to conceal the exposed manholes.

Other changes that occurred at Hot Springs after 1921 were the result of broader influences and philosophies. Based largely on experience with the large western parks, NPS officials had gradually developed a conceptual picture of the national park as an area to be preserved in its natural state, free from the inroads of modern civilization. Harold Ickes, appointed Secretary of the Interior in 1933, was concerned that parks had been over-developed in the past and supported the philosophy of keeping national parks in their natural state from that point on. This led to several instances when the Park Service considered removing Hot Springs from its roster of National Parks.

Prior to Ickes appointment, visitation patterns had begun to change, spurred by the new Little Rock highway and auto camping. These trends were intensified by the Great Depression, which saw thousands of people flock to Hot Springs to take advantage of the free auto camp, bathhouse, and clinic. All of these changes combined to create an identity crisis for Hot Springs National Park. Despite the long history of federal ownership and formal "park" designation, the developments at Hot Springs began to be viewed as part of the

"non-park" category. The 1930s concept, of what a national park should be, guided design of Hot Springs development during this period and for the next half century.

Early in the 1930s, a comprehensive general development plan was completed for the entire park. The plan proposed formal development of the west slope of Hot Springs Mountain, including a hot water cascade and a new promenade with large entrances on either end. The greenhouse, the old superintendent's house, and ancillary structures on the northern end of the row were to be removed. The private property across Central Avenue west of Bathhouse Row was to be purchased and returned to natural conditions more appropriate to a national park. Park boundaries would be expanded to include the balance of the upper slope of North, West, and Sugarloaf Mountains to give Hot Springs the space, character, and atmosphere of a "real national park." Due to the Depression, however, there were no funds available for land acquisition, so this part of the plan was postponed indefinitely. The postponement of plans for the hot water cascade was affected by two other factors as well. At this time an awareness was growing among geologists that the recharge area for the hot springs might be rather limited in areas relating more to the local aquifer than a deep geologic process, and would be adversely affected by overuse. Also, park management may have become uncomfortable with the idea of using a large amount of water for the cascades when the possibility existed that the bathing industry might once again blossom. If this occurred a situation might be created where the demand for water could not be met.

Planning for development of the lower portion of Hot Springs Mountain immediately behind the bathhouses was turned over to designer Charles Peterson, then a junior landscape architect in the NPS. Peterson's plan divided the area into two parts, each to be developed differently. The lower portion of Hot Springs Mountain, which extended from Reserve Avenue to Fountain Street, was to receive formal development in the construction of a "Grand Promenade," while the wooded slope above was to be helped back to its "natural" state as soon as possible. The rest of Bathhouse Row and the Magnolia Promenade were not substantially affected by the plan.

Construction of the Grand Promenade was begun in the early 1930s, but despite repeated requests from the superintendent, funding for the promenade was omitted from the 1935 and 1936 programs. The Grand Promenade project was hindered throughout the 1930s by numerous design changes and delays occasioned by a variety of engineering problems. About this same time, Department of Agriculture employee E.B. Meinecke wrote an outspoken report critical of past park development policies. While proposing his own ideas for yet another massive park development program, Meinecke urged that measures be taken to divorce the park from the city and restore the natural forest and native flora. There are also numerous indications that NPS personnel were concerned over the integrity of the area as a national park, and it is probable that this report created a stir among NPS officials, helping to make the future of the Grand Promenade uncertain. Nevertheless, work continued, beginning with the removal of the New Imperial Bathhouse and the old pump house/administration building to make way for the Reserve Street entrance to the promenade. The landscape plan for the new structure was correlated with the nearby promenade entrance design, and

the building itself was designed to be compatible with the rest of Bathhouse Row. Work on the Grand Promenade was not completed until July 1958.

A great deal of construction and maintenance work was done along Bathhouse Row during the 1930s. A new sewer system was installed by the city of Hot Springs. The underground cable for the Bathhouse Row lighting system was replaced in 1938 and the overhead street-car lines on Central Avenue were removed about the same time. The main entrance columns, the Pagoda pavilion, and other architectural elements were sandblasted in the mid-1930s. The main entrance exedra walls and the fountains were removed and replaced by a curved row of shrubbery. The Stevens Spring fountain and the balustrade bandstand were removed.

During this same period, it was proposed that a well between the Fordyce and Quapaw Bathhouses be used to supply water for an elaborate glass and iron fountain so visitors could see a "natural" spring in action. After some debate, the idea of a formal fountain was dropped and designs were completed for a display spring between the Maurice and Fordyce Bathhouses. Two seeps were led together to run over small cascades of tufa masonry into a small pool and from there into the Hot Springs Creek arch. The temporary pool was to be removed when the promenade was completed, but became so popular with the public that new walks had to be installed to accommodate the crowds. It is still a Bathhouse Row attraction today.(41) (42)

Bathing Experience and Myths

One of the first written reports describing a visitor's experience at the hot springs was recorded by G.S. Featherstonhaugh in 1832. His published account stated that, "four wretched-looking log cabins, in one of which was a small store, contained all the accommodation that these springs offered to travelers."(43) In 1835 an advertisement was placed in the Gazette for a House of Entertainment, but services available were not specified.(44) It was mentioned by one traveler that a well stocked bar was available. Accommodations varied from one month to the next as crude, wooden facilities were erected, burned, and re-erected. In 1856 it was noted that there were seven bathhouses and a resident physician. Harry Baldwin was proud to announce in 1869 that the "New Bath House" was thoroughly modern. He boasted about the iron pipes throughout the building, the bathrooms furnished with oil cloth mats, and the dressing rooms with rugs and mirrors. Baldwin stated that he intended to "keep up with the Progress of the Age."(45)

Congress first addressed therapeutic bathing in 1872 by directing that free baths be provided to "the invalid poor."(46) The federal government continued to assume greater regulatory control of bathhouse facilities and operations, and in 1877 Superintendent Kelley established regulations for bathing. Rates were set by the government for the first time on May 3, 1883.47 The first printed set of rules and regulations for Hot Springs bathhouses was published by the Government Printing Office in 1908.

Bathing in the Hot Springs was generally seen as a therapeutic experience, undertaken for the health benefits gained. Before regulation, travelers came to soak away their pains or to take advantage of curative results reported to come from hot springs. This continued after government control was established as the government supported the view that thermal and mineral springs were quite effective in relieving and even curing a large list of complaints. Physicians and chemists came to the area to serve potential patients who were coming in large numbers to use the springs. The Superintendent's Annual Report in 1911 stated that Hot Springs was "the greatest health resort in all the world, and proved beyond doubt that the sick and afflicted from all over the known universe looked upon these thermal waters as a Mecca, and a panacea for nearly all the ills the human flesh is heir to."(48)

The idea of using the springs for simple recreation was not often expressed. As government regulation developed, it became necessary to have a written prescription from a doctor to gain access to the baths. Any visitor, however, could obtain a prescription to provide relief from life's stresses, relaxation being considered a valid reason for taking the cure. Prescriptions designated the number of visits needed, the length of each visit, and other factors. Regardless of the actual medical condition or lack thereof, it apparently was not difficult to get a prescription for bathing. There were many qualified physicians providing services over the years, but there were also doctors that worked in conjunction with "drummers" to provide business for the competing bathhouses. "Drummers", whose purpose was to drum up business, intercepted visitors on the trains, at the train and stage stations, and at other advantageous locations to convince visitors to use a particular facility. Numerous regulations were passed, by both the federal and local authorities, to end this practice. From about 1880 through 1915, the city and Hot Springs Reservation fought drumming with a mixture of weapons: city ordinances, reservation regulations, train inspectors, and a registered board of physicians regulated by the federal government. The coup de grace was a 1916 grand jury indictment of twenty men, including the mayor of Hot Springs, involved in drumming. After that, drumming became a rarity instead of the norm.

There were many activities available to visitors in addition to bathing, so many people came to Hot Springs for the social experience. Within the bathhouses were gymnasiums, hair dressers and barbers, card rooms, and eventually music programs. Bathers were also encouraged to take advantage of the numerous trails and vistas within the Reservation if they were able. Outside the reservation, gambling and horse racing were available for a number of years as well as dining, dancing, bars, and brothels. The Maurice-Palace Bathhouse, built in 1878-79, was only used as a bathhouse until 1880 when it became the Monarch Saloon and Gambling House.(49)

Visitors to the bathhouses heard numerous legends about the Hot Springs, their benefits, and their use through the years. In 1880, a compilation of Indian myths was written by J.W. Buel of St. Louis on behalf of the Iron Mountain Railroad. It is likely that he created many of the stories himself to promote travel to Hot Springs via this rail line. Titles, which largely reflect 19th century taste, include The Mysterious Cave, Teponah's Fatal Wooing, The Old Indian's Vision, and more. Many of the literary flourishes Buel included were removed over

the years, as more modern listeners would recognize their non-Native American origins.(50)

The myth of "neutral ground" was a common theme in stories that were associated with a variety of springs. The idea that all animosity was set aside when various Indian tribes met at natural springs was a romantic idea appreciated by Victorian era visitors along with some of the earliest Euro-American visitors. At Hot Springs this myth takes the form of the "Valley of Peace." This idea was first published in a letter in 1804, the author's source being Major John Ellis. The letter stated: "The Indians have, time immemorium, resorted to [the hot springs] on account of their medicinal virtues. The ground around them is called by the aborigines, the land of peace. Hostile tribes, while there, remain at harmony with each other."(51) A plaque on the Fordyce Bathhouse perpetuated this idea stating: "THE FIRST WHITE SETTLERS REPORTED THAT THE INDIAN TRIBES LAID ASIDE ALL FEUDS WHEN THEY ARRIVED HERE AND CALLED THIS PLACE THE VALLEY OF PEACE." Neutral ground may have been a reality at some locations in the U.S., but there are no facts to substantiate this at Hot Springs. By the time the first Euro-American settlers were arriving in the vicinity of Hot Springs, Native American tribes were being forced to migrate westward. For this reason, members of different tribes were occasionally seen visiting Hot Springs simultaneously. None were in a position to be territorial, and their lack of animosity toward other tribes may have furthered the myth.

Across the country in Manitou Springs, Colorado it was written in The Springs of Manitou that, "The Indians made their pilgrimages to the springs, recognizing the spot as neutral ground where they could heal their wounds of battle and cure their sick with life-giving waters."(52) It may be coincidental that William G. Maurice was "the president of the Manitou Baths at Manitou, Colorado"(53) as well as being involved with the Red Springs and Bathhouse at Saratoga, New York and, of course, the Maurice Bathhouse in Hot Springs. Common themes may have been presented by Maurice in his various advertisements.

Another legend that persisted in materials advertising Hot Springs was the legend of Quapaw Cave. Early in 1921, as excavation was taking place for the new Quapaw Bathhouse, workmen discovered what they called a "cave" containing a hot spring, with Indian relics scattered on the floor of the "cave". It was in reality a small pocket in the tufa rock, quite common in this area. Artifacts were described as tufa-encrusted projectile points and turtle shells. Soon, however, bathhouse brochures were making much of the Quapaw gods of the bath found in an old Indian cave. Early bathhouse owners were entrepreneurs alert to any circumstance that would distinguish their bathhouse from others. A display of little ceramic gods, actually Hopi figures purchased from Arizona, created a great deal of interest as their story was interwoven with the discovery of the pocket cave and with popular local legends.(54)

The bather's experience became enhanced as licensed bathing attendants and masseuses, as well as other professional services, became available in the 1920s and 1930s. In September of 1937, President Truman wrote to his daughter Margaret from Hot Springs:

Your dad's in a hospital but not sick --- to keep from getting sick. They are taking me over the hurdles though.

Kiss Mama and you can write me at Army & Navy Hospital Hot Springs.(55)

1946 was the record year for visitation to Hot Springs National Park baths. In the pay bathhouses, 952,467 baths were given. An additional 25,000 free baths were given at the free bathhouse, at Levi Hospital, and as complimentary services at pay bathhouses.(56) The total number of bathers (both Park and town) reached its peak in 1947 after the conclusion of World War II. Wartime travel restrictions were lifted bringing the general public to the bathhouses, as well as bringing back former military personnel who had experienced thermal waters during the War or during rehabilitation. That year saw a total of 1,052,000 baths given in Hot Springs overall, with 649,270 baths given on Bathhouse Row.

Based on the history of Bathhouse Row to this point, it is recommended that the period of significance cover the time period beginning with construction of the earliest "new" bathhouse and ending after the peak year of business. The recommended period of significance, therefore, is 1911-1947.

THE DECLINE

Following the 1947 peak in visitors, a steady decline began. Contributing factors were medical advances in a variety of treatments and particularly the advent of antibiotics, which sharply cut the number of visitors seeking help for venereal disease at the Free Bathhouse. By 1957, the Free Bathhouse was converted to a physical medicine facility, and indigent bathers were referred to the other bathhouses where their fees were paid by the government. In addition, the economics of this labor-intensive industry began to force the bathhouses to close. The Fordyce closed in 1962, and the Maurice closed in 1974. Beginning in 1974, the next eleven years saw the closure of the Superior, Hale, Ozark, Quapaw, and Lamar bathhouses. By 1984, the total number of baths given in Hot Springs was 167,910. 44,130 of which were administered by the remaining two bathhouses on Bathhouse Row. In 1985, only the Buckstaff remained in operation as a traditional bathhouse. Four hotels outside the park boundaries – Arlington, Majestic, Downtowner, and Hilton – as well as the Leo N. Levi Hospital had bathing facilities that continued to be used and drew water from the hot springs.

After World War II, the trend toward increased recreational use of the area continued. Proposals for completion of the promenade were justified on the grounds that this would add to the recreational possibilities of the park. In addition, after over fifteen years of negotiations, the old power poles belonging to the Hot Springs Power Company were removed from Bathhouse Row during the late 1940s. A new centralized cooling system was finally completed in 1950. It was placed in the southern part of Arlington Lawn near the tufa cliffs and involved a great deal of ground disturbance. Following construction, the antiquated cooling towers belonging to the individual bathhouses, some dating from the beginning of the centu-

ry, were finally removed. The foundation of the Superior Bathhouse cooling tower still remains behind the bathhouse.

During the 1950s, the proposals for work on the Grand Promenade were revived, additional changes were made in the plans, and the project was finally completed in 1959. For the most part, a simplified version of the 1930s and 1940s alignment plans was used. Proposals were made at various times during this period to improve the rear view of the bathhouses as seen from the new Grand Promenade. These plans were never implemented and the vegetation along the Promenade was simply allowed to grow, closing off the view in all but a few areas. The completion of the Grand Promenade came too late to fulfill the purpose for which it was designed. By the time Bathhouse Row's carefully planned landscape and architectural scheme was complete, society's needs had changed.

Revitalization Plan

Even as the numbers of visitors continued to decline, the historical significance of Bathhouse Row and its structures was recognized. In 1973, Bathhouse Row and its environs were nominated as an historic district. The U.S. Geological Survey completed research on the hydrology of the thermal springs, and the Arkansas Archeological Survey carried out a limited archaeological reconnaissance of the park. In November of 1973, a Native American and settlers cultural exhibit was set up at the top of Hot Springs Mountain. In November of 1974, Bathhouse Row was placed on the National Register of Historic Places. It became a National Historic Landmark District in 1987. As late as 1978, a report from the National Park Service indicated that the intention was to continue using the structures on Bathhouse Row for traditional bathing businesses.

The decline in visitors continued until the early 1980s when the number of baths per year stabilized around 145,000. At this point, the Hot Springs Cascade finally began operating. Throughout the 1980s, local citizens and the National Park Service began exploring ways to return the bathhouses and the Bathhouse Row landscape to the splendor, if not the function, of Hot Springs in its heyday. This resulted in a drive to return the exteriors of the buildings and the exterior landscape features to their original grandeur in hopes of attracting private investment. Attempts were made to lease the buildings for adaptive re-use, but this was unsuccessful. The National Park Service restored the Fordyce, and in May of 1989 opened it as the Visitor Center for the Hot Springs National Park. Since 1989, the Park Service has undertaken to maintain and rehabilitate the structures on Bathhouse Row with the aim of again attempting to lease the bathhouses for adaptive re-use. At the present time, major preservation work is underway, hopefully to be followed by leasing the buildings.

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CHRONOLOGY OF DEVELOPMENT AND USE

The following sections describing the Business History and the Architectural History of the Ozark Bathhouse are taken from the 1990 Historic Structure Report. These sections were reviewed by National Park Service personnel from Hot Springs National Park, who felt that they were very well done. Minor changes have been made as needed, but due to the thorough nature of the 1990 text, re-writing of these sections was not felt to be warranted.

INTRODUCTION

The Ozark Bathhouse stands on Site No. 4, near the south end of an ensemble of bathhouses known collectively as Bathhouse Row. These eight structures, built between 1911 and 1923, lie within the center of downtown Hot Springs and are the focal point for interpreting the park's primary and legislated resource, its thermal water. Hot Springs National Park, which as an 1832 "set aside", is unique in that throughout its history, utilization of the park resource has been the thrust of the park's development. This development began as concessioners constructed and operated bathhouses with the government providing the land and required utility linkage. Today, the extant bathhouses and the formal landscape surrounding them stand as witness to this development and are the premier example of the early 20th Century American Spa movement. As such, it was entered in the National Register of Historical Places on November 13, 1974, as a district having national significance.

BUSINESS HISTORY

In an article announcing the opening of the new Ozark Bathhouse on July 19, 1922, The Sentinel-Record of Hot Springs noted that "completion of the new structure marks one of the final steps of the Department of the Interior in carrying out its plans of modernizing and beautifying the entire [Bathhouse Row]."[1] The Ozark lessees and the Department of the Interior had spent the better part of a decade negotiating and planning construction of the new Ozark, which was next-to-last of the "modern" bathhouses to be finished on Bathhouse Row.[2]

Erected on Bathhouse Site No. 4, the new Ozark replaced a frame bathhouse that had been built in 1880.[3] The old Ozark Bathhouse –also known during the early twentieth century as the "White House" [4]—had been designated for replacement as early as 1913, the year its lease with the Department of the Interior was due to expire. In January of that year, the Secretary of the Interior asked Maj. Harry M. Halleck, Medical Director of the Hot Springs Reservation, to assess the condition of the bathhouse and recommend any improvements that needed to be made before the lease was renewed. On March 5, 1913, Major Halleck reported to Washington:

> The Ozark is in good shape but it would be impossible with the present building to

> bring it up to the standard of the Department's requirements for bathhouses on bath house row, and the lessees informed us that it is their intention, when the lease expires, to erect a new bathhouse which will be in accord with the other new houses and up to the standards of the Department's requirements. Therefore, we do not make any recommendations for immediate improvements.[5]

At the beginning of 1913, the Ozark lessees were Fannie B. Latta and Fannie P. Sorrells. Mrs. Latta was the widow of Maj. George G. Latta, an original lessee of the Ozark Bathhouse. Major Latta, described in his obituary as "one of the pioneer citizens of Hot Springs and one of the most prominent civil lawyers of the state,"[6] was a Fayetteville, Arkansas native who graduated from the University of North Carolina. After moving to Hot Springs in the 1870s, he established a law practice, became prosecuting attorney, and served for a time in the state legislature. In addition to the practice of law, Latta engaged in assorted business activities, among them the Ozark Bathhouse, the Mountain Valley Springs Company, and the Hot Springs and Mountain Valley Railroad.[7]

Major Latta initially owned the Ozark Bathhouse in conjunction with William Fordyce. Later, Latta's partner in the bathhouse was Lewis Carhart, who in 1895 transferred his interest to Isaac W. Carhart. In 1898, Major Latta deeded his interest in the Ozark to his wife, Fannie. Four years later, I. W. Carhart sold his interest to Fannie P. Sorrells, wife of a Hot Springs drug store proprietor.[8] Thus, Mrs. Latta and Mrs. Sorrells were the Ozark lessees when negotiations concerning renewal of the lease began early in 1913, and they were the ones who indicated it was their intention to build a new bathhouse when their lease expired at the end of that year.

Before the year was over, however, Mrs. Sorrells died, and her husband, W.S. Sorrells, inherited her interest in the Ozark Bathhouse. Perhaps because of this change in ownership, the lessees' position on building a new bathhouse also changed. On November 25, 1913, C.R. Trowbridge, Superintendent of the Hot Springs Reservation, sent to the Secretary of the Interior "a communication from the lessees of the Ozark Bathhouse."[9] The communication requested an eighteen-month extension of their lease based on "the argument that there will be a shortage of bathhouses if they rebuild during the year 1914...."[10] Superintendent Trowbridge rejected this argument, saying he understood the lessees were "in possession of ample funds to carry on the work of erecting a new structure...."[11] In a letter dated December 10, 1913, Adolph C. Miller, Assistant to the Secretary of the Interior, replied:

> ...the lessees having had ample notice of the policy of the Department in regard to the construction of new bathhouses on the Reservation, the Department declines to grant a new lease for a period of 18 months, but will permit them to continue to use the present bathhouse as a tenant holding over until the close of the present Hot Springs season or until April 1, 1914, by which time they must submit to the Department the plans and specifications for the new bathhouse which they propose to construct on the site now occupied by the Ozark.[12]

The Ozark lessees and their attorney, W.T.S. Curtis, paid a visit to Superintendent Trowbridge on January 19, 1914, and successfully pleaded their case for a delay in closing the old Ozark and building a new bathhouse. The day after the visit, Trowbridge reported to the Secretary of the Interior:

> ...I am of the opinion, all things considered, that March 31, 1915, would be the most opportune time to close this house and begin rebuilding.... This extension of time should give the lessees ample time to perfect their financial arrangements and the date fixed will take them through what is termed the busy season.[13]

The extension to March 31, 1915, was granted by the Department of the Interior, as was another extension to July 1, 1915.[14] On June 28, 1915, W.S, Sorrells explained to Dr. W.P. Parks, new Superintendent of the Hot Springs Reservation, why plans and specifications for the new bathhouse would not be ready by the July 1st deadline:

> We first got in touch with an architect from Tennessee having local connections, but owing to his never having had bathhouse building experience, we decided that it would be to our advantage to employ the services of Mr. George R. Mann of the firm of Mann and Sterns [sic], architects, Little Rock. Eight weeks ago we commissioned Mr. Mann to prepare these plans and he accepted same.
>
> Owing to an unusual amount of work in his office, Mr. Mann has been delayed and only last Wednesday, June 23rd, did he offer to us the first sketches. We, upon examination, decided that neither the front elevation, first floor, nor second floor plans were satisfactory to us. After a conference of some duration, it was decided that Mr. Mann again prepare further plans in accordance with suggestions made by us and these he assures us will be in our hands as soon as it is possible for him to get them ready.[15]

The plans and specifications for the new Ozark Bathhouse were sent to Washington by Superintendent Parks on September 29, 1915. At the same time, however, Parks also relayed to the Secretary of the Interior yet another request from the Ozark lessees for an extension of their lease on the old bathhouse. Although the lessees asked to be given until June 1, 1916 to make financial arrangements for constructing the new Ozark, Parks recommended granting an extension until March 31, 1916, and the Secretary of the Interior saw fit to extend the lease only to the end of 1915.[16]

Additional extensions apparently were granted, however, because in March of 1916 W.S. Sorrells and Fannie B. Latta wrote to Superintendent Parks about changes in the design of the new bathhouse, saying that "we would like as much time granted us before starting construction as possible."[17] The Ozark lessees attributed their inability to start construction to depressed economic conditions in Hot Springs and throughout the South, and Superintendent Parks concurred in this assessment. Further complicating matters was the fact that the lessees did not want to form a stock company to finance construction of the new bathhouse.[18]

In order to make construction of the new bathhouse more economical and to ensure the Ozark's bath rates would remain in reach of its established clientele, the lessees began scaling down the plans for the new building. In their March 1916 letter to Superintendent Parks, they asked permission to submit to the Department of Interior a new front elevation which would be plainer and, consequently, $5,000 to $6,000 less expensive to erect than the elevation shown in the plans submitted six months earlier. As they explained:

> This in connection with other minor changes that Mr. Stern suggested would reduce the total cost on the house sufficiently to make it of a class with the Superior, and entitle us to a rate not lower but as low as any other house on the row. The house...would cost more than the Superior but because of the difference in the size would compare equally from a rate standpoint when considered by the cost per square foot.
>
> The Department must realize that the Ozark has for 30 years catered to the often spoken of cheaper class of people and it would be financial suicide for the house to open at a rate out of reach in proportion to the other advanced rates now existing to its old clientele.[19]

The Ozark lessees were granted permission by the Department of the Interior to submit revised plans for the new bathhouse, except that they were requested not to "materially" change the appearance of the front elevation.[20] The Department asked that revised plans and specifications be submitted no later than June 1, 1916,[21] but—as usual—progress was slower than expected. Superintendent Parks sent the revised Ozark plans to Washington on June 15, 1916.[22]

Extensions on the old Ozark Bathhouse's lease continued to be granted, allowing the bathhouse to remain in operation pending construction of its replacement. In December of 1917, Superintendent Parks reminded the Ozark lessees that the new bathhouse was expected to be built "without fail" at the close of the winter season, i.e., in the spring of 1918.[23]

The spring of 1918 came and went without construction of the new Ozark, though there was a flurry of activity related to planning its construction. Revised plans and specifications were sent to the National Park Service in February of 1918[24] and were approved on April 2, 1918.[25]

Still, the new Ozark was not built, and World War I seems to have given the Ozark lessees a new reason for not proceeding with construction. When the National Park Service directed the Superintendent of the Hot Springs Reservation to disconnect the Ozark's water supply on June 30, 1919, the lessees appealed through their attorney to Stephen Mather, Director of the National Park Service, saying construction of the new bathhouse had been made prohibitive by the high costs of labor and materials attributable to the war effort.[26] Mather grudgingly extended the lease to June 1, 1920, but stated that "no further extensions will be granted." [27] In addition, he told the Ozarks lessees' attorney that an affidavit would have to be submitted



1B-1: The current Ozark Bathhouse with bathing patron. Photo from the archives at Hot Springs National Park, c.1950s. (See Photos 1C-65 through 1C-71)

by December 31, 1919, "showing... [the lessees'] progress in raising funds with which to rebuild...together with a definite statement of their plans respecting commencement of rebuilding."[28]

Because conditions relating to the costs of labor and materials were judged not to have changed substantially by the spring of 1920, the Ozark lessees were granted another one-year extension on their lease, and they were given until the end of 1920 to submit the affidavit concerning their progress in obtaining funds with which to rebuild.[29]

The many lease extensions granted to the Ozark created resentment amount the bathhouse owners who already had cooperated in the Department of the Interior's efforts to modernize Bathhouse Row by remodeling or building new bathhouses. Representatives of the Buckstaff, Maurice, Fordyce, Superior, Hale, and Imperial Bathhouses began to complain, saying they felt they were being penalized for their cooperation.[30] When the Ozark lessees received another lease extension, allowing them to operate the old bathhouse until December 1, 1921 (eight years after the date their lease on the old Ozark technically should have expired), the Buckstaff, Fordyce, Maurice, and Imperial Bathhouses lodged a formal protest with the Secretary of the Interior.[31]

The lease extension to December 1921 proved to be the final such extension. In September of 1921, architects Mann and Stern submitted another set of revised plans and specifications for the new Ozark Bathhouse to the National Park Service,[32] which approved the plans—with a few recommendations—the following month.[33]

Late in November of 1921, Superintendent Parks received a letter from the newly organized Ozark Bathhouse Company making application for a lease on the Ozark site. W.S. Sorrells and Fannie B. Latta, giving up on being able to finance construction of the new bathhouse themselves, had organized a stock company that was capitalized in the amount of $124,000.[34] W.S. Sorrells was the major stockholder, with 622 1/2 shares, and served as president of the company. His (second) wife, Mary U. Sorrells, with 25 shares, was the treasurer. Though taking no active role in managing the company, Fannie B. Latta had 100 shares of stock. Her son, Ernest F. Latta, served as secretary and had 12 1/2 shares. At the time of its organization, the Ozark Bathhouse Company's only other stockholder was a Marvyn E. Jennings of Hot Springs, and 435 shares of stock remained to be sold. By the end of 1922, however, sixteen more stockholders had been recruited, and only 145 shares of stock were unsold.[35]

The organization of the stock company finally allowed construction of the new Ozark Bathhouse to proceed. In December of 1921, architects Mann and Stern notified the Director of the National Park Service that the contract for erecting the bathhouse had been awarded, as had the contract for the mechanical equipment.[36] Three months later, in March of 1922, the Department of the Interior and the Ozark Bathhouse Company entered into a preliminary agreement stating that the bathhouse company would lease Bathhouse Site No. 4 and receive "sufficient hot water from [the] hot springs for twenty six (26) tubs...."[37] The Ozark Bathhouse Company would receive a twenty-year lease, provided the new bathhouse was completed by June 11, 1922, at a cost of approximately $100,000, in accordance with the plans approved by the National Park Service.[38]

True to form, the Ozark lessees missed the June 11th deadline for completion of the new bathhouse—but not by much. The new Ozark Bathhouse opened for public inspection on the evening of July 19, 1922. Business got underway the next day, with baths offered at $16.00 per course of twenty-one.[39] The Ozark Bathhouse Company then let nearly a year elapse before formally applying, in a letter dated June 5, 1923, to execute its lease on Bathhouse Site No. 4.[40] The lease, which covered the period from July 1, 1922 to June 30, 1942, provided that the Ozark Bathhouse Company would pay the Department of the Interior $80.00 per year for each of twenty-six tubs.[41]

The first manager of the new Ozark Bathhouse was Seward J. Erickson, about whom no information has been located outside of his association with the bathhouse. He guided the Ozark through the 1920's, which apparently were profitable years that saw few changes other than the transfer in 1929 of 620 shares of stock from the Estate of W.S. Sorrells to Mrs. Mary U. Sorrels, who succeeded her husband as president of the Ozark Bathhouse Company.[42]

As the effects of the Depression set in and business on Bathhouse Row declined, the Director of the National Park Service authorized the Superintendent of Hot Springs National Park to reduce the government water rate by fifteen percent beginning April 1, 1933. In addition, the Director suggested that the bathhouse operators "survey [their] establishments with [a] view to disconnecting surplus tubs July one, thus making possible further saving in operations."[43]

On April 20, 1933, S.J. Erickson asked Superintendent Thomas J. Allen for permission to "retire" eight of the Ozark's twenty-six tubs. Erickson's request was approved, effective July 1, 1933.[44] As business at the Ozark rebounded, two tubs were put back into service in 1934, and two more were restored in 1935. Only at the direction of the National Park Service, however, were all of the Ozark's tubs put back into service in1937.[45]

The Ozark apparently just held its own during the Depression years. Earlier cash surpluses had been distributed as dividend to stockholders, so the Ozark Bathhouse Company had no cash reserves to help tide it over the lean years of the Depression. At the same time, the Ozark Bathhouse—no longer a new building—was beginning to need significant maintenance. In the summer of 1935, Mary U. Sorrells' 645 shares of bathhouse company stock were transferred to her niece, Elizabeth Bowe.[46] Miss Bowe became president of the company and immediately had to deal with two difficult issues: the company's financial condition vis-à-vis the need for capital improvements and the discovery, in the spring of 1936, that Manager S.J. Erickson had been taking what euphemistically were termed "advances on his salary which have never been repaid."[47]

Faced not only with financial problems but also a dishonest employee, Elizabeth Bowe immediately began taking steps to put the Ozark back in order. S.J. Erickson, whose "advances" had amounted to more than $13,000 since 1922, was dismissed[48] and replaced by Cyrus M. King, a well-known and popular figure in Hot Springs because of his years as a football and basketball coach at Hot Springs High School.[49] With King at the helm, day-to-day management of the Ozark Bathhouse improved dramatically. In fact, King was commended by the Superintendent of Hot Springs National Park: "May I take this occasion to compliment you on the efficient manner in which you have maintained the Ozark Bath House..."[50]

Putting the Ozark back on solid financial footing and finding funds for improvements took longer, though Miss Bowe may have been aided in this area by her marriage, sometime during the latter part of the 1936, to Dillon O. Sims, president of the Arkansas National Bank of Hot Springs.[51]

Beginning in the spring of 1936, Miss Bowe started asking the National Park Service's permission to reduce the Ozark Bathhouse Company's capital stock from $124,000 to $74,400.[52] Records are not complete, but it appears the purpose of this stock reduction was to take available money out of the company to pay debts (or fund improvements) rather than force stockholders to provide additional capital. After a lengthy study of the Ozark Bathhouse

Company's operating practices, this stock reduction was finally approved by the National Park Service in April of 1938, on the condition that the bathhouse company begin setting aside $2,000 annually for making capital improvements.[53]

Following the stock reduction, the Ozark's profitability increased to such an extent that the Department of the Interior apparently wondered if something was amiss. When the Ozark's lease came due for renewal in 1942, the Department withheld approval pending another study of the Ozark Bathhouse Company's operating practices. Preston P. Patrow, then Superintendent of Hot Springs National Park, assured the Department that the Ozark's profitability was due simply to good management,[54] but the lease still was not renewed until January of 1944, partly due to the study of the Ozark and partly due to World War II.[55]

The new twenty-year lease, running from January 1, 1944 to December 31, 1963, contained the same basic provisions as the previous lease: the Ozark would have twenty-six tubs and pay $80 per year for the water for each tub. To prevent depletion of the Ozark Bathhouse Company's cash dividends to stockholders (as had happened earlier), the lease also provided that dividend payments had to be approved by the National Park Service.[56]

In 1951 the Ozark's contract was amended to incorporate a change in the method of paying for the use of hot water. Rather than $80 per tub per year, the water rate became $30 per tub per year, plus $.25 per 1,000 gallons of water.[57] This alteration in the government water rate apparently reflected the Department of the Interior's recognition that business was declining on Bathhouse Row.

Also in 1951, Sterling B. Hankins succeeded Cy King as manager of the Ozark Bathhouse. Hankins came to the Ozark in 1946 as assistant manager and remembers that his first year in the bathhouse business was "enormously busy."[58] Indeed, more baths were given in Hot Springs during 1946 than in any other year,[59] as Americans took the vacations they had not been able to take during the war.[60]

Although the number of baths given in Hot Springs began to decline after 1946, Sterling Hankins recalls that the Ozark's "volume held up through the 1950's."[61] As a matter of fact, the Ozark requested and received one additional tub in 1954—the only request for additional "tubbage" ever made by the bathhouse. The new tub was placed in the women's department, but its exact location in unknown. In her request for the tub, Elizabeth Bowe Sims explained that women comprised a much higher percentage of bathers at the Ozark in the 1950s than they had in the 1920s: 40% in 1953 as compared with 25% in 1925.[62]

In August of 1963, Sterling Hankins submitted to the National Park Service the Ozark Bathhouse Company's application for renewal of the lease on the Ozark, which was due to expire at the end of 1963.[63] In October of that year, the National Park Service responded that it was not prepared to proceed with a long-term lease due to a Congressional study of Park Service "concession matters."[64] The Ozark operated with year-to-year lease extensions through 1967, then received a five-year lease that ran through 1972. When that lease

expired, a two-year extension was given, followed by a three-year extension. Finally, in 1977, the Ozark Bathhouse Company decided to allow the lease to expire.[65]

Sterling Hankins now attributes the demise of the Ozark, in part, to the fact that the National Park Service stopped giving long-term leases. Not knowing from year to year whether the lease would be extended, he says, prevented the Ozark Bathhouse Company from planning ahead and investing in capital improvements. As improvements stopped being made, the physical condition of the Ozark obviously declined, which in turn hurt business.[66]

The Ozark Bathhouse ceased operation on October 29, 1977.[67] In March of 1978, the National Park Service issued a prospectus and invited proposals from parties interested in taking over operations of the Ozark, but apparently no proposals were submitted.[68] In November of 1981, the Ozark Bathhouse Company received a $647.61 check from the federal government for settlement of the company's possessory interest in the Ozark Bathhouse.[69]

In July 1985, the National Park Service advertised for proposals for lease of the Ozark. The proposal from Melvyn Bell was selected in January 1986 in hopes that this would lead to successful adaptive reuse of the bathhouse. An Historic Structure Report was prepared as required by Bell's agreement, but plans did not proceed beyond that and the lease was never executed. Management of the property reverted to the Park Service in 1989 and has remained with them to the present time.

OZARK BUSINESS HISTORY ENDNOTES

[1] *The Sentinel-Record*, July 19, 1922, p. 8, c. 3.

[2] The last new bathhouse erected on Bathhouse Row was the Lamar, completed in 1923.

[3] Bathhouse Row Adaptive Use Program, "The Ozark Bathhouse: Technical Report 7," U.S. Department of the Interior/National Park Service, June 1985, p. 10.

[4] *Cutter's Guide to Hot Springs, Arkansas*, 1909, p. 26 and *Cutter's Official Guide to Hot Springs, Arkansas*, 1913, p. 33.

[5] Major Harry M. Halleck to Secretary of the Interior, March 5, 1913, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[6] *The Sentinel-Record*, July 7, 1910, p. 4, c. 2.

[7] Dallas T. Herndon, *Centennial History of Arkansas, Vol. II* (Chicago: The S. J. Clarke Publishing Company, 1922), p. 1082; Inez E. Cline, "Mountain Valley Spring Company, 1871-1971," The Record 12 (1971): 2 and 6; "Current Events that Made Headlines in 1882," The Record 9 (1967):11

[8] "The Ozark Bathhouse: Technical Report 7", p. 10. According to this report, the first Ozark Bathhouse was built in 1880 by the Valley Bathhouse Company, comprised of William G. Maurice, George G. Latta, and Samuel W. Fordyce. The earliest lease found in the Ozark Bathhouse files at Hot Springs National Park, however, was dated July 18, 1887, and was entered into by the Department of Interior and George G. Latta. A subsequent lease, dated January 1, 1892, was between the Department of the Interior and George G. Latta and Lewis H. Carhart. Ozark Bathhouse (Lease) File, 1893-12/31/43, Hot Springs National Park, Arkansas.

[9] Superintendent C.R. Trowbridge to Secretary of the Interior, November 25, 1913, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[10] Ibid.

[11] Ibid.

[12] Adolph C. Miller to C.R. Trowbridge, December 10, 1913, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[13] C.R. Trowbridge to Secretary of the Interior, January 20, 1914, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[14] Adolph C. Miller to C.R. Trowbridge, January 27, 1914, and Dr. W.P. Parks to Messrs. Sorrells & Latta, April 1, 1915, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[15] W. S. Sorrells to Dr. W.P. Parks, June 28, 1915, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[16] W.S. Sorrells to Dr. W.P. Parks, September 29, 1915; W.P. Parks to Secretary of the Interior, September 29, 1915; and Stephen T. Mather, Assistant to the Secretary, to Dr. W.P. Parks, November 17, 1915; Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[17] Sorrells and Latta to Dr. W.P. Parks [no date], Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[18] Ibid.

[19] Ibid.

[20] Stephen T. Mather to Messrs. Mann & Stern, March 24, 1916, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[21] Ibid.

[22] W.P. Parks to Secretary of the Interior, June 15, 1916 Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[23] W.P. Parks to W. S. Sorrells & Fannie B. Latta, December 18, 1917, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[24] W. P. Parks to Director, National Park Service, February 15, 1918, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[25] Stephan T. Mather, Director, National Park Service to W.P. Parks, April 8, 1918, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[26] Stephan T. Mather to W. T. S. Curtis, June 23, 1919, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[27] Ibid.

[28] Ibid.

[29] Telegram from Arno B. Cammerer, Acting Director, National Park Service to W. P. Parks, May 26, 1920; and Stephan T. Mather to W.P. Parks, May 27, 1920; Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[30] Gilbert E. Hogaboom, Manager, Buckstaff Bath House Co. to Col. John R. Fordyce, May 22, 1920, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[31] Buckstaff, Fordyce, Maurice, and Imperial Bathhouse to Secretary of the Interior, May 16, 1921, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[32] Mann & Stern to W.P. Parks, September 16, 1921, and W.P. Parks to Director, National Park Service, September 20, 1921, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[33] Arno B. Cammerer, Acting Director, National Park Service to W.P. Parks October 22, 1921, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[34] Ernest F. Latta, Secretary, Ozark Bathhouse Company to W.P. Parks, November 22, 1921, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[35] Ernest F. Latta to W.P. Parks, January 10, 1922, and affidavit of Ernest F. Latta, September 25, 1922, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[36] Mann & Stern to Director, National Park Service, December 13, 1921, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[37] Articles of Agreement, March 14, 1922, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[38] Ibid.

[39] Telegram from Arno B. Cammerer to C.H. Waring, July 7, 1922, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[40] Ernest F. Latta to C.H. Waring, June 5, 1923, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[41] Lease between U.S. Department of the Interior and Ozark Bath House Company dated June 12, 1923, Ozark Bathhouse (Lease) File, 1893-12/31/43, Hot Springs National Park, Arkansas.

[42] Ozark Bath House Company Joseph Bolten, Superintendent, February 22, 1929, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[43] Telegram from Horace M. Albright, Director, National Park Service to Superintendent Thomas J. Allen, April 1, 1933, Bathhouses-Contract File, 1910-1951, Hot Springs National Park, Arkansas.

[44] S.J. Erickson to Thomas J. Allen, April 20, 1933, and Thomas J. Allen to S. J. Erickson, April 20, 1933; Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[45] S.J. Erickson to Thomas J. Allen, May 1, 1934, and June 17, 1935; Acting Director of National Park Service to Superintendent Donald S. Libbey, June 19, 1937; Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[46] Ozark Bath House Company to Superintendent Thomas J. Allen, May 25, 1935, and Director, National Park Service, to Superintendent Thomas J. Allen, July 5, 1935, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[47] Thomas J. Allen to Director, National Park Service, March 26, 1936, Ozark Bathhouse (Lease) File, 1893-12/31/43, Hot Springs National Park, Arkansas.

[48] Thomas J. Allen to Miss Elizabeth Bowe, April 10, 1936, Ozark Bathhouse File, 1922-1953; and Ozark Bath House Company to S. J. Erickson, April 29, 1936, Ozark Bathhouse (Lease) File, 1893-12/31/43; Hot Springs National Park, Arkansas.

[49] Dallas T. Herndon, ed., *Annals of Arkansas 1947, Vol. III* (Hopkinsville, Kentucky: The

Historical Record Association, 1947), P. 1498.

[50] Superintendent Donald S. Libbey to C.M. King, January 13, 1938, Ozark Bathhouse File, 1922-1953, Hot Springs, Hot Springs National Park, Arkansas.

[51] Miss Bowe was well-known in her own right before marrying D. O. Sims. She was a talented musician who taught at Hot Springs High School and took an active role in Hot Springs cultural organizations. In 1935 she started the Easter sunrise service that still takes place each year at Hot Springs National Park, and in 1948 she became one of the founders of the Community Theatre. She was in her thirties when she married D.O. Sims, a widower. See "Easter Sunrise Service, Hot Springs National Park, Arkansas," *The Record* 11 (1970): 41; "Twenty Five Years of Community Theatre," *The Record* 14 (1973): 90; and David Y. Thomas, ed., *Arkansas and Its People: A History, 1541-1930, Vol. III* (New York: The American Historical Society, Inc., 1930), pp. 68 & 69.

[52] Elizabeth Bowe Sims to D. S. Libbey, March 21, 1938, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[53] Arno B. Cammerer, Director, National Park Service, to Elizabeth Bowe Sims, April 27, 1938, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[54] Memorandum to the Director, National Park Service, from the Superintendent, Hot Springs National Park, December 30, 1942, Bathhouses – Contract File, 1910-1951, Hot Springs National Park, Arkansas.

[55] Director, National Park Service to Ozark Bathhouse Company, February 9, 1943, Ozark Bathhouse (Lease) File, 1893-12/31/43; and J. W. Emmert, Superintendent to C.M. King, January 3, 1944, Ozark Bathhouse (Lease) File, 1/1/44-12/31/67; Hot Springs National Park, Arkansas.

[56] Contract No. I-1p-18394, January 1, 1944-December 31, 1963, Ozark Bathhouse (Lease) File, 1/1/44-12/31/67, Hot Springs National Park, Arkansas.

[57] Contract amendment dated April 6, 1951, Ozark Bathhouse (Lease) File, 1/1/44-12/31/67, Hot Springs National Park, Arkansas.

[58] Interview with Sterling B. Hankins.

[59] John Paige and Laura Harrison, *Out of the Vapors: A Social and Architectural History of Bathhouse Row* (Hot Springs National Park: 1987), p. 101.

[60] Interview with Sterling B. Hankins.

[61] Ibid.

[62] Elizabeth Bowe Sims to Superintendent, August 9, 1954, Ozark Bathhouse (General) File, 1954 – present; and contract amendment dated November 19, 1954, Ozark Bathhouse (Lease) File, 1/1/44 – 12/31/67; Hot Springs National Park, Arkansas.

[63] Sterling B. Hankins to Superintendent, August 27, 1963, Ozark Bathhouse (Lease) File, 1/1/44-12/31/67.

[64] National Park Service Assistant Director to Regional Director, Southeast Region, October 11, 1963, Ozark Bathhouse (Lease) File, 1/1/44-12/31/67. Hot Springs National Park, Arkansas.

[65] Ibid., and National Park Service Assistant Director to Regional Director, September 16, 1965; National Park Service Assistant Director to Regional Director, October 18, 1966; Contract 14-10-9-900-92, January 1, 1968-December 31, 1972; Contract Extension dated September 13, 1972; Contract Extension dated August 21, 1974; Sterling B. Hankins to Superintendent, September 26, 1977; Ozark Bathhouse (Lease) File, 1/1/44-12/31/67, Hot Springs National Park, Arkansas. [Note: Even though this file is labeled "1/1/44-12/31/67," it contains information dating through the closing of the Ozark Bathhouse in 1977.]

[66] Interview with Sterling B. Hankins.

[67] Sterling B. Hankins to Superintendent, September 26, 1977, Ozark Bathhouse (Lease) File, 1/1/44-12/31/67, Hot Springs National Park, Arkansas.

[68] Prospectus dated March 3, 1978, Ozark Bathhouse (General) File, 1954-present, Hot Springs National Park, Arkansas.

[69] U.S. Treasury check dated November 23, 1981, to Ozark Bathhouse Company. Copy in Ozark Bathhouse File, 1954-present, Hot Springs National Park, Arkansas.

Architectural History

The existing Ozark Bathhouse bears little resemblance to the building conceived by architects George R. Mann and Eugene J. Stern in 1915, the year the first plans and specification for the bathhouse were submitted to the Department of the Interior. From 1915 to 1921, Mann and Stern produced four complete sets of Ozark plans, each more modest that the last. It was the fourth and most modest version that finally was erected in 1922.

Planning for the construction of the new Ozark Bathhouse began in 1913, when the lease on its site—Bathhouse Site No. 4—was scheduled to expire. Since 1880, this site had been occupied by a frame, Second Empire-style bathhouse. With its mansard roof and central tower, the original Ozark Bathhouse is easy to identify in late-nineteenth and early-twentieth century views of Bathhouse Row. (See Photo 1B-2) In the early 1890s, the old bathhouse underwent some remodeling in the Colonial Revival vein, apparently including a coat of white paint. Subsequently, the old Ozark was sometimes referred to as the "White House." [1]

The original Ozark Bathhouse was well maintained, but by 1913 it was considered so old and out of date that the Superintendent of the Hot Springs Reservation believed it "should be replaced in the very near future with a good substantial structure along modern lines."[2] Although the Ozark lessees initially indicated their willingness to build a new bathhouse when their lease expired at the end of 1913, a change in ownership seems to have brought with it a change in attitude about replacing the old Ozark. Before the end of 1913, the Ozark lessees had requested the first of many lease extensions that eventually delayed construction of the new Ozark Bathhouse by a full eight years.[3]

Under pressure from the Department of the Interior to submit plans and specifications for a new bathhouse by July 1, 1915, or risk losing their lease, the Ozark lessees –W.S. Sorrells and Fannie B. Latta—hired architects Mann and Stern in the spring of 1915. On June 28, 1915, Superintendent W.P. Parks reported to the Secretary of the Interior:

> More than a month ago Mr. Stern of the firm of Mann & Stern, architects, called at this office and secured a description and dimensions for the Ozark Bathhouse site which he stated was for the purpose of preparing the plans [requested by the Department of the Interior in a letter dated April 1, 1915].[4]

Also on June 28, 1915, W.S. Sorrells explained to Superintendent Parks that the first sketches prepared by Mann and Stern had not met with the approval of the Ozark lessees and were being revised. Because Mann was "very busy," he would be unable to get the revised "plans ready in the time specified by the Department." Sorrells promised, however, to "communicate" with Superintendent Parks just "as soon as we hear further from Mr. Mann."[5] George R. Mann and Eugene John Stern, whose practice was based in Little Rock, had been in partnership for only about two years when they began work on the Ozark Bathhouse, but they were not new to "bath house building."[6] They had designed the 1914 remodeling of the Hale Bathhouse, and in 1915 they were working on the new Fordyce Bathhouse and on the

remodeling of the Maurice.[7]

Prior to his association with Stern, most of George R. Mann's best-known works in Arkansas were in the Beaux Arts or Neoclassical tradition. The Arkansas State Capitol, the Gazette and Mann office buildings and the Bank of Commerce (now gone) in Little Rock, the Pulaski County Courthouse Annex, and the Thompson Building in Hot Springs typified Mann's classical leanings, which no doubt had been fostered by a short stint in the office of McKim, Meade and White.[8] Although Mann's design vocabulary was broad,[9] he obviously had an affinity for the classical.

Besides their work on Bathhouse Row in Hot Springs, some of Mann and Stern's most notable projects while in partnership (from about 1913 to 1927) were the Albert Pike Memorial Masonic Temple, a Neoclassical structure in Little Rock, and three major examples of the Spanish Revival style: the Arlington Hotel in Hot Springs, the Little Rock YMCA, and the Albert Pike Hotel in Little Rock.

On September 10, 1915, Eugene J. Stern told Superintendent Parks that "we are hard at work on [the Ozark] drawings and specifications...and are planning a high class structure."[10] The plans and specifications were completed and sent to Washington not quite three weeks later, on September 29, 1915.[11]

This first set of plans showed a building that would have rivaled the Fordyce Bathhouse, generally considered the showplace of Bathhouse Row. Like the Fordyce, the Ozark—had it been built according to these first plans—would have combined elements of the Spanish Revival and Italian Renaissance styles. The Ozark's main (west) elevation, however, would have been distinguished not only by elaborate terra cotta ornament but also by two domed towers.

As striking as these original plans for the new Ozark Bathhouse were, they were not especially well-received by the Department of the Interior. In November of 1915, Stephen T. Mather, Assistant to the Secretary of the Interior, wrote to Superintendent Parks concerning the Ozark plans. Mather voiced concern about the cumulative length of the various elements—porch, steps and landing, and ramp—that projected from the front of the proposed building, asking, "will not this projection, as proposed, be considerably longer than that of any other on the Reservation Front, and detract from the general appearance thereof?"[12]

Also of concern was the inclusion of basement entrances on either side of the main entrance. "This is undesirable," wrote Mather, "and provision for entrance to the basement must be made elsewhere...." Most objectionable, however, were the towers: "The two cupolas on the top of the building are undesirable as they serve no good purpose and are not in accord with the skyline of the other bathhouses on the Reservation Front."[13]

The Department of the Interior soon withdrew its objections to the towers,[14] apparently after Mann and Stern submitted a watercolor rendering of a portion of Bathhouse Row "showing,



1B-2: Old Ozark Bathhouse on the site of the current Ozark Bathhouse. Photo from the archives at Hot Springs National Park, c.1883.

among other things, the proposed Ozark Bathhouse with cupolas on the north and south corners of the building."[15] Mann and Stern had been hired to prepare a master plan of the development of Bathhouse Row, and they evidently were able to convince the Department that the Ozark's towers would fit into the grand scheme of things.[16]

In the meantime, however, the Ozark lessees had discovered how much less costly construction of the new bathhouse would be without the towers and, in a letter sent to Washington on March 9, 1916, asked to be allowed to omit them, along with making several other changes.[17] On March 24, Stephan Mather wrote to Mann and Stern, saying that changes in Ozark's plans could be made but, "[the] Department...does not want the exterior appearance of the reservation front, as suggested in ... the water-color drawing, materially changed. It is desired therefore that in drafting the changes in the plans and specifications you retain the Spanish mission type of architecture and if possible the cupolas."[18]

Superintendent Parks forwarded to Washington a second set of plans for the new Ozark Bathhouse on June 15, 1916.[19] In these plans, the overall form and scale of the proposed building remained much the same as shown in the original plans, but the amount of ornamental detail was reduced significantly. As requested by the Department of the Interior, the towers remained, but their domes were replaced by hipped roofs with broad, bracketed eaves. Hence, rather than retaining "the Spanish mission type of architecture," the second

plans actually leaned more heavily toward the Italian Renaissance style. Despite these alterations, the second set of Ozark plans would have resulted in a very imposing addition to Bathhouse Row.

Research for this report did not uncover any official response to the plans submitted in June of 1916. However, on January 4, 1918, the National Park Service requested another set of plans because the ones previously submitted had been "lost or accidentally destroyed" when the Park Service moved into the new Interior Department building in Washington.[20] Instead of sending a duplicated set of the 1916 plans, however, in February of 1918 Superintendent Parks sent to Washington a third set of plans and specifications for the new Ozark Bathhouse.[21]

Again, the overall form and scale of the proposed building remained basically unaltered, except that the roofline was lowered slightly. More simplification also had taken place, with the new plans showing very little ornament except on the towers, which had been reduced in size. Except for arched window and door openings, much of the Italian Renaissance influence was gone from this set of plans because the broad eaves and cornice-line ornamentation had been removed.

The third version of the Ozark plans was approved by the National Park Service on April 2, 1918,[22] but no progress was made on constructing the bathhouse until late in 1921. In September of that year, the fourth set of plans for the new Ozark was submitted to the National Park Service.[23]

This fourth and final set of plans included alternate elevations, with "Sheet No. 4" showing a stucco façade and "Sheet No. 5" a façade of pressed brick. In October of 1921, the National Park Service offered its "approval to alternate elevation and details as shown by plan No. 5...."[24] However, in December of 1921, Mann and Stern informed the National Park Service that the Ozark lessees were "desirous of using the façade designed in stucco and as shown on our Sheet No. 4..."[25] Although the records on file at Hot Springs National Park do not contain a response from the Park Service regarding the Ozark lessees' request to use the stucco façade, the request obviously was approved, for the Ozark Bathhouse was built in accordance with Mann and Stern's "Sheet No. 4." The old Ozark Bathhouse lease expired December 1, 1921, and on December 12, the newly-formed Ozark Bathhouse Company selected W.F. Ault of Little Rock as contractor for construction of the new bathhouse. Borman Brothers of Hot Springs received the contract to install the Ozark's mechanical equipment.[26] The old Ozark was demolished in time for work on the new building to be underway in January of 1922.[27]

Construction of the Ozark took slightly longer than expected because, as explained by the contractor, "after excavation was started on the job it was found necessary to go a greater depth for foundations and footings than was specified in order to get a firm foundation for the walls."[28] Scheduled to be completed by June 11, 1922, the Ozark—due to the delay caused by the extra excavation – did not open to the public until July 19.[29]

What the public saw at the Ozark Bathhouse opening was a functional building without any frills—a far cry from the elegant structure planned by Mann and Stern in 1915. Although it contained two more tubs (in the women's department) than shown on the 1915 plans, the building erected in 1922 had slightly less floor space and was shorn of all but the necessities. Gone not only were decorative details but also amenities such as check room, a spacious massage room, gymnasium, and men's and women's "rest[ing] rooms."[30] The only remaining "extra" was a writing room on the second floor (which eventually was pressed into service as a men's dressing room).[31] A wheelchair ramp—requested and approved during the course of construction[32]—replaced the steps leading to the main entrance, another indication of the Ozark lessees' emphasis on function rather than aesthetics. (See Photo 1B-3)

A case might be made for the idea that Mann and Stern, faced with the need to reduce their design for the Ozark to the bare essentials, rose to the occasion by creating a modern, clean-lined structure. It even has been suggested that there is a hint of the Art Deco in the Ozark's design, seen primarily in the towers' graduated window recesses.[33] Given the history of cut-backs in the design of the Ozark, however, it probably is stretching the point to say there was anything "avant-garde" about the bathhouse.

The total cost of the Ozark, fully equipped and furnished, was just over $100,000, the major portion of which went to the general contractors, who were paid $66,419.61, and the plumbing and heating contractors, who received $24,773.51. Furniture and equipment accounted for about $4,600 of the total, the architects were paid about $2,100, and the balance went to miscellaneous items of construction.[34]

Construction specifications for the Ozark Bathhouse were not located during research for this report, so information about materials used in the building's construction is sparse. It is known that the plumbing, heating, and ventilation systems were of special concern in the erection of bathhouses and received particular attention from the National Park Service. The Ozark's heating was described as being "of direct steam type and the bath halls and cooling rooms, dressing rooms and locker rooms are provided with Univent radiation which connects with the outside air and by means of ventilating fans in the radiators, ventilate these rooms."[35]

The method of cooling water piped from the hot springs for use in the Ozark was an issue that took several years to resolve. No provision for a cooling tank was made in the Ozark plans "pending the decision of the Department [of the Interior] as to what type of cooling apparatus of tankage would be acceptable."[36] In February of 1922, the National Park Service gave the Ozark permission to temporarily use the cooling tanks of the old government free bathhouse,[37] an arrangement that remained in force until 1928.

Having first considered and rejected a community cooling tank idea,[38] the National Park Service instructed the Ozark Bathhouse in June of 1925 to submit plans for cooling tanks that would be integrated into the bathhouse rather than located behind it "so that they will not be blots on the landscape in the rear of Bathhouse Row..."[39] The Ozark Bathhouse

Company subsequently hired J.G. Horn, a self-taught Hot Springs architect,[40] to investigate the possibility of incorporating a cooling tank into the rear elevation of the Ozark. Horn's report, dated July 8, 1925, concluded that sufficient room did not exist at the rear of the Ozark site for a cooling tank to be added to the building.[41] In view of this information, the Superintendent of Hot Springs National Park conceded that "the logical place" for the cooling tanks needed by the Ozark and its next-door neighbor, the Quapaw Bathhouse, was "on the reservation – across the terrace road which runs back of the bathhouses..."[42] In 1928, the Ozark and Quapaw Bathhouses erected identical, side-by-side cooling tanks, the plans for which had been designed for the Quapaw by Mann and Stern.[43]

The first alteration to the Ozark Bathhouse recorded in the files at Hot Springs National Park was the addition, in August of 1927, of handrails on either side of the ramp leading to the bathhouse's main entrance.[44] Two months later, permission to make a more substantial alteration was requested. S.J. Erickson, manager of the Ozark, wrote to the Park Superintendent on October 22, 1927, asking to be allowed to have the porch enclosed with glass to create a "Sun Parlor." Enclosing the porch would allow the space to be used in winter and would relieve congestion in the Ozark's small lobby.[45] The Superintendent advised Erickson on November 29, 1927, that the National Park Service had approved the porch enclosure pending submission of blueprints, which were sent to Washington about two weeks later.[46]

The plans were prepared by J.G. Horn, the Hot Springs architect who earlier had been consulted about the Ozark's cooling tank. Multi-paned casement windows were installed in the openings between porch columns, and the central entryway received double doors "to swing both in and out." Tile replaced turned balusters in spaces below the porch railing.[47]

Other than the substitution of oil for gas as the Ozark's heating fuel in 1932,[48] Ozark Bathhouse records show no alterations or improvements being made again until 1936. This was the year that S.J. Erickson was relieved of his duties at the Ozark after it was discovered he had been embezzling bathhouse funds since 1922.[49]

Requests made by Cy King, the new Ozark manager, for permission to make various improvements at the bathhouse provide some information about surface treatments. In November of 1936, for example, he requested permission "to redecorate certain portions of the Ozark Bath House, using in all cases the same colors as are in use at the present time." The exterior was to receive a coat of "white Bondex" and windows would be painted "green or cream shades as are now in use." (A note on King's request, apparently written by a National Park employee, explained: "The Sun Parlor fenestration is in cream paint—the rest of the house is green.") Interior walls were to be replastered as necessary and "either Modex or Peaslee-Gaulbert Velkoatt in a semi-gloss type of finish used in covering."[50]

In February of 1937, King requested and received permission to build a 6' by 10' storage room in an unspecified corner of the basement, saying it would be painted white to conform with existing basement walls.[51] The following fall, he again asked permission to "redecorate



1B-3: The current Ozark Bathhouse. Photo from the archives at Hot Springs National Park, c. 1950s. (See Photos 1C-7 through 1C-13)

the exterior" of the Ozark with white Bondex, a request he repeated in June of 1938 and in October of 1940.[52]

Also in October of 1940, King asked permission to make what would be the most obvious exterior change in the Ozark since the porch enclosure: the addition of "metal, fire-proof awnings at the seven, center front windows...upstairs..." The awnings, which were approved and installed, were "white and Hunter green, matching existing colors of the front of the building."[53]

A minor interior change was made in the spring of 1941 with the installation of a new shower in the men's bath department. The shower was located between the pack and cooling rooms in a former linen closet.[54]

On August 26, 1941, the Park Superintendent forwarded to National Park Service Region III Headquarters the plans and specifications for the first and only major addition to the Ozark Bathhouse. Architect Irven D. McDaniel, who had been practicing in Hot Springs since the late 1920s[55] had designed two new massage rooms, one for men and one for women, to be added at either end of the Ozark's sun porch. The original women's massage room became a new office for the bathhouse manager, while the original men's massage room was converted into a cloakroom. (McDaniel's plans also included new toilet and shower facilities in the basement for the male and female bathhouse attendants, but these facilities were simply installed in the existing attendants' locker rooms.)[56]

McDaniel's specifications for the massage room additions indicate that the additions were designed to blend inconspicuously with the original portions of the bathhouse. The tile used



1B-4: The current Ozark Bathhouse. Photo from the archives at Hot Springs National Park, c.1938.

on the floors in the massage rooms, for example, was to match existing 3/4" white hexagonal ceramic tile, as was a "base of 6" x 6" white glazed tile with cove bottom and round top..." All ceilings and interior walls were "to be plastered in three coat work using Acme, Certaineed, USG, or equal applied in full accordance with the manufacturer's directions."[57]

McDaniel's design for the exterior of the massage rooms obviously takes its cue from the smooth stuccoed surfaces of the original Spanish Revival-style building, but, in using rounded rather than square corners, McDaniel also brought in a touch of the Art Moderne style. Viewed from certain angles, those rounded corners give the Ozark the streamlined appearance that is the hallmark of the Art Moderne style.

Construction of the massage rooms began on November 25, 1941.[58] Consequently, the additions must have been completed late in 1941 or early in 1942. The four front windows of the massage rooms received green and white striped metal awnings (to match those installed elsewhere in 1940) during the summer of 1950.[59]

In 1951, Sterling B. Hankins succeeded Cy King as manager of the Ozark Bathhouse. On January 14, 1952, Hankins requested permission to change some interior colors, the first such request recorded in Ozark Bathhouse files:

> Approval is requested for a change of color scheme in the Men's bath hall of the Ozark Bath House. The projected colors are a light grey on the lower walls of the tub compartments contrasted by a dark green trim. The former colors are battleship grey with bright blue trim.

> The upper walls and ceiling will not be changed at the present time. The colors there are ivory and aluminum.
>
> The reason for changing colors in the bath hall is the desire to bring in more light and warmer color tones.[60]

Hankins' new color scheme was approved, as was his request about a year later to repaint the men's pack room "with white texture paint in place of the enamel used previously."[61] The 1950's, in fact, seem to have been a time of considerable "freshening up" at the Ozark. In January of 1953, Hankins requested and received permission to carry out changes in lighting and paint colors in the women's bath hall and cooling room and in the lobby. The purpose of the lighting changes, which consisted of adding fluorescent fixtures, was to "provide more light and softer lighting in all rooms." In the women's bath hall, "a light green with darker green trim" was used on the lower walls and tub compartments, while in the lobby the "present cream semi-gloss paint on walls and ceiling" was to be replaced by "a soft light gray flat paint on walls and white texture paint on the ceiling...."[62]

In August of 1953, Hankins received permission to add two sitz baths to the men's department. Installation of the baths took place in December of that year, when the men's department was closed for a week to allow repairs that included replastering in the men's bath hall, installation of new electrical conduit, replacement of light fixtures, and installation of acoustic tile in one of the cooling rooms. The men's department also was repainted "for purposes of increasing light reflection and color harmony...." The new color scheme was white and light green, replacing the aluminum and ivory shades previously used.[63]

In August of 1954, Elizabeth Bowe Sims, president of the Ozark Bathhouse Company, requested and received permission to add one tub to the women's department.[64] A little more than two years later, Sterling Hankins received permission for a "complete overhaul of the upstairs dressing room in the Ladies Department...." A new masseuse and office personnel dressing room was to be "walled off," new electric outlets were to be installed, and the women's dressing room was to be equipped with "modern upholstered lounge furniture...." At the time of Hankins' request, paint colors had not yet been chosen but would "be kept to pastel shades." [65]

In January of 1958 Hankins requested permission to install a "complete laundry operation" in the southwest section of the Ozark's basement, an undertaking that would necessitate removal of a section of the original basement floor and a "small amount" of excavation to make room for a heavier concrete base and central floor drain. [66]

Also during the 1950s, the Ozark Bathhouse's cooling tank once again became an issue. In April of 1952, Donald S. Libbey, Superintendent of Hot Springs National Park, alerted the National Park Service Regional Director to the fact that the Ozark and Quapaw cooling tanks needed to be removed because a new water cooling and distribution system was in place and "functioning satisfactorily," making the old individual cooling tanks obsolete.[67] The Regional

Director agreed to the removal of the cooling tanks, and on April 15, 1952, Superintendent Libbey notified Sterling Hankins that the Ozark cooling tank was to be dismantled. When Hankins did not respond, Libbey wrote to him again on July 28, 1952, this time adding that the site of the cooling tank had to be restored "to its natural condition."[68]

The Ozark Bathhouse Company was not anxious to accommodate Superintendent Libbey's request to remove the cooling tank, particularly since the tank was located in the "Federal Area" rather than on the Ozark Bathhouse site. After almost a year of foot-dragging, Sterling Hankins finally notified Libbey on March 25, 1953, that the I.J. Garret Construction Company would be removing the cooling tank, beginning on March 30. Work on removing the tank and restoring its site was complete about a month later.[69]

The last notable improvements documented in the files on the Ozark Bathhouse took place in the spring of 1960, when new furnishings for the lobby and sun porch were ordered. Sterling Hankins' description of the new furniture strongly evokes the "modern" tastes of the era:" [The porch furniture will consist of] two lines—ten chromecraft molded fiber glass arm chairs half in turquoise and the other half in light grey, and six black wrought iron occasional chairs with turquoise upholstery." The lobby would receive eleven "foam rubber filled sleight chairs of licorice stained ash upholstered in shades of turquoise and gold," as well as four "spindle hoop chairs of the same design upholstered in gold."[70]

When interviewed for this report, Sterling Hankins recalled having spent $100,000 on capital improvements at the Ozark from about 1951 to 1963 but only $5,000 or $6,000 from 1963 until the bathhouse closed in 1977.[71] This dramatic decline in money spent on improvements (which Hankins attributed to the fact that the National Park Service would not give the Ozark another long term lease after its last twenty-year lease expired in 1963) seems to be reflected in the files on the Ozark Bathhouse, which virtually end—except for information regarding its closing —in the early 1960s.

The Ozark Bathhouse closed on October 29, 1977, and the next month Sterling Hankins received permission to remove from the bathhouse those items, notably furniture and linens, that belonged to the bathhouse company.[72] On December 3, Hankins requested permission to conduct a public sale of the Ozark's personal property just before or after Christmas. This request was not approved until January 6, 1978, and the files on the Ozark do not indicate whether or not the sale actually took place.[73]

In 1983, the National Park Service removed and replaced the roof of the Ozark Bathhouse, repaired skylights, and installed copper gutters and downspouts,[74] and in 1985 partially completed miscellaneous plaster repair in several areas of the bathhouse. There are several changes that were undocumented or items were called for in the original specifications but it is questionable as to whether or not they were ever installed. A list of these items can be found within Appendix J. Original Drawings.

Since 1989, several major work projects have been undertaken to maintain and rehabilitate

the Ozark Bathhouse with the aim of again leasing the structure. The exterior and important interior spaces are being preserved, while the design and use of other interior spaces will be more flexible. In 1994, the porch roof was stabilized and support beams installed. Stabilization was unsuccessful, and the porch collapsed. A major project to rehabilitate the exterior was undertaken from 8/1999 to 2/2000 and included: rebuilding the porch as originally designed; rehabilitating wood windows by either restoring or rebuilding as necessary; completing work on window planters; and closing skylights. In June 2003, lead abatement was begun. This included encapsulating lead where plaster remained in good condition, and simply removing plaster with paint where plaster had deteriorated. This work is ongoing.

ARCHITECTURAL HISTORY ENDNOTES

[1] *Cutter's Guide to Hot Springs, Arkansas*, 1909, p.26 and *Cutter's Official Guide to Hot Springs, Arkansas*, 1913, p.33

[2] Superintendent to Secretary of the Interior, November 25, 1913, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[3] Ibid.

[4] Superintendent W.P. Parks to Secretary of the Interior, June 28, 1915, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[5] W.S. Sorrells to W.P. Parks, June 28, 1915, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[6] Ibid.

[7] John Paige and Laura Harrison, *Out of the Vapors: A Social and Architectural History of Bathhouse Row* (Hot Springs National Park: 1987), pp. 190-191.

[8] George R. Mann, "Autobiographical Sketch," October 6, 1932, Arkansas Architects: George R. Mann File, Quapaw Quarter Association, Little Rock, Arkansas.

[9] Two of Mann's designs in Little Rock's business district, the Southern Trust Building (now Pyramid Place) and the Blass Building, reflect the Commercial style idiom, while another of his tall office buildings in downtown Little Rock, the State Bank (now Boyle) Building, boasts Italian Renaissance-style decorative detail. Of the few houses in Little Rock documented as having been designed by Mann, one, the Whipple House, was heavily influenced by Prairie Style, while another, the Wright House, is one of Little Rock's earliest examples of the English Revival style.

[10] Eugene J. Stern to W.P. Parks, September 10, 1915, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[11] W.P. Parks to Secretary of the Interior, September 29, 1915, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[12] Stephen T. Mather to W.P. Parks, November 17, 1915, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[13] Ibid.

[14] Stephen T. Mather to W.P. Parks, March 9, 1916, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[15] Stephen T. Mather to Messrs. Mann and Stern, March 24, 1916, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[16] Mann and Stern were hired by the Department of the Interior to prepare "preliminary plans and recommendations for the comprehensive improvement of the Hot Springs reservation," a project that was completed early in 1918, p. 7. The watercolor rendering that changed the Department of the Interior's attitude about the Ozark's tower may have been part of an early version of the master plan, since it pre-dated completion of the plan by nearly two years.

[17] Sorrells & Latta to W.P. Parks, [no date], and W.P. Parks to Secretary of the Interior, March 9, 1916, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[18] Stephen T. Mather to Messrs. Mann and Stern, March 24, 1916 Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[19] W.P. Parks to Secretary of the Interior, June 15, 1916, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[20] Horace M. Albright, Assistant Director, National Park Service, to W.P. Parks, January 4, 1918, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[21] W.P. Parks to Director, National Park Service, February 15, 1918, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[22] Stephen T. Mather, Director, National Park Service, to W.P. Parks, April 8, 1918, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[23] W.P. Parks to Director, National Park Service, September 20, 1921, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[24] Arno B. Cammerer, Acting Director, National Park Service, to W.P. Parks, October 22, 1921, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[25] Mann & Stern to Director, National Park Service, December 13, 1921, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[26] Ibid.

[27] Records in the files at Hot Springs National Park do not indicate exactly when the old Ozark Bathhouse was demolished or when construction of a new bathhouse began. However, a letter dated January 13, 1922, mentions "the building now under construction for the Ozark Bathhouse Company." See Eugene J. Stern to W.P. Parks, January 13, 1922, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[28] W.F. Ault to Ozark Bath House Co., May 9, 1923, Ozark Bathhouse File, 1902-1921, Hot Springs National Park, Arkansas.

[29] *The Sentinel-Record*, July 19, 1922, pp. 4 and 8.

[30] Mann and Stern, Architects, "New Ozark Bath House [1915]," plans for the first and second floors, National Park Service microfilm, I.D.#60,107.

[31] Mann and Stern, Architects, "The Ozark Bathhouse [1921]," second-floor plan, National Park Service Microfilm, I.D. #60,099.

[32] Mann & Stern to Director, National Park Service, May 27, 1922, and Director, National Park Service to Messrs, Mann and Stern, June 1, 1922, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[33] Bathhouse Row National Register Nomination, Arkansas Historic Preservation Program, Little Rock, Arkansas.

[34] Ernest F. Latta, Ozark Bath House Company to Superintendent C.H. Waring, June 5, 1925, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[35] Eugene J. Stern to W.P. Parks, January 13, 1922, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[36] Ibid.

[37] Arno C. Cammerer to W. P. Parks, February 23, 1922, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[38] Stephen T. Mather to Superintendent C.G. Waring, March 5, 1924, and Superintendent Joseph Bolten to Director, National Park Service, May 25, 1925, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[39] Superintendent Joseph Bolten to S.J. Erickson, June 24, 1925, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[40] Interview with Miss Florine Horn [daughter of J.G. Horn], Hot Springs, Arkansas, March 21, 1990.

[41] J.G. Horn to W.S. Sorrells, July 8, 1925, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[42] Superintendent Joseph Bolten to Director, National Park Service, July 11, 1925, Ozark Bathhouse File, Hot Springs National Park, Arkansas.

[43] George C. Bolton, Assistant Superintendent, to Superintendent D.S. Libbey, August 19, 1952, Quapaw Bathhouse File, 1936-1956, Hot Springs National Park, Arkansas.

[44] S.J. Erickson to Superintendent Joseph Bolten, August 27, 1927, and Superintendent Joseph Bolten to S. J. Erickson, August 29, 1927, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[45] S.J. Erickson to Superintendent Joseph Bolten, October 22, 1927, Ozark Bathhouse File, 1922-1953, Hot Springs, Arkansas.

[46] Superintendent Joseph Bolten to S.J. Erickson, November 29, 1927, and Superintendent Joseph Bolten to Director, National Park Service, December 10, 1927, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[47] S. J. Erickson to Superintendent Joseph Bolten, October 22, 1927, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas, and J.G. Horn Architect, "Plan Showing Improvements to be Made On and For The Ozark Bath House," National Park Service microfilm, I.D. #60, 106.

[48] S.J. Erickson to Superintendent Thomas J. Allen, Jr. June 22, 1932, and Superintendent Allen to S.J. Erickson, June 23, 1932, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[49] Superintendent Thomas J. Allen to Director, National Park Service, March 26, 1936, Ozark Bathhouse (Lease) File, 1893 – 12/31/43; and Thomas J. Allen to Miss Elizabeth Bowe, April 10, 1936, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[50] C.M. King to D.S. Libbey, November 16, 1936, Ozark Bathhouse file, 1922-1953, Hot Springs National Park, Arkansas.

[51] C.M. King to D.S. Libbey, February 3, 1937, Ozark Bathhouse File, 1922-1953, Hot

Springs National Park, Arkansas.

[52] C.M. King to D.S. Libbey, September 24, 1937; C.M. King to D.S. Libbey, June 23, 1938; and C.M. King to Preston P. Patrow, October 30, 1940; Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[53] C.M. King to Preston P. Patrow, October 28, 1940; and Preston P. Patrow to C.M. King, October 28, 1940; Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[54] C.M. King to Preston P. Patrow, June 24, 1941; and Preston P. Patrow to C.M. King, June 25, 1941; Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[55] Hot Springs city directory: 1926 through 1962. These city directories indicate that McDaniel established his practice in Hot Springs between 1928 and 1930 and that he remained in practice until about 1961. His son, Irven Granger McDaniel, joined him in practice about 1946.

[56] Irven D. McDaniel, Architect, "Additions to Ozark Bathhouse," June 15, 1941, three sheets, National Park Service microfilm, I.D. #8019.

[57] Irven D. McDaniel, Architect, "Specifications of the Material and Labor Required in the Erection of Additions to Ozark Bathhouse," Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[58] C.M. King to Preston P. Patrow, November 25, 1941, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[59] C.M. King to Thomas Boles, July 8, 1950, and Thomas Boles to C.M. King, July 19, 1950, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[60] S.B. Hankins to Superintendent, January 14, 1952, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[61] S.B. Hankins to Superintendent, January 9, 1953 [first letter of that date], Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[62] S.B. Hankins to Superintendent, August 6, 1953 [second letter of that date], Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[63] S.B. Hankins to Superintendent, August 6, 1953; D.S. Libbey to S.B. Hankins, August 7, 1953; and S.B. Hankins to Superintendent, December 10, 1953; Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[64] Mrs. Elizabeth Bowe Sims to Superintendent, August 9, 1954, Ozark Bathhouse File,

1954-present, Hot Springs National Park, Arkansas.

[65] S.B. Hankins to Superintendent, November 28, 1956, Ozark Bathhouse File, 1954-present, Hot Springs National Park, Arkansas.

[66] S.B. Hankins to Superintendent, January 28, 1958, Ozark Bathhouse File, 1954-present, Hot Springs National Park, Arkansas.

[67] Superintendent to "Regional Director Three," April 4, 1952, Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[68] D.S. Libbey to S. B. Hankins, April 15, 1952; and D.S. Libbey to S.B. Hankins, July 28, 1952; Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[69] S.B. Hankins to Superintendent, March 25, 1953; and D.S. Libbey to S.B. Hankins, April 27, 1953; Ozark Bathhouse File, 1922-1953, Hot Springs National Park, Arkansas.

[70] S.B. Hankins to Superintendent, May 24, 1960, Ozark Bathhouse File, 1954-present, Hot Springs National Park, Arkansas.

[71] Interview with Sterling B. Hankins, Hot Springs, Arkansas, March 21, 1990.

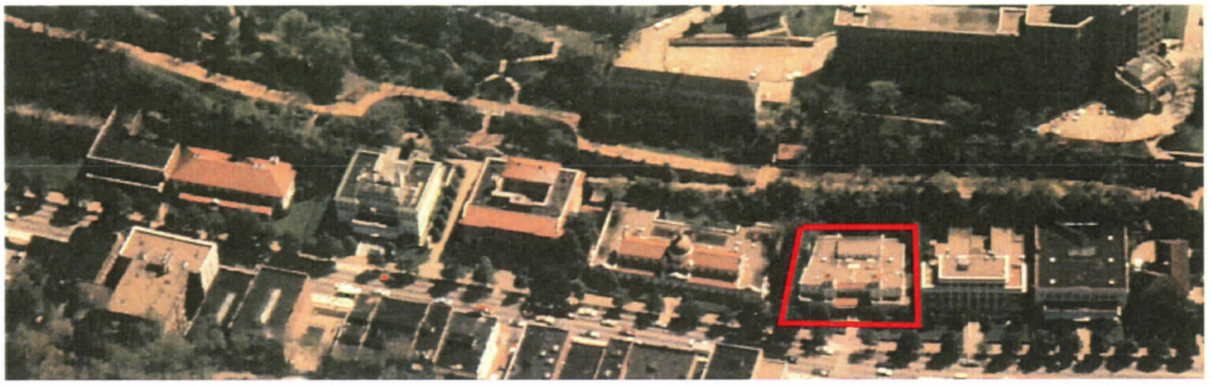
[72] Richard H. Maeder, Superintendent to S.B. Hankins, November 18, 1977, Ozark Bathhouse File, 1954-present, Hot Springs National Park, Arkansas.

[73] S.B. Hankins to Superintendent, December 3, 1977; and Richard H. Maeder, Superintendent to S.B. Hankins, January 6, 1978; Ozark Bathhouse File, 1954-present, Hot Springs National Park, Arkansas.

[74] Bathhouse Row Adaptive Use Program, "The Ozark Bathhouse: Technical Report 7," U.S. Department of the Interior, National Park Service, June 1985, p. 21.

PHYSICAL DESCRIPTION

OZARK SITE



1C-1: Aerial photograph of Bathhouse Row, Hot Springs National Park, circa 2000; Ozark Bathhouse denoted.

North:

Description:

Areaway, approach walk, steps, and retaining walls are executed in poured-in-place concrete. At the top of the areaway walls is a pipe railing system of 2 3/8" diameter with two rails and six stanchions.

The concrete entry walk has three distinctly different areas that differ by color and surface texture (See Photo 1C-3). The concrete retaining walls have a parge coating, which is painted. There is a small diameter metal railing for the stairs that is mounted on the north retaining wall surface.

The concrete slab at the bottom of the stairs has a metal floor drain. There is also a diamond mesh metal cover on concrete base at the lawn level. Toward the rear (east), there is a north/south wooden fence, which connects to the public restroom structure.

Condition:

The wooden fence is in excellent condition. The concrete approach walk has several broken panels. The retaining wall has both diagonal and horizontal cracks. Water is coming through these cracks at the east end (see Photo 1C-6), the two horizontal cracks showing the most ground water seepage. The concrete steps of the areaway exhibit chips to the nosing, and some cracking. (See Photo 1C-6)

Flow from hot springs is being pumped to the areaway floor drain, which is able to carry the flow.

1C-2: North Site.
11/2003

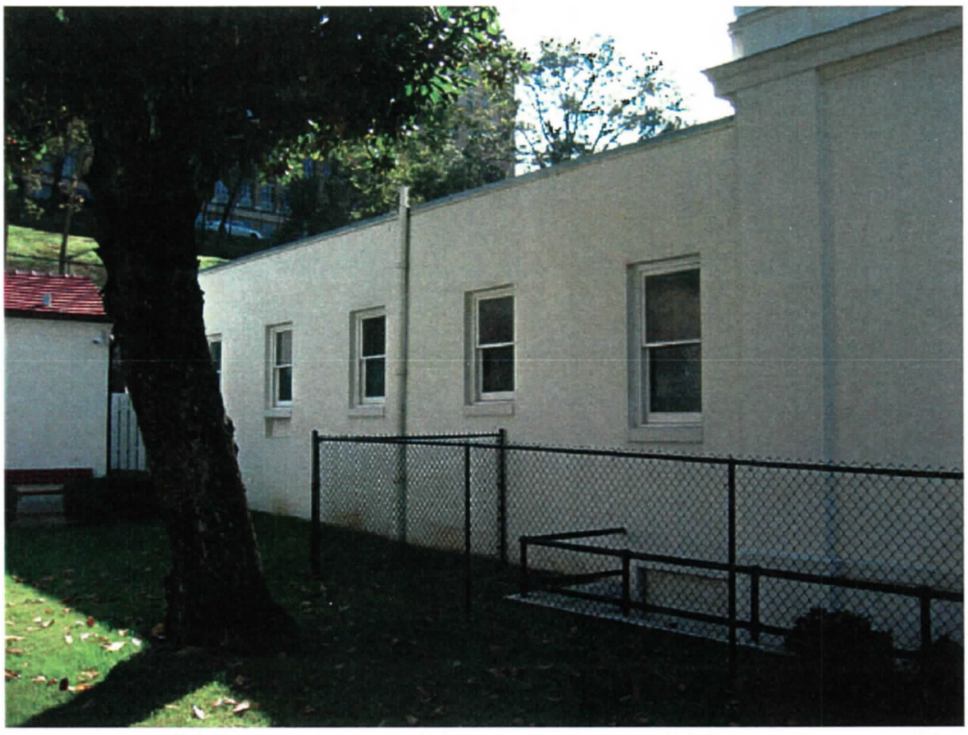




1C-3: North Site. North approach walk to areaway. Note color and texture differences, and cracked panels. 11/2003



1C-4: North Site. 11/2003



1C-5: North Site. 11/2003



1C-6: North Site. North areaway. East wall leakage and chips in concrete stair. 11/2003

West:

Description:

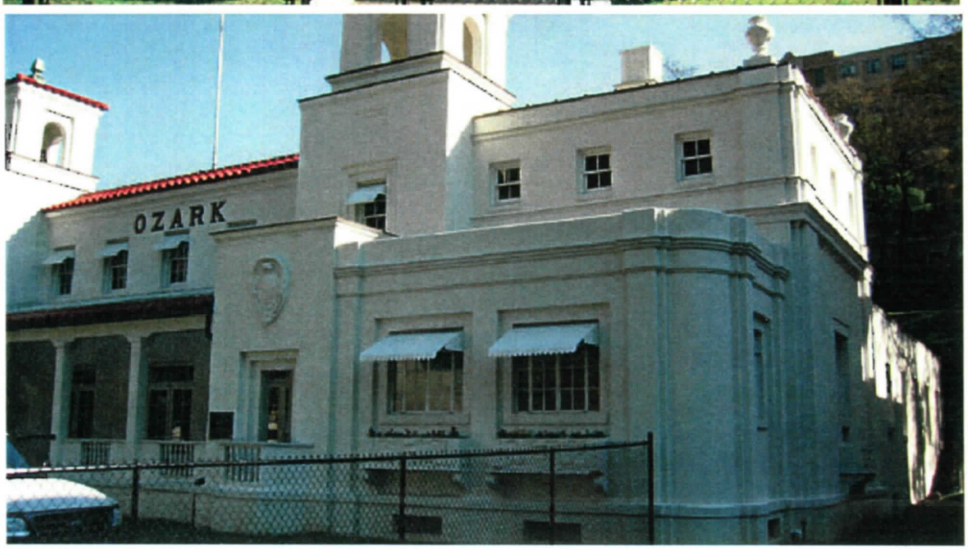
One concrete ramp with cheek walls provides access to the open sun porch. The cheek walls are topped by a single metal pipe handrail for approximately half their length. The stanchions at the west ends of the cheek walls have been temporarily cut off to facilitate construction vehicle access. These stubs are now protected by wood. The west end of the ramp is connected to the public sidewalk by an on-site concrete approach walk.

Condition:

The concrete walls have a parge coat, which exhibits many small cracks. The ramp slab has two narrow cracks across its width. The approach walk is in good condition.



1C-7: West Site. 11/2003 (See Historic Photo 1B-3)



1C-8: West Site. 11/2003

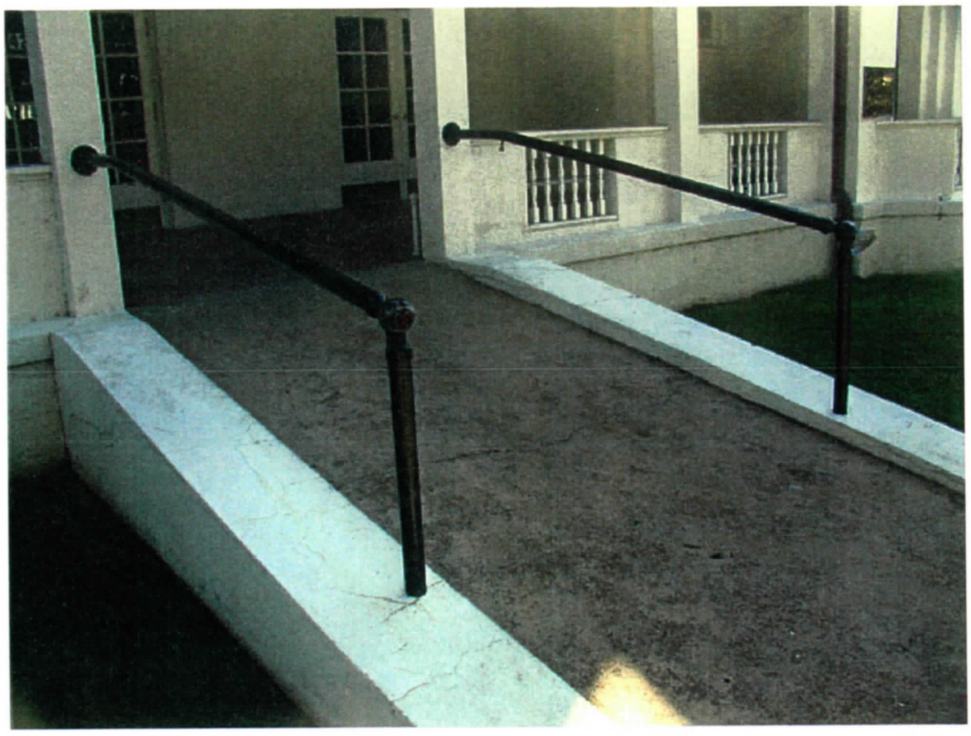


1C-9: West Site.
11/2003



1C-10: West Site.
11/2003

1C-11: Ramp at West Elevation. Note numerous small cracks in the parge coat of the cheek walls and one small crack across the ramp. Note end of railing has been cut off. 11/2003



1C-12: The railing originally extended to the wood blocks, but was cut off for construction vehicle access. 11/2003



South:

Description:

The south does not have any areaway for sub-grade access. Two window wells have concrete walls on east and west, and a stone masonry wall on the south. The stone masonry wall is of a greater height than the concrete walls, and extends from the window wells to the southeast corner of the building, about half the distance of this elevation. (See Photo 1C-15) The stone wall may extend beyond the southeast corner, below grade, but would not extend far due to the projecting bedrock ledge encountered on the east elevation.

The area contained between the stone retaining wall and building face, except at the window wells, is partially covered by concrete. The means of control for run-off in this area is not readily apparent.

A concrete transformer pad, and associated transformer and controls, is also present in this south elevation site.

Condition:

The primary concern is drainage. The vertical walls are in satisfactory condition. The problems occur at the bottom of the window wells and in the zone between the stone wall and the building's south elevation wall. The adjacent ground naturally slopes down toward this zone and drains into this area, particularly at the east 50%. (See Photo 1C-15)



1C-13: South Site. 11/2003

1C-14: South Site. 11/2003





1C-15: South Site. 11/2003

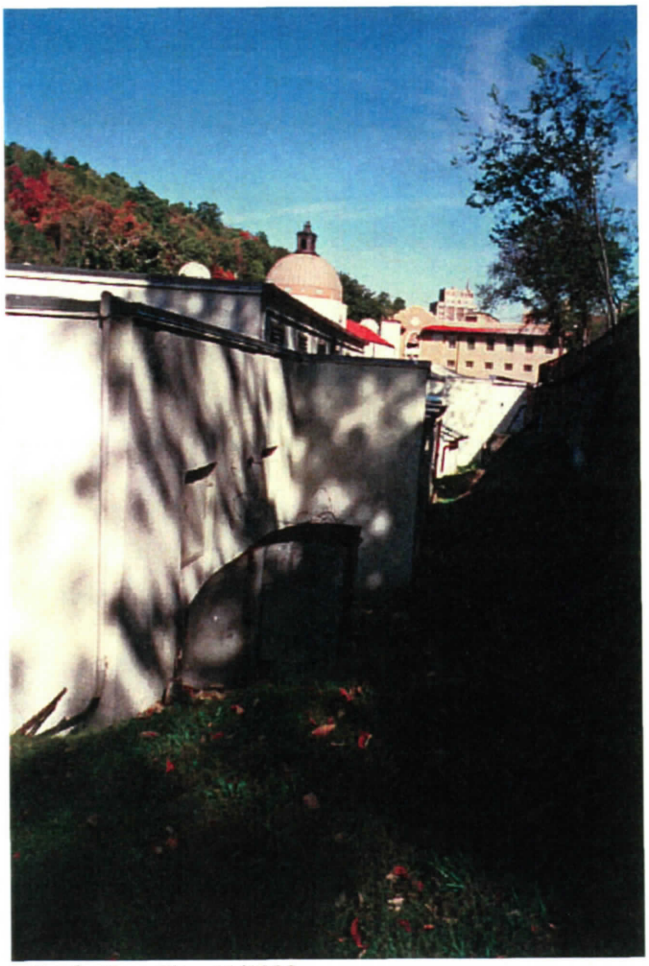
East:

Description:

The site is contained by the nearby exposed bedrock ledge and the promenade retaining wall, which sits on top of and slightly back from the outer edge of the bedrock ledge. As a result, the amount of soil level able to support grass is limited. Within this area is a goose-necked sheet metal ventilation duct, and some miscellaneous concrete foundation/slab elements.

Condition:

The ventilation duct is scheduled for removal during current construction. The issue of intercepting and redirecting the prodigious flow of hot springs from the face of the bedrock is of greater importance than correcting the slope of the ground to control rainwater.



1C-16: East Site. 11/2003

1C-17: East Site.
11/2003



1C-18: East Site.
11/2003





1C-19: East Site.
11/2003

EXTERIOR

The Ozark is a multi-level structure. The façade has a one-story section containing an open central porch flanked by enclosed rooms. Behind this is a full two-story section, the second level of which is visible as part of the façade. Behind (to the east of) the two-story section, the building is one story, except for the 1 1/2 story Men's Bath Hall. This Hall is centered on the east elevation and covers one third of the distance east to west. Two towers projecting from the second story roof sit behind and at each side of the front entry.

In plan, the Ozark is not truly rectangular, as the angles of the building on the west and north elevations are designed to accommodate a slight change in the direction of Central Avenue. The northeast corner of the building has a 100 degree angle and the building is narrower on the east than the west.

The bathhouse was described as follows in the 1985 National Historic Landmark nomination:

> The Spanish Colonial Revival building is constructed of brick and concrete masonry finished with stucco. The building is trapezoidal in plan, although the front elevation is symmetrical. The two-story building contains 37 rooms and approximately 14,000 square feet. The impressive front elevation has twin towers with three-tier set-backs from the main entrance which they flank. The main entrance to the building [wa]s through an enclosed sun porch, set between two pavilions that form the visual bases of the towers above them. The windows of the pavilions have decorative cartouches above them, as well as a series of rectangular set backs that evoke a vaguely Art Deco feeling. Wings continue to the north and south of the towers. The sloped roofs over the porch and part of the second story, as well as the hipped roofs of the towers, are covered with red clay tile. The tower roofs are topped with finials. The remainder of the roof is flat and finished with built-up roofing material, with the exception of the metal-framed glass skylight over the porch.

The distinctive features of the Ozark include the twin towers; the three-tiered set- backs of the façade; decorative window boxes; and the Spanish Colonial Revival styling, which includes cartouches, parapets and red tile roof.

North Elevation

Description:

The north and south elevations are of similar design. The front (west) one-story section and the two-story section have substantial stucco detailing. The east third of the building is without any substantial detailing. Starting from the base of the wall, there is a belt course located approximately at the level of the first floor, about 2 1/2 feet above grade. The belt course

extends out from the wall - about 1" out from the plane of the foundation wall, and about 4" out from the plane of the first story wall. Therefore, the belt course both covers and accentuates this transition in planes, and creates a visual base for the first story of the building.

An intermediary cornice, composed of a series of stringcourses, is present on the two-story section of the building. It begins just above the parapet of the first story section and extends upward, and its upper surface is covered with sheet metal flashing. Another stringcourse is present just below the upper windows, and a final series of stringcourses is below the parapet. This upper series has a sheet metal flashing on its projecting top surface.

The one story section on the facade has a cornice composed of a series of stringcourses with the upper containing planes stepped out from the plane of the wall below. The top surface of the projecting stringcourse has sheet metal flashing (See Photo IC-22).

Pilasters are present both at the corners of the two-story section and at the corners of the one story section on the facade. The northwest and southwest exterior corners of the facade are rounded in plan. The face of these rounded corners is set back from the plane of each adjacent wall, thereby creating an additional edge or secondary corner in relief.

There are two "applied" decorative concrete elements visible on the north elevation. The first is a concrete window box at the first floor window of the two-story section. The box is rectangular in both plan and section, is supported by concrete brackets, has a copper lining with drain, and features ornate bas-relief design on the outer face. The design has two griffins each facing a centrally positioned urn. (See Photo 1C-25) At the top corners of the parapet of the two-story section are three dimensional cast concrete urns.

The window treatments vary between plain and decorative, with such examples as the following: distance window is set into the wall, whether or not sills project, and presence of stepped jambs to create an inset (see the windows with the window boxes, for example).

The wall surface on this elevation (and all others) is stucco with a white painted coating. At the first-story, there are two blocked openings, one under the window with the window box and one under the third window in from the northeast corner. These locations seem to indicate association with either the heating or ventilation systems – air intake or exhaust. The windows are all wood double hung sash type, except for massage room windows, which are steel casement with a two-light, fixed transom. The wall of the upper Men's Bath Hall has ventilation grilles in the window openings (typical of all elevations, see plans).

Condition:

The stucco has horizontal cracks in several locations as noted below:

1. Approximately 1' above the window heads of the one-story section possibly asso-

ciated with the bond beam.

2. Approximately 1' above grade next to the one-story section probably associated with a change in materials from wall brick to concrete foundation. At this point, brown stains can be seen. One possibility is that moisture has entered the wall and flowed down through the wall above the foundation (for example between brick wythes) and exited when the water encountered the solid concrete foundation.

3. The Men's Bath Hall has one-half story of exposed exterior wall. There are horizontal cracks in the corners. The cracks are wider at the corner and narrow as they progress toward the center of the wall. This cracking pattern would be consistent with over stressing of the beams, which support the wall.

4. There are horizontal cracks in the stucco between the windows in the two-story section.



1C-20: North Elevation - Note the brown stain which appears to be emanating from within the wall. 11/2003

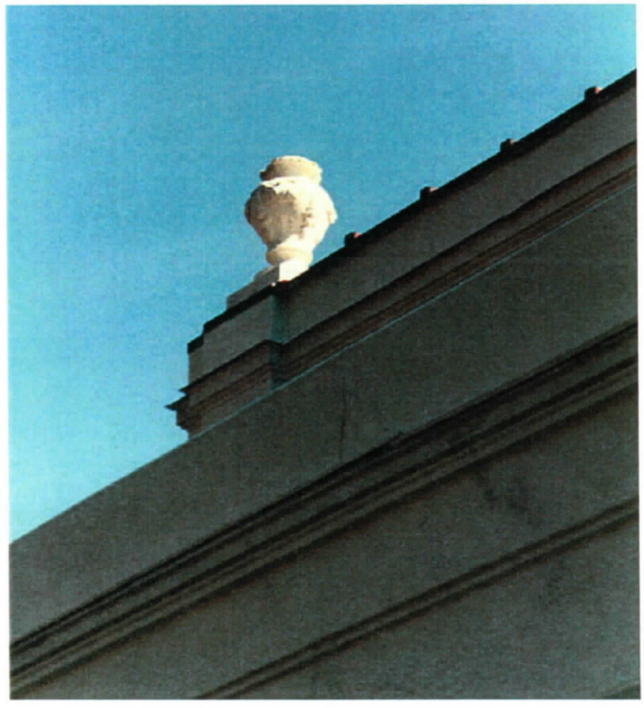


1C-21: North Elevation. 11/2003

1C-22: North Elevation - Detailing of the exterior of the two-story mass. 11/2003



1C-23: North Elevation - Detailing of upper cornice stringcourses of the one-story porch mass (foreground) and the two-story mass above. 11/2003





1C-24: Example from the south elevation of window boxes. Note copper lined interior. 11/2003



1C-25: Example from the south elevation of window box exterior with paired griffins. 11/2003

West Elevation

Description:

Detailing of the exterior walls of the enclosed rooms at the north and south ends of the west elevation is the same as that described in the North Elevation section above. The description below will focus on the center section of both the one-story section and the two-story section behind it.

Three alternate plans for this elevation were prepared (1915, 1916, and 1918) before the 1921 plan was accepted and executed. The earlier designs were for a taller structure, with more ornate materials and detailing, and an imposing entry of multiple ramps and/or stairs. The towers as constructed are approximately 42 feet in height measured from ground level to the top of the copper finial. Each tower's upper roof is a four sided pyramid covered by fired clay tile in reddish brown color and Spanish configuration. The roof is supported by four columns, one at each corner, L-shaped in plan view. Between the columns is a round arched opening in a short wall. The entablature is of simple detailing. (See Photo IC-30) The columns sit on a raised platform, which extends into the arched openings forming the floor. It is covered with rolled roofing. (See Photo IC-30)

Below this platform, the next section of the tower extends down to the porch roof. On its east side, this section intersects the main roof deck. (See Photo IC-32) On the west elevation of this section there is an eight light window at the second-story level. This section of the tower is covered by a metal roof.

At the first story, there is a projecting volume, which is actually in front (west) of the tower's volume and visually forms the base of the tower as well as providing the end wall of the porch. The west wall has an open doorway with a balconet. The balconet has a combination "railing" of solid stuccoed concrete and an open area with wood balusters. Above the doorway is a cast concrete cartouche that is centered on the wall. The doorway has a stepped jamb (double inset).

The center section is a one story, sloped roof covered porch set in front of the two-story section, which also has a short sloped roof. Both roofs are covered with a fired clay tile Spanish roof in reddish brown. The portion of the roof closest to the second story's west wall is clear wire reinforced glass. The roof rafters are exposed. The portion under the clay tiles is tongue and groove wood detailing. Across the front of the porch are six stuccoed concrete columns with applied wood moulding for capitals, wood corbels, and a wood beam. The porch "railing" is constructed and detailed similarly to the balconets.

The enclosed rooms at either end of the porch have two window openings per room on the west elevation. These windows each have two operable metal casements of six lights, flanked on each side by a three light, fixed window, and all topped by a transom window with six lights. The window openings are set back from the plane of the wall some 6 inches

in a subsidiary plane. Each window is topped by a metal awning, and has a cast concrete window box below.

The second-story wall has three small double hung windows (two-over-two) above each of the enclosed rooms. The center section of the second story has five six-over-six double hung windows with awnings. The back (east) wall of the porch below has three doorway openings; each contains double French doors with eight lights per door, topped by a transom with four lights.

There is an inset panel in the second story of each tower, essentially a molded rectangle. The urns described for the north are visible on this elevation's upper corners.
There are two types of signage on this elevation: Single letters, "OZARK", between second floor window heads and roof edge; and glass panels with "OZARK BATHS" in gold with a black background (see photo). The pitched roofs are served by new copper gutters and downspouts.

Condition:

The front porch was enclosed in 1927-28 as one of the first alterations. In the mid-1990s the porch collapsed, and in 1999-2000 the space was restored to its original design as follows:

1. New porch roof glass and wood decking.

2. New gutters and downspouts.

3. Restoration of roof support system rafters and beams.

4. Removal of tile panels at "railings", and installation of balusters in near match originals.

The red quarry tile floor of the porch generally drains to the west, but there are no floor drains, only a few retrofit holes drilled through the wall at the "railing" base (see photo).

There are cracks in the west elevation stucco (see the crack diagram plans) in two principal locations: the northwest corners of the one story porch section, and the main two-story section, and at the north tower. There are fewer cracks, which are not grouped, at the southwest corner and the south tower. The north tower crack and the northwest corner cracks should be monitored. There is a portion of the belt course, which is chipped at the porch (1/2 square foot in size).

The end of the north copper downspout is partially crushed, thereby reducing its flow capacity.



1C-26: West Elevation. 11/2003



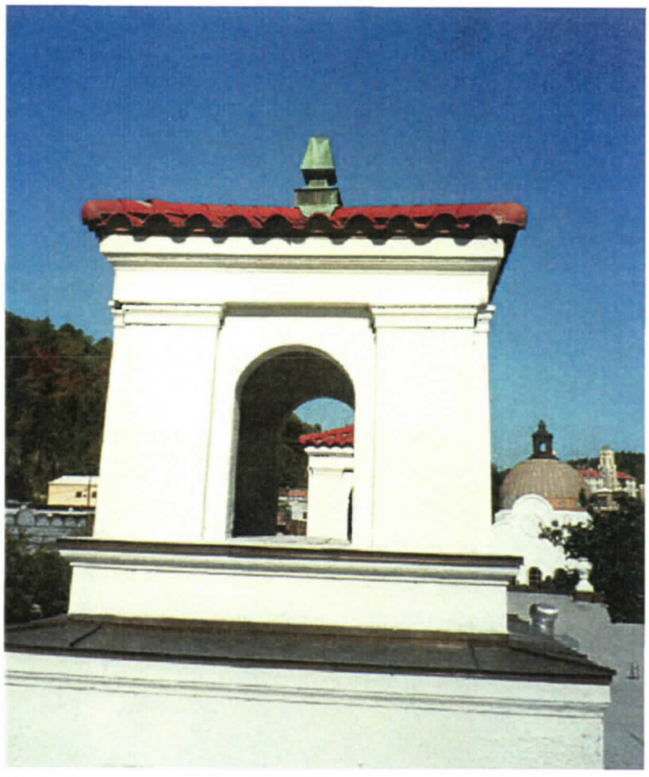
1C-27: West Elevation. 11/2003



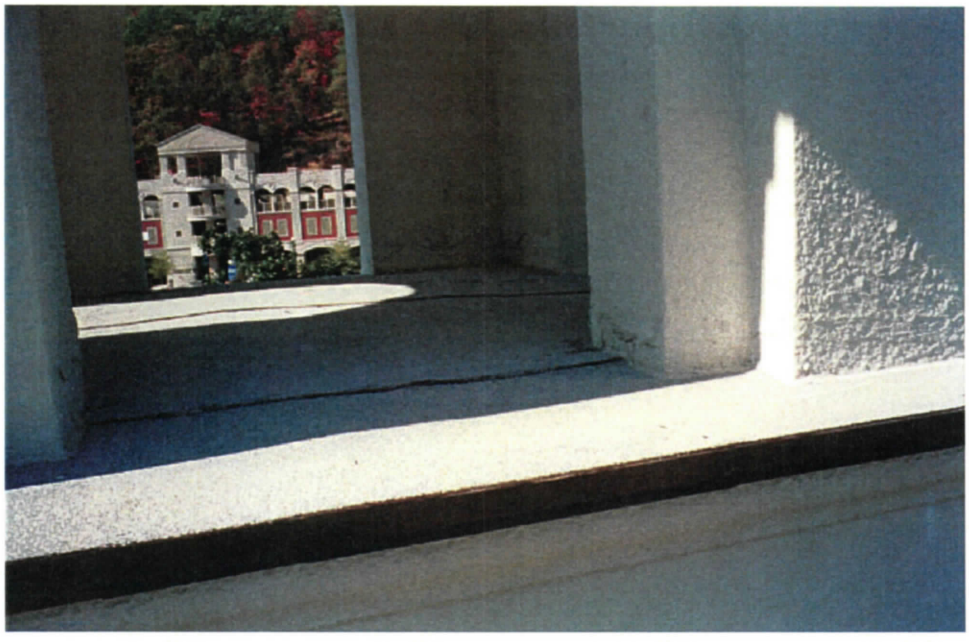
1C-28: West Elevation. 11/2003



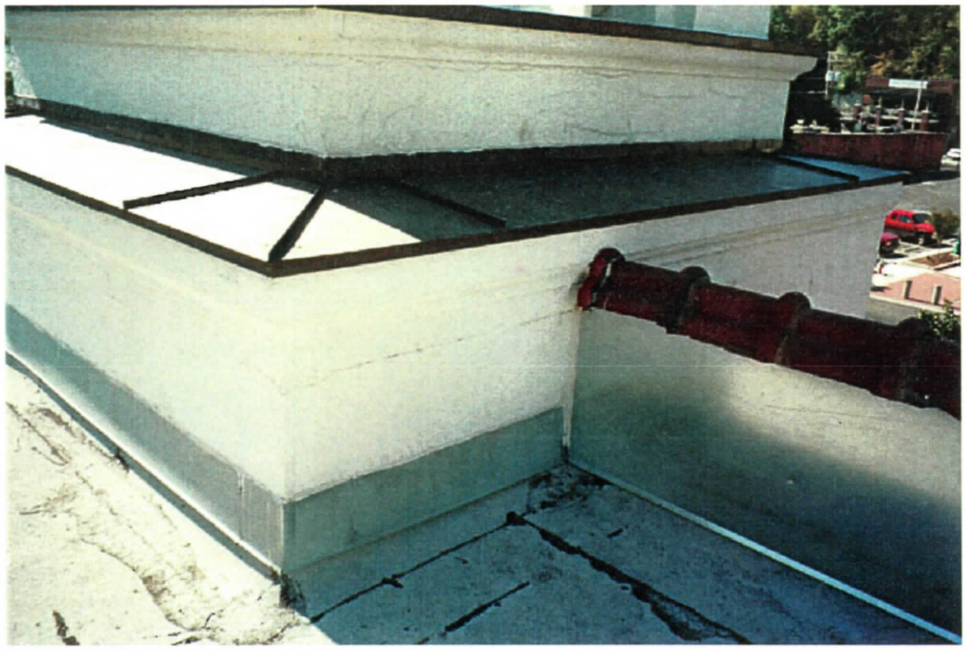
1C-29: West Elevation. 11/2003



1C-30: Ozark Tower. 11/2003



1C-31: Tower Floor. The crown in the floor pushes water toward the stucco. Note damage. 11/2003



1C-32: The lower section of each tower is covered by metal roofing. 11/2003



1C-33: Ozark Cartouche. 11/2003



1C-34: Ozark Glass Roof on Porch. 11/2003



1C-35: Ozark Massage Room Windows, with window boxes. 11/2003



1C-36: Signage. 11/2003



1C-37: West Elevation. Retrofit drain hole for porch floor drainage. Note chipped belt course below drain hole. 11/2003

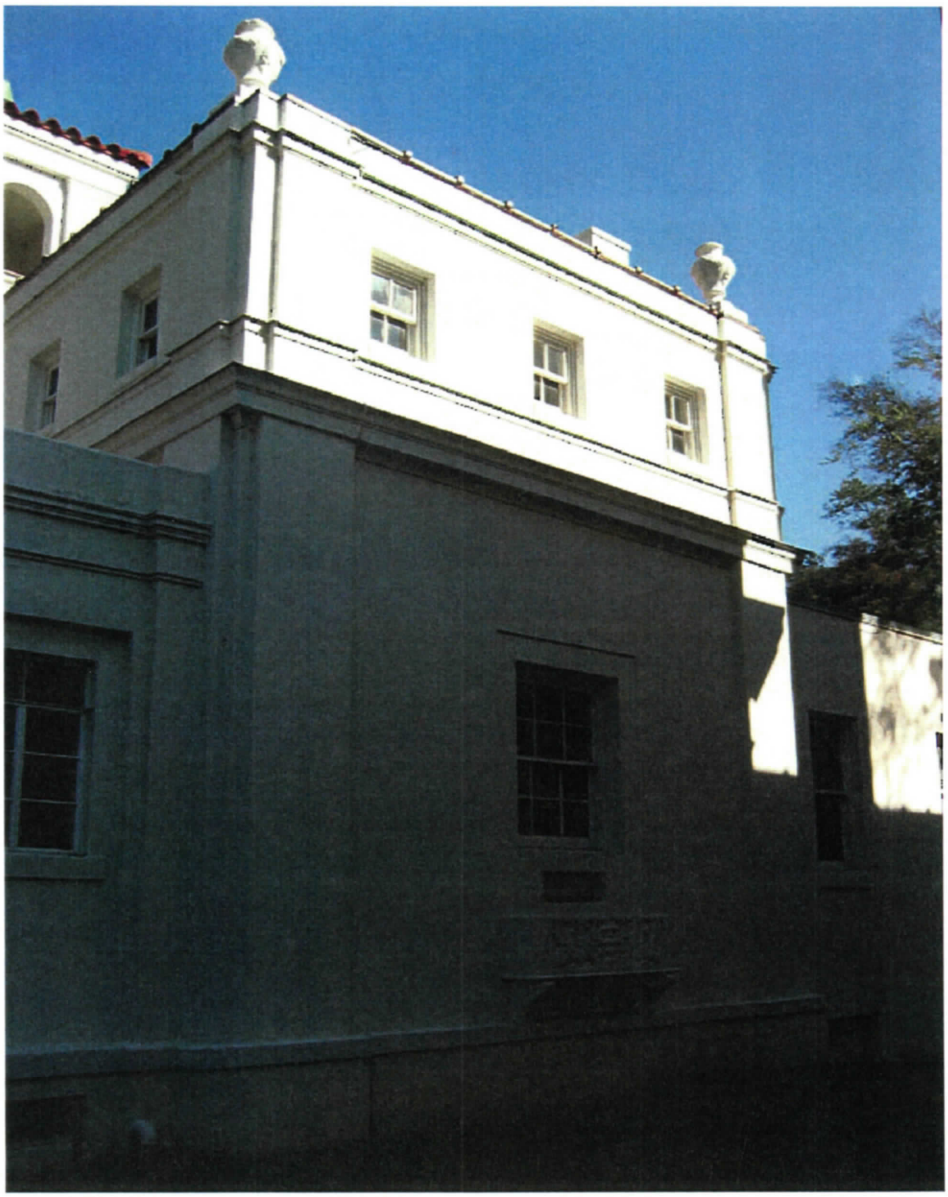
South Elevation

Description:

The south elevation is a mirror image of the north with several exceptions. First, there is no areaway leading to the basement. Second, the south elevation of the raised portion of the Men's Bath Hall has three ventilators instead of the two as seen on the north, and third, there is an access door to the roof on the south that exits from toilet room A206. Fourth, there are minor differences in the window sizes on the first story. Lastly, there are three additional window openings in the basement level that are now blocked. These can be seen in the photograph under "Site: South".

Condition:

The half story projection of the Men's Bath Hall has pronounced and significant cracks at the corners, with less significant cracks between (see the crack diagrams elevation sheet). There are horizontal cracks in the bath, and above the second story window heads.



1C-38: South Elevation. 11/2003

1C-39: South Elevation - Window box. Note copper lined interior. 11/2003

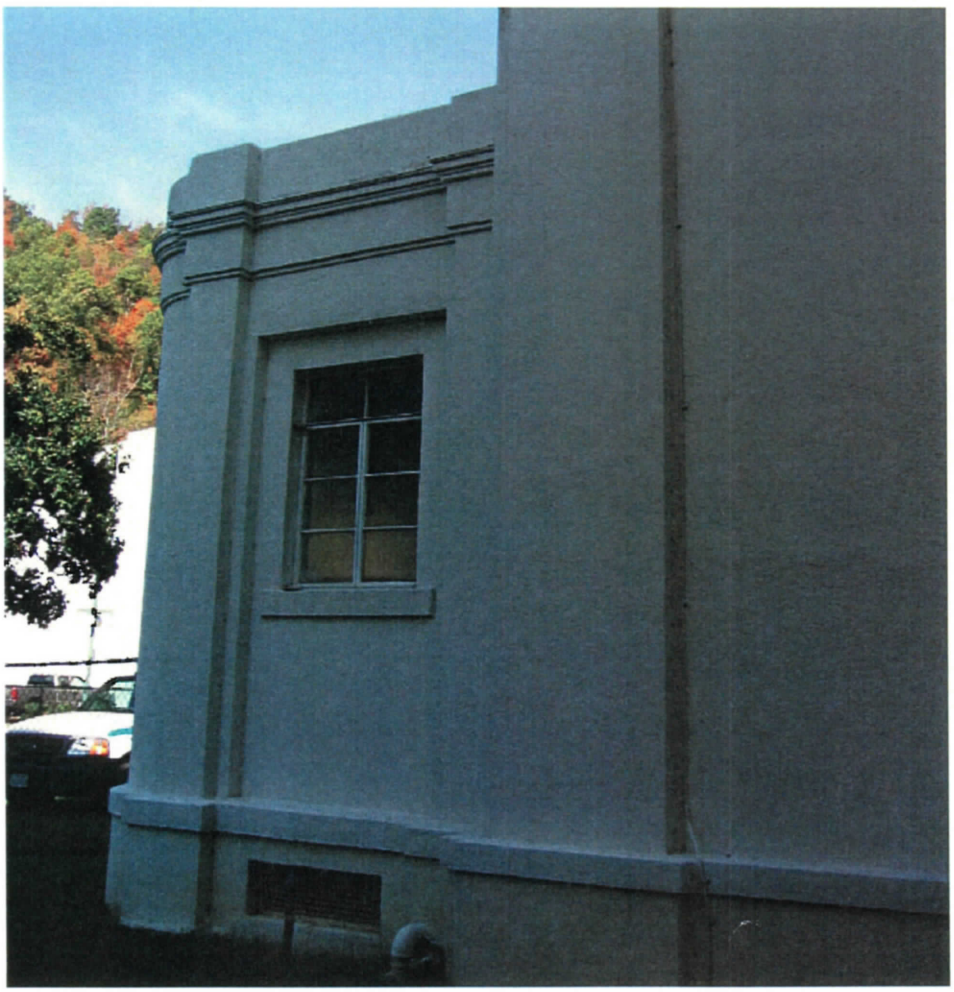




1C-40: South Elevation - Window box exterior with paired griffins. 11/2003



1C-41: South Elevation. 11/2003



1C-42: South Elevation. 11/2003

East Elevation

Description:

The east elevation has multiple planes: the east side of the towers, the east side of the two story section, the east side of the Men's Bath Hall half-story projection, and the east elevation of the one story section.

The east elevation of the towers is similar to the other elevations. The east elevation of the two-story section is capped by a flat roof, and has ventilation grilles in the window openings - three in total. There is a metal access ladder to the upper roof (see photo). The Men's Bath Hall east elevation wall has six ventilation grilles in the window openings of the upper floor. The first story of the east elevation is divided into three parts. The central section is set off by pilasters at the corners and an intermediary cornice just above the roof line of the north and south ends. Its roof is contained at its north and south edges by approximately 3-foot-high parapet walls. These have copings of galvanized sheet metal. The roof drains to a metal gutter at its east edge, and thence to a downspout at near center. The downspout leads to a pipe, which goes underground.

Just to the north of the southeast corner and the input duct from the HVAC, there are six bolts projecting from the wall. Their original purpose has not yet been found in any documents.

Condition:

The wall of the Men's Bath Hall has horizontal cracks at the corners. There are some minor cracks in the parapets. Other than on this half-story projection, there is no distinct pattern of cracks in the stucco. The stucco and stone substrate is damaged at the previously described six bolts.



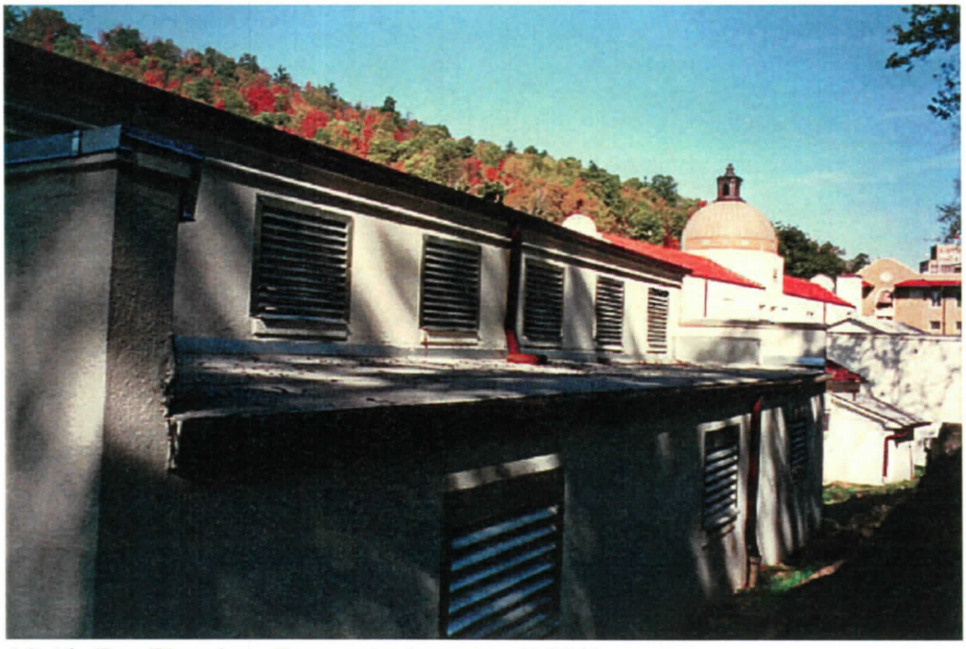
1C-43: From the northeast corner looking south along east site. 11/2003



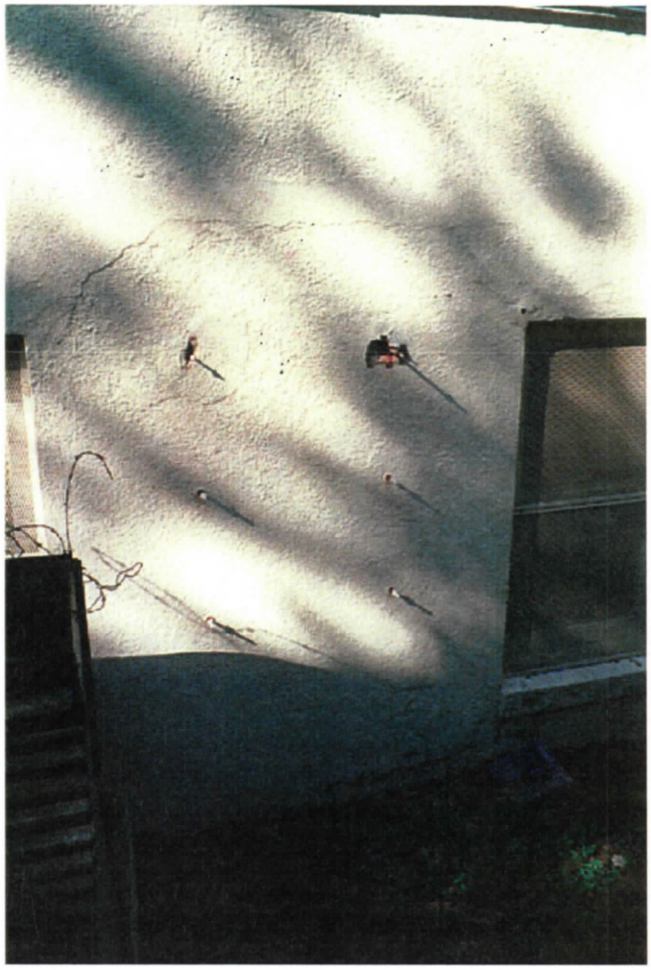
1C-44: Same area as previous photo, but showing the remains of concrete walls for...cooling tower? 11/2003



1C-45: East Elevation - The east elevation of the towers and two story section are in the top portion of the photo. 11/2003



1C-46: East Elevation - Rear projecting mass. 11/2003



1C-47: East Elevation - six bolts. 11/2003

Roof

Description:

There are two roof types, pitched and flat, and two roofing materials, fired clay tile and rolled mineral coat. There are also two parapet coping systems, fired (vitrified) clay tile and sheet metal.

The pitched roofs are located over the front porch (Room 117), over a small portion of the two-story section between the towers, and on the two towers. The roof tiles on the front porch were removed as part of its restoration circa 1999. Broken tiles were replaced from spare stock, which was on hand at the maintenance storage yard of the Park. Membrane was laid down under the tiles. The flashing to the side wall was let into the masonry. The tiles for all applications appear to be from the same manufacturer, color and type. While measurements were not made for each application, the tiles appear to be the same system of pans and covers. There is a special length available for towers; the tower tiles were not measured due to accessibility. Major manufacturers can match existing colors fairly accurately when seeking replacement tiles. Recycled roof tiles are available from several architectural salvage companies, which specialize in recycled, fired clay and natural stone (mostly slate) roofing. The tiles on the Ozark should be easy to procure as they are of a common design and color (natural reddish brown, no flash).

The flat roofs have minimal slopes to induce flow. These roofs are in the following locations, and their types and conditions are:

1. Two tower floors, rolled mineral coat asphalt roofing, draining toward the edges; principal problem is blocked drainage at the inside face at the base of each of the corner L-shaped columns.

2. Two roofs in front of each tower, at the approximate top of the first story level, contained by parapets, internally drained, rolled mineral coat asphalt roofing.

3. Above the massage rooms of the first story (northwest and southwest corners), surrounded by building walls and parapets, rolled mineral coat asphalt roofing, internally drained.

4. The second story roof, draining to the east via gutters and downspouts, contained by parapets to north, west, and south.

5. Bath hall half-story projecting roof, draining to east via gutter and downspout, mineral rolled asphalt roofing, gravel stop type flashing at north, west, and south roof edges.

6. Roof over the one story portions of the building, mineral coat rolled asphalt roof-

ing at multiple roof levels, drainage being directed to the lowest and enclosed level to the west of the Men's Bath Hall projecting mass, and then to two roof drain inlets. No overflow capability. Noted were accumulations of leaves at the drain inlets. This area receives all of the second story roof drainage flow as well - directly from the center section, and indirectly from the two (north and south) side sections. (See Photo1C-48)

7. The center section on the east elevation has a flat roof sloped to the east, with parapets at each end (north and south), and a copper gutter and downspout. Parapet copings are of two configurations of metal. There is a short section (40') at the top of the upper pitched red clay tile roof that has a color matched fired clay coping. The second configuration of fired clay coping is located at the parapets of the two-story section (north, northwest, southwest, and south). It is seen in the foreground of the next photo, and is similar to those found on the other bathhouses. It is manufactured by "Texarkana Pipeworks". Also seen in this photo is copper flashing, which serves as the coping under each of the urns. The tops of the remaining parapets are covered by a galvanized sheet metal coping.

There are generally not any counter flashings at the parapets, instead the roofing has been brought up the inside face of the parapet, and possibly (not visible) under the coping. At the highest parapets of the lower east roof, and at wall to roof intersection, galvanized metal counter flashing is present.

Penetrations through the roof are many: plumbing vents, closed-up skylights (the curbs remain), and a very tall chimney. The low skylights curbing is covered by roofing, and in place of the skylight is a roofing covered deck with gravity ventilators.

The roof was the location for lightning rods, since removed. Remains of the system can be seen in remnants of grounding cables and connectors for the rods. A rod connector is still mounted to the side of one cast concrete urn, the top rim edge of which is chipped.

The concrete urns are located at the corners of the two-story section.

Condition:

The roofing is in good condition, as is the coping and the flashing. Bituminous mastic, stucco, and paint are visible on the roof copings in spot areas.

These primary problems are present on the roof: the deteriorated condition of the concrete urns, the handling of roof drainage in the flat roofed sections, and a general lack of crickets to direct water around penetrations – particularly the curbs of the skylights.

The urn in the worst condition is at the northwest corner, and is seen in the photo, which also illustrates two of the copings. Much of the upper surface is spalled with a substantial

amount of missing material, and additional material is in danger of falling off. The likely sequence of events is that the finish coat was bridged allowing moisture to enter the concrete and become trapped. Consequently the concrete deteriorated creating further outward pressure, which in turn cracked the paint coating. In addition, the original concrete was not of the best quality. The philosophical basis for conservation should be established; repair versus reproduction. The deterioration seen typically represents one-third of the actual deterioration. In concrete repair, the general rule is that deteriorated material is removed until the aggregate shears instead of the concrete. If the concrete is so weak that this condition is never met, then a second judgment is made as to what is strong enough to justify saving the original. Areas where material is removed are then built-up to either receive missing molded pieces, or carved to match.

Alternatively, the urn is reproduced. The best remaining example can be used to create a mold, typically plaster backed latex in multiple parts, and new urns are cast. This is usually the less expensive option but does sacrifice historic material.

Commercial cast stone manufacturers will reproduce items such as the urn. Final coating should not be regular paint - latex, acrylics, or oil based. The recommended coating is mineral silicate paint, such as KEIM. This product has proven to last in excess of 100 years without any visible problems. Potentially, the repair of urns can be done by in-house NPS personnel.

The current pattern of roof drainage in the depressed and enclosed roof area to the west of the Men's Bath Hall projecting half-story could lead to problems. Two internal drains remove the water and must handle the runoff from approximately 8,950 square feet of roof. In essence, this water collects in a shallow bathtub with two drains and no overflow. In the early fall during the site visit, leaves were already present in the corners of the flat roof. The drainage should be handled in another fashion, such as redirecting flow outward to roof edge scuppers at parapet walls. A distant second choice would be the installation of overflow scuppers at the short sidewalls, with these being led to internal drainpipes. The carrying capacity of the roof structure should be calculated to determine current safety factors in case the drains fail to function to capacity and the "bathtub" fills.



1C-48: Ozark roof. 11/2003



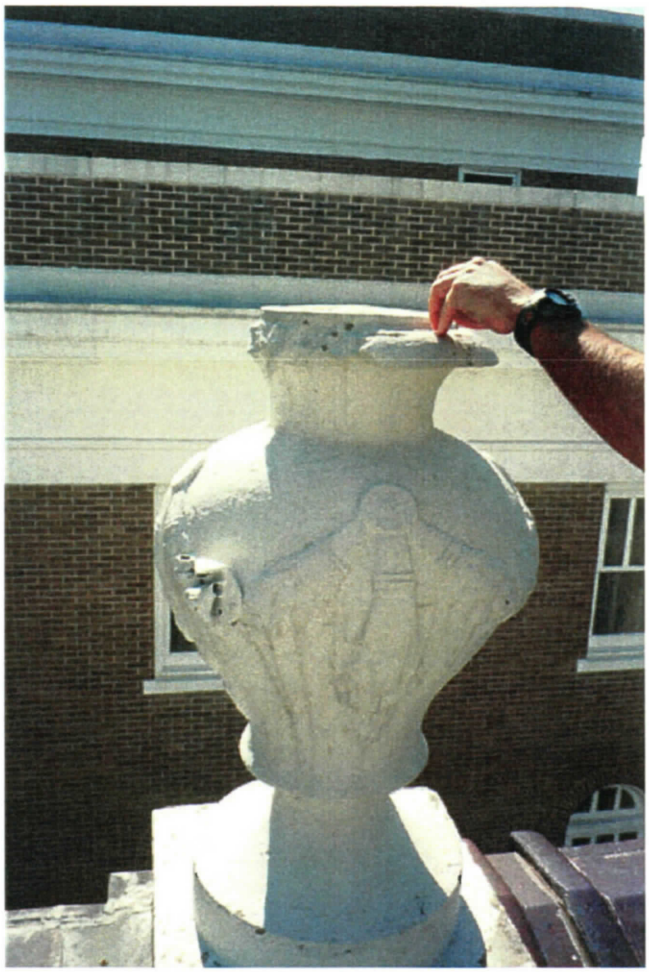
1C-49: Ozark roof. 11/2003

1C-50: Ozark roof. 11/2003



1C-51: Ozark roof. NW corner. Note the two types of copings, fired clay and copper sheet metal. Also note the deterioration of the urn. 11/2003





1C-52: Urn on SW corner of Ozark. 11/2003

Ozark Interior

The description of interior spaces is arranged in numeric order by room number. Rooms are therefore described beginning in the basement and continuing to the top floor. Materials in each room are described in the following order: floor finish; wall base; wall finish by elevation; ceiling structure (as visible) and finish; windows; doorways; and special features. Condition assessment issues are briefly described for each room. Conditions described on the forms are those that should be addressed in conjunction with materials conservation and adaptive reuse.

In addition, a comprehensive schedule of window conditions is provided in the appendix for each elevation and for interior windows by floor. Any conditions discussed that reference these schedules will be cross-referenced on floor plans.

Room Number:	05 and 07
Room Name:	Boiler Room and Laundry Room
Floor Finish:	Concrete
Wall Base:	None
Walls:	Concrete, generally. One wall is stone masonry from an earlier construction.
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Concrete. Both flat and metal formed pans.
Windows:	Historic windows in west wall removed due to later additions at north and south.
Doors:	One exterior north door (B01) and three interior doors (B02-B04)
Special Feature:	

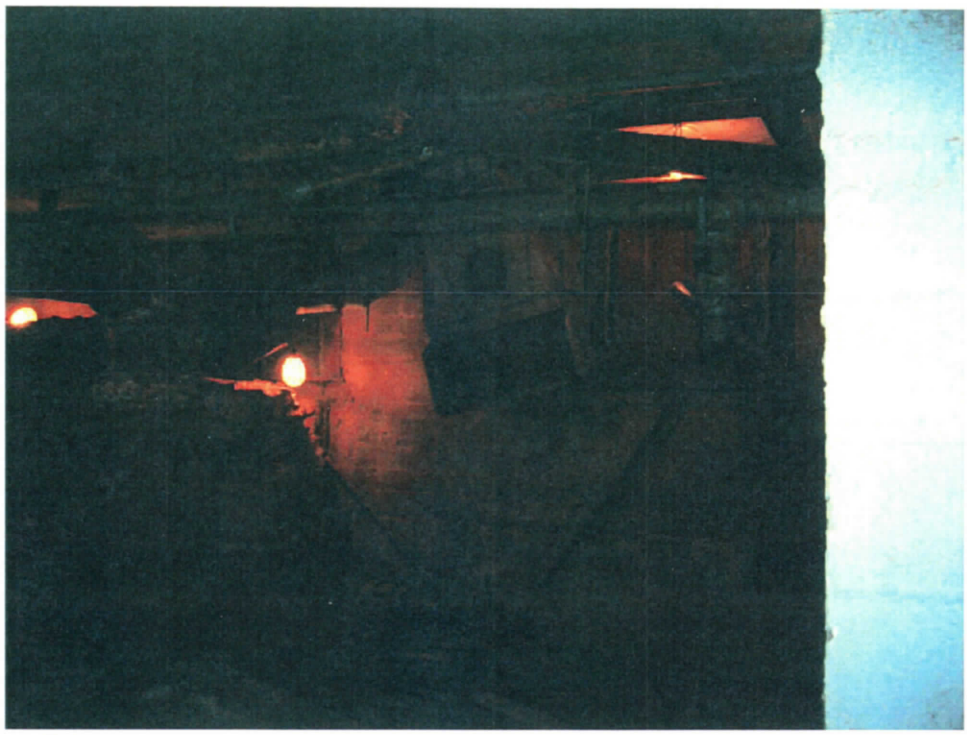
Key Conditions Concerns:



1C-53: Room 05, Boiler Room: looking east. Note stone masonry foundation of earlier construction. 11/2003



1C-54: Room 05, Boiler Room: looking southeast at south wall. 11/2003



1C-55: Room 05, Boiler Room: looking southeast. 11/2003



1C-56: Room 07, Laundry Room: looking north. Door: B04 to right. 11/2003



1C-57: Room 07, Laundry Room: looking east into crawl space, Room 02. 11/2003



1C-58: Room 07, Laundry Room: looking south from vicinity of B02. 11/2003



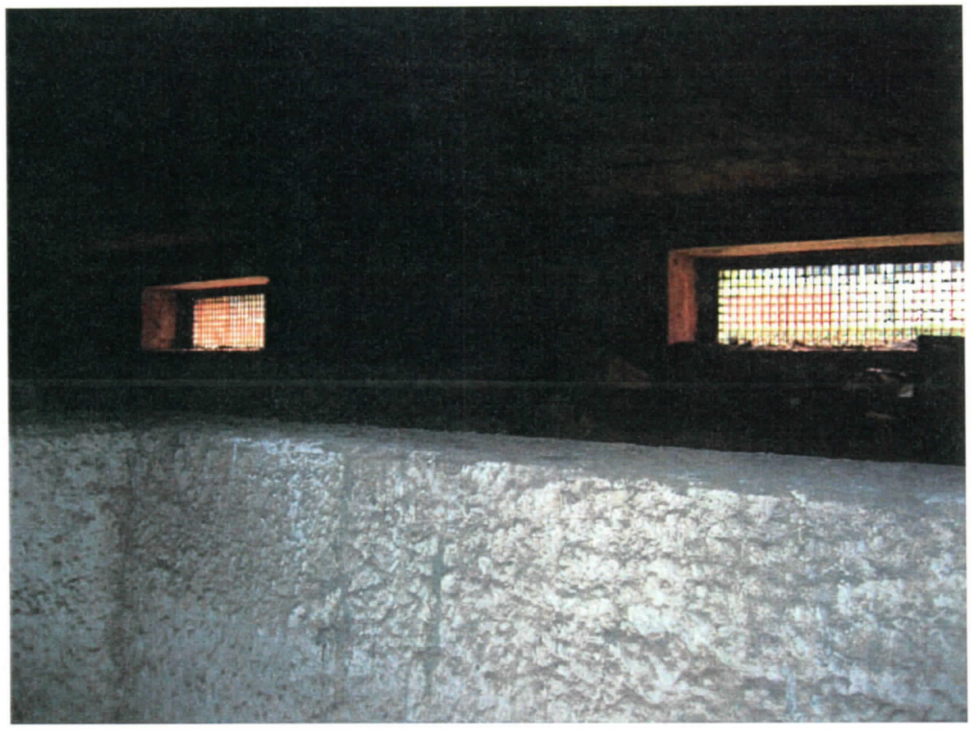
1C-59: Room 07, Laundry Room: West Wall, South. These are original window openings prior to blocking by additions. Window 03 visible beyond opening. 11/2003



1C-60: Room 07, Laundry Room: West Wall, North. Original exterior window openings now blocked off by northwest addition. 11/2003



1C-61: Room 07, Laundry Room: West wall alcove in south portion of room looking northwest. 11/2003



1C-62: Room 07, Laundry Room: Original window well retaining wall in foreground. Windows: 05, 06. 11/2003



1C-63: Room 07, Laundry Room: Typical construction of the walls is cast-in-place concrete with evidence of rough-sawn form boards. 11/2003

Room Number:	101
Room Name:	Women's Bath Hall
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	Plaster, with peeling paint
North:	Modern tile in the northwest corner.
East:	
South:	
West:	Modern tile in northwest corner.
Others:	Dividers in place for bathing cubicles along the south wall.
Ceiling:	Plaster, with peeling paint
Windows:	5 - In the north wall, double hung with obscured glass; 2 window openings in the east wall, 1 of which contains glass, the other is blocked by an HVAC duct. (109)
Doors:	The door to the "needle" shower has lost its skin
Special Feature:	A complete surround shower known as the "needle" & bathtubs

Key Conditions Concerns:



1C-64: Room 101, Women's Bath Hall: The "Needle" Shower. 11/2003



1C-65: Room 101, Women's Bath Hall: North Wall, West. Windows: 103, 104, 105, 106. 11/2003 (See Historic Photo 1B-1)



1C-66: Room 101, Women's Bath Hall: North Wall, East. Windows: 105, 106, 107, 108. 11/2003



1C-67: Room 101, Women's Bath Hall: Looking east along the north wall. Windows: 104, 105, 106, 107, 108. 11/2003



1C-68: Room 101, Women's Bath Hall: Looking east toward the southeast corner. Window: 109. 11/2003



1C-69: Room 101, Women's Bath Hall: South Wall with dividers. 11/2003



1C-70: Room 101, Women's Bath Hall: Northwest Corner. Door: 101A. 11/2003



1C-71: Room 101, Women's Bath Hall: Southwest Corner. Door: 101B. 11/2003



1C-72: Room 101, Women's Bath Hall. Detail of typical moisture damage found.11/2003

Room Number:	102
Room Name:	Men's Bath Hall
Floor Finish:	Poured concrete slab, white hexagonal tile
Wall Base:	6" White ceramic tile
Walls:	Plaster, with peeling paint (this room is in the process of being mitigated)
North:	
East:	
South:	
West:	
Others:	Cement plaster partitions for bathing cubicles
Ceiling:	Double ceiling heights in center portion, quite ornate; with a raised area, columns & capitals around the perimeter, & a frieze panel above it with moulding
Windows:	There are clerestory window openings; 6 on the west wall, & 6 on the east. These window openings are currently covered with hardware cloth & aluminum louvers. The east elevation has 3 windows, similarly treated with the wire & aluminum louvers. The clerestory windows on the south elevation were blocked with plaster when they were made part of the air movement system, now abandoned.
Doors:	
Special Feature:	Quite ornate; with a raised area, columns & capitals around the perimeter, & a frieze panel above it with moulding. 2 possible skylights between the west column line & the west wall.

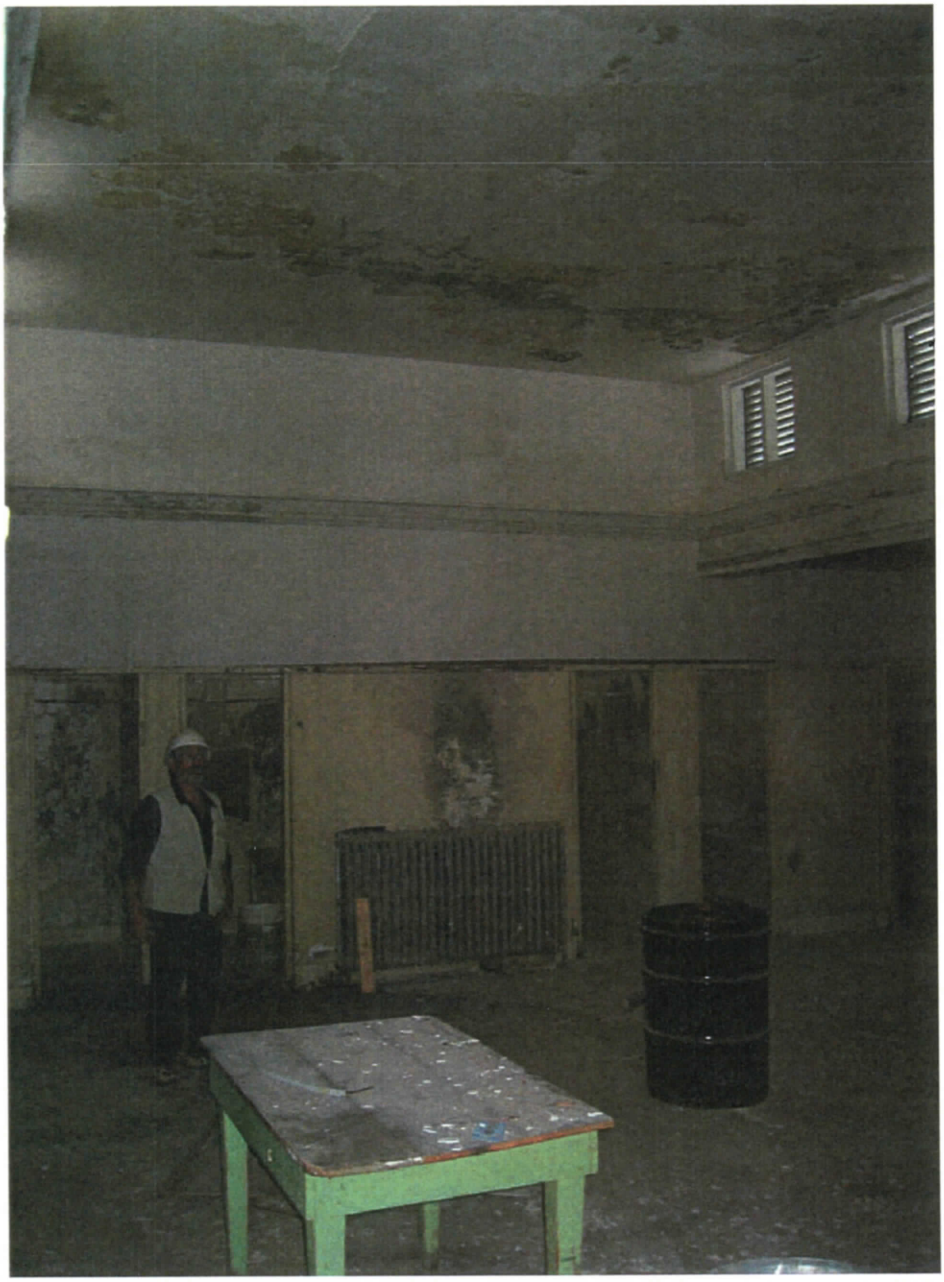
Key Conditions Concerns:

1. Cracks at the exterior corners of the double height ceiling are not transmitting to the interior.

2. Floor tile requires repair where freestanding wall was removed.



1C-73: Room 102, Men's Bath Hall: Northwest Corner. Windows: 242, 243. 11/2003



1C-74: Room 102, Men's Bath Hall: North Wall, Center Portion. Windows: 229, 230. 11/2003



1C-75: Room 102, Men's Bath Hall: Northeast Corner. Windows: 229, 230, 231, and 232. 11/2003



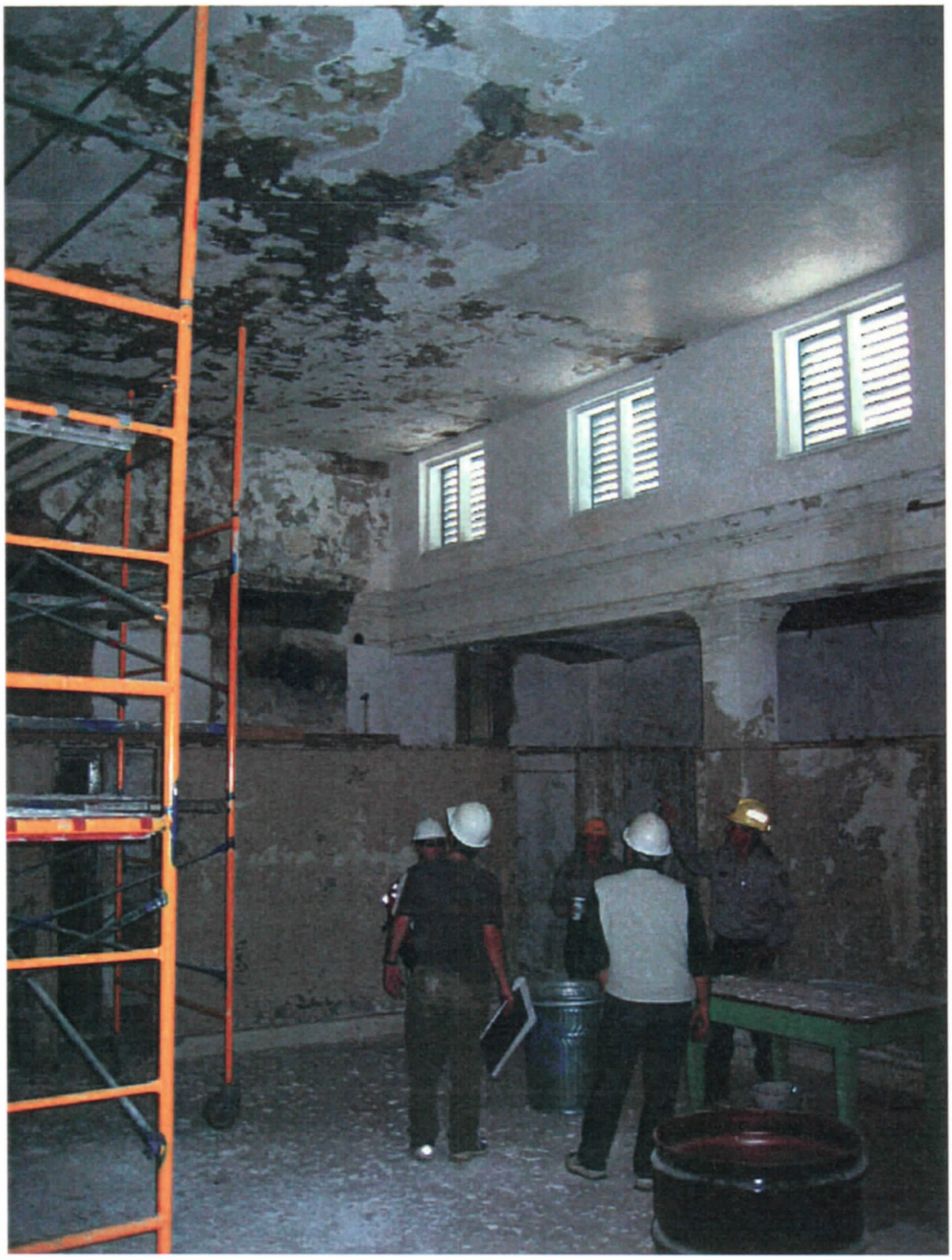
1C-76: Room 102, Men's Bath Hall: East wall, south two-thirds. Window: 111, 231, 232, 233, and 234. 11/2003



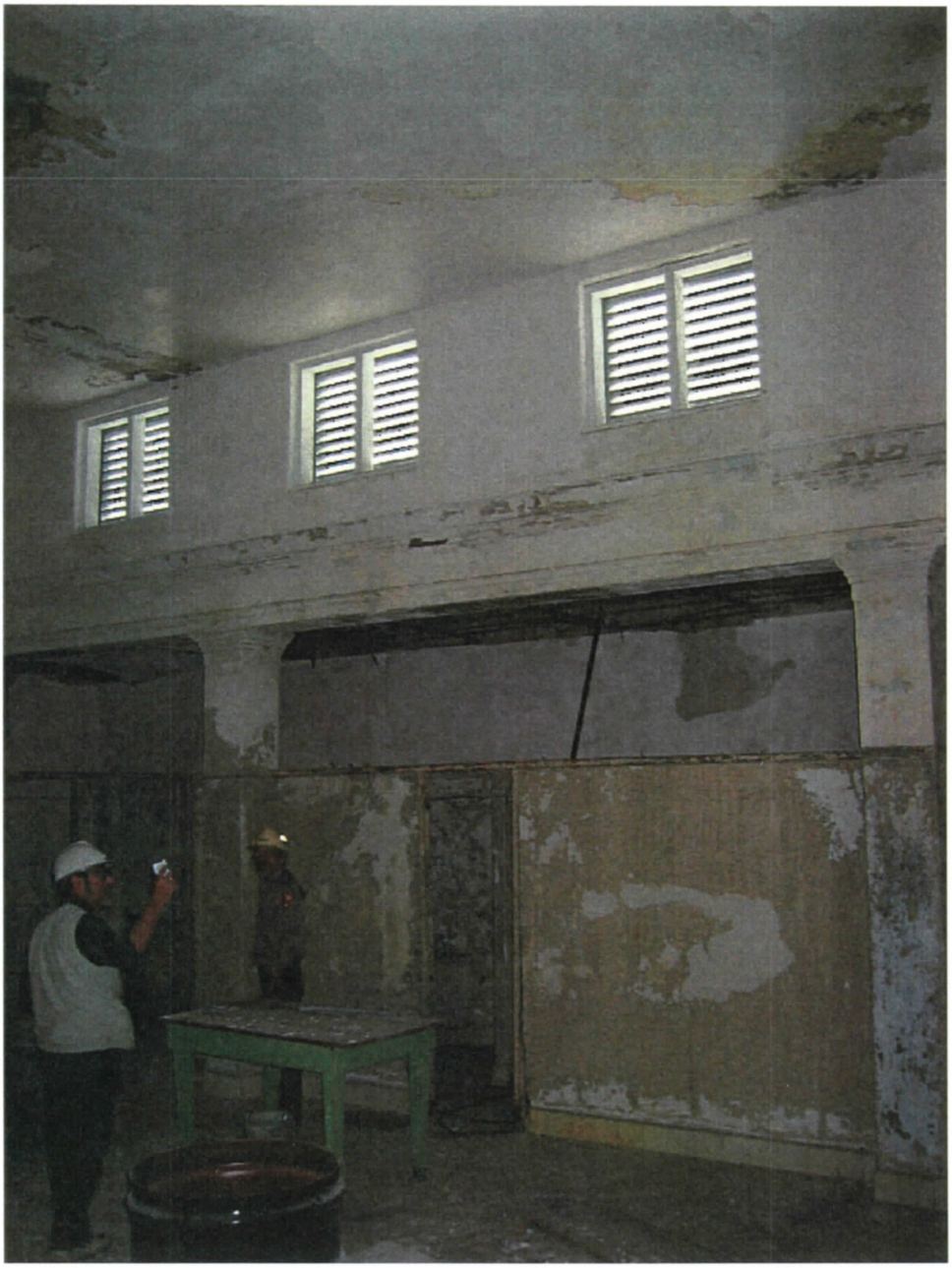
1C-77: Room 102, Men's Bath Hall: Southeast Corner. Windows: 233 and 234. 11/2003



1C-78: Room 102, Men's Bath Hall: South Wall. Skylight S4 located just to the rigtht of the column. 11/2003



1C-79: Room 102, Men's Bath Hall: Southwest Corner. Windows: 238, 239, and 240. 11/2003



1C-80: Room 102, Men's Bath Hall: West, Center Portion. Windows: 238, 239, and 240. 11/2003

ROOM NUMBER:	103
ROOM NAME:	Men's Pack Room
FLOOR FINISH:	Concrete with white hexagonal ceramic tile
WALL BASE:	6" White ceramic tile
WALLS:	Plaster & exposed brick
NORTH:	Exposed brick & some plaster
EAST:	Brick & some plaster
SOUTH:	Brick
WEST:	Partition wall
OTHERS:	
CEILING:	Plaster
WINDOWS:	2 - North elevation; 3 - East elevation. Fixed glass openings in the west partition wall.
DOORS:	
SPECIAL FEATURE:	

KEY CONDITIONS CONCERNS:



1C-81: Room 103, Men's Pack Hall: Northwest Corner. Doors: 111C and 103A. 11/2003



1C-82: Room 103, Men's Pack Room: Northeast Corner. Windows: 113, 114. 11/2003



1C-83: Room 103, Men's Pack Hall: Southeast Corner. Windows: 114, 115, 116. 11/2003



1C-84: Room 103, Men's Pack Hall: Southwest Corner. Windows: 116, 117. 11/2003



1C-85: Room 103, Men's Bath Hall: West Wall. Doors: 111C, 103A. Windows: 117, and beyond is 118 and 119. 11/2003

Room Number:	104
Room Name:	Sitz
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" x 6" Ceramic tile
Walls:	Plaster, with peeling paint
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Plaster, with peeling paint
Windows:	1 Restored window at the north elevation
Doors:	Wooden door with glass panel at the entry
Special Feature:	3 Sitz baths, hardware, historic radiator, and center floor drain

Key Conditions Concerns:

1. The wooden entry door with a glass panel is in poor condition.



1C-86: Room 104, Sitz Baths. Window: 102. 11/2003

Room Number:	105
Room Name:	Closet
Floor Finish:	White hexagonal ceramic tile
Wall Base:	White 6" ceramic tile
Walls:	Plaster
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Plaster
Windows:	None
Doors:	1 - Solid wood panel door
Special Feature:	

Key Conditions Concerns:

1. The solid panel wood door has humidity damage, and is not in good condition.

Room Number:	106
Room Name:	Toilet
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	
North:	Plaster
East:	Plaster over brick
South:	Plaster
West:	Plaster over brick
Others:	
Ceiling:	Plaster
Windows:	None
Doors:	
Special Feature:	The original skylight opening is now used for a vent.

Key Conditions Concerns:

Room Number:	107
Room Name:	Women's Dressing
Floor Finish:	1" x 1" White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	Plaster, with peeling paint
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Mostly down at the time of site visit; was plaster over metal lath & a closed-up center skylight
Windows:	None
Doors:	
Special Feature:	There is an opening in the ceiling for a skylight

Key Conditions Concerns:

1. The ceiling is almost completely gone; it was plaster over metal lath. Ceiling demolition has been completed subsequent to the site visit (per NPS).



1C-87: Room 107, Women's Dressing Room: Northwest Corner. Doors: 107, 101B. 11/2003



1C-88: Room 107, Women's Dressing Room: Northeast Corner. Door: 101B. 11/2003



1C-89: Room 107, Women's Dressing Room: Southeast Corner. 11/2003



1C-90: Room 107, Women's Dressing Room: Ceiling. 11/2003



1C-91: Room 107, Women's Dressing Room: Ceiling area found south of the skylight, with remnants of metal lath. 11/2003

Room Number:	108
Room Name:	Closet
Floor Finish:	
Wall Base:	
Walls:	
North:	
East:	
South:	
West:	
Others:	
Ceiling:	
Windows:	
Doors:	
Special Feature:	

Key Conditions Concerns:

Room Number:	109
Room Name:	Shower
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	
North:	Plaster
East:	Plaster on brick
South:	Partition
West:	Plaster and plaster on brick (chimney)
Others:	
Ceiling:	Corrugated metal pans & concrete beams
Windows:	
Doors:	
Special Feature:	The overall room is divided into two by a partition.

Key Conditions Concerns:

Room Number:	110
Room Name:	Toilet
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	Plaster, with missing areas & some exposed brick substrate
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Corrugated metal pans & concrete beams
Windows:	
Doors:	
Special Feature:	Original Skylight, now a vent.

Key Conditions Concerns:



1C-92: Room 110, Toilet. 11/2003

Room Number:	111
Room Name:	Men's Cooling Area
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	
North:	Exposed brick, plaster, & partition
East:	Partition
South:	Exposed brick mostly, with some plaster
West:	Plaster
Others:	
Ceiling:	Plaster
Windows:	3 - South wall; others in partition wall are fixed glass
Doors:	
Special Feature:	

Key Conditions Concerns:

1. A substantial amount of the base is missing.



1C-93: Room 111, Men's Cooling Area: Northeast Corner and partition. Door: 111B. 11/2003



1C-94: Room 111, Men's Cooling Area: East wall viewed along the north wall. Doors: 111B, 111C. Window: 118, and beyond is 116 and 117. 11/2003



1C-95: Room 111, Men's Cooling Area: South wall to southeast corner. Window: 118, 119. 11/2003



1C-96: Room 111, Men's Cooling Area: south wall at southwest corner. Windows: 119, 120. 11/2003



1C-97: Room 111, Men's Cooling Area: West Wall. Doors: 118B, 111A. 11/2003

Room Number:	112
Room Name:	Women's Cooling & Dressing
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" x 6" Ceramic tile
Walls:	Plaster, with peeling paint
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Plaster, with peeling paint
Windows:	One double-hung window in the southwest corner within the Massage Room, and another much larger double-hung window at the center point of the north wall.
Doors:	There are no doors left.
Special Feature:	This room is not quite square. The Massage Room (114) is a space partitioned from this room.

Key Conditions Concerns:

1. There is a diagonal crack in the south wall running from lower left to upper right, as one faces the wall (closest to the entry doorway).



1C-98: Room 112,Women's Cooling & Dressing Room: North Wall. Window: 101. 11/2003



1C-99: Room 112, Women's Cooling & Dressing Room: Northeast Corner. Door: 112A. 11/2003



1C-100: Room 112, Women's Cooling & Dressing Room: Southeast Corner. Door: 112B. 11/2003



1C-101: Room 112, Women's Cooling & Dressing Room: Southwest Corner. Note the partitioned-off Massage Room. Door: 114. 11/2003

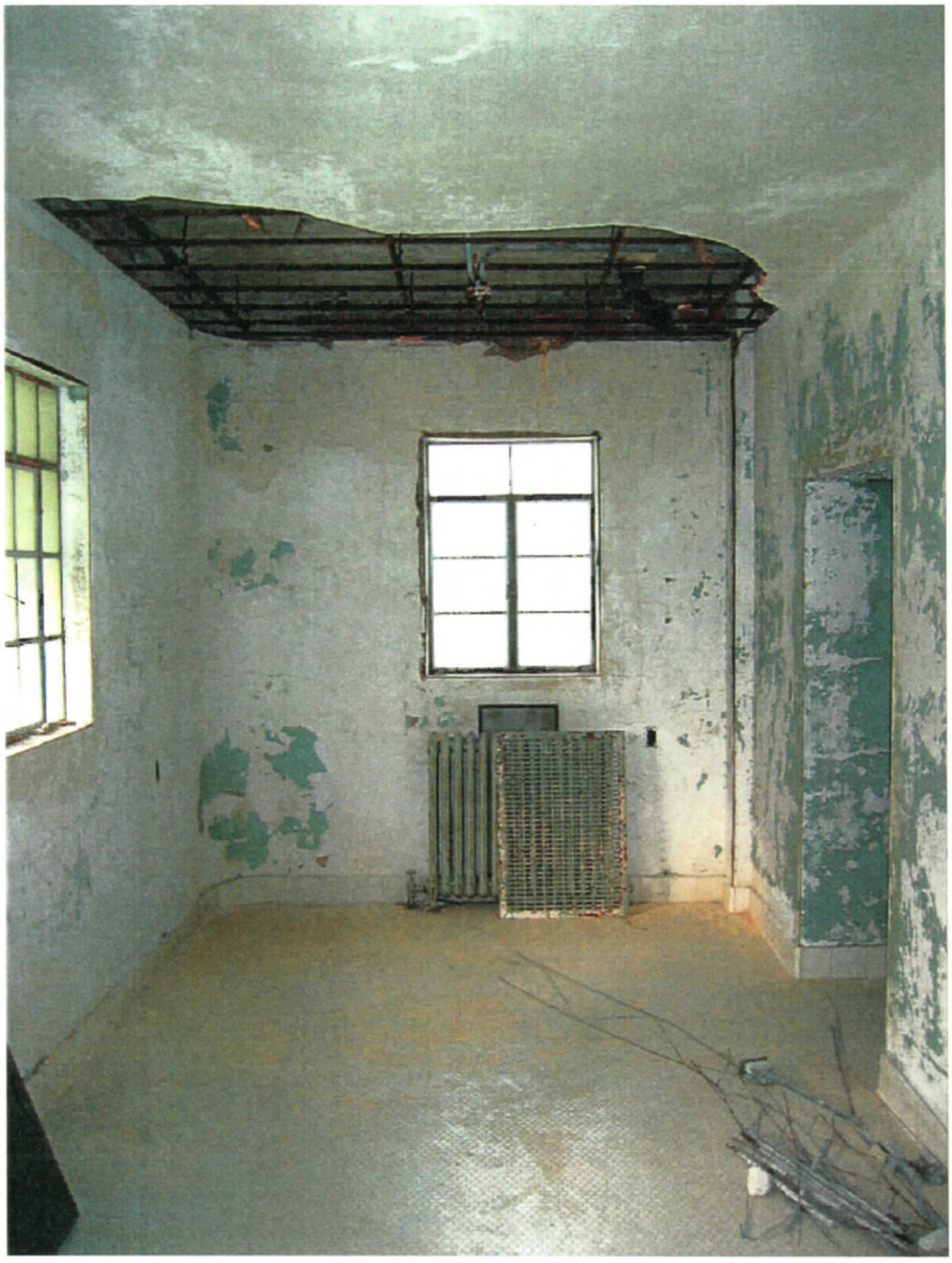


1C-102: Room 112, Women's Cooling & Dressing Room: West Wall, which was originally the exterior wall, prior to addition of the new massage room 113. Doors: 113B, 113A. 11/2003

Room Number:	113
Room Name:	Massage
Floor Finish:	White hexagonal ceramic tiles
Wall Base:	6" White ceramic tile with rounded corners
Walls:	Plaster with white and greenish peeling paint
North:	Brick substrate
East:	Hollow fired clay partition wall.
South:	Brick substrate
West:	Brick substrate
Others:	
Ceiling:	Plaster with white paint, partial loss at the north end
Windows:	Windows are predominantly steel. The exception being a 1-over-1 wood double-hung at the south wall. The west wall has paired steel casements (2 x 3 lights in each) flanked by 3 fixed sidelights, and side overlight. The north wall's single window is a pair of 3 light casements with a 2-light overlight.
Doors:	None
Special Feature:	Historic radiator & junction box in ceiling

Key Conditions Concerns:

1. The windows require restoration.



1C-103: Room 113, Massage Room: Northwest corner to northeast corner. Door: 113A. Windows: 131, 130. 11/2003



1C-104: Room 113, Massage Room: Southwest Corner. Windows: 128, 129. 11/2003



1C-105: Room 113, Massage Room: Typical window on the west wall. 11/2003

Room Number:	114
Room Name:	Massage
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" x 6" Ceramic tile
Walls:	Plaster, with peeling paint
North:	West part is plaster on brick, east is partition
East:	Partition
South:	Plaster on brick
West:	Plaster on brick
Others:	
Ceiling:	None, just that of the main room (112)
Windows:	A restored metal window (127) overlooks the porch, Room 117
Doors:	None
Special Feature:	This room was partitioned off from Room 112, by 3/4 height partition.

Key Conditions Concerns:

Room Number:	115
Room Name:	Lobby
Floor Finish:	Ornate design; primary color of field tile is cream with interlaced gray squares, & black & brown dots
Wall Base:	12" Tennessee marble border around the floor tile
Walls:	Plaster; restored and painted white
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Cove molding, across the ceiling 8", down the wall 12"
Windows:	None
Doors:	3 sets of French doors lead to the Porch (117), two doors to east (115A & B)
Special Feature:	A Tennessee marble countertop on the west face; ornately designed tile floor with small square tiles in a dimension of 3/4" in white background with gray interlaced squares, & black & brown dots. This room also has an 8" cove molding across the ceiling & 12" down the wall. There is also a Tennessee marble border & base around the room's floor tile.

Key Conditions Concerns:

1. This is a primary historic space, and complete restoration to period of significance is the recommended course to achieve compliance.



1C-106: Room 115, Lobby: Northeast Corner. The front desk & counter top are executed in Tennessee marble. Door: 115A. 11/2003



1C-107: Room 115, Lobby: Southeast Corner. Door: 115B. 11/2003



1C-108: Room 115, Lobby, Southwest Corner. Doors: 117C, 117B. 11/2003



1C-109: Room 115, Lobby: Typical French doors to Porch. 11/2003

Room Number:	117
Room Name:	Porch
Floor Finish:	Red quarry tile
Wall Base:	Red quarry tile
Walls:	Painted stucco over brick substrate
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Wood beams & decking, & historic & new wire reinforced glass
Windows:	
Doors:	
Special Feature:	

Key Conditions Concerns:

The porch of Ozark was redone in the last five years. The porch roof has decking as described previously, reinforced wire glass, and beams. There was originally a translucent glass roof in this location of which some original glass remains with its hexagonal wire mesh (similar to "chicken wire"). The new glass is clear with a diagonal square pattern reinforcing mesh. All of the woodwork around the top of the columns has also been redone. The balustrades, which were previously described, were also redone at that time; replacing some tile panels that were historic, but not original. This porch unfortunately drains towards the middle, but there are no floor drains to carry off the water, and settlement is present about 22" west from the thresholds of the three pairs of double doors that enter onto this porch. The hardware for the new double doors and kick plates are also new. As described previously, there are all new copper gutters and downspouts.



1C-110: Room 117, Porch: Looking north. Door: 117B(open) and 117A. Window: 128. 11/2003



1C-111: Room 117, Porch: Looking south. Door: 117B(open) and 117C. Window: 125. 11/2003

Room Number:	118
Room Name:	Men's Cooling & Dressing
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	Plaster, with peeling paint, mostly over brick substrate
North:	East third has hollow fired clay tile partition.
East:	
South:	
West:	
Others:	
Ceiling:	Plaster over flat concrete
Windows:	1 - in the south wall; 1 - to the Porch
Doors:	Original or near original; double doors & single
Special Feature:	Radiator cover of unusual design on south wall

Key Conditions Concerns:



1C-112: Room 118, Men's Cooling & Dressing: Northwest Corner. Door: 119A. Window: 126 (behind partition). 11/2003



1C-113: Room 118, Men's Cooling & Dressing: North Wall. Doors: 119A, 118A. 11/2003



1C-114: Room 118, Men's Cooling & Dressing: North portion of east wall. Doors: 118A, 118B. 11/2003



1C-115: Room 118, Men's Cooling & Dressing: South portion of east wall. Door: 118B. 11/2003



1C-116: Room 118, Men's Cooling & Dressing: Southeast Corner. Door: 118B. Window: 121. 11/2003



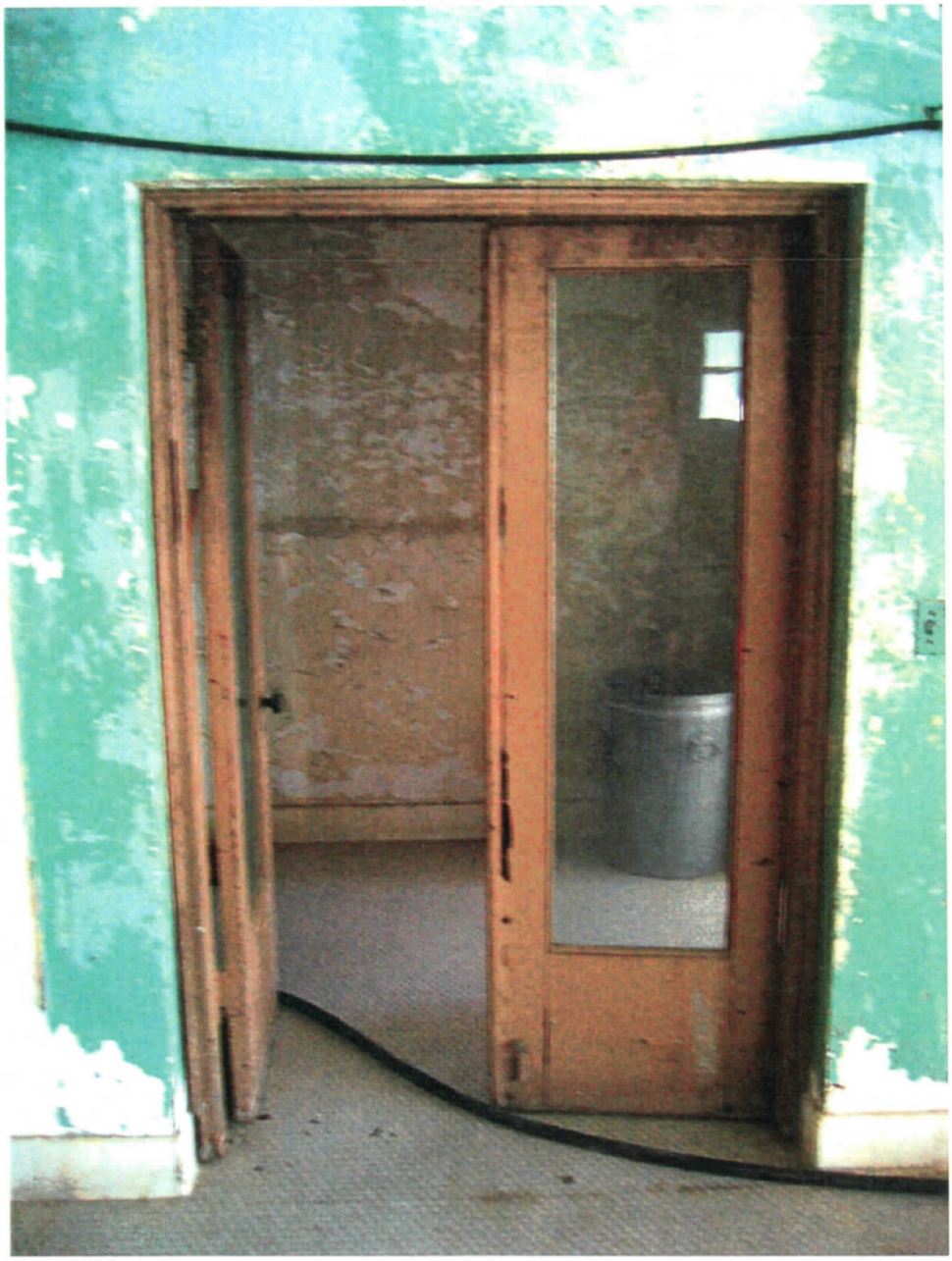
1C-117: Room 118, Men's Cooling & Dressing: Southwest Corner. Window: 121. Doors: 119B, 119A. 11/2003



1C-118: Room 118, Men's Cooling & Dressing: West Wall. Doors: 119B, 119A. 11/2003



1C-119: Room 118, Men's Cooling & Dressing: Northwest corner & north portion of west wall. Door: 119A. Window: 126. 11/2003



1C-120: Room 118, Men's Cooling & Dressing: Double doors to the northeast. Door: 118A. 11/2003



1C-121: Room 118, Men's Cooling & Dressing: Door in east wall. Door: 118B 11/2003



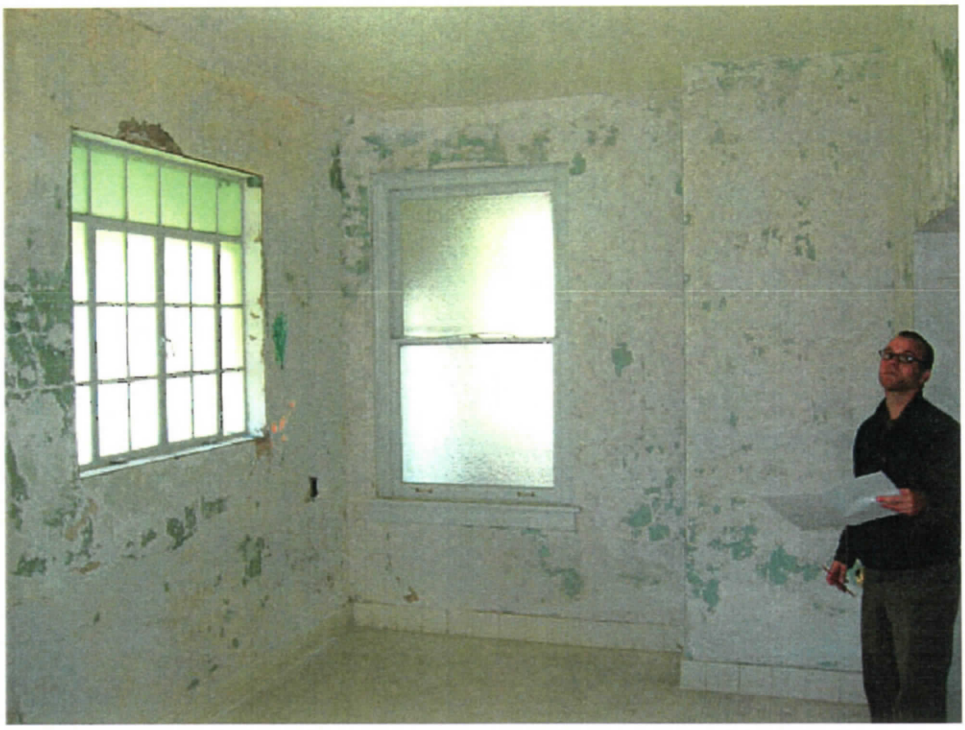
1C-122: Room 118, Men's Cooling & Dressing: Light fixture. 11/2003



1C-123: Room 118, Men's Cooling & Dressing: Radiator cover, under the south window. The vent to the outside is covered. 11/2003

Room Number:	119
Room Name:	Massage
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" Ceramic tile
Walls:	Plaster, with peeling paint, brick substrate
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Plaster, with peeling paint
Windows:	Mirror arrangement to Room 113; four windows
Doors:	None
Special Feature:	

Key Conditions Concerns:



1C-124: Room 119, Massage: Northwest Corner. Windows: 124, 125. 11/2003



1C-125: Room 119, Massage: East Wall. Doors: 119A, 119B. 11/2003



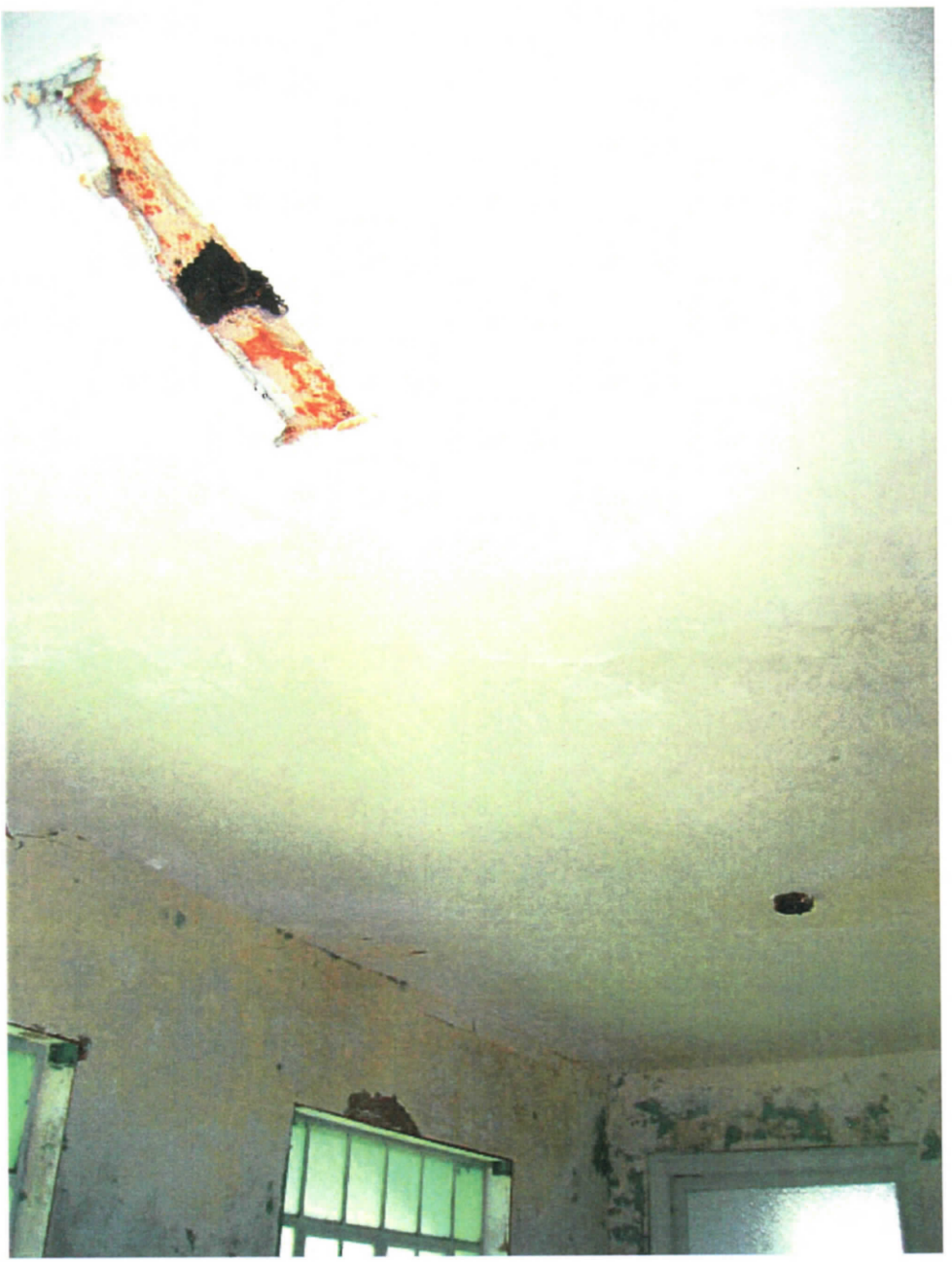
1C-126: Room 119, Massage: Southeast Corner. Door: 119B. Window: 122. 11/2003



1C-127: Room 119, Massage: West Wall. Windows: 123, 124. 11/2003



1C-128: Room 119, Massage: Close-up of southwest corner. Windows: 122, 123.
11/2003



1C-129: Room 119, Massage: North half of ceiling. 11/2003



1C-130: Room 119, Massage: Ceiling, toward the south half of the room. Note evidence of past leaks; the flat roof is just above. 11/2003

Room Number:	201
Room Name:	Women's Cooling & Dressing
Floor Finish:	Poured-in-place concrete with a steel trowel hard finish in a dark gray. A concrete sealer was probably applied at some point, most of which is now gone, but can be seen in selective locations.
Wall Base:	
Walls:	Plaster has been stripped out on most surfaces
North:	Brick
East:	Brick
South:	Plaster on portions; exposed brick on remainder
West:	Brick
Others:	
Ceiling:	Plaster; peeling in some locations
Windows:	All of the windows have been restored. Some are now covered by plywood for protection purposes only. On the east side there are two ventilation grilles instead of windows. The windows themselves are no longer present, nor accounted for (possibly they are stored in the basement per Sharon Shugart, Museum Technician, Hot Springs National Park).
Doors:	1 missing; 1 gone with removed wall; 1 remaining rated 1.5.
Special Feature:	The interesting thing about this room is there is some black tarry substance on the walls in sporadic areas that does not appear to relate to the final interior finish, exterior materials, or other material or system.

Key Conditions Concerns:

1. The cracks along the bond beam above the windows, seen as patched cracks on the exterior, do not appear to have come through to the interior. Particular attention needs to be focused in the future on the interior's northwest corner, as some separation between courses is present. Movement may be active on a seasonal basis.



1C-131: Room 201, Women's Cooling & Dressing: Northwest Corner. Windows: 225, 226, 201, 202, 203. 11/2003



1C-132: Room 201, Women's Cooling & Dressing: View of northeast corner& east wall. Windows: 202, 203, 204 and 205. 11/2003



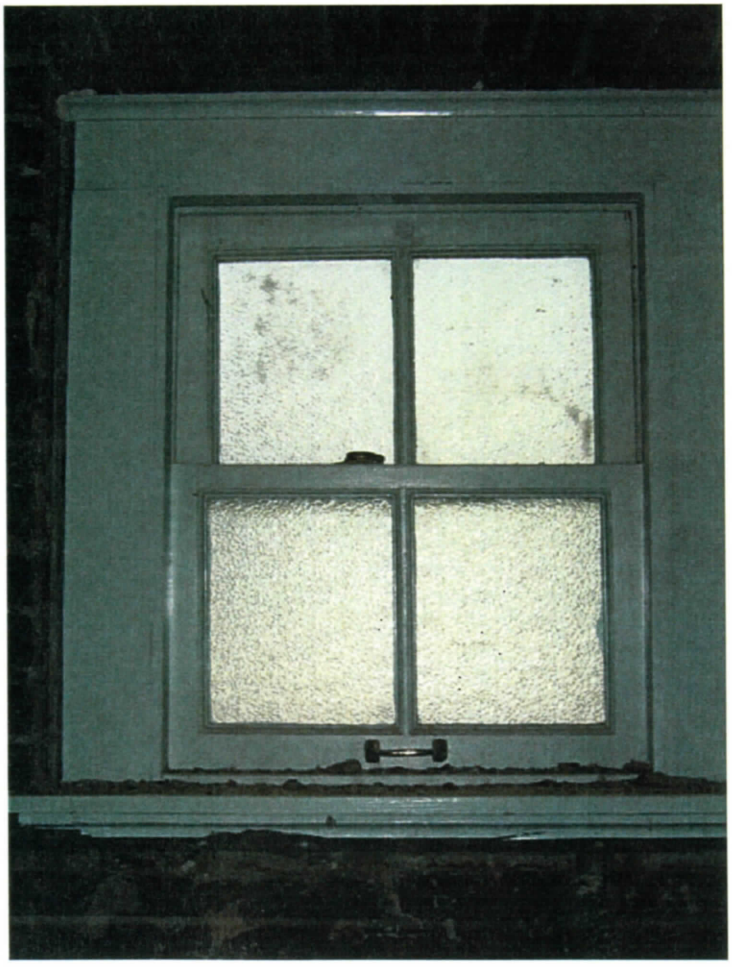
1C-133: Room 201, Women's Cooling & Dressing: Southeast corner & east wall with ventilation grill in window opening. Window: 205. Door: 201A. 11/2003



1C-134: Room 201, Women's Cooling & Dressing: South Wall, Southeast Corner. Door 201A. 11/2003



1C-135: Room 201, Women's Cooling & Dressing: Southwest Corner. The wall of the "tower room" has been removed, note the ceiling plane difference. Windows: 223, 224. 11/2003



1C-136: Room 201, Women's Cooling & Dressing: Typical small double-hung window; translucent glass & hardware. 11/2003



1C-137: Room 201, Women's Cooling & Dressing: Sash has been replaced with a ventilation grille. 11/2003

Room Number:	202
Room Name:	Toilet
Floor Finish:	1" White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	Plaster with extensively peeled paint
North:	Plaster with extensively peeled paint
East:	Plaster with extensively peeled paint
South:	Plaster with extensively peeled paint
West:	Plaster with extensively peeled paint
Others:	
Ceiling:	Plaster with extensively peeled paint
Windows:	Removed, now a ventilation grille
Doors:	
Special Feature:	Fixtures are present; including original soap dispenser & mirror

Key Conditions Concerns:

1. Paint removal and plaster repair - note crack from lower corner of window to sink.



1C-138: Room 202, Toilet: West Wall. Note original fixtures. Window: 206. 11/2003

Room Number:	203
Room Name:	Stairway (Consisting of upper stair hall & stairs)
Floor Finish:	White hexagonal ceramic tile in hallway to brown poured concrete treads
Wall Base:	6" Ceramic tile in stair hall; metal stringer on stairs
Walls:	Bare plaster mostly, & peeling paint
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Bare plaster mostly, with some paint
Windows:	Restored window at northeast elevation (207 on plan)
Doors:	
Special Feature:	The stair railings are wood on top of an iron balustrade made up of solid iron stock for balusters and top, with support for the rail and shoe/bottom rail. The staircase has steel risers and stringers.

Key Conditions Concerns:

1. Horizontal plaster cracks in walls, particularly at the floor. The cracks in the ceiling plaster are minor.

2. The steel stair balustrade and structure require treatment.

   A. First assess original finish for replication
   B. Clean off rust and coating
   C. Complete an examination for hidden conditions problems
   D. Repair any problems and refinish metal to match historic
   E. Re-varnish wooden hand rail



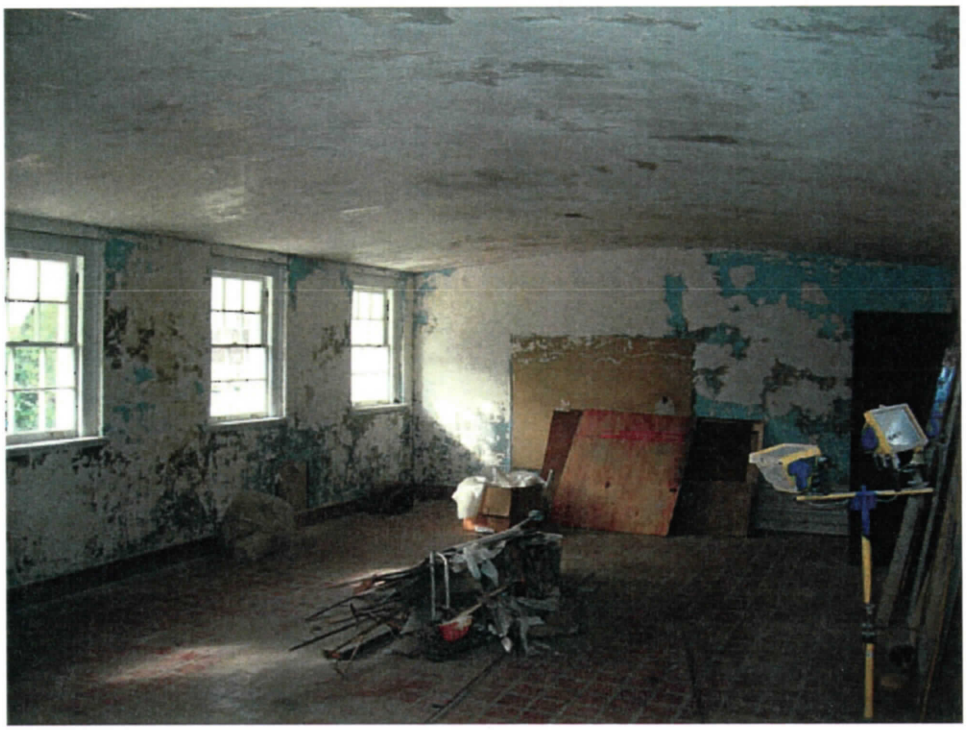
1C-139: Room 203, Stairway: Looking south. Window: 207. 11/2003

Room Number:	204
Room Name:	Men's Dressing
Floor Finish:	6" x 6" Quarry tile with a 3/4" joint and dark gray grout
Wall Base:	6" x 6" Quarry tile
Walls:	Plaster
North:	Diagonal cracks from lower right to upper left
East:	
South:	
West:	Plaster damage below one of the windows
Others:	
Ceiling:	Plaster with a shallow arch
Windows:	5 - Restored windows
Doors:	2 - Wooden, hollow core doors with walnut finish
Special Feature:	

Key Conditions Concerns:

1. Plaster damage below one of the windows on the west wall.

2. Diagonal cracks from lower right to upper left on the north wall.



1C-140: Room 204, Men's Dressing Room: Northwest Corner. Windows: 220, 221, 222. 11/2003



1C-141: Room 204, Men's Dressing Room: Northeast Corner. Door: 204A. 11/2003



1C-142: Room 204, Men's Dressing Room: Southeast Corner. Door 204B. 11/2003



1C-143: Room 204, Men's Dressing Room: Southwest Corner. Windows: 218, 219, and 220. 11/2003

Room Number:	205
Room Name:	Stairway
Floor Finish:	White hexagonal ceramic tile in hallway; brown poured concrete treads
Wall Base:	6" White ceramic tile in hallway; steel stringers on stairs
Walls:	Bare plaster mostly, with some peeling paint
North:	
East:	
South:	
West:	
Others:	
Ceiling:	Bare plaster mostly, with some peeling paint
Windows:	One restored window set into a jack arch at the east elevation.
Doors:	
Special Feature:	The stair railings are wood on top of an iron balustrade made up of solid iron stock for balusters and top, with support for the rail and shoe/bottom rail. The staircase has steel risers and stringers.

Key Conditions Concerns:

1. Horizontal plaster cracks in walls, particularly at the floor. The cracks in the ceiling plaster are minor.

2. The steel stair balustrade and structure require treatment.

   A. First assess original finish for replication
   B. Clean off rust and coating
   C. Complete an examination for hidden conditions problems
   D. Repair any problems and refinish metal to match historic
   E. Re-varnish wooden hand rail



1C-144: Room 205, Stairway: Looking south at door to toilet, Room 206. Note crack at face of stair platform, & balustrade condition. Also note condition of the toilet room's door, which is rated a 1 on the 1 to 3, Door Schedule scale. Window: 208. Doors: 206A, 206B (to roof), 207A, 204B. 11/2003

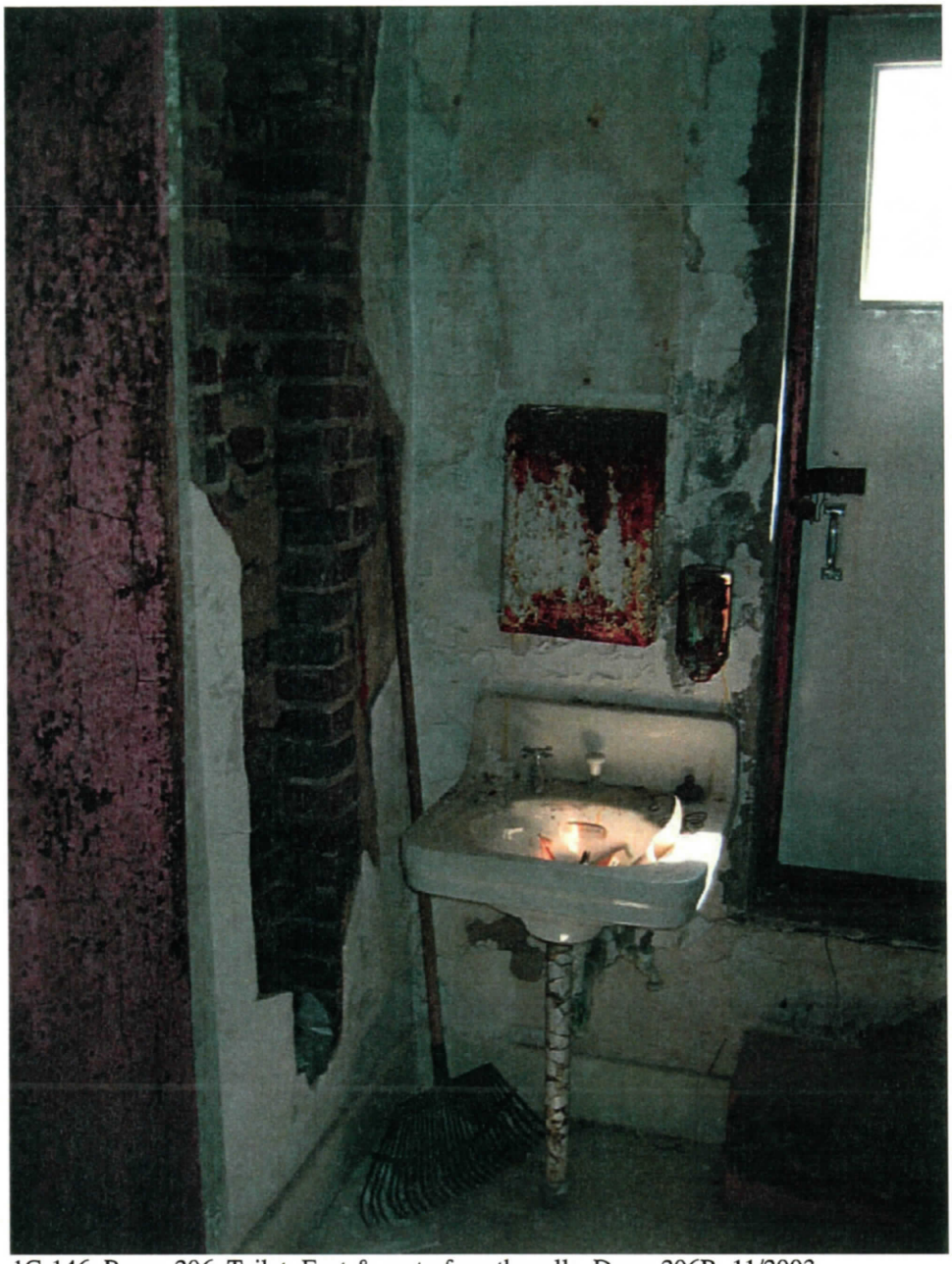


1C-145: Room 205, Stairway: Looking at the intermediary landing between the first & second stories. Note the horizontal crack on the far right wall in this photograph. 11/2003

Room Number:	206
Room Name:	Toilet
Floor Finish:	White hexagonal ceramic tile
Wall Base:	6" White ceramic tile
Walls:	Plaster - painted
North:	Plaster - painted
East:	Brick chase is opened up; some painted plaster remains
South:	Plaster - painted
West:	Plaster - painted
Others:	
Ceiling:	Plaster - painted
Windows:	None
Doors:	The exit to the roof is off of this bathroom, with a newer hollow metal door
Special Feature:	A. Step up to the door B. Fixtures in place

Key Conditions Concerns:

1. Rusted exterior door frame
2. Paint needs to be removed
3. Further plaster repairs are needed for all surfaces
4. Fixtures in variable condition



1C-146: Room 206, Toilet: East & part of south walls. Door: 206B. 11/2003



1C-147: Room 206, Toilet: Southwest Corner. Door: 206B. 11/2003

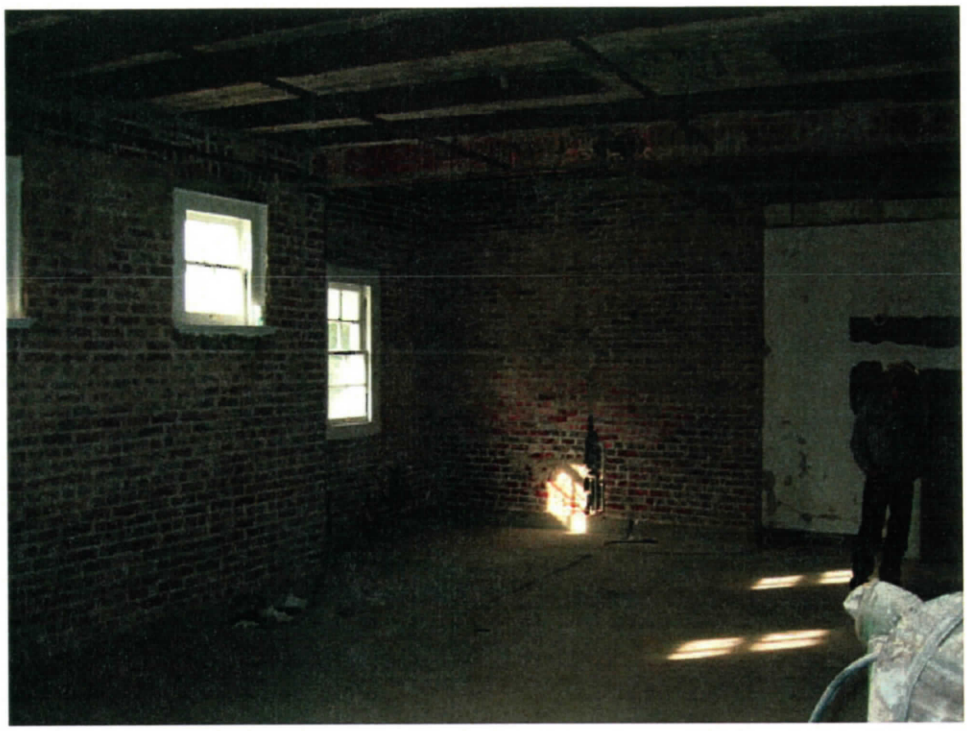


1C-148: Room 206, Toilet: Top of opened chase. 11/2003

ROOM NUMBER:	207
ROOM NAME:	Men's Dressing
FLOOR FINISH:	Exposed concrete slab
WALL BASE:	Exposed concrete
WALLS:	Plaster has been virtually stripped off all walls, with small amounts left in some sections (**see photos**).
NORTH:	Brick on the west half, partition wall on east
EAST:	Brick
SOUTH:	Brick
WEST:	Brick
OTHERS:	
CEILING:	Open corrugated metal pans, concrete beams, concrete covered beams, & steel beams
WINDOWS:	9 Windows in all: 7 are redone and set into jack arches; at east wall, one window has been removed for a vent; the other window has a louver and is blocked-off.
DOORS:	
SPECIAL FEATURE:	

KEY CONDITIONS CONCERNS:

1. Commencing in the southwest corner of this room, there is a continuous crack from the corner over, along the south elevation, to and between the spring points of the window arches.



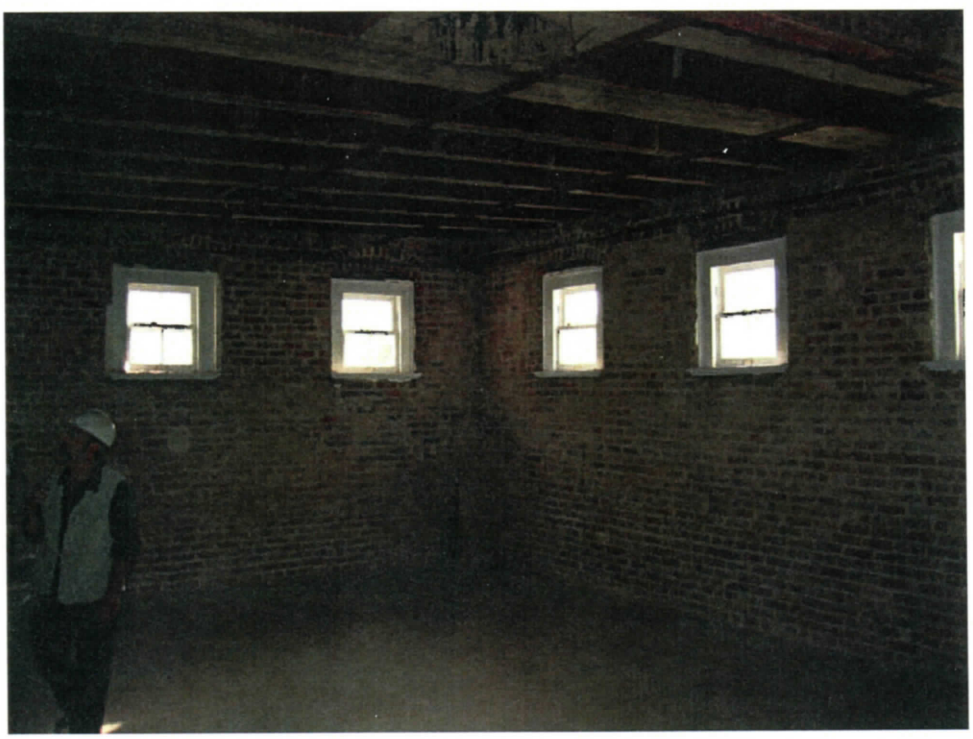
1C-149: Room 207, Men's Dressing Room: Northwest Corner. Windows: 216, 217. 11/2003



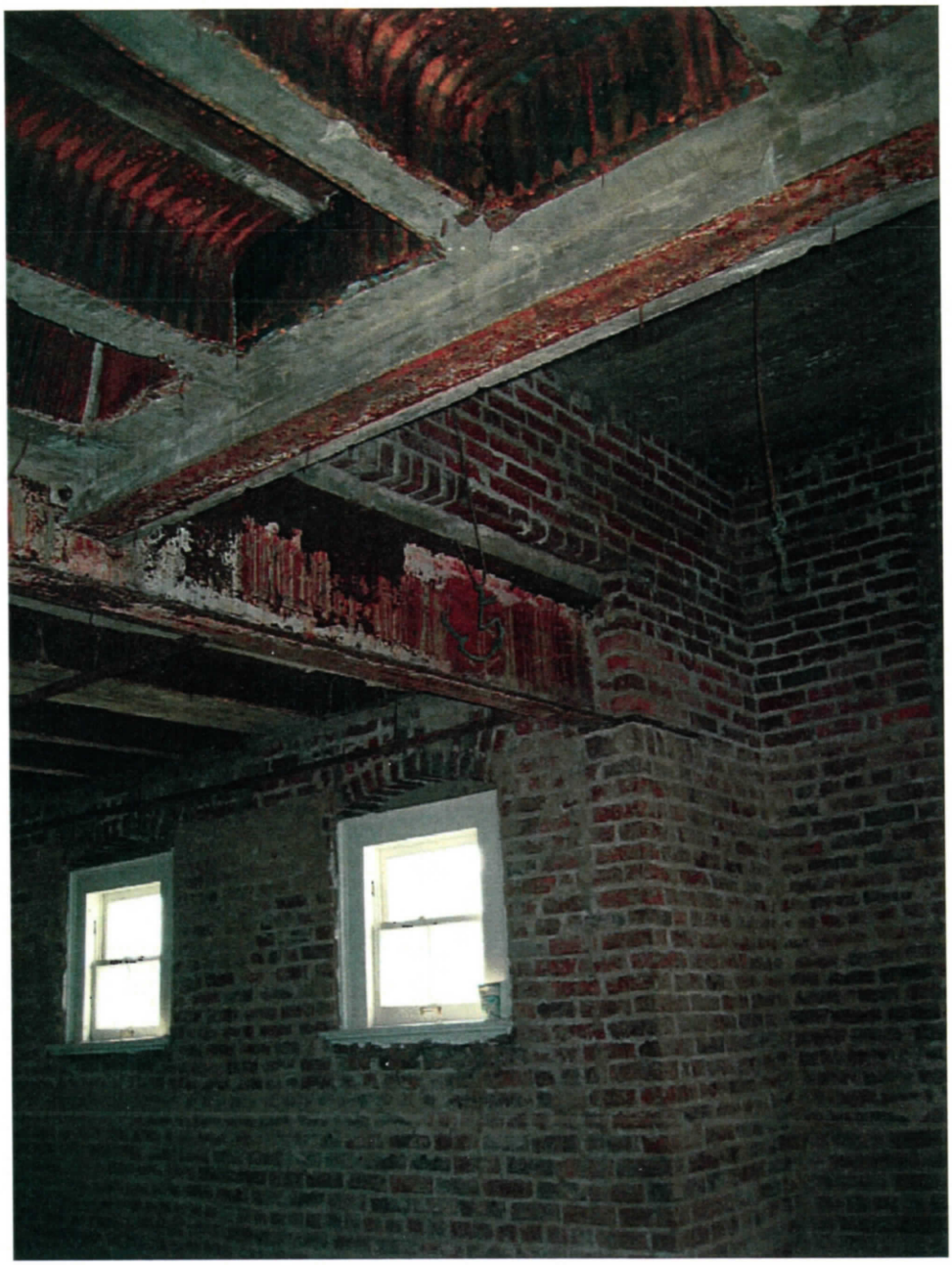
1C-150: Room 207, Men's Dressing Room: Northeast Corner. Door 207A. Window: 209. 11/2003



1C-151: Room 207, Men's Dressing Room: Southeast Corner. Note blocked window openings of left. Windows: 209, 210, 211, 212, 213. 11/2003



1C-152: Room 207, Men's Dressing Room: Southwest Corner. Note: the location of the horizontal crack. Windows: 212, 213, 214, 215. 11/2003



1C-153: Room 207, Men's Dressing Room: Typical ceiling structure, a combination of steel beams, concrete wrapped steel beams, reinforced concrete beams (as joists), & concrete pans with metal forms, now rusted & left in place. Windows: 215, 216. 11/2003

CHARACTER DEFINING FEATURES

Overview:

The Spanish Colonial Revival building is constructed of brick and concrete masonry finished with stucco. The building is trapezoidal in plan, although the front elevation is symmetrical. The two-story building contains 37 rooms and approximately 14,000 square feet. The impressive front elevation has twin towers with three-tier set-backs from the main entrance which they flank. The main entrance to the building was previously through an enclosed sun porch, set between two pavilions that form the visual bases of the towers above them. The windows of the pavilions have decorative cartouches above them, as well as a series of rectangular set backs that evoke a vaguely Art Deco feeling. Wings continue to the north and south of the towers. The sloped roofs over the porch and part of the second story, as well as the hipped roofs of the towers, are covered with red clay tile. The tower roofs are topped with finials. The remainder of the roof is flat and finished with built-up roofing material, with the exception of the metal-framed glass skylight over the porch.

Areas/ Features

Site:

1. Building Site/Position in Context:

Ozark Bathhouse is located between two promenades, each with its own individual point of view. The view from the Grand Promenade to the east is from above and behind the building. The view from Magnolia Promenade to the west is from eye level with the first floor and in front of the building. The former viewer's position is superior and emphasizes the importance of the rear elevation of the two story section and the roofscape.

2. Building Position on Site:

Ozark Bathhouse sits tightly against the cliff face to the east. At the west site there is a lawn area between the building face and Magnolia Promenade.

3. Entry:

The front entry to Ozark bisects the site, extending to the midpoint of the elevation. There is a minor access walk at the north areaway that leads to the basement level.

EXTERIOR:

4. Facade:
The facade is symmetrical about the centerline. The front porch projects as a one-story mass

though the total elevation mass is two stories. The front portion from the perspective of the plan view is most elaborate and continues back a short distance on the north and south elevations. The entry is emphasized by the entry portico, which is in turn highlighted by a skylight that joins with the two story facade. Spanish Colonial style architecture is seen in: the two towers with the three tier set-backs, copper finials, and the red clay tile roofs, red clay tile sloped roofs of the portico, the balconets at the tower pavilion ground floors, and wood columns and corbel of the portico. Stucco detailing is present at the parapets with multiple bands and friezes, and at the front portion of the building corners as pilasters. The massing is complex with projecting and receding, additive and subtractive, to the primary two story mass of the buildings front third (plan view). The window openings are of one size and type on the first level with high sills and many small panes, and of three sizes and types on the second level: the smallest to the wings outside the towers, and of similar size but differently configured in the towers. The parapets of the flat roofs have a clay tile coping and cast concrete finish at the outside corners of the upper roof. Other decorative elements are cast concrete window boxes, wood open balusters at tower balconets and portico, and cartouches are placed above the first floor openings of the tower.

5. North and South Elevations:

The north and south elevations are essentially mirror images of each other. The west portions are more elaborate with the one-story sun porch to the west, a second story set-back that then drops back to one story. This west portion is expressed with pilasters and string courses on both stories, and urns on the second story. These decorative elements are evidenced on the facade in more detail. Windows surrounds on the west portion are more detailed though all windows have a projecting sill and are "set into" the walls. There are no visible lintels. The second windows back on the ground floor have cast concrete window boxes. The windows on the second story are small with multiple panes with higher sill heights. The east portion of the building lacks decorative detailing but retains a painted stucco finish.

The north elevation has a walkway with stairs leading down to the basement level at the east end of the building. The south elevation has concrete walls to the east and west, a stone wall to the south, and no passage to the basement level.

6. East Elevation:

The east elevation sits snugly against the outcropping. The east elevation windows are similar to the north and south elevation windows, except at the lower level projecting mass on the east side that steps back and up, over the Men's Bath Hall. Here the windows are covered with louvers, providing privacy for the bathers. The east elevation has a painted stucco finish.

7. Roof:

There are two roof types, pitched and flat, and of two materials, fired clay Mission style tiles and rolled mineral coat. The sloped Mission style roof is on the second story, at the center of the building between the two towers and on each of the towers. The roof line of the towers is pyramidal. Copper finials sit atop the tower roofs. The sloped roof over the porch of Lamar is glass with Mission style roof tiles along the gutter line. The projecting mass on the roof, over the Men's Bath Hall, has a rolled mineral coat, as does the rest of the flat roof. The ornate parapets have a vitrified clay tile coping and urns sitting at the four corners of the second story parapet on the north and south walls.

ARCHITECTURAL STYLE:

INTERIOR:

8. General Circulation and Organization:

The front lobby is used for processing clients and is the center point of the building. The lobby, or center point of the building, generally divides the circulation of the sexes. Separation of the facilities for men and women includes private stair halls and staircases, leaving each side autonomous from one another. The only common space in Ozark is the lobby.

9. Rooms:

Rooms associated with the bathhouse experience progress in a linear fashion. The procession of rooms is such: from the dressing room to the bath hall to the pack room to the cool room, etc. The bath halls have specialized equipment (tubs, sitz baths, needle showers, vapor cabinet), finishes (ceramic floors and ceramic tile walls), and partition systems. Unless otherwise specified, the floor tiles in the rooms are 1" white hexagonal tile, with a 6" high white ceramic base tile.

Room 101,Women's Bath Hall:
--Bathing and shower accoutremonts, a sink and plaster walls partition
--Metal radiators and metal radiator cover

Room 102, Men's Bath Hall:
--Doubleheight ceiling with ornate frieze supported by plaster covered columns with capitals
--Clerestory windows
--Plaster partition walls

Room 103, Men's Pack Room & Room 111, Men's Cooling Room:
--Glass partition wall between rooms

Room 104, Sitz Bath:
--Sitz tubs

Room 110, Toilet
--Plaster partition walls

Room 115, Lobby: The lobby has the highest quality of finishes within the structure: the floor is an extremely ornate design with a Tennessee marble border and 12" marble base on the walls.
--Plastered walls have a decorative cove molding which extends to the ceiling and wall.
--Three sets of French doors leading to the porch, over which are transom windows
--Desk and countertop are of Tennessee marble.

Room 117, Porch:
--6" red quarry tile floor

Room118, Men's Cooling & Dressing Room:
--Original doors, double and single
--Metal radiator cover

Room 204, Men's Dressing Room:
--6" quarry tile floor
--6" high quarry tile base

All finishes have been stripped in the main rooms on the second story.

10. Stairways:

The pair of staircases in the Ozark have iron balustrades made up of solid iron stock. The railings are wood. These are ceramic tiles as base in the stair halls.

11. Bathrooms:

Original partitions are still in place as are some of the original features.

12. Utility Spaces:

The utility spaces are located in the basement. The original boiler, at this time, remains in place.

13. Doors:

The majority of interior doors are wood with mainly one large transparent glass panel. The original hardware remains intact, which primarily includes locks and hinges.

EVALUATION OF INTEGRITY

Integrity and historic character are of foremost importance when evaluating the significance of a structure. Historic character is defined by how well the past is conveyed through the structure. Integrity is defined by how much of the original material remains in tact and how well the materials have survived throughout the ages. Should enough of the original structure and its materials remain, the building is considered worthy of a National Register Nomination. The Ozark Bathhouse was placed on the National Register as part of Bathhouse Row. The National Historic Landmark nomination form stated in part:

> Bathhouse Row is the largest collection of twentieth century bathhouses remaining in the United States, and it represents the high point of that industry when it reached its peak from the 1920s through the 1940s. Bathhouse Row is also one of the few collections of historic bathhouses remaining in the United States. As an entity, Bathhouse Row represents an area unique to the National Park System – an area where the natural resources historically have been harnessed and used rather than preserved in their natural state. On a regional level of significance, the bathhouses also form the architectural core of downtown Hot Springs, Arkansas. The bathhouses represent a fine collection of varied eclectic architectural styles popular during the 'teens and twenties...
>
> All of the buildings on Bathhouse Row have certain architectural elements in common that contribute to the district's unity. All of the buildings are set back the same distance from the sidewalk, and have garden areas and green spaces in front. They are all of similar height, scale, and proportions. The sidewalk and remaining Magnolia Promenade to the west and Grand Promenade to the east, tie the buildings together. What makes that unity successful rather than boring in an architectural sense is the diversity that exists within it. The eclectic combination of styles and materials provides texture and visual interest to the group. The free use of Greek, Roman, Spanish, and Italian architectural idioms emphasize the high style sought after by the planners and create a strong sense of place.

As a part of the historic Bathhouse Row, the Ozark Bathhouse remains in its historic context. Its history has been discussed at length in other sections of this report. The design of the exterior has been altered very little since its original construction, and the same is true of the other structures on Bathhouse Row. This fact contributes greatly to the ability of the Ozark to successfully convey a sense of history.

Determining whether or not remaining building fabric still conveys the intent of the original architectural design requires a closer look. The exterior, as mentioned above, has seen few changes. An early change, and probably the most significant, was the creation of a Sun Parlor by enclosing the porch with glass. This occurred in 1927. A second important change was the addition of metal awnings to façade windows in 1940. A third alteration occurred when massage rooms were added at the north and south ends of the facade's first floor, in

1941. At this time, the square corners of the exterior walls were rounded to give the building a more Art Moderne look. As all changes occurred within the period of significance, they contribute to the sense of history and design.

Original specifications for the Ozark, describing interior materials, are not available, but records do indicate all requests for changes to the interior. The only changes prior to 1941 were for repainting with the same colors and plaster repair. In 1941, both ends of the sun porch were altered to become new massage rooms, which undoubtedly affected some of the original materials. Specifications for these new rooms indicated the additions were to blend with original portions of the bathhouse. This included matching existing 3/4" white hexagonal ceramic floor tile and the base of 6" x 6"white glazed tile with cove bottom and round top. In the 1950s, requests for change in the color scheme were approved, as was a change in lighting, which brought in fluorescent lighting to the women's bath hall and cooling room and to the lobby. Additional changes included changes in bathing equipment, replastering in the men's bath hall, new electrical conduit, further replacement of light fixtures, and installation of acoustical ceiling tile in some areas. In 1956, the ladies' upstairs dressing room received a complete overhaul. No further known changes of significance to original materials took place until after the bathhouse was closed to the public. Maintenance projects have been carried out by the National Park Service beginning in the 1980s, and these projects have disrupted some original materials.

Chamberlin Architects completed a Schematic Design study in June 2003 in order to determine the amount of historic building fabric that remains from the period of significance, Spaces designated as Distinguished Historic Interior Spaces are the lobby, the men's bath hall, and second floor men's dressing room. The remainder of the first and second floors is historically significant at some level. Materials remaining in the lobby are the colored floor tile with marble border and original counter and mirrors. Other areas have retained the white hexagonal floor tile and many original doors. Windows are also largely unaltered. Even with the amount of deterioration present in the interior, what remains within the largely unaltered spaces conveys a sense of the original architectural design. Thus the importance of the remaining historic fabric is a consideration in making preservation treatment decisions.

II - TREATMENT AND USE

A - ULTIMATE TREATMENT AND USE

This narrative discusses and analyses the ultimate treatment and use of the Ozark Bathhouse as defined by the *General Manage Plan/Development Concept Plan* for Hot Springs National Park and as proposed in the documents prepared for *Schematic Design / Hot Springs National Park / Hot Springs, Arkansas / HOSP-056091C / Phase C* dated June 23, 2003 by Chamberlin Architects. Recommended treatment in general is to preserve the extant historic materials and features, and not to restore missing features except in identified primary historic areas and then only when sufficient documentation exists to accurately reconstruct the missing feature.

The Ozark Bathhouse rehabilitation will consist of shell and core rehabilitation for historic lease or concession contract with final finish by lessee. The *General Manage Plan/Development Concept Plan* for Hot Springs National Park provides for the six vacant bathhouses – Superior, Hale, Maurice, Quapaw, Ozark and Lamar – to be offered for private adaptive use under leases, concession contracts, or other means.

The typical level of finish will be painted plaster or gypsum wallboard walls, suspended acoustic tile ceilings and carpeted floors. Historic walls and ceilings will be left and rehabilitated when possible.

Three Rehabilitation Zones were established to define the level of rehabilitation treatment and each space in the bathhouse was assigned to one of the three zones. The three zones are:

DESIGNATION	DESCRIPTION	TREATMENT
1) PRIMARY HISTORIC AREA	These areas include the most historically significant rooms in the lease space as identified in the BATHHOUSE ROW ADAPTIVE USE PROGRAM - TECHNICAL REPORTS dated June 1985.	• Historic finishes and fixtures will be repaired or replaced to match as closely as possible the remaining historic fabric and historic photographs. • Historic luminaires currently in storage will be reinstalled and copied if necessary. • Every effort will be made to conceal ductwork, conduits, piping and fire sprinkler systems. • New MEP components, grilles, outlets, etc, will be sensitively fit into the historic fabric.

2) Secondary Historic Area	These are the remaining historic spaces and in addition include the stairs, corridors, restrooms and other "core" spaces that may be added to meet code, accessibility and service.	• They will be finished with historic mouldings, walls, floors and ceilings (including skylights where present) to match remaining historic fabric. • Missing historic finishes will be reconstructed if sufficient data exists but historic bathhouse fixtures, such as water closets, partitions and sinks will be removed. Selected character defining features may be retained. • New areas or areas where no historic fabric remains will be finished to harmonize with the historic building but will not include false historic features. • Ductwork, conduits or fire sprinkler systems will be concealed when reasonable.
3) Tertiary Historic Area	These are primarily basement areas that are subject to hot springs seeps and occasional flooding and attic areas not typically accessed.	• These will be cleaned, stabilized and finished to a utility level.

Historic Spaces

The Bathhouse Row Adaptive Use Program Technical Report on the Ozark Bathhouse identifies several areas as being Distinguishing Historic Interior Space. This includes the Lobby, the Men's Bath Hall, and the second floor Men's Dressing Room. The Lobby and stair core will be rehabilitated. Historic finishes and fixtures will be repaired. If a high level of documentation exists, missing fixtures will be replicated. Otherwise, distinct but compatible fixtures will be installed. The remaining designated historic spaces will also be rehabilitated with historic mouldings, walls and ceilings finished to match the remaining historic fabric. Missing historic finishes in these areas will be reconstructed if enough information is available or can be inferred from remaining historic fabric. Historic bathhouse fixtures will be removed and stored to allow the space to be adapted to other uses.

PROGRAM

The program for the Ozark Bathhouse is undetermined at this time. This study includes a limited look at the primary potential uses. The building was analyzed for four different occupancy groups; A-2, A-3, B and M, which would accommodate most anticipated uses for the building. The following is an abbreviated list of the uses the selected occupancy groups include:

Group A2: Restaurants, bars, banquet halls, nightclubs.

Group A3: Art galleries, museums, community hall, dance halls, indoor swimming pools, lecture halls, libraries, etc.

Group B: Banks, outpatient clinic, civic administration, educational above 12th grade, data processing, professional services.

Group M: Retail or wholesale stores, drug stores, markets, sales rooms.

Additional occupancy groups may be accommodated upon further analysis by the lessee.

B - REQUIREMENTS FOR TREATMENT

This section outlines applicable laws, regulations and functional requirements. Specific attention is given to issues of human safety, fire protection, energy conservation, abatement of hazardous materials, and handicapped accessibility.

CODES

The development of the ultimate treatment use recommendations were prepared in conformance with applicable codes and NPS policies including: the *2000 International Building Code*, the *2001 NFPA 914 Code for Fire Protection of Historic Structures*, NPS Director's Order 28 *Cultural Resource Management Guidelines*, and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

LIFE SAFETY

The *2000 International Building Code* (IBC), fifth printing, and IBC Chapter 34 *Existing Structures* Section 3409 *Compliance Alternatives* were used to analysis the bathhouse for code compliance. The provisions of Section 3409 are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, alteration, addition and change of occupancy without requiring full compliance with other sections of the IBC. Points are determined for 18 different Safety Parameters for three categories; Fire Safety, Means of Egress, and General Safety. Points are added to determine a Safety Score for each category. A mandatory safety score is subtracted from the building score for each category. Where the final score for any category equals zero or more, the building is in compliance with the requirements of this section. Refer to the Code Summary Sheet and Notes in the appendix for the tabulation of the results.

The existing interior stairs, a primary historic area, do not meet code for enclosure or separation on the second floor. Other life safety features can be incorporated to offset this deficiency using the Section 3409 *Compliance Alternatives*. Therefore the historic stairs can remain and a second exit from the second floor is not required. Smoke detectors will be installed throughout all floor areas. A fire command station will be added with an emergency voice/alarm communications system. And a fire protection system will be added throughout the building. These modifications will bring the bathhouse into compliance for occupancies B and M. Several options exist to bring the Ozark into compliance for other occupancy groups, but these would have to be reevaluated with a specific lessee to determine the most effective way to meet code requirements.

A second means of egress must also be added to the first floor. Refer to the Alternatives for Treatment section for further discussion of exiting alternatives

Fire Protection

The building is not currently protected by an automatic sprinkler system and an automatic sprinkler system is not required for this building type and occupancy by the *2000 International Building Code*. The Reference Manual to Director's Orders 50B and 58 require buildings undergoing renovation to be equipped with an automatic sprinkler system. Also an automatic sprinkler system was used as part of the Chapter 34 compliance analysis to achieve the mandatory safety score. Therefore, the building will be fully sprinkled with a new wet sprinkler system designed to light hazard per NFPA. The new fire main will tee off of the existing 6" building main. A new fire entry assembly with a double check backflow preventer will be located in the basement. The Fire Department connection will be a freestanding assembly located in a suitable, culturally sensitive location. Sprinkler piping will be concealed where possible in new construction or where reasonable to do so; otherwise piping will be exposed.

For further discussion refer to the Ozark Bathhouse Mechanical Systems analysis in the appendix.

Hazardous Material

The Park has initiated a program of hazardous material abatement and partial stabilization of the building envelope. National Park Service anticipates completion of this phase in late autumn of 2005.

Accessibility

It is the National Park Service's policy to provide persons with disabilities the highest feasible level of physical access to historic properties that is reasonable and consistent with the preservation of each property's significant historical features. Alternatives were studied, in light of this policy, to find a location for elevator access to the second floor with the least impact on the historic fabric of the building while leaving as much flexibility as possible for development of the remaining space as office. Refer to the Alternatives for Treatment section for further discussion of elevator alternatives. Given that the tenant and use for the building are undetermined, the exact function of the elevator could not be identified and that a different preferred solution might be reached with a specific tenant.

Structural

The building construction is load-bearing, stuccoed-masonry exterior walls; load-bearing, plaster-masonry (brick and clay tile) interior walls with concrete columns; and concrete pans with flat slabs.

In the Summer and Autumn of 2002 the Midwest Regional office contracted Schemmer Associates to provide Phase A design for all six (6) bathhouses to structurally and environmentally stabilize them. This work would stabilize the buildings but would not make

them suitable for occupation. In September of 2003, the Midwest region awarded a contract to implement Schemmer's design for all six (6) bathhouses, including the Ozark Bathhouse. The work scope includes heating and cooling system components to a stabilization level for all six buildings. The National Park Service anticipates completion of this phase the autumn of 2004.

For further information on the structural systems, refer to Ozark Bathhouse Structural Systems analysis in the appendix and to the Phase A Stabilization documents prepared by The Schemmer Associates.

MECHANICAL AND ELECTRICAL

Refer to Ozark Bathhouse Mechanical Systems and Ozark Bathhouse Electrical Systems analyses in the appendix.

C - ALTERNATIVES FOR TREATMENT

This section presents and evaluates alternative approaches to realization of the ultimate treatment. Alternatives are presented in both text and graphic form. Analysis addresses the adequacy of each solution in terms of impact on historic materials, effect on historic character, compliance with NPS policy, and other management objectives. The section concludes with elaboration on the recommended course of action and specific recommendations for preservation treatments.

A study was done which concentrated on the alternative ways of meeting accessibility and egress requirements as they relate to exits, stairs and elevators. The complete study is contained in *Value Analysis Report, Hot Springs National Park, Lamar, Ozark and Quapaw Bathhouse* by Chamberlin Architects dated April 28, 2003. A summary of this report follows.

Code criteria used to date is limited to IBC 2000, fifth printing. Further analysis will be performed with NFPA 101 and 914, UFAS and ADA. NPS policies requiring elevators to all floors in NPS occupied buildings, fire sprinklers and smoke detection systems will be accepted as criteria even if not required by code.

Relative to only the stairs, elevators, and exits, the buildings do not currently meet the code for the following reasons:

1. The three west lobby doors do not meet separation requirements for the first floor.
2. Two stairs exist from the upper level but they do not meet the separation or enclosure requirements. Only one exit is required from the second floor if the exit travel does not exceed 100' in Group B occupancy.
3. The second floor is not accessible as required by some uses. Most uses are exempt from this requirement under the ADA and IBC because the floor area is less than 3,000 sf.

There are two exit separation rules in Chapter 10 of the IBC. The first is a minimum 30' separation between any point of an exit enclosure (1004.2.2.1 exception 1) and the second is that with fire sprinklers the exits or exit access doorways shall not exceed 1/3 of the diagonal dimension of the area served (1002.2.2.1 exception 2). It is not clear that the first rule applies to non-enclosed stairs. Nor is it clear at what point a measurement is taken in a non-enclosed stair relative to the second rule. Is it taken at the top riser, bottom riser, closest edge of riser or center of riser somewhere else?

Compliance with Chapter 34 is an alternative to full compliance with Chapters 2 through 33 (including Chapter 10) per 3409.1. It specifies a point system to be used to evaluate:

1. Fire Safety
2. Means of Egress
3. General Safety

The number of points required and the number of points available vary based on the occupancy and category of the safety parameters to be included (see appendix). Chapter 34 allows the use of existing exits that do not meet the separation requirement and also to leave both stairways open where Chapter 10 would require one of them to be enclosed.

ALTERNATIVES

Several alternatives were studied for second exit locations, stair options and elevator locations. Refer to Value Analysis Report for more detail. The alternatives are as follows:

EXIT LOCATION

Three exit locations were considered one to the north and two to the south. The easternmost south exit (exit 2) was eliminated from consideration because it would require significant redesign of the boiler as envisioned in the Phase A/B bid package. Further, it did not offer any apparent advantage over exit 3.

STAIRS

A second exit is not required from the second floor unless this area is used as an assembly occupancy. Since the floor load capacity would be exceeded with an assembly occupancy we have not considered a third stair.

ELEVATORS

Six elevator locations were considered. Elevator 3 was eliminated because it disrupted the historic lobby and impacted the Men's Dressing Room on the second floor. Elevator 5 takes advantage of the existing skylight roof penetration saving structural expense, but it was eliminated due to its impact on the first floor Women's Dressing Area and the large enclosure addition required on the second floor. Elevator 6 was eliminated because it blocked windows on both floors.

PREFERRED ALTERNATIVE

The study includes the following elevator/exit pairings:

1. Elevator 2 with exit 1
2. Elevator 1 with exit 3
3. Elevator 4 with exit 3

ELEVATOR 2 WITH EXIT 1	
Advantages	Disadvantages
Exit Hall is defined by existing walls Avoids Mechanical Room Relatively clean structurally No 2nd floor enclosure required	Conflict with basement stair Divides north shell space Need to move duct Takes up second floor space Elevator access required

ELEVATOR 1 WITH EXIT 3	
Advantages	Disadvantages
Exit 3 does not conflict with basement stair Does not divide shell space Exit 3 works well onsite Exit and elevator are close Allows maximum leasable space on 2nd floor Existing toilets can remain such on 2nd floor Opens to hall	Need to shift AHU Structure more complicated Roof enclosure required

ELEVATOR 4 WITH EXIT 3	
Advantages	Disadvantages
Exit 3 does not conflict with basement stair Does not divide shell space Exist three works well onsite Relatively clean structurally No 2nd floor enclosure required	Elevator & exit are separated Need to shift AHU Elevator access required

A Choosing by Advantages analysis was done on the three stair alternatives. Factors incorporated into the analysis were:

1. Access to Existing Adjacent Business.
2. Impact to Exterior Historic Landscape.
3. Retain Historical Use.
4. Alteration to Exterior of Building.
5. Amount of Usable/Leasable Space.
6. Ease of Maintenance.
7. Retain Historic Fabric.

The analysis concluded that alternative 2, elevator 1 with exit 3, offered the greatest advantage for the amount of money spent. But given that the bathhouse is planned to be leased to a private lessee or concessionaire, the exact function of the elevator could not be identified. Should a potential lessee require something different from the elevator than the alternative selected by this process, priority should be given to working out a preferred

solution with them at that time. Therefore it is proposed that no elevator be added to the bathhouse at this time and that the preferred location be identified for a future elevator if or when it becomes necessary for access to the second floor as a result of lessee program requirements. For the complete analysis refer to *Stairs and Elevator Locations Lamar, Ozark and Quapaw Bathhouses at Hot Springs National Park – Value Analysis and Choosing by Advantages Sudies May 6-7, 2003* prepared by URS Corporation.

D - CULTURAL LANDSCAPE ASSESSMENT

PHYSICAL EVOLUTION OF PROJECT AREA (OZARK BATHHOUSE)

Early Use of the Hot Springs, Pre-1804

Early human use of the area is known to extend back nearly10,000 years. However, Native American use had no lasting effect on the Hot Springs Creek Valley. The first European incursions into the area probably occurred in the eighteenth century, but also had little impact.

Exploration and Early Settlement, 1804-1870

Shortly after the beginning of the 19th century immigrants began to settle around the springs, building cabins for lodging that served the adventuresome and the sick who came to bathe. By 1860 the tiny settlement had grown to a respectable village with a number of hotels and bathhouses. During the Civil War, raiders burned most of the City's buildings. However, former inhabitants returned after the war to rebuild the town whose population was swelled by sick and wounded war veterans who came to bathe in the springs. Unfortunately, little information from this period can be related to the area directly surrounding the bathhouse.

Emergence of the Spa and the Reservation, 1870-1892

By the 1870's the area was becoming a spa resort, with many buildings stretched in a linear north-south pattern along Hot Springs Creek. An 1876 government commission formed to resolve the area's land-disputes formally laid out the town of Hot Springs, condemned buildings on government land and outlined the basic shape of the landscape as we know it today. As a result, Bathhouse Row evolved from a jumble of buildings – some built directly over Hot Springs Creek for easy drainage of their baths – to an ordered, more formal arrangement.

The Hot Springs Creek Arch was constructed in 1884-1886 when the U.S. Army Corps of Engineers walled over the creek with a rocky masonry arch/culvert. This provided level topography on which to develop a formal landscape and promenade in front of the bathhouses. A Victorian-style bathhouse – built in 1880 on the site of the former Weir and George bathhouse – occupied Ozark's site prior to the current building's construction. Despite improvements, bathhouses still used an antiquated system of individual cooling tanks and above-ground pipes to collect and manipulate hot spring water.

Development of the Reservation, 1892-1897

Between 1892 and 1897 a massive beautification program was undertaken for the Hot Springs Reservation. Secretary of the Interior John Noble wanted to heighten the natural mountainside scenery with development of a decorative park behind the bathhouses. Bathhouse Row itself was transformed into a formal landscape containing a main walk, rest areas, drinking fountains and shrubbery. A double row of trees (probably elms) was planted in the lawn area in front of the bathhouse, along with a Kentucky bluegrass and clover lawn. The above-ground network of pipes was removed and the old wooden cooling tanks replaced by more decorative ones.

Frederick Law Olmsted's landscape architecture firm was chosen to prepare a design for Bathhouse Row, the main feature of which was a Spanish-style arcade covering a broad level promenade in front of the bathhouses. However, Secretary Noble rejected this plan because he felt the design would create an unnecessary barrier between the city and the bathhouses, and would block the sun during cooler months. Instead, Noble selected Army Lieutenant Robert Stevens to complete a formal landscape plan that was implemented in later periods.

Creation of the Premier American Spa, 1897-1922

Despite extensive improvements during the 1880s and 1890s, the Hot Springs bathing facilities had become shabby, dirty and inadequate for the turn of the century. In 1910, following an inspection of the bathhouses that revealed filthy conditions, the Secretary outlined a new Department policy: there were to be no lease renewals unless the applicants agreed to build new, sanitary, modern buildings. Existing buildings were systematically razed over the next 12 years, and most replaced with new structures.

In 1916 Stephen Mather hired noted landscape architect Jens Jensen from Chicago to lay out Reservation plantings – in particular colorful raised beds composed of thousands of spring-flowering bulbs. However, the locations of these bulbs were not documented. Jensen probably also laid out new electric lighting along the Magnolia promenade, which increased use of the area into the evening hours.



Figure CLA-1: Photograph of first Ozark bathhouse during the 1890s. Note the tree rows planted on either side of the sidewalk (HOSP Archives).

An elaborate comprehensive plan was prepared in 1917 by Little Rock architects George R. Mann and Eugene John Stern. They visualized a row of Spanish Renaissance Revival style bathhouses set among formal concert and upper gardens with secluded space, massed shrubbery, vine-covered buildings and trees all around. Although this plan was never implemented due to its high cost, the men's and women's comfort stations that flank Ozark were built and the plan influenced subsequent planning on a subtle level.

The Reservation Becomes a National Park, 1922-1947

The new Ozark bathhouse opened in 1923, constructed in Spanish Colonial Revival style. The new building occupied a much larger portion of the site than the former buildings, and was partially built into the hillside. Plantings remained formal, with a row of Winged elm trees (Ulmus alata) in front of the building and beds of deciduous shrubs and flowers at the base of the building.

Decline and Resurgence of Bathhouse Row, 1947 – Present

Most of the bathhouses on Bathhouse row closed amid declining business following World War II. The concessioner using the Ozark bathhouse went out of business in 1985. After this date, landscape-related activities at the bathhouse focused on maintenance of existing facilities. Plantings were altered significantly during this period, and benches were removed from the Magnolia Promenade. During the late 1980s, trees flanking the bathhouse entry were removed and most of the foundation plantings were removed around 2000. Separation of the public promenade from the more private bathhouse fronts disappeared as a result.

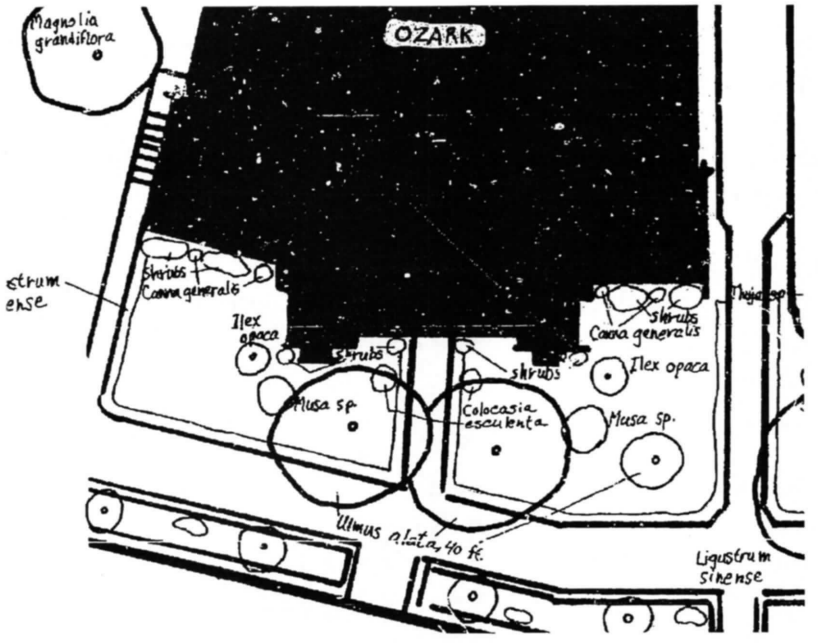


Figure CLA-2: Probable planting layout during the 1930s. (TIC item 20028).

CHRONOLOGY OF DEVELOPMENT AND USE

EARLY USE OF THE HOT SPRINGS, PRE-1804

- No Relevant or Surviving Features

EXPLORATION AND EARLY SETTLEMENT, 1804-1870

- No Relevant or Surviving Features

EMERGENCE OF THE SPA AND THE RESERVATION, 1870-1892

	Landscape Feature	*Contributing*
Spatial Organization		
Creek/Western Orientation	Bathhouse oriented to Hot Springs Creek, which after construction of the Creek Arch became the front lawn and Magnolia Promenade	Contributing
Linear Organization	Unified linear space in front of and including Victorian bathhouses	Contributing
Topographical Constraint	Rear of bathhouse bounded by hillside	Contributing
Circulation		
Main Access	Convenient bathhouse access through central main entrance and sidewalk from Magnolia Promenade	Contributing
Service Access	No formally designated access to sides/back of bathhouse	Contributing
Topography		
Level Front Area	Linear, level strip of land in front of bathhouses created by enclosing Hot Springs Creek in a masonry arch	Contributing
Mountainside Cut	Slope behind bathhouse cut into to provide space for constructing bathhouse	Contributing
Land Use Practices and Resulting Patterns		
Recreation	Landscape around bathhouse provided a link in the setting for passive recreation (ie walking, etc.)	Contributing
Views and Vistas		
Architecture	Building façades were the dominant view, reinforced by foreground of lawn and vegetation that didn't obstruct view	Contributing

	Landscape Feature	*Contributing*
Vegetation		
Lawn	Creek Arch provided level ground plane in front of bathhouses, which was planted with Kentucky bluegrass and clover	Contributing
Buildings and Structures		
Bathhouses	Victorian-style Ozark bathhouse occupies site (built 1888)	Missing
Facade	Building facade limited views and established strong vertical edge. They also defined a more Victorian style for landscape planting	Missing
Creek Arch	Creek Arch provided level ground plane in front of bathhouses, and enabled a larger building footprint	Contributing
Retaining Walls	Retaining walls behind and adjacent to bathhouse allowed a larger building footprint	Contributing
Water Features		
None	No constructed water features within the landscape area of the bathhouse during this period	
Small Scale Features		
None	No small scale features within the landscape area of the bathhouse during this period	
Connection between Building and Landscape		
Bathhouse Main Entrance	Sidewalk connecting the Magnolia Promenade and the building entrance provided the main connection between the building and landscape. The original bathhouse's sidewalk was much narrower than the current one	Missing

DEVELOPMENT OF THE RESERVATION, 1892-1897

	Landscape Feature	*Contributing*
Spatial Organization		
Western Orientation	Bathhouse originally oriented to Hot Springs Creek, which after construction of the Creek Arch became the front lawn and Magnolia Promenade	Contributing
Linear Organization	Unified linear space in front of and including Victorian bathhouses	Contributing
Topographical Constraint	Rear of bathhouse bounded by hillside	Contributing
Circulation		
Main Access	Convenient bathhouse access through central main entrance and sidewalk from Magnolia Promenade	Contributing
Service Access	No formally designated access to sides/back of bathhouse	Contributing
Topography		
Level Front Area	Linear, level strip of land in front of bathhouses created by enclosing Hot Springs Creek in a masonry arch	Contributing
Mountainside Cut	Slope behind bathhouse cut into to provide space for constructing bathhouse	Contributing
Land Use Practices and Resulting Patterns		
Recreation	Landscape around bathhouse provided a link in the setting for passive recreation (ie walking, etc.)	Contributing
Views and Vistas		
Architecture	Building façades were the dominant view, reinforced by foreground of lawn and vegetation that didn't obstruct view	Contributing
Vegetation		
Victorian-Style Plantings	Plantings were Victorian-style, with a double row of trees set in lawn, with interspersed shrubs and possibly circular flowerbeds – although this was not well documented. Vegetation was generally exotic, as opposed to native	Missing
Lawn	Creek Arch provided level ground plane in front of bathhouses, which was planted with Kentucky bluegrass and clover	Contributing

	Landscape Feature	*Contributing*
Tree-row	Trees (probably elms) along sidewalk planted to form arched canopy	Missing
Buildings and Structures		
Bathhouses	Victorian-style Ozark bathhouse occupies site (built 1880)	Missing
Façade	Building façade limited views and established strong vertical edge. It also defined a Victorian style for landscape planting	Missing
Creek Arch	Creek Arch provided level ground plane in front of bathhouses, and enabled a larger building footprint	Contributing
Retaining Walls	Retaining walls behind and adjacent to bathhouse allowed a larger building footprint	Contributing
Water Features		
None	No constructed water features within the landscape area of the bathhouse during this period	
Small Scale Features*		
Street Lamps	By 1897, four iron gas street lamps had been installed along the front of Bathhouse Row	Contributing
Connection between Building and Landscape		
Bathhouse Main Entrance	Sidewalk connecting the Magnolia Promenade and the building entrance provided the main connection between the building and landscape. The original bathhouse's sidewalks was much narrower than the current one	Missing

**Although two sources (Burt and Young 1998; EDAW 1998) list 50 rustic benches as being added to Bathhouse Row in 1896, a review of photographs for the following 30 years yields no evidence of them. If they existed, this number of benches in front of only 6 bathhouses should be easily seen. More likely, they were placed elsewhere on the reservation for pedestrian circulation development.*

	Landscape Feature	*Contributing*
Spatial Organization		
Western Orientation	Bathhouse originally oriented to Hot Springs Creek, which after construction of the Creek Arch became the front lawn and Magnolia Promenade	Contributing
Linear Organization	Unified linear space in front of and including Victorian bathhouses	Contributing
Topographical Constraint	Rear of bathhouse bounded by hillside	Contributing
Circulation		
Main Access	Convenient bathhouse access through central main entrance and sidewalk from Magnolia Promenade	Contributing
Service Access	No formally designated access to sides/back of bathhouse	Contributing
Topography		
Level Front Area	Linear, level strip of land in front of bathhouses created by enclosing Hot Springs Creek in a masonry arch	Contributing
Mountainside Cut	Slope behind bathhouse cut into to provide space for constructing bathhouse	Contributing
Land Use Practices and Resulting Patterns		
Recreation	Landscape around bathhouse provided a link in the setting for passive recreation (ie walking, etc.)	Contributing
Views and Vistas		
Architecture	Building façades were the dominant view, reinforced by foreground of lawn and vegetation that didn't obstruct view	Contributing
Vegetation		
Victorian-Style Plantings	Plantings were Victorian-style, with a double row of trees set in lawn and interspersed shrubs. Vegetation was generally exotic, as opposed to native	Missing
Lawn	Creek Arch provided level ground plane in front of bathhouses, which was planted with Kentucky bluegrass and clover	Contributing
Tree-row	Trees (probably elms) along sidewalk planted to form arched canopy	Missing

CREATION OF THE PREMIER AMERICAN SPA, 1897-1922 (CONTINUED)

	Landscape Feature	*Contributing*
Border Hedge	Low hedge – probably Chinese privet – divided lawn into compartments to imply a separate space dedicated to each bathhouse while also unifying the row of bathhouses	Missing
Foundation Plantings	Plants were placed along the base of the bathhouse to soften and conceal its foundation – in this case unidentified shrubs and Canna (Canna generalis)	Missing
Raised Beds	Raised beds with flowers and flowering bulbs (tulip, hyacinth and narcissus) are referenced in research materials. However, their location is unknown	Missing
Buildings and Structures		
Bathhouses	Victorian-style Ozark bathhouse occupies site (built 1880)	Missing
Façade	Building façade limited views and established strong vertical edge. It also defined a Victorian style for landscape planting	Missing
Creek Arch	Creek Arch provided level ground plane in front of bathhouses, and enabled a larger building footprint	Contributing
Retaining Walls	Retaining walls behind and adjacent to bathhouse allowed a larger building footprint	Contributing
Water Features		
None	No constructed water features within the landscape area of the bathhouse during this period	
Small Scale Features*		
Street Lamps	Incandescent lights began to replace the older gas street lamps after 1897. In 1914, 15 ornamental electric light standards (five-cluster globe-type) street lamps were installed in front of the bathhouse to light the Magnolia Promenade. These replaced the previous light poles	Contributing

	Landscape Feature	*Contributing*
Connection between Building and Landscape		
Bathhouse Main Entrance	Sidewalk connecting the Magnolia Promenade and the building entrance provided the main connection between the building and landscape. The original bathhouse's sidewalk was much narrower than the current sidewalk	Missing

**Although two sources (Burt and Young 1998; EDAW 1998) list 50 rustic benches as being added to Bathhouse Row in 1896, a review of photographs for the following 30 years yields no evidence of them. If they existed, this number of benches in front of only 6 bathhouses should be easily seen. More likely, they were placed elsewhere on the reservation for pedestrian circulation development.*

THE RESERVATION BECOMES A NATIONAL PARK, 1922-1947

	Landscape Feature	*Contributing*
Spatial Organization		
Western Orientation	Bathhouse originally oriented to Hot Springs Creek, which after construction of the Creek Arch became the front lawn and Magnolia Promenade	Contributing
Linear Organization	Unified linear space in front of and including newly built bathhouses	Contributing
Topographical Constraint	Rear of bathhouse bounded by hillside	Contributing
Circulation		
Main Access	Convenient bathhouse access through central main entrance and sidewalk from Magnolia Promenade	Contributing
Service Access	Concrete sidewalks provide service access from the Magnolia Promenade to the building's basement	Contributing
Topography		
Level Front Area	Linear, level strip of land in front of bathhouses created by Hot Springs Creek arch in 1880s	Contributing
Mountainside Cut	Slope behind bathhouse cut into to provide space for constructing bathhouse	Contributing
Land Use Practices and Resulting Patterns		
Recreation	Landscape around bathhouse provided a link in the setting for passive recreation (ie walking, etc.)	Contributing
Views and Vistas		
Architecture	Building façades were the dominant view, reinforced by foreground of lawn and vegetation that didn't obstruct view	Contributing
Vegetation		
Lawn	Creek Arch provided level ground plane in front of bathhouses, which was planted with Kentucky bluegrass and clover	Contributing
Trees at Entrance	Trees (probably elms) flanked the main entrance to the bathhouse from the Magnolia Promenade	Missing

	Landscape Feature	*Contributing*
Border Hedge	Low hedge – probably Chinese privet – divided lawn into compartments to imply a separate space dedicated to each bathhouse while also unifying the row of bathhouses	Missing
Plantings	Landscape plantings at the bathhouse remained Victorian in nature, with many speciman shrubs surrounded by lawn. A modest foundation planting of shrubs and Canna was included	Missing
Raised Beds	Raised beds with flowers and flowering bulbs (tulip, hyacinth and narcissus) are referenced in research materials. However, their location is unknown	Missing
Buildings and Structures		
Bathhouses	Ozark bathhouse constructed in Spanish Colonial Revival style (1922)	Contributing
Façade	Building façade limited views and established strong vertical edge. It also defined a style for landscape planting	Missing
Creek Arch	Creek Arch remained in place from the 1880s, which provided level ground plane in front of bathhouses, and enabled a larger building footprint	Contributing
Retaining Walls	Retaining walls behind and adjacent to bathhouse allowed a larger building footprint	Contributing
Comfort Station	Men's comfort station constructed to the north of Ozark (1923)	Contributing
Water Features		
None	No constructed water features within the landscape area of the bathhouse during this period	
Small Scale Features*		
Street Lamps	Beginning in 1914, five-cluster globe-type street lamps were installed in front of the bathhouses to light the Magnolia Promenade. These numbered 20 by 1929.	Contributing

	Landscape Feature	*Contributing*
Signs on Bathhouse	Up until the 1930s the role of signs along Bathhouse Row was to identify bathhouses and advertise their facilities. This includes "Ozark" sign above the main entrance	Contributing
Sprinkler System	The first sprinkler system for the lawns was installed in 1928. It has since been replaced with newer components.	Missing
Connection between Building and Landscape		
Bathhouse Main Entrance	Sidewalk and ramp connecting the Magnolia Promenade and the building entrance provides the main connection between the building and landscape	Contributing

**Although two sources (Burt and Young 1998; EDAW 1998) list 50 rustic benches as being added to Bathhouse Row in 1896, a review of photographs for the following 30 years yields no evidence of them. If they existed, this number of benches in front of only 6 bathhouses should be easily seen. More likely, they were placed elsewhere on the reservation for pedestrian circulation development.*

	Landscape Feature	*Contributing*
Spatial Organization		
Western Orientation	Bathhouse originally oriented to Hot Springs Creek, which after construction of the Creek Arch became the front lawn and Magnolia Promenade	Contributing
Linear Organization	Unified linear space in front of and including bathhouses	Contributing
Topographical Constraint	Rear of bathhouse bounded by hillside	Contributing
Circulation		
Main Access	Convenient bathhouse access through central main entrance and sidewalk from Magnolia Promenade	Contributing
Service Access	Concrete sidewalks provide service access from the Magnolia Promenade to the building's basement	Contributing
Topography		
Level Front Area	Linear, level strip of land in front of bathhouses created by Hot Springs arch in 1880s	Contributing
Mountainside Cut	Slope behind bathhouse cut into to provide space for constructing bathhouse	Contributing
Land Use Practices and Resulting Patterns		
Recreation	Landscape around bathhouse provided a link in the setting for passive recreation (ie walking, etc.)	Contributing
Views and Vistas		
Architecture	Building façades were the dominant view, reinforced by foreground of lawn and vegetation that didn't obstruct view	Contributing
Vegetation		
Lawn	Level ground plane in front of bathhouse continued to have turf-lawn of Kentucky bluegrass and clover	Contributing
Border Hedge	Low hedge – originally Chinese privet, and now Chinese holly – divided lawn into compartments to imply a separate space dedicated to each bathhouse while also unifying the row of bathhouses	Contributing

DECLINE AND RESURGENCE OF BATHHOUSE ROW, 1947 – 2003 (CONTINUED)

	Landscape Feature	*Contributing*
Foundation Plantings	Plants were placed along the base of the bathhouse to soften and conceal its foundation	Missing
Holly Tree-Row	Winged elms in front of the bathhouse were replaced with American Hollies in the 1950's. They were considered to be inappropriate historically, and removed sometime in the 1990s. This change revealed the entire building façade to passers-by, and eliminated the separation of public/private space of the Magnolia Promenade and front bathhouse lawn	Missing
Buildings and Structures		
Bathhouses	Ozark bathhouse constructed in Spanish Colonial Revival style (1922)	Contributing
Façade	Building façade limited views and established strong vertical edge. It also defined a style for landscape planting	Contributing
Creek Arch	Creek Arch remained in place from the 1880s, which provided level ground plane in front of bathhouses, and enabled a larger building footprint	Contributing
Retaining Walls	Retaining walls behind and adjacent to bathhouse allowed a larger building footprint	Contributing
Comfort Station	Men's comfort station constructed to the north of Ozark (1923)	Contributing
Water Features		
None	No constructed water features within the landscape area of the bathhouse during this period	
Small Scale Features*		
Street Lamps	Beginning in 1914, five-cluster globe-type street lamps were installed in front of the bathhouses to light the Magnolia Promenade, and are still in place	Contributing

**Although two sources (Burt and Young 1998; EDAW 1998) list 50 rustic benches as being added to Bathhouse Row in 1896, a review of photographs for the following 30 years yields no evidence of them. If they existed, this number of benches in front of only 6 bathhouses should be easily seen. More likely, they were placed elsewhere on the reservation for pedestrian circulation development.*

DECLINE AND RESURGENCE OF BATHHOUSE ROW, 1947 – 2003 (CONTINUED)

	Landscape Feature	*Contributing*
Signs on Bathhouse	Up until the 1930s the role of signs along Bathhouse Row was to identify bathhouses and advertise their facilities. This includes "Ozark Bathhouse" sign above the main entrance	Contributing
Signs - Other	Modern identification, directional and interpretive signs in front of Ozark do not detract from the landscape's historic character, but are not considered contributing. These include a restroom sign and the interpretive sign in front of the bathhouse	Non-Contributing
Trash Receptacles	Trash receptacles have been recently added along the sidewalk, but do not distract from the historic landscape	Non-Contributing
Sprinkler System	The current sprinkler system is a replacement of the original	Non-Contributing
Utility Covers	Utility manhole covers, outlets and electrical facilities in lawn area are mostly recent additions, and do not detract from the overall historic landscape	Non-Contributing
Connection between Building and Landscape		
Bathhouse Main Entrance	Sidewalk and ramp connecting the Magnolia Promenade and the building entrance provides the main connection between the building and landscape	Contributing
Auxiliary Access	North and south sidewalks/basement stairs provide convenient service access	Contributing

EVALUATION OF INTEGRITY

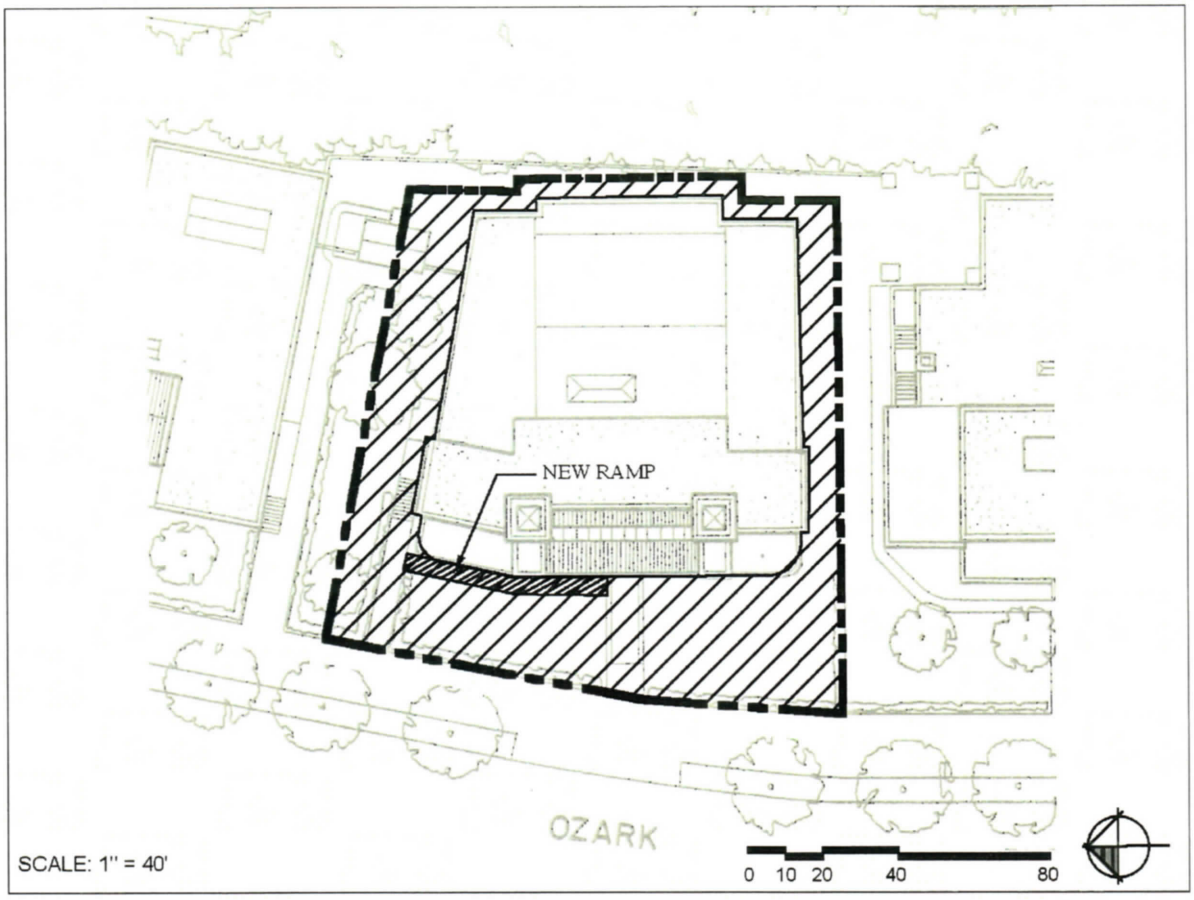
Overall, landscape characteristics of the Ozark bathhouse have retained their essential historic character. However, certain aspects have been altered somewhat reducing the landscape's integrity.

The bathhouse and its positioning in the landscape, the manner in which it is accessed, the topography both in front of and behind the bathhouse, the circulation system's role in passive recreation, the size and scale of the front lawn, and the dominant view of the bathhouse from the landscape are essentially unchanged from the historic period. Furthermore, architectural features such as the bathhouse facade, comfort stations, the Creek Arch and retaining walls have been essentially unaltered since built, and have a high degree of integrity within themselves. Important small-scale features, such as street lamps and building signs date from the historic period. More recent additions of signs, benches and trash receptacles do not detract from the historic landscape.

As to vegetation, much has been lost or altered over the years. The row of elms that ran parallel to the Magnolia Promenade was removed and replaced with American hollies – also now mostly removed. Furthermore, the majority of foundation and lawn plantings have been removed. The clipped hedge that outlines the bathhouse lawn is now composed of Chinese holly (Ilex cornuta), which is different from the original species (Chinese privet) Generally, this does not pose a problem because the evolution of vegetation on Bathhouse Row has been somewhat haphazard without the benefit of an overall master plan to guide selection and placement. There are few records of vegetation as it has existed over time. Thus, other than the row of magnolias and the continuous hedges along the edges of the bathhouse lawns, there is currently no grouping or placement of vegetation that can be proven historically accurate. From analyzing historic photographs, however, one has the sense that the bathhouse's landscape reflected its resort character – a character that has now been lost.

Recommendations to Restore Integrity

Although visitors to the area still experience the same overall sense of time and place provided throughout the historic periods, the overall integrity of the landscape is only moderate. In order to restore integrity, the following changes should be implemented:
— Landscape Plantings: A 1987 vegetation study (Wright/O'Gwynn) can assist with nterpretation of the type and placement of vegetation over time (1890s, 1930s, 1987). This should be used to restore plantings to a historic configuration. Planting restoration would include both rehabilitation of damaged Chinese holly hedges, as well as replacing plantings in front of the bathhouses with appropriate species. This would reestablish Bathhouse Row's lush resort feeling, allowing park visitors to better experience the area as it was during its historic period.



PROJECT BOUNDARY

Figure CLA-3

ZONE OF MODERATE INTEGRITY

CULTURAL LANDSCAPE CONTINUES TO MEET HISTORICALLY PLANNED FUNCTION AND RETAINS CHARACTER DEFINING ELEMENTS. HOWEVER, PLANT MATERIALS SPECIES AND LOCATIONS HAVE BEEN MODIFIED OVER TIME. FURTHERMORE, THE NEW RAMP WILL IMPACT THE CONNECTION BETWEEN BUILDING AND LANDSCAPE

EVALUATION OF IMPACT FROM SHELL AND CORE REHABILITATION

Modifications to the Ozark bathhouse during the 2003 shell and core rehabilitation project will not affect its cultural landscape's integrity. These modifications are limited to construction of a universally accessible ramp at the bathhouse entrance, and repair of the concrete entrance ramps/stairs. Damage to vegetation should be assessed and repaired immediately after project completion, to maintain integrity of the cultural landscape.



Figure CLA-4: Location of proposed universal access ramp. This would altar the building's apparent symmetry and require a sloped lawn. (Shapins Associates)

Universally Accessible Ramp

This new ramp will extend along the northern side of the building front, and will be constructed in the style of the building. This change will greatly interrupt the implied symmetry of the building facade, and detract from the historic feeling of the building's Spanish Colonial Revival style. The proposed ramp will be situated several feet from the front of the building to avoid changing features that project from the building – planter boxes and a small porch – and as a result will be visually dominant. Also changed as a result of this placement will be the size and scale of the front lawn against which the building is seen. The effect of the wide lawn offsetting and complementing the view of the building's facade will be lost.

Another configuration of this ramp should be considered in order to meet both historic preservation goals and universal access needs. A route along the southern side of the building would detract much less from the landscape's historic characteristics.

If another configuration is impractical, vegetation restoration can mitigate the ramp's effects. The building's planting scheme in the1930s – as shown in the 1987 Wright/ O'Gwynn vegetation study (Figure CLA-2) – indicates foundation plantings of deciduous shrubs and flower beds. There was also a line of Winged elm (Ulmus alata) trees on the east side of the Magnolia Promenade. These plantings can focus visitor's attention away from the ramp and toward historic building features.

Entrance Ramp



Figure CLA-5: Original entry was ramp; rehabilitation plan calls for replacement with side stairs. (Shapins Associates)

Currently the Ozark bathhouse is served by a central entry ramp with no flanking stairs. As part of the universally accessible ramp project, the building's original entry ramp will be reconstructed with, not a ramp but, four very wide stair risers. This will greatly impact the building's physical connection to the landscape. Historically – even though the ramp doesn't meet present-day accessibility standards – disabled users were able to access the building from the front sidewalk. This is an important part of universal access history. At a time when many buildings omitted this type of access, the Ozark bathhouse was catering to a group of people that needed this type of access. As such, this entry represents a milestone along the path toward universal access. It should be reconstructed according to its originally built form.

Front Lawn Regrading

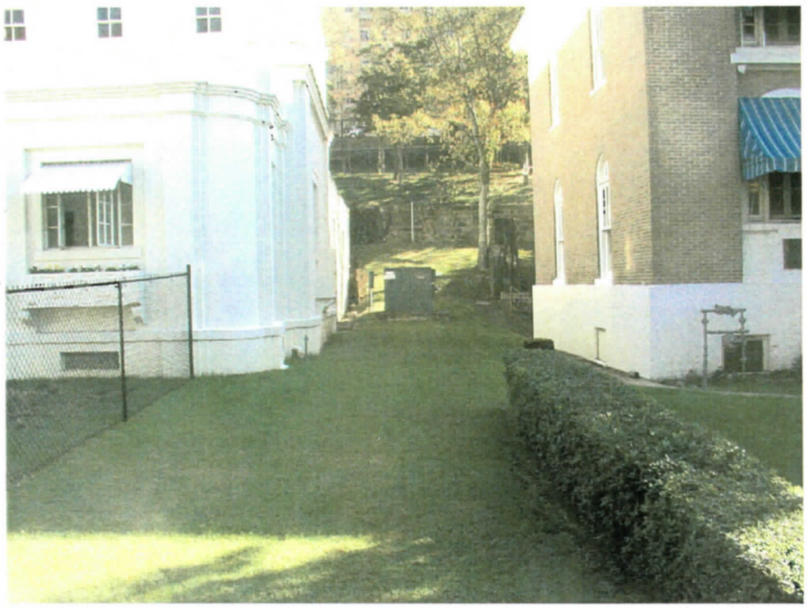


Figure CLA-6: A link between the Buckstaff and Ozark bathhouses has been proposed. (Shapins Associates)

As part of the universally accessible ramp modification, plans call for regrading the northern quadrant of the front lawn to accommodate the new ramp. Because one of the most-often described features of the landscape is the broad, flat lawns in front of the bathouses, this change will result in a loss of integrity to the cultural landscape and should not be implemented. Instead, the lawn should be left relatively flat in order to remain in character with its historic configuration.

Vegetation Damage

The Chinese holly (Ilex cornuta) clipped hedge that outlines the bathhouse lawn has been removed in places, or has become damaged due to construction activities. Once the building rehabilitation project is complete, these areas should be replaced so that the hedge once again forms a seamless border to the lawn. The areas most damaged by construction are those along the sidewalk to the basement stairs and the sidewalk to the comfort stations.

Areas of the front lawn also have become damaged from soil compaction by construction equipment and foot traffic. These areas should be assessed, decompacted if necessary, and planted with fresh seed or sod.

Proposed Future Changes

The Buckstaff bathhouse to the south of Ozark has considered leasing the Ozark bathhouse for its operations.The Buckstaff's managers would like to create a link between the two bathhouses so that patrons can go between them without having to walk outside. This link would likely be built in the space between the two bathhouses, an area previously identified as secondary to the cultural landscape (EDAW 1993). If this alteration is not of a large scale and is landscaped appropriately, it will most likely not affect the integrity of the cultural landscape.

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Appendix A. BIBLIOGRAPHY

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Appendix D. DOOR AND WINDOW CONDITIONS SCHEDULE

Appendix E. PROPOSED TREATMENT DRAWINGS

Appendix F. OZARK BATHHOUSE STRUCTURAL SYSTEMS ANALYSIS

Appendix G. OZARK BATHHOUSE MECHANICAL SYSTEMS ANALYSIS

Appendix H. OZARK BATHHOUSE ELECTRICAL SYSTEMS ANALYSIS

Appendix I. IBC CHAPTER 34 COMPLIANCE ALTERNATIVES SUMMARY

Appendix J. ORIGINAL BUILDING DRAWINGS

Appendix K. ORIGINS OF THE BATHHOUSE NAME

Appendix A. BIBLIOGRAPHY

BIBLIOGRAPHY FOR DEVELOPMENTAL HISTORY SECTION

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Appendix B. CREEK ARCH

THE CREEK ARCH

THE STONE MASONRY TUNNEL CARRYING HOT SPRINGS CREEK, THE COMBINED FLOW OF THE HOT SPRINGS, AND DOMESTIC SEWAGE.

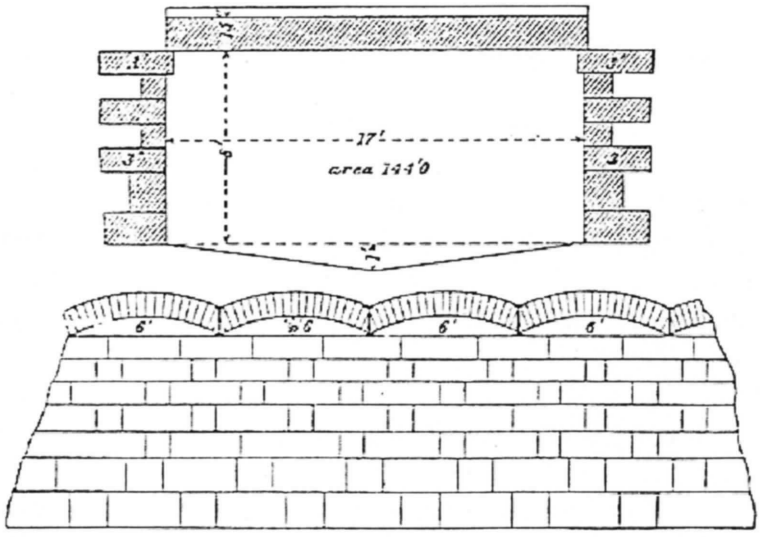
HISTORICAL BACKGROUND

The settlement of Hot Springs in a narrow valley crowded together on the valley floor a commercial district, a road, a trolley line, the hot springs, and Hot Springs Creek. Flat real estate was at a premium and the untrammeled creek undermined buildings, overran its banks in times of flood, and collected all manner of the detritus of human settlement. The creek was decreed to be a hazard, a health problem, and an impediment to the growth of the community.

The creek was to be tamed by placement into a large underground tunnel. Congress approved an appropriation of $33,744.78 in 1882, and plans were subsequently prepared and sent out to bid on August 14, 1883. One plan, which was proposed and rejected, was to build two parallel walls of eight foot height, bridged between for the roof by the wrought iron 15 inch deep I beams at 6' oc with shallow brick arches between. This alternative was proposed by Captain Thomas H. Handbury of the US army Corps of Engineers.

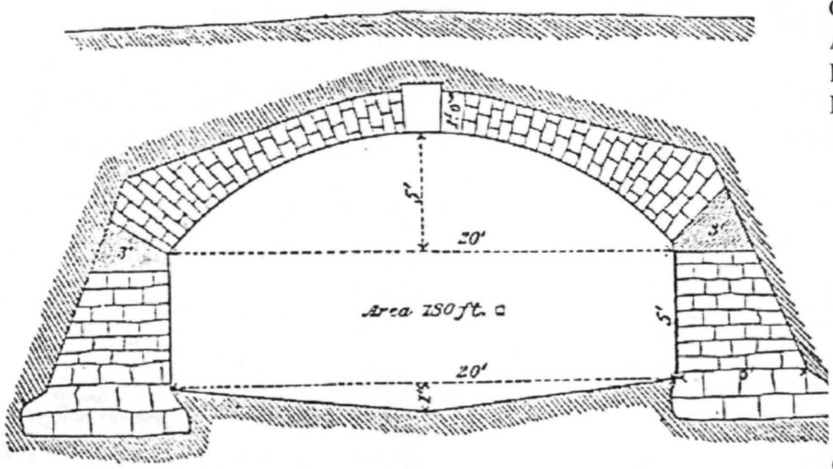
Samuel Hamblen, Superintendent and engineer, developed the accepted plan. He proposed parallel walls of 5 feet in height, with a five foot width at the base and three foot at the tops, and the span was bridged by an arch of five feet in height above the side walls. Further features included at the spring points skew backs of three foot depth, a key stone at the arch center point, and arch thickness of 2 feet 9 inches at the spring point (at the top of the skewbacks) and 18 inches at the key. Lime mortar and local rubble stone was specified for the masonry. Overall width of the enclosed space was to be 17 feet.

Handbury's design would support 6.5 tons per lineal foot for tunnel, while the selected design of Hamblen would support 27.2 tons per



According to Cooper, Hewitt & Co.'s book (1882), page 33, the "*limit of elasticity*" of iron beams is from 2.7 to 4.2 of the safe load given in their tables.

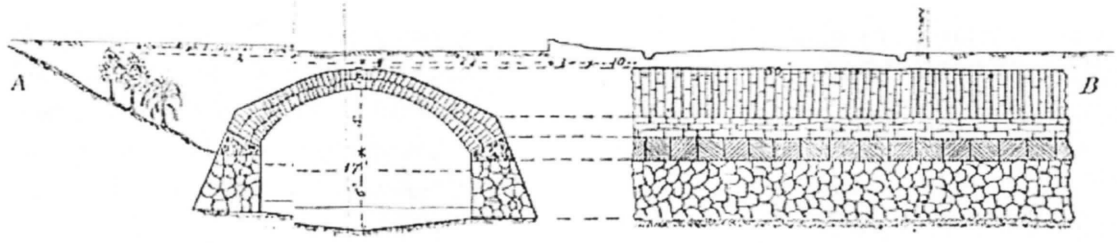
CA-1: Handbury's Arch. Provided by Hot Springs National Park.



CA-2: Hamblen's Arch as Analyzed for load capability. Provided by Hot Springs National Park.

* The lever *l* will always be somewhat smaller than 5 feet, as the arch increases in weight towards the abutment; here the most unfavorable case is chosen.

CA-3: Elevation of Hamblen's Arch. Provided by Hot Springs National Park.



"running square foot", obviously a much stronger design. The calculations are seen in a report by a special committee appointed by the US House of Representatives to investigate work on the Arch, dated March 17, 1884.

Condition Evaluation

On November 6, 2003, a field investigation of the Arch masonry condition was undertaken by three members of the field investigation team and the Superintendent of Utilities for the Hot Springs National Park. Visual observations, only, were made of the length of the Arch form Headquarters Building to Superior. The team was equipped with flashlights, cameras, tape measures, and the necessary gear for wet wading (waders and wading staff). The weather at the time was light intermittent rain. Light to heavy rain had fallen for the previous 14-16 hours.

The following general conditions were found:

1. The cast iron sanitary sewer pipe is located about two feet, on average, above the juncture of tunnel floor and east sidewall. The bells for several pipe sections were split, the crack extending some 12 to 18 inches.

2. The hot springs collection pipe is located about 4 1/2 feet above the juncture of

tunnel floor and east sidewall. The iron pipe is mostly covered by an outer wood stave pipe in poor condition and wrapping of roofing tar impregnated cloth material. The latter is discontinuous. The extent of the pipes' problems were not the primary subject of the investigation.

3. Side pipes entered the tunnel to flow into the sewage pipe, generally two from each of the eight bathhouse structures; one at the downhill corner of the building and one at about the halfway point. Side flows also enter the hot water pipe from springs to the east.

4. Storm drains enter at many locations.

5. Manholes are spaced at irregular intervals.

6. Hot springs water flows enter in two ways, by pipes and by seepage. Examples of the piped flows included the drainage form the fountains, from sump pumps in the basements, and from the Buckstaff. Seepage can be seen coming through both the walls and the arched roof. Defining these flows as hot springs water is both the heat of the water and the deposits, calcium carbonate principally. Unfortunately these deposits obscure the condition of the masonry beneath.

7. Portions of the tunnel surfaces have been shotcreted or shot witH gunnite. These areas tend to be mostly on the west (city) side of the tunnel. These treatments also obscure the underlying masonry's true condition.

8. Surface water has percolated down from above and penetrates the masonry. Some areas were simply damp, but most of these areas had constant drips to streams of water.

9. Cracks were infrequently observed in the masonry, ran mostly in the joints, and were from side to side. No longitudinal cracks were seen.

10. One stone had dropped a considerable distance.

11. The most prevalent problems were the loss of mortar. This loss can be observed to extend deep into the joint, at least ten inches to a foot back into the masonry.

This evaluation must be considered quite limited. A more complete evaluation would include:

1. More light
2. Step ladders (three legged, as the stream bed is quite uneven).
3. Sounding hammers to tap the stones
4. Probes to determine the intactness of the mortar
5. Survey instruments to locate more precisely stations, and thereby reference problem areas.

During this investigation, pinpointing the location of problem areas was of notable difficulty. It appears that there may be three different stations marking systems in place. The freshest appearing was used as the primary reference. Secondary references were other wall markings designating the buildings, such as "OZ1" meaning beginning of the Ozark building, i.e. southeast corner, and known sewer lines/fountain drains, etc.

The locations, conditions, and amount of the problem are set forth in the accompanying graphic titled "Arch Masonry Conditions Assessment: Visual Assessment Only"

The importance of the condition of the Arch's masonry is magnified for not only does it need to carry out its principal functions as a drainage conduit and pipes tunnel, but it also runs both under and adjacent to many of the west facades of the bathhouses. The integrity of the Arch's masonry is thus doubly critical.

Excavations between the center top of the arch and the building facades, which were underway at Maurice, confirm the flow of hot springs water by the steam and the soil saturation. Both springs and surface water flows may carry sediment on the way to the tunnel. Over time these flows can remove enough bearing soil to cause settlement. Further investigation is warranted.

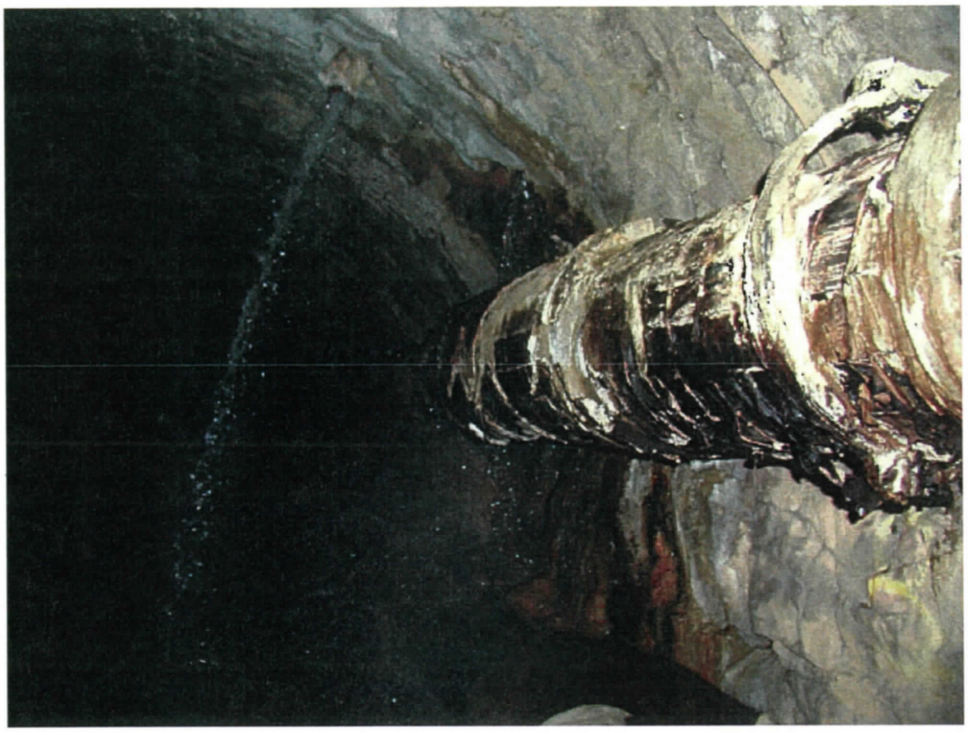


CA-4: The Creek Arch. The feel of the tunnel.



CA-5: The Creek Arch. The hot springs collection pipe.

CA-6: The Creek Arch. Collection pipe above, sewage pipe below, and other hot springs and storm water pipe discharge into the Arch from above and beside.

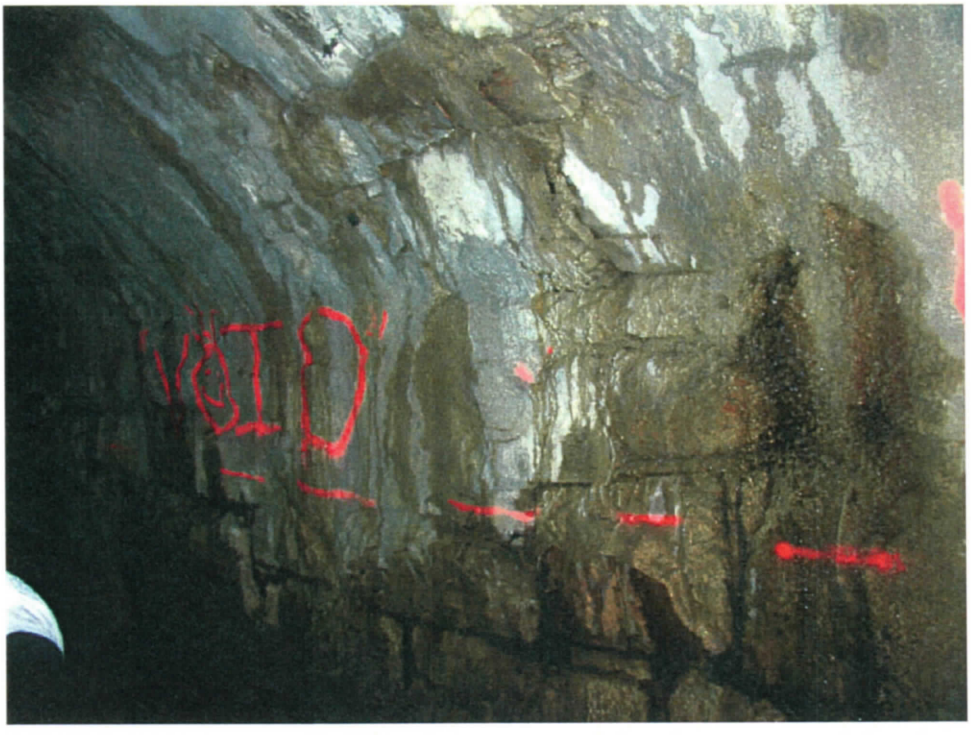


CA-7: The Creek Arch. The droplets glisten on the surface, indicating the passage of water through the masonry.



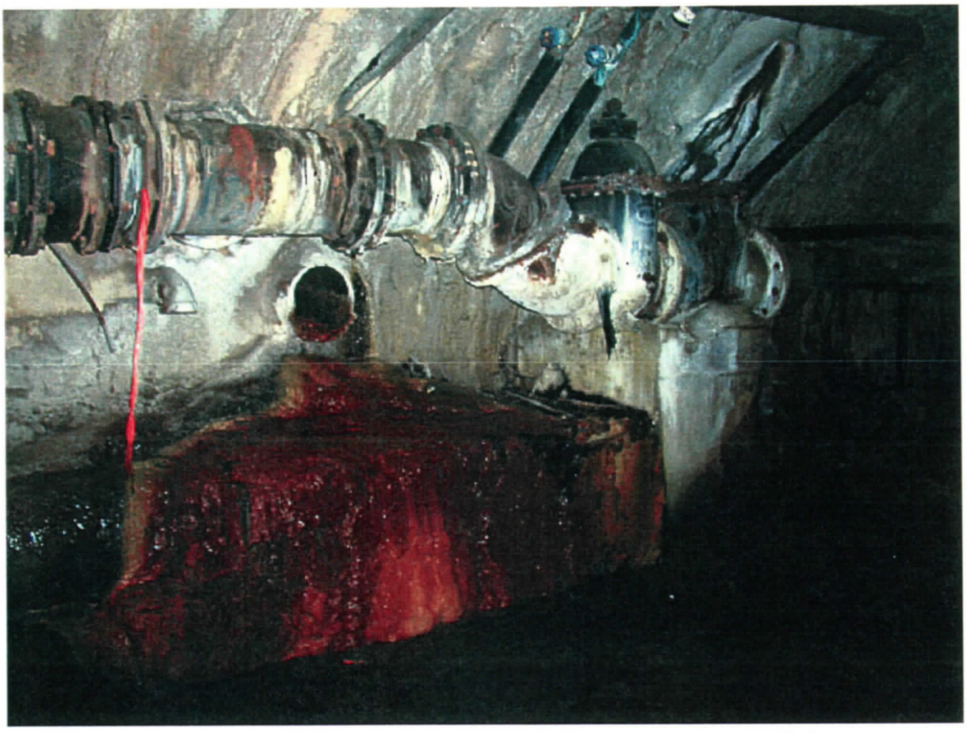


CA-8: The Creek Arch. A building up of stalactites from the arch surface. This is evidence of a steady drip.



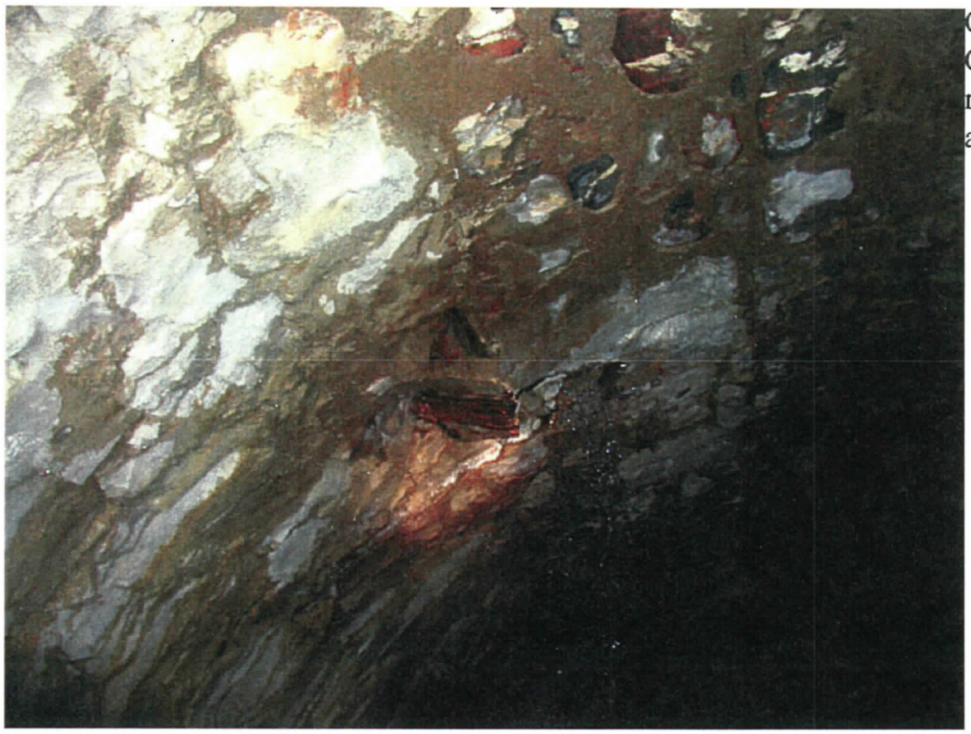
CA-9: The Creek Arch. The "void" designation was the only one found, but it did coincide with areas of mortar loss deep within the joints.

CA-10: The Creek Arch. The end of the hot springs collection pipe, with valves



CA-11: The Creek Arch. Note the abundance of faded and overlaid markings on the wall beside this part manhole. These markings make location of problems difficult.





CA-12: The Creek Arch. Fallen rock in roof of the arch.



CA-13: The Creek Arch. The lower one-third to two-thirds of the pipe's diameter has been blocked by hot springs mineral deposits which can build up quite rapidly.

Appendix C. 2003 EXISTING CONDITION DRAWINGS

C1 BATHHOUSE ROW AERIAL PHOTOGRAPH

C2 BATHHOUSE ROW SITE PLAN

O1 OZARK BATHHOUSE BASEMENT AND FIRST FLOOR PLANS

O2 OZARK BATHHOUSE SECOND FLOOR AND ROOF PLANS

O3 OZARK BATHHOUSE ELEVATION CRACK DIAGRAMS



DATE UNKNOWN (1980s?)

1/C1 BATHHOUSE ROW AERIAL PHOTOGRAPH

DESIGNED: DAPD PAUL W. LONG TECH. REVIEW: DATE:	SUB SHEET NO. C1	TITLE OF SHEET AERIAL PHOTOGRAPH BATHHOUSE ROW REHABILIATE BATHHOUSES HOT SPRINGS NATIONAL PARK	DRAWING NO. 128 41,064 PKG. NO. HOSP 150 SHEET 1 OF 2

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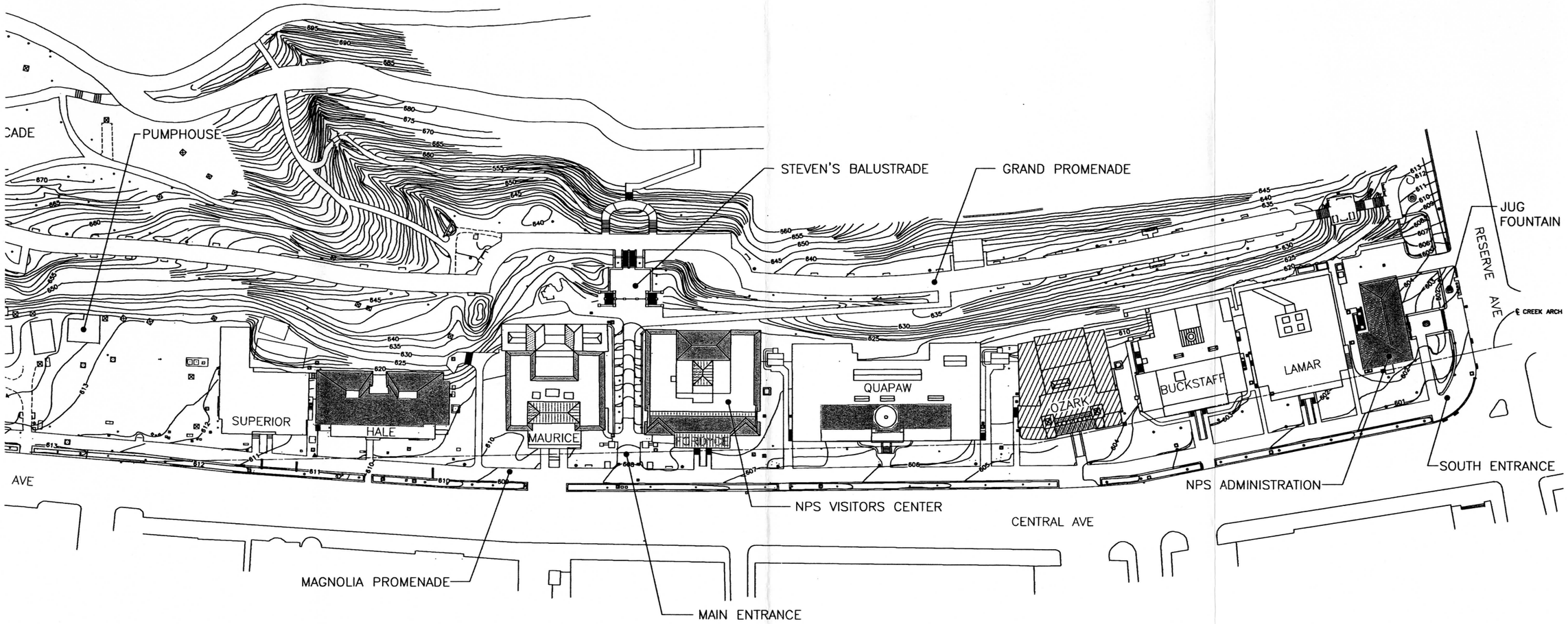

1 / C2 CENTRAL AVENUE SITE PLAN
SCALE (A)

SCALE (A)

50 0 50 100
SCALE OF FEET

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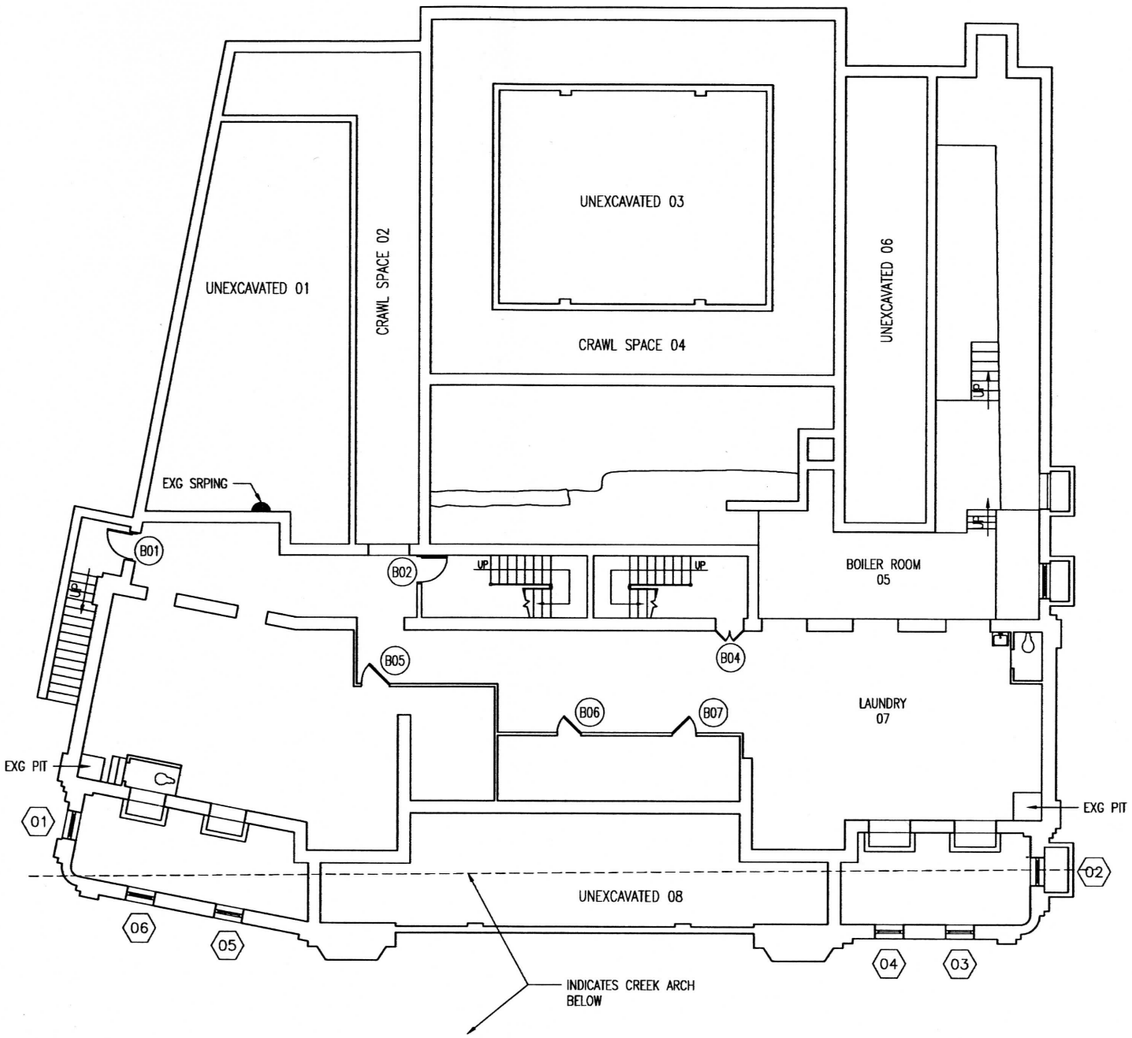
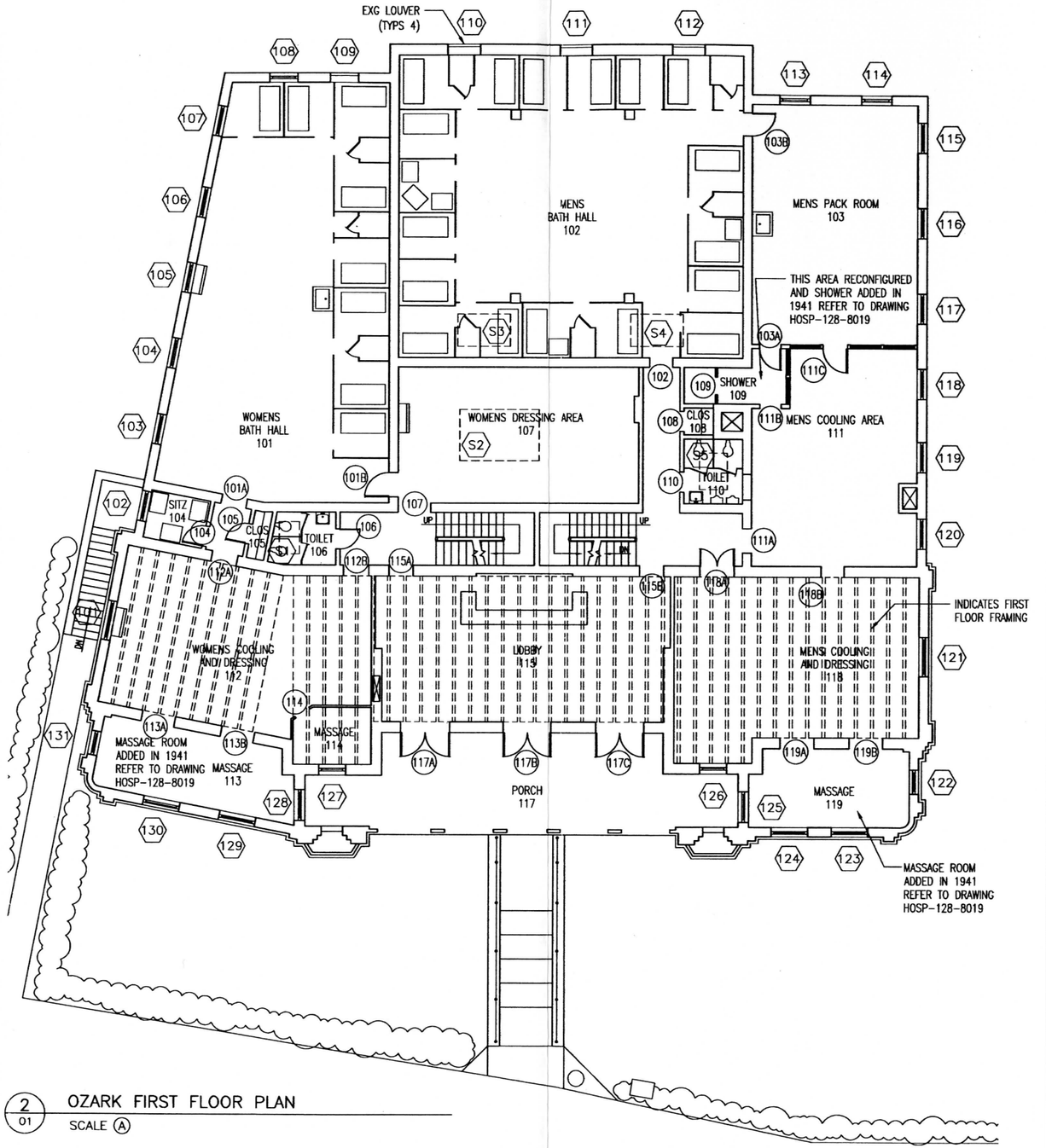


1/01 OZARK BASEMENT FLOOR PLAN
SCALE (A)



2/01 OZARK FIRST FLOOR PLAN
SCALE (A)

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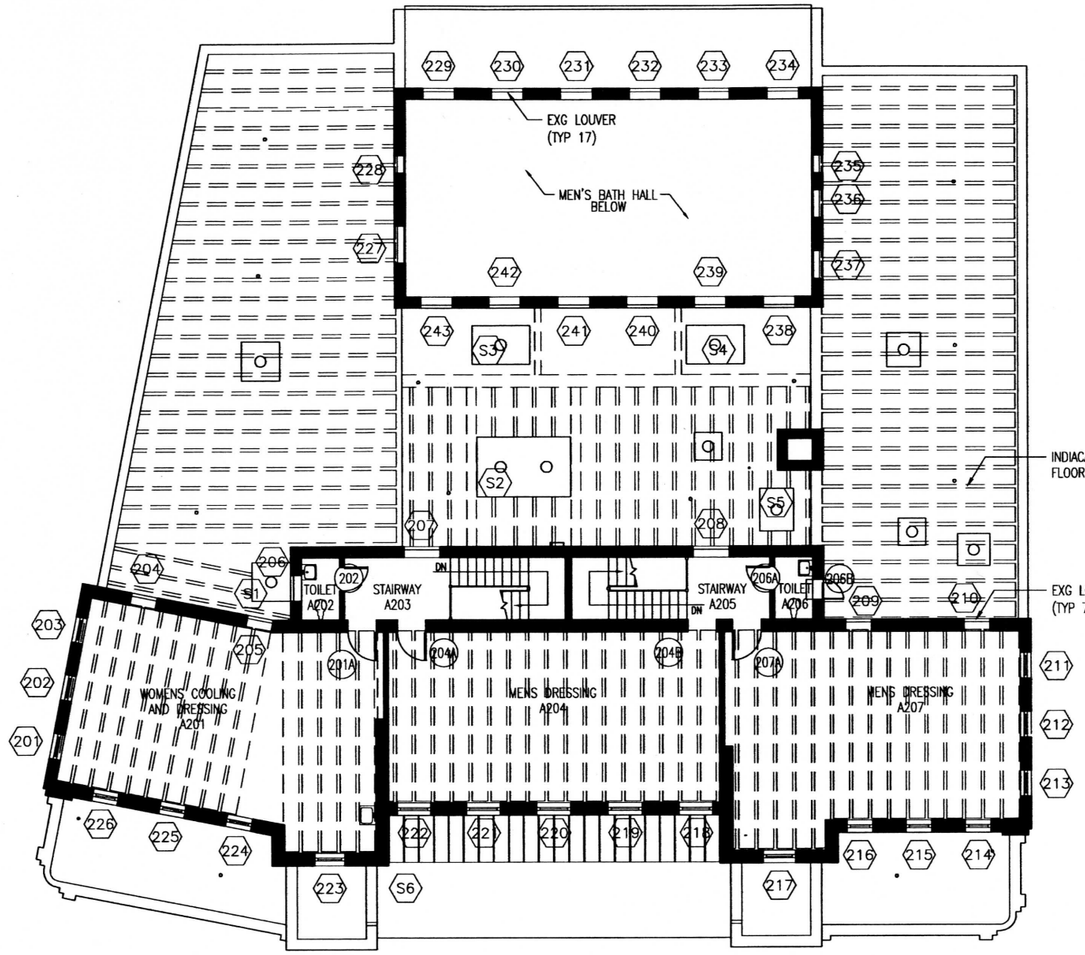
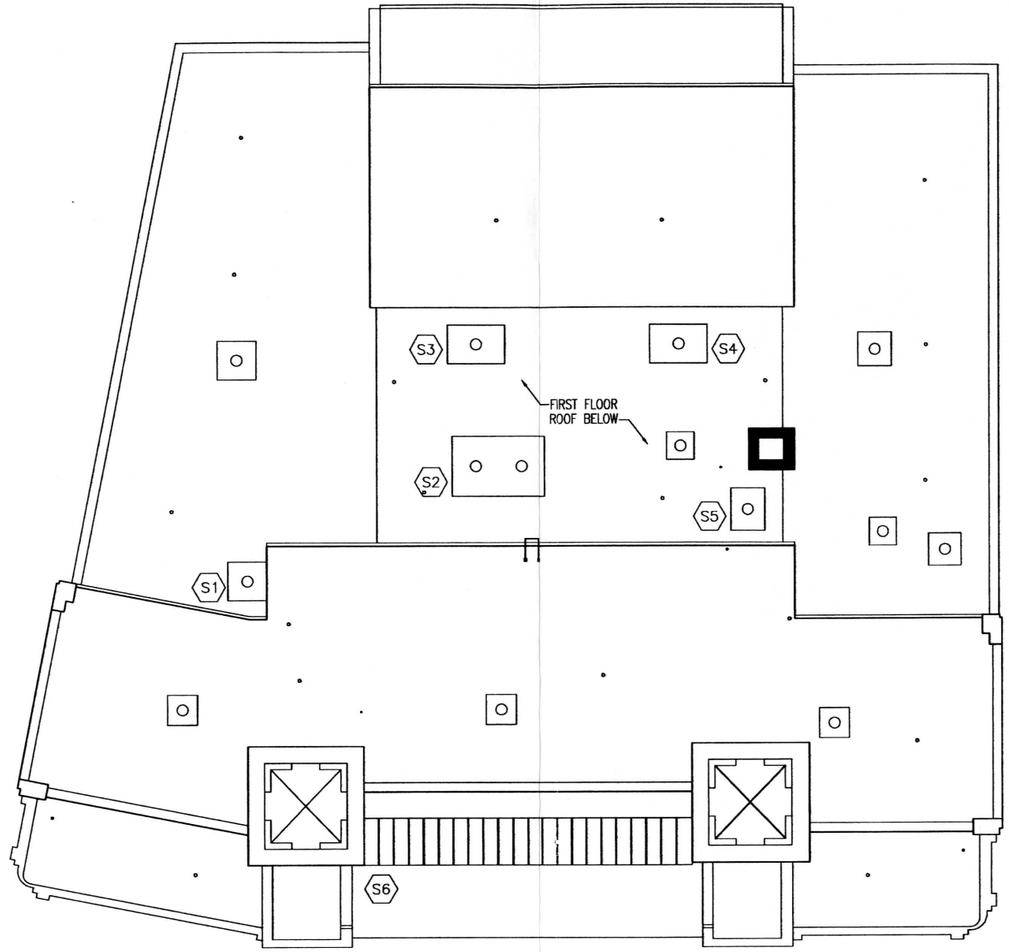


1 / 02 OZARK SECOND FLOOR PLAN
SCALE (A)



2 / 02 OZARK ROOF PLAN
SCALE (A)

SCALE (A) 8 0 8 16
SCALE OF FEET

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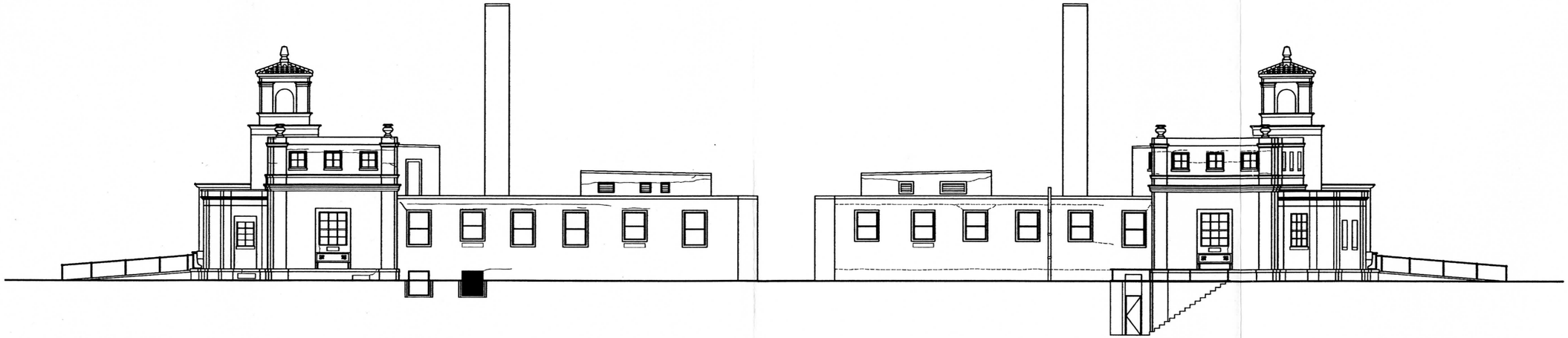

1/03 OZARK SOUTH ELEVATION–CRACK DIAGRAM
SCALE (A)

2/03 OZARK NORTH ELEVATION–CRACK DIAGRAM
SCALE (A)



3/03 OZARK WEST ELEVATION–CRACK DIAGRAM
SCALE (A)

LEGEND

- PATCHED CRACK
- CRACK
- WIDE CRACK

SCALE (A) 10 0 10 20
SCALE OF FEET

DESIGNED: CADD PAUL W. LONG TECH. REVIEW: DATE:	SUB SHEET NO. 03	TITLE OF SHEET OZARK BATHHOUSE 2003 CONDITION DRAWINGS	DRAWING NO. PKG. NO. ___ SHEET ___ OF ___

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Appendix D. DOOR AND WINDOW CONDITIONS SCHEDULE

OZARK DOOR CONDITIONS

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
Basement	B02					removed
Interior	B03	x				
	B04				x	Metal
Basement	B01	x				
Exterior						
First Floor	101A					removed?
Interior	101B	x			x	
	102					removed
	103A		x			
	103B	1.5				
	104	x				
	105	x				
	106	x?				
	107					removed
	108					removed
	109					removed?
	110					removed
	111A					removed
	111B					removed
	111C	1.5				
	114					removed
	115A	x				
	115B	x				
	118A	x				
	118B					removed
First Floor	117A			x		
Exterior	117B			x		
	117C			x		
Second Floor	201A	1.5				
Interior	201B					removed
	202					removed
	204A	1.5				
	204B					removed
	206	1				
	207A	1				
	207B					removed

OZARK WINDOW CONDITIONS-NORTH

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
Basement	01	x				
First Floor	101	1.5				Metal
	102			x		
	103			x		
	104			x		
	105			x		
	106			x		
	107			x		
Second Floo	201			x		
	202			x		
	203			x		Boarded
	227	x				Boarded
	228	x				Boarded

OZARK WINDOW CONDITIONS-EAST

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
First Floor	108			x		
	109				HVAC	
	110			x		
	111			x		
	112			x		
	113			x		
	114			x		
Second Floor	204			x		
	205			x		
	207			x		
	208			x		
	209					Boarded
	210					Boarded
	229			x		louvers
	230			x		louvers
	231			x		louvers
	232			x		louvers
	233			x		louvers
	234			x		louvers

OZARK WINDOW CONDITIONS-SOUTH

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
Basement	02	x				
	07	x				
	08	x				
First Floor	115			x		
	116			x		
	117			x		
	118			x		
	119			x		
	120			x		
	121			x		
	122	1.5				
Second Floor	211			x		
	212			x		
	213			x		
	235	x				Boarded
	236	x				Boarded
	237	x				Boarded

OZARK WINDOW CONDITIONS-WEST

Floor	#	Condition Level			Replaced	Comments
		1	2	3		
Basement	03	x				
Exterior	04	x				
	05	x				
	06	x				
First Floor	123		2.5			
	124		2.5			
	125		2.5			
	126			x		
	127			x		
	128		2.5			
	129		2.5			
	130		2.5			
Second Floor	214			x		
	215			x		
	216			x		
	217			x		
	218			x		
	219			x		
	220			x		
	221			x		
	222			x		
	223			x		
	224			x		Boarded
	225			x		
	226			x		Boarded
	238			x		louvers
	239			x		louvers
	240			x		louvers
	241			x		louvers
	242			x		louvers
	243			x		louvers
	S1			x		

Appendix E. PROPOSED TREATMENT DRAWINGS

A101 OZARK BATHHOUSE BASEMENT PLAN

A102 OZARK BATHHOUSE FIRST FLOOR PLAN

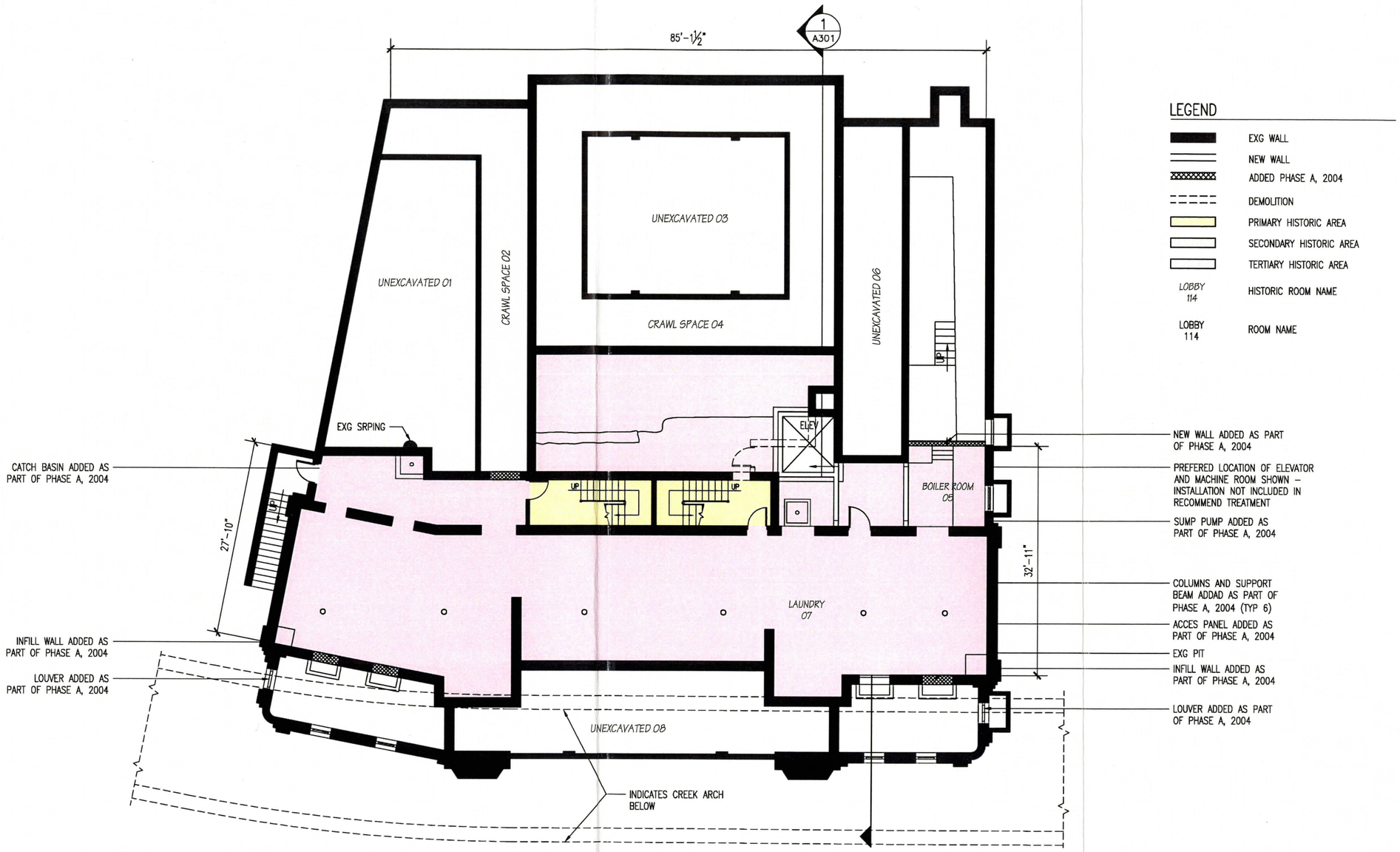
A103 OZARK BATHHOUSE SECOND FLOOR PLAN

A104 OZARK BATHHOUSE FIRST FLOOR LIFE SAFETY PLAN

A105 OZARK BATHHOUSE SECOND FLOOR LIFE SAFETY PLAN

A201 OZARK BATHHOUSE BUILDING ELEVATIONS

A301 OZARK BATHHOUSE BUILDING SECTION



LEGEND

- EXG WALL
- NEW WALL
- ADDED PHASE A, 2004
- DEMOLITION
- PRIMARY HISTORIC AREA
- SECONDARY HISTORIC AREA
- TERTIARY HISTORIC AREA
- LOBBY 114 — HISTORIC ROOM NAME
- LOBBY 114 — ROOM NAME

1/A101 OZARK BASEMENT FLOOR PLAN

SCALE Ⓐ

SCALE Ⓐ 8 0 8 16

SCALE OF FEET

DESIGNED: GADD PAUL W. LONG TECH. REVIEW: DATE: 6/23/2003	SUB SHEET NO. A101	TITLE OF SHEET OZARK BATHHOUSE BASEMENT REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	DRAWING NO. 128 41,064 PKG. NO. HOSP 150 SHEET ____ OF ____

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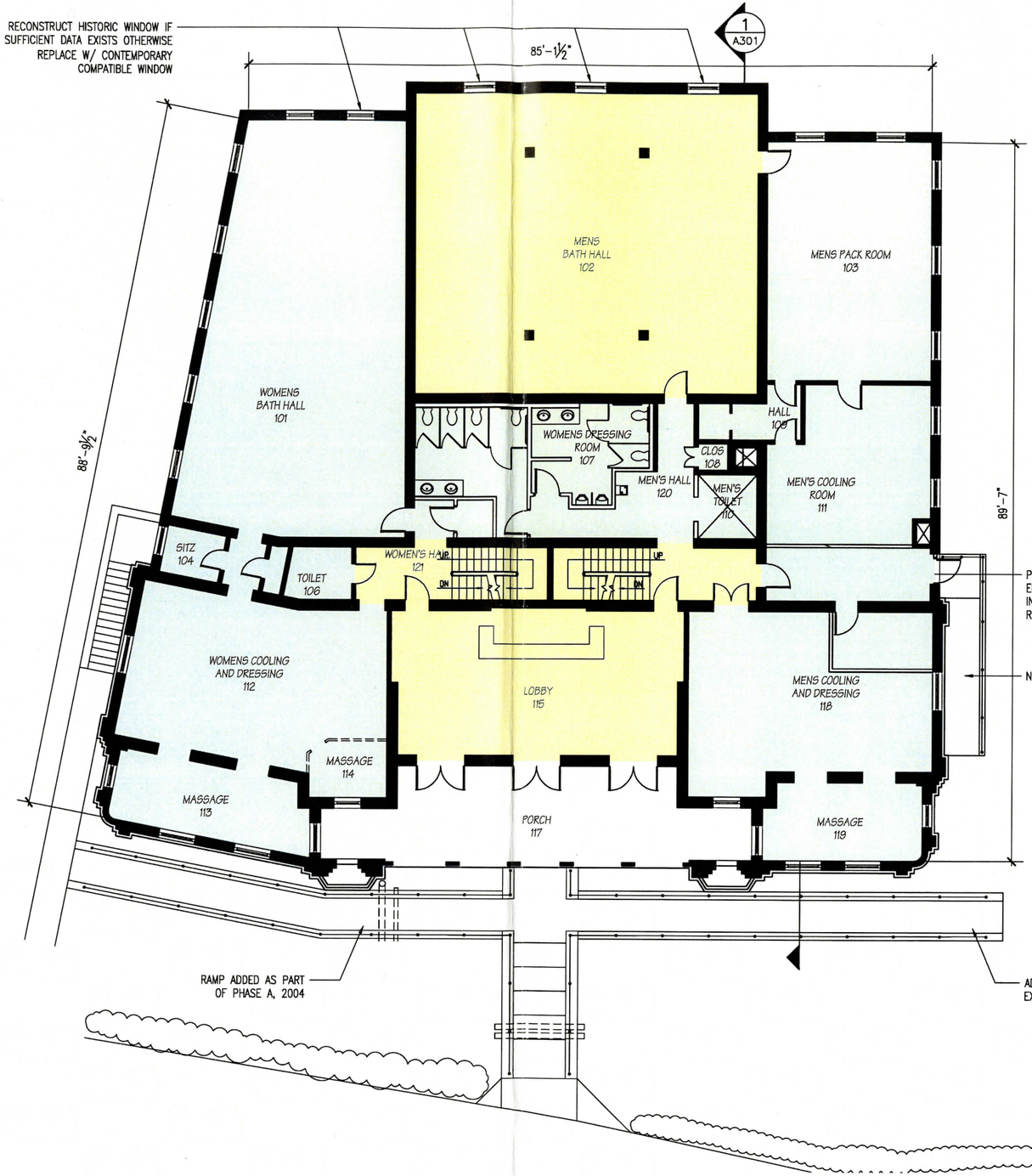

PROGRAM AREAS

ROOM NO.	ROOM NAME	NET AREA
101	WOMEN'S BATH HALL	1260
102	MEN'S BATH HALL	1596
103	MEN'S PACK ROOM	607
104	WOMEN'S SITZ	44
105	WOMEN'S HALL	44
106	WOMEN'S TOILET	52
107	WOMEN'S DRESSING AREA	NA
107A	MEN'S RESTROOM	154
107B	WOMEN'S RESTROOM	179
108	MEN'S CLOSET	12
109	MEN'S NEEDLE SHOWER	68
110	MEN'S TOILET	NA
111	MECHANICAL ROOM	364
111A	HALL	137
112	WOMEN'S COOL ROOM	679
113	WOMEN'S MASSAGE	219
115	LOBBY	650
118	MEN'S COOL ROOM	639
118A	FIRE CONTROL ROOM	NA
119	MEN'S MASSAGE	188
120	MEN'S STAIR HALL	339
121	WOMEN'S STAIR HALL	209
	TOTAL NET AREA	7440
	TOTAL GROSS AREA	8579

LEGEND

- EXG WALL
- NEW WALL
- ADDED PHASE A, 2004
- DEMOLITION
- PRIMARY HISTORIC AREA
- SECONDARY HISTORIC AREA
- TERTIARY HISTORIC AREA
- LOBBY 114 — HISTORIC ROOM NAME
- LOBBY 114 — ROOM NAME

1/A102 OZARK FIRST FLOOR
SCALE Ⓐ

SCALE Ⓐ 8 0 8 16
SCALE OF FEET

DESIGNED: CADD PAUL W. LONG TECH. REVIEW: DATE: 6/23/2003	SUB SHEET NO. A102	TITLE OF SHEET OZARK BATHHOUSE FIRST FLOOR REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	DRAWING NO. 128 41,064 PKG. NO. HOSP 150 SHEET ___ OF ___

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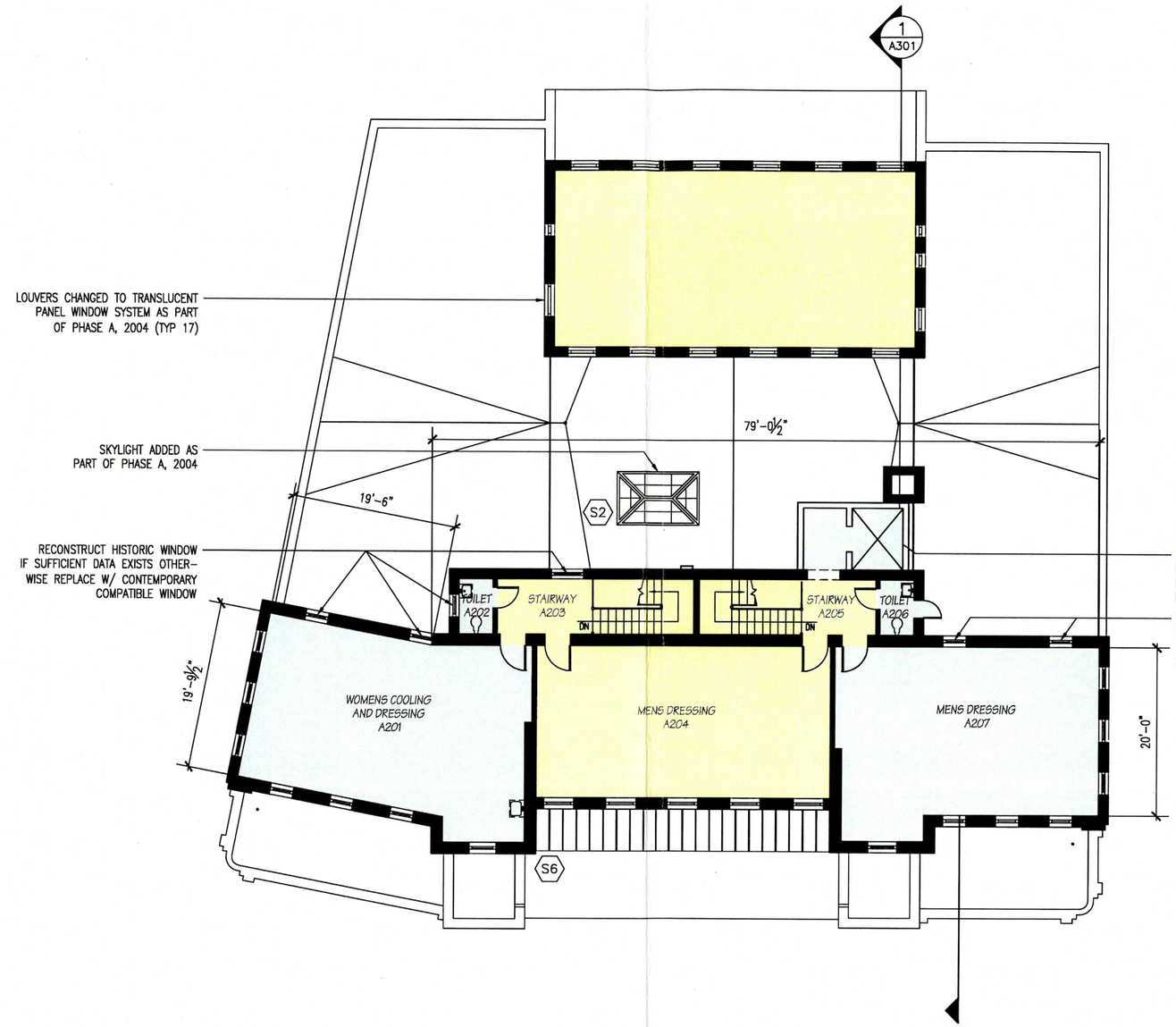

1 / A103 OZARK SECOND FLOOR AND ROOF PLAN

SCALE (A)

PROGRAM AREAS

ROOM NO.	ROOM NAME		NET AREA
201	WOMEN'S DRESSING AREA		686
202	WOMEN'S TOILET	26	
203	WOMEN'S STAIR	74	
204	MEN'S DRESSING		631
205	MEN'S STAIR	99	
206	MEN'S TOILET	26	
207	MEN'S DRESSING AREA		649
	TOTAL NET AREA		2191
	TOTAL GROSS AREA		2880

LEGEND

- EXG WALL
- NEW WALL
- ADDED PHASE A, 2004
- DEMOLITION
- PRIMARY HISTORIC AREA
- SECONDARY HISTORIC AREA
- TERTIARY HISTORIC AREA
- LOBBY 114 — HISTORIC ROOM NAME
- LOBBY 114 — ROOM NAME

SCALE (A) 8 0 8 16
SCALE OF FEET

DESIGNED: CADD PAUL W. LONG TECH. REVIEW: DATE: 6/23/2003	SUB SHEET NO. A103	TITLE OF SHEET OZARK BATHHOUSE SECOND FLOOR REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	DRAWING NO. 128 41,064 PKG. NO. HOSP 150 SHEET ____ OF ____

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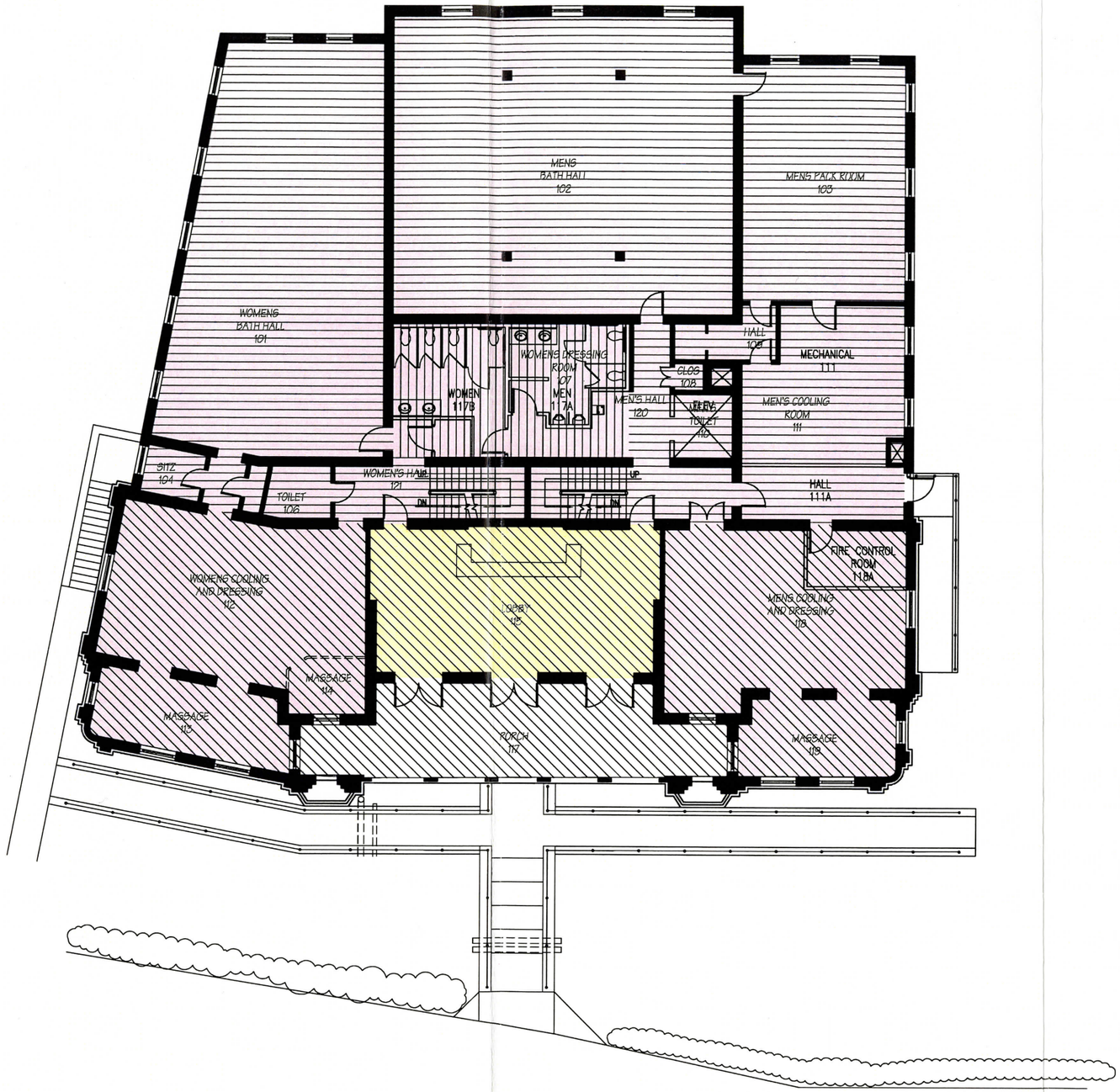

1 A104 OZARK FIRST FLOOR LIFE SAFETY PLAN

SCALE Ⓐ

SCALE Ⓐ 8 0 8 16

SCALE OF FEET

FIXTURE CALCULATIONS

A–2 OCCUPANCY LOAD	261 MEN/261 WOMEN
WC MEN @ 1:75	4
WC WOMEN @ 1:75	4
LAVATORY MEN @ 1:200	2
LAVATORY WOMEN @ 1:200	2
DRINKING FOUNTAINS @ 1:500	2
A–3 OCCUPANCY LOAD	120 MEN/120 WOMEN
WC MEN @ 1:125	1
WC WOMEN @ 1:65	2
LAVATORY MEN @ 1:200	1
LAVATORY WOMEN @ 1:200	1
DRINKING FOUNTAINS @ 1:500	1
B OCCUPANCY LOAD	60 MEN/60 WOMEN
WC MEN @ 1:50	2
WC WOMEN @ 1:50	2
LAVATORY MEN @ 1:80	1
LAVATORY WOMEN @ 1:80	1
DRINKING FOUNTAINS @ 1:100	2
M OCCUPANCY LOAD	100 MEN/100 WOMEN
WC MEN @ 1:500	1
WC WOMEN @ 1:500	1
LAVATORY MEN @ 1:750	1
LAVATORY WOMEN @ 1:750	1
DRINKING FOUNTAINS @ 1:1000	1

LEGEND

- EXG WALL
- NEW WALL
- ADDED PHASE A, 2004
- DEMOLITION
- 100 PSF LIVE LOAD CAPACITY (ASSUMES INSTALLATION OF NEW SUPPORT BEAMS IN BASEMENT)
- 58 PSF LIVE LOAD CAPACITY
- 100 PSF LIVE LOAD CAPACITY
- B/M OCCUPANCY GROUP – 50/100 PSF LIVE LOAD REQ'D
- A–2 OCCUPANCY GROUP – 100 PSF LIVE LOAD REQ'D
- LOBBY 114 — HISTORIC ROOM NAME
- LOBBY 114 — ROOM NAME

NOTES

BUILDING CLASSIFICATION: III–B

FIRE RESISTANCE REQUIREMENTS
EXTERIOR BEARING WALLS – 2 HR
ALL OTHER BLDG ELEMENTS – 0 HR

DESIGNED: CADD PAUL W. LONG TECH. REVIEW: DATE: 6/23/2003	SUB SHEET NO. A104	TITLE OF SHEET OZARK BATHHOUSE FIRST FLOOR LIFE SAFETY PLAN REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	DRAWING NO. 128 / 41,064 PKG. NO. HOSP 150 SHEET ____ OF ____

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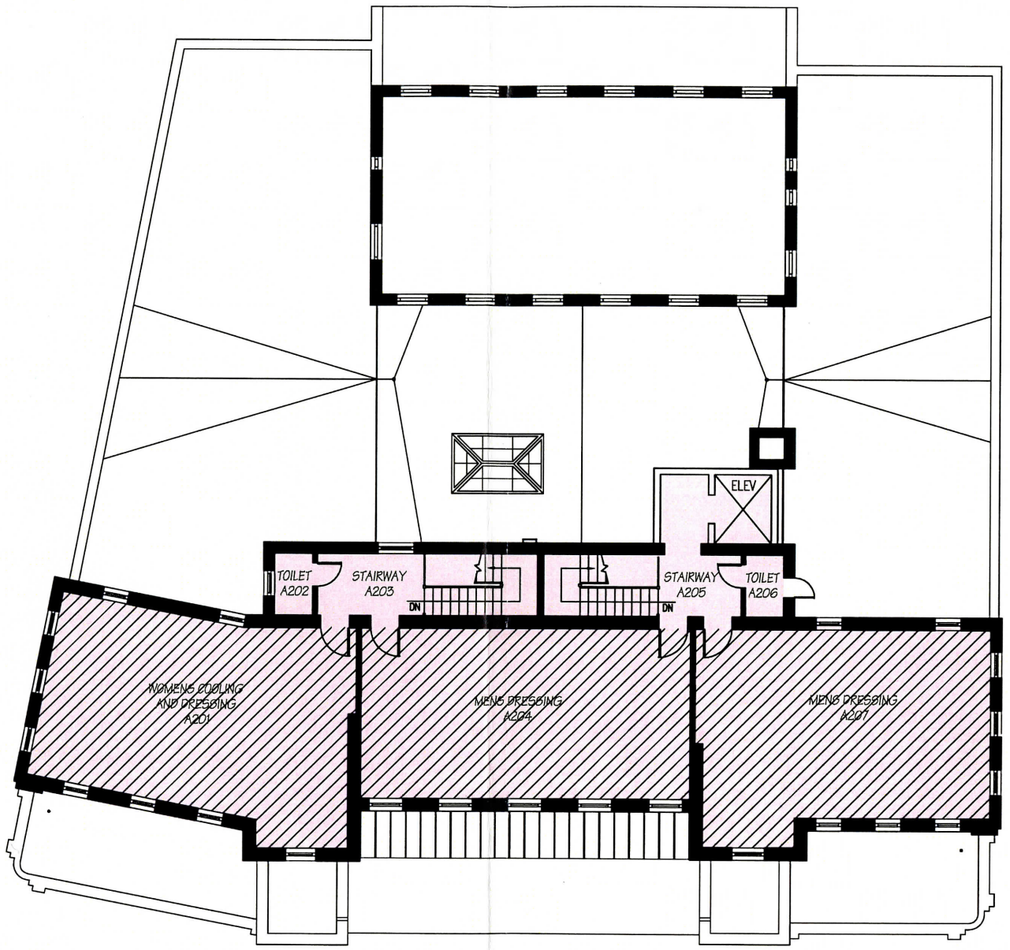

1 / A105 OZARK SECOND FLOOR LIFE SAFETY PLAN

SCALE (A)

LEGEND

- EXG WALL
- NEW WALL
- ADDED PHASE A, 2004
- DEMOLITION
- B/M OCCUPANCY GROUP – 50/75 PSF LIVE LOAD REQ'D
- 62 PSF LIVE LOAD CAPACITY
- *LOBBY 114* HISTORIC ROOM NAME
- LOBBY 114 ROOM NAME

SCALE (A) 8 0 8 16
SCALE OF FEET

DESIGNED: CADD PAUL W. LONG TECH. REVIEW: DATE: 6/23/2003	SUB SHEET NO. A105	TITLE OF SHEET OZARK BATHHOUSE SECOND FLOOR LIFE SAFETY PLAN REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	DRAWING NO. 128 41,064 PKG. NO. HOSP 150 SHEET ___ OF ___

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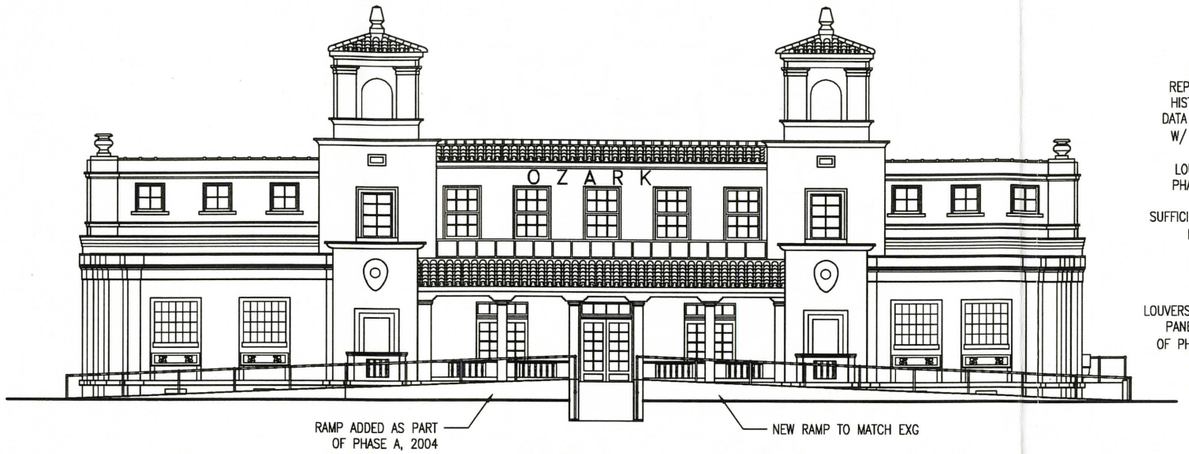
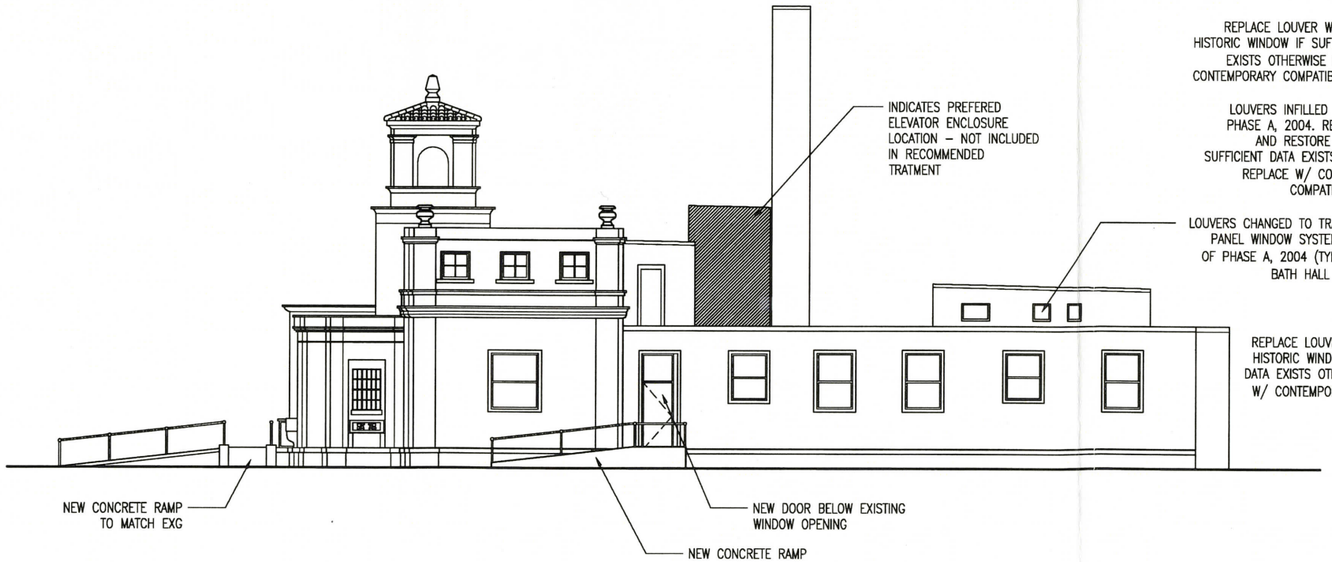


1 A201 OZARK WEST ELEVATION
SCALE (A)

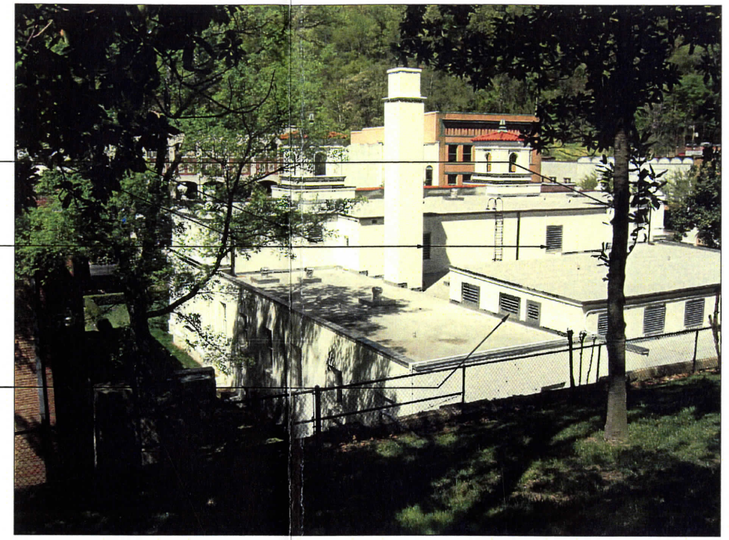


2 A201 OZARK SOUTH ELEVATION
SCALE (A)

REPLACE LOUVER W/ RESTORED HISTORIC WINDOW IF SUFFICIENT DATA EXISTS OTHERWISE REPLACE W/ CONTEMPORARY COMPATIBLE

LOUVERS INFILLED AS PART OF PHASE A, 2004. REMOVE INFILL AND RESTORE WINDOWS IF SUFFICIENT DATA EXISTS OTHERWISE REPLACE W/ CONTEMPORARY COMPATIBLE WINDOW

LOUVERS CHANGED TO TRANSLUCENT PANEL WINDOW SYSTEM AS PART OF PHASE A, 2004 (TYP AT MENS BATH HALL HIGH BAY)



3 A201 OZARK ROOF
SCALE (A)

REPLACE LOUVER W/ RESTORED HISTORIC WINDOW IF SUFFICIENT DATA EXISTS OTHERWISE REPLACE W/ CONTEMPORARY COMPATIBLE WINDOWS

LOUVERS INFILLED AS PART OF PHASE A, 2004. REMOVE INFILL AND RESTORE WINDOWS IF SUFFICIENT DATA EXISTS OTHERWISE REPLACE W/ CONTEMPORARY COMPATIBLE WINDOW

LOUVERS CHANGED TO TRANSLUCENT PANEL WINDOW SYSTEM AS PART OF PHASE A, 2004 (TYP AT MENS BATH HALL HIGH BAY)

REPLACE LOUVER W/ RESTORED HISTORIC WINDOW IF SUFFICIENT DATA EXISTS OTHERWISE REPLACE W/ CONTEMPORARY COMPATIBLE WINDOW



4 A201 OZARK ROOF
SCALE (A)

SCALE (A) 8 0 8 16
SCALE OF FEET

DESIGNED: CADD PAUL W. LONG TECH. REVIEW: DATE: 6/23/2003	SUB SHEET NO. A201	TITLE OF SHEET OZARK BATHHOUSE ELEVATIONS AND EXISTING CONDITIONS REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	DRAWING NO. 128 41,064 PKG. NO. HOSP 150 SHEET ___ OF ___

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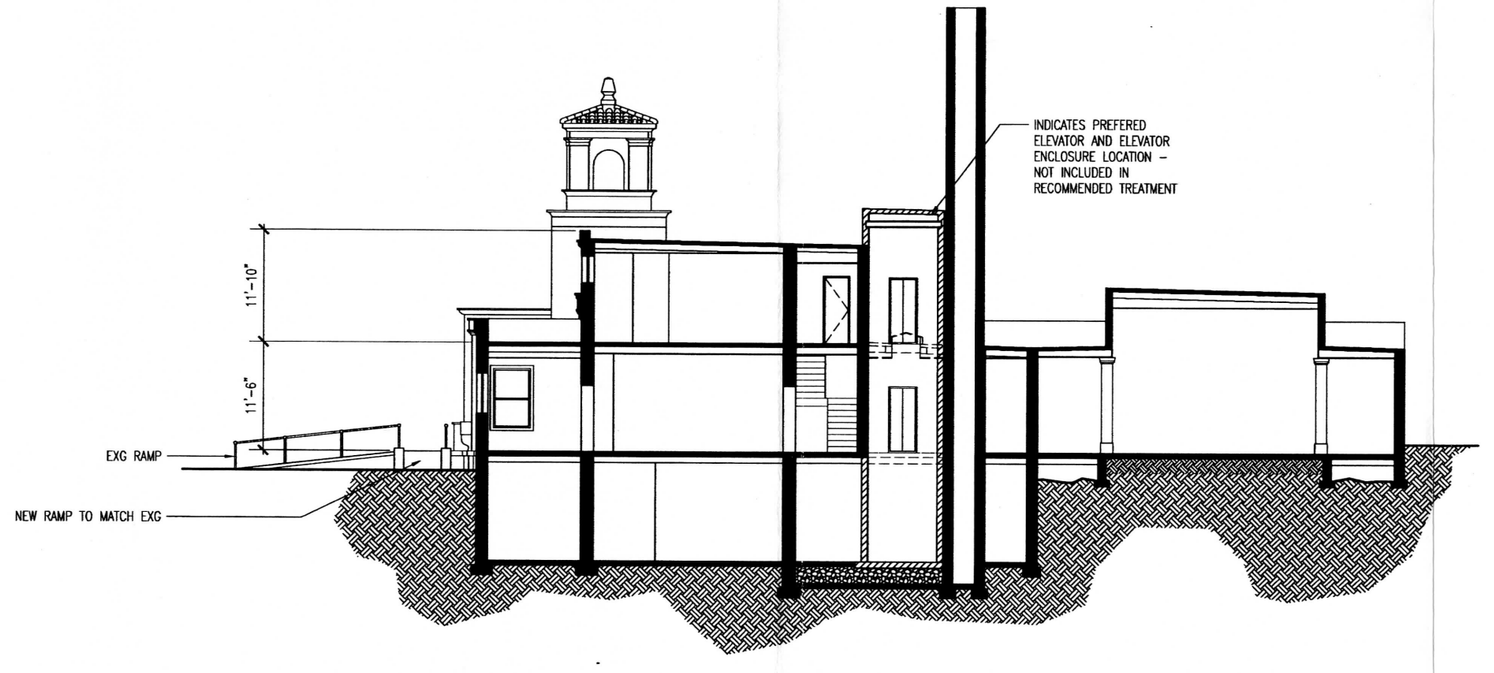

1 / A301 OZARK BUILDING SECTION A

SCALE (A)

LEGEND

- EXG WALL
- NEW WALL
- ADDED PHASE A, 2004
- DEMOLITION

SCALE (A) 8 0 8 16

SCALE OF FEET

DESIGNED: PAUL W. LONG TECH. REVIEW: DATE: 6/23/2003	SUB SHEET NO. A301	TITLE OF SHEET OZARK BATHHOUSE BUILDING SECTIONS REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	DRAWING NO. 128 41,064 PKG. NO. HOSP 150 SHEET ____ OF ____

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Appendix F. OZARK BATHHOUSE STRUCTURAL SYSTEMS ANALYSIS

OZARK BATHHOUSE

STRUCTURAL SYSTEMS ANALYSIS

SCHEMATIC DESIGN

HOSP-056091C
PHASE C

Existing Description

The building construction is load-bearing, stuccoed-masonry exterior walls; load-bearing, plaster-masonry (brick and clay tile) interior walls with concrete columns; and concrete pans with flat slabs. The second floor covers only about 30% of the front half of the building footprint. A basement area also extends over approximately 30% of the footprint with a crawlspace extending throughout much of the remaining areas in the rear portions of the building.

Some of the rear portions appear to be unexcavated with first floor slabs-on-grade. These areas are:

Western 67% of the Women's Bath Hall
A 22 ft x 28 ft center area in the Men's Bath Hall
The western half of the Men's Pack Room and Cooling Room.

The concrete floor framing is a one-way pan joist system supported by cast-in-place concrete walls and beams. The primary vertical load-carrying components are brick bearing walls.

A structural analysis of this bathhouse was completed during the Phase A bathhouse stabilization project by The Schemmer Associates Inc. Refer to National Park Service document number 128/80030. This stabilization project, currently under construction, includes a line of steel beam support under the front section of the first floor, extending through the Women's Cooling and Dressing Room 112, the Lobby 115, and the Men's Cooling and Dressing Room 118. This beam is located near midspan of the concrete pan joists that span east-west. This beam improves the live load carrying capacity of this area of floor to 100 psf. The remaining portions of the first floor have a 100 psf live load capacity except for the Women's Dressing Room 117A directly behind the Lobby where the live load is 58 psf.

Floor Live Load Capacities

See the Proposed Treatment Drawings, Life Safety Plans for the exact layout of the live load capacities. Any occupancy that requires greater floor load capacities will be the responsibility of the tenant to design, obtain NPS approval and implement.

Elevator Shaft Installation

The chosen elevator option places the elevator in the original Toilet Room 110 behind and to the south of the Lobby. The procedure for installation of the elevator shaft would be as follows:

1. The shaft location places part of it on the original boiler pit that is being filled with gravel and covered with a concrete slab. The remaining portion is located behind a concrete wall separating the full basement area from the crawlspace. This requires some excavation of earth and/or rock directly below the footprint of the elevator shaft in the crawlspace to allow the construction of the base pad.
2. Construct a flat, 8" thick concrete mat on top of the new boiler pit slab and on top of the excavated earth/rock behind the wall. This mat will be set on the basement slab, creating an 8" differential.
3. Construct an 8" concrete masonry unit (CMU) wall system, forming the shaft of the elevator. Extend the wall up to and grout tight to the underside of the concrete floor structure above. This will involve dry packing grout into the spaces between the top of the walls and the concrete floor.
4. The first floor structure can then be saw cut and removed over the shaft. A temporary access opening in the side of the shaft, within the basement, should be considered for debris removal and future access for elevator maintenance.
5. The saw cutting of the floor will involve the floor slab as well as any concrete beams. Since the slabs, joists and beams are continuous over the supporting concrete walls, there may be some loss of continuity in the members. This will, in effect, reduce the flexural capacity of the spanning members on the adjacent spans either side of the elevator. However, the controlling limit state for the floor capacities is in shear and this loss of continuity will not affect the given floor load capacities in this area.
6. Since the shaft extends over an existing concrete basement wall, the top portion of this wall will also require removal a minimum of 4 ft. below the first floor elevation or as required by the elevator manufacturer.
7. The next level of CMU walls are then constructed and the saw cutting procedure repeated at the second floor/roof structure.
8. The walls above the second floor/roof may also be CMU or may be light gage steel framing with gypsum board sheathing. These walls, above the second floor, are exterior wall that will require proper insulation and exterior finish.
9. A concrete slab roof (2" – 20 Gage Metal Decking (Galvanized) + 3 ½" net concrete slab = 5 ½" total thickness) will be placed over the CMU walls along with a standard W8 hoist beam for the elevator. The roof will slope downward to the east at a minimum ¼"/ft slope.
10. The position of the elevator also blocks a primary access to the crawlspaces behind the main interior basement wall. As a result, a new access opening will be cut through the concrete. This will be located at the bottom of the south stairs to the basement.

Lintels over elevator openings can be formed, "U" type block lintels. A steel angle elevator door support can be attached to the existing structure with adhesive-type anchors drilled into the joist stems.

Exit Door in South Wall

A new exit door will be constructed in the south exterior wall as indicated in the drawings. The opening will be cut through a load-bearing brick masonry wall (multi-wythe) and require a steel lintel. This lintel can be comprised of a dual L6x6x5/16 angle system where the horizontal legs of the angles are cut into the block from either face and the angle extends a minimum of 8" beyond the raw opening edges. Alternatively, a cast-in-place or precast concrete lintel can be constructed and lifted into place after removal of the necessary brick masonry from above the opening.

Concrete Ramp

A cast-in-place concrete ramp will be constructed with a landing located directly adjacent to this new door. The ramp will slope downward to the west and will be constructed of 8" thick concrete sidewalls supported on shallow spread footings. The ramp "floor" will be constructed of a metal form deck supporting a reinforced concrete slab. Code compliant handrails on either side will be set in adhesive in small curbs cast with the slab.

Appendix G. OZARK BATHHOUSE MECHANICAL SYSTEMS ANALYSIS

OZARK BATHHOUSE

MECHANICAL SYSTEMS ANALYSIS

SCHEMATIC DESIGN

HOSP-056091C
PHASE C

HVAC

The existing (Phase A) nominal 40 ton air handler and condenser unit will remain and serves the first and second floors Heating water coils are installed in the branch ducts serving both floors to provide zone heating control as part of the Phase A project. The existing (Phase A) air handler system and heating coils will be reused and will be modified and rebalanced to accommodate the new tenant space requirements.

The transfer air openings installed in the Phase A project will remain and will have transfer grilles salvaged from other areas of the building installed The existing (Phase A) sidewall supply registers from the stabilization project will remain. Concealment of the existing ductwork and extension or replacement of the supply registers for dropped ceilings will be part of the tenant finish in tenant areas. The ductwork will be concealed and grilles, registers and diffusers will be installed in the base building areas (such as toilet rooms) and the Historic rooms. The historic Lobby and Men's Bath Hall will have the sidewall registers installed as part of the Phase A stabilization project for heating and cooling. New ductwork, pipes or registers will be allowed as part of the tenant finish, subject to NPS review. Return air will be transferred for individual rooms through the use of transoms over the doors or transfer openings through the walls with transfer grilles. All return air will be transferred to the Men's Bath Hall, the Men's Pack Room or the Women's Bath Hall to reach the existing return grilles to the air handler unit or the building exhaust fan assembly installed as part of the stabilization project. Existing historic radiators will be retained in selected primary historic rooms where they are a prominent character defining feature. These units will be rehabilitated and exposed valves and pipes will be retained for historic effect, but these units will not be functional. At all other locations they will be removed. The existing boilers in the basement will be abandoned in place and demolition is not included in the scope of work for this project. Most of the original steam piping on the upper floors has already been removed or is concealed in existing walls. Existing historic radiators will be retained at selected primary historic rooms where they are a prominent character defining feature. These units will be restored but will not be functional.

One new dome type exhaust fan will be installed on the roof. One approximately 750 cfm exhaust fan for the first floor toilet rooms and custodial areas will be ducted with uninsulated sheet metal ductwork to each room. Each room will have a commercial grade sidewall exhaust register mounted to exposed ductwork. The public toilet exhaust fan will be controlled to run continuously in the day mode and be off at night.

The existing (Phase A) ventilation systems in the basement will remain with no changes.

Plumbing

The existing historic roof drainage system will remain and is not anticipated to be modified.

A new 1 ½" domestic cold water pipe will be connected to the existing 6" cw entry located in the southwest corner of the basement. The cold water main will be routed through the basement to turn up into the first floor mechanical room. Two 1" cold water stub outs will be provided off the new cold water main in the basement for future tenant connection. Extension of these cold water branches will be part of the tenant finish. Cold water piping will branch from the mechanical room to serve the new water heater and will be routed exposed along the first floor ceiling to feed down to the first floor fixtures. All interior non-buried domestic cold water will be type "L" hard drawn copper, wrought copper fittings and 95-5 (tin/antimony), 96-4 (tin/silver). All piping will be insulated.

A new 10-gallon electric water heater will be installed in the mechanical room on first floor to provide domestic hot water to the public toilet room lavatories and the janitors sink. Insulated domestic hot water pipes will be routed exposed along the first floor ceiling (parallel with the cold water) and will feed down to the first floor fixtures. Plumbing fixtures required as part of the tenant finish will require a separate electric water heater to be installed within the tenant space. Installation of the tenant water heater and tenant domestic hot water piping will be part of the tenant finish. All interior non-buried domestic cold water will be type "L" hard drawn copper, wrought copper fittings and 95-5 (tin/antimony), 96-4 (tin/silver). All piping will be insulated.

Waste and vent piping will be routed in new stud walls and in new furred out walls at east side of restrooms. Waste piping will be routed down to the basement to collect into a new building main, which will tie into the existing 4" sanitary sewer main in the northwest corner of the basement. The plumbing group will be collected into a new vent riser up through the roof. Piping will be coated service weight cast iron with bell and spigot fittings and elastomeric joints or coated service weight hubless cast iron with gasket and clamp fittings.

All toilet room plumbing fixtures will be commercial grade white vitreous china fixtures. ADA compliant floor mounted flush valve water closets and a wall-hung urinal are anticipated. All water closets and urinals will be siphon jet low flow fixtures. Lavatories in the toilet rooms will be counter mounted bowls with ADA compliant low flow faucets and self-closing valves. The Custodial room will have a molded stone mop service basin with wall-mounted faucet. The faucet will include a threaded spout and an integral vacuum breaker. An ADA compliant electric water cooler is also included.

Fire Protection

The building will be fully sprinkled as part of this project with a new wet sprinkler system designed to light hazard per NFPA. The basement, storage spaces and the mechanical room

will be sprinkled to Ordinary Hazard, Group 1 occupancy. The new fire main will tee off of the existing 6" building main located near the southwest corner of the basement. A new fire entry assembly with a double check backflow preventer will be located in the basement. The Fire Department connection will be a freestanding assembly located in a suitable culturally sensitive location area of the building. Sprinkler piping will be concealed above the new ceilings in the Secondary Historic areas. Sprinkler types will consist of upright heads in rooms with no new ceilings and pendant heads in rooms with new dropped ceilings. Sprinkler piping in the tenant finish areas will be upright heads until new ceilings are installed. If dropped ceilings are installed during the tenant finish, the tenant will be responsible for replacing the sprinkler heads with pendant type heads. Any future tenant finish work that includes new or relocated walls and that would require changes to sprinkler heads or detectors will be the tenant's responsibility. A glycol assembly will be installed in the mechanical room and a glycol sprinkler branch will be routed to sprinklers serving the porch. Sprinkler piping will not be routed into the historic Lobby or the Men's Bath Hall. Extended throw sidewall sprinkler heads will be routed through the walls from adjacent spaces and will be coordinated for penetration locations with the crown molding.

Appendix H. OZARK BATHHOUSE ELECTRICAL SYSTEMS ANALYSIS

OZARK BATHHOUSE

ELECTRICAL SYSTEMS ANALYSIS

SCHEMATIC DESIGN

HOSP-056091C
PHASE C

Existing (Phase A) And New Power And Distribution

The existing (Phase A) building Electrical Service consists of a 800 Amps 120/208V, 3 phase, 4 wire Main Service Entrance Rated Disconnect located at the exterior south side of the building. The Main Distribution Panelboard "OMDP" for the building is rated at 800 Amps, 120/208V, 3 phase, 4 wire and is served from the Service Entrance Rated Disconnect Switch with 2 sets of (4#500MCM +1#1/0G)4"C. The existing Main Distribution Panelboard "OMDP" serves the following:

- 400/3 circuit breaker at "OMDP" - Branch circuit panelboard "OLM" 400A, 120/208V, 3phase, 4wire, Connected with (4#500MCM+1#3G)4"C. This panelboard serves the existing Mechanical equipment, duplex receptacles at the mechanical equipment and the luminaires in the basement.
- There are two (2) Spare 30/3 circuit breakers and Space for two (2) 400/3, one (1) 225/3, one (1) 200/3, one (1) 125/3 and one (1) 100/3 circuit breakers.

One (1) new 225/3 circuit breaker will be provided in the existing space at the Main Distribution Panelboard "QMDP" to serve a new 225A, 120/208V, 3phase, 4wire panelboard, connected with (4#4/0+1#4G)2-1/2"C This new panelboard will be located on the 1st level to serve the new lighting and power loads on the 1st floor.
One (1) new 200/3 circuit breaker will be provided in the existing space at the Main Distribution Panelboard "QMDP" to serve a new 200A, 120/208V, 3phase, 4wire panelboard, connected with (4#4/0+1#4G)2-1/2"C This new panelboard will be located on the 2nd level to serve the new lighting and power loads on the 2nd floor.

New general-purpose receptacles will be provided through out the building for house keeping, convenience, and general use. All general-purpose receptacles shall be 20A, 120V, Hubbel #5362I or equal. One (1) duplex receptacle for every 10'-0" of wall space will be provided.

Branch circuits/feeders for power distribution shall be copper, and shall be in metallic raceways per the NEC. Only compression type fittings will be used. Conduit seals will be used for all conduits running between floors.

Power connections and local control will be provided to the new exhaust fans in the rest rooms. Power connections and local control will be provided for the new heat pumps and condensing units on second floor.

Conduit routing and device mounting will be recessed in plaster walls and ceilings in this building. The Basement level will be utilized to route conduit for power and communication devices to the 1st floor. Conduit will rise from the basement recessed in plaster walls to the devices on the 1st floor.

The Primary historic common area power and communication devices and conduits will be recessed into the existing plaster walls and/or ceilings.

Existing (Phase A) And New Lighting

There is existing (Phase A) fluorescent luminaires in the room 111 and minimal existing fluorescent luminaires on the basement level which will remain.

Lighting will be required through out the interior of the building excluding the areas mentioned above. No new exterior lighting will be provided. Local lighting controls will be provided at the entry door into each room. Lighting levels will meet IES recommendations for each room according to the function of the room.

2' x 4' fluorescent lensed troffers will be provided in all lay-in ceilings. One (1) lensed troffer for every 100 square feet (12'x12' spacing).

The Primary Historic area will be provided with surface mounted restored or reconstructed luminaries only when sufficient documentation of what the historic fixtures looked like exists. If photos or other documentation does not exist, a contemporary but compatible fixture will be specified. The walls, columns and ceiling will be utilized for mounting of the luminaires to achieve the recommended IES light levels. Conduit in this area will be recessed in the existing plaster wall and/or ceilings. Conduit in this area will be recessed in the existing plaster wall and/or ceilings utilizing old deteriorated conduit locations where feasible.

The branch circuit routing will be run above the lay-in grid ceilings as much as possible; otherwise all conduits will be recessed in plaster walls and ceilings.

Emergency battery packs and Exit signs will be provided to meet the Life Safety Codes.

Communications

Raceways will be provided for Data and Communications. Outlets will be comprised of a 4" square j-box with a ¾" conduit extended to a designated communications room. Outlets will be provided through out the building. One outlet for every 10'-0" of wall space will be provided. Power connections will be provided for all Data and Communications equipment. The Government will provide all Communications and Data cabling.

Grounding will be provided at the new Main Telephone terminal Board in the designated Communications Room.

Fire Alarm System

An automatic Fire Alarm System will be provided with smoke detectors throughout the facility and at least one in each room. Also required will be additional heat detectors and smoke detectors in the elevator equipment room and in the elevator shafts. ADA Horn / Strobes will be provided throughout the building and Pull stations at all exits and stairs. The Fire Alarm Control Panel will be located in a designated Fire Command Center. The Fire Command Center will contain all equipment and appurtenances in accordance with IBC.

Security System

Raceway and points of power will be provided to accommodate the Security System. The Government will provide the Security System.

Appendix I. IBC CHAPTER 34 COMPLIANCE ALTERNATIVES SUMMARY

Existing occupancy: OZARK BATHHOUSE. Proposed occupancy: A-2

Year building was constructed: _____ Number of stories: 2 Height in feet: 36

Type of construction: III-B Area per floor: 9,165 S.F./1st floor and 2,775 S.F./2nd floor

Percentage of open perimeter: 50 % Percentage of height reduction: _____ %

Completely suppressed: Yes X No _____ Corridor wall rating: Not Required

Compartmentation: Yes _____ No X Required door closers: Yes X No _____

Fire resistance rating of vertical opening enclosures: None

Type of HVAC: _____ , Serving number of floors: One

Automatic fire detection: Yes X No _____ Type and location: Smoke Detectors

Fire alarm system: Yes X No _____ Type: In accordance with Section 907

Smoke control: Yes _____ No X Type: _____

Adequate exit routes: Yes X No _____ Dead ends: Yes X No _____

Maximum exit access travel distance: 250' allowed, 100' actual Elevator Controls: Yes X No _____

Means of egress emergency lighting: Yes X No _____ Mixed occupancies: Yes _____ No X

SAFETY PARAMETERS - See Notes	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3409.6.1 Building Height	1.0	1.0	1.0
3409.6.2 Building Area	9.5	9.5	9.5
3409.6.3 Compartmentation	0.0	0.0	0.0
3409.6.4 Tenant and Dwelling Unit Separation	0.0	0.0	0.0
3409.6.5 Corridor Walls	0.0	0.0	0.0
3409.6.6 Vertical Openings	-14.0	-14.0	-14.0
3409.6.7 HVAC Systems – w/o ductwork	0.0	0.0	0.0
3409.6.8 Automatic Fire Detection	9.0	9.0	9.0
3409.6.9 Fire Alarm System	5.0	5.0	5.0
3409.6.10 Smoke Control	****	0.0	0.0
3409.6.11 Means of Egress	****	0.0	0.0
3409.6.12 Dead Ends – no dead ends over 20'	****	0.0	0.0
3409.6.13 Maximum Exit Access Travel Distance	****	12.0	12.0
3409.6.14 Elevator Control	2.0	2.0	2.0
3409.6.15 Means of Egress Emergency Lighting	****	4.0	4.0
3409.6.16 Mixed Occupancies	0.0	****	0.0
3409.6.17 Automatic Sprinklers	2.0	÷ 2 = 1.0	2.0
3409.6.18 Incidental Use Area Protection	0.0	0.0	0.0
Building score – total value	**14.5**	**29.5**	**30.5**

****No applicable value to be inserted

Points Required:	**19.0**	**30.0**	**30.0**
Points Needed:	**4 .5**	**0.5**	**0.0**

NOTES FOR OZARK BATHHOUSE WITH AN A-2 OCCUPANCY:

6.1 The points allowed for the height of building equal 1, based on the number of stories.

6.2 The points for the building area equal 9.5, which is the maximum allowed, being one half of the score for Fire Safety.

6.3 There are no points being given for compartmentation, and even though there are additional points to be earned here, it would be very difficult to achieve given the opening to the second floor.

6.4 Assuming one tenant, there are no points for Tenant Separation. 1 – 3 extra points are available here for fire resistive separations if there is more than one tenant, as outlined in this section. It is realistic to look at this given the likelihood that there will probably be more than one tenant.

6.5 Assuming no corridors, there are no points for Corridor Walls. 2 extra points are available if corridors are provided with the required fire resistive rating and distance as outlined in this section.

6.6 Assuming maintaining the open, existing stairs for egress, there are 14 points that are deducted here. There are a number of points that can be gained here by adding a third stairway with a one-hour enclosed exit enclosure and also rating the elevator shaft (which, if concealed within the building construction, needs to be rated anyway) and any other shafts, unless exempt by code, that connect through the floors. Instead of deducting 14 points, 3.5 points can be added so you actually gain 17.5 points by doing this.

6.7 The HVAC system presently designed only serves the first floor and does not get extended through the floor system into the second floor; therefore, the second floor system could be designed to be separate. There are the maximum of 5 points added for this.

6.8 Assuming that smoke detectors will be installed throughout the entire fire area of the building, there are 9 points included.

6.9 Assuming that a fire alarm system in accordance with Section 907 will be installed so that no points are lost. The only way to gain points here would be to add a voice/alarm system and a fire command station. There are 5 additional points available for this option.

6.10 Assuming that there will not be any smoke control systems added, there are no points added here. There is one extra point available here for having openings in exterior walls at the rate of 20 S.F. per 50 L.F. in each story and around the building perimeter at intervals not exceeding 50 feet and are readily operable from the inside without a key or separate tool or, if not openable, clearly and permanently marked tempered

glass panels are used in lieu of the openable ones. There are other points available under this section for smokeproof enclosures, and there are an additional 6 points available for providing mechanical systems to provide smoke containment according to this section. These points do not apply to the Fire Safety score.

6.11 Given that the Capacity of the Means of egress will comply with Section 1003 and the number of exits complies with the minimum number required by Section 1005, a minimum of two exits based on occupancy, there are no points lost or gained here. There are an additional 2 points available for exceeding 125 percent of the capacity and would require having 3 exits on the first floor. There are also more points available here, however, these points do not apply to the Fire Safety score.

6.12 Assuming there will be no dead ends over 20 feet, 0 points are added. Providing no dead ends exceeding the ratio of 2.5:1 (l/w) will add an extra 2 points. These points also do not apply to the Fire Safety score.

6.13 For maximum exit travel, 250 feet is allowable and if 100 feet of actual exit travel is to be a given, 12 points are included. These points do not apply to the Fire Safety score.

6.14 Assuming that an elevator is being added and that this elevator will comply with new construction requirements, 2 points are added. If no elevator is installed there is a deduction of 2 points instead.

6.15 Assuming that means of egress lighting and exit signs be provided with emergency power in accordance with Section 2702 (battery back-up), the maximum of 4 points are added. These points do not apply to the Fire Safety score.

6.16 Assuming there are not mixed occupancies, there are no points here. 5 – 10 additional points are available for providing increased occupancy separations when they exist as outlined in this section, however, these points do not apply to the Means of Egress category.

6.17 Assuming that automatic sprinklers will be required for this occupancy and will be provided throughout in accordance with Chapter 9 for 2 more included points. No additional points are available here since the sprinklers are required for this occupancy.

6.18 Assuming that any incidental use area will be protected with sprinklers and rated if required, there are no points gained or lost here.

CONCLUSIONS:

For an A-2 occupancy, which includes restaurants and bars the present analysis does not meet the minimum points required but there are a variety of possible options and combinations that could get the minimum mandatory safety score.

One option would be to provide an emergency voice/alarm communications system and a fire command room. This alone would meet the minimum mandatory safety score.

Another option would be to limit the A-2 occupancy to a part of the building, provide fire barriers between the A-2 occupancy and the other occupant type (whatever it is: A-3, B, or M) of not less than twice that required by Section 302.3.3, which requires 2-hour between A-2 and either A-3, B, or M, but because automatic sprinklers are being provided throughout, this is reduced to 1-hour and then doubled back to 2-hour to meet the Chapter 34 requirement. However, this alone would not meet the minimum mandatory safety scores. If tenant separations were also included as outlined above, then it would meet the minimum. But again, this requires multiple tenants (and multiple occupancy types) in the building.

Existing occupancy: OZARK BATHHOUSE — Proposed occupancy: A-3

Year building was constructed: _____ — Number of stories: 2 — Height in feet: 36

Type of construction: III-B — Area per floor: 9,165 S.F/1st floor and 2,775 S.F./2nd

Percentage of open perimeter: 50 % — Percentage of height reduction: _____ %

Completely suppressed: Yes X No _____ — Corridor wall rating: Not Required

Compartmentation: Yes _____ No X — Required door closers: Yes _____ No _____

Fire resistance rating of vertical opening enclosures: None

Type of HVAC: _____ , — Serving number of floors: One

Automatic fire detection: Yes X No _____ — Type and location: Smoke Detectors

Fire alarm system: Yes X No _____ — Type: In accordance with Section 907

Smoke control: Yes _____ No X — Type: _____

Adequate exit routes: Yes X No _____ — Dead ends: Yes _____ No X

Maximum exit access travel distance: 250' allowed, 125' actual — Elevator Controls: Yes X No _____

Means of egress emergency lighting: Yes X No _____ — Mixed occupancies: Yes _____ No X

SAFETY PARAMETERS - See Notes	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3409.6.1 Building Height	1.0	1.0	1.0
3409.6.2 Building Area	9.0	9.0	9.0
3409.6.3 Compartmentation	0.0	0.0	0.0
3409.6.4 Tenant and Dwelling Unit Separation	0.0	0.0	0.0
3409.6.5 Corridor Walls	0.0	0.0	0.0
3409.6.6 Vertical Openings	-14.0	-14.0	-14.0
3409.6.7 HVAC Systems – w/o ductwork	0.0	0.0	0.0
3409.6.8 Automatic Fire Detection	6.0	6.0	6.0
3409.6.9 Fire Alarm System	5.0	5.0	5.0
3409.6.10 Smoke Control	****	0.0	0.0
3409.6.11 Means of Egress	****	0.0	0.0
3409.6.12 Dead Ends – no dead ends *over 20'*	****	0.0	0.0
3409.6.13 Maximum Exit Access Travel Distance	****	10.0	10.0
3409.6.14 Elevator Control	2.0	2.0	2.0
3409.6.15 Means of Egress Emergency Lighting	****	4.0	4.0
3409.6.16 Mixed Occupancies	0.0	****	0.0
3409.6.17 Automatic Sprinklers	6.0	÷ 2 = 3.0	6.0
3409.6.18 Incidental Use Area Protection	0.0	0.0	0.0
Building score – total value	**15.0**	**26.0**	**29.0**

****No applicable value to be inserted

Points Required:	**18.0**	**29.0**	**29.0**
Points Needed:	**3.0**	~~**1.0**~~ ***3.0***	**0.0**

NOTES FOR OZARK BATHHOUSE WITH AN A-3 OCCUPANCY:

6.1 The points allowed for the height of building equal 1, based on the number of stories.

6.2 The points for the building area equal 9.0, which is the maximum allowed, being one half of the score for Fire Safety.

6.3 There are no points given for compartmentation, and even though there are additional points to be earned here, it would be very difficult to achieve given the opening to the second floor.

6.4 Assuming one tenant, there are no points for Tenant Separation. 1 – 3 extra points are available here for fire resistive separations if there is more than one tenant, as outlined in this section.

6.5 Assuming no corridors, there are no points for Corridor Walls. 2 extra points are available if corridors are provided with the required fire resistive rating and distance as outlined in this section.

6.6 Assuming maintaining the open, existing stairs for egress, there are 14 points that are deducted. There are a number of points that can be gained here by adding a third stairway with a one-hour enclosed exit enclosure and also rating the elevator shaft (which, if concealed within the building construction, needs to be rated anyway) and any other shafts, unless exempt by code, that connect through the floors. Instead of deducting 14 points, 3.5 points can be added so you actually gain 17.5 points by doing this.

6.7 The HVAC system presently designed only serves the first floor and does not get extended through the floor system into the second floor; therefore, the second floor system could be designed to be separate. There are the maximum of 5 points added for this.

6.8 Assuming that smoke detectors will be installed throughout the entire fire area of the building, there is an addition of 6 points maximum included.

6.9 Assuming that a fire alarm system in accordance with Section 907 will be installed so that no points are lost. The only way to gain points here would be to add a voice/alarm system and a fire command station. There are 5 additional points available for this option.

6.10 Assuming that no added smoke control systems will be installed and not necessary, there are no points given or lost. There is one extra point available here for having the required amount of openings in exterior walls and providing tempered glass, 3 points available for a smokeproof enclosure, and an additional 6 points for providing mechanical systems to provide smoke containment according to this section. Also, any extra points earned here do not apply to the Fire Safety score.

6.11 Assuming that Capacity of the Means of egress will comply with Section 1003 and the number of exits complies with the minimum number required by Section 1005, a minimum of two exits, there are no points lost or gained. There are an additional 2 points available for

exceeding 125 percent of the capacity and would require having 3 exits on the first floor. There are also more points available here, however, these points do not apply to the Fire Safety score.

6.12 Assuming there will be no dead ends over 20 feet, 0 points are added. Providing no dead ends exceeding the ratio of 2.5:1 (l/w) will add an extra 2 points. These points also do not apply to the Fire Safety sore.

6.13 For maximum exit travel, 250 feet is allowable and if 125 feet is a given, 10 points are added. These points do not apply to the Fire Safety score.

6.14 Assuming that an elevator is being added and that this elevator will comply with new construction requirements, 2 points are added. If no elevator is installed there is a deduction of 2 points instead of any addition.

6.15 Assuming that means of egress lighting and exit signs be provided with emergency power in accordance with Section 2702 (battery back-up), the maximum of 4 points are added. These points do not apply to the Fire Safety score.

6.16 Assuming there are not mixed occupancies, there are no points here. 5 – 10 additional points are available for providing increased occupancy separations when they exist as outlined in this section. These points do not apply to the Means of Egress score.

6.17 Assuming that automatic sprinklers will not be required for this occupancy (<12,000 S.F., <300 occupants, and on the first floor), but will be provided throughout in accordance with Chapter 9 for the maximum of 6 more points.

6.18 Assuming that any incidental use area will be protected with sprinklers and rated if required, there are no points gained or lost here.

CONCLUSIONS:

For an A-3 occupancy, which includes art galleries and museums the present analysis does not meet the minimum points required but there are a variety of possible options and combinations that could get the minimum mandatory safety score.

It may be possible to get the additional points by designating the existing interior partition walls as tenant separation walls. These existing partition walls are constructed of hollow clay tile that, with the addition of plaster or gypsum board finish, should be able to be made to be 2-hour rated systems. As long as when tenants move into these spaces the existing walls are maintained (between tenants), along with appropriate protected openings, than nothing more than the basic additions listed above need be done to make this building meet the requirements of Chapter 34. This assumes that there will be more than one tenant. If one tenant leased the whole building it would no longer be in compliance with Chapter 34.

Existing occupancy: OZARK BATHHOUSE. Proposed occupancy: B

Year building was constructed: _____ Number of stories: 2 Height in feet: 36

Type of construction: III-B Area per floor: 9,165 S.F./1st floor and 2,775 S.F./2nd floor

Percentage of open perimeter: 50 % Percentage of height reduction: _____ %

Completely suppressed: Yes X No _____ Corridor wall rating: Not Required

Compartmentation: Yes _____ No X Required door closers: Yes _____ No _____

Fire resistance rating of vertical opening enclosures: None

Type of HVAC: _____ , Serving number of floors: One

Automatic fire detection: Yes X No _____ Type and location: Smoke Detectors

Fire alarm system: Yes X No _____ Type: In accordance with Section 907

Smoke control: Yes _____ No X Type: _____

Adequate exit routes: Yes X No _____ Dead ends: Yes _____ No X

Maximum exit access travel distance: 300' allowed, 150' actual Elevator Controls: Yes X No _____

Means of egress emergency lighting: Yes X No _____ Mixed occupancies: Yes _____ No X

SAFETY PARAMETERS - See Notes	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3409.6.1 Building Height	3.0	3.0	3.0
3409.6.2 Building Area	12.0	12.0	12.0
3409.6.3 Compartmentation	0.0	0.0	0.0
3409.6.4 Tenant and Dwelling Unit Separation	0.0	0.0	0.0
3409.6.5 Corridor Walls	0.0	0.0	0.0
3409.6.6 Vertical Openings	-14.0	-14.0	-14.0
3409.6.7 HVAC Systems – w/o ductwork	0.0	0.0	0.0
3409.6.8 Automatic Fire Detection	8.0	8.0	8.0
3409.6.9 Fire Alarm System	5.0	5.0	5.0
3409.6.10 Smoke Control	****	0.0	0.0
3409.6.11 Means of Egress	****	0.0	0.0
3409.6.12 Dead Ends – *no dead ends over 20'*	****	0.0	0.0
3409.6.13 Maximum Exit Access Travel Distance	****	10.0	10.0
3409.6.14 Elevator Control	2.0	2.0	2.0
3409.6.15 Means of Egress Emergency Lighting	****	4.0	4.0
3409.6.16 Mixed Occupancies	0.0	****	0.0
3409.6.17 Automatic Sprinklers	12.0	÷ 2 = 6.0	12.0
3409.6.18 Incidental Use Area Protection	0.0	0.0	0.0
Building score – total value	**28.0**	**36.0**	**42.0**

****No applicable value to be inserted

Points Required:	**24.0**	**34.0**	**34.0**
Points Needed:	**0.0**	**0.0**	**0.0**

NOTES FOR OZARK BATHHOUSE WITH A B OCCUPANCY:

6.1 The points allowed for the height of building equal 3, based on the number of stories.

6.2 The points for the building area equal 12, which is the maximum allowed, being one half of the score for Fire Safety.

6.3 There are no points given for compartmentation, and even though there are additional points to be earned here, it would be very difficult to achieve given the opening to the second floor.

6.4 Assuming one tenant, there are no points for Tenant Separation. 1 – 3 extra points are available here for fire resistive separations if there is more than one tenant, as outlined in this section.

6.5 Assuming no corridors, there are no points for Corridor Walls. 2 extra points are available if corridors are provided with the required fire resistive rating and distance as outlined in this section.

6.6 Assuming maintaining the open, existing stairs for egress, there are 14 points that are deducted. Given that these stairs are to be left as they are, there is no way any additional points can be earned in this category unless a one-hour enclosed new stair exit enclosure is added and 3.5 points are added instead of 14 being deducted.

6.7 The HVAC system presently designed only serves the first floor and does not get extended through the floor system into the second floor; therefore, the second floor system could be designed to be separate. There are the maximum of 5 points added for this.

6.8 Assuming that smoke detectors will be installed throughout the entire fire area of the building, there is an addition of 8 points maximum.

6.9 Assuming that a fire alarm system in accordance with Section 907 will be installed so that no points are lost.

6.10 Assuming that no added smoke control systems will be installed and not necessary, there are no points given or lost. With a smoke control system, 2 – 3 points are available, however, these points do not apply to the Fire Safety score.

6.11 Assuming that Capacity of the Means of egress will comply with Section 1003 and the number of exits complies with the minimum number required by Section 1005, a minimum of two exits, there are no points lost or gained. There are an additional 2 points available for exceeding 125 percent of the capacity and would require having 3 exits on the first floor. There are also more points available here, however, these points do not apply to the Fire Safety score.

6.12 Assuming there will be no dead ends over 50 feet, 0 points are added. Providing no dead ends exceeding the ratio of 2.5:1 (l/w) will add an extra 2 points, but these points do not apply to the Fire Safety score.

6.13 For maximum exit travel, 300 feet is allowable and if 150 feet is a given, 10 points are added. These points do not apply to the Fire Safety score.

6.14 Assuming that an elevator is being added and that this elevator will comply with new construction requirements, 2 points are added. If no elevator is installed there is a deduction of 2 points instead of any addition. Loosing these points will still keep this building in compliance.

6.15 Assuming that means of egress lighting and exit signs be provided with emergency power in accordance with Section 2702 (battery back-up), the maximum of 4 points are added. These points do not apply to the Fire Safety score.

6.16 Assuming there are not mixed occupancies, there are no points here. 5 – 10 additional points are available for providing increased occupancy separations when they exist as outlined in this section. These points do not apply to the Means of Egress score.

6.17 Assuming that automatic sprinklers will not be required for this occupancy but will be provided throughout in accordance with Chapter 9 for the maximum of 12 more points.

6.18 Assuming that any incidental use area will be protected with sprinklers and rated if required, there are no points gained or lost here.

CONCLUSIONS:

With the basic addition of smoke detectors throughout the building, a new elevator, and an automatic sprinkler system throughout, this building will meet the minimum mandatory safety scores under Chapter 34 of the IBC for B occupancy provided that:

1) A new HVAC system is added for the second floor and that it is separated and isolated from the new Phase A/B systems put in for the first floors.

Or

2) Mixed occupancies be separated by 2-hour wall and floor separations and a mechanical smoke control system is installed.

Existing occupancy: OZARK BATHHOUSE. Proposed occupancy: M

Year building was constructed: _____ Number of stories: 2 Height in feet: 36

Type of construction: III-B Area per floor: 9,165 S.F./1st floor and 2,775 S.F./2nd floor

Percentage of open perimeter: 50 % Percentage of height reduction: _____ %

Completely suppressed: Yes X No _____ Corridor wall rating: Not Required

Compartmentation: Yes _____ No X Required door closers: Yes _____ No _____

Fire resistance rating of vertical opening enclosures: None

Type of HVAC _____ , Serving number of floors: One

Automatic fire detection: Yes X No _____ Type and location: Smoke Detectors

Fire alarm system: Yes X No _____ Type: In accordance with Section 907

Smoke control: Yes _____ No X Type _____

Adequate exit routes: Yes X No _____ Dead ends: Yes _____ No X

Maximum exit access travel distance: 300' allowed, 150' actual Elevator Controls: Yes X No _____

Means of egress emergency lighting: Yes X No _____ Mixed occupancies: Yes _____ No X

SAFETY PARAMETERS - See Notes	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3409.6.1 Building Height	3.0	3.0	3.0
3409.6.2 Building Area	9.5	9.5	9.5
3409.6.3 Compartmentation	0.0	0.0	0.0
3409.6.4 Tenant and Dwelling Unit Separation	0.0	0.0	0.0
3409.6.5 Corridor Walls	0.0	0.0	0.0
3409.6.6 Vertical Openings	-14.0	-14.0	-14.0
3409.6.7 HVAC Systems – w/o ductwork	0.0	0.0	0.0
3409.6.8 Automatic Fire Detection	6.0	6.0	6.0
3409.6.9 Fire Alarm System	15.0	15.0	15.0
3409.6.10 Smoke Control	****	0.0	0.0
3409.6.11 Means of Egress	****	0.0	0.0
3409.6.12 Dead Ends	****	0.0	0.0
3409.6.13 Maximum Exit Access Travel Distance	****	10.0	10.0
3409.6.14 Elevator Control	2.0	2.0	2.0
3409.6.15 Means of Egress Emergency Lighting	****	4.0	4.0
3409.6.16 Mixed Occupancies	0.0	****	0.0
3409.6.17 Automatic Sprinklers	6.0	÷ 2 = 3.0	6.0
3409.6.18 Incidental Use Area Protection	0.0	0.0	0.0
Building score – total value	**27.5**	**38.5**	**41.5**

****No applicable value to be inserted

Points Required:	**19.0**	**36.0**	**36.0**
Points Needed:	**0.0**	**0.0**	**0.0**

NOTES FOR OZARK BATHHOUSE WITH AN M OCCUPANCY:

6.1 The points allowed for the height of building equal 3, based on the number of stories.

6.2 The points for the building area equal 9.5, which is the maximum allowed, being one half of the score for Fire Safety.

6.3 There are no points given for compartmentation, and even though there are additional points to be earned here, it would be very difficult to achieve given the opening to the second floor.

6.4 Assuming one tenant, there are no points for Tenant Separation. 1 – 3 extra points are available here for fire resistive separations if there is more than one tenant, as outlined in this section.

6.5 Assuming no corridors, there are no points for Corridor Walls. 2 extra points are available if corridors are provided with the required fire resistive rating and distance as outlined in this section.

6.6 Assuming maintaining the open, existing stairs for egress, there are 14 points that are deducted. Given that these stairs are to be left as they are, there is no way any additional points can be earned in this category unless a one-hour enclosed new stair exit enclosure is added and 3.5 points are added instead of 14 being deducted.

6.7 The HVAC system presently designed only serves the first floor and does not get extended through the floor system into the second floor: therefore, the second floor system could be designed to be separate. There are the maximum of 5 points added here.

6.8 Assuming that smoke detectors will be installed throughout the entire fire area of the building, there is an addition of 6 points maximum.

6.9 Assuming that a fire alarm system in accordance with Section 907 will be installed for an additional 10 points.

6.10 Assuming that no added smoke control systems will be installed and not necessary, there are no points given or lost. Earning extra points in this area is more difficult, however 2 – 3 point are available with a smoke control system. Also, any extra points earned here do not apply to the Fire Safety score.

6.11 Assuming that Capacity of the Means of egress will comply with Section 1003 and the number of exits complies with the minimum number required by Section 1005, a minimum of two exits, there are no points lost or gained. There are an additional 2 points available for exceeding 125 percent of the capacity and would require having 3 exits on the first floor. There are also more points available here, however, these points do not apply to the Fire Safety score.

6.12 Assuming there will be no dead ends over 20 feet, 0 points are added. Providing no dead ends exceeding the ratio of 2.5:1 (l/w) will add an extra 2 points, but these points do not apply to the Fire Safety score.

6.13 For maximum exit travel, 300 feet is allowable and if 150 feet is a given, 10 points are added. These points do not apply to the Fire Safety score.

6.14 Assuming that an elevator is being added and that this elevator will comply with new construction requirements, 2 points are added. If no elevator is installed there is a deduction of 2 points instead of any addition.

6.15 Assuming that means of egress lighting and exit signs be provided with emergency power in accordance with Section 2702 (battery back-up), the maximum of 4 points are added. Even though these points are not needed, it is not permitted to not provide this. These points do not apply to the Fire Safety score.

6.16 Assuming there are not mixed occupancies, there are no points here. 5 – 10 additional points are available for providing increased occupancy separations when they exist as outlined in this section. These points do not apply to the Means of Egress score.

6.17 Assuming that automatic sprinklers will not be required for this occupancy but will be provided throughout in accordance with Chapter 9 for the maximum of 6 more points.

6.18 Assuming that any incidental use area will be protected with sprinklers and rated if required, there are no points gained or lost here.

CONCLUSIONS:

With the basic addition of smoke detectors throughout the building, a new elevator, and an automatic sprinkler system throughout, this building will meet the minimum mandatory safety scores under Chapter 34 of the IBC for M occupancy provided that:

1) A new HVAC system is added for the second floor and that it is separated and isolated from the new Phase A/B systems put in for the first floors.

Or

2) Mixed occupancies be separated by 2-hour wall and floor separations and a mechanical smoke control system is installed.

Appendix J. ORIGINAL BUILDING DRAWINGS

LIST OF DISCREPANCIES

SHEET 1 OF 3	ADDITIONS/PROPOSED INTERIOR SUBDIVISION
SHEET 2 OF 3	ADDITIONS/PROPOSED INTERIOR SUBDIVISION
SHEET 3 OF 3	ADDITIONS/PROPOSED INTERIOR SUBDIVISION
SHEET 60099	PORCH ENCLOSURE
SHEET 4 OF 10	FRONT ELEVATION
SHEET 5 OF 10	ALT. ELEVATIONS
SHEET 6 OF 10	SOUTH ELEVATION
SHEET 7 OF 10	NORTH ELEVATION
SHEET 8 OF 10	REAR ELEVATION
SHEET 9 OF 10	TRANSVERSE SECTION
SHEET 60100	BUILDING SECTION
SHEET UNKNOWN (1)	BASEMENT PLAN
SHEET UNKNOWN (2)	FIRST FLOOR PLAN
SHEET UNKNOWN (3)	SECOND FLOOR PLAN

OZARK BATHHOUSE

DISCREPANCIES BETWEEN 2003 EXISTING CONDITION DRAWINGS AND ORIGINAL BUILDING DRAWINGS

Sheet unknown (1) - Basement

Major structural walls and stairs constructed as show but partition walls and room layout generally constructed different than shown.

Sheet unknown (2) – First Floor

Linen area reworked for shower in 1941.
Angled wall at South East corner of Women's Cooling Room removed.
Massage 113 not shown. It was added in 1941.
Massage 119 not shown. It was added in 1941.
Stairs shown instead of ramp at front porch.

Sheet unknown (3) – Second Floor

Partition walls for North and South Mercury Rooms removed in 2003.

Sheet 4 of 10 – Front Elevation

Stairs shown instead of ramp at front porch.

Sheet 5 of 10 – Alt. Elevation

Arched openings rather than square shown on porch.
Stairs shown instead of ramp at front porch.
Artificial stone indicated on façade.

Sheet 9 of 10 – Transverse Section

Stairs shown instead of ramp at front porch.

60099 – Porch Enclosure

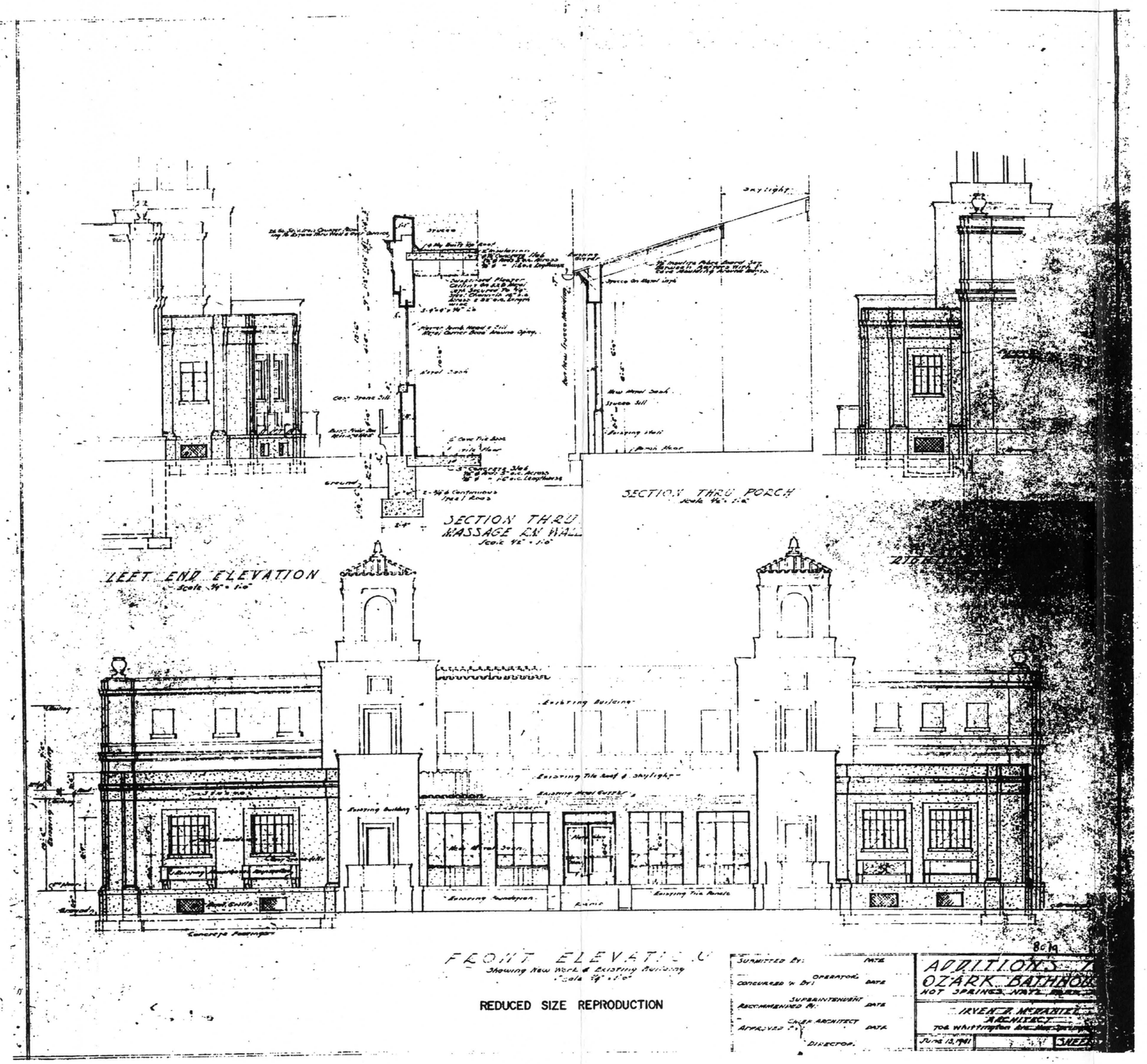
Porch shown enclosed with glass.

8019 Sheet 2 of 3 – Additions/Proposed Interior Subdivision

Doors to cloak rooms on the North and South walls of the Lobby do not exist.

8019 Sheet 3 of 3 – Additions/Proposed Interior Subdivisions

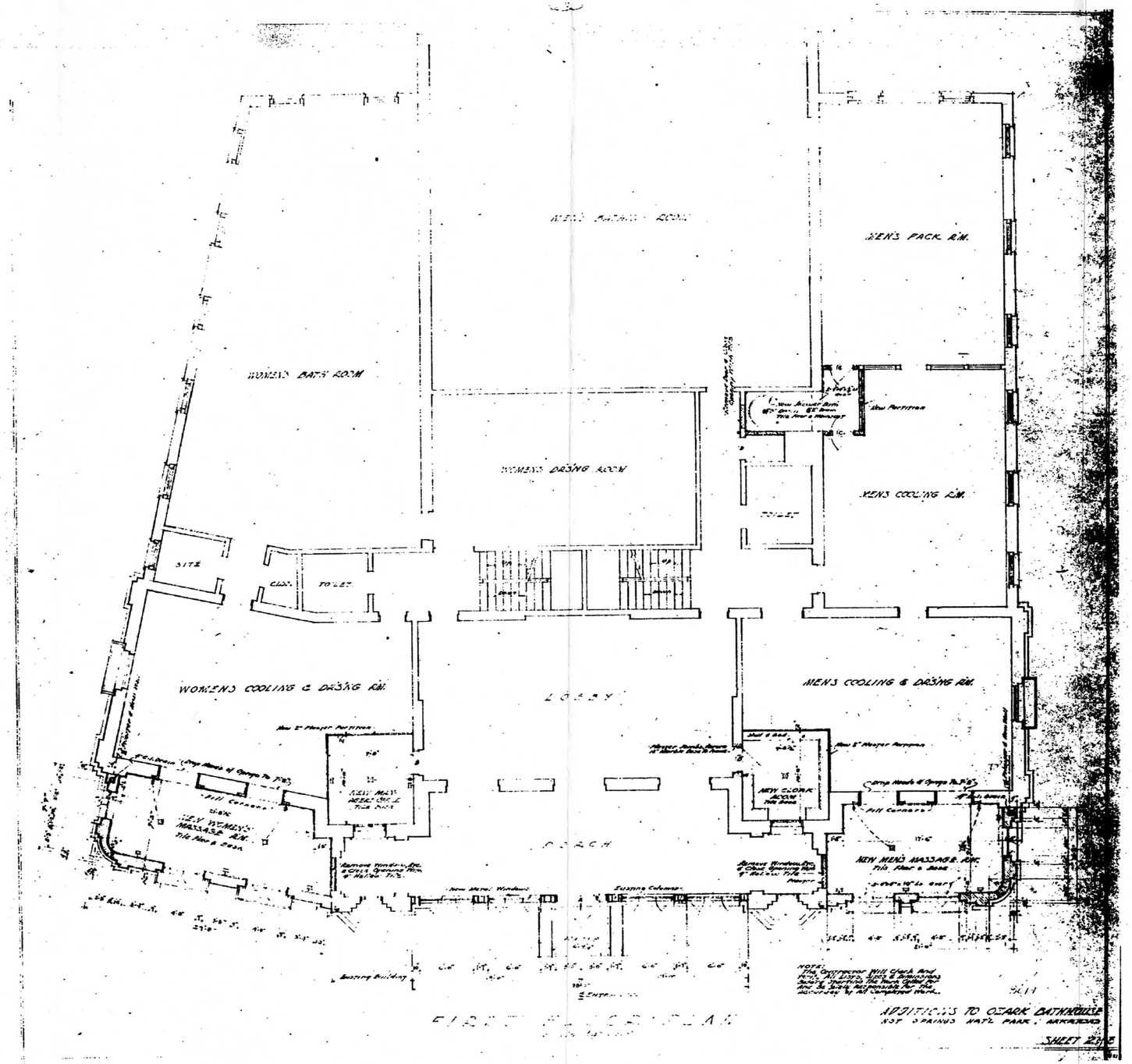
Partition walls constructed differently than shown in historic drawing.



REDUCED SIZE REPRODUCTION

Ozark Bathhouse
Hot Springs National Park

Drawing: 8019, 1 of 3
Plan: Additions/Proposed Interior Subdivision
Date: 6/13/1941

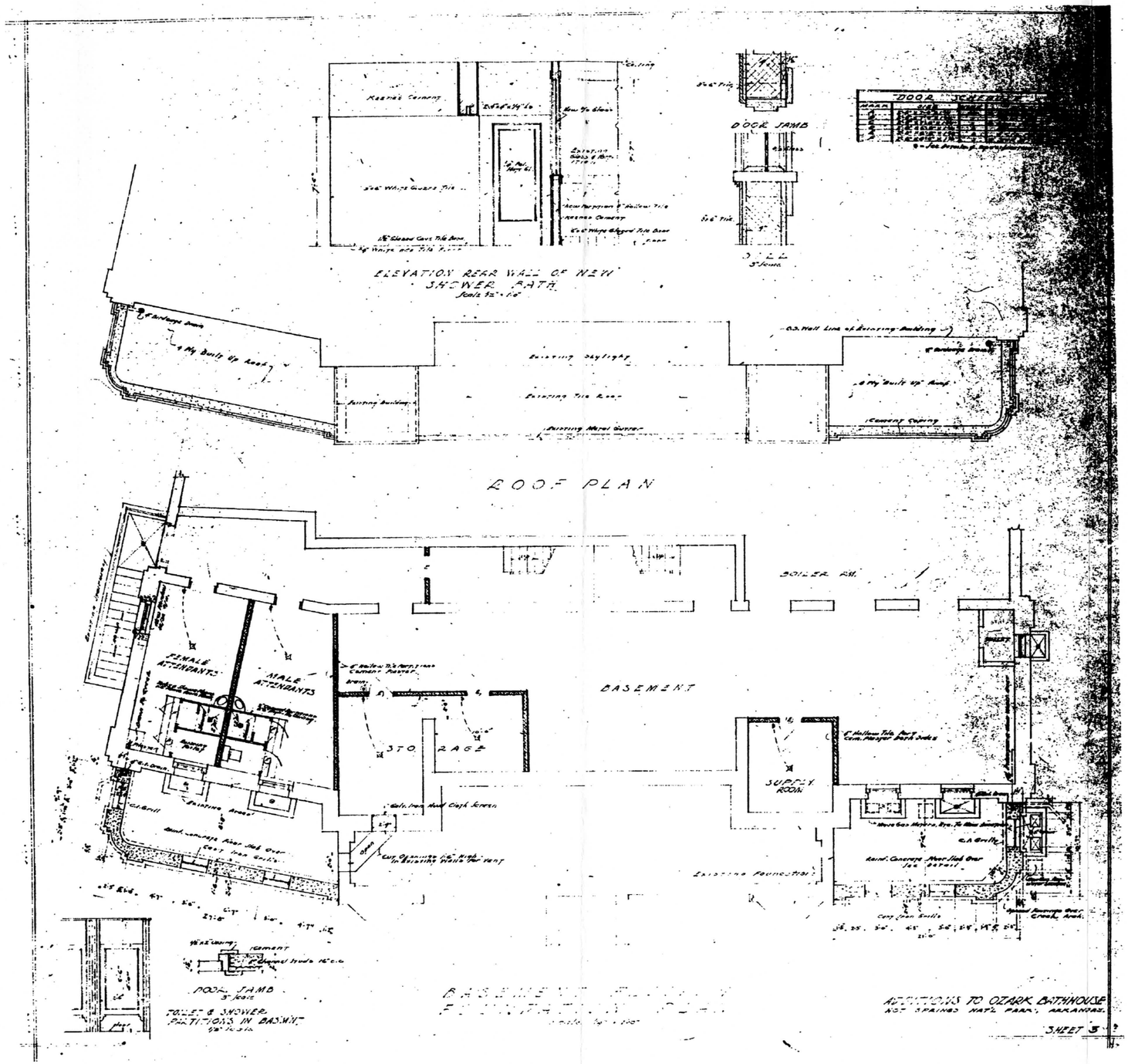


Ozark Bathhouse
Hot Springs National Park

Drawing: 8019, 2 of 3

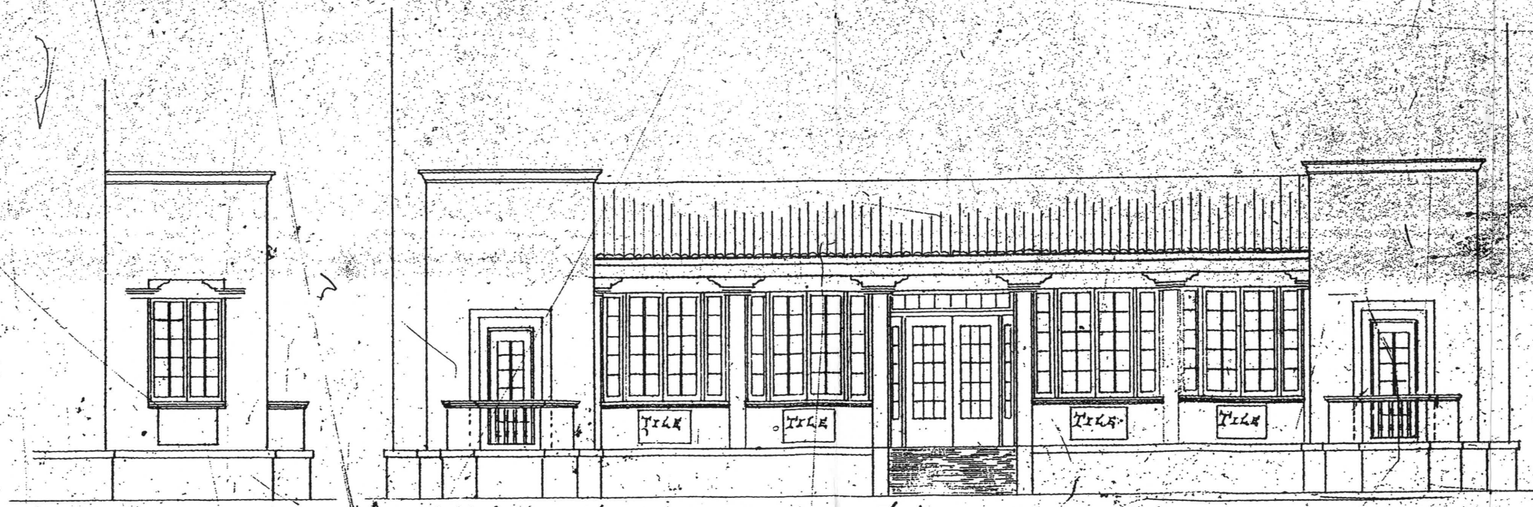
Plan: Additions/Proposed Interior Subdivision

Date: 6/13/1941



Ozark Bathhouse
Hot Springs National Park

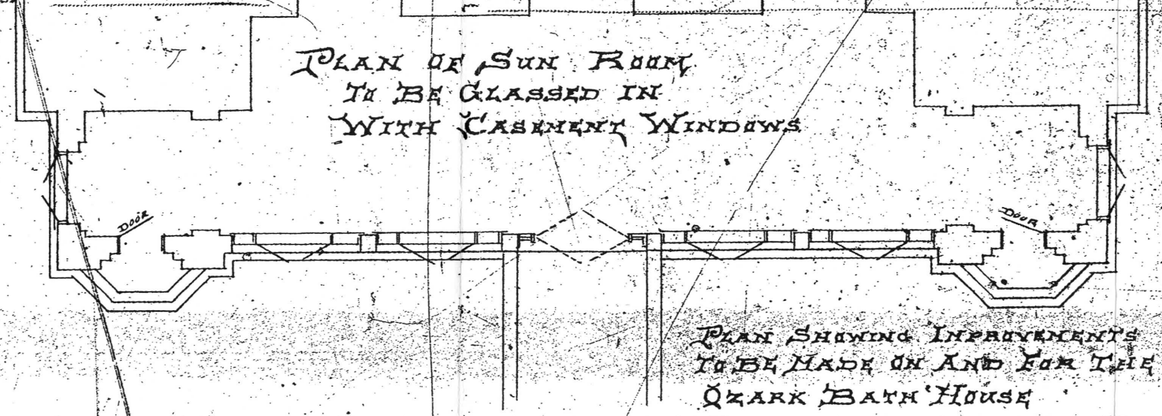
Drawing:	8019, 3 of 3
Plan:	Additions/Proposed Interior Subdivision
Date:	6/13/1941



END VIEW

FRONT ELEVATION FOR GLASSED IN SUN ROOM
FOR OZARK BATH HOUSE
HOT SPRINGS NATIONAL PARK
ARKANSAS.

J. G. HORN ARCHITECT
HOT SPRINGS
ARKANSAS.



PLAN OF SUN ROOM
TO BE GLASSED IN
WITH CASEMENT WINDOWS

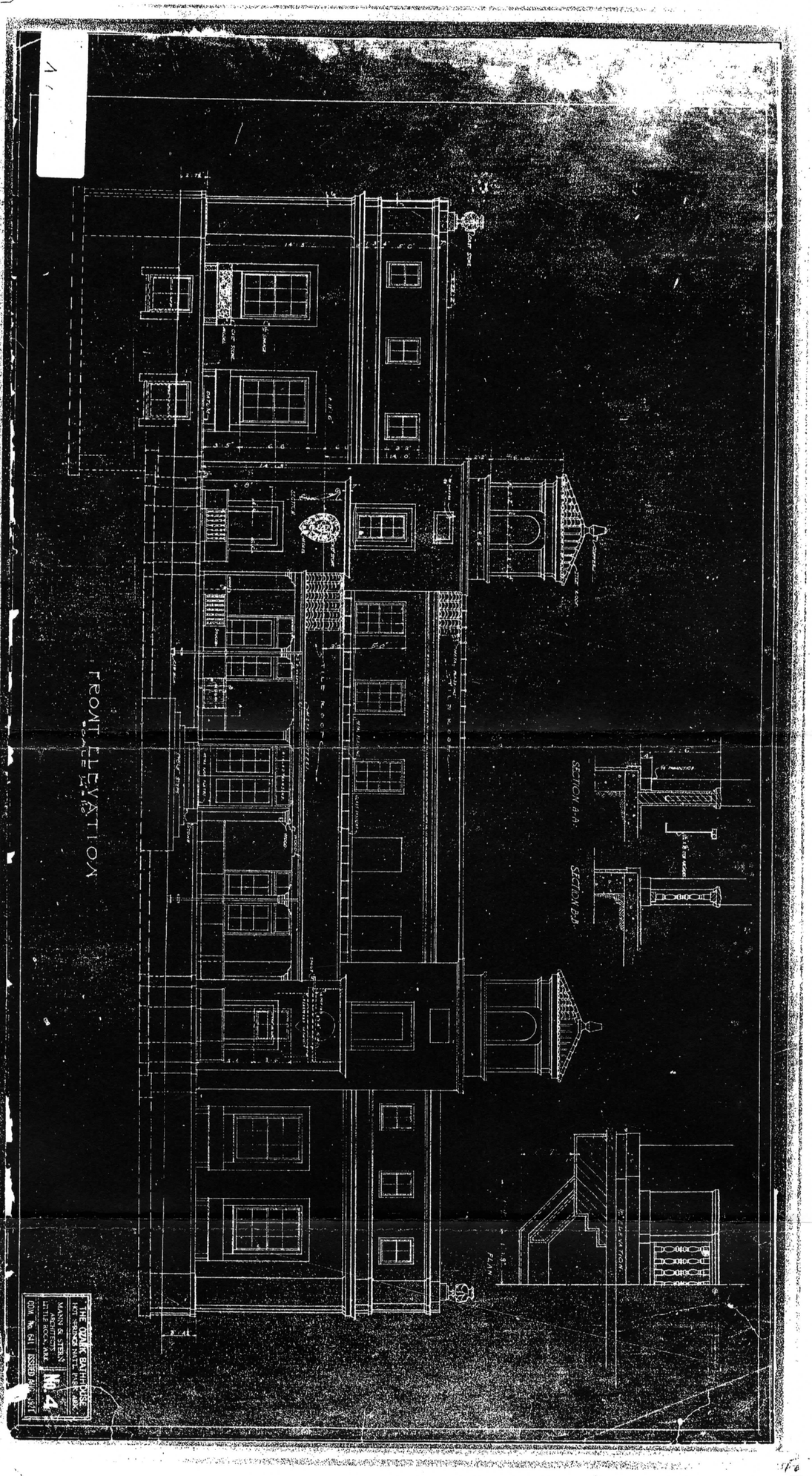
PLAN SHOWING IMPROVEMENTS
TO BE MADE ON AND FOR THE
OZARK BATH HOUSE
HOT SPRINGS NATIONAL PARK
ARKANSAS.

SCALE 1/4" = 1'-0"

REDUCED SIZE REPRODUCTION

Ozark Bathhouse
Hot Springs National Park

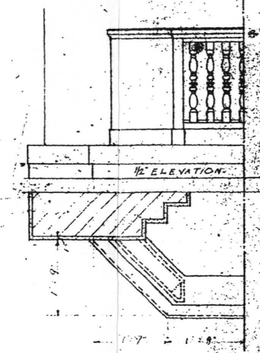
Drawing: 60099
Plan: Porch Enclosure
Date: 11/1927
Architect: J.G. Horn



Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Plan: Front Elevation (West)
Date: 8/1921
Sheet: 4 of 10





PLAN.

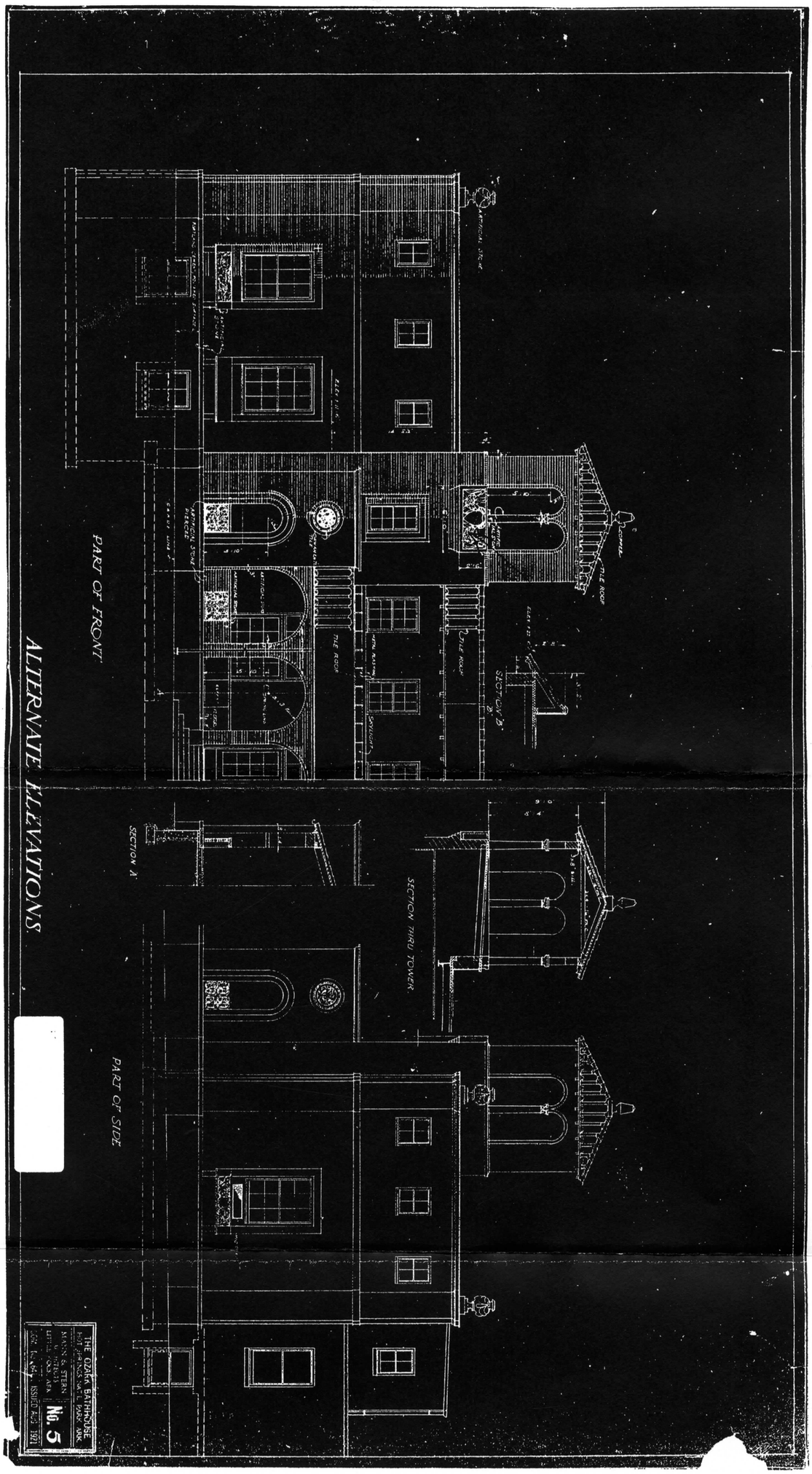


FRONT ELEVATION
SCALE 1/4"=1'0"

THE OZARK BATHHOUSE
HOT SPRINGS NAT'L. PARK, ARK.
MANN & STERN
ARCHITECTS
LITTLE ROCK, ARK.
No. 4
COM. No. 641 | ISSUED AUG. 1921

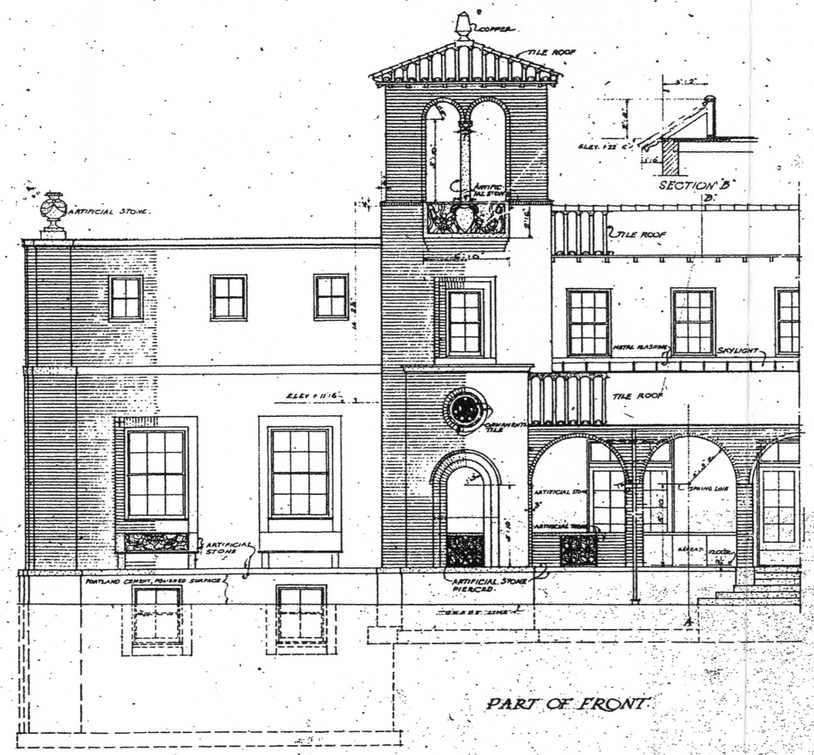
Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Plan: Front Elevation (West)
Date: 8/1921
Sheet: 4 of 10

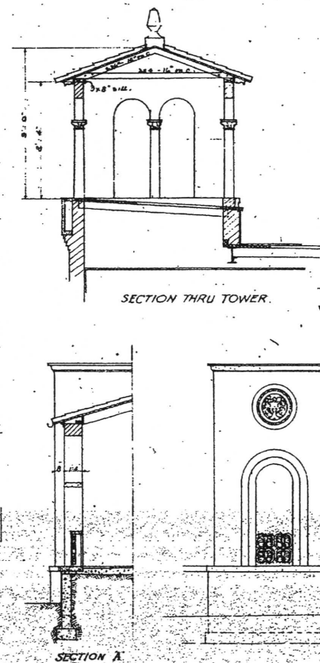


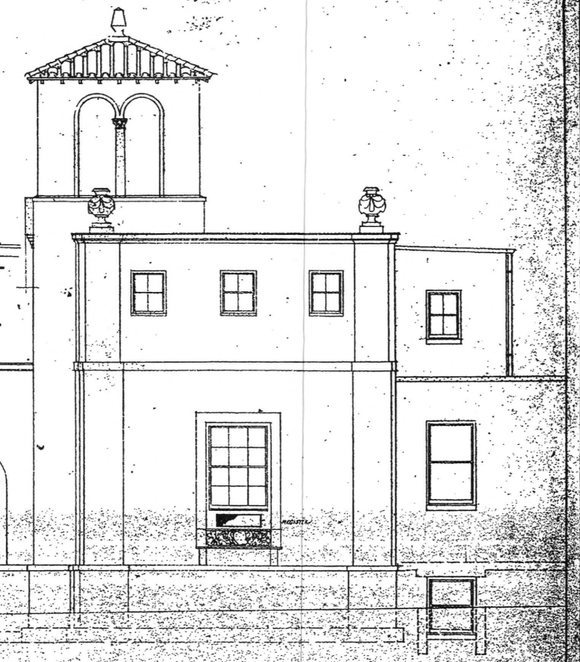
Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Plan: Alt. Elevations
Date: 8/1921
Sheet: 5 of 10



PART OF FRONT





PART OF SIDE

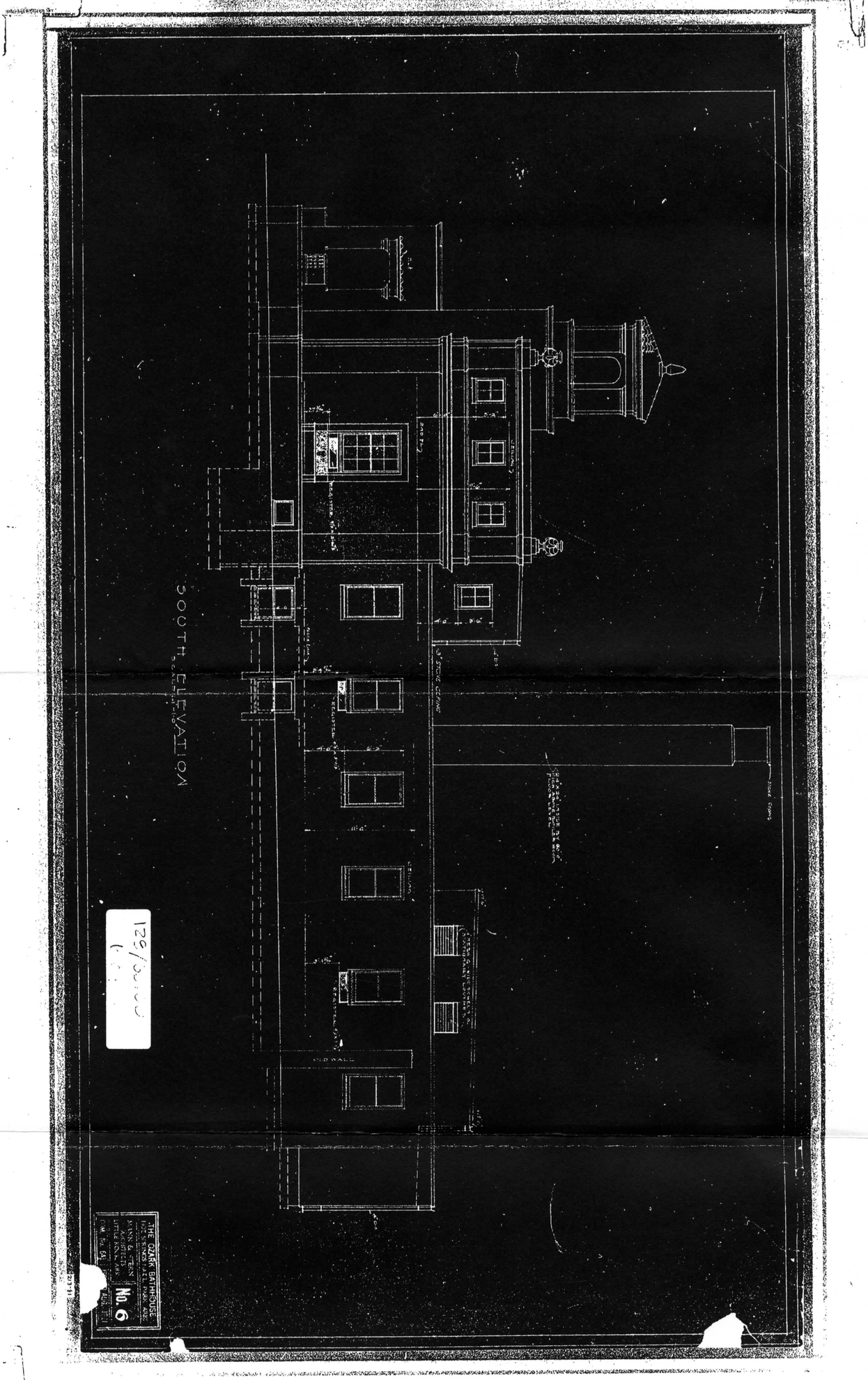
ALTERNATE ELEVATIONS.

[redacted]

THE OZARK BATHHOUSE
HOT SPRINGS NAT'L PARK, ARK.
MANN & STERN ARCHITECTS LITTLE ROCK, ARK.
No. 5
DWG. No. 641 ISSUED AUG. 1921

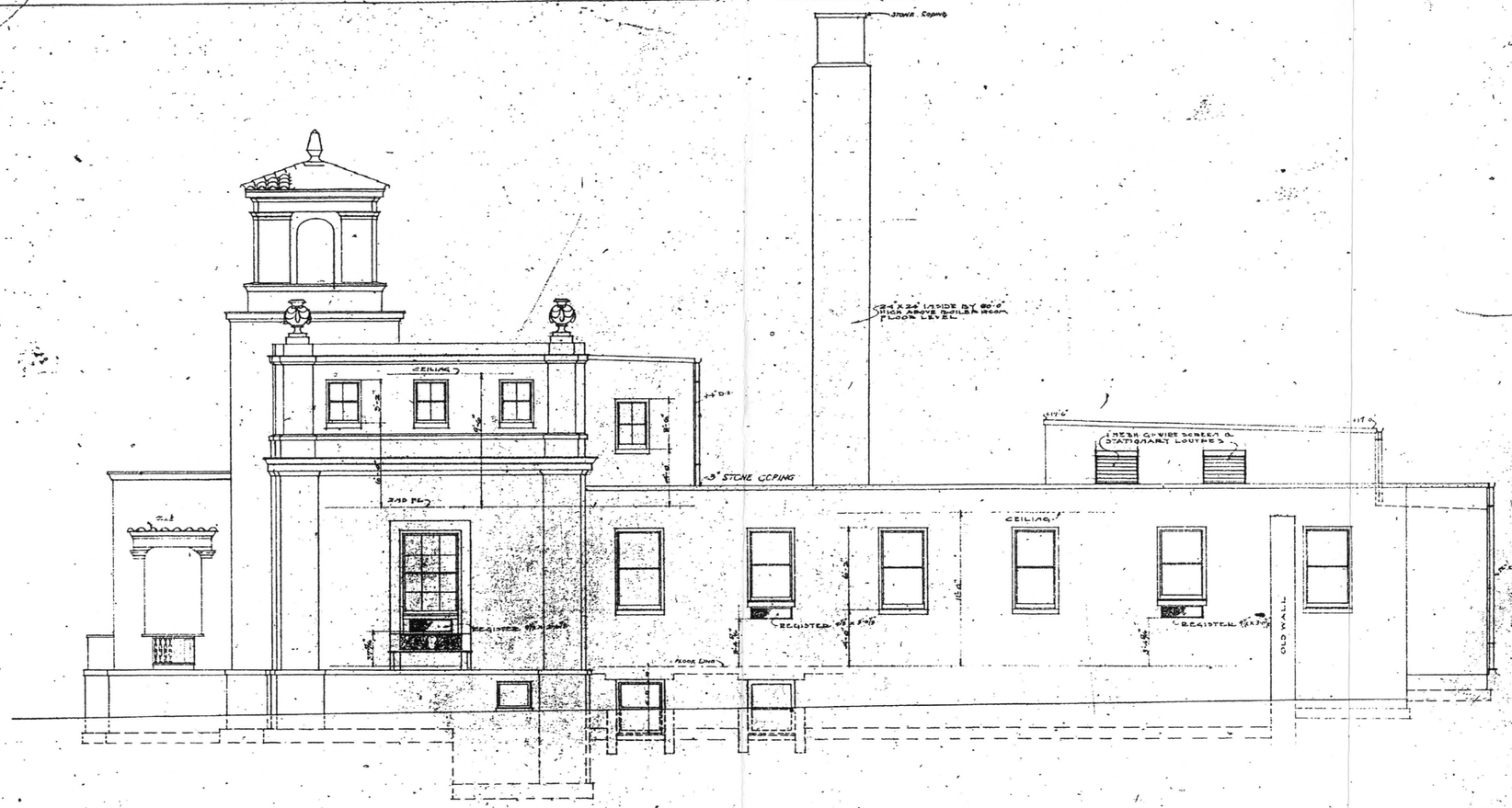
Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Plan: Alt. Elevations
Date: 8/1921
Sheet: 5 of 10



Ozark Bathhouse
Hot Springs National Park

Drawing:	128/60100
Floor:	South Elevation
Date:	8/1921
Sheet:	6 of 10



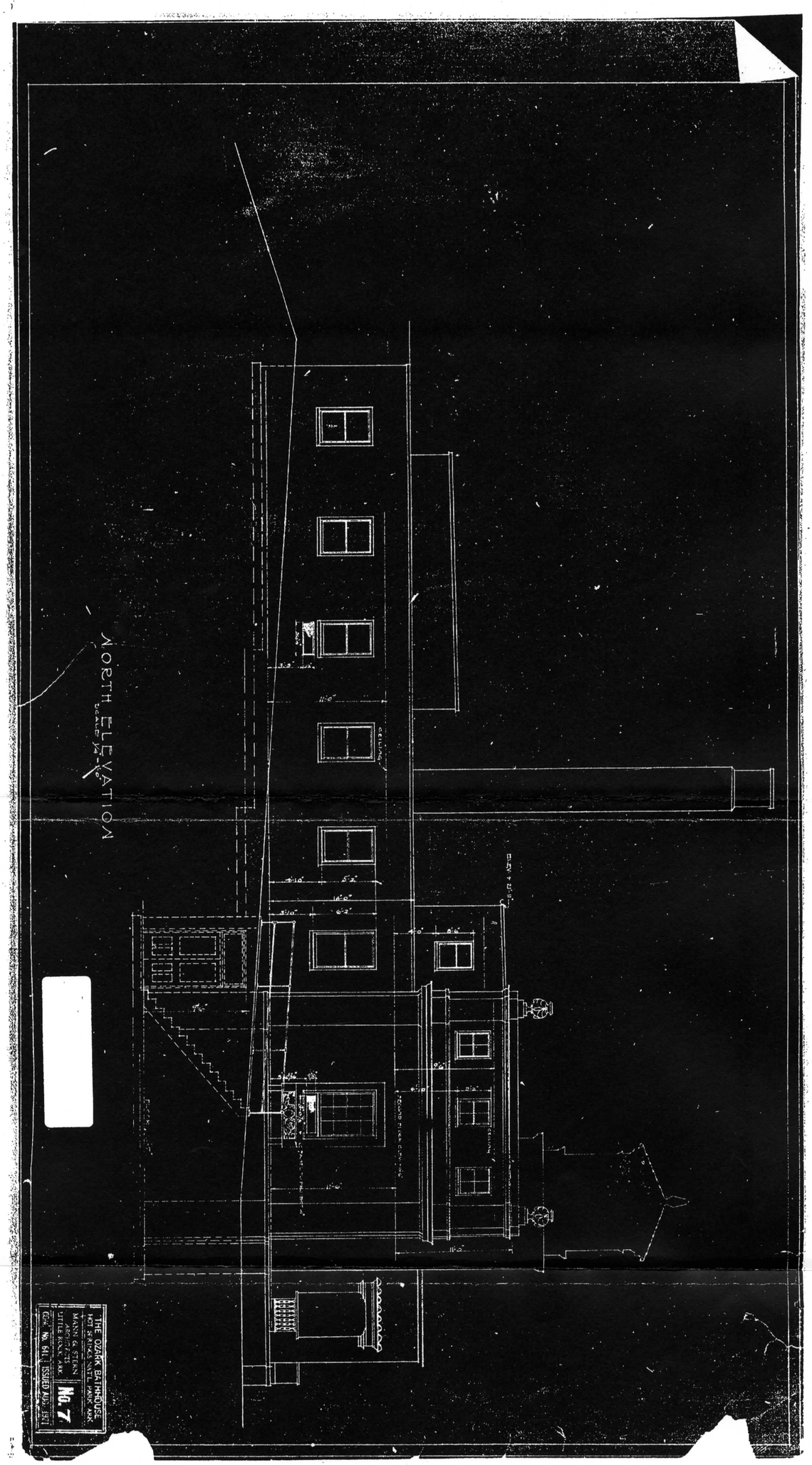
SOUTH ELEVATION
SCALE 1/4"=1'-0"

128/60100

THE OZARK BATHHOUSE
HOT SPRINGS NAT'L. PARK, ARK.
MANN & STERN
ARCHITECTS
LITTLE ROCK, ARK.
No. 6
FORM No. 641 ISSUED AUG. 1921

Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Floor: South Elevation
Date: 8/1921
Sheet: 6 of 10



Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Floor: North Elevation
Date: 8/1921
Sheet: 7 of 10

NORTH ELEVATION
SCALE 1/4"-1'-0"

THE OZARK BATHHOUSE
HOT SPRINGS NAT'L PARK, ARK.
MANN & STERN
ARCHITECTS
LITTLE ROCK, ARK.
No. 7
DWG. No. 64 | ISSUED NO. 1971

[redacted]

Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Floor: North Elevation
Date: 8/1921
Sheet: 7 of 10

Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Floor: Rear Elevation
Date: 8/1921
Sheet: 8 of 10

Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Floor: Rear Elevation
Date: 8/1921
Sheet: 8 of 10

Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Floor: Transverse Section
Date: 8/1921
Sheet: 9 of 10

SEC AT C

SECTION AT D

SEC AT E

SEC AT F.

1/2 FULL SIZE BATH ROOM DETS.

ELEV. BATH STALL OPEN'G SEC

SECTION A-A

SECTION B-B

PLAN of VAPOR CAB

SEC SHOWER DR.

ELEV. SHOWER DOOR

ELEV. VAPOR DOOR

1/2 F.S. SEC. TABU JAMB

SECTION THRU BATH TUB BASE & SUPPORT IN BATH ALLS.

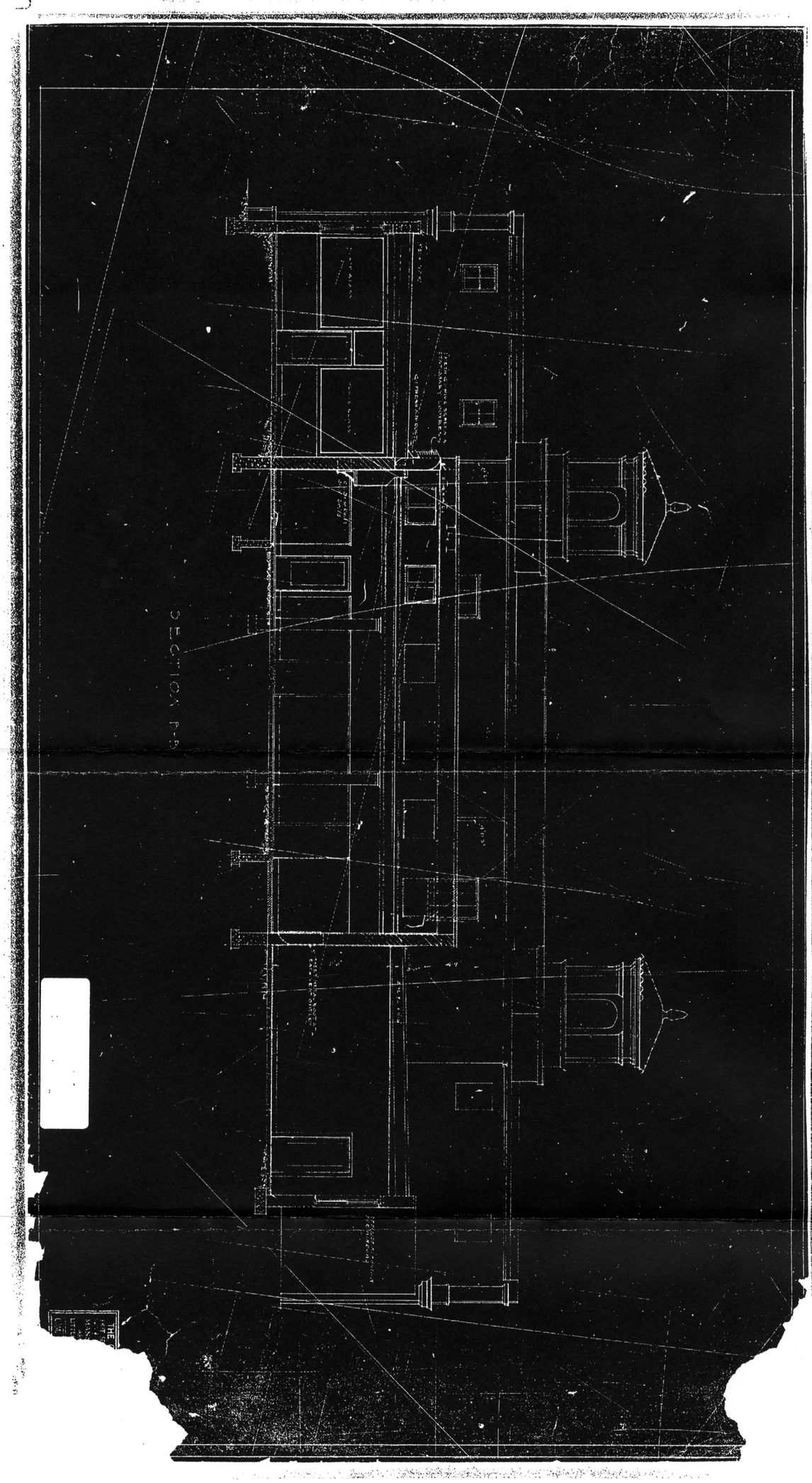
TRANSVERSE SECTION

SCALE 1/4"=1'0"

THE OZARK BATHHOUSE
HOT SPRINGS NAT'L. PARK, ARK.
MANN & STERN ARCHITECTS LITTLE ROCK, ARK. No. 9
COM. No. 641 ISSUED AUG. 1921

Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Floor: Transverse Section
Date: 8/1921
Sheet: 9 of 10



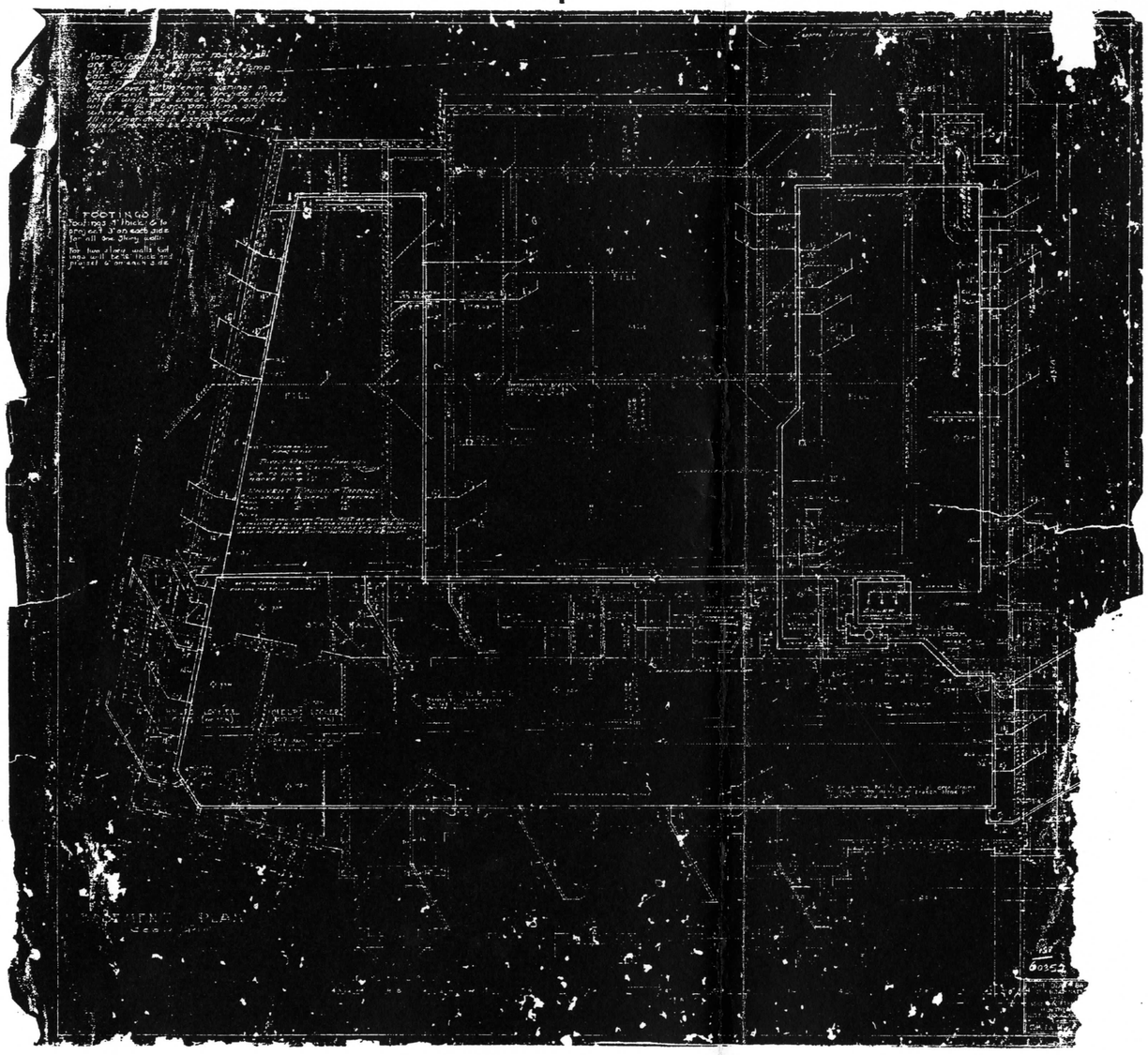
Ozark Bathhouse
Hot Springs National Park

Drawing:	128/60100
Floor:	Section B-B
Date:	8/1921
Sheet:	Unknown Sheet #

SECTION B-B

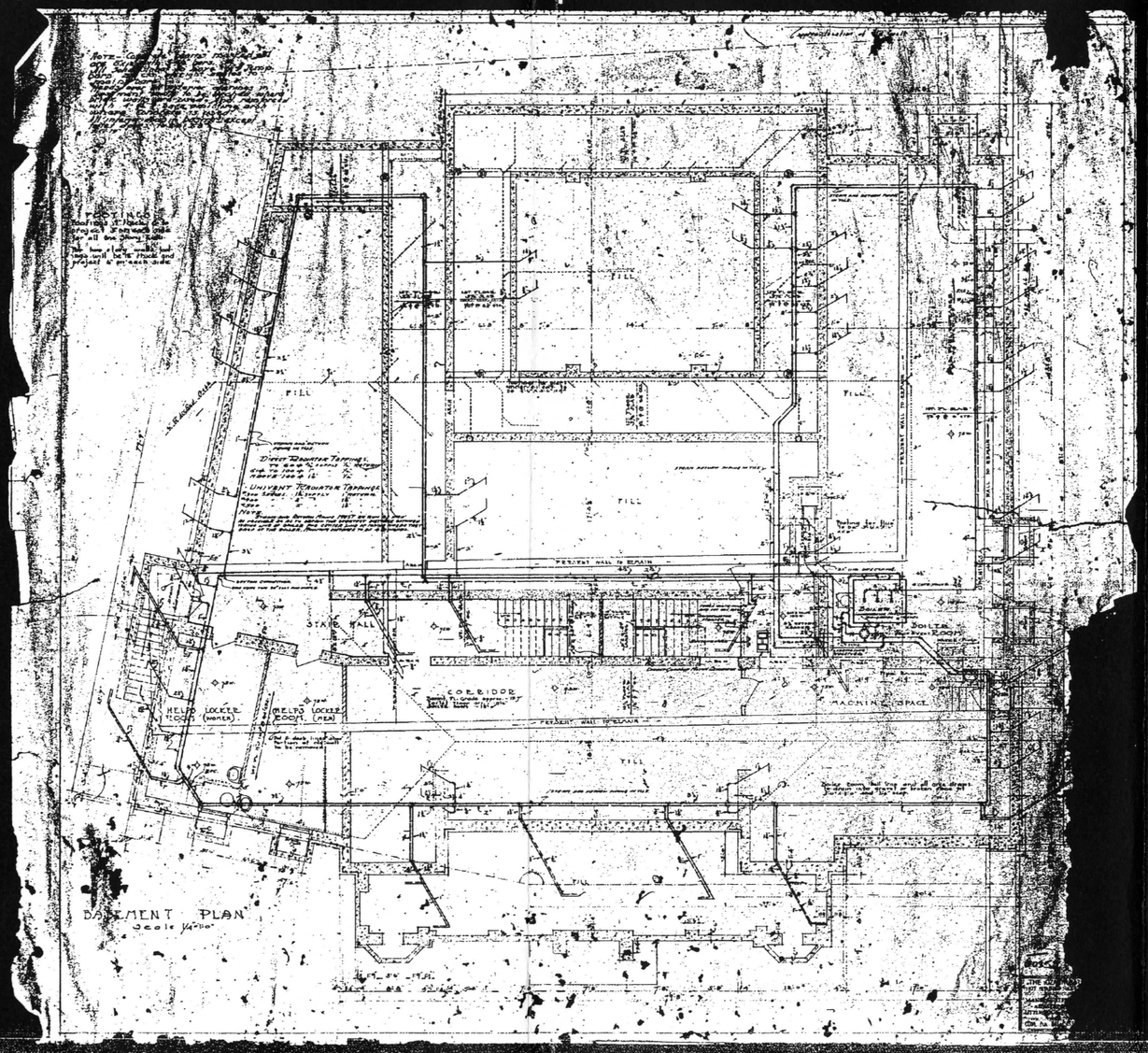
Ozark Bathhouse
Hot Springs National Park

Drawing: 128/60100
Floor: Section B-B
Date: 8/1921
Sheet: Unknown Sheet #



Ozark Bathhouse
Hot Springs National Park

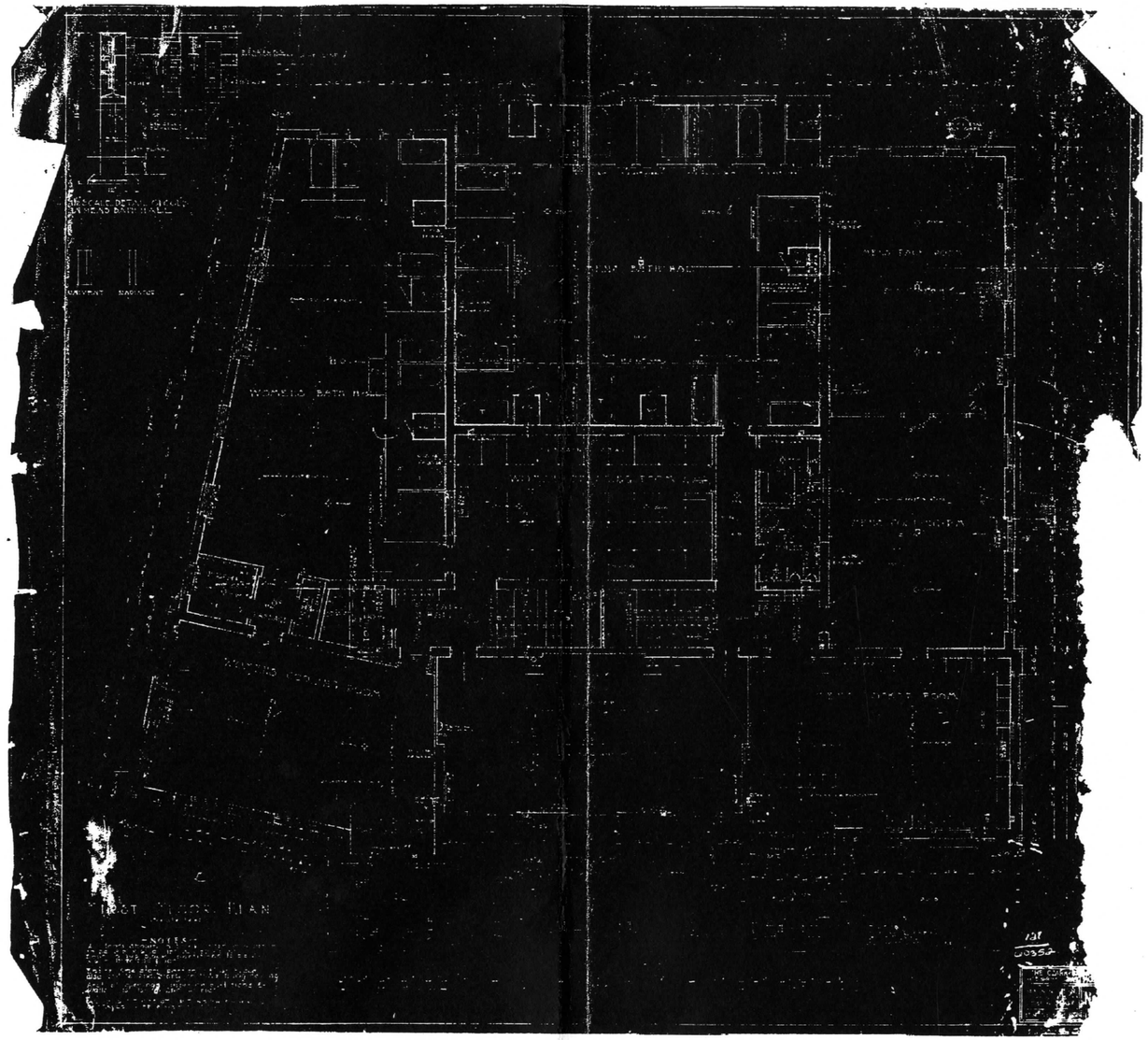
Drawing:	128/60352
Plan:	Basement
Date:	8/1921
Sheet:	unknown (1)



BASEMENT PLAN
Scale 1/8" = 1'-0"

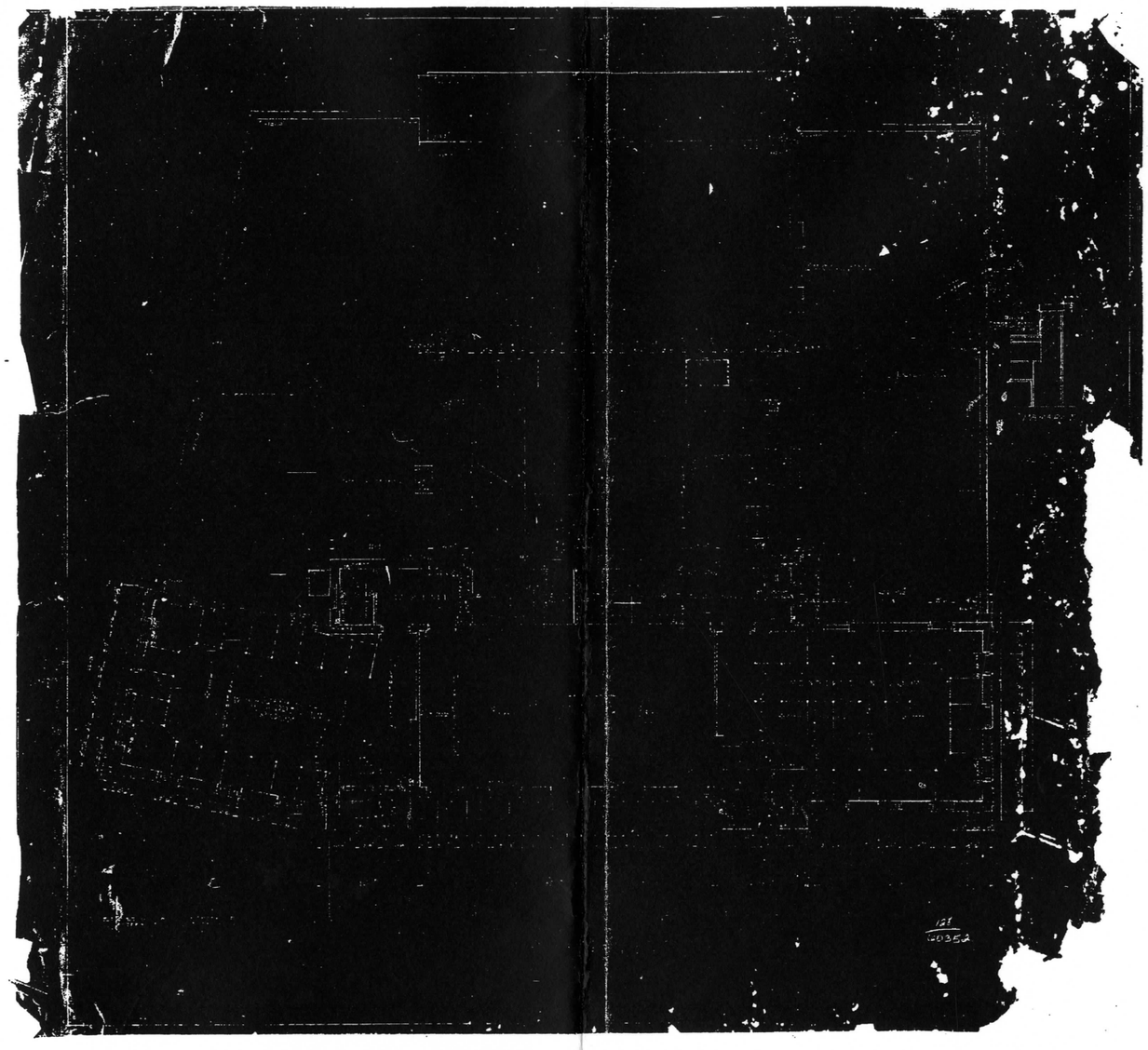
Ozark Bathhouse
Hot Springs National Park

Drawing:	128/60352
Plan:	Basement
Date:	8/1921
Sheet:	unknown (1)



Ozark Bathhouse
Hot Springs National Park

Drawing:	128/60352
Plan:	First Floor
Date:	8/1921
Sheet:	unknown (2)



Ozark Bathhouse
Hot Springs National Park

Drawing: 21/ 60352
Floor: Second Floor
Date: 8/1921
Sheet: 3



END VIEW

FRONT ELEVATION FOR GLASSED IN SUN ROOM
FOR OZARK BATH HOUSE
HOT SPRINGS NATIONAL PARK
ARKANSAS.

J. G. HORN ARCHITECT
HOT SPRINGS
ARKANSAS.

PLAN OF SUN ROOM
TO BE GLASSED IN
WITH CASEMENT WINDOWS

PLAN SHOWING IMPROVEMENTS
TO BE MADE ON AND FOR THE
OZARK BATH HOUSE
HOT SPRINGS NATIONAL PARK
ARKANSAS.

SCALE 1/4" = 1'-0"

REDUCED SIZE REPRODUCTION

Ozark Bathhouse
Hot Springs National Park

Drawing: 60099
Plan: Porch Enclosure
Date: 11/1922
Architect: J.G. Horn

Appendix K. ORIGINS OF THE BATHHOUSE NAME

Appendix K. Origins of the Ozark Bathhouse Name, Hot Springs National Park, Hot Springs, Arkansas

The first Ozark Bathhouse derived its name from the surrounding mountain range then considered to be a part of the Ozark range but now known as the Ouachita Mountains.





As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

NPS D-198, November 2004